

## MAPLEWOOD COMMUNITY ASSOCIATION MEETING -

Lions Gate Christian Academy –Tuesday, October 4, 2005, at 7:00 p.m.

Present: Tom Young & John Walkley (Co-Chairmen), Olga Dueck, Cathy Brydon, Lilian Gavin, Joanne Tinaburri, Wayne Hussey, Jerry Wong, Greg Simpson, Priscilla Messier, Jesse Lorenz, Denise Ostrowercha, Cindy Sazio, Tim Lloyd, Ellen Lloyd, Darrell & Etta de la Mare, Garry Novlesky, Gus Wollitzer, Chris Bozyk, & Robert Mearns. Also: Michael Lee, Great West Life, Doug Allan, Senior Development Planner, NVD, plus Lucy Duso, Steven Lewis, & Bernie Vaughan, GVRD

Chairman, Tom Young, called the meeting to order.

### MINUTES OF PRIOR MEETING

It was moved by Jesse Lorenz & seconded by Lilian Gavin that the minutes of the meeting held June 14, 2005, be approved. **CARRIED**

### BUSINESS ARISING

The chairman reported that to date no communication had been received from the DNV Council re. fencing/hedging, etc. for the 2100 block of Seymour Parkway.

### WATER MAIN CONSTRUCTION THROUGH MAPLEWOOD

The chairman introduced GVRD reps., Lucy Duso, Bernie Vaughan (technical info.) & Steven Lewis, (engineer). Ms. Duso circulated copies of a June 5 GVRD publication showing the proposed path of the water main & noted work would commence to bring it down Seymour River Place as of August 06. Hopefully this would allow construction to have minimal effect on summer visitors to Maplewood Farm & the start of the school year for Lions Gate Christian Academy. It was noted that they were working with a main 84" in diameter & it would take approximately 5 weeks to take this down Seymour River Place to connect with that already in place along Amherst, & then down to Burrard Inlet. Bernie described the plans for this work, stating that at times traffic for Seymour River Place would be moved in/out along an extension of the lane beside the school. Lengthy general discussion ensued. With regard to possible improvements for Seymour River Place it was suggested the MCA contact Paula Huber of DNV requesting her attendance at a future meeting.

### VILLAGE CENTRE

The chairman introduced Michael Lee (Great West Life) & Chris Bozyk (architect), who presented some ideas for the future development of the N.W. quadrant, a 5.5 acre site lying between Front St. & the Dollarton Highway, currently zoned I2 (Industrial). Given the MIACC guidelines, it was reported it would only be possible to develop the site as mixed commercial/retail. Chris presented drawings for the use of the space for commercial bldgs., & some areas for mixed housing, shopping centres, etc. Many questions on the subject were posed & Michael stated GWL wanted to rent rather than sell space. It was also noted that the old Esso site was still being cleaned up & may not be available for re-use for some time yet.

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**DOUG ALLAN, SENIOR PLANNER, NDV**

Doug spoke at some length on possible future plans for the Maplewood area, pointing out that any guidelines must respect the MIACC guidelines. It was noted he had recently met with some of the local business owners on the subject. He elaborated on the involvement of more residential, live/work units, i.e. a 'village street', making Old Dollarton part of the greenway, etc. He also indicated that current property owners in the area had shown no desire to make changes & that any development is likely many years away. Responding to questions, Doug talked about density & a variety of other aspects.

The Riverside Triangle was one subject of debate & Doug introduced several local residents of the area & outlined complications of the ownership/development, etc. Those involved spoke of the age of their properties & other aspects of concern & it was noted they were seeking the opinion of the MCA on the subject. After further discussion,

It was moved by Jesse Lorenz & seconded by Wayne Hussey that the MCA generally supports the redevelopment of the Riverside Triangle land and for increased density.

**CARRIED**  
(4 opposed)

**OTHER BUSINESS**

The chairman reminded all present that future MCA meetings would be held on the second Tuesday of coming months – the next planned for Tuesday, November 8.

There being no further business the meeting adjourned at 9:04 p.m.