

RAMP: PLOTTING A FUTURE FOR OUR TRAILS

By Michael Bernard

A public survey that took stock of what people like—and don't like—about the land and trails bordering on Blueridge drew greater-than-expected feedback with more than 1,700 people responding, according to a study conducted by a landscape architecture and recreation planning firm. The respondents raised concerns about everything from trailhead parking problems and the need for better directional and safety signs for mountain bikers, to off-leash dog walking and protecting the lands for future use by everyone.

The survey, conducted last fall by Lees + Associates, looked at 170 hectares of land co-owned by Canada Mortgage and Housing Corp. (CMHC) and the provincial government. The consulting firm also held online sessions with stakeholders including bikers, hikers, the Blueridge Community Association (BCA), municipal and regional governments, and parks governing organizations, and the province carried out parallel talks with First Nations governments. The first draft, called the "CMHC Mt. Seymour Recreation Access Management Plan (RAMP)" has now been completed and distributed to stakeholder groups for further comment.

"The response was excellent," said Patrick Beech, a recreational planner with Lees who conducted the survey last fall. "We knew people are passionate about the trails, but we were impressed nonetheless." Beech noted that those who responded are regular trail users. Of bikers 65% go weekly, 18% monthly and 14% daily. Of walkers and hikers, 42% go weekly, 21% go monthly and 18% daily. The study identified 24 kilometres of trails, 40 of them named, including ones developed by mountain bikers, and the famed Baden Powell trail, which stretches across the North Shore.

BCA chair Eric Andersen says he was pleased by the strong response from Blueridge residents, who accounted for about 20% of survey input, but he stressed that he would like to see the parking problems at the trail heads more forcefully addressed. "As much as we appreciate that CMHC has little or no control over the traffic and particularly the parking situation... the parking issue has to be addressed and dealt with by adjacent landowners (the District and BC Parks), who do have such control within their jurisdictions."

The difficult issue must be dealt with now, he said. "Good planning starts with having infrastructure in place before actual developments (residential or otherwise) follow."

One issue that received little attention was the call for establishing hiking and biking trails between Blueridge and Parkgate, part of which would run through the former Blair Rifle Range, previously used by the Department of National Defence. Given the complexity of outstanding issues such as unexploded ordnance, lead contamination, and jurisdictional concerns, the study organizers focused on areas more readily available for recreational use.

The study offered numerous recommendations, including:

- Engaging underused staging areas along Northlands Drive and McCartney Creek Park, pay parking at Capilano University and parking at or near Seymour Heights Elementary School.
- Protecting streams from dogs through fencing, educational signs on proper dog-walking etiquette and noting the impact of dogs, including their waste, on salmon spawning and habitat.
- Closing down unauthorized trails which can adversely affect wildlife habitat, including black bears and other animals.
- Establishing maintenance regimes to maintain and protect the trail system.

Daniel Scott, trails specialist for the provincial government's Recreational Sites and Trails BC (RSTBC), said RSTBC and Lees are waiting to incorporate responses from First Nations governments before finalizing the report. Following that, the provincial government will consider implementing the study's recommendations. He expects the study will be made public later this year.



A typical stretch of trail, one of more than 40 that were the subject of a study of CMHC lands above and beside Blueridge.

We never stop hoping...

By Eric G. Andersen
Blueridge Community Association Chair

From one crisis to the next. First COVID-19 played havoc with everyone's lives for two years, and just when the pandemic seems to be slowly subsiding, the war in Ukraine erupts to trouble the entire world. For any Blueridge residents of Ukrainian descent, we want you to know that we are fully supporting you and your heritage country.

The pandemic has caused grief for everyone including the Blueridge Community Association (BCA). However, our Blueridge Cares Christmas initiative went very well with many donations from individuals and local companies. The communications team has continued the monthly e-mail, the Blueridge Bulletin, and improved our website. The volunteers at the Blueridge Sharing Garden did a stellar job last year, and this will no doubt continue this year, which has already seen the first work party.

In other words, the good work of our many volunteers has never stopped!

The parking issues in northern Blueridge with many visitors coming to our area to use the trails have yet to be resolved to everyone's satisfaction, but we are getting indications from the District of North Vancouver that some positive changes are coming. The situation has at times been stressful for many residents living near the trailheads..

Elsewhere In this newsletter, you can read about the RAMP (Recreation Access Management Plan) for

the Canada Mortgage and Housing Corp. (CMHC) lands just northeast of Blueridge. Your association has been participating as a stakeholder in this process as have many user-groups. We are hoping that the final plan will be something that furthers everyone's enjoyment.

With the uncertainty around the pandemic, we are hesitant to go ahead with any major events. At this point, we are unable to share any good news about our traditional events such as Blueridge Good Neighbour Day, Diner en Bleu or any other celebratory occasions that the BCA may host this year.

If things continue to improve over the coming months, we may be able to arrange something for all Blueridge and Seymour Heights residents to enjoy, but the submission deadline for the March newsletter is a bit too early for us to promise anything.

Should you have a splendid idea for something that could safely be organized in our community, or if you just feel like helping out in case of a local event, please contact us at: info@blueridgeca.org We'd love to hear from you!



Eric G. Andersen



Veteran Blueridge gardener Anni Danielson takes a break from filling one of the many new cedar boxes she and other volunteers installed at the Blueridge Sharing Garden this spring. While all the rental plots are spoken for, the Garden always welcomes volunteers who want to get their hands dirty. (Brian Gardiner photo)

Our secret oasis isn't a secret any more

By Jim Hanson, Councillor, North Vancouver District, and a Blueridge resident

Recently we, as residents of Blueridge, have witnessed increasing congestion and disruption, with some instances of anti-social behaviour, due to visiting recreationalists. They are coming from all over Metro Vancouver to use our neighbourhood to access trail heads for cycling, walking and jogging. The apparent focal point is around Hyannis and Berkley, a real example of this overcrowding caused by recreational visitors and their pets, and the issue occurs more broadly all across Blueridge. The impact of recreational visitors is also an issue in other neighbourhoods such as Lynn Valley and Grouse Mountain.

We are experiencing the impact of densification across the Metro region in combination with heightened interest in outdoor recreation. As the broader community densifies, the new occupants of these apartment and townhouse units across the Metro region naturally look to outdoor recreational opportunities and are drawn to our beautiful area. While we welcome these visitors, since the trails are for all to share, their presence without proper planning interferes with the liveability of our family-oriented neighbourhood. North Vancouver District Council allows residents to speak for three minutes at any regular council meeting in providing public input. One such speaker recently described how in the areas nearest to the trail heads, the community is becoming unliveable due to noise, congestion, and, in some instances, regrettably rude and anti-social behaviour.

The District has moved to address the issue by, specifically in the Hyannis and Berkley intersection, establishing a 30-kph speed zone, creating some targeted "no parking" areas and plans to better demarcate "no parking" zones in front of driveways. The District has also budgeted for public washrooms

at Blueridge Park which will hopefully alleviate some of the worst examples of bad conduct by visitors to the neighbourhood.

However, I believe that more needs to be done to preserve the liveability of Blueridge and prevent the "commercialization" of the areas near the trail heads. As population increases across the region, this issue will only intensify and for us to preserve our neighbourhood we need to consider and implement forward-thinking, fair and meaningful solutions.

I believe that the time has come for us to consider "resident-only" parking for upper Blueridge. Combined with this approach, I suggest visitors to our community be directed to park their vehicles at Seymour Heights School during weekends and evenings. These lands belong to all taxpayers and I believe that they should be put to a community purpose. I would advocate for providing "resident-only" passes (including passes for invited guests) free of charge to residents of upper Blueridge. With reasonable enforcement, we could soon reclaim our neighbourhood and specifically the areas adjacent to the trailheads as family-oriented resident areas.

This is only one of the many issues that we face in our community. I look forward to learning more about your views as residents of Blueridge on this and other issues. Please feel free to reach out to me any time by phone (604) 505 3500 or e-mail (jameshanson@shaw.ca).



Jim Hanson

Your Association Needs You!

Becoming our Volunteer Co-ordinator is a great opportunity for anyone interested in getting to better know this great community and the many volunteers in Blueridge & Seymour Heights.

If you are a people-person as well as organized and creative, this is the volunteer job for you! You will be making Blueridge and Seymour Heights a better place to live.

Key responsibilities include:

- identifying opportunities and activities for volunteers
- work with association event organizers to craft descriptions of volunteer roles
- maintain a volunteer database on MailChimp
- promote opportunities through association communications channels
- respond to all inquiries from volunteers

If you are interested, please drop us a line at info@blueridgeca.org!

Blueridge resident one of group behind Altitude FC

By Michael Bernard

After three years of hard work, Altitude FC, a new semi-pro soccer team, will begin a full season this spring using North Vancouver's Kinsmen's Park as a home pitch, says Blueridge resident Landon Voth, one of a group of people behind the new club.

The club is one of the seven founding member clubs of League1 BC, said Landon, a league which he hopes will fill a vacuum for both men and women when they have reached a certain age in the sport.

"Once you turn 19, you are either playing local community leagues or the only pathway and chance to playing pro is the (Vancouver) Whitecaps," he said. "You have this huge funnel of kids wanting to do that. And unless you are playing for a university soccer team or the Whitecaps, you are considered done. The purpose of this is to give these kids another opportunity and a stage for them to show their skills."

The club says team members range between 18 and 25. This first season, which starts in May, will play six home games at Kinsmen Park, located at 1905 Jones Ave., and six games away. Kinsmen Park has a long history of attracting large crowds since the 1920s and was home field to very successful teams through to the 1950s and as recently as the 1980s. The club plans to spruce up the park with a new scoreboard and to expand the bleachers to handle up to 1,000 spectators.

Landon says the effort is all about the players. "All of our focus will be on putting these players on a state to shine. For the women's team, we have formed a roster, and the men are just completing the tryouts. We have a few spots left open for last-minute additions."

The women's team will be the first semi-pro for women in British Columbia, with teams in Ontario and Quebec adding a women's roster this season. "Quite a few women are in university abroad and once they finish school they will return to start training with us, he said.

For a season schedule, to buy tickets and merchandise and to support the fledgling team, go to www.altitudefc.ca You can follow them on Instagram, Facebook and Twitter.



Vandon Voth
of Altitude FC



Blueridge Brooke McCuster was all set to play in the World field hockey championships with the Canadian national team (pictured here at North West University in Potchefstroom, South Africa), until a COVID-19 outbreak there ended that plan earlier this year. Organizers are staging the event again this May in South Africa but Brooke would have to drop out of school to play before the end of her term, losing credits. Instead she will be cheering the team on from school in North America. She plans to play field hockey in the future.



The BCA Website: Help us make it better

*By Jeff Powell
BCA Website Developer*

This past fall we launched a new and improved association website. So far it appears to be working well and proving useful for residents. But that's only a start.

The goal for <http://blueridgeca.org> is to be the central place for news and information about what's happening in our neighbourhood. And ideally it will be helpful to new residents and old timers alike.

To make that happen, we need your help. No good website is ever done, of course, but our to-do list might not include things that you consider important. We need to hear from you. What are we missing? What needs to change? The only way the website gets better is if you help us.

Please take a look. Visit <http://blueridgeca.org> or use the QR code provided here. Poke around the site and see what you think. Then follow the link for "website feedback" in the quick links section of the home page. There you will find a form to submit your comments and suggestions.



Thank you!



Blueridge Shorts

Articles by Mahnaz Fardghamssemi

Have you met our Bluebeary?

Early last year, the Blueridge Community Association revamped the website, with help from our local volunteer web guru Jeff Powell. He has done a marvelous job of turning it into a gold mine of information and resources for the entire Blueridge and Seymour Heights communities.

With this revamp, we also decided that a Blueridge mascot would be a great way to enhance our sense of community. Local North Shore artist Heather Paynter came up with a few images of a bear with whom we immediately fell in love. Following a social media debut, we named our bear Bluebeary! Please visit our newly bloomed website and see all the things Bluebeary is up to!



Come read with us

—Join the Blueridge Book Club!

Last spring, we began our very own Blueridge Book Club which was super exciting! During the warmer and drier months, we met outdoors monthly to discuss a chosen book. When the weather wasn't co-operative we met online. The club has been great for meeting our neighbours and for hosting interesting talks about well-recommended books.

Our selected readings for this spring are: *The Curve of Time*, by M. Wylie Blanchet for March; *Klara and The Sun*, by Kazuo Ishiguro (April) and *The Premonition: A Pandemic Story* by Michael Lewis (May).

This club is open to all residents. We look forward to meeting you and hearing your opinions so please join! You can join our group by tapping on the following link: <https://www.facebook.com/groups/325200369235517>



District to improve

Blueridge Park playground equipment

A senior manager with the District of North Vancouver's Parks Planning and Development department has provided a timeline for the process of replacing aging equipment at Blueridge Park. Adam Vasilich says the play equipment for the two-to-five years age group was replaced in 2016 and the equipment for the six -to-12-year age group will be replaced this year.

This month, the department will be seeking public feedback for playground features through a community survey. The survey results will be analyzed and used to create a request for proposals, to award a contract, and to order replacement play equipment, he said.

By fall, the district plans to remove the existing equipment for the older children's group and install new equipment. You can monitor the district's progress by going to <https://www.dnv.org/parks-trails-recreation/blueridge-park-playground>. The district was seeking public feedback to its playground plans.



The sales centre for Seymour Estates, across from Ron Andrews, is close to completion. The 6.25-acre development will provide 341 homes, including market condos, rental apartments, townhomes and a rent-to-own program. Sales will begin later this year.

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**Editor:
Michael Bernard**

You're Invited!

Blueridge and Seymour Heights residents are invited to attend the Blueridge Community Association's AGM on May 10 at 7 p.m. You have a choice of attending in person at the United Strangers cafe at Emerson and Mount Seymour Parkway or virtually through ZOOM. Please see the ZOOM link below, or use your smart phone to read the attached QR code to go to info and instructions for the meeting. See you there!

Join Zoom Meeting

<https://us06web.zoom.us/j/84507099651?pwd=WDCwaDR5UGpMSHFkK2IUeFIRWEJzQT09>

Meeting ID: 845 0709 9651

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Passcode: 451387

Find your local number: <https://us06web.zoom.us/j/koRDEpybb>



Coming together to help others

By Mahnaz Fardghamssemi

The initiative Blueridge Cares was created just before the holiday season in 2020 to reduce the financial strain the pandemic was having on families in our community and help them to a brighter holiday season.

For the second consecutive year, the work of that growing group of volunteers and caring businesses generated some joy for those families in need of some help.

The Blueridge Cares team began working in October to raise awareness and begin the application process for families that needed a helping hand to

submit their request (anonymously). Blueridge Cares also partnered with other fundraising organizations to find support for those families that needed greater and ongoing aid. The team used innovative fund-raising activities such as an online auction of custom-made Christmas ornaments, the sales of Purdy's Chocolate, as well as canvassing local businesses for support.

Our Blueridge resident volunteers, dubbed 'the Blueridge Elves', were busy buying gifts, wrapping them, and delivering them. The end result is that the effort helped change the holiday season for six families, 21 individuals and five pets! Judging from the

- continued next page

Coming together to help others (continued)

many heartwarming messages from these families, it made a difference. “You all made me feel so loved and I appreciate you all. I can sleep now knowing my kids will have the best Christmas,” said one recipient.

Said another: “I am literally in tears. The people of Blueridge are so very generous and I would like to know if you could pass on a heartfelt thank you to the wonderful people and the amazing volunteers. I would like to say thank you, thank you, thank you from the bottom of my heart.”

To all those Blueridgers who lent a hand—thanks for making it such a success! We look forward to doing it again next Christmas season.

Businesses and organizations that donated to the cause:

Bosa Foods, Bosley’s, Central City Brewers & Distillers, Cobs Bread, Daniel P. Bloch Photography, Dr. James Boyd, First Pate, For Pet’s Sake, Hanson & Co., Maplewood Farm, Mt. Seymour Optometry Clinic, Mt. Seymour United Church, NelliesNellie’s, North Vancouver Child Development Centre, Osteria Savio Volpe, Purdys Chocolatier, Special Times

Out Of School Care, parents of students of Special Times Out of School Care, Seymour’s Pub & Grill, Stong’s Market, United Strangers Coffee, Waterlines Plumbing.

Volunteers who helped by donating their time and money:

Alexander Woodhouse, Allison Luke, Amy Pankratz, Andrew Smith, Anne Patricia Stobart, Anni Danielson, Barbara Rennie, Barry Fenton, Beverly Wakefield, Bonnie Richter, Carolann Fraenkel, Cathi Wetsch, Colleen King, Eric Andersen, Erica Liu, Erin Bulycz, Fariba Leilaby, Heather, Hannah and Julia Gall, Ian & Maureen Robertson, James Harburn, Jasmine Broad, Jeff Powell, Judith Spencer Kate Watson, Kylie Mains, Lauren Gorgounis, Leigh-Ann Kask, Lesley Brooks, Linda Dong, Mahnaz Fardghassemi, Margaret Roy, Marnie Armstrong, Maureen Morrison, Michael Reilly, Milan & Zuzana Mosny, Nathalie Drolet, Riley Woollams, Rob Grant, Ron Baker, Ruth Hanson, Shirley Wong, Stacie Graham, Suzanne Halliday, Sydnee Graham, Tammy Sharp, Tammy Shaw, Ted Bancroft, Terry Carling, and Toby Barazzol.



Project Community: Helping yourself to savings by choosing local companies

Managed by Lauren Gorgounis

Project Community is an initiative that promotes local businesses while providing special discounts for Blueridge and Seymour Heights residents who use these services. Please contact the businesses directly for further information and quotes for their services. Following are the services being offered this spring:

Fresh Perspective Home Services

Fresh Perspective Home Services is the only number you need for all your exterior home cleaning needs. As we are new to the area, we are excited to get our name out there and start working rain or shine. **We offer all Blueridge and Seymour Heights residents a 25% discount** on all exterior home cleaning services to the first 25 residents who call or we will beat any written competitors quote by 25%. We are WCB and carry liability insurance.

We offer the following services: roof cleaning, exterior house washing, power washing, gutter cleaning and junk removal. We are small enough to care, but big enough to get the job done! **Please call, text or email Rob for a free no-obligation quote. www.northvanpowerwashing.ca 778-847-2747**



Reusables

Reusables is a container-sharing platform for takeout food, coffee and more from your favorite stores. Our stainless steel vessels can be used hundreds of times and are fully recyclable at end of life.

Become a member and get unlimited access at reusables at cafes, restaurants, grocery stores and more! It's never been easier to go zero waste and be part of the solution.

We offer an annual membership for \$60 (plus tax) per household. I would like to offer 50% off to the Blueridge Community. This exclusive offer will be distributed through the promo code "BLUERIDGE" on our app, valid from March 14, 2022. Offer is valid for 1 year from date you join.

Make sure to tell your favourite stores to start offering Reusables,

if they're not already! Link to app: <http://onelink.to/hhnbme>

Jason Hawkins / CEO & Co-Founder. www.Reusables.com



M17 Machine Metal Fabrication

My name is Ben Lawson and I was born and raised in Blueridge. I take great pride in my workmanship. The following are my specialties: Metal fabrication, welding of aluminum and stainless steel, CNC plasma cutting, machining, prototype design, metal art, CAD design, 3D printing, and plasma art. I can provide custom art and custom signs for your home or company. Please visit my website to see examples of my work at <https://www.m17machine.com>

As an introductory offer to the Blueridge and Seymour Heights communities, I'm reducing my rate from \$25@sq.ft. to \$15 @ sq.ft. for Plasma art orders placed through March and April.

Please call or email me, **Ben Lawson**, to discuss your Custom Plasma Art project.

778-988-2365 bb15446@gmail.com www.m17machine.com



Greentech Air Conditioning and Heating

As a North Van company, we're excited to serve Blueridge and Seymour Heights communities. We install and maintain residential and commercial central air conditioners, central heating systems, ductless split heat pumps and all hot water systems.

Our special offer includes the following:

- Discounting our preventive maintenance price to \$140 from \$180 for Project Community clients.
- a free gift card worth \$15 at United Strangers or Stong's for Blueridge/Seymour Heights residents who request quotes for heating and cooling equipment installations
- a free preventive maintenance inspection for air conditioning or heating equipment awarded to residents who refer other residents to us for a heating or air conditioning installation in a single-family detached home on the North Shore.



GREENTECH HVAC

Please Contact: Andrew T Sasaki 604-493-2033

info@greentechhvacsystems.com <http://greentechhvacsystems.com>



PLEASE STAY IN TOUCH!!

Web: www.blueridgeca.org

Email: info@blueridgeca.org • newsletter@blueridgeca.org

Twitter: @BlueridgeCA

Facebook: Blueridge Community Association

Instagram: Blueridge__Community

Deadline for the June newsletter is May 20, 2022.