

From: [Jennifer Malcolm](#)
To: [DNV Input](#)
Subject: Agenda Item 9.4 Proposed Development Project at Edgemont and Ridgewood
Date: Friday, February 05, 2016 3:50:19 PM

From: Peter J Thompson [<mailto:> 
Sent: Sunday, January 17, 2016 9:16 PM
To: Doug MacKay-Dunn; James Hanson; Lisa Muri; Mathew Bond; Richard Walton, Mayor; Robin Hicks; Roger Bassam; James Gordon
Cc: Grigor Cameron; Adrian Chaster; Natasha Letchford; Dan Milburn
Subject: Agenda Item 9.4 Proposed Development Project at Edgemont and Ridgewood

Agenda Item 9.4 Proposed Development Project at Edgemont and Ridgewood

Mayor Walton, Members of Council

As members of the Working Group for the Edgemont Village Refresh Project, we believe this proposal to be consistent with the directions established in the OCP and the Edgemont Village Centre Plan and Design Guidelines. Also, we believe it supports the community sentiment related to the provision of a range of housing options.



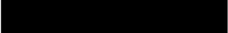
The staff report recognizes the importance of mitigating and managing the impacts from this and other construction projects in the Edgemont Village area.

We support the staff recommendation to Council to give first reading to these by-laws and be referred to a public hearing.



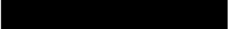
Thank you,

Peter Thompson, Adrian Chaster, Grig Cameron


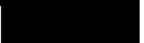
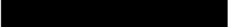
Peter J Thompson


North Vancouver, BC 
T: 

Adrian Chaster


North Vancouver, BC 
T: 

Grig Cameron


North Vancouver, BC 
T: 

January 25, 2016

Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

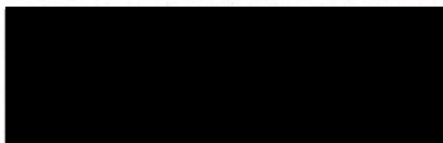
Dear Mayor and Council,

SUBJECT: Support for Proposed Multi-Unit Residential Project on Edgemont (BOFFO Properties)

This letter is to convey my support for the proposed multi-unit residential project being proposed at Edgemont by Boffo Properties. As both a local resident and former member of the Edgemont Village Refresh Advisory Committee, I am supporting this project for the following reasons:

- The project is consistent with the Council-approved Edgemont Village Plan, which was generated and supported by a strong majority of the community through an extensive consultation process.
- The project will help deliver some of the community's key goals for Edgemont Village (especially more housing choice and diversity, etc.)
- Single family homes in Edgemont are becoming out of reach for many buyers – townhouses are a housing option to provide a greater mix of housing types.
- The project supports a key goal of the District's OCP by directing additional housing to one of the District's designated Village Centres, where it optimizes existing infrastructure and supports local businesses. It also supports another key goal of the OCP: to reduce the need for vehicle trips and improve pedestrian, bicycle and transit use, by encouraging alternative travel modes through providing bicycle storage for all units, being located next to two bus routes, and providing easy pedestrian access to local community services and businesses.
- The project has gone through an extensive and inclusive community engagement process, and the developer has responded positively to the concerns raised by members of the surrounding community, especially with regards to traffic and parking impacts.
- This project will make a positive contribution to the future of Edgemont Village as a more sustainable, complete and walkable community.

Sincerely,

A large black rectangular redaction box covering the signature area.

John Madden

A black rectangular redaction box covering the address line.

Email: 

From: [Jennifer Malcolm](#)
To: [DNV Input](#)
Subject: A letter regarding Boffo Properties in Edgemont Village
Date: Tuesday, February 09, 2016 4:03:13 PM
Importance: High

From: Jessica Van [REDACTED]
Sent: Tuesday, January 26, 2016 4:56 PM
To: Mayor and Council - DNV
Subject: A letter regarding Boffo Properties in Edgemont Village

Dear North Vancouver City Council,

I've been living in Edgemont Village since the age of five and this village has always been home to me. Edgemont is full of character, friendly banter and charm. I currently live on the Grosvenor site and it's hard to believe that my home will soon be torn down. I understand development is part of any community but I think there is a huge lack of affordable housing in Edgemont. I can speak for all of my friends in their late twenties when I say that we will not be living in the place we grew up in, unless there is some serious change. I understand that a senior living centre is something many residents of Edgemont were hoping for but now this leaves all us young people with very little options. Local businesses are struggling in Edgemont and we are in need of more housing diversity. I just wanted to reach out to the North Vancouver City Council and show my support for the Boffo Properties townhouse project. Boffo Properties has listened to a great deal of local input and has been very conscious of the Edgemont community. I hope that this letter helps the council come to a decision and that the younger generation of Edgemont Village has a chance of showing their kids what a great community we have!

Sincerely,

Jessica Van Wageningen

From: [Janette Calder](#)
To: [DNV Input](#)
Subject: Janette Calder
Date: Wednesday, February 03, 2016 7:50:12 PM

The Municipal Clerk
District of North Vancouver

Dear Sir, I am a resident of the Village, owning [REDACTED] [REDACTED]. I have just received in the mail the notice of the Public Hearing which will take place at the Municipal Hall on Tuesday, February 9th and I will be attending that Meeting.

I am deeply troubled by the new construction about to begin in the Village, namely the Grosvenor Project providing 89 units, the proposed Ridgewood/ Edgemont Boulevard project with 24 units and the Connaught Crescent project which will make another 24 units available to buyers. This is approximately 140 more residential units which will mean a minimum of 140 cars moving through the Village. All this construction means massive trucks with huge loads passing through the Village, continuous noise from construction and the associated dusk polluting our air for another 3 years. The word from people who normally use the Village is that "Edgemont village is being torn apart by developers." These are developers who think nothing of purchasing property on Ridgewood at a cost of \$2 million per house. Presumably this has also happened on Ridgewood on the land Grosvenor has purchased for the Connaught.

The District will profit from the rents which will be assessed to 140 new property owners, the Village will be swamped by these same owners and parking spaces will be hard to find despite Grosvenor's offer of providing free Public Parking underground. Grosvenor is also falsely advertising 4 storey buildings in a Village which has always promoted 3 storey buildings. I do believe there is a tower proposed for the Connaught which has 4 floors.

I am definitely opposed to the Ridgewood/Edgemont Blvd. construction and the way in which homes have been purchased to allow the construction to go ahead.

sincerely,

Janette Calder

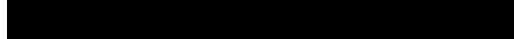
From: [Ryan Robertson](#)
To: [Mayor and Council - DNV; Natasha Letchford](#)
Subject: Community letter of support for Boffo Properties" Edgemont Village development
Date: Wednesday, February 03, 2016 9:34:54 AM
Attachments: [3Feb2016 Boffo Properties Community Support Letter.pdf](#)

To whom it may concern,

Please find attached my letter of support for the proposed Edgemont Village development by Boffo Properties.

Yours Sincerely,

Ryan Robertson



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Life is not measured by the number of breaths you take, but rather by the moments that take your breath away

February 3, 2016

Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Dear Mayor and Council,

Re: Support for Boffo Properties' Edgemont Village Townhouse Project

I am writing to express my support for Boffo Properties' proposed 24-unit townhouse project in Edgemont Village.

I live in Pemberton Heights with my wife and two young children, and we visit the village daily. While we were lucky enough to buy our house several years ago, many of our friends who want to live in Edgemont, Upper Capilano, or nearby simply don't have any options and are priced out of the market. Projects like the proposed Boffo townhouse project provide that type of opportunity, and from what I understand at a significantly lower cost than a decent single family home in Edgemont or nearby.



This project will serve a growing need for alternative housing in the area that is geared to young families like ours who can't afford a single-family house, and also to older downsizers who wish to remain in the community. We want to see Edgemont grow and thrive as a more complete community. Boffo's project will contribute towards this.

These types of projects need to happen now, not in 10 years. Without the timely approval of projects like this that offer that range of housing now, this neighbourhood will truly become a community for the elite, with more and more large homes being built under existing zoning. The last thing we want is to see a project like this turned down and more large 3-4 million dollar homes being built there instead.

The project will also help support local business in the Village, by bringing more local customers to the village.

I urge Council to approve the project.

Yours truly,


Ryan Robertson


February 4, 2016

Natasha Letchford
District of North Vancouver
355 Queens Road
North Vancouver, B.C. V7N 4N5
Canada


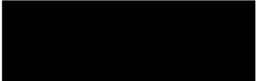
Dear Natasha,

Re: Proposed Townhouse Development – Ridgewood Drive and Edgemont Boulevard

My wife and I are nearby homeowners and residents and I am writing to express my support for the proposed townhouse development at Ridgewood and Edgemont Boulevard.

Townhouses offer a much needed affordable housing alternative to what has become an increasingly expensive area of North Vancouver to live in. Likewise, they create a walkable housing type that will hopefully contribute to the viability of the retail in the Village. The proposal appears to be consistent with the District's objective in creating the Edgemont Village Plan and therefore I think it should proceed.

Sincerely,


Jason Teahen


February 4th, 2016

Mayor Richard Walton and Members of Council
355 West Queen's Avenue
North Vancouver BC

Dear Mayor Walton and members of Council:

Subject: Development Proposal Boffo Properties 1103 Ridgewood Drive

We submit this letter in support of the current development proposal for the Edgemont neighbourhood, We believe that District Council and Staff with good community input is moving Edgemont Village in the right direction. Many who would love to live closer to the Village as well as many who may not be able to afford a single family house nearby will be attracted to an offering like Boffo is currently proposing to District Council.

We have lived in the area and owned property here for many years and we very much like how Council is allowing the community to evolve. The Boffo project along with others already underway or in process will to a great deal to improve the attractiveness and the livability of the area, to the greater good of those who are lucky enough to live here now and to those who are anxious to make this neighbourhood their home.

Thanks you for considering our comments in your deliberations on this topic. We look forward to your favorable consideration of the Boffo application.

Your Truly, 


Mike and Alison Rakis


February 5, 2016

Natasha Letchford
Planner
District of North Vancouver
355 Queens Road
North Vancouver, B.C.
V7N 4N5

Dear Natasha,

Re: Edgemont Village Townhouse Project

I own multiple commercial properties in Edgemont Village and I support the rezoning proposal for townhouses on Ridgewood Drive.

Further housing options means that there will be affordable housing for new residents in the area, particularly young families, and that will help support the local retail tenants in both the buildings I own and throughout the village. I encourage council to endorse this plan.

Sincerely,

Irene Yoo

From: [James Shandro \(Avison Young\)](#)
To: [Mayor and Council - DNV; DNV Input](#)
Cc: [Natasha Letchford](#)
Subject: Support for Boffo Properties Townhouse Project
Date: Friday, February 05, 2016 10:44:36 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[Support Letter for Boffo Edgemont - Feb 3 2016.pdf](#)

Dear DNV,

Please find attached my letter of support for the proposed townhouse project in Edgemont Village by Boffo Properties. I urge you to review my letter and factor in my support when considering approval.

Many thanks.

[Subscribe to Avison Young Vancouver Retail Updates](#)

James Shandro | Vice President - Retail Leasing & Sales

[REDACTED]
Avison Young
2900-1055 West Georgia Street
Vancouver, B.C. V6E 3P3

[View My Bio and Listings](#)

avisonyoung.com



Avison Young

[Legal Disclaimer](#)

Please consider the environment before printing this e-mail or its attachment

February 3, 2016

Mayor and Council
The Corporation of the District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Dear Mayor and Council,

Re: Support for Boffo Properties' Proposed Edgemont Village Townhouse Project

I am writing to you fine folks to express my sincere support for the proposed townhouse development project by Boffo Properties at the corner of Edgemont Blvd. and Ridgewood Dr.

I am fortunate enough to have been born and raised in the Edgemont Village community, and am also lucky to be able to call Edgemont Village home once again. I purchased a home and moved back to Edgemont after a decade in Vancouver because I could not find or picture a better neighbourhood to raise my two young boys in. The childhood I experienced is largely due to the wonderful community that Edgemont is, and I am proud to be able to share that same experience with my young children.

I live [REDACTED] and as far as I can tell, this project as proposed falls within the Council-approved Edgemont Village Plan, and I strongly support that plan.

The vast majority of my closest friends and family would love to be able to call this neighbourhood home, but unfortunately that is an unrealistic and completely unaffordable prospect. The sad truth for many successful young families is that living in Edgemont is akin to fantasy at this point.

Strategically located townhouse projects are exactly the type of developments that need to occur in order for this fantasy to become reality once again. Not only will this bring some much-needed energy and vibrancy to the neighbourhood, but I believe the local merchants and businesses in Edgemont will greatly benefit from younger residents moving in.

For those families like mine that are fortunate enough to be able to afford to live in detached homes within Edgemont, this townhouse project will also offer a quality opportunity for down-sizers to remain in the neighbourhoods they love while also being able to take advantage of the skyrocketing appreciation they have seen in their homes. Furthermore, this will also offer families that are new to Edgemont to possibly place their older generations (re: grandparents) in low-maintenance homes within walking distance to all required amenities and in proximity to their growing families.

Selfishly, my wife and I would also love to see projects like this happen in the immediate term so that more families like ours (we are in our early 30's and have two pre-school-aged children) have the opportunity to grow and invest in the community we love so much.

I firmly believe the need for these projects is now, before affordability continues to climb and these opportunities are no longer possible or viable for anyone except the true elites.

I strongly urge Council to approve this project and allow Boffo to bring this much needed housing type to market is short order.

Sincerely,

A black rectangular redaction box covering the signature of James Shandro.A handwritten signature in blue ink, appearing to read 'JS'.

James Shandro

A long black rectangular redaction box covering contact information.

From: [Carol Smith](#)
To: [DNV Input](#)
Cc: ["Josh Anderson - Boffo Properties"](#); ["Alan Lill"](#); ["Dave Wilson"](#); ["Janet Warren"](#); ["Shaw.ca"](#); ["BILL DENAULT"](#); [Kent Anderson](#); ["Lance Berelowitz"](#)
Date: Friday, February 05, 2016 5:37:40 PM
Attachments: [letter_DNV Boffo Properties Ridgewood Edgemont.pdf](#)

To the Municipal Clerk, District of North Vancouver,

Please find attached a letter from Highlands United Church regarding the proposed townhouse development by Boffo Properties in Edgemont Village, North Vancouver.

Should you have any questions regarding this letter, please do not hesitate to contact us.

Sincerely,

Carol Smith
Administrator, Highlands United Church
3255 Edgemont Blvd. North Vancouver BC V7R 2P1
604-980-6071 www.highlandsunited.org



February 5, 2016

Municipal Clerk
District of North Vancouver
355 West Queens Rd/
North Vancouver, BC
V7N 4N5

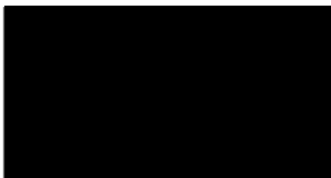
Dear Sir/Madam,

Re: Public Hearing 1103, 1109, 1123 Ridgewood Dr & 3293 Edgemont Boulevard.
February 9 2016

Highlands United Church and Boffo Properties have been engaged in ongoing discussions regarding this development project. We have discussed the impact on our church life and the community as a whole. Boffo has listened to the concerns we have raised, and we continue to work together to come up with creative solutions.

We anticipate an ongoing collaborative relationship throughout the project.

Sincerely,



Susan Hogman
Co-Chair Leadership Board
Highlands United Church



Janet Warren
Co-Chair Leadership Board
Highlands United Church

From: [Susan Shandro](#)
To: [Mayor and Council - DNV; DNV Input](#)
Cc: [Natasha Letchford](#)
Subject: Edgemont Village Public Hearing - Boffo Properties February 9th
Date: Friday, February 05, 2016 6:12:32 PM
Attachments: [BoffoEdgemont.pdf](#)

As I am unable to attend the public hearing on February 9th, please find attached my letter of support regarding the above mentioned townhome project.

Kind Regards,
Susan Shandro



North Vancouver, BC

February 5, 2016

Mayor and Council
The Corporation of the District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

RE: Edgemont Village Public Hearing – Boffo Properties

Dear Mayor and Council,

I am writing in support of the proposed townhouse project at the corner of Edgemont Blvd and Ridgewood Dr. Although Edgemont is currently under a barrage of development, I am very supportive of this type of development as it is offering, perhaps, a way for young families to move into Edgemont.

As you know the current housing market has been booming which is great for people who've been in the market as we see our property values rise. However, for those young families in their early thirties, what hope do they have in being able to lay down roots in the same neighbourhood they may have grown up in? In some ways I am fortunate in that our eldest son was able – with financial help from his in-laws – to purchase a home right before the latest price jump. I doubt he could make the same purchase today. We consider ourselves fortunate to have him, his wife and their two young sons within blocks of us. However, our eldest daughter was forced to buy her first home out in Port Coquitlam, and our two younger daughters currently in university and high school....well, frankly, I don't see how they would ever be able to afford a home in Edgemont or any other area of North Van.

Edgemont needs housing options that young families can afford – not just condos, but family-oriented options like townhomes and duplexes. We are fast becoming an area of 5000+ sqft homes completely unaffordable to the young adults who grew up in this neighbourhood. I urge you to approve this project. I also urge you to look at rezoning larger properties to accommodate duplexes. Why not look at properties from Edgemont thru to Canyon Heights that are larger than the standard 8050 sqft lot size and see if they would be appropriate for future duplex living rather than a 6000 sqft single family monster home?

What makes a community great is having people of all ages and stages of their life. You've chosen to approve an Assisted Living development in Edgemont to accommodate seniors who were blessed to live and raise their children in Edgemont. Now what happens to the children who want to come home and raise their kids here? Let's give our young people a chance at raising their children in what was an amazing neighbourhood. I say yes to more townhomes and duplexes as a way to get more young families back into Edgemont.

Thank you for your consideration,

[Redacted Signature]

Susan Shandro

[Redacted Address]

From: [Dave Wilson](#)
To: [Carol Smith](#); [DNV Input](#)
Cc: ["Josh Anderson - Boffo Properties"](#); ["Alan Lill"](#); ["Janet Warren"](#); ["Shaw.ca"](#); ["BILL DENAULT"](#); [Kent Anderson](#); ["Lance Berelowitz"](#)
Subject: Re: DNV/Boffo letter
Date: Friday, February 05, 2016 6:14:33 PM

Thanks, Carol. Folks:

Perhaps we should send a copy to both of the Boffo reps that we met with?

--Dave

From: Carol Smith
Sent: Friday, February 5, 2016 5:38 PM
To: input@dnv.org
Reply To: Carol Smith
Cc: 'Josh Anderson - Boffo Properties'; 'Alan Lill'; 'Dave Wilson'; 'Janet Warren'; 'Shaw.ca'; 'BILL DENAULT'; Kent Anderson; 'Lance Berelowitz'
Subject:

To the Municipal Clerk, District of North Vancouver,

Please find attached a letter from Highlands United Church regarding the proposed townhouse development by Boffo Properties in Edgemont Village, North Vancouver.

Should you have any questions regarding this letter, please do not hesitate to contact us.

Sincerely,

Carol Smith
Administrator, Highlands United Church
3255 Edgemont Blvd. North Vancouver BC V7R 2P1
604-980-6071 www.highlandsunited.org

From: [Trent Appelbe](#)
To: [DNV Input](#)
Subject: Input re Public Hearing on Edgemont/Ridgewood Proposal
Date: Saturday, February 06, 2016 2:42:04 PM

I have attended public meetings on the proposed development at 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Blvd.

My input is that I am in favour of the project and of the bylaw changes.

I find that the proposed design is very attractive and would fit well into Edgemont village.

Regards

Trent Appelbe


From: [Jennifer Malcolm](#)
To: [DNV Input](#)
Subject: FW: Edgemont & Ridgewood Townhome Development
Date: Tuesday, February 09, 2016 9:31:43 AM

From: Lisa's Business [REDACTED]
Sent: Sunday, February 07, 2016 12:39 PM
To: Natasha Letchford
Subject: Edgemont & Ridgewood Townhome Development

RE: Proposed Edgemont Blvd. and Ridgewood Drive Townhomes

To Whom It May Concern:

I would like to express my support for this development. Having lived many years in the North Vancouver area, I feel this development represents an important new component to the housing options in the community.

Based on my review of the plans, I feel the design suits the form and character of the neighbourhood, and has a size and scale that will compliment the area and provide real options for small families such as my own priced out of the single family home market.

I feel these townhomes will fill a need for both young families and downsizing residents looking for a reasonably priced alternative to a single-family home, and see no reason to delay it from being built. The time for bringing this product to the community is now when the need is greatest.

Regards,

Lisa Billett

[REDACTED]
North Vancouver, BC V7M 0A8

Sent from my iPad

Sent from my iPad

From: [Maureen Parker](#)
To: [DNL Input: James Gordon](#)
Subject: BYLAW NO. 8159 proposed amendments to Zoning Bylaw enable the development of a twenty-four unit townhouses
Date: Monday, February 08, 2016 7:41:54 PM

To the Municipal Clerk, James A. Gordon CMC or To Whom it May Concern,

We strongly oppose BYLAW NO. 8159 proposed amendments to Zoning Bylaw which would enable the development of a twenty-four unit townhouse project at 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard. We oppose this amendment to the zoning bylaw due to concerns regarding parking, traffic issues, loss of view and loss of property value.

One concern is that 24 townhouse units with only 52 parking spaces (46 for residents and 6 for visitors) will create a further burden on the already unbearable parking issues on Brookridge Drive. Brookridge Drive currently has to deal with the overflow created by the United Church multifunctioning facility that has limited parking. This rezoning, like the additional space created for additional functions at the United Church, does not address the already problematic parking situation on Brookridge. The United Church was given permission to increase the size of their facility to accommodate large group gatherings without adding any additional parking spots. There is extremely limited parking spaces for the United Church considering that the United Church hosts not just church services, weddings, funerals, memorials... but also facilitates Highlands Preschool, Highland's kids club, Waldorf High School, Capilano Scouts and Girl guides, Flea Market, Spring Sale, room rentals, meetings, training sessions, exercise classes, special events, manure sales, fundraising activities, Healing Hands group, fitness classes, Wednesday orchestra, music night without as adequate parking. These proposed 24 townhouses will have a need for parking in access of the 52 parking spaces proposed and there is no parking available on Ridgewood Drive, the street that the proposed townhouses are to be built. The Brookridge Association has been in contact with the District for quite some time regarding traffic and parking issues on Brookridge that currently exist even before the proposed additional 24 townhouses to be built just around the corner. There are already huge parking problems in the village and neighbouring residential homes also already bear the burden of the lack of parking in the village.

There are also current and ongoing traffic issues & congestion on Ridgewood and Edgemont and with children walking from schools and activities, Ridgewood is already a hazardous location for traffic and pedestrians. The proposed townhouses will have more cars turning onto and off Ridgewood before a busy intersection at Edgemont and a dangerous limited visibility intersection at Brookridge Drive and also at Sunset Boulevard and Paisley Road.

When we purchased our home we did so in part because of the beautiful view our house has of the mountains. This proposed amendment to the "Zoning Bylaw, 1995, No. 6700" to enable development of three story townhouses would destroy our view that we so love. This proposed amendment would also decrease the value of our home. It is our sincere hope that the District is concerned with the needs of home owners who have lived and raised their families in the neighbourhood for years ,who wish to preserve the safety, beauty and charm of the neighbourhood and the value of our homes.

Sincerely,

Maureen and Robert Parker & Family


North Vancouver, B.C.

From: [Louise Shillington](#)
To: [DNV Input](#)
Subject: Boffo Development Public Hearing: Traffic/Pedestrian Safety Concerns - Ridgewood / Edgemont Blvd
Date: Monday, February 08, 2016 11:28:28 PM

To Whom it May Concern,

I am a resident on Brookridge Drive and currently walk my children to school down Brookridge, through the Church parking lot, to the corner of Ridgewood and Edgemont Blvd. and along Ridgewood Drive to Highlands Elementary School. We have many traffic concerns currently and our area is in a state of flux. As I am unable to attend the public hearing tomorrow evening, I wanted to pass along my family's concerns about the problems that currently exist and that may be further exacerbated by the Boffo townhouse development. I have also passed along my existing concerns to Steve Billington, Chief Liaison Officer with respect to the Capilano water project and to Ingrid Weisenbach at DNV, as well as to our school traffic coordinators, as these concerns relate to the existing situation.

Issues with Brookridge Drive:

1. The north end of our street is already busy with the church, preschool and waldorf high school traffic and parking lot. It is currently not safe for our children to walk down Brookridge Drive to Ridgewood Drive. There is no sidewalk on Brookridge Drive and there is limited visibility and a narrow turn in from Ridgewood. Vehicles often go far too fast. We are concerned this development will increase traffic and put children walking to and from school at further risk, both on Brookridge Drive and Ridgewood Drive. The new turn-in for residents' vehicles needs to be designed so that children on the sidewalk are not put at risk. Parking is already limited and congested around the church and schools.

Issues with Ridgewood/Edgemont Crosswalk/Lights (temporary lights during water project - to become permanent?):

1. This crosswalk is used primarily by young schoolchildren (ages 5-11, plus siblings, often strollers too) and is very busy during school times. Highlands Elementary school has many children living on the West side of Edgemont Blvd. and this crosswalk is used by them. It is a very wide crosswalk which includes a small unmarked crosswalk for vehicles turning right from Edgemont to Ridgewood (an added safety complication). The length of the crosswalk means a longer time is given to cross but it can be deceiving when with small children who tend to be slower. It also means some children rush to beat the time and step into the road halfway through when it might not be safe as cars just seem to turn when they see a green light. This crosswalk is definitely a case of creating a hazard rather than a solution especially when younger children are relying on a 'walk' light and unbeknownst to them cars are trying to make turns into them. **How will this crosswalk be impacted during construction and post-construction of the Boffo development?**

2. The crosswalk is on an awkward angle and one has to walk around the corner from

Edgemont to Ridgewood to hit the button, often while traffic is turning right from Ridgewood to Edgemont close to curb.

3. White pedestrian crosswalk lines are too close to the traffic flow on Ridgewood which is very heavy during school start and finish times, and includes some huge construction vehicles. Again, greater precautionary measures are needed when it is younger children that are using this crosswalk.

4. On several occasions, when the walk light is on and the numbers counting down, there is an issue with drivers hastily trying to turn right or left, meaning school children are being put at risk. My 6 year old son was almost hit recently whilst in the middle of the crosswalk on a walk light as an SUV attempted a left turn into him. Obviously, there is always a concern of bad drivers but children should not be in peril whilst they are halfway across a crosswalk and the numbers are still counting down. Perhaps cars need a separate turning light (i.e. **no turning allowed unless there is an arrow and crosswalk is not on walk**)? The chances of this kind of incident seem to increase when pedestrians cross during the latter half of the countdown rather than the beginning. The most obvious solution is to have a crossing guard like the one that helps the cars (mostly - some pedestrians also) turn further down Ridgewood opposite Paisley - not sure why cars are being prioritized over school children? And a crossing guard would only be needed during the school commute, not the whole day and weekends as is currently the case with the one I have seen opposite Paisley on Ridgewood during the Capilano water project.

5. As a driver, I have observed an issue when on Ridgewood waiting at the Edgemont Blvd light to continue straight down Ridgewood to the school. The left lane is for both left turns and traffic heading straight. This leads to a bottleneck as there often seems to be more cars turning left. As a knock-on effect, this leads to some drivers becoming frustrated and worried they will have to wait for the next green light and so they switch lanes to either turn right and change route or use the right lane to head straight across to continue on Ridgewood. This jeopardizes children that are crossing at that time because those suddenly wanting to turn right want to do so quickly and those that head straight using the right lane confuse oncoming traffic wanting to turn left (I am quite sure that was the scenario where my son was almost hit).

Given the length of the crosswalk, awkward angle, congestion during school commute hours, number of vehicles turning and the young age of the children using the crosswalk, a crossing guard and greater degree of precaution through traffic signals is warranted. Further consideration needs to be given to the fact that this corner is on the school walking route for all those young children (ages 5-11 plus younger siblings) that live on the West side of Edgemont Blvd. and the negative impact on child/traffic safety by additional vehicular traffic caused by the Boffo and other developments proposed.

At a minimum, a traffic study needs to be conducted as soon as possible on this intersection with real solutions on how to make it safer. A recent school transportation study conducted by the DNV and the NVSD44 (Opus) showed there were approximately 1000 vehicles and 200 pedestrians during the

morning rush at the Colwood/Highland/Ridgewood intersection - just a few blocks down Ridgewood. It would not be unlikely then to imagine the Ridgewood/Edgemont intersection being similarly busy, even more so after the Boffo and other developments around the village.

I sincerely hope that our family's concerns be taken seriously. We feel walking to school and along our street is an important part of community life, but we and our children are being put at unnecessary risk by the current traffic system and ongoing developments. The safety of our children is a necessary factor that must be prioritized by all responsible parties before approving a development and there are some simple solutions that can be put in place - they just need to be considered a priority, need to be done effectively and need to be monitored, especially during a time with several simultaneous developments.

I appreciate the opportunity to put forward my family's concerns.

Kind Regards,
Louise Shillington and Family

From: [Louise Shillington](#)
To: [DNV Input](#)
Subject: Fwd: Amendment: Boffo Development Public Hearing: Traffic/Pedestrian Safety Concerns - Ridgewood / Edgemont Blvd
Date: Monday, February 08, 2016 11:40:02 PM

Further to my message below, I do note that Boffo undertook a traffic/pedestrian study of the Ridgewood/Edgemont intersection last July. However, I would like to point out that this study is insufficient as it was undertaken during the summer holidays when there is no school and, as a result, it does not reflect the number of children / vehicles using the intersection for most of the year. I also saw no acknowledgement of the intersection being on the school route for many children. I do note that there is mention of improving the safety of the intersection (by roundabout or traffic signals). Again, this will need to include consideration of the young age of school children using it as a primary crossing for the route along Ridgewood to Highlands Elementary. How a roundabout would meet this requirement is unclear.

Begin forwarded message:

From: Louise Shillington [REDACTED]
Subject: **Boffo Development Public Hearing: Traffic/Pedestrian Safety Concerns - Ridgewood / Edgemont Blvd**
Date: February 8, 2016 at 11:28:17 PM PST
To: input@dnv.org

To Whom it May Concern,

I am a resident on Brookridge Drive and currently walk my children to school down Brookridge, through the Church parking lot, to the corner of Ridgewood and Edgemont Blvd. and along Ridgewood Drive to Highlands Elementary School. We have many traffic concerns currently and our area is in a state of flux. As I am unable to attend the public hearing tomorrow evening, I wanted to pass along my family's concerns about the problems that currently exist and that may be further exacerbated by the Boffo townhouse development. I have also passed along my existing concerns to Steve Billington, Chief Liaison Officer with respect to the Capilano water project and to Ingrid Weisenbach at DNV, as well as to our school traffic coordinators, as these concerns relate to the existing situation.

Issues with Brookridge Drive:

1. The north end of our street is already busy with the church, preschool and waldorf high school traffic and parking lot. It is currently not safe for our children to walk down Brookridge Drive to Ridgewood Drive. There is no sidewalk on Brookridge Drive and there is limited visibility and a narrow turn in from Ridgewood. Vehicles often go far too fast. We are concerned this development will increase traffic and put children walking to and from school at further risk, both on Brookridge Drive and Ridgewood Drive. The

new turn-in for residents' vehicles needs to be designed so that children on the sidewalk are not put at risk. Parking is already limited and congested around the church and schools.

Issues with Ridgewood/Edgemont Crosswalk/Lights (temporary lights during water project - to become permanent?):

1. This crosswalk is used primarily by young schoolchildren (ages 5-11, plus siblings, often strollers too) and is very busy during school times. Highlands Elementary school has many children living on the West side of Edgemont Blvd. and this crosswalk is used by them. It is a very wide crosswalk which includes a small unmarked crosswalk for vehicles turning right from Edgemont to Ridgewood (an added safety complication). The length of the crosswalk means a longer time is given to cross but it can be deceiving when with small children who tend to be slower. It also means some children rush to beat the time and step into the road halfway through when it might not be safe as cars just seem to turn when they see a green light. This crosswalk is definitely a case of creating a hazard rather than a solution especially when younger children are relying on a 'walk' light and unbeknownst to them cars are trying to make turns into them.

How will this crosswalk be impacted during construction and post-construction of the Boffo development?

2. The crosswalk is on an awkward angle and one has to walk around the corner from Edgemont to Ridgewood to hit the button, often while traffic is turning right from Ridgewood to Edgemont close to curb.

3. White pedestrian crosswalk lines are too close to the traffic flow on Ridgewood which is very heavy during school start and finish times, and includes some huge construction vehicles. Again, greater precautionary measures are needed when it is younger children that are using this crosswalk.

4. On several occasions, when the walk light is on and the numbers counting down, there is an issue with drivers hastily trying to turn right or left, meaning school children are being put at risk. My 6 year old son was almost hit recently whilst in the middle of the crosswalk on a walk light as an SUV attempted a left turn into him. Obviously, there is always a concern of bad drivers but children should not be in peril whilst they are halfway across a crosswalk and the numbers are still counting down. Perhaps cars need a separate turning light (i.e. **no turning allowed unless there is an arrow and crosswalk is not on walk**)? The chances of this kind of incident seem to increase when pedestrians cross during the latter half of the countdown rather than the beginning. The most obvious solution is to have a crossing guard like the one that helps the cars (mostly - some pedestrians also) turn further down Ridgewood opposite Paisley - not sure why cars are being prioritized over school children? And a crossing guard would only be needed during the school

commute, not the whole day and weekends as is currently the case with the one I have seen opposite Paisley on Ridgewood during the Capilano water project.

5. As a driver, I have observed an issue when on Ridgewood waiting at the Edgemont Blvd light to continue straight down Ridgewood to the school. The left lane is for both left turns and traffic heading straight. This leads to a bottleneck as there often seems to be more cars turning left. As a knock-on effect, this leads to some drivers becoming frustrated and worried they will have to wait for the next green light and so they switch lanes to either turn right and change route or use the right lane to head straight across to continue on Ridgewood. This jeopardizes children that are crossing at that time because those suddenly wanting to turn right want to do so quickly and those that head straight using the right lane confuse oncoming traffic wanting to turn left (I am quite sure that was the scenario where my son was almost hit).

Given the length of the crosswalk, awkward angle, congestion during school commute hours, number of vehicles turning and the young age of the children using the crosswalk, a crossing guard and greater degree of precaution through traffic signals is warranted. Further consideration needs to be given to the fact that this corner is on the school walking route for all those young children (ages 5-11 plus younger siblings) that live on the West side of Edgemont Blvd. and the negative impact on child/traffic safety by additional vehicular traffic caused by the Boffo and other developments proposed.

At a minimum, a traffic study needs to be conducted as soon as possible on this intersection with real solutions on how to make it safer. A recent school transportation study conducted by the DNV and the NVSD44 (Opus) showed there were approximately 1000 vehicles and 200 pedestrians during the morning rush at the Colwood/Hlghland/Ridgewood intersection - just a few blocks down Ridgewood. It would not be unlikely then to imagine the Rldgewood/Edgemont intersection being similarly busy, even more so after the Boffo and other developments around the village.

I sincerely hope that our family's concerns be taken seriously. We feel walking to school and along our street is an important part of community life, but we and our children are being put at unnecessary risk by the current traffic system and ongoing developments. The safety of our children is a necessary factor that must be prioritized by all responsible parties before approving a development and there are some simple solutions that can be put in place - they just need to be considered a priority, need to be done effectively and need to be monitored, especially during a time with several simultaneous developments.

I appreciate the opportunity to put forward my family's concerns.

Kind Regards,
Louise Shillington and Family

From: [Jennifer Malcolm](#)
To: [DNV Input](#)
Subject: FW: Share your thoughts with Mayor and Council
Date: Tuesday, February 09, 2016 2:59:10 PM

From: infoweb@dnv.org [<mailto:infoweb@dnv.org>] On Behalf Of District of North Vancouver
Sent: Monday, February 08, 2016 3:34 PM
To: Infoweb
Subject: Share your thoughts with Mayor and Council

Submitted on Monday, February 8, 2016 - 15:34 Submitted by user: Anonymous Submitted values are:

Your name: Louise Nagle

Your email address: [REDACTED]

Your phone number: [REDACTED]

What would you like to tell Mayor and Council?

re; 24 unit townhouse development at 1103,1109,1123 Ridgewood Dr.&3293 Edgemont Blvd.

In regards to the above development for 24 town homes , please consider reducing the density of the project to 1/2 of its proposed size. The corner of Ridgewood and Edgemont Blvd.,and Ridgewood &Capilano Rd. to the south are already congested areas and will be further impacted by a higher density project at this site. My neighbours & I have difficulty crossing Ridgewood from Norcross Way and Aintree Dr. now. The soon to be developments to lower Cap Rd. and pending outcome of yet another Multi family complex just North of Ridgewood Dr. on Cap Rd. is only going to make any form of travel difficult. Thank you for your consideration. Louise Nagle Add additional information:

February 9, 2016

Mayor and Council
District of North Vancouver

Re: Letter of Support for Boffo's Edgemont Village Project

Dear Mayor and Council,

I respectfully submit this letter of support for the townhouse project in Edgemont Village that is being proposed by Boffo Properties.

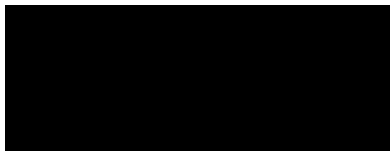
As a resident in Edgemont, I support managed change in the Village. Edgemont desperately needs alternative forms of ground oriented housing; something that does not exist in this neighbourhood.

Boffo's townhouse project will provide an alternative to the single family housing that Edgemont sorely lacks. There is real pent up demand for this kind of housing in the area.

The project also advances the District's sustainability objectives by focusing more housing in the village centre, encouraging cycling, transit use and walking, and reducing the need to drive. Plus adding more people in the village will also help support local community services and businesses.

I know that the developer has undertaken extensive consultation with the local community, (having been part of that process) and I believe they have listened carefully to the feedback that has been provided. Boffo's project will make a positive contribution to Edgemont Village, and I encourage you to vote to approve this rezoning application.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Chris Morrison

A black rectangular redaction box covering a line of the address.

North Vancouver, BC V7R 1M4

From: [Elizabeth Starr](#)
To: [Mayor and Council - DNV](#); [DNV Input](#)
Subject: Public Hearing Input rezoning for 1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard
Date: Tuesday, February 09, 2016 11:54:41 AM

Dear North Vancouver District Council and Staff

This email is written in support of the rezoning for [1103, 1109, 1123](#) Ridgewood Drive and 3293 Edgemont Boulevard as requested by Boffo Properties (Edgemont) Inc.

This project, as designed, supports the Edgemont "Refresh" plan and the goals of the District's OCP. The form and character of the project responds to the need for housing to accommodate a range of residents and provides a much needed product not available in Edgemont Village. This project places residents in a walkable community complete with all required services and conveniences that may only be sustained with a supportive resident population.

Although I am not currently a resident of the District, I live close by. I walk/hike to the village often to shop for supplies for both myself and my mother, who lives on Connaught Crescent. When I have out-of-town visitors I take them to the village and support the local shops and restaurants primarily owned and operated by small business owners. Recently, friends who are returning to Canada after living in Hong Kong for the last 24 years decided that they wanted to make Edgemont Village their next forever place to live. Unfortunately, after looking for housing to rent or buy (i.e. something in the \$1.2 M range) there was nothing appropriate or available. As a result, they have now decided to move to Victoria. The Boffo project would have offered an opportunity to bring these good people into such a wonderful neighbourhood.

The District and its residents have worked together to identify the qualities that make Edgemont Village a special place to live and visit. The addition of these townhouses will support the Village atmosphere. The buildings will replace poorly maintained structures at the entrance to the village and a new public plaza will provide a pleasing gateway. The residents will add life and vibrancy as they walk to neighbourhood schools, shops and services. The risk of not supporting this project is that the families that might want to live in Edgemont will have to move to housing that requires them to drive to every service, every dance class or soccer game, where large parking lots and big box chain stores dominate the landscape, and where traffic problems are solved by creating wider streets. This is the form of development that has dominated much of the north shore, and by contrast makes Edgemont Village particularly special. In Edgemont Village people actually know one another, shop owners and bankers stop and chat with one another and their customers. Especially in summer, residents - young, old, and their canine friends, come together to enjoy community sponsored events such the Friday night summer music series.

With this project the District and the local residents and business will demonstrate how a village in suburbia can be sustained into the future.

This project, and its 24 families, will make a positive contribution to the future of Edgemont Village.

Elizabeth Starr

[REDACTED]

North Vancouver

[REDACTED]

From: [Jennifer Malcolm](#)
To: [DNV Input](#)
Subject: FW: Edgemont Blvd Townhouse Development
Date: Tuesday, February 09, 2016 12:15:14 PM

From: K. Little [REDACTED]
Sent: Tuesday, February 09, 2016 11:45 AM
To: Natasha Letchford
Subject: Edgemont Blvd Townhouse Development

HI Natasha,

I would like to express my support for this development. Having lived many years on the North Shore, working with several Edgemont clients , I feel this development represents an important new component to the housing options in the community.

I have reviewed the plans and I feel the design suits the form and character of the neighbourhood, and has a size and scale that will compliment the area. This smaller form of housing is greatly needed for a Community to prosper. It allows young professionals to work and live in the same community when property values increase as dramatically as they do today. Without smaller , more affordable housing options our teachers , police, and even barristas will move to where they can afford to live.

I feel these townhomes will fill a need for both young families and downsizing residents looking for a reasonably priced alternative to a single-family home, and see no reason to delay it from being built. It is needed now, as a viable housing option, so a delay would be counter productive.

Kind regards,

Kim Little
Royal Lepage Sussex
Dundarave/North Shore
[REDACTED]

2/5/16

Attention: **Natasha Letchford, Community Planner**
District of North Vancouver
letchfordn@dnv.org

RE: Proposed Edgemont Blvd. and Ridgewood Drive Townhomes

To Whom It May Concern:

I would like to express my support for this development. Having lived many years in the North Vancouver / Edgemont area, I feel this development represents an important new component to the housing options in the community.

Based on my review of the plans, I feel the design suits the form and character of the neighbourhood, and has a size and scale that will compliment the area.

I feel these townhomes will fill a need for both young families and downsizing residents looking for a reasonably priced alternative to a single-family home, and see no reason to delay it from being built.

Regards,

John Polglase


North Vancouver BC

From: [R.P.](#)
To: [Mayor and Council - DNV](#)
Cc: josh.anderson@boffoproperties.com
Subject: Fwd: Boffo Properties development in Edgemont Village
Date: Tuesday, February 09, 2016 5:02:07 PM

Subject: FW: Boffo Properties development in Edgemont Village

From: Pizazz Gifts [REDACTED]
Sent: Tuesday, February 9, 2016 4:00 PM
To: 'council@dnv.org' <council@dnv.org>
Cc: 'input@dnv.org' <input@dnv.org>; '<mailto:josh.anderson@boffoproperties.com>' <<mailto:josh.anderson@boffoproperties.com>>
Subject: Boffo Properties development in Edgemont Village

Dear Council members,

I would like to take a moment to express my feelings towards the Boffo Property development at the corner of Edgemont Blvd. and Ridgewood in Edgemont Village. I am unable to attend tonight's Public Hearing.

Firstly I have lived within walking distant to Edgemont Village for the past 25 years, I have also ran a retail store in the Village for the past 15 years. My first store being Giftworks, and now Pizazz Gifts. Edgemont has been our families community for all of this time. We love the Village and all it has to offer. However with Adult children now that will be looking for housing soon, I am very keen to see more residential properties of this nature. With the cost of housing in this area, buying a house for them will be out of the question. I have spoken to the Josh Anderson and his associates regarding a few questions which they have answered regarding the process of the development.

Speaking with a lot of my customers as well, they feel we are in need of more housing in the Village as a lot of Boomers are wanting to downsize and live in the Village.

So as much as construction causes stress for some people, I feel that with the plans in place by Boffo, and the consideration in working with Grosvenor on some of the timing issues around concrete ect. As well as having the working crew not taking up valuable parking in the Village, I feel it will be a straight forward construction and be over before we know it. I would much rather have all the construction happening within the

same time, and then be finished with it.

Also I will add that I like the design of the building, and feel it will add to the character of the area.

With kind regards,

Roberta Perrin

Pizazz Gifts Ltd.
3131 Edgemont Boulevard
North Vancouver, B.C. V7R2N7



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Marion Burns](#)
To: [DNV Input](#)
Cc: [Natasha Letchford](#)
Subject: RIDGEWOOD DR & EDGEWOOD BOUL proposed 24 unit townhouse project
Date: Tuesday, February 09, 2016 7:31:03 PM

Hello

We are single family homeowners on [REDACTED] and live near this proposal. We had attended an initial meeting and followed the progress of the Edgemont Village Refresh and OCP.

At that time our largest interest and expression of concern was with the border of the Village area not being extended and enlarged. The result of the Refresh has already taken away some single family designations and has already essentially expanded the area. Developments are currently in progress.

Simply put - we do not agree with amending either of the bylaws in discussion as this Refresh was just accomplished - we do not want to see further expansion of this area, higher density, traffic, etc expanding past the border of the Village.

Thank you
Marion Burns
Robert Walker

From: [Jennifer Malcolm](#)
To: [DNV Input](#)
Subject: Edgemont/Ridgewood Townhomes
Date: Wednesday, February 10, 2016 8:41:37 AM
Attachments: [image009.emz](#)
[image010.emz](#)
[image014.png](#)
[image007.emz](#)
[image008.emz](#)
[image009.png](#)
[image011.png](#)

From: Andrew Chowne [REDACTED]
Sent: Tuesday, February 09, 2016 3:36 PM
To: Natasha Letchford
Subject: Edgemont/Ridgewood Townhomes

2/9/16

Attention: **Natasha Letchford, Community Planner**
District of North Vancouver
letchfordn@dnv.org

RE: Proposed Edgemont Blvd. and Ridgewood Drive Townhomes

To Whom It May Concern:

I would like to express my support for this development. Having lived many years in the North Vancouver / Edgemont area, I feel this development represents an important new component to the housing options in the community.

Based on my review of the plans, I feel the design suits the form and character of the neighbourhood, and has a size and scale that will complement the area.

I feel these townhomes will fill a need for both young families and downsizing residents looking for a reasonably priced alternative to a single-family home, and see no reason to delay it from being built.

**Best Regards,
Andrew Chowne**

Andrew Chowne, B.A., CIMâ
Portfolio Manager, Senior Investment Advisor



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From: [Jennifer Malcolm](#)
To: [DNV Input](#)
Subject: FW: Bylaw 8159
Date: Wednesday, February 10, 2016 4:24:44 PM

From: Paul Hodgson [REDACTED]
Sent: Tuesday, February 09, 2016 7:18 PM
To: Natasha Letchford
Subject: Bylaw 8159

Hi Natasha,

Didn't even notice this item in the NS News until today.

My comment, as a homeowner on Ridgewood Drive?

STOP ALREADY!

Your 'amendments' to the OCP are ruining Edgemont Village; where there used to be thriving small businesses, we now see empty storefronts alongside Banks and Insurance Companies. And what were once pleasant single family residences are rapidly being mangled into townhouse developments.

STOP ALREADY!

Do you people have any clue what it's like living here these days? The traffic, noise, etc? You put up 'temporary' Traffic Signals at Ridgewood & Highland as well as Ridgewood & Edgemont, but THAT WAS A LIE. Because the latter certainly isn't temporary; just badly designed.

And now, on the same corner – where your own traffic analysis has shown that things have hit overload already – you're proposing rezoning?

STOP ALREADY!

AT LEAST WAIT UNTIL THE MASSIVE SENIOR'S CENTRE AT WOODBINE AND HIGHLAND IS FINISHED, AND THE MASSIVE REDEVELOPMENT OF THE OLD SUPER-VALU AREA IS FINISHED, AND SEE HOW MANY MORE BUSINESS GO BELLY UP IN THE NEXT WHILE, AND THEN TAKE A LOOK AT THINGS!

I'll put it simply – if you go ahead with this so-called amendment, there isn't one member of council who will ever get my vote again. Starting with that damn mayor we're stuck with these days.

Absolutely sincerely, and absolutely angrily,

Paul Hodgson
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

p.s. When do we ever get a sidewalk on this side of our street? Or are you waiting for another child to get run over before you think this is necessary?

Sincerely. Angrily. Disgustedly. Got it?



This email has been checked for viruses by Avast antivirus software.
www.avast.com

BOFFO TOWNHOUSE PROPOSAL – PUBLIC HEARING NOTES - RGC

SUBMITTED AT THE
FEB - 9 2016
PUBLIC HEARING

INTRO

Grig Cameron, resident of Clements Ave.

Here tonight to support the Application.

Resident of Upper Capilano for almost 40 years.

Member of the Executive Committee of EUCCA for the past 10 years.

Served on the 16 person Working Group that developed the “Refresh” of the EVLAP.

My remarks tonight are informed by my participation in that work.

I intend to confine my comments to 3 key issues.

COMPLIANCE

The application conforms to the Objectives, Policies and Planning and Design Guidelines as set out in the EVLAP Refresh adopted in April 2014.

There are no variances being requested to any of the Plans and Bylaws which is commendable given the tendency of most Developers to push the envelope somewhat.

As such, there is no technical basis upon which to reject this application.

HOUSING OPPORTUNITY

The EVLAP Refresh process identified a clear need for more diversified housing options in the Village area to support lifestyle changes and enhance affordability. This site was one of several in the Village perimeter identified as appropriate for multi-family use such as town homes and duplexes.

While the goal of affordability will no doubt be achieved in **relative** terms, it is unlikely to be so in **absolute** terms due to the current real estate market supply/demand equation. However, this is a region-wide issue beyond the scope of this application which needs to be addressed by all levels of government.

We should bear in mind that, if this application is denied, the already permitted fall back position would be to develop the 4 lots as large single family homes with basement suites as is currently happening throughout the Upper Cap area. This would result in a loss of opportunity to house 24 families as opposed to 4 (with tenants possibly in the basement). The integrity and credibility of the entire Refresh process adopted by Council would also be brought into question. In other words, “why have a plan if it is not going to be followed?”

CONSTRUCTION CONGESTION IN CONTEXT

In 2010, interest began to surface around the vacant Petro Canada site in the Village. A development application was submitted but was rejected by Staff at the preliminary stage with input from the community.

The proponents were advised to wait until after the District OCP was updated (fin. 2011) and the EVLAP was “refreshed” (fin. 2014).

The Developers, such as Grosvenor, picked up on this message and, as a result, all development activity was suppressed for 5 years up until 2014/2015 when the ‘Refresh’ finally provided certainty to the Developers regarding the community’s expectations. The pent-up demand was released and the applications started flowing. It was just like “letting the genie out of the bottle”.

In this context, any notion of requiring this Applicant to defer its project by a year or two to mitigate the volume of concurrent construction activity would be unfair as it would make them the scapegoat for a situation largely of our own making (i.e. Staff, Council and the Community).

Rather, it should be incumbent upon Staff to work collaboratively with all current Applicants and Developers to develop robust traffic management and construction plans to mitigate the impacts of the current level of activity with the objective of getting the work over with in the shortest possible time frame!

To facilitate this, I would suggest setting up a “Construction Coordination Committee” comprised of representatives from Boffo, Grosvenor, ESL and DNV Staff which would meet regularly to discuss issues and adjust plans as necessary. The Rakis project now underway should be added to this as it progresses through the process.

All of the current work is condensed into the northwest segment of the Village so it is important that the Contractors don’t plan and execute their work in isolation. Information should be shared on key activities and major events so that they do not interfere with each other and consequently inconvenience the public.

~~In this regard, it should be noted that the Staff report states that the excavation and demolition work on this site would not be permitted to start until the Metro water main project allows the re-opening of the intersection of Capilano Rd. and Edgemont Blvd. The forecast for this was originally April 2016 but Metro’s latest prediction is now June. This slippage and any subsequent developments on the Metro project should be taken into account as this application progresses.~~

With these comments, I have no hesitation in recommending that Council approve the project at 2nd and 3rd reading.

Boffo Proposed Townhouse Development – Ridgewood Drive/Edgemont Blvd

Intro:

Peter Thompson – [REDACTED]
Upper Capilano Resident since 1965
Co-Chair with David Culbard for the development of the original
Upper Capilano Local Area Plan
Member of the Working Group for the development of the Edgemont Village
Refresh Plan.

Background

Current challenges to providing housing alternatives and opportunities are a major social, economic and political issue within DNV and particularly in Upper Capilano where substantial changes in property values and the rate and extent of the demolition of sound existing family homes is particularly acute.

DNV did not create this situation, but is obliged to address this challenging community reality.

District staff, councillors and community volunteers have worked hard to develop and maintain feasible development plans for Edgemont Village and Upper Capilano:

- The Original Upper Capilano Local Area Plan completed in 1999
- The District's Updated OCP completed in 2011
- The Edgemont Village Refresh Plan completed in 2014

All of these Plans involved extensive community consultation and resident participation to ensure a framework for potential land use was available to inform residents and potential developers.

The Boffo development proposal conforms to the Objectives, Policies and Planning and Design Guidelines set out in the Edgemont Village Refresh Plan.

Accordingly, I support this development application.

In concluding support for the proposal, I thought about possible alternatives for these properties wondering if there were possibly better alternatives

Senario1- The four existing properties remain unchanged

- Extremely Unlikely/Remote



- Single family homes/lots are being replaced throughout the Upper Capilano Area 1500sqft homes are being replaced with +4500sqft homes usually with secondary suites

Scenario 2 – The four existing homes are replaced individually

- New homes will be +4500sqft homes with secondary suites.
- Individual construction periods would likely be over a longer period
- Recognized that DNV would have little or no control over architectural design, landscaping or for an integrated streetscape

Scenario 3 – A multi-family/townhouse re-development as proposed by Boffo:

- The development complies with the Edgemont Village Refresh Plan
- Additional housing alternatives become available as the 4 existing homes would be replaced by 24 homes with a variety of sizes, numbers of bedrooms etc
- Enhanced accessibility opportunities are included
- The Project's development and design is within the control of DNV
- Ensures integrated architectural design, landscaping/ streetscape



Community Implications

- Provides a practical alternative to very large single family homes
- The District requires an Integrated construction operations/traffic management plan linking with other construction projects in the area
- The proposal includes family based configurations with possibly improved demographic opportunities
- Close walking distance to Edgemont Village
- Reasonable walking distance to schools
- Increase to the customers base for Village businesses (from 8 to 80 people)
- Improved Traffic Management/Safety
 - o Reduced access to Ridgewood/Edgemont (1 vs 4 entrances)
 - o Improved right turn Ridgewood onto Edgemont Blvd
- Integrated streetscape opportunities and public access areas

Peter and Joan Thompson

[REDACTED]
North Vancouver, BC V7R2K7

E: [REDACTED]

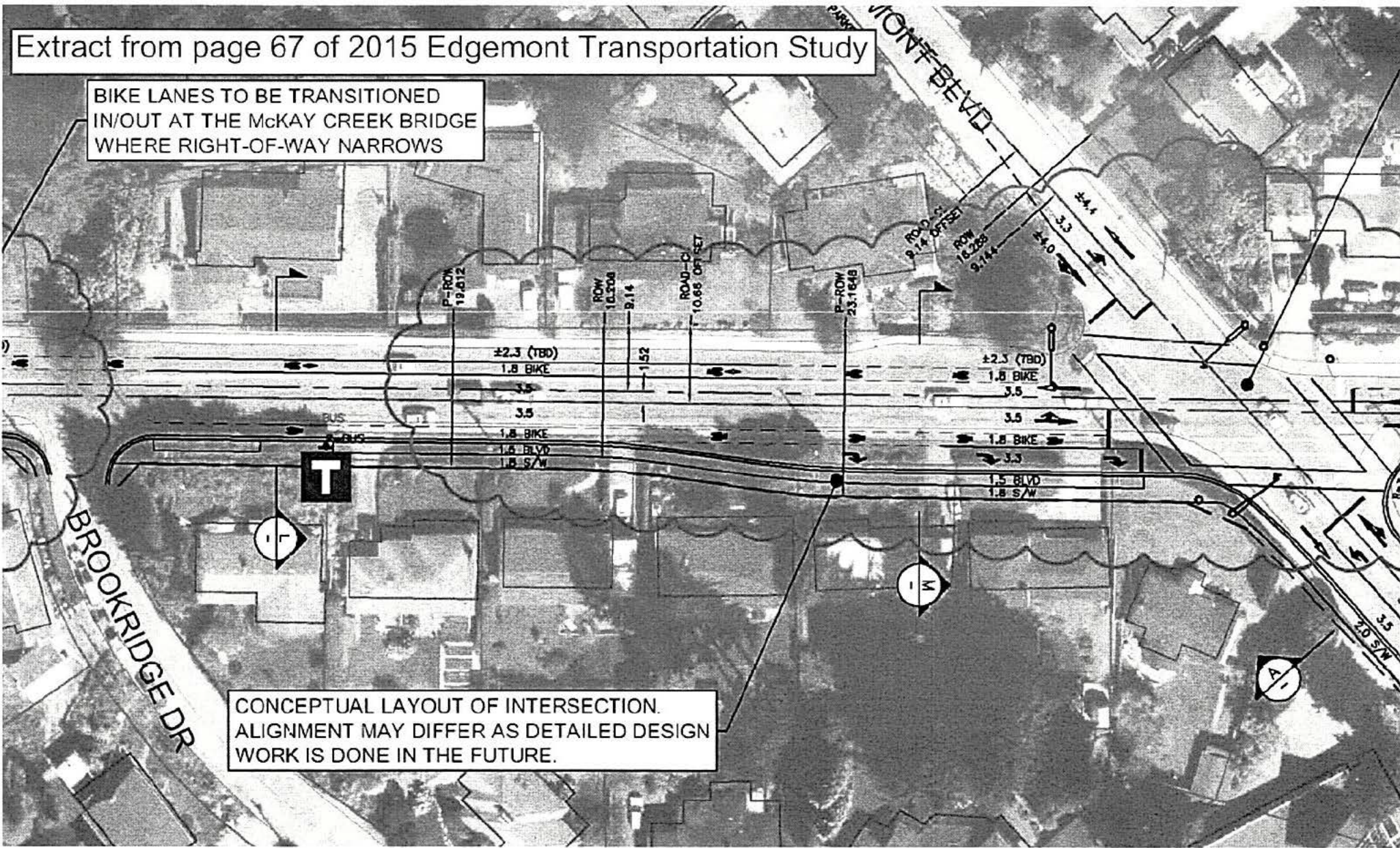
Key Points on Feb 9/2016 Public Hearing

Corrie Kost, [REDACTED]

- Although the consultant's reports support the retention of on street parking in the Village, this property development will result in the **loss of 4 public parking spaces** in front of 1135 & 1147 Ridgewood Drive due to requirement of improved sight lines to the Ridgewood Drive exit of the underground parking of this project (ref: page 58 of council report). **Should developers not pay for this public loss?**
- **Parking requirements should be, and were, considered on the basis that this is not currently a Frequent Transit Development Area.**
- This development is the first proposal in the designated Residential Periphery – i.e. outside the Village Core. Extra care should be taken – eg. privacy/overlooking issues to adjacent properties.

Extract from page 67 of 2015 Edgemont Transportation Study

BIKE LANES TO BE TRANSITIONED
IN/OUT AT THE MCKAY CREEK BRIDGE
WHERE RIGHT-OF-WAY NARROWS



CONCEPTUAL LAYOUT OF INTERSECTION.
ALIGNMENT MAY DIFFER AS DETAILED DESIGN
WORK IS DONE IN THE FUTURE.