

Bellevue Community League

Meeting of the Board of Directors, September 18, 2018 - 7:00pm

In attendance: Rick McAdie, Ed Boraas, Brett Finnie, Geof Lilge, Jeremy Fritsche, Conrad Siegers, Becky Labbe (Guest), Shannon Leblanc (Tool Library), Cindy Lazarenko (Member), Nate Box (Gibbard Project), Larry Fundytus (Hall Manager), Joe Hewko (Street Lights)

Regrets: Brian Finley

1. Call to order
 - Meeting called to order at 19:02 by Rick McAdie
2. Approval of agenda
 - M/S/C Jeremy/Brett that the agenda be approved
3. Consent Agenda

Board members are expected to have reviewed the previous meeting's minutes and all attached reports prior to the meeting. The Consent Agenda portion of the agenda will consist of a single motion: to approve the minutes of the previous meeting, to accept for information all reports included in the Consent Agenda package, and to approve of all motions included in the Consent Agenda package (outlined below).

 - a. Approval of minutes of previous meeting: August 21
 - b. Community stakeholder reports
 - i. Neighbourhood Resource Coordinator (Anna Vesala)
 - ii. ~~Abundant Community Edmonton (Cory Seibel)~~
 - iii. Edmonton Tool Library (Shannon Leblanc)
 - iv. ~~Northstars Athletic Club (Marvin/Kerry Heise)~~
 - c. Directors' reports
 - i. ~~President (Rick McAdie)~~
 - ii. Past President (Brian Finley)
 - iii. ~~Treasurer (Conrad Siegers)~~
 - iv. ~~Social Director (Fraser Hayes)~~
 - v. ~~Program Director (Geoff Lilge)~~
 - vi. ~~Membership Director (Sally Scott)~~
 - vii. ~~Civics Director (Brett Finnie)~~
 - viii. ~~Communications Director (Jeremy Fritsche)~~
 - d. Motions included in Consent Agenda, if any
(none)
 - M/S/C Jeremy/Conrad to approve the minutes of the previous meeting, to accept for information all reports included in the Consent Agenda package
4. Presentations and Discussion Points (refer to attached reports)
 - a. Edmonton Tool Library (Shannon Leblanc)
 - i. Additional insured party under the community league?
 - Brian and Shannon have been looking over insurance options
 - ii. Updates regarding the renewal / renovations of the hall?
 - Rick responded that we are pursuing historical status
 - Over the next few months we will have more to talk about
 - Larry being on board is making this possible
 - iii. Other
 - Tool Library has a staff member (Tristan) working on Saturdays
 - Tristan has been given Larry's contact information
 - They are now considering opening on a weeknight
 - b. Civics Director (Brett Finnie)
 - i. Mature Neighbourhood Overlay changes (see attached)
 - The MNO is changing the rules around dormers: the total length of all dormers cannot equal 1/3 of the length of the roof
 - Joe asked if the rules apply to shed dormers as well; Brett said he didn't see any exemptions around styles, but wasn't sure
 - Strengthened language around differentiation between houses on abutting lots
 - Varying materials, roof lines, window & door placement, entry features -- more than just colour

- Rick commented that it seems the city has been liberal in improving infill, but is now seeming to step back from that
 - Brett said that it appears to him that the city is taking steps to ensure mature neighbourhoods don't end up with the level of uniformity seen in the suburbs, and that this may be a reaction to the shortcomings of some previous infill projects
 - Rick asked if we are intending to provide a response
 - Brett and Brian will be sitting down to discuss the issue and potential next steps
5. Business arising from the previous meeting's minutes, if any
6. Other new business, if any
- a. Highlands United Church assistance
- Highlands United suffered a fire last week
 - Expected to be unusable for ~11 months
 - The fire is considered suspicious
 - Bellevue CL has reached out to Highlands United to see if we could be of assistance, whether as a place of worship or otherwise
- b. Introduction of Hall Manager (Rick McAdie)
- Rick introduced Larry Fundytus, our new hall manager
 - Larry gave an overview of his experience thus far with the hall
 - Larry asked if a kitchen design has been developed
 - Rick responded that Russell Foods is working on it
 - Larry will be following up with Russell
 - Larry will be working with Brian and Rick on hall projects, bookings, and rentals
 - Larry mentioned that hall parking seems to be heavily used by Concordia students, without prior authorization
 - Rick mentioned that dialogue has started with Concordia
 - Larry mentioned that some portions of the parking lot are set aside for the public, so a mutually agreeable arrangement could be possible if Concordia students are advised of this
 - Jeremy will be connecting with Larry to ensure that the email, etc., are set up correctly for Larry
 - Geof asked if calendar bookings should still go through Rick/Brian first; Rick responded that we can go to Larry directly
- c. Gibbard Block project (Nate Box)
- Nate introduced himself and gave an overview of the Gibbard Block project
 - 8000 of the 15000 square feet are being redeveloped
 - First floor will have a burger shack, a deli, and a liquor store
 - Second floor is currently up in the air: possibly a co-working space (they are gauging public interest on this; reach out to Sparrow Capital with feedback)
 - 3rd floor will be bed & breakfast suites
 - Aiming for April opening
 - Larry distributed info cards for Black Box
 - The liquor store is ~600 sq ft and will focus on craft beer, craft spirits, and boutique wines
 - Aiming for casual, approachable, comfortable
 - Black Box also owns some cafes downtown and in Oliver
 - This is Black Box's most ambitious project to date
 - Around the end of the week they will be launching a Kickstarter campaign
 - The deli will be a Montreal-style delicatessen with bagels, grab-and-go fare, pastrami & rye, borscht, cured salmon, etc
 - The burger shack is a great fit for the space; ~40 seats, burgers & beer, evenings only, lots of booths, family friendly
 - Brett asked about parking
 - Black Box is working with two landowners on the subject of parking
 - Given the age and status of the building, major changes for parking are not possible
 - Hours: Deli 7am - 8pm; Burgers 4pm - late (Sat/Sun brunch); Wine shop TBD
 - Brett asked about a patio. Nate said they're looking at hardscaping a portion of the west-facing boulevard; roof is also open for use
 - Sparrow Capital is a small local firm that decided to "stop doing boring development" (strip malls, business parks, etc)

- Sparrow is very engaged and interested in building Edmonton in a community-oriented way
 - There is a lift on-site (basement to 3rd floor), but no full-sized elevator
 - Black Box is looking for feedback and engagement from the League and from the community
- d. Street Lights (Joe Hewko)
- The Decorative Street Lights committee has been in ongoing dialog with the city around the neighbourhood renewal process
 - The committee has reached out to councillors and the mayor regarding concerns with the process
 - The mayor's office responded that they were not inclined to overrule Building Great Neighbourhoods but were interested in having further feedback
 - The committee will be continuing to reach out to other contacts in Infrastructure and is asking for more active involvement from the mayor's office
 - Joe expressed dismay that, thus far, most official contacts have been dismissive
 - Again, the key concern is the difference in offering between Virginia Park/Bellevue and Highlands
 - In addition to the other options, aspects of the process are being changed with Highlands' renewal (e.g. the previous 50%+1 requirement)
 - The street blades have come along nicely; the sign shop has been very helpful
 - The committee feels that this cannot continue as-is without some sort of consequence for the City
 - The Virginia Park committee has also been reaching out to the city
 - Rick thanked Joe and the committee for all of their work
- ii. Pub Night
- Pub nights will be held monthly on the 2nd Friday of every month
 - This will not conflict with Highlands, as they are planning to hold their pub nights on the 3rd Fridays when they hold them
- iii. Exhibition Lands
- Jeremy recommended that the board members pay close attention to what's occurring around this process
 - Some of the proposals involve demolishing the existing league building
- iv. Other
- Nov 3 we will be hosting an "outgrown it" sale
7. Date and time of next meeting
- The next scheduled meeting is October 16, 2018 at 7pm
8. Adjournment
- M/S/C Geof/Conrad that the meeting be adjourned
 - Meeting adjourned at 20:13