

**MAPLEWOOD COMMUNITY ASSOCIATION MEETING -
Lions Gate Christian Academy –Tuesday, November 8, 2005, at 7:00 p.m.**

**Present: Tom Young (Co-Chairman), Olga Dueck, Cathy Brydon, Lilian & Rod Gavin,
Joanne & Guido Tinaburri, Wayne Hussey, Jerry Wong, Greg Simpson, George Horner,
Sharon Porter, Susan Bryant, & Dale Shearer
Also: Doug Allan, Senior Development Planner, NVD, & Rob Parkinson, Project Manager,
Department of Highways.**

Chairman, Tom Young, called the meeting to order.

MINUTES OF PRIOR MEETING

It was moved by Joanne Tinaburri & seconded by Wayne Hussey that the minutes of the meeting held October 4, 2005, be approved. **CARRIED**

BUSINESS ARISING

Dale Shearer reminded those present that the water main pipeline work is due to be started down Seymour River Place next August, and the chairman stated there is a lengthy report on the subject available to anyone who wishes to read it. He also noted there was little time to discuss the Riverside Triangle at the last meeting, & anticipated further discussion of the subject necessary at the end of this meeting or a future meeting.

MT. SEYMOUR PKWY BRIDGE – PROPOSED EXPANSION

The chairman introduced Rob Parkinson, representing the Ministry of Highways, to discuss changes in traffic patterns anticipated due to the development of land on the west side of the Seymour, including an additional lane for the west side of the Mount Seymour Parkway at the Seymour River bridge. Rob indicated there had been an open house on the subject the prior month. He explained the overall plan to those present, indicating the Squamish nation planned to develop property next to the Super Store & had been granted necessary access by the province some time ago. He provided a lengthy explanation of the map he provided, noting there were 3 rows of trees which had been planted when the parkway had been extended over the river, but indicated some were not in very good condition, i.e. the rear row should survive, but others may have to go. Lilian Gavin & a number of others present spoke up for the community concern in this respect, particularly in view of likely noise problems for those residing in the immediate area. A variety of possible options were discussed (more tree planting, concrete buffer wall, etc.), although Rob indicated re-design for the project was unlikely. Question was raised as to why the extra lane could not be added on the N/E side of the Parkway. However, Rob indicated this would be unlikely, being federally owned land being used by the band. The chairman also mentioned the proposal to relocate part of the Maplewood Creek in the area, plus the recent work on creek sand removal done by the GVRD to enable salmon to come upstream. Discussion concluded with Rob stating a long-term study of the whole area was just beginning & there would be consultation processes involved.

Before Rob left (at 8:05 p.m.) Lilian Gavin provided him with a copy of the petition she had instigated, which had been signed by about 140 local people who objected to the bridge widening over the river on the west side.

PROPOSAL FOR FALESCA IMPORTS

The chairman introduced George Horner, who indicated that Joanne/Guido Tinaburri were proposing expansion of their warehouse located in the Spicer Street area, near the pub – the company dealing mainly with food imports from across the world, & also coffee grinding, Easter eggs, etc. George noted that a walkway near the river had been started many years ago, but never continued. Doug Allan noted that the preliminary application for this trail/pathway had only been made to the District yesterday & could involve a number of owners with regard to right of way.

This matter was discussed at some length, with pictures provided by George reviewed/explained.

IT WAS MOVED by Cathy Brydon & seconded by Rod Gavin that the MCA support the proposed development (as outlined in the preliminary application to NVD) of the Falesca Imports property at 113 Charles Street, North Vancouver. **CARRIED**

MCA WEBSITE

The chairman reminded those present that Cathy Brydon had built a web site for MCA, & included the minutes of the last 3 meetings, together with agendas & links to a variety of aspects. He suggested an aerial or street map might be a good addition. Tom thanked Cathy for her excellent work in this respect & suggested any possible additions/revisions be e-mailed to her.

DOUG ALLAN. Senior Planner, DNV

Doug referred to October 27 correspondence to Tom Young from Margaret Eckenfelder (Director of Sustainability, Planning & Regulatory Services, NVD) re. the Maplewood charette & particularly the hazardous chemical industry concerns. He indicated there was a great deal of information that needed review, stating he would continue to up-date MCA on the subject. With regard to relocation of hazardous industry & a possible tax increase on businesses in the area, he noted the Canexus lease would not expire until 2021. After some discussion, Doug stated it was possible he could bring Ms. Eckenfelder & Lucie Campeau – new manager of Economic Development – to the next meeting.

With regard to the public benefit strategy, which came out of the local plan, Doug stated there had been in-house discussions with local staff, including Lynn Valley, looking for ideas on community amenities & how they might be funded.

Also, with regard to the village centre master plan, he stated there had been a meeting with the owners of Maplewood Gardens & the Great West Life, indicating neither owner was ready to make changes at this point. He noted residential units were more or less full right now, though commercial space only about 50%. With regard to GWL land south of Dollarton, he stated an application had recently been made to amend zoning regulations, to allow for offices & some communication type studio space (current zoning CD18). In this regard he indicated another letter of explanation would be forwarded to MCA.

In addition, Doug stated the Engineering Dept. was currently putting out requests for proposals re. Riverside & the Old Dollarton, hoping to pick a consulting firm by Nov. 25 & have a meeting at the District Hall on the 28th. to consider pros/cons.

Dale asked for information about the water main construction & Doug suggested contacting Marcel Bernier in this regard. He stated a temporary road was proposed between Seymour River Place & Riverside & residents may not have direct access to the front of their properties for a few days at a time.

NEXT MEETING

The chairman stated a meeting would be held on Tuesday, December 13, presuming there were sufficient matters for a full agenda, otherwise the meeting would be postponed until January.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:05 p.m.