From: Subject: Info Package FW: Regarding the Edgemont Senior Living Proposal. (My note in italics prior to the council meeting)

From: hyam susan [mailto:susanhyam@gmail.com]
Sent: Tuesday, May 28, 2013 4:30 PM
To: DNVCouncil
Subject: Fwd: Regarding the Edgemont Senior Living Proposal. (My note in italics prior to the council meeting)

there needs to be more than the two absolute options.

It doesn't see possible that this would go ahead <u>tonight</u> and then the Refresh (or perhaps a rebranded "Stale" committee) would muddle along with the knowledge that they are really just re arranging the furniture, and not serving any significant function at all.

This is a major change. A significant number of residents need to have input on the nature and scope of future building projects. I also question whether it is clear about whether there MUST be transition beds for seniors in the residence whose health may deteriorate and need more care and support.

I don't like the idea of placement for those with wealth and health, and then abrupt moves, when either of these decline. Is this what meaningful Social Policy Planning for seniors should look like, or is it just a real estate project? I think planning should be about more than the design, the construction details, the traffic flow, the paint colours. It is, basically about how all this affects the lives (and deaths) of residents.

Susan

As I was late in arriving at last nights council meeting, I am forwarding some thoughts about the ESL project.

I was startled to hear your staff person report that the developer has tweaked the accommodation to include Alzheimer's care...and supported living. there were no queries from you about who would be paying for the Alzheimer's patients, or the supported living clients.

The absence of an operator at this point in their proposal process is extremely worrisome. I might guess the operators are standing by awaiting a point closer to approval, so that they can asses the profits that will flow to them. This is their right, but we have a larger responsibility to This Community over their business model and profit projections.

These late additions to the proposal do not make it easy to work with the proposal. as they change the parameters at will without forwarding some of these details to interested groups such as the Edgemont Upper Cap association.

I still fail to understand the function of a Refresh process if it does not encompass all parts of the village and ITS ENVIRONS.....contradictory, to say the least!!!

No one is against a seniors facility, but the nature of the facility is extremely important, and it should not be pushed forward simply because there have been 13 meetings. Lets get it right with ALL.

Yours Susan Hyam 2957 Aurora Road North Vancouver 604 987 7896

Sent from my iPad

From: Subject: Info Package FW: Edgemont Seniors Living proposal

From: Louise Nagle [mailto:Inagle@shaw.ca] Sent: Wednesday, May 29, 2013 3:19 PM To: DNVCouncil Subject: Edgemont Seniors Living proposal

Dear Mayor Walton and Councillors,

I attended the council meeting Monday May 27th regarding the above proposed application. Unfortunately I arrived later than expected and was not able to express my views on the developers application.

It came as a complete surprise to me that the applicant ation now included 12-15 assisted living units and a segregated "care facility" for 12-23 tenants.

As a member of the working group on this project, I spent over a year attending meetings conducted by the developer, district staff and our committee group.

It was my pleasure to give back to the community and I look forward to participating on other projects in the future. What is very disturbing to me is that no notification of changes to this proposal

were sent to us as a group. Is it a normal procedure in Municipal governments to allow developers to alter their plans just prior to submission to Mayor and Council ?

I am a senior, I live in place (in my own home) Edgemont village has been my home all my life. I worked for 41 years . My business background is diversified 13 years in Real Estate , management positions with Xerox of Canada, Director of Marketing with the Journal of Commerce. I am a widow .

I am opposed to this project for the following reasons:

massive – The size of the building competes in size with Highlands Elementary School - It would be the focal point in the village – needs to be addressed at the refresh.

expensive - fee for profit enterprise- no cap on rentals – some people are paying upwards of \$ 7000.00 per month at Churchill House.

Does not meet needs of most residents in the village - The number one choice for seniors is to Live in place (house) – other options are for less expensive rental accommodation, still others prefer to own condos and spend winters in warmer climates. Although , the recent addition for assisted living and segregated care has now been added there is no provision for seniors living in the area to receive priority. The 90 day window is questionable ???

Many of my friends and neighbours are seniors my comments reflect their views as well. Thank you for your consideration of my input to this proposal. Louise Nagle 3400 Aintree Drive, North Vancouver, B.C. June 14, 2013

Public Hearing, 3202 Woodbine Dr. - Edgemont Senior Living

It saddens me to think of the changes that will dramatically change my view from beautiful trees and foliage.to a long shingled wall filled with windows incasing the entire lot. I have a mental image it may remind one of a prison with its seniors inside.

There are trees on this property, one in particular, opposite my patio, that reaches the sky, I would suggest it is a few hundred years old and each year spreads its leafy arms So wide it gives me almost total privacy and within a day it will disappear.

I have also been told where the garbage pickup and car garage will be, right in the middle view of my patio, it is obvious Woodbine Dr. takes the brunt of the whole building.

It seems unfair that someone can drive past and make a decision on a piece of property that suits them to build on, disrupting other peoples lives. This building is too large for the size of land it will be put on , it totally over powers the ambience of our village. I am aware of the popularity of living in the village but lets use the land for buildings that enhance Edgemont without destroying it

How can we hope to get the best from people who have no regard for our village except for the money they will get from it. I am disturbed that we don't know who will be managing it and also have not been given the monetary guarantee needed to build it.

Regards

Elsa Hanbury – 3151 Woodbine Dr. Apt. 203. North Van. Phone – 604-980-1670 email—ehanbury@shaw.ca

From: Subject: Info Package FW: Edgemont Senior Living project

-----Original Message-----From: Bev Penhall [mailto:cbpenhall@shaw.ca] Sent: Friday, June 14, 2013 5:34 PM To: DNVCouncil Subject: Edgemont Senior Living project

Dear Council members,

I am sending this email to state that I completely support this project. Edgemont is a mature and growing community. There is nothing that comes close to providing this kind of assisted living facility that some of us would like and need. I have lived in this community for over 20 years and would very much like to stay here with the thought that increasing assistance is close at hand in the years ahead.

The developing company has been very responsive to the input and suggestions that is has received from the many meetings and discussions held with community members. The result, in my opinion, is an excellent facility that would be a pleasure in which to live for, hopefully, many years.

Your truly, Charles B Penhall

604 980 6200 cbpenhall@shaw.ca

From: Subject: Attachments: Info Package FW: Edgemont Senior Living - Update CDNV\_DISTRICT\_HALL-#2108203-v1-130625PH\_Notice.pdf; Edgemont Senior Living Baybridge\_14\_06\_13\_[2].pdf

From: Sophie Perndl [mailto:SPerndl@brookpooni.com] Sent: Friday, June 14, 2013 4:01 PM To: Sophie Perndl Subject: Edgemont Senior Living - Update

I am contacting you to provide you with an update on the Edgemont Senior Living OCP amendment and rezoning applications, which are currently in process at the District of North Vancouver.

The site is comprised of six single family lots (3202 Woodbine Drive, 3220, 3240, 3255 and 3285 Canfield Crescent and 3227 Highland Boulevard) and includes the westerly portion of Canfield Crescent.

The District of North Vancouver has announced a Public Hearing Date for the application to be Tuesday, June 25, 2013. The hearing will take place at Highlands United Church (3255 Edgemont Boulevard) at 7:00pm. For more details please see the attached flyer issued by the District.

We would also like to share with you information regarding the future operator of Edgemont Senior Living. The attached statement was released today.

For more information regarding Edgemont Senior Living please visit our website at: http://edgemontseniorliving.com/

If you have any questions, please feel free to contact me.

Sophie Perndl Brook Pooni Associates Inc.

Suite 410 - 535 Thurlow Street Vancouver, BC V6E 3L2 T 604 731-9053 ext. 109 F 604 731-9075 sperndl@brookpooni.com www.brookpooni.com

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Please consider the environment before printing this email

From: Subject:

Info Package FW: Edgemont Senior Living to Partner with Baybridge Seniors Housing on Ownership and Operations

From: DRegelous [mailto:dregelous@campiongroup.com]
Sent: Wednesday, June 19, 2013 9:01 AM
To: DNVCouncil
Subject: Edgemont Senior Living to Partner with Baybridge Seniors Housing on Ownership and Operations

Mayor Walton and Councilors

A concern was raised at the May 27<sup>th</sup> Council meeting, at which the Staff Report and Bylaws pertaining to our proposed seniors residence was introduced, relating to the fact that the operator for the project had yet to be identified.

We are now pleased to advise you that Edgemont Senior Living is entering into a Joint Venture Agreement with Baybridge Seniors Housing to own the property with us, and through its wholly owned subsidiary Baybridge Senior Living, to operate the residence.

Baybridge Seniors Housing is an investee company of the Ontario Teachers' Pension Plan Board, the single largest singleprofession pension fund in Canada with net assets of \$129.5 billion under administration.

Baybridge is dedicated to investing in and operating superior senior living communities across north America. The senior leadership team of Baybridge has over 85 years of dedication to health care, wellness and the senior living industry encompassing leadership at a variety of the major North American seniors housing companies. At present Baybridge owns and operates 36 residential communities (including 2 under development) across Ontario, Alberta, British Columbia and in several U.S. states. Approximately 1700 employees provide services to approximately 3800 residents living in Baybridge communities.

Baybridge brings expertise in the full spectrum of seniors' housing alternatives, including independent living, assisted living and cognitive or memory care facilities, and is dedicated to serving seniors in a compassionate, respectful manner that builds trust, confidence and peace of mind for both residents and their families.

Doug MacLatchy, the President and CEO of the Baybridge companies travelled to Toronto today to meet with senior planning staff to introduce the company to the District of North Vancouver and to answer any questions that senior staff might have for him. Senior management of the company will also be in attendance at the Public Hearing scheduled for next Tuesday evening.

We are confident that we have brought a partner to the District of North Vancouver that will uphold and sustain the highest standards of quality and integrity expected in the community and by the future residents of Edgemont Senior Living.

Respectfully,

Doug Regelous President

From: Subject: Info Package FW: Edgemont Senior Living

From: NANCY MCCOLL [mailto:nancymccoll@shaw.ca] Sent: Wednesday, June 19, 2013 11:41 AM To: DNVCouncil Cc: Steven Petersson Subject: Edgemont Senior Living

I would like to record my vote in favour of this project. I think the need is there in the Village for this type of housing, and that it will be an asset to the Village. Thank you. Nancy McColl

From: Subject: Info Package FW: Proposed Senior Living Housing

From: Tim Mccoll [mailto:timmccoll@shaw.ca] Sent: Wednesday, June 19, 2013 11:44 AM To: DNVCouncil Cc: Steven Petersson Subject: Proposed Senior Living Housing

Please be advised of my FOR vote - I would like to see some seniors' housing alternatives provided for the many seniors in this area. Tim McColl

From: Subject: Info Package FW: Public Input - Canfield Crescent Closure Bylaw 7990, 2013

From: Grigor Cameron [mailto:grig.cameron@shaw.ca]
Sent: Thursday, June 20, 2013 11:32 AM
To: DNVCouncil
Cc: James Gordon; Ryan Malcolm; Steven Petersson
Subject: Public Input - Canfield Crescent Closure Bylaw 7990, 2013

Mayor Walton, Members of Council,

I am writing to express my support for the Canfield Crescent road closure bylaw as a means of enabling the Edgemont Senior Living project to proceed. I encourage Council to adopt the bylaw after deliberation at the meeting on Monday June 24, 2013.

Regards, Grig Cameron

#### Subject:

From: Grigor Cameron [mailto:grig.cameron@shaw.ca]
Sent: Thursday, June 20, 2013 5:39 PM
To: DNVCouncil
Cc: James Gordon; Steven Petersson
Subject: Public Hearing Input - Support for Edgemont Senior Living Application

#### Mayor Walton/Councilors

I am writing in regard to the proposed Edgemont Senior Living (ESL) project which is the subject of a Public Hearing on Tuesday June 25, 2013.

I have been a resident of Upper Capilano for 36 years, am a member of the EUCCA Executive and served on the Working Group appointed to work with Planning staff and the Applicant on the proposal. Thanks to the open dialogue between the parties, I have a comprehensive understanding of the details of the proposal.

Due to the following considerations, I strongly support this application and urge Council, following the Public Hearing, to adopt the enabling bylaws to allow the project to proceed as soon as possible:

### **Conformance with new OCP policies**

The Application conforms to the policies in the OCP to provide a diverse mix of housing types, in this case particularly suitable for seniors and to increase rental stock.

### Conformance with Legacy Upper Capilano Local Area Plan

The Application conforms to the objective in the legacy LAP to explore alternative forms of senior's housing to bridge the gap between independent living in their own homes and long-term care.

### **Community Need and Public Support**

There is a demonstrable need for this type of housing in the area due to the aging demographic and there is a considerable level of public support for the project based on submissions to the District from residents both during and subsequent to the Public Information Meeting.

### Suitability of this Location

This site is eminently suitable for a senior's residence due to its proximity and walking distance to shops, services and public transit, thereby obviating the need for a car and/or driver's license.

Some objectors have been noted as saying "don't misunderstand, we love seniors but we just don't want them in the Village now or on that site".

Well, if not on that site, <u>where should they be?</u> Upper Capilano is essentially built out so very few suitable locations come to mind and it would be unconscionable, not to mention socially unjust, to relegate them to some isolated area far removed from the heart of the neighbourhood they have been a part of for most of their lives. If not in the Village <u>now</u>, <u>when</u> should they be provided for? The assembly of this site has created a unique opportunity to act now. If this opportunity is not taken advantage of, it is unlikely that another will materialize in the foreseeable future.

# **Neighbourhood Deficit**

There is a deficit in Upper Capilano with respect to senior's housing.

Other areas of the District such as Seymour, Lynn Valley and Upper Lonsdale have seniors residences to which many Upper Capilano residents have had to relocate due to the lack of a facility in this area. There should be a facility in Edgemont to allow our seniors to remain in their own neighbourhood.

The Applicant has also pledged to provide a 90 day window for advanced registration by local residents of the Upper Capilano area.

# The Numbers Game

Some concerns may be expressed around FSR, lot coverage, building height, number of units, etc.

This site is adjacent to the Village core where the FSR for the most recent re-developments is in the range of 1.75 to 1.90, so the proposed FSR of 1.5 is within reason for this type of development and what is contemplated in the OCP.

The ESL is a 3 storey building and surveys taken at past Community Association meetings have shown strong support for 3 storeys, with even some significant support for 4 floors.

In the end though, it is not about numbers – it is about people. In this case, it is about how as a society we look after our senior citizens. Do we include them or do we exile them to somewhere else?

# Transitioning

One of the objectives of the OCP is to create sensitive transitioning between different density uses.

This development provides a reasonable transition between the adjacent Village commercial core and the surrounding residential area. There is only one side of the development where there is a direct interface with houses – the homes along Ridgewood. Here the Applicant has utilized the existing grade to ensure that the ESL building will be no more imposing on the Ridgewood homes than a row of typical single family homes.

# Architecture

The form and character of the building relate well to the existing Village. The architectural elements, features and materials have been carefully selected to create interest while blending with the natural environment.

# **Social Benefit**

Since the Detailed Application was submitted, the Applicant has added 2 levels of care to the original proposal for Independent Supported Living – Assisted Living and Memory Care. This will provide the added benefit of

allowing someone who entered the residence as an independent senior, to progress to higher levels of care due to declining health without the disruption of moving from the facility.

# DNV – A Caring Society

On June 10, Council unanimously approved the Turning Points application to provide accommodation and assistance in our neighbourhood to women dealing with substance abuse. This was consistent with the OCP Social Well Being Objectives and affirmed that we are prepared to care for people in need in the District. It would be consistent to continue with that commitment by now approving a project that addresses the needs of another important segment of our society – namely seniors.

# The Edgemont Village Local Area Plan Refresh

There is absolutely no reason to defer this application until after the Village LAP "Refresh" process is complete.

Planning Staff recognized early that the "refresh" could not be completed in time to inform the Application review and consequently worked with the Community Association and the Applicant to establish a framework to increase public participation in the review process. The Applicant wholeheartedly supported Staff's proposal which resulted in an unprecedented level of communication and cooperation between Planning Staff, the public and the Applicant to refine the proposal.

# Timing

It is in the interest of the community, not to mention the Village merchants, that this project not be delayed.

The adjacent SuperValu site has recently been acquired by Grosvenor and that entity anticipates coming forward with a redevelopment application in the middle of next year. Any delay, therefore, to the ESL schedule raises the prospect of construction proceeding on both sites at essentially the same time. The resulting congestion would create chaos in the northwest quadrant of the Village and prove very disruptive to the businesses.

# Staff Support

After considerable public input, the Application has been supported by Staff. Council should accept their evaluation and pass the enabling Bylaws.

As a member of the EUCCA Executive and the Canfield/ESL Working Group, I have been closely involved with the evolution of this redevelopment proposal since its inception. Please do not hesitate to contact me should you have any questions on the foregoing.

Regards, Grig Cameron 604-980-6455

From: Subject: Info Package FW: Public Input - Canfield Closure Bylaw 7990, 2013

From: Maureen Cameron [mailto:maureen.cameron@shaw.ca] Sent: Thursday, June 20, 2013 11:52 AM To: DNVCouncil Cc: James Gordon; Steven Petersson; Ryan Malcolm Subject: Public Input - Canfield Closure Bylaw 7990, 2013

Mayor and Council,

Following discussion at the meeting on June 24, 2013, I encourage you to adopt Bylaw 7990, 2013 to permit the Edgemont Seniors Living project to proceed on the assembled site adjacent to Edgemont Village.

Yours Truly, Maureen Cameron

From: Subject: Info Package FW: Edgemont Senior Living Application - Public Hearing

From: Maureen Cameron [mailto:maureen.cameron@shaw.ca] Sent: Thursday, June 20, 2013 12:39 PM To: DNVCouncil Cc: James Gordon; Steven Petersson Subject: Edgemont Senior Living Application - Public Hearing

### Mayor Walton, Members of Council

I am writing in regard to the proposed Edgemont Seniors Living (ESL) project which is the subject of a Public Hearing on Tuesday June 25, 2013.

I strongly support this application as there is a demonstrable need for senior's accommodation in this area of the District. This project is planned for the right place at the right time and will be a tremendous asset to the community.

I urge Council to adopt the enabling bylaws without delay.

Regards, Maureen Cameron

From: Subject: Attachments: Info Package FW: 3202 Woodbine Drive Edgemont Senior.pdf

From: Cal Johnson [mailto:caljohnson@shaw.ca]
Sent: Thursday, June 20, 2013 9:13 AM
To: DNV Input
Cc: Steven Petersson
Subject: 3202 Woodbine Drive

**Municipal Clerk** 

Please accept this as our written submission respecting the proposed OCP Amendment and Rezoning. We will put out of town on June 25 and unable to attend the public hearing.

We support the amendment to the OCP and the rezoning of the property.

The Edgemont area was developed more than 50 years ago. The preponderance of single family detached homes in the area may have been appropriate for the community when it was first developed, but does not reflect the need for a variety of housing types as members of the community age. Nor does the preponderance of single family detached housing reflect the inevitable increase in density of a an area this close to the centre of a major city.

The proposed independent and assisted living complex will provide an opportunity for some of the older members of the community to remain in the Edgemont area. This is desirable and should be supported by Council.

In a Comments Sheet sent March 16 to Mr. Petersson (attached) concerns were expressed about the effect on parking in Edgemont Village. We reiterate those concerns but as noted in the Comments Sheet, we generally support the proposed development.

~~~~~~

Cal and Sandra Johnson 3380 Ayr Avenue North Vancouver, V7R 1K5

Subject:

FW: Registering opposition to Edgemont Senior Living Complex

From: Jerome Marburg [<u>mailto:jmarburg@gmail.com</u>] Sent: Thursday, June 20, 2013 9:52 PM To: DNV Input Subject: Registering opposition to Edgemont Senior Living Complex

I am a long time resident of the Edgemont Village area and fully expect to grow old and retire here myself.

While in favour of a full mix of housing and housing options I am most strenuously opposed to the project being proposed. Even with additional amenities as have now been added for financial and "memory" challenged clients, this is insufficient to overcome the size and scope of this project and its affect on the character, nature, and infrastructure of the neighbourhood. The very reason that the District can attract the housing and extract market rents in the form of taxes at the rates that it does attests to how much of a jewel this neighbourhood has become for a wide range of residents. Imposing a development with the deleterious attributes this one brings is not good policy, economics or architectural/town planning.

I trust that District Council will see beyond the short-term economics and reject this proposal.

Respectfully submitted

Jerome Marburg.

From: Subject: Info Package FW: Edgemont Senior Living Proposal

From: Nancy McLachlan [mailto:gnmclachlan@mac.com] Sent: Thursday, June 20, 2013 11:02 AM To: DNVCouncil Subject: Edgemont Senior Living Proposal

Mayor R. Walton, CouncillorsL R Bassam, R.Hicks, M.Little, D.MacKay-Dunn and L. Muri

**Edgemont Senior Living Proposal** 

As residents of the Capilano Highlands since 1950, the necessity to downsize is becoming more apparent each year but where to go is a huge question. Since 2011 we have been extremely interested in the proposed Edgemont Senior Living Facility to be built in the Edgemont Village area as this would provide us with an excellent 'new home' in the area we have supported for 63 years and are reluctant to leave. For Seniors, the location (unlike other facilities on the North Shore) would mean we would reside one block from all the amenities Edgemont Village offers, business and medical, and be housed in a most desirable and attractive setting. The developer's design concept would be an asset to The Village and the surrounding residential area.

We respectfully trust that you realize how important this proposed Senior Living Facility would be to the well-being of Seniors like ourselves, and sincerely request at the public hearing on Tuesday the 25th of June. you vote in the affirmative for this project to proceed.

Very sincerely

George and Nancy McLachlan 950 Belvedere Drive North Vancouver

#### Subject:

FW: Bylaw 7990 - Canfield Crescent Closure

From: Peter J Thompson [mailto:peterjthompson@shaw.ca]
Sent: Friday, June 21, 2013 11:27 AM
To: Alan Nixon; Doug MacKay-Dunn; Lisa Muri; Mike Little; Richard Walton, Mayor; Robin Hicks; Roger Bassam
Cc: James Gordon; Steven Petersson; David Stuart
Subject: Bylaw 7990 - Canfield Crescent Closure

Mayor and Council

We are writing with regard to Bylaw 7990 – Canfield Crescent Closure; an agenda item for the Monday June 24th Council Meeting

This bylaw is an integral step linked to Council's consideration of the Edgemont Seniors Living Residential Development. Options for seniors living accommodation are clearly and urgently needed in the Upper Capilano area and are consistent with the District's Public Policy position for seniors.

Accordingly we urge acceptance of the staff report recommendation and your approval for second and third reading of the bylaw.

Thank you, Peter and Joan Thompson

922, Clements Avenue North Vancouver, V7R 2K7 Tel, 604-985-5961 For the PH package.

#### Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

From: Peter J Thompson
Sent: Sunday, June 23, 2013 11:56 AM
To: Alan Nixon ; Doug Mackay-Dunn ; Lisa Muri ; Mike Little ; Richard Walton ; Robin Hicks ; Roger Bassam
Cc: Steven Petersson ; James Gordon ; David Stuart
Subject: Edgemont Seniors Living (ESL) Project Proposal - Public Hearing

#### Mayor Walton, Members of Council

I am writing regarding the proposed Canfield/Edgemont Seniors Living Project which is the subject of a public hearing on June 25, 2013 at Highlands United Church.

# I strongly support this redevelopment application and urge Council adopt the enabling bylaws to allow the project to proceed as soon as possible.

As a member of the Edgemont and Upper Capilano Community Association (EUCCA) Executive Committee and the Canfield/ESL Working Group (WG) I have been involved with the public information and planning review process since the initial announcement of the proposed project in July 2011. Since that time the developer has enabled open and early consultation with the public and provided extensive architectural details; landscaping plans, Consultant's Reports including Urban Design Context; Market Depth Assessment; Economic Assessment of Impact on Edgemont Village Business Sector; Traffic Impact Assessments and documented feedback from thirteen WG meetings, community workshops, community association executive committee and general membership meetings. The formal Public Information Meeting on March 13, 2013 had a standing room only attendance of over 200 residents who expressed overwhelming interest/support for the project.

The application conforms to District policies in the 2011 OCP to enable a 'diverse mix of housing types including those suitable for seniors and to increase rental stock' and, to the objectives in the legacy Upper Capilano Local Area Plan to 'explore alternative forms of housing for seniors to bridge the gap between independent living and long term care'.

The assertion that the ESL development issues can only be addressed during the

Edgemont Village Refresh is unfounded. Information already made available to Planning and the public exceeds that which will be available during the Refresh for other significant potential re-development proposals within the Village commercial core (Connaught Avenue/Ex-SuperValu/ex-PetroCan sites) There is no justification for delaying consideration of this application pending completion of the Edgemont Refresh.

The public has been heard from on this proposal on so many occasions and any concerns at the "building level detail" are far outweighed by the level of support expressed for senior's accommodation at this site. The Upper Capilano area is a mature neighbourhood with little or no public land available for enabling critical housing alternatives for seniors.

The ESL proposal is a unique opportunity for our District which should not be lost.

If you have any concerns or need clarification around my comments, please contact me.

Regards, Peter Thompson

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Peter and Joan Thompson 922, Clements Avenue North Vancouver, V7R 2K7 Tel; 604-985-5961 Cel: 604-839-5961 For public hearing package.

Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

-----Original Message-----From: Chris Booth & Meagan Smith [mailto:megchris@shaw.ca] Sent: Thursday, June 20, 2013 10:34 AM To: DNV Input; DNVCouncil; Richard Walton, Mayor; Roger Bassam; Mike Little; Doug MacKay-Dunn; Alan Nixon; Robin Hicks; Lisa Muri; Steven Petersson Subject: ESL Project

Dear Mayor and Council, and district planners:

I am writing to voice my opposition to the ESL project in our neighbourhood. In advance of the upcoming meeting, I hope you will consider that many local folks do not want this huge development built. Senior housing is a great idea. I would happily support something about 1/4 the size. My main objections are:

-destruction of MORE local and reasonably sized housing stock -enormous size of new building totally out of proportion with the existing village feel of the neighbourhood -visual impact on village, nearby residents etc -impact on local traffic patterns, parking etc -no proven benefit to local businesses considerable voiced opposition of organized local working groups -profound distrust of the profit-driven nature of this project.

-lack of accessibility for senior residents who are not inordinately wealthy (my husband and I both have good professional incomes, above the local average, and could never afford to house one of our parents at ESL)

Please do not let the well-crafted promises and deep pockets of developers hold more sway over the interests of your local constituents. Thank you.

Meagan Smith 3623 Sunnycrest Drive Hi Brent,

For the June 25, 2013 PH.

Thanks!

Shannon

From: Steven Petersson Sent: Friday, June 21, 2013 3:39 PM To: Shannon Berardo Subject: FW: Public Hearing Edgemont senior Living

HI Shannon,

Here's another Edgemont Senior Living submission,

Steven Petersson MCIP, RPP Development Planner

Development Services The District of North Vancouver 355 West Queens, North Vancouver BC V7N 4N5 604.990.2378 www.dnv.org

From: Brian Hope [mailto:brianhope@shaw.ca]
Sent: Friday, June 21, 2013 3:33 PM
To: Steven Petersson
Subject: Public Hearing Edgemont senior Living

Dear Steven:

Would you please direct the attached letter to mayor Walton and District Council prior to the June.25 Public Hearing.

Thank you Brian and Susan Hope

4814 Skyline Drive North Vancouver, BC V7R 3J3 June 20, 2013

Mayor Walton and District Council District of North Vancouver

Re: Edgemont Senior Living Proposal Public Hearing June 25, 2013

My wife, Susan Hope, and I, Brian Hope reside at 4814 Skyline Drive, which has been home for over 33 years.

We love the natural beauty of the North Shore and our local area in particular. We enjoy the uniqueness of Edgemont Village, the summer concerts, a great library and all the many local businesses where we shop regularly.

We want to go on record as being 100% supportive of the new Edgemont Seniors Living Proposal.

There is an unfilled and growing need for seniors housing in our area and, in our minds, Edgemont Village is the ideal location. The proposed facility will be on level ground and thus is conducive to walking, an important option for seniors. It will be very close to transportation, the library and great shops and services. These are all requirements that seniors want and need.

We love both the design and the finishing of the proposed building, the landscaping and the planned open areas. It is just the right size and we think it will fit perfectly into the intended location.

We wish to continue to reside in the Canyon Heights/ Edgemont area as long as we are able and we see this proposal as an excellent option to remain in the community as we age.

We urge Mayor Walton and District Council to approve the Official Community Plan Amendment Bylaw 5 and Rezoning Bylaw 1292 to allow this project to proceed.

Brian Hope

Susan Hope

 From:
 DNV Input

 To:
 Brent Dunsford

 Subject:
 FW: ESL Public Hearing Input - Attn: Mayor and Council District of North Vancouver

 Date:
 Monday, June 24, 2013 7:50:44 AM

 Attachments:
 ESL Public Hearing Input.docx

For PH package.

Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

-----Original Message-----From: Lenora Moore [mailto:Lenora@Moore.nu] Sent: Monday, June 24, 2013 12:12 AM To: Richard Walton, Mayor; Mike Little; Doug MacKay-Dunn; Lisa Muri; Roger Bassam; Robin Hicks; Alan Nixon; DNV Input; DNVCouncil Subject: ESL Public Hearing Input - Attn: Mayor and Council District of North Vancouver

June 22, 2013

Re: Edgemont Senior Living Proposal Canfield Crescent Public Hearing Input By laws 7985, 7986 OCP Amendment Bylaw 5, Rezoning Bylaw 1292

District of North Vancouver

Mayor and Council

Attention:

Mayor Richard Walton Councilor Roger Bassam Councilor Robin Hicks Councilor Mick Little Councilor Doug MacKay-Dunn Councilor Lisa Muri Councilor Alan Nixon

Please find attached my written input for the ESL Public Hearing, June 25th, 2013 as I am away on business on that date.

Sincerely

Allan Moore 3178 Canfield Cres, NV

#### June 22, 2013

Re: Edgemont Senior Living Proposal Canfield Crescent Public Hearing Input By laws 7985, 7986 OCP Amendment Bylaw 5, Rezoning Bylaw 1292

#### Mayor and Council

I am away on business at the time of the June 25<sup>th</sup> ESL Public Hearing and wanted to put in writing my opposition to the ESL Canfield proposal in our Edgemont Village neighbourhood.

After following the development of this proposal over the year, my primary concern remains the same; the size of the proposed structure is *far* too large for the proposed residential location.

I am a homeowner paying considerable taxes to provide my family a home in a wonderful residential location. Historically Edgemont Village has been a well-planned and thought out area. Its crescent grid street layout fits with the natural setting and the village core is completely surrounded by residential neighborhood lots.

To consider rezoning and OCP amendment for such a massive and out of scale building as ESL has proposed in our residential neighbourhood, completely overlooks the investment and lifestyle choice of local owners in proximity to Edgemont Village and those who frequent the village for its small town ambiance.

As a local constituent I am not in favour of the ESL, Edgemont Seniors Living Proposal or any single building of this mass and scale on this residential site.

Respectfully,

Allan Moore 3178 Canfield Crescent, North Vancouver, BC The below noted and attached are forwarded for your information and for the PH package.

#### Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

From: Jim Paul [mailto:jrpaul@telus.net] Sent: Saturday, June 22, 2013 9:51 PM To: DNV Input Subject: Edgemont Senior Living

June 22, 2013

District of North Vancouver Attention: Mayor Richard Walton Councillor Roger Bassam Councillor Robin Hicks Councillor Mick Little Councillor Doug MacKay-Dunn Councillor Lisa Muri Councillor Alan Nixon

#### Re: Edgemont Senior Living

Public Hearing: Bylaws 7985, 7986,

7995:

OCP Amendment Bylaw 5, Rezoning Bylaw 1292, and Housing Agreement DNV File No. 08.3060.20/05.13

#### Good Idea, Wrong Location

For your consideration, please review the following concerns regarding The Edgemont Seniors Living (ESL) proposal.

1. At the March 14<sup>th</sup> Advisory Design Panel meeting I submitted a motion which did not support the proposed ESL development. The motion specifically referred to DNV policy to explain why the proposal is not appropriate for its intended location. Below in italics are numbered excerpts from the DNV OCP and in bold type my relevant comments:

#### The ESL proposal does not follow the OCP guidelines concerning Village Centres and

#### Neighbourhoods including:

• Village Centres item # 5. "Concentrate development in the Village core and transition sensitively outwards with appropriate ground-oriented housing forms (such as duplex and townhouse) to adjacent residential."

The proposed new building should follow in scale, density and use provisions of the OCP guidelines for Village Centres.

• Village Centres item # 6. "Establish Development Permit Areas and Design Guidelines regulating the form and character of development to promote design excellence and reflect the unique qualities of each Village Centre." and; Heritage and Archaeological Resources #4 "Encourage the protection and enhancement of building and sites which have historic significance to the community..."

In particular the proposal should demonstrate sensitivity to North Vancouver architectural and Urban Planning history including existing historic street layouts, scale of Edgemont Village buildings.

Neighbourhoods item #5. "Prepare Housing Action Plan(s) to identify criteria for low intensity infill housing, such as coach and laneway housing and small lot subdivision as appropriate." and; Neighbourhoods item #6. "Enable sensitive redevelopment in appropriate areas, such as locations adjacent to existing multifamily or commercial uses, through Neighbourhood Infill Plans" and; Housing Diversity item #2. Undertake Neighbourhood Infill plans and/or Housing Action Plans where appropriate to: a. identify potential townhouse, row house, triplex and duplex areas near designated Town and Village Centres, neighbourhood commercial uses and public schools; b. designate additional Small Lot Infill Areas; c. develop criteria and identify suitable areas to support detached accessory dwellings (such as coach houses, backyard cottages and laneway housing)"

Develop a community of diverse demographics with creative housing alternatives for citizens of all ages and abilities including, but not limited to, more affordable housing for nuclear families, empty nesters, and seniors wishing aging-in-place housing.

- 2. The proposal does not conform to good practice in Urban Design including those established in the aforementioned OCP guidelines, and the existing character of Edgemont Village. Concerns include:
  - **Building Scale:** The proposal envisions a footprint approximately 3 times the size of the largest existing Edgemont Village building, putting it massively out of scale with its surroundings.
  - Setbacks and Site Coverage: The proposal includes building elements at or near zero lot line. Located in the midst of a single family neighbourhood much larger setbacks and green space would be needed to mitigate its perceived scale relative to surrounding houses.
  - **Height:** The proposal includes a building height which does not transition between village core and residential neighbourhood. The height contributes to concerns regarding building scale, bulk, and privacy to neighbouring properties.
  - **Open Space:** The proposal envisions a large private courtyard which adds to the building's exterior bulk and contributes negatively to its street presence.

- **Connectivity:** The proposed interior courtyard eliminates an important opportunity to form visual connections between the ESL and street. The perception is one of exclusivity rather than inclusiveness to the community. In effect, a gated community, within the neighbourhood.
- 3. Further consideration:
  - **Design Guidelines:** The applicant makes no attempt to justify the urban design implications or offer ideas and guidance of how the new building might stimulate and enhance complimentary development on neighbouring properties.
  - **Exclusivity:** The proposal envisions a market capture that is exclusive to the local community. It is difficult to imagine how this policy could be legally binding or sustainable.
  - **Precedent:** If the proposal should go forward it will establish an alarming precedent in other areas vulnerable to unplanned OCP amendment.
  - **Economic Impact, Community Contributions:** Any form of redevelopment in or near the village core will have economic impact, this is unquestionable. However the ESL hypothesis has not been measured relative to alternate forms of re-development.
  - Alternate Developments: The applicant appeals for Seniors Housing specifically in this location because of the Edgemont village amenity. Alternative developments of affordable family housing could also appeal for preference to this location, especially in the context of the nearby Highlands Elementary School.
  - Edgemont Village Refresh Program: The ongoing Edgemont Village Refresh program (in which I have participated) indicates that preference for ongoing development is trending towards a community inclination for current OCP policies, particularly "Village Centres item # 5". Granting the OCP amendment prior to completion of the Edgemont Village Design Guidelines, would render the new guidelines obsolete before their completion.
  - Alternate ESL Location: Alternate sites for a similar project can, and will be found or assembled by enterprising developers. Within the Edgemont locale a potential location may soon become available on the site of the existing Delbrook Community Centre.
  - **Application Process:** The inclusion of Brook Pooni Associates in the applicant team will pique your attention to review this proposal with utmost care. BP Associates has a laudable track record of finessing contentious proposals through municipal gauntlets. To achieve approvals they are particularly adept at advocating a proposal's modest virtues, despite its significant shortcomings. As you may be aware, through a carefully crafted publicity campaign and engaging potential ESL end-users they have garnered support from a vocal minority. The silent majority however does not have representation from an equally formidable planning advocate.

I do not support the Edgemont Seniors Living, Bylaws 7985, 7986, 7995: OCP Amendment Bylaw 5, Rezoning Bylaw 1292, and Housing Agreement.

Thank you for your consideration.

Respectfully submitted,

James Paul, Architect AIBC

DNV Advisory Panel, Chairman DNV Board of Variance, Member DNV Community Heritage Commission, Member

#### JAMES PAUL

Architect

June 22, 2013

District of North Vancouver Attention: Mayor Richard Walton Councillor Roger Bassam Councillor Robin Hicks Councillor Mick Little Councillor Doug MacKay-Dunn Councillor Lisa Muri Councillor Alan Nixon

#### Re: Edgemont Senior Living Public Hearing: Bylaws 7985, 7986, 7995: OCP Amendment Bylaw 5, Rezoning Bylaw 1292, and Housing Agreement DNV File No. 08.3060.20/05.13

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Thank you for your consideration.

Respectfully submitted,

James Paul, Architect AIBC

DNV Advisory Design Panel, Chairman DNV Board of Variance, Member DNV Community Heritage Commission, Member

| From:        | Louise Simkin                                                             |
|--------------|---------------------------------------------------------------------------|
| То:          | Steven Petersson; Brent Dunsford                                          |
| Subject:     | FW: Confusing wording about ESL notification/bylaw and issue of land-lift |
| Date:        | Monday, June 24, 2013 7:57:37 AM                                          |
| Attachments: | 130625PH Notice.pdf                                                       |
|              | <u>130625PH_Bylaw7986.pdf</u>                                             |

The below noted and attached is forwarded for your information.

#### Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

From: Corrie Kost [mailto:corrie@kost.ca]
Sent: Friday, June 21, 2013 7:38 PM
To: Mayor and Council - DNV
Subject: Confusing wording about ESL notification/bylaw and issue of land-lift

Your Worship & Members of Council,

The NSNEWS notification of the Public Hearing on the ESL (attached) is less than clear on what it is all about.

To quote:

What is it?

The proposed Official Community Plan amendment and rezoning bylaw will allow for a 125unit, three-storey seniors independent and assisted living rental building plus 12 care rooms over a single level of underground parking where before only single family homes were allowed. Any new construction on the site would be subject to form and character, and green building design guidelines.

The first sentence may be legally correct but it is highly confusing to most people. Even I cannot conclude if the total number of units is 125 or 125+12 !

As for bylaw 7986 (also attached) the section 4B72-6) Amenities:

Despite subsection 4B72-5), density in the CD-72 Zone is increased to a maximum floor space ratio of 1.5 FSR, inclusive of any density bonus for energy performance, and a total of 125 units (for both independent living and assisted living) plus a care facility for up to 23 persons in care if the owner:

1. enters into a Housing Agreement committing to provide a minimum of fifteen (15) seniors assisted living rental units plus a care facility to serve a minimum of twelve (12) seniors in care;

2. contributes \$500,000 to the municipality to be used for any or all of the

following amenities (with allocation to be determined by the municipality in its sole discretion): public art; public plaza, park, trails or other public realm improvements; library or recreation service or facility improvements; and / or the affordable housing fund.

does little to clarify the situation. Are there to be 125 units "plus a care facility for up to 23 persons in care"? Furthermore...there are to be "a minimum of fifteen (15) seniors assisted living rental units plus a care facility to serve a minimum of twelve (12) seniors in care". How does one reconcile the 23 with 15 and 12 ?

As for the \$500,000 contribution - is that the result of the "uplift" in property value or is this a separate issue? In any case I have yet to see any material on the "uplift". I understand that the "land lift / uplift" policy is that for sites that are being rezoned to permit an increase in gross floor area over and above that which is contemplated in the OCP the District's policy is to negotiate CAC's on a case-by-case basis with the goal of obtaining a voluntary contribution equivalent to 50% to 75% of the land lift. According to my calculations the land-lift could be far (maybe by a factor of about 20) in excess of the \$500,000 figure.

All the above needs clarity, both for the public and members of council, by the time we proceed to the public hearing next Tuesday.

Yours truly,

Corrie Kost 2851 Colwood Dr. N. Vancouver, V7R2R3



# **PUBLIC HEARING** 3202 Woodbine Drive Edgemont Senior Living

What:

Public Hearing on proposed District of North Vancouver Official Community Plan Amendment Bylaw 5 (Bylaw 7985) and Rezoning Bylaw 1292 (Bylaw 7986)

#### When: 7:00p.m., Tuesday, June 25, 2013

Where:This public hearing is to be held at Highlands UnitedChurch, 3255 Edgemont Boulevard



\* Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.

| What is it?         | The proposed Official Community Plan amendment and<br>rezoning bylaw will allow for a 125-unit, three-storey<br>seniors independent and assisted living rental building plus<br>12 care rooms over a single level of underground parking<br>where before only single family homes were allowed. Any<br>new construction on the site would be subject to form and<br>character, and green building design guidelines. |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| When can I speak?   | Please join us on Tuesday, June 25, 2013 at Highlands<br>United Church when Council will be receiving input from<br>the public on this proposal. You can speak in person<br>by signing up at the Hearing or by providing a written<br>submission to the Municipal Clerk at the address below or<br>input@dnv.org before the conclusion of the Hearing.                                                               |
| Need more info?     | The bylaw, Council resolution, staff report, and other<br>relevant background material are available for review by the<br>public at the Municipal Clerk's Office or online at<br>www.dnv.org/public_hearing. Office hours are Monday to<br>Friday 8:00a.m. to 4:30p.m.                                                                                                                                               |
| Who can I speak to? | Steven Petersson, Development Planner, at 604-990-2378 or peterssons@dnv.org.                                                                                                                                                                                                                                                                                                                                        |
| 355 W               | District of North Vancouver<br>lest Queens Road, North Vancouver, BC V7N 4N5                                                                                                                                                                                                                                                                                                                                         |

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Main Line: 604-990-2311 www.dnv.org

@NVanDistrict

# The Corporation of the District of North Vancouver

# Bylaw 7986

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965 to rezone the following residential properties:

Lot 13 Block 31 District Lots 598 to 601 Plan 6659 PID 007-571-500 Lot 12 Block 31 District Lots 598 and 601 Plan 6659 PID 002-450-372 Lot 11 Block 31 District Lots 598 to 601 Plan 6659 PID 010-845-984 Lot 2 Block 51 District Lots 598 to 601 Plan 7812 PID 010-531-645 Lot 1 Block 51 District Lots 598 to 601 Plan 7812 PID 010-531-629 Lot 10 Block 31 District Lots 598 to 601 Plan 6659 PID 010-845-950 Portion of Municipal Road Located in the 3200 Block of Canfield Crescent

(3202 Woodbine Drive, 3220, 3240, 3255 and 3285 Canfield Crescent, and 3227 Highland Boulevard)

The Council for The Corporation of the District of North Vancouver enacts as follows:

# 1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1292 (Bylaw 7986)".

# 2. Amendments

The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

(A) Section 301(2) by inserting the following zoning designation:

"Comprehensive Development Zone 72 CD 72

(B) Part 4B Comprehensive Development Zone Regulations by inserting the following:

# "4B72 Comprehensive Development Zone 72 CD 72

# 4B72-1) Intent:

The purpose of the CD 72 Zone is to establish specific land use and development regulations for a three-storey senior's rental project consisting of up to 125 seniors independent and assisted living rental units and a licensed seniors care facility for up to 23 persons in care.

# 4B72-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 72 Zone:

# (a) Uses Permitted without Conditions:

- (i) Multiple-family seniors rental accommodation;
- (ii) Seniors care facility for up to 23 persons in care.

# (b) Conditional Uses:

Not Applicable

# 4B72-3) Conditions of Use:

Not Applicable.

# 4B72-4) Accessory Uses:

- (a) Accessory uses are permitted and may include but are not necessarily limited to:
  - a. Kitchen
  - b. Dining
  - c. Multi-purpose rooms
  - d. Art, music and craft rooms
  - e. Lounge areas
  - f. Library
  - g. Fitness room
  - h. Health office
  - i. Staff lounge/locker room
  - j. Amenity rooms
  - k. Administration spaces.

# 4B72-5) Density:

- (a) The maximum permitted density in the CD-72 Zone is limited to a floor space ratio (FSR) of 0.45 FSR inclusive of any density bonus for energy performance and a maximum of 12 seniors rental units;
- (b) For the purposes of calculating floor space ratio, underground parking garage and underground storage areas are exempted.

# 4B72-6) Amenities:

Despite subsection 4B72-5), density in the CD-72 Zone is increased to a maximum floor space ratio of 1.5 FSR, inclusive of any density bonus for energy performance, and a total of 125 units (for both independent living and assisted living) plus a care facility for up to 23 persons in care if the owner:

- enters into a Housing Agreement committing to provide a minimum of fifteen (15) seniors assisted living rental units plus a care facility to serve a minimum of twelve (12) seniors in care;
- contributes \$500,000 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; public plaza, park, trails or other public realm improvements; library or recreation service or facility improvements; and / or the affordable housing fund.

# 4B72-7) Maximum Principal Building Size:

Not applicable.

# 4B72-8) Setbacks:

Buildings and structures shall be set back from property lines to the building face in accordance with the following regulations:

| Setback             | Buildings and Structures                    |
|---------------------|---------------------------------------------|
| Highland Boulevard  | 4.5m (15 feet), excluding the Porte-Cochere |
| Woodbine Drive      | 3m (10ft)                                   |
| Ayr Avenue          | 7.7m (25 ft)                                |
| North Property Line | 7.7m (25 ft)                                |

# 4B72-9) Building Orientation:

Not applicable.

# 4B72-10) Building Depth and Width:

Not applicable.

# 4B72-11) Coverage:

- (a) Building Coverage shall not exceed 70%
- (b) Site Coverage shall not exceed 95%

# 4B72-12) Height:

(a) The maximum permitted building height is 13.4m (44 feet)

### 4B72-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

| Portion of Dwelling Unit        | Noise Level (Decibels) |
|---------------------------------|------------------------|
| Bedrooms                        | 35                     |
| Living and Dining rooms         | 40                     |
| Kitchen, Bathrooms and Hallways | 45                     |

# 4B72-14) Landscaping:

- (a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
- (b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

# 4B72-15) Subdivision Requirements:

Not applicable.

# 4B72-16) Additional Accessory Structure Regulations:

Not applicable.

# 4B72-17) Parking and Loading Regulations:

- (a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw."
- (C) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Residential Single Family – Edgemont Zone (RS-E) to Comprehensive Development Zone 72 (CD 72).

**READ** a first time this the 27<sup>th</sup> day of May, 2013

PUBLIC HEARING held the

**READ** a second time the

**READ** a third time the

Certified a true copy of "Rezoning Bylaw 1292 (Bylaw 7986)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure this the

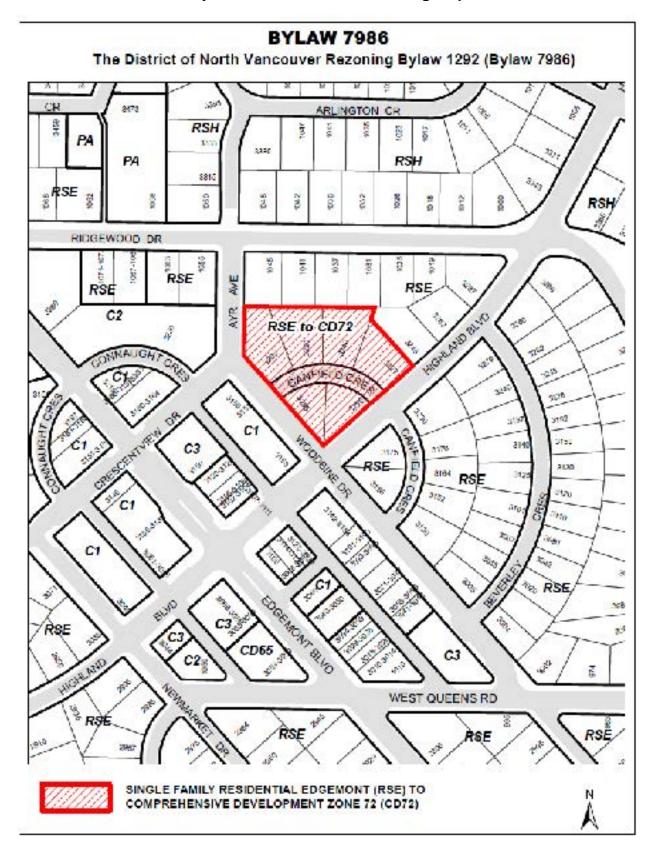
ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



# Bylaw 7986 Schedule A: Zoning Map

For PH package.

#### Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

From: Brian Platts [mailto:bplatts@shaw.ca]
Sent: Sunday, June 23, 2013 8:43 PM
To: Alan Nixon; Doug MacKay-Dunn; Roger Bassam; Robin Hicks; Mike Little; Lisa Muri; Richard Walton, Mayor; DNVCouncil
Cc: Steven Petersson; James Gordon; David Stuart
Subject: Edgemont Seniors Living (ESL) Project Proposal - Public Hearing

Mayor & Council,

I am writing to offer my <u>full support</u> for the Edgemont Seniors Living (ESL) project which is the subject of a Public Hearing this Tuesday, June 25th.

Without getting into a lengthy preamble on the matter, I would like to address the following points:

### Need for Seniors Housing in the Capilano Community

Without question there is a need for this type of housing option for older seniors in this area who can no longer manage living in their inaccessible single-family homes. I wrote to you previously about my elderly neighbours on Beverley Crescent (less than a block from the proposed ESL site) who sold their home where they had lived for 60 years. The couple, in their 80s, could no longer manage the stairs in their house and going out to shop was becoming increasingly difficult for them. Unfortunately there was no supportive-seniors living option in the Capilano area so they had to move out to Seymour and the Cedar Springs facility, away from the community where they raised their children, their long-time neighbours, and close friends.

### **ESL a Precedent for Further Redevelopment?**

At First Reading, Councillor Little expressed a concern about the ESL project becoming a catalyst for additional redevelopment increasing the building density around the Village. With the exception of the ESL site, <u>all the other blocks adjacent to the commercial core of the Village have large new single-family infill houses</u>. These new houses have all sold at well over \$2 million and have, essentially, "fixed-in-place" the single family housing adjacent to Edgemont Village for many decades to come. I cannot imagine any circumstances where these expensive new homes would be bought up for demolition and rezoning. Beyond the ESL project there is only the strip of six older houses along

Ridgewood Dr. directly behind the project which could possibly be redeveloped into townhouses. The ESL site is the only site near Edgemont Village than can accommodate this type of development.

# Size of the Building

The proposed building is three-storeys with a modest floor space ratio of 1.5. We have heard critics say that they would support this type of seniors housing on the proposed site, if only it was one or two storeys and far fewer units, but such a position is disingenuous in my view. These types of facilities require a certain critical mass of units in order to be economically viable. If we truly support this level of seniors housing, and we agree that it meets a recognized social need, then as a community we should be able to make some small compromises and get behind this project and fully support it.

# **Proposed Rental Rates**

A few critics of the ESL project have suggested that only "rich" seniors will be able to afford the monthly rent. This, of course, is ludicrous. The proposed rental rates are well-within the standard for these types of seniors facilities. The ESL project is aimed at the typical Capilano senior of 80 years old who will be selling their old house on a property worth a \$1 million or more. Investing this sum at 2 to 3 percent annually and taking into account the "all-inclusive" nature of the facility, any senior selling their home could easily afford the monthly rent. If any housing option is for the rich, it is the huge new single family infill homes around Edgemont that are valued at up to \$2.5 million.

# **Traffic and Parking**

No doubt that some will say the ESL project will inordinately increase traffic and parking problems around the Village, but these are red-herrings in my view. Take for example, my elderly neighbours on Beverley Crescent whom I mentioned above. They did not have car, but the family who lives in their house now have five vehicles, most of which are parked on the street!!!! There are four large new houses on Beverley Crescent that each have basement suites and additional vehicles compared to the small houses they replaced. Beverley Crescent and Highland Blvd are ALREADY full of parked cars everyday! So the suggestion that the ESL project is going to create a traffic and parking problem on the surrounding streets is ridiculous. That battle is lost.

# **Commercial or Residential?**

Another criticism is that the ESL project is a commercial business and as such is an unwanted expansion of the commercial core of the Village. Let's be clear on this point, <u>the ESL is a residential housing project</u>. It would be no more commercial than any other type of rental housing. In fact, single family zoning permits the operation of home-based businesses, but it remains residential use.

# **Summary**

In closing, <u>I strongly support this redevelopment proposal</u>. I live two houses away from the ESL site and the proposed building will be visible from my backyard and a bedroom. Not only do I believe it will be an attractive development that will positively enhance Edgemont Village, it will also provide a much needed housing option for those many seniors in the Capilano area who require this type of supportive-living facility.

Sincerely, Brian Platts 3187 Beverley Crescent

For Woodbine PH.

Thanks!

Shannon

From: Steven Petersson Sent: Tuesday, June 18, 2013 8:35 AM To: Shannon Berardo Subject: FW: Public Hearing -- Edgemont Senior Living

Hi Shannon,

Here is a public hearing submission that came to me, rather than to the Clerks department.

Thanks,

Steven Petersson MCIP, RPP Development Planner

Development Services The District of North Vancouver 355 West Queens, North Vancouver BC V7N 4N5 604.990.2378 www.dnv.org

From: Fathali Macarei [mailto:fmacarei@gmail.com] Sent: Tuesday, June 18, 2013 8:32 AM To: Steven Petersson Subject: Public Hearing

Mr. Petersson:

There will be public hearing concerning 3202 Woodbine Drive on June 25, 2013. Unfortunately we will be out of town, but like to express our utmost disproval of this project. We live on 3287 Highland Blvd. and this project will transfer our quite neighbourhood into commercial hub which Edgemont Village was not intended to be. Yours truly, For inclusion in the PH package.

Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

-----Original Message-----From: Susan Kimm-Jones [mailto:sekj@shaw.ca] Sent: Monday, June 24, 2013 1:11 PM To: DNVCouncil Subject: Public Hearing - June 25th - Bylaws 7985/7986 - Edgemont Seniors Living

As I am unable to attend the Public Hearing tomorrow, I am writing in support of Bylaws 7985/7986. I live immediately adjacent to the proposed development and feel that the revised design is a big improvement on the original proposal; it is attractive and will improve that corner of the village.

Edgemont Village is an ideal location for a seniors' residence and this is the only suitable parcel of land next to the village for such a building.

The proposed fees are in line with other senior's residences and I am glad that there will now be some assisted living units.

I do not believe that traffic will be more of an issue than it is today and feel that fears of increased noise from ambulances and fire engines is slightly discriminatory.

I do not believe that this development needs to wait for the Edgemont Plan refresh. I strongly believe that Edgemont should absorb its fair share of density (in a planned and orderly way) and hope that, in the future following the area refresh, provision will be made for "more affordable" townhomes and condos for families around the village, as we have enough \$2 million "mega" houses in the immediate area.

regards

Susan Kimm-Jones

The below noted is for inclusion in the PH package.

#### Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

From: Maureen [mailto:mo.homeworks@shaw.ca] Sent: Monday, June 24, 2013 2:15 PM To: DNV Input Subject: ESL - Public Hearing June 25th

Maureen Dyson (Berris) Homeworks 2850 Colwood Drive North Vancouver, B.C. V7R 2R4

June 24<sup>th</sup>, 2013

District of North Vancouver Attention: Major Richard Walton, Councillor Roger Bassam, Councillor Robin Hicks Councillor Mike Little, Councillor Doug MacKay-Dunn, Councillor Lisa Muri and Councillor Allan Nixon

# Re: Edgemont Seniors Living Public Hearing June 25<sup>th</sup>, 2013

Please consider these comments in lieu of my presence at the Public hearing as I am unable to attend. I will keep this short and to the point as I anticipate you will be flooded with comments from many other residents in the community who also have serious concerns regarding the Edgemont Seniors Living project under consideration. I first forwarded my concerns to the appropriate parties June 8<sup>th</sup> of last year, following with a letter dated September 6<sup>th</sup>, 2012 addressed to yourselves, Mayor and Members of Council, comments following the public information meeting March 13<sup>th</sup> and a submission to the Advisory Design Panel prior to their first review of the project March 14<sup>th</sup> (I then attended the second review of the project by the ADP on April 11<sup>th</sup>, 2013) and I trust these documents are on record for your consideration. Having followed the progress of this project closely my position remains the same...I am strongly opposed to the project marketed as Edgemont Seniors Living. The design, scale and layout of the built form are totally inappropriate for this site and the

**project does not fulfill the immediate needs of the community**. This is a massive, gated community beyond the means of most residents that shows no respect to the surrounding neighbourhood and will do nothing to add to the vitality of Edgemont Village.

That said, my greatest concern regarding this project is the process, or lack thereof that has allowed this project to come before you in its present form for consideration. I have been told by staff that the project began in advance of the OCP refresh which is now underway. If this is the case why is it not expected to meet the guidelines of the original OCP? To allow this project to move forward as proposed shows a total disrespect for the thousands of hours spent by staff and the residents (who volunteered their time) to develop an OCP reflecting the vision of the community. Nor has there been any consideration to the hundreds of hours invested by a special working group who spent the past year working with staff and the developer as advisors for the community. It is deeply concerning to read the concerns outlined in this working group's report and to see how little it has affected the application before you. Not only was I involved in the original OCP committee and the Edgemont neighbourhood zoning group, I have worked as a design professional with the District for twenty years and in my experience this does not represent the democratic process the District of North Vancouver has fostered over the years.

Densification and higher building heights are inevitable, particularly if we are to provide alternate forms of housing for the community as a whole, not just seniors, but to approve such a development prior to completion of the OCP refresh and without an overall plan for future development is wrong. The somewhat vague term "assisted seniors living" is playing on our sympathies to gain approval of a massive project that in any other circumstances would not even warrant consideration. If this project is allowed to proceed at this time it will only open the floodgates for future development in the same proportion. Opposition to this project is not opposition to seniors housing, but to loosing the qualities that make the Edgemont Village neighbourhood so unique. A development of this scale will irrevocably change the Edgemont Village that we know - let's have a development plan in place before we consider a project of this scale, whether it be marketed for seniors or affordable housing for our next generation.

Thank you for your consideration,

Maureen Dyson (Berris) b.sc. & b.arch.

cc: Steven Petersson

Forwarded for the PH package.

#### Louise

Louise Simkin Administrative, Information & Privacy Coordinator 2413

From: Ron and Jen [mailto:rjstone@telus.net]
Sent: Monday, June 24, 2013 4:08 PM
To: DNVCouncil
Subject: Edgemont Seniors Living Proposal ,Public hearing

Mayor Walton, Members of Council

We are writing with regard to the proposed Canfield/Edgemont Senior Living Project which is now going to Public Hearing tomorrow night June 25th 2013.

We strongly support this redevelopment proposal and urge you as our elected representatives, to do so also.

We have been residents on the North Shore for the last forty five years and residents of Edgemont Village for the last eight of those years. "The Village" is the heart of this residential area and for some, the North Shore. **It is in desperate need of revitalization.** The majority of the buildings are old and not particularly well maintained. It requires vision and leadership to support this process. Nobody wants The Village to lose it's charm in either size or scope, but it must be given new life. New substantial single family homes are being built all around this neighborhood and are a significant part of the Communities revitalization , bringing in young families and meeting the needs of these young professionals. The impact of this change on some of the business, is clearly seen in The Village after school is out.

The Edgemont Seniors living development is another piece of this process. This time It will bridge the home needs of the more senior citizens and will support the concept of Aging in Place. There are many examples of communities like ours that have taken this step to reach and meet the needs of our seniors. We have spoken to a large number of people of our age, who live in the area and the vast majority support this concept. The diversity of needs of the community that supports The Village is growing and changing and providing opportunities for resident of all ages is part this growth.

We recognize that the balance between density and economic viability is a delicate one and that change must be managed well. We are aware that this process is governed by the Official Community Plan and that there is an Edgemont Village Refresh process occurring at the moment. The O.C.P should provide guidelines for redevelopment, but should not stifle the creativity of design or opportunity. The location of the proposed site, adjacent to the Village Core but not within the major

sightlines(entrances) at Edgemont and Ridgewood or Edgemont and Queens, makes it ideal for the proposed three story building. The community plaza at Highlands and Woodbine, would enhance the sense of open community space that exists along the Highlands corridor.

As with most of these public processes, it is the voices of a few who are heard, and they do not always represent the opinions of the majority. As citizens of this community, and a part of that majority we have taken the time to put our thoughts on paper.

Respectfully, Jennifer and Ron Johnstone The Manor at Edgemont 3750 Edgemont Blvd 604 987 9444

#### For PH package.

Louise

From: s roberts [mailto:nvcoregirl@yahoo.ca]
Sent: Monday, June 24, 2013 5:37 PM
To: DNVCouncil
Subject: re: New Seniors Development in Edgemont Village

Dear Mayor Walton and Members of Council,

I would like to express my support to the Edgemont Senior Living proposed residence with the intension to integrate my business with the new seniors who will want to continue their mobility through my business in the Village, CoreBody Pilates + Yoga studio.

I opened CoreBody 10 years ago and have invested a lot into the community through my client's personal health offering both pilates apparatus work + yoga classes, to which we have retained many clients for the full 10 years!

It is my hope this development does get passed and we can extend our services to the new seniors who are looking to continue with good spinal health, strong core stabilizing muscles, and the mobility they deserve.

I look forward to hearing that the meeting goes well tomorrow night as I am unable to attend personally though I wanted to ensure you had received my view as a business owner in the Edgemont Village area.

Yours in health,

Stephanie Roberts, owner CoreBody http://www.corebody.ca/ tel 604.916.9335 For the PH package.

Louise

From: Rick Hingson [mailto:rick@hingson.net]
Sent: Tuesday, June 25, 2013 9:51 AM
To: DNV Input; DNVCouncil
Subject: Proposed Edgemont Senior Living Development on Highland at Woodbine

Dear Mayor and Council,

Re: Proposed Edgemont Senior Living Development on Highland at Woodbine

I am writing to express my concern about the ESL development. I have lived at 3230 Highland Blvd., opposite the proposed building site, for the past ten years. My wife, Susan Hingson, has been involved with the Canfield Working Group since its inception over one year ago, and as such, I have been kept fully informed of the proceedings and multiple meetings with the developer and District staff.

There is no doubt that the Canfield site is a coveted corner of prime real estate. Now that these six properties have been assembled, I concur that there is excellent potential to enhance and update this section of the Village perimeter, <u>in</u> <u>accordance with existing guidelines.</u> Unfortunately, the proposal that has been brought forward by this developer is completely unacceptable.

# **SIZE:**

-- The proposed structure is excessively large. I understand the height to be over 44 feet and sides to reach over 200 feet along both Highland Blvd. and Woodbine/Ayr, remarkably bigger and more imposing than any other building in a wide radius.

-- The building has been designed with minimal setback from the street, which exacerbates its massive appearance and limits the ability to visually screen the building with trees and landscaping.

-- The porte cochere has been placed directly opposite my home. This hub of transport and activity would be a source of noise and disruption for residents in neighbouring single-family homes.

-- The visual impact on the village and nearby residents would be inappropriate, next to predominantly single-family, single-storey homes

# LAND USE:

The developer has vigorously promoted this development as being pro-seniors. Nothing could be further from the truth.

-- The facility will offer small suites for prices that the majority of local seniors would find prohibitive. Those seniors who can afford to live at ESL are already well served by comparable developments close by which have high vacancy rates. -- The late addition of assisted living and Alzheimers units seems to be a "last ditch" effort by the developer to appease critics, and fosters distrust of the developer among the community. I question the reduction in number of suites from 129 to 125, in order to accommodate up to 23 additional beds.

-- With the addition of assisted living and "memory care," comes a much higher number of round-the-clock staff, an increased need for parking, and increased pressure on the capacity of the area to handle traffic and emergency access, in the otherwise peaceful residential corner of the Village perimeter.

# A BETTER SCENARIO:

Current design guidelines specify that development must "transition sensitively" outwards from the commercial core of the village to the surrounding residential area. I understand this to mean "ground-oriented" forms of housing, including duplexes, triplexes, coach houses, laneway housing, and townhouses in clusters that attractively blend in with the rest of the neighbourhood. This is the type of development that is best suited to the Canfield site. This is also the type of development that our community is in dire need of: Affordable housing that can accommodate families at every stage of life.

I urge District Council to send this developer back to the drawing board to create a site development plan that is congruent with the mandated principles.

Yours truly, Richard Hingson 3230 Highland Boulevard, North Vancouver

| From:        | Carl Watson                                |
|--------------|--------------------------------------------|
| To:          | Steven Petersson                           |
| Cc:          | Carl Watson                                |
| Subject:     | 3202 Woodbine Drive Edgemont Senior Living |
| Date:        | Tuesday, June 25, 2013 10:36:03 AM         |
| Attachments: | image001.gif                               |
|              | Edgemont Seniors Street Proposal.pdf       |
| Importance:  | High                                       |

Hi Steven,

Unfortunately I am unable to attend the Public Hearing tonight regarding the proposed development at 3202 Woodbine Dr. but would like to request further info and voice my concerns at this point.

Firstly I am not directly opposed to the project but do have concerns as to whom it will service and what requirements the district is asking of the developer. Projects such as these present an opportunity for the district to improve the quality of life for residents of the community and rejuvenate aging infrastructure that benefits both the district and the community.

I believe It is the district's policy to require projects that are rezoning to meet LEED® Gold standards at a minimum and have also adopted the BuiltGreen® program as well. I would trust that the district would be requesting a rating of LEED® Platinum for a project such as this considering the rezone would be from RS2 single family to CD Comprehensive development and thus creating a much larger environmental impact.

Additionally to any LEED<sup>®</sup> requirements I would assume the district has CAC requirements that the developer will need to provide. Has the district made any such requirements and can these be provided. A lot of the time the CAC requirements end up benefiting the district but not the residents of the community that is being affected.

The letter composed by Chuck Brook of Brook Pooni dated July 17, 2012 and addressed to Mr. Brian Bydwell mentions that Bunt & Associates will be retained to undertake a Traffic Impact analysis. Has this been provided to date? If so is this public knowledge and can it be provided. With the proposed Super-Valu development directly adjacent to this project a heavy influx of vehicular traffic can be anticipated. I have attached a preliminary design idea for traffic management based on my knowledge of the area and how the residents access the village proper. Specific attention should be given to the intersection of Ayr Ave. and Ridgewood Dr. as this is a heavily used crosswalk and vehicular traffic often disregard the speed limit along Ridgewood thus creating an opportunity for unwanted events.

I appreciate your time in reading this email and again am not opposed to development, as you can see I am in the game myself, so long as it makes sense and benefits all parties that will be involved.

I believe the district has been presented with a great opportunity to improve the Edgemont Village community with the multiple projects that are being presented and are currently underway. The private sector investors will benefit greatly if this project goes ahead and thus should provide

something to the community that is potentially allowing this development to proceed.

Please feel free to contact me with any questions or comments you have on this matter.

Regards,

Carl Watson Project Estimator Office 604.291.9000 Fax 604.291.9992 Email <u>CWatson@VentanaConstruction.com</u> Web <u>VentanaConstruction.com</u>

#### ?

**NOTE** – The Ventana head office is moving, effective **July 22, 2013**. Our new physical and mailing address will be 3875 Henning Dr., Burnaby, BC, V5C 6N5. Phone / fax numbers are NOT changing. Please update your contact information.

Driving directions and a map to the new office will be posted on the Ventana website in mid-July: <a href="http://ventanaconstruction.com/contact.html">http://ventanaconstruction.com/contact.html</a>







\_\_\_\_



Edgemont Village, North Vancouver 2012 August 10 of 14 Marilyn Goldstone Owner, 3183-3185 Edgemont Blvd

Home address: #702-3338 Wesbrook Mall Vancouver

Marilyn supports the Edgemont Senior Living proposal.

Thank you Brent,

Steven Petersson MCIP, RPP Development Planner

Development Services The District of North Vancouver 355 West Queens, North Vancouver BC V7N 4N5 604.990.2378 www.dnv.org For PH Package.

Louise

From: Susan H. [mailto:nomushroomsforme@yahoo.com]
Sent: Tuesday, June 25, 2013 3:00 PM
To: DNV Input; DNVCouncil; Richard Walton, Mayor; Roger Bassam; Mike Little; Doug MacKay-Dunn; Alan Nixon; Robin Hicks; Lisa Muri
Cc: Mike Little; Doug MacKay-Dunn; Richard Walton, Mayor; Lisa Muri; Roger Bassam; Robin Hicks; Alan Nixon
Subject: Edgemont Sr Living Economic Impact

June 25th, 2013

Dear Mayor and Council,

Re: Edgemont Sr Living Development Proposal - Economic Impact Survey

Would you please read, below, the letter I sent to Mr. Chuck Brook October 30th, 2012, in response to the economic impact study that his firm comissioned. In spite of recent changes to the model of seniors' care, ie. the addition of assisted living and "memory care," the points I make regarding the negligibility of any economic benefit of the ESL facility still apply. Many thanks for your service to our community.

Sincerely, Susan Hingson, 3230 Highland Boulevard, North Vancouver, Tel. 604-987-8746

To: Mr. Chuck Brook, Brook Pooni Associates From: Susan Hingson, 3230 Highland Blvd. North Vancouver Re: ESL Merchants' Meeting Business Survey - Feedback Form

"Based on everything you have heard this evening, do you think that Edgemont Senior Living will be beneficial to businesses in Edgemont Village?"

NO.

There was no evidence provided that the study by GP Rollo is valid. The presenter, "JP," said he approached random businesses, "...food, coffee, medical, dental, gifts..." He was unable to provide any clear data that would indicate that the businesses surveyed comprised a representative sample of the Edgemont Village merchants. It would be irresponsible of District staff and Council to base any decisions regarding the ESL proposal on this vague study in which bias is inherent: While GP Rollo is an independent company, the study was commissioned and paid for by the developer.

Seniors in the proposed development would have no need to shop with any regularity at MANY of the existing merchants: bread store, meat shops, fish shops, fruit and vegetable markets, children's clothing, children's books, children's toys. Since you (Mr. Brook)

believe that the seniors at ESL won't be driving vehicles (hence, the dearth of proposed parking stalls), they won't be patronizing the gas station, either. Seniors at ESL, whose meals are provided daily, would not visit the Bakehouse, Subway, or other restaurants, with any regularity. I assume pets would not be permitted in the ESL development, so they would not need the services of the veterinarian. They would already have sold their homes to pay to live at ESL, so they would not require realtor services, either.

Seniors do visit doctors; however, they will have to go ELSEWHERE to see their specialists in cardiology, orthopedics and internal medicine, for example.

"Flex-space" in the ESL development cannot be considered to produce a positive economic impact for local business owners in Edgemont Village: You (Mr. Brook) made it clear this evening that contracts for the use of the flex space cannot be secured exclusively by strictly Edgemont Village entrepreneurs.

I know, firsthand, that many seniors prefer to spend an afternoon at a mall, rather than in a place like Edgemont Village. Many seniors find cold, wet weather, slippery trafficfilled streets and the relatively spread-out geography of a village setting far more difficult to navigate than the convenience and comfort of an indoor shopping centre. Seniors recognize that malls also offer diverse services, such as medical and dental offices, banking and insurance, restaurants, entertainment and even fitness centres, as well as practical considerations such as restrooms and elevators. Seniors at the proposed ESL development would most likely conduct the majority of their business and shopping while on daytrips to malls, especially during the ten months of the year when North Vancouver is awash in inclement weather.

There would be no great influx of "local" seniors with this ESL building. The "local" seniors are already here, and their shopping dollars are already accounted for. They're living comfortably in their own homes, where they will remain, by choice, until the day comes when they can no longer manage on their own, due to health concerns. (At that time, they will move to FULL CARE facilities.) That is probably why, as Robin Delaney pointed out this evening, the overall economic impact of the ESL proposal is negligible.

Susan Hingson 3230 Highland Boulevard, North Vancouver 604-987-8746

| From:    | Carolyn Weseen                                                                                         |
|----------|--------------------------------------------------------------------------------------------------------|
| To:      | Susan H.                                                                                               |
| Cc:      | DNV Input; Robin Hicks; Roger Bassam; Richard Walton, Mayor; Lisa Muri; Mike Little; Doug MacKay-Dunn; |
|          | Alan Nixon                                                                                             |
| Subject: | Re: Letter to District Council re Edgemont Senior Living                                               |
| Date:    | Tuesday, June 25, 2013 3:20:28 PM                                                                      |
|          |                                                                                                        |

Thanks Sue,

Carolyn

On 2013-06-25, at 3:18 PM, "Susan H." <<u>nomushroomsforme@yahoo.com</u>> wrote:

Please note: The following letter was composed by Carolyn Weseen. I am sending it to you via e-mail as a courtesy to her. Thank you.

Dear Mayor and Council,

I am **opposed** to the Edgemont Senior Living development next to Edgemont Village.

I am a long-time local resident of North Vancouver, having graduated from Handsworth Secondary (1976). Edgemont Village is an important centrepiece to our community and needs to be preserved. I applaud the District for undertaking the public meetings at which to gather input from the community on responsible and much needed updating and development within the Village.

However, the Edgemont Senior Living complex stands out as an enigma. It is far too large. It is located outside the Village centre, in an area of single family homes. The high walls and curb-side construction would, I believe, render a less-than-neighbourly appearance to pedestrians, motorists and local residents. I am in support of affordable seniors' housing on a scale that would fit with the surrounding residential neighbourhood. I am in support of a structure that blends in rather than stands out. I am in support of a development process that demands cautious review and adheres to strict guidelines to ensure appropriate outcomes.

The Edgemont Senior Living project should not proceed as planned. I encourage North Vancouver district councillors to vote against the Edgemont Senior Living development. Thank you.

Regards, Carolyn Weseen 778-228-9875

#### For ESL Public Hearing

From: Kitty Castle [mailto:kcastle@hotmail.ca]
Sent: Tuesday, June 25, 2013 3:47 PM
To: DNV Input
Subject: Input Edgemont Seniors Living Public Hearing 25 June 2013

Please see the attached letter to Mayor and Council with our input for the Public Hearing tonight.

This concerns the proposed DNV OCP Amendment Bylaw 5 (Bylaw 7985) and Rezoning Bylaw 1292 (Bylaw 7986).

Thank you.

Kitty and Mike Castle 4139 Sunset Blvd North Vancouver.

# Re: Edgemont Seniors Living Proposal Tuesday 25 June 2013.

Dear Mayor and Council,

# Public Hearing: Edgemont Senior Living

We, Kitty and Mike Castle, want to go on record as opposed to this proposal at this time, for the following reasons:

- 1) We believe that Council should wait for the Edgemont Village Refresh process to be completed and going ahead with this project at this time is premature. Kitty was part of the Steering Committee of the Upper Capilano Local Area Plan,14 years ago, and we have been attending the recent Edgemont Refresh meetings. We are also aware that the Refresh is not only looking at the Village Core but also identifying housing options within and around the Village Core which would include this site.
- 2) We believe that this is too large a project placed too close to the village. It is at one of the gateways into the Village. Going from six family lots to this seniors complex with 125 units and a care facility is a huge change.
- 3) We think Council should also respect the recommendations of the Edgemont Senior Living Working group with its majority decision not to proceed at this time.
- 4) Increased Traffic and Parking are a concern: We understand that underground parking is to be provided but think that many visitors who will be coming to this complex may well prefer to use up village parking spaces at ground level rather than underground slots.
- 5) We have concerns that these residents are seen by some as a panacea for merchants in the Village whereas many services, meals, hairdressing laundry are all to be provided on site.
- 6) We are aware of the persistent wooing and lobbying of potential residents which seems quite excessive.
- 7) This project would preclude the opportunity to attractively densify this area, as a transition from the village core to the surrounding neighborhood. There may well be an opportunity to incorporate seniors housing in this transition, but we should have the opportunity to do this through the planning process that is now taking place in the Edgemont Refresh.

Yours truly.

Kitty and Mike Castle 4139 Sunset Blvd., North Vancouver V7R 3Y7 For PH package.

Louise

-----Original Message-----From: Lorna Barr [mailto:greatmarston@icloud.com] Sent: Tuesday, June 25, 2013 7:27 PM To: DNVCouncil Subject: Edgemont senior living

I am a senior living near the edgemont area and wish to register my support for the proposed seniors residence in edgemont village. The location is ideal, close to shops, restaurants, coffee shops and other services as well as transit to go over town or to other locations on the north shore. It would be nice to remain in a familiar neighbourhood as housing needs change over time. I have read the background material on your website for the proposed rezoning and note that the developer has made a number of changes to the original proposal on the basis of community input. I am in favour of the rezoning to allow this development to proceed. Thank you. Lorna Barr 4731 Pheasant Place North Vancouver Sent from my iPad.

# Public Input on sale of Canfield Cres. – June 24/2013 by Corrie Kost Sale of Canfield Cr – pulling out one of our "roots"

Closing/selling of this road sets a bad precedence. It's one thing to close a lane allowance as was done for Churchill House, it is quite another matter to tamper with a unique and historical crescent layout that was established for Edgemont Village in 1937. Canfield Cr is part of the heritage character of the area. The dismissal by DNV staff<sup>(1)</sup> of the road as being insignificant for vehicle and pedestrian use ignores this heritage property and future public value. It should be noted in the figures below that the actual road allowance far exceeds the visible road surface.

<sup>(1)</sup> April 23/2013 report File: 08 3160 20/043 000

It has been determined that the loss of the road dedication will cause minimal impact to vehicular and pedestrian accesses in the area.



| GEOweb                  |
|-------------------------|
| The District of North \ |
| GIS Department          |
| p: 604.990.2311         |

*ancouver* e: gis@dnv.org

w: www.geoweb.dnv.org

# Canfield closeup



Printed on: Thu Jun 20 2013

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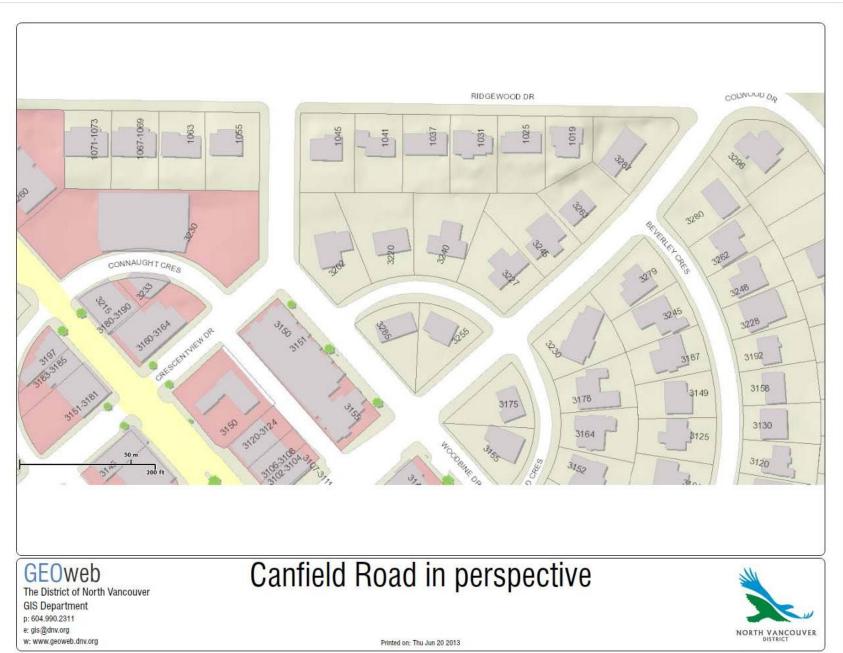






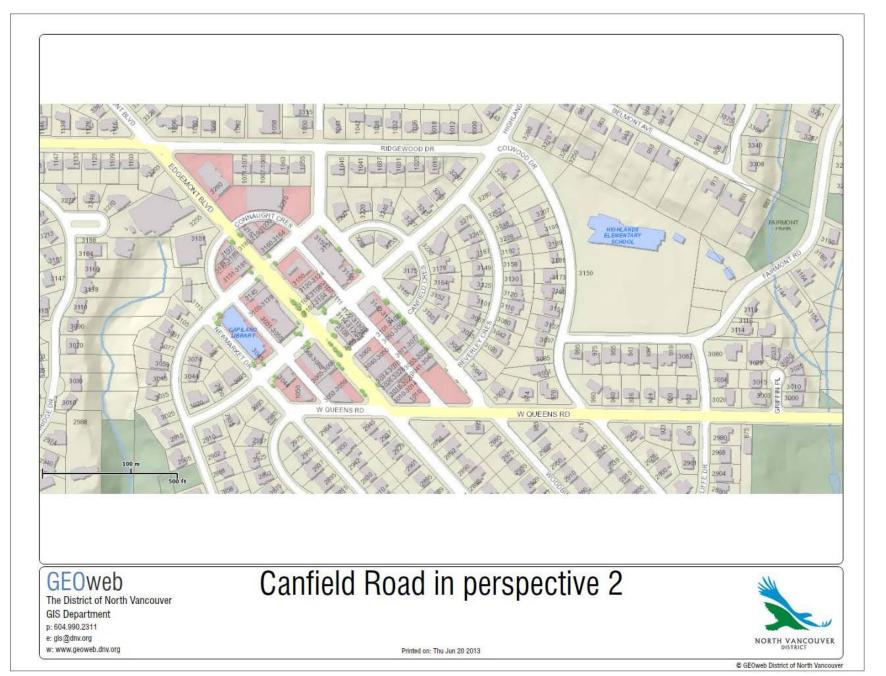
Printed on: Thu Jun 20 2013

# Public Input on sale of Canfield Cres. – June 24/2013 by Corrie Kost



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Public Input on sale of Canfield Cres. – June 24/2013 by Corrie Kost

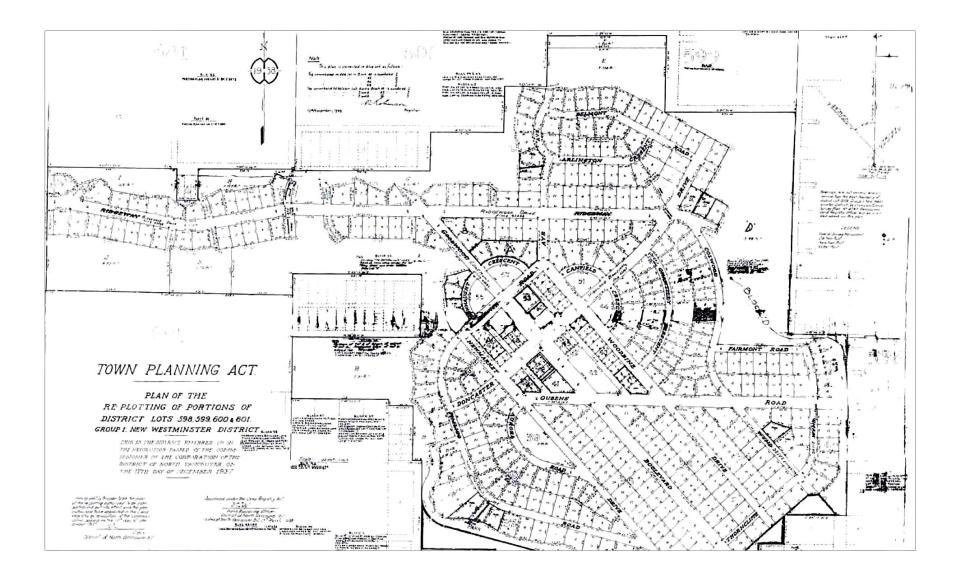
On page 87 of the OCP it states that *"Until such time as more detailed sub-area planning occurs at the centres or neighbourhood level, existing Local Area Plans will be used as reference policy documents to inform land use decisions in their respective areas"* 

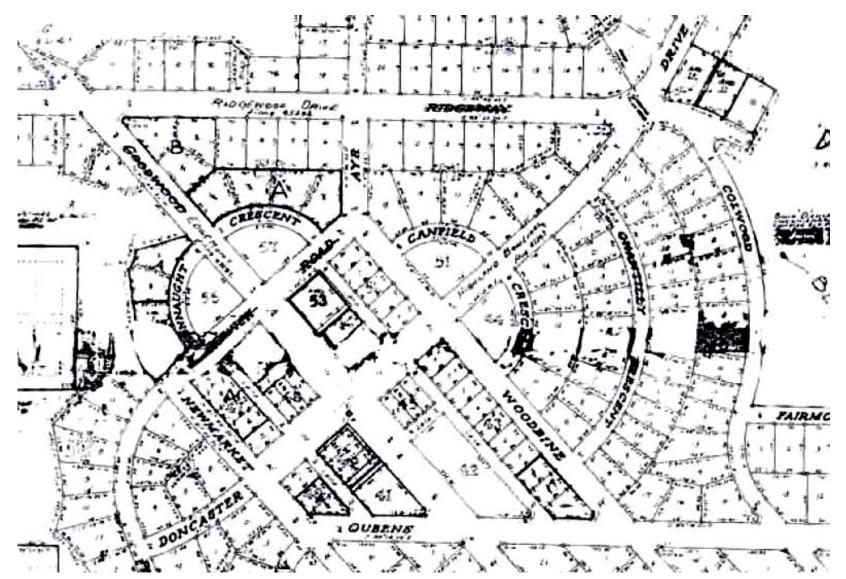
The Upper Capilano Local Area Plan has as

Policy 2.1.2 Improve the path and trail system

Implementation 2.1.2.4 Unopened road and lane allowances are not to be consolidated with adjacent lots for subdivision or other purposes.

Certainly there is an implication that <u>opened</u> road allowances would never be consolidated for an ESL type of development.

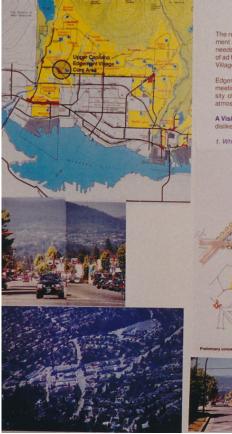




Canfield Crescent contributes to the historical ambience of Edgemont Village. That road is a "root" in our community.

# UPPER CAPILANO LOCAL AREA PLAN

## **Edgemont Village Core Area**



#### A VISION FOR THE VILLAGE CORE

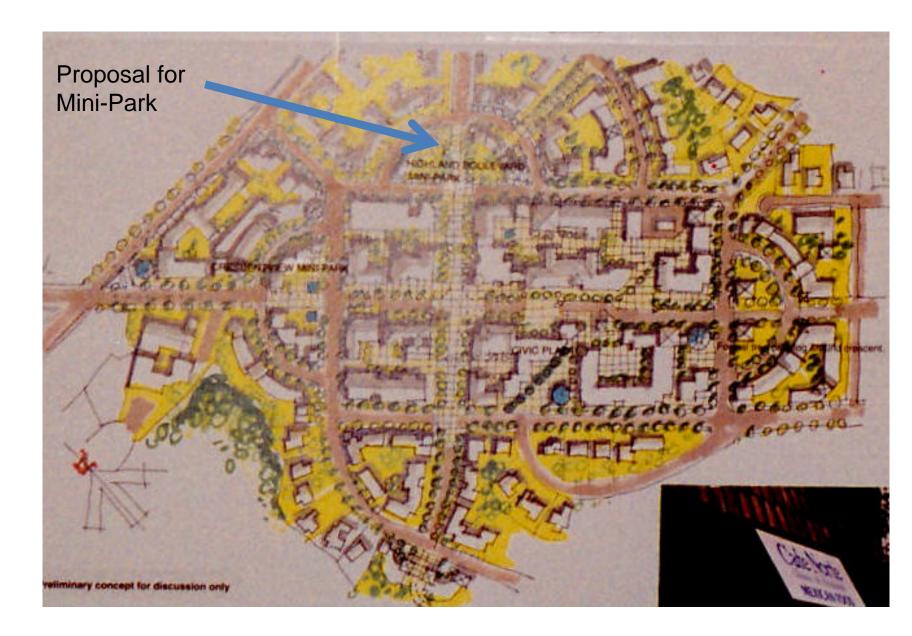
The reason for involving the community in a dialogue about choices for the long term future is that agreement on a planning vision is the best way to manage change so that it occurs according to the evolving needs of the community, not just for the benefit of the few. Without a planning framework in place, a series of ad hoc development decisions made over a period of time would eventually change the character of the Village anyway.

Edgemont Village is the heart of Upper Capilano. It is the local shopping area, cultural centre and social meeting place. People are attracted there because of the convenience and service offered by the diversity of local shops and service. Maintaining business vitality while keeping the friendly, small town atmosphere is paramount to preserving the social and cultural vibrancy.

A Vision For the Village: Tell us about your vision for the Village. What is special; what do you like and dislike; what are the most important things to plan for in the future?







# PLEASE DON'T SELL OUR HERITAGE

| From:        | Louise Simkin                               |
|--------------|---------------------------------------------|
| To:          | Brent Dunsford                              |
| Subject:     | FW: Input to ESL Public Hearing             |
| Date:        | Thursday, June 27, 2013 11:33:48 AM         |
| Attachments: | Public Input on ESL Proposal – June 25v.pdf |

Attached is Dr. Kost's submission to the public hearing.

Louise

-----Original Message-----From: Corrie Kost [mailto:corrie@kost.ca] Sent: Tuesday, June 25, 2013 5:59 PM To: Mayor and Council - DNV Subject: Input to ESL Public Hearing

Your Worship & Members of Council,

Attached is a copy of my presentation for this evening.

Yours truly,

Corrie Kost 2851 Colwood Dr. N. Vancouver V7R2R3

#### Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### A bit about myself...

#### Age: 71

Home: Colwood Dr ~ 2 blocks from Edgemont Village ~ 40 years Family: Married, 1 daughter – 2 granddaughters living in Ottawa Mom&Dad: 92/94 living and still driving in Okanagan

Retired scientist. Worked at TRIUMF/UBC 36 years Trigger Issue: Thorncliffe traffic issue in 1992 Active in community ~ 20 years. Attended almost all council meetings through ~ 6 terms of councils. Manage FONVCA website.

-Executive Member EUCCA since founding in 1992

-Member of several DNV committees - currently on OCPIC

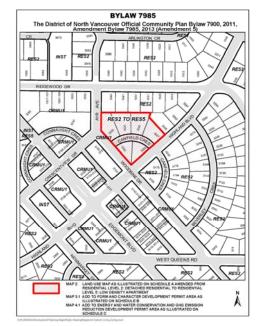
-Signatory to EUCCA Working Group Majority report on ESL application

-Working knowledge of municipal law and DNV 2011 OCP

Public Input on ESL Proposal – June 25/2013 by Corrie Kost Overview of Presentation

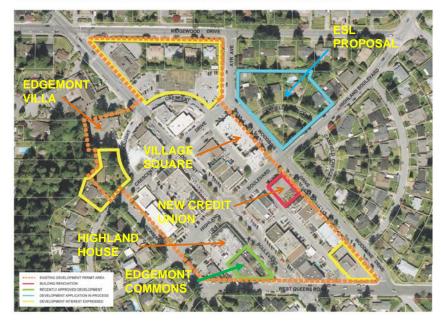
- Here 3 times in 4 days !
- Context Maps
- Timelines
- 3-4-3 "compromise"
- Relationship to OCP
- Comparison to other buildings in area
- What did the immediate neighbours say?
- Impacts on Village core
- Economic Impact of ESL
- Community Amenity Contributions & Land Lift
- Sale of Canfield Crescent
- Alternatives
- Summary
- Recommendations

#### Public Input on ESL Proposal – June 25/2013 by Corrie Kost



## DEVELOPMENT CONTEXT MAP\_Public Input on ESL Proposal – June 25/2013 by Corrie Kost

THE MAP BELOW SHOWS RECENT, CURRENT, AND ANTICIPATED DEVELOPMENT INTERESTS



#### Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### Key Timelines (I)

April 12 1999 Upper Capilano Local Area Plan (UCLAP) adopted as bylaw 7050

Jan 27 2011 ECA met with DNV staff to discuss "Review of the Edgemont Village Plan" Minutes: *The Edgemont Village Development Permit Area is anticipated to be reviewed likely within the year after the adoption of the OCP* 

June 27 2011 District wide OCP adopted – UCLAP policies incorporated into OCP Page 87 of OCP states that *"Until such time as more detailed sub-area planning occurs at the centres or neighbourhood level, existing Local Area Plans will be used as reference policy documents to inform land use decisions in their respective areas".* 

May 2012 EUCCA Working Group established to address proposed ESL

- July 6 2012 ESL proposal reduced from 7 to 6 lots, 4 to 3 stories
- July 30 2012 EUCCA Working Group issues first working group report
- Aug 17 2012 EUCCA Working Group formally submits Summary of Findings

*(It is, therefore, imperative that the District move forward with the "Refresh" of the LAP in order that the LAP refresh process and the ESL application approval process ultimately synchronize the regulation of use and density on the Canfield site"* 

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### 3 Storey $\rightarrow$ 4 Storey $\rightarrow$ 3 Storey

During early 2012 EUCCA executive met with proponent wherein a 3 storey concept was presented. By May 2012 this had evolved to a 4 storey concept. By July 2012 this reverted back to a 3 storey concept. Essentially, little was done since the original consultation to reduce the bulk of the building.

It should be noted that even for the Village Core, the guidelines of the Upper Capilano Local Area Plan (which according to page 87 of the OCP are to be *"used as reference policy documents to inform land use decisions"*) states under guidelines 4.3.3.1.2 (vi)

"Second and third storeys of building should be stepped back from the first floor to maintain a pedestrian scale, prevent shadowing on the street and preserve the significant mountain views"

In this aspect, the ESL failed to provide the recommended stepping back of the second and third floors.

#### Key Timelines (II)

•April 5/8 2013 EUCCA Working Group minority/majority reports

The **majority report** was concerned about the proposed building's size, height, use and impact on the adjacent residential neighbourhood and that the application was being processed prior to the completion of the Edgemont Village Plan Refresh process.

• Last minute **confusing changes** of use made to ESL – without consultation/notification with community – was sent to Council May 27/2013.

**Personally I was really concerned about the apparent ESL violation of both the spirit and intent of the OCP** (discussed below).

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### The OCP:

One of the main functions of an OCP is to include land use statements and designations to provide a degree of certainty where change can be expected and where change is not expected. The OCP must and does include statements and map designations respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years. The OCP is neither cast in stone nor is it made of jelly – to be molded by developers at their will.

None of the maps in the OCP adopted June 2011 show future multifamily designations around Edgemont Village. Hence the amendments to the OCP you see before you tonight. To exacerbate the situation, had the OCP even designated Transition Multifamily areas to abut the Village they would be classified as Residential Level 4 (OCP page 26) – which "typically allows for a mix of townhouses and apartment developments up to approximately 1.20 FSR". The ESL proposal is requesting an FSR of 1.50 and thus requires an additional OCP amendment to allow for Residential Level 5 – which would then allow the requested 1.50 FSR.

**In summary:** The requested OCP amendments are significant and unprecedented.

#### Relationship to the June 2011 OCP I

**Goal #2** of the OCP is to "encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life."

Unfortunately the ESL does not meet **Goal #3** of the OCP to "Foster a safe, <u>socially inclusive</u> and supportive community that enhances the health and <u>well being of all residents</u>", but rather addresses the wants of a very select, wealthy portion of seniors that are (except for a small percentage) mobile and in good health.

Although the OCP promotes (page 16) "more diverse housing choices become available to meet the needs of residents at different stages of their lives" ..."importantly, the stability and character of residential neighbourhoods are [to be] sensitively preserved". Furthermore this proposal fails to adhere to an OCP policy (page 17) to "respect residential neighbourhood character and limit growth in these areas" Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### Relationship to the June 2011 OCP II

#### Page 59 states:

"While growth will be restricted in detached residential areas, opportunities will exist to sensitively introduce appropriate housing choices such as coach houses, duplexes and small lot infill that respect and enhance neighbourhood character" ... "The District's objective is to provide more options to suit different residents' ages, needs and incomes"

#### ESL fails on several counts:

-It does not meet the choices listed – coach houses etc...
-It neither enhances the neighbourhood character not is it sensitive to it.
-It provides a "want" – not a "need" to a group that has alternative choices.

Furthermore on page 59 of the OCP, Policy 3 states:

"Develop design guidelines to assist in ensuring the form and character of new multifamily development contributes to the character of existing neighbourhoods and to ensure a high standard of design in the new Town and Village Centres".

If the "Village Refresh" were to develop these guidelines – how can we proceed without waiting for these guidelines OUTSIDE the Village?

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### Relationship to the June 2011 OCP III

Page 23 of the OCP – relating to Village Centres has a number of relevant policies:

5. Concentrate development in the Village core and transition sensitively outwards with appropriate ground-oriented housing forms (such as duplexes and towhouses) to adjacent residential neighbourhoods.

7. Ensure Village Centre Implementation Plans and their peripheral areas are consistent with the objectives and policies of the OCP and prepare or review Plans as necessary

In my opinion the ESL satisfies neither of these policies.

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

Although the ESL project preceded the launch of the Village Refresh process, the adopted OCP, which came well before the ESL preliminary application, mandated the refresh to establish guidelines for any possible transitional areas. To do otherwise would just be "spot-rezoning"

One of the six overarching design principles applicable to any and all development within the District is (4) Good Neighbour<sup>(a)</sup>

In my opinion the ESL fails in this regard as well – too high, and too bulky/massive.

(a) Feb 16/2012 Report to Council: Proposed Development Permit for Form and Character of Commercial, Industrial, and **Multi-Family Development** 

#### More on Relationship to OCP:

• Pages 26 & 90 of OCP allows for consideration of Residential level 3 or 4 as the appropriate land use designation for transition areas between the Village core and the detached residential areas.

•Level 3: max FSR 0.80 : duplexes, triplex, and attached row housing

NB

•Level 4: max FSR 1.20: townhomes and apartment developments

• Note that Level 5: Low Density Apartments (FSR up to 1.75) was not intended as transition to the Village – but meant for the Village Core. The applicant, requesting Level 5, is asking for <u>two</u> exemptions/amendments to the OCP in this regard. One to establish a change in the OCP which designated this area as single family, and a second to override the OCP guidelines for a "transition" zone (normally Level 3 or 4)

#### **Zoning Bylaw for Multi-Family Zones**

• For the highest density RM designations (RM6/7) one dwelling unit is allowed per 1800 sq-ft of land. With the proposed 68,000sq-ft property this implies a maximum of **38 units**.

• For the highest density RL designation RL4 – one dwelling unit per 645 sq-ft of land) and the proposed 68,000 sq-ft this implies a maximum of **105 units**. This proposal is **requesting 137 units**.

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### ESL compared to other nearby comparable facility

| PARAMETER                      | CHURCHILL HOUSE | ESL                        |
|--------------------------------|-----------------|----------------------------|
| Site Area                      | 54,014 sq-ft    | 68,010 sq-ft               |
| Total Floor Area               | 75,600 sq-ft    | 102,000 sq-ft              |
| Floor Space Ratio (FSR)        | 1.40            | 1.50                       |
| Maximum Height                 | 40 ft           | <b>44ft</b> <sup>(2)</sup> |
| Building Coverage              | 0.43            | 0.70 <sup>(1)</sup>        |
| Site Coverage                  | 0.56            | 0.95 <sup>(1)</sup>        |
| Total Number of units          | 98              | 140                        |
| Number/% assisted living units | 35/35%          | 15 / 12%                   |

#### 1. See Bylaw 7986

 The proposed building is 40ft high. An additional 4 ft is permitted in the zoning bylaw to "allow some flexibility when finalizing the design of the building" – page 19 of council package, page 5 of May 16<sup>th</sup> report Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### ESL compared to other nearby large commercial and/or multifamily

|                  | Total Floor Area | Ground Floor | FSR  |
|------------------|------------------|--------------|------|
| ESL              | 101,775 sq-ft    | 34,308 sq-ft | 1.50 |
| Highland House   | 21,280 sq-ft     | 7,670 sq-ft  | 1.83 |
| Edgemont Commons | 23,100 sq-ft     | 10,700 sq-ft |      |
| Edgemont Villa   | 23,600 sq-ft     | 10,000 sq-ft | 1.31 |
| Village Square   |                  | 18,040 sq-ft |      |
| Highlands School | 35,026 sq-ft     | 23,024 sq-ft | low  |
| Super-Valu       | 10,500 sq-ft     | 10,500 sq-ft |      |
| William Griffin  |                  | 25,480 sq-ft | low  |
| Churchill House  | 75,600 sq-ft     | 23,200 sq-ft | 1.40 |

**Total floor area of ESL** exceeds the combined floor area of Highland House + Edgemont Commons + Super-Value + Highlands School

For context: Edgemont Village has a TOTAL **commercial/office** space of **160,000 sq-ft** (source: Page 5 of June 11/2013 Foundation Report)

#### Public Input on ESL Proposal – June 25/2013 by Corrie Kost



GIS Department # 604.990.2011 # gla@dnc.org

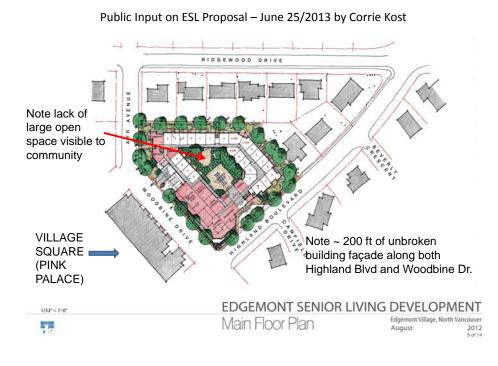
Scale 2 ad up. Tax Jun 11 10

#### Public Input on ESL Proposal – June 25/2013 by Corrie Kost

urchill House 150 West 29th St District of North Vancouver suites, (offers both independent and 37 subsidized assisted living units),



Vacancy rates are still significant - so where is the "need"?



Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### What did the immediate neighbours say?

Note that on page 7 of the Jan 24/2013 staff report it was stated that of the neighbours polled within 75 m radius of the ESL site:

- 22 submissions were received;
- 5 in support and
- 13 opposed.

Should this not have been mentioned in the latest report that went to Council?

#### Impact on Village Core:

• For reference, the Highland House at 3088 Highland Blvd and Edgemont Blvd has a maximum building height of 37 ft (with the third storey built into the flat roof line). It has 16 strata units.

•The proposed **ESL building is** ~ 40 ft high but the base is at least 8ft above the Village core and hence has a relative height of 48 ft – **some 11ft higher than Highland House**.

•The ~ 200 ft of unbroken building, on both Woodbine and Highland, with no setbacks of the upper floors, constitutes an intrusive bulk on the single family neighbourhood.

In my opinion the ESL proposal does <u>not</u> constitutes "a sensitive transition to the single family neighbourhood."

#### Economic Impact of ESL: Study by G.P. Rollo and Associates

• Of the \$3.1 million of new spending annually into the District \$2.4 million would come from new families moving into the homes vacated by seniors moving into ESL....but...

> This would happen eventually without the ESL

• Annual spending in the Village is expected to increase between \$390,000 and \$560,000...but...

> This is not a significant amount compared to the total Village income of the ~ 70 businesses.

In fact most of the "economic impact" is the gross rental income of the ESL – estimated at about \$6,000,000 / year

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### **Community Amenity Contribution (CAC)**

The staff report indicated that the **CAC will be \$500,000** with an additional 0.5% contribution to Art of \$94,000 based on the building costs. This implies the building cost is ~ \$18,800,000

The District has a "Land Lift" policy. For sites that are being rezoned to permit an increase in gross floor area over and above that which was contemplated in the OCP, the District policy is to negotiate CAC's on a case by case basis with a goal of determining a **voluntary contribution equivalent to 50% to 75% of the land lift**.

**The base land value** (obtained from the latest assessment of LAND values) of the 6 properties plus the \$1,900,000 for Canfield cr. is **\$8,789,000**. The total estimated amount actually paid was \$11,950,000. The private owners thus had a "profit" of \$3,161,000

Using Churchill House as a basis for ESL new land value (underestimates it due to higher land values here) prorated to ESL land area of 104,000 sq-ft  $\rightarrow$  anticipated land value of \$10,800,000 Based on 50% uplift  $\rightarrow$  CAC should be ~ \$1,000,000 however....

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### Community Amenity Contributions (CAC) ...

If we base the uplift on the 24 strata properties of the adjacent commercial/residential building – **Village Square** – using the latest Land Values extracted from the DNV Geoweb website we obtain a land value for the 18,040 sq-ft of ~ \$9,600,000, which prorated to ESL of 104,000 sq-ft yield an estimated land value for the ESL of  $\$36,000,000 \rightarrow$  uplift of \$27,000,000 and thus for a **50% uplift a CAC of ~ \\$13,500,000** 

I have done a similar detailed calculation for Edgemont Villa and obtained **50% uplift CAC of ~\$12,500,000** 

So... Churchill House implies the CAC should be \$1,000,000 Edgemont Villa implies the CAC should be \$12,500,000 Village Square implies the CAC should be \$13,500,000 Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### Community Amenity Contributions (CAC) ...

According to a recent DNV staff communication on this matter "A thirdparty financial analyst advised the DNV that the increase in value attributable to the land from rezoning was \$1M. The DNV sought half of this lift in cash (\$500,000), and additional value through entry into a Housing Agreement to provide assisted living and community care units."

The assessed value of the 6 properties totals \$6,889,100 The ESL purchase price of the 6 properties totals \$10,050,000 The "profit" (amount paid above assessment) for 6 lots totals \$3,160,900

#### The average "profit" to each of the 6 landowners was thus \$632,000

The **minimum** that DNV should have captured as 50% of this "uplift" is thus  $3,160,900 \times 50\% = 1,580,450$ 

A "fair" uplift evaluation likely lies somewhere in between the low and high figures. Note that, by law, the benefits of re-zoning ("uplift") belong to the community. **The conclusion that a \$500,000 CAC is woefully inadequate seems well supported**.

#### Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### Sale of Canfield Cr – pulling out one of our "roots"

Closing/selling of this road sets a bad precedence. It's one thing to close a lane allowance as was done for Churchill House, it is quite another matter to tamper with a unique and historical crescent layout that was established for Edgemont Village in 1937. **Canfield Cr is part of the heritage character of the area.** The dismissal by DNV staff<sup>(1)</sup> of the road as being insignificant ("minimal") for vehicle and pedestrian use ignores this heritage property and future public value. It should be noted in the figure below that the actual road allowance far exceeds the visible road surface.



(1) April 23/2013 report File: 08 3160 20/043 000

It has been determined that the loss of the road dedication will cause minimal impact to vehicular and pedestrian accesses in the area.

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

On page 87 of the OCP it states that *"Until such time as more detailed sub-area planning occurs at the centres or neighbourhood level, existing Local Area Plans will be used as reference policy documents to inform land use decisions in their respective areas"* 

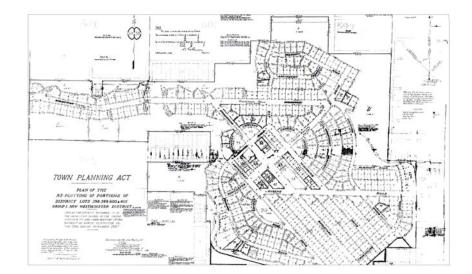
The Upper Capilano Local Area Plan has as

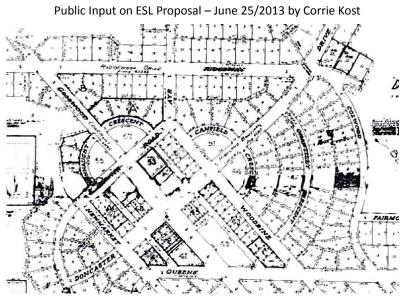
Policy 2.1.2 Improve the path and trail system

Implementation 2.1.2.4 Unopened road and lane allowances are not to be consolidated with adjacent lots for subdivision or other purposes.

Certainly there is an implication that <u>opened</u> road allowances would never be consolidated for an ESL type of development.

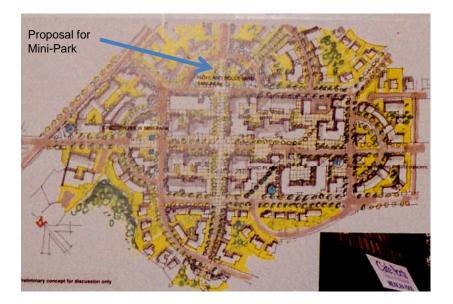
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Canfield Crescent contributes to the historical ambience of Edgemont Village. That road is a "root" in our community.

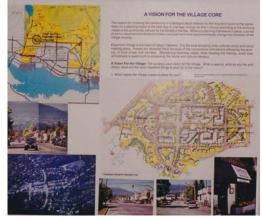
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Public Input on ESL Proposal – June 25/2013 by Corrie Kost

## UPPER CAPILANO LOCAL AREA PLAN

#### **Edgemont Village Core Area**



Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### Alternatives:

- Reconfigure ESL proposal to include other lots, while retaining public ownership of Canfield Cr and donating two Canfield lots at Woodbine/Highland as a public park.

- Developer builds town-homes configured to retain Canfield Cres and improve Woodbine/Highland sight lines.

- Developer builds single family homes – which for this area would be smaller than the district average – with secondary suites. DNV allow some density bonusing for the 2 Canfield "pie" lots to improve Woodbine/Highland sight lines. This would recoup much of developer's risky investment.

- And/or propose such a facility be instead built on the old Delbrook School site.

#### Misc.

•The small daily penalty of \$100 for the breach of the Section 219 Housing Agreement Covenant as outlined on Schedule A of the May 16/2013 Report To Council (equivalent to less than the daily rent of a single unit) seems inordinately low.

• The exclusive registration offer, for a period of 90 days, to local residents only, for the rental of ESL units is almost certainly illegal. This offer is not mentioned in any formal District reports.

• This proposal is tantamount to "spot-rezoning"

#### Summary:

-Violates OCP vision to protect existing single family neighbourhoods.

-The ESL contrarily expands the "commercial" boundary of the Village, rather than act as a transition to the existing residential neighbourhood

- ESL does not address our most urgent needs – eg. affordable rental housing.

- Selling "heritage" Canfield Cres. is not a good policy.
- CAC too low
- Minimal commercial benefit to Edgemont Village

-Premature decision on this matter undermines any Village Refresh Process

Public Input on ESL Proposal – June 25/2013 by Corrie Kost

#### **Recommend Options:**

• Application be **rejected/deferred** until Village Refresh policies emerge which clearly support the density and proposed massing in the adjoining SF neighbourhood.

or

• Approval be **denied** and the applicant allowed to reapply (at reduced costs) for a lower FSR proposal (via reduced building bulk or increased overall lot size)

#### or

• Approval be **denied** and the applicant allowed to reapply (at reduced cost) with maximum FSR of 1.2 which does not require the sale of Canfield Cres.

or

• Reject the proposal

# Thank You for your patience

June 25, 2013

Re: Edgemont Senior Living Proposal Canfield Crescent Public Hearing Input By laws 7985, 7986 OCP Amendment Bylaw 5, Rezoning Bylaw 1292

#### Attention Mayor and Council, District of North Vancouver

Good evening Mayor and Council.

My name is Lenora Moore and I speak on behalf of myself. I live with my children and husband at 3178 Canfield Crescent and I do not support the Edgemont Senior Living Proposal.

Though I have other concerns related to the facility proposed by ESL Edgemont Seniors Living, my primary and overwhelming concern is the inappropriate mass and scale of the building proposed for this residential neighbourhood.

Mass and Scale: I stress that the applicant's building size is unacceptable in this location regardless of what it is proposed to house. It is too big.

**Height:** With an external build size that covers most of the lot, the proposed height simply adds to the inappropriate visual mass. When ESL reduced floors from 4 to 3 they compensated by maxing out visible lot coverage. There is an internal courtyard that is technically not build footprint, however from the exterior of the building it amounts to the same thing.

**Setbacks:** Large structures in residential neighbourhoods require larger surrounding green space and bigger setbacks in order that they fit in with the character of a neighbourhood.

**Green space:** This proposal includes green space which is unfortunately designed as an enclosed courtyard, effectively eliminating the usual pattern of shared community though gardens, yards etc. Additionally green space that might have been used to attempt to soften the building's visual impact is not even visible to the neighbourhood.

Architecture: Unfortunately this building is designed like a tower on its side, it is not visibly porous or permeable in any way, nor does it attempt to reduce its visual impact. There are no buried corridors, varying roof lines, nooks, crannies or breezeways. Its contemporary style in this massive size is more suited to commercial core than to residential or transitional land use.

ESL has had plenty of input regarding its problematic, imposing build form and size from the community in developer hosted workshops and through meetings with the Canfield Working Group. L or U shaped buildings, massing to back of lot, multiple smaller structures have been suggested, however, they have staunchly refused to move from this single massive build form. There *will* be other developers who can be more creative.

#### This structure is simply far too big for the proposed location.

Guidelines for development in residential and transitional areas of North Vancouver District Village Centres have been thoroughly outlined in the Official Community Plan. Until completion of the current Village Refresh program, bylaw 7900, the OCP recently adopted by council June 27, 2011 remains the guiding bylaw. There is great risk in unplanned OCP amendment. The guidelines outlined in the OCP are quite clear.

The mass and scale of the structure proposed by ESL does not conform to, at least the following relevant policies:

#### Section 1 Growth Management

Policy #5 "Respect residential neighbourhood character and limit growth in these areas".

#### Section 2 Urban Structure

**2.2 Village Centres, Policy #5** "Concentrate development in the Village core and transition sensitively outwards with appropriate ground-oriented housing forms (such as duplex and townhouse) to adjacent residential."

**2.3 Neighbourhoods, Policy #1** "Maintain ground-oriented detached and attached housing as the predominant residential forms".

**2.3 Neighbourhoods, Policy #5** "Prepare Housing Action Plan(s) to identify criteria for low intensity Infill housing, such as coach and laneway housing and small lot subdivision as appropriate."

**2.3 Neighbourhoods, Policy #6** "Enable sensitive redevelopment in appropriate areas, such as locations adjacent to existing multifamily or commercial uses, through Neighbourhood Infill Plans"

#### Section 7 Housing

**7.1 Housing Diversity, Policy #2** Undertake Neighbourhood Infill plans and/or Housing Action Plans where appropriate to:

a. identify potential townhouse, row house, triplex and duplex areas near designated Town and Village Centres, neighbourhood commercial uses and public schools

b. designate additional Small Lot Infill Areas; c. develop criteria and identify suitable areas to support detached accessory dwellings (such as coach houses, backyard cottages and laneway housing)"
c. develop criteria and identify suitable areas to support detached accessory dwellings (such as coach houses, backyard cottages and laneway housing)"

**7.1 Housing Diversity Policy #3** Develop design guidelines to assist in ensuring the form and character of new multifamily developments contributes to the character of the existing neighbourhoods.

#### Other concerns I have regarding this proposal include:

**Local Seniors:** The proposition that the developer could work to be fill ESL primarily with local seniors through strategies such as priority enrollment for locals is unlikely, and best case scenario short term.

**Affordability:** This is a for profit proposal with rental prices that eliminate all but the highest income bracket of seniors, *yet* this same proposal is requesting the benefits of land use amendments more suitable to a subsidized project that might benefit seniors of all incomes. The proximity to the village

does more to facilitate the developers marketing plan and allow him to maximize the price point of his units than anything else.

**Care:** I question the addition of care units to this detailed application without presentation to the community prior to public hearing. This makes for a different type of facility than that which was presented to the community thus far. It also deems any noise and traffic studies to date invalid.

**Local Business:** This proposal, while adding numerous bodies to six city lots, was not shown to benefit the income of our local merchants. In this respect a development with moderate densification, and neighbourly construction that appeals to new families, empty nesters *and* independent seniors would do more for the merchant economy.

The loss of entry level, smaller, older homes. I live in a 56 year old bungalow in Edgemont Village and I am often approached by real-estate agents who tell me there is a demand in the village for my type of house. Smaller, older bungalows are needed for empty nesters, and independent seniors who *are* able to maintain a small home. They also attract the young families we will need to support our merchant economy and our schools.

The very well organized Village Refresh is addressing these types of concerns for our neighbourhood, however until it is complete land use amendments should refer to the existing OCP.

Additionally, I stress that it is *most* important that development of our village remain resident driven and not adopt a developer driven model such as this one.

In conclusion, though I *am* in favour of seniors housing, and equally of smaller, more affordable housing for other sectors of our community, I am *not* in favour of densification that requires the mass and scale architecture proposed by ESL on this residential land package.

Thank you for your time and consideration.

Lenora Moore 3178 Canfield Crescent, NV

Lauise Magle

Mayor Walton, Councillors I am here today to speak in opposition to the Edgemont Seniors Living Proposal.

In May, 2012, the Edgemont and Upper Capilano Community Association, with help from District Staff, canvassed, selected and appointed an 11 member Working Group to report on all aspects of the ESL project. I served on the Working Group, and am familiar with the various components of this development. Three reports, summarizing the final consensus of the Group's feedback were submitted to mayor and council.

The final majority report, which reflected the views of 64 % of the Working Group, indicated many concerns still existed with the project, including the massive size when compared with other buildings in the area. The building floor area is 104,000 sq. ft. compared with the Highland elementary school floor area 35,026 sq ft.

Three sides of this structure will be 200 ft; long, there is no stepping between stories to minimize the impact to street and neighboring single family homes. Page 17, policy 5 of the Community Plan states: respect residential neighborhood character and limit growth in these areas.

The majority of homes in the area are one level ranchers and 2 level bungalows not 5000+sq. ft. new homes. The height and scale of this project will tower over existing smaller homes, many of which are owned by both seniors and young families.

In a recent study conducted by the Community Association of Retired People (CARP), out of the 3000 respondents to the study question "Where do you think you would like to spend your later years?, there were 73% in favour of staying in their own homes, 10% in favour of assisted living, 10% in retirement homes, 3% with family, other 1%, and, don't know, 3%. There was a note that this poll reflected the view of previous studies and had a variance of plus or minus 1.8%.

This development proposal, due to its immense size does not allow for a sensitive transition to the adjoining neighborhoods. An initial poll conducted by the district of north Vancouver to neighbors in the area most effected by this proposal indicated 72% were not in favour..

Nothing in the current official community plan indicated that this neighborhood would be singled out for density and rezoning of this magnitude. In fact page 23, policy 5 of the OCP states that " concentrate DEVELOPMENT IN THE VILLAGE CORE AND TRANSITION SENSITIVELY OUTWARDS WITH APPROPRIATE GROUND – ORIENTED HOUSING FORMS (such as duplex and townhouse) to adjacent residential neighborhoods.

This is a fee for profit business. There are no subsidized rentals and no caps on rental increases. Many of our seniors who live in the area simply cannot afford the rates. A comparison of similar residences for independent living range from \$3100 upwards for approx. 450 sq ft of living space to \$5000 Plus for 800 sq ft. of living space. These are conservative estimates and do not include ala carte services.

There are several facilities of this type in North and West Vanouver. I contacted a few of them to inquire about vacancies. They seem to have several rooms available. It was mentioned by the developer of this project that they generally run with a vacancy rate of 15%. Multiplied over 10 residences of this type indicates a rather high vacancy rate .

One of the main marketing features of this proposal has been to allow residents in the area first priority to live there. How can you legally discriminate against people living in other areas of the North Shore? Similar to other buildings of this type, it will accomodate people from throughout the region.

The major impact of this development which replaces 6 small family homes with a structure housing upwards of 200 people will be felt directly by the adjacent neighbours, and visually by anyone strolling through the village.

The residents and community majority should not be denied a part of the living environment they love so dearly, for the benefit only a small proportion of the community.

The district is currently engaged in a refresh process to determine design envelope guidelines and street scape enhancements for future growth within the village core. This proposal should either wait for that studies conclusions or be denied **bdg**. The majority of the members of the Working Group feel very strongly that it is inappropriate for individual proposals of this magnitude and significance be dealt with on a piecemeal basis.

Thank you

Brian allunson

Mayor and Council

Edgemont Senior Living (ESL)

Brian Albinson: 3441 Wellington Crescent

I would draw your attention again to the Reports of the Edgemont and Upper Capilano Community Association Working Group which Staff have already presented to you.

The objective of the Group was to provide the widest possible public opinion on the ESL project. The District provided enormous help with Staff assistance and are to be congratulated for supporting such comprehensive public partipation.

The Group membership was canvassed from all the Association members, from the Edgemont Village Business and Professional Association, and from the project neighbours. Many meetings took place over a period of twelve months. The applicant was invited to many between May 2012 and February 2013. Since February this year District Planning Staff were present at most meetings to give technical advice on the OCP.

The Group Majority Report, which I signed, found the project too large and would have a detrimental impact on the village and the adjacent residential neighbourhood. J believe that the majority of 64% reflects the community opinion.

A minority of the Group found that, on balance, the benefits of the project outweighed all objections.

The Community Association has received and published the Group reports, some 30 pages of independent, in depth, data rich, and informed analysis.

There is, no doubt, need for this type of senior's accommodation for folk my age, but this should not lead to the abandonment of sound planning .

While not technically within the Edgemont Village Core, this development will essentially extend the village area. The total retail and office floor area in the village is estimated by Staff to be 160,000 sq. ft.; this building is just over 100,000 sq. ft. and well over **half** the village commercial floor area.

This area should be a transition between the village and single family houses. Any major development so close to the Village, must be judged in relation to the current village zone guidelines which include;

- 1. The small town character and charm Edgemont Village must be preserved ;
- 2. Building design generally should be in keeping with the eclectic nature of the existing buildings;
- 3. Buildings should not dominate the environment, but should blend into the surrounding single family neighbourhood and take advantage of the scenic mountain backdrop;
- 4. Buildings should accommodate some housing in mixed use developments in a creative and sensitive way, protect key view corridors and foster an interesting pedestrian environment;
- 5. Buildings must maintain a human scale.

Let us preserve the charm and character of this unique spot on the North Shore. Our Jewel in the Crown, our Edgemont Village.

Mayor Walton and Council, I urge you not to approve this project in its present form, and I urge the developer to come forward with a more human sized project.

#### Sell my house and buy a small apartment \$250,000

#### **My Actual Expenses Summary**

|                                    | 2,391.33 |
|------------------------------------|----------|
| Entertainment(movie theatres etc.) | 20.00    |
| Vehicle                            | 106.00   |
| Household appliance Repair         | 0.00     |
| Landscape & planting               | 20.00    |
| Housekeeping & clearing supplies   | 15.00    |
| Water, Fuel, Electricity & Sewage  | 117.00   |
| Miscellaneous                      | 40.00    |
| Home Insurance                     | 87.33    |
| Utility                            | 187.00   |
| Property tax                       | 349.00   |
| House repair                       | 0.00     |
| Food                               | 200.00   |
| Loss of Interest                   | 1,250.00 |

| 3230,000                           |          |
|------------------------------------|----------|
| Loss of Interest                   | 833.33   |
| Food                               | 200.00   |
| House repair/ Strata               | 240.00   |
| Property tax                       | 180.00   |
| Utility                            | 40.00    |
| Home Insurance                     | 32.00    |
| Miscellaneous                      | 40.00    |
| Water, Fuel, Electricity & Sewage  | 30.00    |
| Housekeeping & clearing supplies   | 15.00    |
| Landscape & planting               | 0.00     |
| Household appliance Repair         | 0.00     |
| Vehicle                            | 106.00   |
| Entertainment(movie theatres etc.) | 20.00    |
|                                    | 1,736.33 |

#### Without Interest

1,141.33

#### Without Interest

903.00

CHRISTH SPISSINGER 3430 FINTREE D2. N. Van. 604-980.9496

against

lune 25,0013

Presented by:

Judith Whyte RI(BC) Prudential Sussex Realty Phone: 604-925-2911 Cell: 604-868-9812 Email: judiwhyte@telus.net

|                                                                                                                                                                                                                                                                                                                                                            | r, Lynn Valley                                                                                                                                            |                                                                                                                                           |                                                                                                                                                                                                                       | MLS#                                                       | V1008535                                                                       |                                                                  |                                                                       | Residential Attached           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------|
| # 217 960 LY                                                                                                                                                                                                                                                                                                                                               | YNN VALLEY I                                                                                                                                              | RD, V73                                                                                                                                   | 1Z7                                                                                                                                                                                                                   |                                                            |                                                                                |                                                                  |                                                                       | Active                         |
|                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |                                                                                                                                           | List Price:                                                                                                                                                                                                           | \$235,000                                                  | Previous Price                                                                 | ¢.                                                               |                                                                       |                                |
| 18                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                           | 1                                                                                                                                         | Subdiv/Complex:<br>Frontage:<br>Depth/Size:                                                                                                                                                                           | Balmoral H                                                 | louse<br>Approx Yr Bit:                                                        | 2002                                                             | PID:<br>Type:                                                         | 025-386-425<br>Apartment/Condo |
|                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |                                                                                                                                           | Lot SqFt:                                                                                                                                                                                                             | 0                                                          | Age at List Da                                                                 |                                                                  | Zoning:                                                               | CD26                           |
|                                                                                                                                                                                                                                                                                                                                                            | A DI utt                                                                                                                                                  |                                                                                                                                           | Exposure:<br>Stories in Bldg:<br>Flood Plain:<br>Meas. Type:<br>Fixtures Lsd:                                                                                                                                         | 3                                                          | Bedrooms:<br>Bathrooms:<br>Full Baths:<br>Half Baths:                          | 1<br>1<br>1<br>0                                                 | Taxes:<br>If New GST/HST Incl:<br>Tax Incl Utilities:<br>Apprvl Reqd: | \$2,150 (2012)<br>No<br>No     |
|                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |                                                                                                                                           | Fixt Removed:<br>View:                                                                                                                                                                                                | N                                                          |                                                                                |                                                                  |                                                                       |                                |
| Style of Home:                                                                                                                                                                                                                                                                                                                                             | Upper Unit                                                                                                                                                |                                                                                                                                           | view:                                                                                                                                                                                                                 | N                                                          | Total Parking:                                                                 | 1                                                                | Covered Parking:                                                      | 1                              |
| Construction:<br>Foundation:<br>Exterior:                                                                                                                                                                                                                                                                                                                  | Frame - Wood<br>Concrete Perim<br>Mixed                                                                                                                   | neter                                                                                                                                     |                                                                                                                                                                                                                       |                                                            | Parking Access:<br>Parking Facilities:                                         | Front                                                            | nderground, Visitor Parl                                              |                                |
| Rain Screen:<br>Type of Roof:                                                                                                                                                                                                                                                                                                                              | Other                                                                                                                                                     |                                                                                                                                           | R/I Plumbing:                                                                                                                                                                                                         |                                                            | Dist to Public Trans:                                                          | 1 BLK                                                            | Dist to School/Bu                                                     |                                |
| Renovations:<br>Flooring:                                                                                                                                                                                                                                                                                                                                  | Other                                                                                                                                                     |                                                                                                                                           | Reno Year:                                                                                                                                                                                                            |                                                            | Units in Development:<br>Locker:                                               |                                                                  | Total Units in Str                                                    |                                |
| Water Supply:<br>Heat/Fuel:<br>No. of Fireplaces:<br>Fireplace Fuel:<br>Outdoor Area:                                                                                                                                                                                                                                                                      | City/Municipal<br>Electric, Natura<br>1<br>Gas - Natural<br>Balcony(s)                                                                                    |                                                                                                                                           | R/I Fireplaces:                                                                                                                                                                                                       |                                                            | Possession:<br>Title to Land:<br>Seller's Interest:<br>Mortgage Info:          | IMMEDIAT<br>Freehold S<br>Power of A<br>\$0                      | itrata                                                                |                                |
| BUDDON Great                                                                                                                                                                                                                                                                                                                                               | parconk(2)                                                                                                                                                |                                                                                                                                           |                                                                                                                                                                                                                       |                                                            | S 81 251 244                                                                   |                                                                  |                                                                       |                                |
| Magmt Col                                                                                                                                                                                                                                                                                                                                                  | Strata West                                                                                                                                               |                                                                                                                                           |                                                                                                                                                                                                                       |                                                            | Property Disclosure:<br>Bylaw Restrictions.                                    | Age Restri                                                       | as never resided in the u<br>ctions, Pets Allowed w/                  |                                |
| Mngmt Co:<br>Mngmt Ph:<br>Maint Charge Incl:                                                                                                                                                                                                                                                                                                               | 604-904-9595<br>Gardening, Gar                                                                                                                            | rbage Pick                                                                                                                                | Maint Fee:<br>kup, Gas, Hot Wat                                                                                                                                                                                       |                                                            | Bylaw Restrictions.                                                            | Age Restri<br>w/Restrict                                         |                                                                       |                                |
| Mngmt Co:<br>Mngmt Ph:<br>Maint Charge Incl:<br>Legal:<br>Amenities:<br>Features Incl:<br>Site Influences:<br><u>Floor Type</u><br>Main F. Entra<br>Main F. Kitch<br>Main F. Dinin<br>Main F. Living                                                                                                                                                       | 604-904-9595<br>Gardening, Gar<br>PL LMS4641 LT<br>Elevator, In Su<br>Clothes Washe<br>Central Locatio<br>ance Hall<br>ten<br>19<br>9 Room                | rbage Pick<br>T 32 DL 20<br>lite Laund<br>er/Dryer/F                                                                                      | kup, Gas, Hot Wat<br>D25 LD 36 THE STI<br>Iry, Storage, Whee<br>Fridge/Stove/DW<br>Road, Recreation<br>Ons Floor<br>'10<br>0'3<br>9'8                                                                                 | ter, Manage<br>RATA LOT A<br>elchair Acce                  | Bylaw Restrictions.<br>ment<br>AS SHOWN ON FORM                                | Age Restrict<br>w/Restrict<br>V.                                 | ctions, Pets Allowed w/<br>tions / Age: 55+                           |                                |
| Mngmt Co:<br>Mngmt Ph:<br>Maint Charge Incl:<br>Legal:<br>Amenities:<br>Features Incl:<br>Site Influences:<br><u>Floor Type</u><br>Main F. Entra<br>Main F. Kitch<br>Main F. Dinin<br>Main F. Living                                                                                                                                                       | 604-904-9595<br>Gardening, Gar<br>PL LMS4641 LT<br>Elevator, In Su<br>Clothes Washe<br>Central Locatio<br>ance Hall<br>nen<br>ng<br>g Room<br>ter Bedroom | rbage Pick<br>T 32 DL 20<br>lite Laund<br>er/Dryer/F<br>on, Paved<br>Dimensic<br>5'9 X 4'<br>9'1 X 7<br>10'8 X 1<br>13'5 X 9<br>12'11 X 1 | kup, Gas, Hot Wat<br>D25 LD 36 THE STI<br>Iry, Storage, Whee<br>Fridge/Stove/DW<br>Road, Recreation<br>Ons Floor<br>'10<br>0'3<br>9'8                                                                                 | ter, Manage<br>RATA LOT A<br>elchair Acce<br>I Nearby, Re  | Bylaw Restrictions.<br>Ement<br>AS SHOWN ON FORM<br>ESS<br>etirement Community | Age Restrict<br>W/Restrict<br>V.<br>/, Shopping<br>DDS E<br>Bath | ctions, Pets Allowed w/<br>tions / Age: 55+<br>Nearby                 | Rest., Rentals Allowed         |
| Mngmt Co:<br>Mngmt Ph:<br>Maint Charge Incl:<br>Legal:<br>Amenities:<br>Features Incl:<br>Site Influences:<br><u>Floor Type</u><br>Main F. Entra<br>Main F. Citch<br>Main F. Livin<br>Main F. Livin<br>Main F. Mast<br>Floor Area (SqFt<br>Finished Floor Area<br>Finished Floor Area<br>Finished Floor Area<br>Finished Floor Area<br>Finished Floor Area | 604-904-9595<br>Gardening, Gar<br>PL LMS4641 LT<br>Elevator, In Su<br>Clothes Washe<br>Central Locatio<br>ance Hall<br>ten<br>19<br>g Room<br>ter Bedroom | rbage Pick<br>T 32 DL 20<br>iite Laund<br>pr/Dryer/F<br>on, Paved<br>Dimensis<br>5'9 X 4'<br>9'1 X 7<br>10'8 X 1<br>13'5 X 9<br>12'11 X 1 | Kup, Gas, Hot Wat<br>225 LD 36 THE STI<br>177, Storage, Whee<br>Fridge/Stove/DW<br>Road, Recreation<br>2005 Floor<br>'10<br>'0<br>10'<br>10'<br>10'<br>10'<br>10'<br>10'                                              | RATA LOT A<br>elchair Acce<br>Nearby, Re<br>Type<br>5<br>1 | Bylaw Restrictions.<br>Ement<br>AS SHOWN ON FORM<br>ESS<br>etirement Community | Age Restrict<br>W/Restrict<br>V.<br>/, Shopping<br>DDS E<br>Bath | ctions, Pets Allowed w/<br>tions / Age: 55+<br>Nearby<br>Toor Type    | Rest., Rentals Allowed         |
| Mngmt Co:<br>Mngmt Ph:<br>Maint Charge Incl:<br>Legal:<br>Amenities:<br>Features Incl:<br>Site Influences:<br>Floor Type<br>Main F. Entra<br>Main F. Living<br>Main F. Living<br>Main F. Mast<br>Floor Area (SgFt<br>Finished Floor Area<br>Finished Floor Area<br>Finished Floor Area                                                                     | 604-904-9595<br>Gardening, Gar<br>PL LMS4641 LT<br>Elevator, In Su<br>Clothes Washe<br>Central Locatio<br>ance Hall<br>ten<br>tg<br>g Room<br>ter Bedroom | rbage Pick<br>T 32 DL 20<br>iite Laund<br>er/Dryer/F<br>on, Paved<br>Dimensis<br>5'9 X 4'<br>9'1 X 7<br>10'8 X 1<br>13'5 X 9<br>12'11 X 1 | Kup, Gas, Hot Wat<br>225 LD 36 THE STI<br>Iry, Storage, Whee<br>Fridge/Stove/DW<br>Road, Recreation<br>Ons Floor<br>10<br>0'3<br>9'8<br>10'10<br>Total # Rooms:<br>Finished Levels:<br>Basement Area:<br>Bsmt Height: | s<br>1 None<br>55+                                         | Bylaw Restrictions.<br>Ement<br>AS SHOWN ON FORM<br>ESS<br>etirement Community | Age Restrict<br>W/Restrict<br>V.<br>/, Shopping<br>DDS E<br>Bath | ctions, Pets Allowed w/<br>tions / Age: 55+<br>Nearby<br>Toor Type    | Rest., Rentals Allowed         |

Presented by: Judith Whyte RI(BC)

| orth Vancouver,<br>206 960 LY   | Lynn Valley<br>NN VALLEY RD                                                                                    | , V7J 1Z7                                                                                                       |                      | MLS#              | • V997          | 555                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Residential Attached<br>Active |  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------|-------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--|
|                                 |                                                                                                                | List P                                                                                                          | rice:                | \$238,000         |                 | Previous Price:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |  |
|                                 |                                                                                                                | Subdi                                                                                                           | v/Complex            | THE BALM          | ORAL.           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |  |
|                                 | 1                                                                                                              |                                                                                                                 | /Size:               |                   |                 | Approx Yr Bit:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2002           | Т        | PID:<br>Type:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 025-386-310<br>Apartment/Condo |  |
| 155 B                           | E HIM                                                                                                          | Lot Se                                                                                                          |                      | 0                 |                 | Age at List Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |          | laning:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MF                             |  |
| ASIN MARKA                      |                                                                                                                | Expos                                                                                                           |                      |                   |                 | Bedrooms:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1              |          | axes:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$2,193 (2012) 179             |  |
|                                 |                                                                                                                | The second se | s in Bldg:<br>Plain: | 4                 |                 | Bathrooms:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1              |          | f New GST/HST Incl:<br>Fax Incl Utilities:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                |  |
|                                 |                                                                                                                |                                                                                                                 | Type:                |                   |                 | Full Baths:<br>Half Baths:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1              |          | Apprvi Regd:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No                             |  |
|                                 |                                                                                                                | Fixtur                                                                                                          | es Lsd:<br>emoved:   |                   |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |  |
| yle of Home:                    | Other                                                                                                          |                                                                                                                 |                      |                   | Total Par       | the state of the s | 1              |          | Covered Parking:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                |  |
| instruction:<br>undation:       | Frame - Wood<br>Concrete Perimete                                                                              | ar                                                                                                              |                      |                   | Parking Access: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |  |
| terior:                         | Mixed                                                                                                          | 28                                                                                                              |                      |                   | Parking I       | Facilities:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Garage; I      | Underg   | Underground                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                |  |
| in Screen:                      | PRACU                                                                                                          | R/I                                                                                                             | Plumbing:            |                   |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |  |
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| Main F. Kitch<br>Main F. Living |                                                                                                                | 9' X 7'                                                                                                         |                      |                   |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |  |
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| Floor Area (SqFt):         |     | Total # Rooms:       | 4    | Bathrooms:                            |
|----------------------------|-----|----------------------|------|---------------------------------------|
| Finished Floor Area Main:  | 646 | Finished Levels:     | 1    | 1 3 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Area Up:    | 0   | Basement Area:       | None | 2                                     |
| Finished Floor Area Down:  | 0   |                      |      | 3                                     |
| finished Floor Area Bsmt:  | 0   | Bsmt Height:         |      | 4                                     |
| Total Finished Floor Area: | 646 | Restricted Age:      | 55+  | 5                                     |
|                            |     | # Pets / Cats; Dogs: |      | 6                                     |
| Unfinished Floor Area:     | 0   | # or % Rentals:      |      | 7                                     |
| Grand Total Floor Area:    | 646 |                      |      | 8                                     |

alty, Sut on Grp-We

Welcome to the Balmoral House. North Vancouver's premier 55+ building. Great 1 bedroom unit with many new upgrades. Brand new carpet, paint, countertops, sinks & much more. Located on the quiet side of the building, this 646sq foot one bedroom has a fabulous open plan with a gas fireplace & a large balcony. Fantastic location, walking distance to banks, grocery stores, coffee shops & much more. Call for your private viewing today.

Presented by:

Protection of the sented by Judith Whyte RI(BC) Prudential Sussex Realty Phone: 604-925-2911 Cell: 604-868-9812 Email: judiwhyte@telus.net Website: www.judiwhyte.com

| Contraction of the second seco                                                                                                                                                                                                                                                                                                                                  | NN VALLEY RD                                                                                                                                                                                                                                   | The second                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                 |                                                                                       |                                                           |                         |                                                                                                                                 |                                          | Act                          | ave  |
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JUNE 25

HIGHLANDS

### EDGEMONT SENIORS LIVING

YOUR WORSHIP AND HONORABLE CONSCILLORS I AM ROBIN DELANY, I LIVE AT TUDOR + SKYLINE DRIVE, JUST NORTH OF EDGEMONT VILLAGE I'M HERE TONITE TO REPRESENT THE EDGEMONT VILLAGE MERCHANTS. I AM THE VILLE PRESIDENT OF OUR ASSOC, PAST PRESIDENT FOR 9 YEARS, AND PART OF THE VILLAGE EXECUTIVE FOR THE PAST 15 YEARS THE EDGEMONT JILLAGES MERCUMNTS ARE IN SUPPORT OF SENIORS, WE ARE ALSO IN SUPPORT OF SENIORS HOUSING. WE ARE IN SUPPORT OF CHANGE, AND DEVELOPMENT AND IMPROVEMENT. WE BELEIVE THINGS CAN BE BETTER. THE JEWEL OF THE NORTH SHORE CAN BE ENHANCED.

WE ARE NOT IN SUPPORT OF THE DEVELOPMENT BEFORE YOU TONITE

OUR REASON is SIMPLE, THE DEVELOPMENT

IN OUR OPINION IS SIMPLY TOO BIE.

15 IT TOO BIG OR FAR TOO BIG OR JUST TOO BIG

### III @

NECOLESS TO SAY THE BUSINESS ASSOC. TAKES DUZ POSITION SERIOUSLY, THIS IS NOT A CASUAL SHORT TERM THINKING DECISION . OUR DISCUSSIONS, REJIEWS AND OLTIMATED DECISIONS HAVE BEEN TRANSPARENT . IT HAS TO BE REPRESENTING OOR VIEWS AS THE "ONLY VIEWS" MERLUNG HAVE. TOO THE CONTRARY TODITE HOPE YOU HEAR FROM SOME MERCHANTS WHO SPEAR FOR THEMSELVES WHO MAY SHARE SUPPORTING VIEWS OR CONTRARY VIEWS . WE ATLE & NON-POLITICAL BROUP, WE ACTIVELY ENCOURAGE OUN MEMBERS TO BE ENGLIGED ANY SHARE THEIR VIEWS. THE MORE ENTHERY AND KNOWLESSEABLE OUR MEMBERS ARE, THE HAPPIER WE ARE. WE ARE NOT & LOBBY FROOP.

I & IV

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THE MERCHANT BUSINESS ASSOC. HAVE KIND OF ADOPTED DAVID HAWKINS, DISTRICT PLANNER AS OUR "Go Too Luy". DAVID IS HELD IN EXCEPTIONALLY HIGH REGARD. HE IS OFTED REFERRED TO AS "THE FOUNTAIN OF ALL VILLAGE KNOWLEDGE" DAVID HAS JOIDED THE MERCUANTS FOR AT LEAST 3 SEPARATE MEETINGS, 2 TUENERAL MEETINGS AND AT LEAST ONE EXECUTIVE MEETING. HIS ROLE IS CLEAR, ENSURE ALL DISCUSSION POINTS ARE ACCURATE, TAIR AND ARE NOT HODEN IN PLANNERS ARCHITECTS TECHNICAL PARLANCE, DAVID ENSURES WE UNDERSTAN) THE MOST SIMPLE OR COMPLEX PLANNING ISSUES.

V

IT IS INTERESTING THAT DAVID WHO HAS

1/1

CORRECTES OUR "CONVENTIONAL WISDOM" AND OUR LONG HEAL) "INFORMED" OPINIONS SO, SO OFTEN THAT HE IS SO RESPECTED. HE IS NOT A VILLAGER AND HE EVED SPEAKS FUNNY. HE DOES A MASTERFUL JUB OF ENDADEMENT, AND ENLIGHTENMENT AND THROWS "WHAT IF'S". HIS PERSONAL OPINIONS SEEM IRRECEVANT, HE ONLY WANTS TO KNOW THE MERCUANTS VIEWS ANY HOW THESE VIEWS CAN BE PLANNED FOR AND ACCOMODATES IN AN EVER CHANDING ENVIRONMENT. I DIGRESS WIM THE DAVIS HAWKINS LOVE - IN TO RECOGNIZE HIS COMMITTMENT TO OUR COMMUNITY HAS TO VALISATE HIS INVOLVEMENT WITH THE MERCUANTS ASSOCIATION. OUR MEETINGS ARE OPEN, HONEST AND MAY RESPECTFULLY BE SEEN AS A HARMONIOUS CLASH OF IDEAS.

VII

BEST INTEREST OF DUR COMMUNITY.

#### June 25th, 2013

| To:   | North Vancouver District Mayor and Council           |
|-------|------------------------------------------------------|
| From: | Susan Hingson                                        |
| Re:   | Edgemont Senior Living Canfield Development Proposal |

Dear Mayor and Council:

I am extremely concerned about, and vigorously opposed to, the abovementioned development proposal.

I live at 3230 Highland Boulevard, which is directly opposite the Canfield development site.

The proposed structure is too big and too high. It is monolithic. The site is surrounded by single family homes, most of which are only one storey in height. The sheer size and massing of the structure is unacceptable. The proposed building would dominate the area. Neighboring properties would look upon a huge structure that is not at all in keeping with the character of the Edgemont Village residential perimeter.

Our home has three large picture windows which DIRECTLY face the development site, so that every principal room of our home would look upon the structure, just across the street. This development would have a dramatically NEGATIVE impact on our enjoyment of our property, our view, our environment, and would significantly REDUCE our property value.

I am not sure if local residents can picture just how large the ESL project would be. Sketches from Mr. Brook show an elevation, stretching 200 feet along Highland Boulevard and reaching a height of over 44 feet, high walls of windows and balconies. Adding a few small, leafy trees at the edge would do nothing to "mitigate impact on views and sightlines." Mr. Brook has stated that trees cannot be planted on the boulevard due to underground piping. In addition, any trees planted on the edge of the property would have to be limited in size because of the underground parking and minimal setback. The huge building would stand exposed and obtrusive. Outdoor seating on large patios and balconies, as shown in the sketches, raises the question of noise for neighbours. The placement of the seating area at the corner of Woodbine and Highland pushes the drop-off area directly in front of our home, opposite our driveway. This hub of activity and transport would generate excessive noise and traffic right outside our front door.

There would be nearly 200 people on site every day within the 125 suites, many of which would be double occupancy, plus up to 23 "memory care" beds, plus round-the-clock staff and visitors, yet only 59 parking stalls are planned, which is clearly insufficient, and **not a single parking spot will be available for the public.** 

No amount of design modifications, such as 'careful articulation of facade', 'stepping back of upper floors', or 'landscaping that reflects residential character' can compensate for the fact that the structure is **TOO BIG** and **TOO HIGH** and **TOO DENSE**. The imposing structure would dwarf everything around it and does NOT belong in a quiet neighbourhood of single-family detached homes.

The ESL Canfield development is one of several development sites in this immediate area, but because of its size and location, it is poised to have the greatest negative impact:

- It is outside the commercial core of the village, in the residential zone.

- The size of the building footprint, the massing and density of this project are far larger than anything that currently exists in or around the Village.

- There is no consideration given to maintaining character of the Village, and no sensitivity shown with respect to the scale of the surrounding properties, and the architecture is **completely incongruous** next to the single-family homes which surround the site.

## -If the structure were built, there would be no "sensitive transition" to residential homes.

I was a member of the Canfield Working Group this past year. Unfortunately, many recommendations put forth by the CWG landed on deaf ears. The CWG produced two reports, with the majority of members (7) rejecting the ESL development, and frustrated that more of their recommendations had not been taken into consideration. I would characterize this process as a David and Goliath struggle. The developer has at his disposal capital and resources, and I have no doubt that Mr. Brook has engaged the full measure of his extensive experience, coupled with the marketing savvy of his team of professionals in order to rally a small but vocal minority. Coming up against a force such as this has been daunting.

I would like to put to rest the notion that anyone who is opposed to the ESL proposal must be unsupportive of seniors. That is simply ridiculous. Indeed, when I first heard of the project, my interest was piqued. Initially, I wondered if such a development would enable my own mother, who is 85 years old and still living on her own for now, to find a comfortable, welcoming residence that would provide her with the level of care she might someday require. Further, I would have welcomed seniors as my neighbours, being as they generally are, quiet, responsible, and good stewards of their homes and properties. However, it became clear very early on in the process that this developer's vision fell short of expectations in many respects: Cost, service delivery/ level of care, and size.

Over the past several months, many of the individuals I have spoken with have suggested that the appropriate site for a large-scale seniors development would be the Delbrook-Westview area. A seniors residence at that location would be very close to shopping, public transportation, community centre activities and recreation, as well as being immediately accessible to Hwy 1 for emergency vehicles, avoiding the bottleneck of the Queens Road-Edgemont Boulevard corridor.

Other suggestions include: a two-story height limit; that the preferred building type remain single-family detached residential; multi-family dwellings such as duplexes, triplexes; that ample green space be maintained on all sides.

It was encouraging to attend the recent Directions Forum at which members of the public shared their views on appropriate housing options that *should* be encouraged around the Village perimeter. At the informal meeting, I observed unanimous agreement around the table that "ground-oriented" duplexes/triplexes, coach houses, laneway housing and small-scale townhouses were the most suitable types of housing for this area; NOT a large, dominant apartment block. As well, most people are in favour of affordable for families and individuals of all ages, at every stage of life. It is important to point out that the extremely expensive and tiny suites proposed by Edgemont Senior Living would cater only to wealthy seniors. There are already several comparable developments available close by, many with several vacant suites. The ESL project would not serve seniors without a multi-million dollar home to sell to finance their old age. **The ESL proposal is an absurd distortion of good intentions where seniors are concerned**.

It is frustrating that the developer is attempting to push through his application rapidly in an attempt to bypass the "Refresh" protocol that is meant to protect our neighbourhood and ensure sensitive and appropriate development.

Thank you for your consideration. I urge you to vote against the OCP amendment and rezoning bylaw. As members of the Council for the District of North Vancouver, we count on you to maintain the integrity of our neighbourhoods, and this is an important opportunity for you to do just that.

Sincerely, Susan Hingson 3230 Highland Boulevard, North Vancouver 604-987-8746 June 25th, 2013

Dear Mayor and Council,

#### Re: Edgemont Sr Living Development Proposal - Economic Impact Survey

Would you please read, below, the letter I sent to Mr. Chuck Brook October 30th, 2012, in response to the economic impact study that his firm comissioned. In spite of recent changes to the model of seniors' care, ie. the addition of assisted living and "memory care," the points I make regarding the negligibility of any economic benefit of the ESL facility still apply. Many thanks for your service to our community.

Sincerely, Susan Hingson, 3230 Highland Boulevard, North Vancouver, Tel. 604-987-8746

To: Mr. Chuck Brook, Brook Pooni AssociatesFrom: Susan Hingson, 3230 Highland Blvd. North VancouverRe: ESL Merchants' Meeting Business Survey - Feedback Form

"Based on everything you have heard this evening, do you think that Edgemont Senior Living will be beneficial to businesses in Edgemont Village?"

NO.

There was no evidence provided that the study by GP Rollo is valid. The presenter, "JP," said he approached random businesses, "...food, coffee, medical, dental, gifts..." He was unable to provide any clear data that would indicate that the businesses surveyed comprised a representative sample of the Edgemont Village merchants. It would be irresponsible of District staff and Council to base any decisions regarding the ESL proposal on this vague study in which bias is inherent: While GP Rollo is an independent company, the study was commissioned and paid for by the developer.

Seniors in the proposed development would have no need to shop with any regularity at MANY of the existing merchants: bread store, meat shops, fish shops, fruit and vegetable markets, children's clothing, children's books, children's toys. Since you (Mr. Brook) believe that the seniors at ESL won't be driving vehicles

(hence, the dearth of proposed parking stalls), they won't be patronizing the gas station, either. Seniors at ESL, whose meals are provided daily, would not visit the Bakehouse, Subway, or other restaurants, with any regularity. I assume pets would not be permitted in the ESL development, so they would not need the services of the veterinarian. They would already have sold their homes to pay to live at ESL, so they would not require realtor services, either.

Seniors do visit doctors; however, they will have to go ELSEWHERE to see their specialists in cardiology, orthopedics and internal medicine, for example.

"Flex-space" in the ESL development cannot be considered to produce a positive economic impact for local business owners in Edgemont Village: You (Mr. Brook) made it clear this evening that contracts for the use of the flex space cannot be secured exclusively by strictly Edgemont Village entrepreneurs.

I know, firsthand, that many seniors prefer to spend an afternoon at a mall, rather than in a place like Edgemont Village. Many seniors find cold, wet weather, slippery traffic-filled streets and the relatively spread-out geography of a village setting far more difficult to navigate than the convenience and comfort of an indoor shopping centre. Seniors recognize that malls also offer diverse services, such as medical and dental offices, banking and insurance, restaurants, entertainment and even fitness centres, as well as practical considerations such as restrooms and elevators. Seniors at the proposed ESL development would most likely conduct the majority of their business and shopping while on daytrips to malls, especially during the ten months of the year when North Vancouver is awash in inclement weather.

There would be no great influx of "local" seniors with this ESL building. The "local" seniors are already here, and their shopping dollars are already accounted for. They're living comfortably in their own homes, where they will remain, by choice, until the day comes when they can no longer manage on their own, due to health concerns. (At that time, they will move to FULL CARE facilities.) That is probably why, as Robin Delaney pointed out this evening, the overall economic impact of the ESL proposal is negligible.

Susan Hingson 3230 Highland Boulevard, North Vancouver 604-987-8746 Mayor Walton, Members of the Council, Ladies & Gentlemen

My husband and I have been referred to as 'neighbourhood pioneers'. George and I moved to the Capilano Highlands as newlyweds in 1950 so the name does seem appropriate.

For 63 years we have lived just off Highland Boulevard, first on Leo Vista, when Highland Boulevard and the bus only went as far as Sunnycrest, and for the past 56 years on Belvedere Drive

We are now seriously contemplating downsizing and the prospect of an Independent and Assisted Seniors' Supportive Living Residence in the Edgemont area would mean we would be able to remain in the neighbourhood we call home, and continue to enjoy the amenities of The Village we have supported all these years business, medical and social. It is all here. At this stage in our lives, these factors are very important to the well-being of all seniors.

It is comforting to know that the proposed Edgemont Senior Living Complex will also have Assisted Living Units and Care Rooms for those residents needing assistance.

I am confident that with the architect's refinement of the building and the landscaping surrounding the site, it will be a most desirable and attractive addition to the area and with the Complex being managed by an experienced Operator, this project will be an asset to the Edgemont community and an exceptional residence for seniors.

Perhaps years from now, seniors in this area will say, thank goodness there were pioneers in 2013 who were willing to promote a wonderful place for seniors to reside within this corner of North Vancouver.

I sincerely appeal to the Council to seriously consider the benefits derived from the building of this Project.

Nancy McLachlan 950 Belvedere Drive