

**From:** BGW [REDACTED]  
**Sent:** Tuesday, July 22, 2014 4:00 PM  
**To:** DNV Input  
**Subject:** Public Hearing Form & Character guidelines Edgemont Village Centre Input - July 22, 2014

Subject: Input for the Public Hearing on July 22<sup>nd</sup>, 2014 for the Amendment to the Official Community Plan to Remove the old, outdated Guidelines for Edgemont

G'day,

I am a residential home owner of 34 years at 2975 Newmarket Drive, North Vancouver District. I have reviewed the Edgemont Village Centre Plan. Much work and discussion has gone into the Plan.

The plan includes allowing construction of two, three story or four buildings in designated areas, of course meeting suggested guidelines as outlined in the new Edgemont Village Centre Plan.

Some of the guidelines included but not restricted to, is the height of the buildings effecting views of other buildings in the Edgemont Centre, modern external building design, sensitivity to others, or consideration of views of sun and mountains.

I have a concern with the wording of the plan stating where two, three or four story buildings may be allowed to be constructed in the Edgemont Centre. If for example that the new three story building currently been constructed at 3053 Edgemont Boulevard is the concept example of a three story building with a modern design look as currently outlined in the plan, then it is not acceptable. This example of a three story building is too high. Currently the ventilation system has yet to be constructed on top of the building. When done so, the building will be even higher. The height of the three story building at 3053 Edgemont Boulevard is as high or may well be higher than the four story newly constructed condo buildings on the south side of 3<sup>rd</sup> street W between Fell Avenue and Bewicke Avenue, North Vancouver.

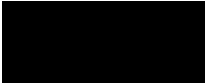
The maximum measured height (metre) of a two, three or four story building in the Edgemont Centre must be define in OCP , and in some incidences the measured height of a newly constructed building may also be restricted in certain defined areas, yet to be defined in the Edgemont Village Centre Plan. . The limited wording two story, three story or four story building is not acceptable.

**The Edgemont Village Centre Plan considers to allow for three story buildings to be built within the Edgemont Centre on Newmarket Drive. This is NOT acceptable.** Within the Edgemont Village Core, a newly constructed three story building, or even a newly constructed two story building of undefined height on Newmarket Drive will definitely cause major visual impact including affecting morning sun light and removing most or all mountain views currently experienced by residential homes on Newmarket Drive and within the immediate area, The height of future

buildings to be constructed in the Edgemont Village Core on Newmarket Drive must be restricted to two stories of a maximum allowable height (something like the District Library) and this must be defined in the new OCP.

Thanks  
Sincerely

Bruce Williamson



- Home



- Cell

