

From: [Philip Mattes](#)
To: [Mayor and Council - DNV](#)
Subject: Grosvener Edgemont-Application
Date: Friday, May 29, 2015 8:25:00 AM

Dear Mayor Richard Walton and Council

I'm writing in regards to the application for the Grosvener Edgemont which i fully support for the following reasons.

The area needs more affordable housing. Most young people and families who have been raised in the area and who love this area simply can't afford the purchase of a house and so quite often end up moving away. This project will give them an option to continue to live in the area. Also for the family that wishes to downsize and stay in the area gives them a great choice to make that decision.

Parking how many times do we all drive around the block looking for a parking spot at Edgemont. With the addition of about an extra 200 parking spots this will certainly help this situation.

New stores ex. grocery will be a very welcome site. The building there is quite dated and it is certainly time for a new building which will help keep bringing people to the area. Having a vibrant community is vital for this area.

The development being brought forward by Grosvener is very positive for Edgemont. The company has a great reputation and involves themselves in the community and would be a welcome addition.

Sincerly

Phil Mattes

A black rectangular redaction box covering the signature area.

From: [Jonathan](#)
To: [Mayor and Council - DNV](#)
Subject: Grosvenor Edgemont
Date: Friday, May 29, 2015 8:47:43 AM

Dear Mayor of DNV.

Im writing to pledge my support for the Grosvenor, mixed-use development in Edgemont Village, North Vancouver.

As a long time resident of the district, and a Edgemont loyalist I am very supportive of the future development of this great pocket of paradise and rejuvenated retail and mixed use type homes will help that happen.

These homes will give access to ownership to new families and downsizing opportunities that do not exist locally to long time residents who want to stay in this great neighbourhood.

The renewed retail component is much needed and long awaited. This development will close the loop on access to convenient high quality vendors and reduce drive time for Edgemont residents who typically travel to buy there day to day goods.

Thank you for reading.

Sincerely.

Jonathan Mentzos

[Redacted signature block]

From: [Cam Good](#)
To: [Mayor and Council - DNV](#)
Subject: Grosvenor's Edgemont Village Project
Date: Friday, May 29, 2015 6:00:18 PM

Mayor and Council, DNV,

I live at [REDACTED], just a few blocks from this project and write in support of it. I have no profit to gain from this development. I know Grosvenor from previous business dealings and I know their product well. I trust they will deliver an excellent product that will be a great amenity to our neighbourhood. I particularly look forward to the food store and the rest of the retail. I think this will be a wonderful place to live and hope to talk my inlaws into downsizing into this building.

I would attend the meeting Monday and speak to this if I was not previously engaged at another event. Please feel free to contact me if needed.

Cam Good

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: [Grigor Cameron](#)
To: [Mayor and Council - DNV](#)
Subject: June 1, 2015 Council Meeting - Edgemont Grosvenor Application
Date: Sunday, May 31, 2015 6:44:15 PM

To: Mayor Walton and Councilors

Re: Council Meeting June 1, 2015 , Agenda item 9.5

With regard to the Edgemont Grosvenor re- zoning application coming forward for your consideration at the June 1 meeting, I support the Staff recommendation to give bylaws 8122 and 8123 first reading and refer the matter to a Public Hearing.

Regards,
Grig Cameron

Grig Cameron,



From: [Tanja Milosevic](#)
To: [Mayor and Council - DNV](#)
Subject: Grosvenor Edgemont - comments
Date: Monday, June 01, 2015 9:06:27 AM

Dear Mayor and Council,

Regarding our application for development in Edgemont Village, we have received the comments below via our website registration page. If there are any questions or concerns, please let me know.

Sincerely,

Tanja Milosevic
Development Coordinator
Grosvenor Americas

-----Original Message-----

From: Joe Genest [REDACTED]
Sent: Friday, May 29, 2015 12:31 PM
To: Tanja Milosevic
Subject: Grosvenor Contact:

To:
Webmaster

Name *
Joe Genest

Email *
[REDACTED]

Message *
To whom it may concern:

I think this is a fantastic development project that will truly benefit the Edgemont neighbourhood. Larger condo units would offer many downsizers currently residing in Edgemont the opportunity to stay in their neighbourhood. Kudos to Grosvenor for such an incredible vision.

Regards,

Joe Genest

Sent from (ip address): [REDACTED]
Date/Time: May 29, 2015 7:30 pm
Coming from (referer): <http://www.grosvenoredgemont.com/project/>
[REDACTED]

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From: [TERRY PASK](#)
To: [Richard Walton, Mayor](#)
Cc: [Mayor and Council - DNV](#)
Subject: Edgemont Village Proposed Development
Date: Monday, June 01, 2015 4:11:07 PM

Mayor Richard Walton
Council North Vancouver

We have lived in the district for over 10years having moved from Vancouver's west side. We invested in a new residential heritage style town home, we believed so strongly our investment would work, we bought our property off of the drawings ! We are located midway between Edgemont Village and Lynn Valley. We have supported the village since our arrival and probably known to at least 20% of the owners and managers in the village from Artigiano's, Delaneys, RBC, Pizzaz, Westland Insurance to Deborah's Place etc. etc. We fully support the bold and long term investment initiative of Grosvenor.

The investment stems from the contribution it makes to real economic prosperity. We are fortunate to live close by this "jewel in waiting", Edgemont Village. Ask yourself and your council to re-imagine how this jewel will realize and create a new vibrant dynamic that new comers and existing folk will want to embrace in true partnership to revitalize the community as a whole.

We know many local friends agree that Edgemont is at a crossroads and to prosper it needs Investment, New Resources, and Community Courage. We fully support the proposed development by Grosvenor.

Warm regards
Terry Pask

[REDACTED]

[REDACTED]

From: [david.prior](#)
To: [Mayor and Council - DNV](#)
Subject: Referral
Date: Thursday, June 04, 2015 12:45:37 PM

Yes please move forward , I've lived in Edgemont for 25 yrs ,any changes in that time have always been positive in my view, let's keep it going , on a lighter note when will we have a Pub we can walk to , yours David Prior , [REDACTED].
[REDACTED]

FOREWEST

June 8, 2015

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

Dear Sir,

Re: Grosvenor's Proposed Commercial/Residential Development

As the owners of Pharmasave Edgemont, we would like to bring to your attention the possible negative effects of the above proposed property development to the small and mid-sized establishments in the surrounding area during the construction process. Our store is very close to this proposed development, being located on Connaught Crescent just opposite the construction site.

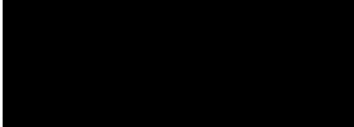
Despite of the future benefits the development will bring to the district in terms of economic growth, we should not ignore the obstructions it will create during the construction period which may be an extended time.

Specifically, we would like to know the following:

1. Will there be any closure of Connaught Crescent during construction - if this street is closed, our store and other affected establishments will be in isolation resulting in a tremendous loss of business.
2. Assuming Connaught Crescent will not be closed, what are the plans to route the construction traffic flow in the area to ensure our customers still have access and the ability to park along Connaught Crescent. This road is quiet narrow and construction vehicles paused or parking on the street could cause a significant congestion problem.

We would appreciate hearing from you on the above concerns.

Yours sincerely,



Gordon Gooding
CEO, Forewest Holdings, Inc.

#169 - 5769 - 201A St.
Langley, B.C. V3A 8H9
Office: (604) 514-8303 Ext. 304
Cell: (604) 309-7405
ggooding@forewest.ca

-----Original Message-----

From: Laura Slater [REDACTED]
Sent: Wednesday, June 10, 2015 7:53 AM
To: Tanja Milosevic
Subject: FW: Letter of support for Grosvenor Edgemont project

FYI

Laura Slater, BA (Hons), M.Urb
Senior Planner | Brook Pooni Associates Inc.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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On 2015-06-09, 1:38 PM, "Slaven Radic" [REDACTED] wrote:

>Dear Council,
>
>I'm writing to express my support for Grosvenor's Edgemont project. We
>live right in Edgemont Village and would like to see it proceed with
>development.
>
>As a young family we would really benefit from having Thriftys in the
>village, in addition to the new retail space that the development will
>bring. It means less car trips, more walking - healthier and greener
>lifestyle - and a more vibrant village core.
>
>We also support new residential units that will be part of this project.
>More people in Edgemont Village will lead to a more vibrant community
>and a better support for local merchants, the lifeblood of this village.
>
>Thanks for your time,
>
>Slaven Radic

[REDACTED]
[REDACTED]

From: [Barry Swanson](#)
To: [Tanja Milosevic](#); [Clarke Nakamoto](#)
Subject: Fwd: Grosvenor Edgemont
Date: Thursday, June 11, 2015 7:15:28 AM

----- Forwarded message -----

From: **Mathew Bond** <bondm@dnv.org>
Date: Thu, Jun 11, 2015 at 12:58 AM
Subject: RE: Grosvenor Edgemont
To: Barry Swanson [REDACTED]

Thanks for your positive and constructive feedback Barry. I will take this into consideration when the matter is before Council.

Mathew Bond, PEng
Councillor, North Vancouver District
[604-783-9650](tel:604-783-9650)

From: Barry Swanson [REDACTED]
Sent: Wednesday, May 27, 2015 8:55 AM
To: Mayor and Council - DNV
Cc: Tanja Milosevic
Subject: Grosvenor Edgemont

Mayor and council, District of North Vancouver

Please accept this email as support for the Grosvenor Edgemont development proposal.

We moved to the Edgemont area in 1989 from West Vancouver to start a family and it's now over 25 years that we have resided in this beautiful part of North Vancouver.

I fully support the Grosvenor Edgemont development project. We need this planned development to ensure our community continues to meet the needs of our residents. I have reviewed the Grosvenor proposal in detail and I believe much care and consideration has gone into the design and planning of this project. My family and I are looking forward to having more amenities here in our village at Edgemont and this proposal offers us that opportunity. In addition, I think it's fantastic that this proposal is offering multi family residential units which will enable residents and their families the opportunity to downsize from a single family home when the time is right.

Please contact me should you have any questions or require clarification.

Barry J Swanson, CA, CPA

[REDACTED]

North Vancouver, BC

[REDACTED]

[REDACTED]

[REDACTED]

From: [Peter Ridge](#)
To: [DNV Input](#)
Subject: Grosvenor Edgemont
Date: Friday, June 12, 2015 11:48:26 AM

Hi there,

Sorry I can't attend the June 23rd meeting but I would like to lend my support to this project. Edgemont Village is in need of an update. This project will help to revitalize a tired section of the village and enhance the western entrance. The proposed updated grocery store and residential buildings can only improve an already great place to live.

Now, if you can merge the District and City of North Vancouver into one municipality you will really have achieved a very logical goal.

Thanks, Peter Ridge



From: [Lauren Henderson](#)
To: [Mayor and Council - DNV](#); [Brian Bydwell](#)
Cc: [REDACTED]
Subject: 1090 Ridgewood Drive - Impact Edgemont/Grosvenor
Date: Tuesday, June 16, 2015 1:37:51 PM
Attachments: [Doc4.docx](#)

Please find attached letter regarding 1090 Ridgewood Drive, in Edgemont Village.
Thank you.

Mayor Walton and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC

June 16, 2015

Re: 1090 Ridgewood Drive and the impact of the Grosvenor development

Dear Mayor and Council,

We own one of three properties directly across the street from the proposed Grosvenor development in Edgemont Village. We have lived in this home for thirty years. We attended every public meeting during the Edgemont Refresh Planning Process to understand the changes council was considering and are generally in favour of the proposed renewal in the village.

However, we were led to believe that our property would be included in rezoning, since as one of three single family homes directly across the street from the development our lots would have served as an excellent transition between the proposed Grosvenor development and other nearby properties. Having now seen the final plans, we are dismayed that our property has been excluded from rezoning consideration.

The new layout of the intersection, the grocery store, the traffic lights and the construction period will turn our property into a stranded asset –with a significantly reduced property value, an asset that has taken our lives to build.

We recognize the need for change and will not object to this proposal, provided Mayor and Council will instruct staff to take another look at our situation and agree to reconsider a low density multi –family zoning for our property. This will allow for an improved neighbourhood plan compared to what is now being proposed. Quite simply, the Grosvenor rezoning negatively affects our asset - the kind of modest single family home that has been the backbone of Edgemont Village for at least sixty years.

We hope that you agree that with appropriate transitional zoning in place, Mayor and Council can avoid stranding these properties and truly enhance the “Gateway to Edgemont Village” for future generations. We support your leadership and vision for North Vancouver, and we are certain we can find a solution.

Sincerely,

John and Lauren Henderson

A large black rectangular redaction box covering the signature of John and Lauren Henderson.

From: [Kate Reid](#)
To: [DNV Input](#)
Subject: Grosvenor Edgemont proposed development
Date: Wednesday, June 17, 2015 4:14:09 PM
Attachments: [image001.png](#)
[image005.png](#)

To Whom It May Concern,

I am writing to express my opinion in strong favour of the proposed Grosvenor Edgemont development. I grew up on the north shore and lived there my entire life until only the last few years of living in the City of Vancouver. I now very much look forward to moving back to the north shore and specifically to the Edgemont area. My grandfather owned the main restaurant in the village, the same main restaurant location that is still there today. Edgemont has an incredible community feel to it and I truly believe Grosvenor's proposed project upholds that community feeling and will not only blend and fit in well with its surroundings but enhance the village/neighbourhood feeling of the area. I attend the church across the street and am regularly meeting friends for coffee in the village and my favourite dog walk ever is to Moquito Creek and then finishing for coffee/tea in Edgemont village.

I feel the proposed development provides current and previous residents of the area (and surrounding areas of the north shore) a chance to down-size or move back and stay within the community they have always loved. The look and feel of the plans are extremely visually appealing and suit the streetscape as well as the surrounding mountains/natural landscape. The amenities will only contribute to what is existing in the village and make the village an area where residents can continue to gather and meet as well as provide them with all the amenities and services they would need. It will make the village even more of a community centre with neighbourhood feel.

I feel very passionate about this project enhancing the community, adding value to the neighbourhood and benefiting the current residents as well as current businesses.

Thank you,

Kate Reid

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]

[Redacted address line 3]



[Redacted footer line]

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From: [Andrew Majawa](#)
To: [DNV Input](#)
Subject: Grosvenor Edgemont
Date: Thursday, June 18, 2015 2:26:27 PM

Good afternoon,

I am writing to provide my input on Grosvenor's proposed Application for Rezoning and Development Permit for a 3-4 storey, mixed commercial/residential building in Edgemont Village. I am a long time resident of the neighbourhood. I attended Highlands Elementary and Handsworth Secondary School and after leaving the province for almost 10 years, I returned to live in the Canyon Heights area in 2002 to start my family. My children currently attend Montroyal and will be at Handsworth soon. I generally support the proposal as I believe it will have the following positive impacts:

1. More multiple-dwelling units are needed in the neighbourhood. In my opinion, there are not enough condominiums and townhouses available in the Handsworth school catchment area. Many people who have lived in the area for a long time are looking to downsize and stay in the neighbourhood. I believe this will provide more opportunities for such individuals to do so and remain in the neighbourhood that means so much to them. Additionally, the price of single family homes in the neighbourhood is out of reach for many people who grew up in the area and who now have young families and would like to return to raise their children in the neighbourhood. This development will provide some options for such people to return to the neighbourhood.
2. The village desperately needs a full service and modern grocery store. In my opinion, Thrifty's would be a good fit for the village community.
3. For as long as I can remember, the Village has been sorely lacking a restaurant where members of the community can gather in a relaxed and social atmosphere. We once had Torchy's but that was many years ago (and I was too young to enjoy it). The various restaurants that have occupied the space near the Royal Bank over the years are not sufficient in my view. I am very impressed with the way in which the Brown's restaurant in Lynn Valley's village has become an integral part of that community. I would fully support a restaurant option in the village that provided a fun and relaxed atmosphere for the neighbourhood residents. It could also provide some employment opportunities for local high school students.

My address is [REDACTED].

Thank you for your consideration.

Andrew Majawa

From: [Vanessa Miller](#)
To: [DNV Input](#)
Subject: Grosvenor - Edgemont Village Proposal
Date: Thursday, June 18, 2015 5:08:09 PM

To Whom It May Concern:

I'm writing to you as a resident of Edgemont Village ([REDACTED]) and as a local Realtor to express my approval of the proposed new development in Edgemont Village by Grosvenor. I'm very happy to see the newly enlarged plans as there are many home owners in the area looking to downsize into a larger one level home but haven't had the option to do so in the current area they live in. The addition of a restaurant and proper grocery store in the village is a well overdue improvement. The added parking will aid in the current traffic congestion the village is currently experiencing. I sincerely hope to see this development approved and am excited to see it come to fruition.

Sincerely,

Vanessa Miller
Partner – Millerwark Real Estate

[REDACTED]

www.millerwark.com

TAC Real Estate Corp.



From: [Bill Phillips](#)
To: ["input@dnv.org."](mailto:input@dnv.org)
Subject: Edgemont Village Grosvenor Proposal
Date: Friday, June 19, 2015 11:40:56 AM

I have been a resident of Edgemont Village for the past 20 years.

Having raised my children while living in the Village neighborhood and now raising my grandchildren there, I and my family have benefitted from the rich cultural environment offered by the Village.

As has been stated by many in both Council meetings, and public forums, clearly there is very strong support for your approval of the above proposal.

The investor has an admirable record of building successful communities over the last 300 years, the more recent 70 of those including Canada.

Grosvenor have responded respectfully and thoughtfully to the needs, and wishes of a strong majority in our community.

The exterior design, project layout, parking, mix of use, combined with the reputation of the investor is close to perfect for this anchor development needed in the next generation of Edgemont Village.

As we all know the world's economy continues in a state of flux, causing many real estate investors on a daily basis to reconfigure their commitments on behalf of their investors.

For us to delay approving this pivotal project any longer, merely increases the risk of us losing this once in a generation opportunity.

Grosvenor's current proposed Edgemont Village project has my full support, and that of my family.

Respectfully,

Bill Phillips

Vancouver Canada

[REDACTED]
[REDACTED]

From: [Gordon Howie](#)
To: [DNV Input](#)
Subject: Grosvenor Edgemont
Date: Friday, June 19, 2015 11:58:33 AM

I will be unable to attend the public hearing on June 23rd and wanted to give my input

My family has lived on [REDACTED] for the last 33 years .
We enjoy the area and the community atmosphere of Edgemont Village
Over the years we have seen many developments in the village from the closing of the
Stongs grocery store to the recent addition at Queens and Edgemont
All we believe have been positive to the community and enhanced the livability of the area.

I see the Grosvenor Edgemont project as well planned out with input from the community
so something we support and fitting with the character of the neighbourhood

Gord & Peggy Howie
[REDACTED]
North Vancouver BC

Gordon Howie
[REDACTED]

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From: [Thomas Broddy](#)
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Grosvenor Edgemont Project
Date: Sunday, June 21, 2015 1:58:05 PM

Hello, I am very much in support of the Grosvenor Edgemont project. I currently live at 1284 West 3rd Street in North Vancouver and shop and eat in the Edgemont Village weekly. My wife and I plan to downsize to a condo since our children will graduate from University in 2 years. In looking at the plans, I also think the layout and the location of this project is excellent.

Thank you,

Tom Broddy

From: [Claire Ryce](#)
To: [DNV Input](#)
Subject: Grosvenor/Edgemont Project
Date: Sunday, June 21, 2015 6:47:04 PM

As a long-time resident of the North Shore I would like to see this proposal go forward. I believe this project will allow others like me to downsize and still remain in the same community and be able to live in a place where I can walk to all the shops and take part in the Community. I also agree with the increase in parking stalls to be made available to all patrons of the village.

Claire Ryce



From: [Alan Hetherington](#)
To: [DNV Input](#)
Subject: Grosvenor Edgemont Village
Date: Monday, June 22, 2015 7:45:33 AM

Hello Mayor and Council

I have lived in the Edgemont Village area for 20 years and I am fully supportive of the new Grosvenor development. I think it is the right mix of commercial and residential, and will bring some essential services to the village such as a good grocery store, a pharmacy, other commercial space, a restaurant and lots of new residential units. I particularly like the amount of underground parking spaces.

This is a chance to support a project from an experienced developer that will be the cornerstone to the Village.

I really hope that you support this project!

Alan M. Hetherington

[REDACTED]

[REDACTED]

From: [JACK MILES](#)
To: [DNV Input](#)
Subject: Grosvenor Edgemont Public Hearing
Date: Monday, June 22, 2015 12:17:39 PM

We are writing to you with regard to the Grosvenor Edgemont plans for the Building Development at Edgemont Village.

We have been long time frequenters to this charming area and have always used many of the services provided in the Edgemont area. We did live closer to Edgemont, but now live further away but still frequent the Village often and regularly.

We have seen some changes in the Village and while we like the continued character to be maintained, the changes and evolution to date has been well done and the Municipality have done a good job in maintaining this.

After reviewing the plans for The New Grosvenor Development, we feel that this will be a very good addition to Edgemont, very tastefully presented, solid concrete construction with all the latest building techniques and including and containing useful and likely much used retail outlets. This will not only add to the area, but it will also attract more people in the larger neighbourhood who will very likely increase the business for all of the retail stores.

We very strongly support this Grosvenor Project, a reputable and ecology minded award winning company, and will be planning to try to purchase a property and live there.

Many thanks for using this as a positive support for this Project at the Public Hearing.

Sincerely,
Sandra and Jack Miles
North Vancouver, BC.



Sent from my iPad

From: [Brian Rhodes](#)
To: [DNV Input](#)
Subject: Grosvenor's proposed re-development of the Super-Valu site in Edgemont Village
Date: Monday, June 22, 2015 2:05:38 PM

Dear Sirs/Mesdames,

I am unable to attend the public hearing scheduled for June 23, 2015 and so I am submitting this brief e-mail instead.

I have lived in the Edgemont Village area for the past 15 years. I understand that Grosvenor is seeking approval for its proposed re-development of the Super-Valu site and other parcels of real estate on that block. I have reviewed the plans for the proposed re-development and I support the proposal for a number of reasons:

1. The way the buildings and parking areas are currently laid out on the block is very inefficient. The proposed re-development appears to be a far more efficient use of space;
2. The current grocery store is tired, old and overdue for replacement or a complete overhaul; and
3. The architecture and "look" of the proposed new development is in my opinion tasteful and generally consistent with the current look and feel of Edgemont Village, which "look and feel" I would like to see preserved (accepting that there must always be some redevelopment to keep a community vital).

Thank you for considering this submission.

Best regards,

Brian Rhodes



*Denotes Law Corporation

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From: [Rob Kaufman](#)
To: [Mayor and Council - DNV](#); [Brian Bydwell](#)
Cc: [John Henderson](#)
Subject: [REDACTED] - Impact Edgemont/Grosvener
Date: Monday, June 22, 2015 2:18:20 PM

Hi,

My home is [REDACTED], the home has been in our family for nearly fifty years. My long standing neighbour John Henderson (cc'd) recently sent you a letter stating the impact the rezoning will have on his house.

John and I are both on the same page that while we support development, we need to be sure that it makes sense for us as well - and the current plan does not for either of us neighbours.

I hope that the District considers us in the rezoning plan.

Thanks,
Rob Kaufman, CPA

From: [Blair Whiteley](#)
To: [DNV Input](#)
Subject: Letter of support for Grosvenor Edgemont
Date: Monday, June 22, 2015 2:39:16 PM

To whom it may concern,

The proposed project by Grosvenor Developments for Edgemont Village is an exciting and overdue addition to the community. My young family currently owns in the Pemberton Heights area and frequently uses Edgemont Village as a community hub for coffee, library visits, children activities, gift shopping and the occasional date night. I would use this area more, ideally for daily grocery needs, if both parking and a workable more spacious family orientated grocery store existed.

More importantly, there is a dire need for the aging population around Edgemont who are ready for downsizing and want to stay close to their community network. Presently there are very few options. I'm currently trying to find a solution for my own parent who would like to stay close to family roots and have the ease of grocery and medical needs met in their own building. The proposed site for the Grosvenor project would provide a sense of entrance and long term living stability to a community in a state of rapid change. It is very encouraging to see a developer who understands where a community currently stands, provide an exciting vision for how to improve it and a solution to what is needed.

Not only does Grosvenor meet all the above needs for Edgemont Village, but as a developer they have been a global leader in quality, sustainable living cities. They continue to have a vested interest into the projects they build – a unique approach that only seasoned and extremely well established developers can afford to do. I have been watching the progress on their Ambleside project and have been very pleased with the architectural sensitivities and community process they have undergone. This would be a fantastic opportunity for Edgemont residents to proceed with a developer through a building process that will have a positive and long lasting community imprint.

Sincerely,

Blair Whiteley

[Redacted signature line]

[Redacted contact information]

From: [Motion Wear](#)
To: [DNV Input](#)
Subject: Grosvenor Project - Edgemont
Date: Monday, June 22, 2015 2:55:25 PM

Hello

I would like to put forth some comments on the Grosvenor project in Edgemont Village.

I have been in their presentation centre, and I must say I was completely impressed, and definitely feel it will enhance our village. I have had a business in Edgemont Village for almost 15 years, and in my mind, it would modernize our village which would attract more foot traffic, and thus, be very beneficial for our businesses. Also, the residential housing will allow a lot of present residents wanting to downsize to stay in the village. My business is located directly across from the new Kevington building, and for a year and a half, the construction did impact my business in a negative way. However, now that it is complete, my business has improved, and the very attractive new look has increased foot traffic for my end of the village. As long as the traffic disruption is handled well, I feel certain that the temporary inconvenience will in the end give this village a much needed updated look. I believe the staff at Grosvenor is working hard to listen to the community, and will work hard to minimize the inconvenience caused by the construction. So, it would be nice to see this project move forward. Thank you for your attention.

Warm Regards

Reen Collins
Owner/Manager
The Motion Wear Company Ltd.,
3048 Edgemont Blvd., North Vancouver BC
Canada V7R 2N4 604-986-1185 reenc@shaw.ca

From: [Dinah MacArthur](#)
To: [DNV Input](#)
Subject: Grosvenor Edgemont- In Support
Date: Monday, June 22, 2015 3:26:37 PM

Dear Mayor and Council,

My name is Dinah MacArthur and I am 24 years old. I have lived on the North Shore for my entire life, attended Handsworth Secondary and am presently living with my parents in Forest Hills near Edgemont. I want to continue living on the North Shore and specifically the Edgemont area and have been looking for a home that suits my budget. A single family home is out of the question at this time. I looked at a few homes in the Lynn Valley and Lower Lonsdale but unfortunately it was sold before I could put in an offer. These were my only options at the time as there is nothing in my area in my price range.

Grosvenor's proposal would suit my needs as well as the needs of the residents who are tired of looking at the flintstone building. The parcel of property in question could be the cornerstone of the Village as it is the first thing visitors see when the drive off Ridgewood Drive. I know many of my parents friends are also thinking of downsizing and the mixed use living is exactly what they want. Close to shops and amenities yet still close to their roots. I love the idea that the aesthetics will be improved and that they intend to keep the look of Edgemont with their low rise building.

I am writing this letter in support of this apartment development and hope you also vote in favour.

Regards,

Dinah MacArthur

[REDACTED]

North Vancouver, BC

[REDACTED]

From: [Kevin Smith](#)
To: [DNV Input](#)
Cc: [Doug Allan](#)
Subject: Grosvenor Edgemont Project
Date: Monday, June 22, 2015 3:47:31 PM
Importance: High

To whom it may concern,

As a homeowner who resides in the District of North Vancouver I would like to pass along my complete support of the proposed project.

I will very much like to attend the public hearing tomorrow evening and speak first hand, but unfortunately due to a prior personal engagement, I will be unable to attend; however, in my absence I would like to share my thoughts for your consideration.

As someone that has lived in the District of North Vancouver for over 40 years, Edgemont Village has always served as the commercial hub of the neighbourhood. Further, as a homeowner that lives in very close proximity of the Edgemont Village, my family and I frequent the Village several times a day - literally. It is a very special place to us (my wife and 3 kids – 13, 11, and 8), and one of the main reasons we moved to our current location from Grousewoods back in 2008. The Grosvenor Edgemont proposed project will be a very welcome addition to the commercial core of the Village, in my opinion the project will replace very tired and underutilized retail/commercial space with a very vibrant and well thought-out mixed use development. All of the new amenities – full size grocery store, additional commercial space, abundance of parking will be greatly embraced by the community. Anyone that frequents the Village, is acutely aware of the need for additional parking to serve its commercial core – today, parking is at a premium and making the Village more accessible will only add to the vibrancy of the neighbourhood. Grosvenor has done a great job integrating the proposed project while maintaining the community feel, integrating some additional/much-needed residential density and actually creating a better sense of arrival and place with the proposed public plaza. Please take my thoughts and words into consideration – in summary, in my opinion the Grosvenor Edgemont project will be a very welcome addition to our neighbourhood and I fully support the project as proposed.

If you have any questions or need anything in addition from me, please do not hesitate to contact me.

Sincerely,
Kevin Smith

[REDACTED]

North Vancouver [REDACTED]

From: [Grigor Cameron](#)
To: [Mayor and Council - DNV](#)
Cc: [Doug Allan](#); [Marc Josephson](#)
Subject: Grosvenor Public Hearing - Free Public Parking
Date: Monday, June 22, 2015 9:41:35 PM
Attachments: [GROSVENOR - FREE PUBLIC PARKING Final.docx](#)

To: Mayor Walton and Councilors

Re: Public Hearing June 23, 2015 – Grosvenor Application

In our letter of March 24, 2015 to Planning Staff (copy attached) we made clear the relationship between allowing a partial fourth floor in return for a tangible public benefit in the form of free public parking in the development. The only way to secure this is by means of a Covenant in the Development Permit. While in our discussions Grosvenor has appeared amenable to such an arrangement, as of this writing we have not been able to reach agreement on the wording of such a Covenant.

Recognizing that it is critical that this Covenant be properly codified before approval of the Application, the Executive of the community association is unable to support the Application at this stage. We recommend that the Applicant be advised to remove the partial fourth floor and re-submit on the basis of a three storey building in accordance with the Edgemont Village Centre Plan and Design Guidelines. Alternatively, the Public Hearing could be adjourned to allow time for the Parking Covenant to be negotiated. If there is a satisfactory outcome to this process, when the Public Hearing is reconvened, the community association would be in a position to support the partial fourth floor.

Regards,
Grig Cameron/Adrian Chaster/Peter Thompson

EUCCA Executive Members

From: [Grigor Cameron](#)
To: [Mayor and Council - DNV](#)
Cc: [Doug Allan](#); [Marc Josephson](#)
Subject: Grosvenor Public Hearing - Free Public Parking
Date: Monday, June 22, 2015 9:41:35 PM
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Regards,
Grig Cameron/Adrian Chaster/Peter Thompson

EUCCA Executive Members

District of North Vancouver
355 West Queens Road
North Vancouver, B.C.
By Hand

24 March 2015

Attention: Doug Allan and Natasha Letchford

Dear Doug and Natasha,

Re: Feedback on Proposed Grosvenor Development in Edgemont Village

This submission is informed by our perspective both as members of the Executive of the Edgemont and Upper Capilano Community Association (EUCCA) and as members of the Working Group assembled by the District to work with Staff on the development of the “Refresh” of the Edgemont Village Centre Plan and Design Guidelines, which was adopted by Council in April of last year.

One of the key built-form guidelines in the Refresh specifies that building heights will generally be restricted to 2 or 3 storeys with possible consideration of a partial 4th storey where, in the words of the Guidelines, “provision of greater public amenity may be achieved”. In other words, a partial 4th floor is not an entitlement but must result in a demonstrable benefit to the community.

During the public engagement process on this application, Grosvenor has been told repeatedly that the biggest single issue impacting the liveability and commercial viability of the Village is the availability of free public parking. We are pleased that Grosvenor has heard this concern and has committed to provide 213 free public underground parking stalls in the development, such stalls to be for general public use and not restricted to patrons of the Grosvenor development. We believe that this is the kind of tangible public benefit that should be taken into consideration in the assessment of whether a partial 4th floor should be permitted. Other design features of the development, including sidewalk width, public space, etc, are generally in conformance with the design guidelines in the Refresh and are what would be expected in the current market climate. They primarily enhance the quality of the project for the benefit of the owners, residents and business tenants and as such would not in themselves justify a partial 4th floor.

It should also be noted that the partial 4th storey proposed by Grosvenor would result in a roof height of some 54 ft. at that corner of the building, which would make it the tallest building in the Village, far exceeding the recently approved adjacent ESL building at a height of some 40 ft.

Given the foregoing, it is essential to recognize the link between the provision of free public parking and the granting of the partial 4th storey. To that end, we request that Staff require that the free public parking be guaranteed in perpetuity by means of a Covenant to that effect on Title or through some equally effective legal means. The Covenant or

other legal document should also specify that the public parking will not be restricted in hours of availability.

Please do not hesitate to contact any of the undersigned if you require clarification.

Respectfully:

Grig Cameron



Adrian Chaster



Peter Thompson



From: [Alfonso Pezzente](#)
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Grosvenor Edgemont
Date: Tuesday, June 23, 2015 12:24:50 PM

Subject: Grosvenor Edgemont

Mayor Walton, Councilors and staff

We would like to go on record and send everyone a quick note that we support the development proposed by Grosvenor International.

There are many good reasons to support the development:

- 1 · the old obsolete grocery store will be replaced with a much needed and overdue expanded larger grocery store (Thrifty Foods), with a modern exciting new design
- 2 · Plenty of secure underground parking on site to meet Edgemont Village's needs.
- 3 · Exciting new key merchants, such as a restaurant and full-service pharmacy, which will enhance the area.
- 4 · over 80 new apartments and town homes, for new residents and local residents in the area who can downsize from their two level homes(many with stairs) to more comfortable one level living.
- 5 · A new development that falls within the new OCP guidelines meeting the latest green-building standards through an architectural design that reflects the District of North Vancouver's goal to be the leader in urban sustainability and resiliency.
- 6 · Grosvenor International is a strong cooperate citizen who will deliver on their promises and obligations.

I strongly support the project. It's long overdue!!!

Council and staff must stay focused as the development falls within the new OCP that was recently adopted. Please don't delay the process any longer.

We can't keep going around in circles here.

Thank you for your time effort.

Alfonso and Carla Pezzente

[REDACTED]

North Vancouver, BC, [REDACTED]

From: [Susan Kimm-Jones](#)
To: [DNV Input](#)
Subject: Grosvenor Public Hearing - June 23rd
Date: Tuesday, June 23, 2015 3:27:50 PM

I generally support the proposal and would be really supportive if :

A. The commercial space is not leased to health services, banks or other tenants who do not add interest at the ground level; many of these types of tenants install frosted glass so that there is no connection between the indoor and outdoor space and it gives pedestrians the feeling of walking next to a blank wall, and

B. Grosvenor have consistently said at their public meetings that they are providing underground parking at no charge for visitors to Edgemont Village; I trust that this is the case and that the provision of such parking is protected so that it cannot be changed to pay parking.

Thank you

Susan Kimm-Jones

[REDACTED]

From: [Tanja Milosevic](#)
To: [DNV Input](#)
Subject: FW: Grosvenor's proposal in Edgemont Village
Date: Tuesday, June 23, 2015 3:58:39 PM
Importance: High

Please find public input regarding the proposal in Edgemont Village below.

Thanks,

Tanja Milosevic
Development Coordinator
Grosvenor Americas

From: Bob Lenarduzzi [REDACTED] **Date:** Tuesday, June 23, 2015 at 3:49 PM

I've tried sending this email twice to input@dnv.org and both times it's been rejected.

Bobby

Dear Mayor and Council,

I'm writing to express my support for Grosvenor's proposal in Edgemont Village. I've lived in the area for thirty four years, and I think this project is going to be a great addition. More housing and retail options will contribute to the area's vibrancy, and I hope to see this proposal move forward.

Regards,
Bob Lenarduzzi

[REDACTED]
North Vancouver, BC

Bob Lenarduzzi
President

VANCOUVER WHITECAPS FC
550-375 WATER STREET
VANCOUVER, BC, V6B 5C6
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subsidiaries including Grosvenor Limited (Registered in England and Wales No 2874626, Registered office as above), Grosvenor Investment Management Limited (GIML) (Registered in England and Wales No 2774291, Registered office as above), and GFM Securities LLC (GFMS). GFMS is incorporated in the state of Delaware with its main business office at Two Commerce Square, 2001 Market Street, Suite 200, Philadelphia, PA 19103, United States. GIML is authorised and regulated by the Financial Conduct Authority to conduct investment business. In the United States, securities are offered through GFMS, which is registered as a broker-dealer with the US Securities and Exchange Commission and is a member of the Financial Industry Regulatory Authority (FINRA) and the Securities Investor Protection Corporation (SIPC).

From: Brian Platts [REDACTED]
Sent: Tuesday, June 23, 2015 3:34 PM
To: Mayor and Council - DNV
Cc: Doug Allan; David Stuart
Subject: Rezoning Bylaw 1330 (Bylaw 8122) - Grosvenor's Mixed Use Redevelopment Proposal

Mayor & Council:

I am writing with respect to Grosvenor's proposed mixed-use commercial/residential project in Edgemont Village. The application has a number of merits, including the provision of an anchor supermarket, additional commercial and restaurant space, and residential housing options.

The Edgemont Village Centre Plan specifies that the commercial area *"should remain a low-rise built environment, with heights generally restricted to a mix of 2 and 3 storey buildings"* up to a 1.75 FSR. The Plan indicated that a partial 4th storey would be considered in exchange for a defined public benefit. A 4-storey building is not a given; it is supposed to be earned. In this instance, Grosvenor's proposal includes a partial 4th storey bringing the total building height to approximately 56 feet high, at least 16ft higher than the new 3 storey Edgemont Commons building.

The discussion to date has been that the commercial parking component on the site would remain free for use as Edgemont Village parking (as opposed to pay or customer-only). The Plan specifies that *"adequate and accessible parking should be recognized as necessary for ensuring the Village's continued viability as a commercial and social hub."*

The Executive Committee of the *Edgemont and Upper Capilano Community Association* has proposed that the provision of public parking as the trade-off for this 4-storey project. And since the 4th storey is permanent, then the designated public benefit should be preserved long-term with a legal covenant on title. After all, promises can be made, but memories are short. District staff and Councils come and go; or Grosvenor could sell in the future, who knows ... but a covenant on title designating 213 parking stalls as free public parking for Edgemont Village will remain in perpetuity (albeit with appropriate time-limits and exceptions detailed in the covenant).

The Executive Committee (of which I am a member) has been working with Planning Staff

and Grosvenor's representatives to establish a parking covenant. We have put forward a document outlining a very reasonable set of parking provisions but Grosvenor has not agreed to the document at this point. Therefore the two options available at this time appear to be for Grosvenor to be advised to re-submit with a 3-storey building design in accordance with the Edgemont Plan or to adjourn the Public Hearing to allow the parking covenant to be satisfactorily negotiated.

Sincerely,
Brian Platts

[REDACTED]
North Vancouver, B.C. [REDACTED]
[REDACTED]

From: [Werner Construction Ltd](#)
To: [DNV Input](#)
Subject: Grosvenor Edgemont Development
Date: Tuesday, June 23, 2015 6:14:09 PM

I am unable to attend the public meeting tonight so I would like to share my support for the Grosvenor Edgemont development in an email.

The Edgemont area is a vibrant community undergoing renewal with new and existing families building new homes or renovating existing ones. The Village is very dated and needs to keep up with the times in order to provide necessary goods and services for its citizens. The existing grocery store is something reminiscent of Hope not a suburb close to Vancouver. We often find ourselves needing to leave the community and drive to Ionsdale or Park Royal for daily essentials. The densification of the site will also allow people to downsize their home and stay in the community they love.

Hopefully this and more projects are allowed to proceed and renew Edgemont Village to a more enjoyable place.

Regards,

Darren Werner


From: [Herbert He](#)
To: [DNV Input](#)
Cc: heqingquan@me.com heqingquan@me.com
Subject: Opposing the zoning bylaw amendment to permit a proposed redevelopment of the Edgemont Market site,
Date: Tuesday, June 23, 2015 6:25:44 PM

I'm a resident in the Edgemont neighborhood. My family and I live on [REDACTED], south of Queens Road.

The site of the proposed development is a place we pass by on a daily basis. This is a focal point in terms of people and vehicle traffic for the surrounding communities.

On the north shore, in North Vancouver in particular, there is hardly any more site that is more central than this site.

I'm not sure whether you have noticed, but driving through and parking in the area are already very challenging.

Already, a few times a day, particularly at around 8:30 in the morning and shortly after 3:00 in the afternoon, it can take minutes to get through the Edgemont and Ridgewood intersection. Traffic can be backed up in all four directions, particularly throughout the Edgemont Village section of the Edgemont Blvd.

There are quite some pedestrian crossings in the Edgemont Village, but crossing the street is increasingly difficult, as the zebra space is taken up by vehicles that are held up. Walking across the street to the library is becoming risky for kids. A few days ago, I saw two old ladies trying to cross the street on the zebra. They had to wait for the cars to stop, but when they finally saw an opening in the non-stop traffic and ventured to cross, another car raced past them right in front of them. You should have seen them throwing up their arms and how high those arms went.

I'm sure a lot of creative engineering and designing has gone into the project. But the reality of the matter is the complex will be home to some 90 families. I counted the family residences on my block. They numbered 21. 90 families would be equivalent to four to five blocks of people, all crammed into a tiny little bit of space that is a small corner of a block.

The added residents, together with the added businesses that are part of this project, will make traffic so much more difficult. Coupled with other development projects in the area, driving and walking through the village could become nightmarish.

Do we really want to turn the Edgemont Village into a downtown area teeming with people and vehicle traffic, with all the hustling and bustling that goes with it?

This is a friendly neighborhood that is characterized by peace and quiet. Do we want turn it upside down?

I hope not.

Herbert He

From: [Murray Schultz](#)
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Grosvenor Edgemont - In Favour
Date: Tuesday, June 23, 2015 6:39:07 PM

Dear Mayor and Council,

We are emailing our support for the Grosvenor Edgemont in lieu of speaking at this evening's public hearing.

Although we may attend, we are pushed for time and may not be able to get to the chair.

In our previous visit to council chambers, in support of the development, we discussed both relative affordability and traffic calming.

We think it is important to provide input on specifics and will attempt to do so here:

Community in Transition

Edgemont is, for better or worse, a community in transition.

Residents are young professionals with young families, middle aged couples with teenage children and retired people who may have purchased in the 50's, 60's and 70's and have yet to downsize.

Residential redevelopment, once underway, has continued at a fast pace; with large homes being deposited on lots never intended to hold +3000 to 5000 Sq. Ft. and more.

Both legal and illegal suites in homes, new and old, have provided income necessary to justify purchasing or remaining in an area where property taxes of \$7,000 seem to be the norm.

Affordability being Eroded

As a young family with a growing but finite down payment, we have watched with arched eyebrow as prices for homes, sometimes referred to as "knockdowns", have risen from \$800,000 to \$900,000 to over \$1.4 million within the space of 2 years. We have now been priced out of the local market and, should our landlord decide to sell, we would be faced moving far from our community, daycare, schools and amenities. We know that, in part, this has occurred as a result of flippers, builders and renovation artists who make a point of declaring their projects their principal residences so as to attract zero tax on their outsized gains. Some upward price pressure has come as a result of off-shore money being parked in our district for safe keeping; price being no object. Several real estate professionals I have spoken to personally have indicated that between 50 and 80% of their North Shore business involves non-resident and new to Canada sales. So, in effect, we are being priced out of our own community by people who purchase as a hedge and have no intention to interact with, let alone contribute to, the community. We feel this is wrong and needs to be countered in whatever fashion can be managed by local, provincial and federal governments.

So, in addition to acknowledging the visual and practical improvements the Grosvenor development will bring to Edgemont, we see it as our only hope of owning property in the vicinity, unless we happen to win an extra million dollars in the lotto 649 or interest rates rise dramatically and, potentially, prices decline in response. Unfortunately affordability would, in this scenario, remain the same, as mortgage payments would rise with interest rates.

Precedent

We have seen successful commercial/residential property mixes in other areas of the lower mainland including NV City and District.

We believe that this has become the defacto standard in creating plans which are workable for both developer and purchaser.

We also note that the proposed interior dimensions of the GE are generous and lend themselves to family living.

Combined with green and common areas and local amenities, we believe the Grosvenor Edgemont will offer a viable alternative to single family living.

Traffic Issues

In respect to traffic issues at the intersection of Ridgewood and Edgemont, we are not in favour of traffic lights.

The problem occurs primarily at morning and after school rush hours and, during the rest of the 24 hour clock, there is no problem.

The exception is the infrequent but very dangerous stop sign runner, one of whom blew through the intersection traveling west on Ridgewood without slowing at all, narrowly missing my wife and child.

We believe that a relatively tight traffic circle with a raised center is a better option for both traffic flow and safety.

Young Families Too

We note that, adjacent to the Grosvenor Edgemont a seniors development has broken ground.

With due respect to seniors, we believe that some effort must also be made to address the needs of our community's young families.



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

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From: [BRYSON MILLEY](#)
To: [DNV Input](#)
Subject: Edgemont - Grosvenor
Date: Tuesday, June 23, 2015 6:48:39 PM
Attachments: [Grosvenor presentation to Disctrict Council - June 23.15.docx](#)

To whom it make concern,

I had intended to share my thoughts of the Grosvenor Edgemont project at tonight's council meeting, but an unexpected event prevented me from being able to attend the meeting. Please include the attachment as part of your community input.

Thank you,
Bryson Milley



North Vancouver

Thumb-pecked on my iPhone, please excuse any odd auto-corrects.

GROSVENOR PROJECT: EDMONT VILLAGE

For presentation to North Vancouver District Council – June 23, 2015

Mr. Mayor and District Council members,

My name is Bryson Milley, and I support of the Grosvenor project being considered in Edgemont Village.

For more than 35 years of my life I have lived within 3.5 kilometers of Edgemont. As a result, since my childhood I have watched it reinvent itself and grow in popularity, and I like what I have seen so far.

In my opinion the proposed Grosvenor project is well suited for Edgemont Village. The current grocery store and medical services building have needed refurbishment for many years, and there is a growing demand for quality living spaces for those wishing to downsize, yet remain in the neighbourhood. Being able to combine these demands in one project is a great opportunity, especially when you consider an improved grocery store, meeting spaces, shops, restaurants, and ample underground parking.

In all areas of Metro Vancouver we can see similar change in similar communities, the majority of which has been positively received once completed. On the North Shore specifically, there is the area around lower Lonsdale and Esplanade. And the project I think has the most in common with this project is the west end of the Dundarave Village where the improved IGA and connected condominiums has been well embraced by the community.

As a financial advisor I have a front-row seat to my client's lives and experiences. For my clients wishing to downsize there is a recurring desire to stay in their current communities; close to friends, family, and the services and amenities they know and have been accustomed to for many years. And with a new William Griffin Rec Centre a short walk away, the desire to stay in this community only grows.

The issue has been finding desirable, quality living spaces that require less upkeep, yet remain close to their favorite amenities. This is why this proposed development makes so much sense for the community. It provides a quality option for those wishing to downsize, while at the same time providing added amenities for the community as a whole.

With regards to the developer, Grosvenor, I believe there are 3 material positives they bring to the table. The first is their financial stability. If the real estate market softens significantly in the short to medium term, in my opinion they have the financial stability and diversification to see the project through to a successful completion.

The second major benefit is they have successfully completed this type of project many times, in many communities through-out the world. Thus, they are able to bring useful insights and experiences from similar projects in North America and Europe.

Lastly, it is my understanding that 5 of Grosvenor's employees, 3 of whom are in senior management, live in our community. This gives me added comfort knowing they have more than just a corporate interest in the project. They are neighbours in our community, therefore, they have a personal, vested interest in developing a space they want to be around with their families, and share with their own community.

For all of these reasons... improved amenities; desirable living spaces; and a reputable, financially secure builder... I recommend District Council give their approval to this project. I believe this is a great opportunity for Edgemont Village with benefits to be shared by our community for many decades to come.

Thank you.

From: [Murray Schultz](#)
To: [DNV Input](#)
Cc: [REDACTED]
Subject: Re-send: Grosvenor Edgemont - In Favour
Date: Tuesday, June 23, 2015 6:54:30 PM

Dear Mayor and Council,

We are emailing our support for the Grosvenor Edgemont in lieu of speaking at this evening's public hearing.

Although we may attend, we are pushed for time and may not be able to get to the chair.

In our previous visit to council chambers, in support of the development, we discussed both relative affordability and traffic calming.

We think it is important to provide input on specifics and will attempt to do so here:

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Residential redevelopment, once underway, has continued at a fast pace; with large homes being deposited on lots never intended to hold +3000 to 5000 Sq. Ft. and more.

Both legal and illegal suites in homes, new and old, have provided income necessary to justify purchasing or remaining in an area where property taxes of \$7,000 seem to be the norm.

Contrast this with our former West Vancouver home where, at similar assessed and appraised values, property taxes were \$4000.

Affordability being Eroded

As a young family with a growing but finite down payment, we have watched with arched eyebrow as prices for homes, sometimes referred to as "knockdowns", have risen from an already high \$800,000 to \$900,000 to over \$1.4 million within the space of 2 years. We have now been priced out of the local market and, should our landlord decide to sell, we would be faced moving far from our community, daycare, schools and amenities. We know that, in part, this has occurred as a result of flippers, builders and renovation artists who make a point of declaring their projects their principal residences so as to attract zero tax on their outsized gains. Some upward price pressure has come as a result of off-shore money being parked in our district for safe keeping; price being no object. Several real estate professionals I have spoken to personally have indicated that between \$50 and 80% of their North Shore business involves non-resident and new to Canada sales. So, in effect, we are being priced out of our own community by people who purchase residential real estate as a hedge and have no intention to interact with, let alone contribute to, the community. We feel this is wrong and needs to be countered in whatever fashion can be managed by local, provincial and federal governments.

So, in addition to acknowledging the visual and practical improvements the Grosvenor development will bring to Edgemont, we see it as our only hope of owning property in the vicinity, unless we happen to win an extra million dollars in the lotto 649 or interest rates rise dramatically and,

potentially, prices decline in response. Unfortunately affordability would, in this scenario, remain the same, as mortgage payments would rise with interest rates. With a goal of building sufficient equity to, one day, jump to a single family home we expect to be able to “pay forward” our good fortune by allowing another young-family to get into what would otherwise be an impenetrable market.

Precedent

We have seen successful commercial/residential property mixes in other areas of the lower mainland including NV City and District.

We believe that this has become the defacto standard in creating plans which are workable for both developer and purchaser.

We also note that the proposed interior dimensions of the GE are generous and lend themselves to family living.

Combined with green and common areas and local amenities, we believe the Grosvenor Edgemont will offer a viable alternative to single family living.

Traffic Issues

In respect to traffic issues at the intersection of Ridgewood and Edgemont, we are not in favour of traffic lights.

The problem occurs primarily at morning and after school rush hours and, during the rest of the 24 hour clock, there is no problem.

The exception is the infrequent but very dangerous stop sign runner, one of whom blew through the intersection traveling west on Ridgewood without slowing at all, narrowly missing my wife and child two weeks ago. We believe that a relatively tight traffic circle with a raised center is a better option for both traffic flow and safety.

Young Families Too

We note that, adjacent to the Grosvenor Edgemont a seniors development has broken ground.

With due respect to seniors, we believe that some effort must also be made to address the needs of our community's young families.

Sincere regards,

Murray Schultz

Zuzana Leskova

[REDACTED]

North Vancouver

[REDACTED]



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From: [Jim Paul](#)
To: [DNV Input](#)
Cc: [Richard Walton, Mayor](#); [Roger Bassam](#); [Mathew Bond](#); [James Hanson](#); [Robin Hicks](#); [Doug MacKay-Dunn](#); [Lisa Muri](#)
Subject: Edgemont Village Grovesnor Project
Date: Tuesday, June 23, 2015 7:00:19 PM

June 23, 2015

District of North Vancouver

Attention:

Mayor Richard Walton
Councillor Roger Bassam
Councillor Mathew Bond
Councillor Jim Hanson
Councillor Robin Hicks
Councillor Doug MacKay-Dunn
Councillor Lisa Muri

**Re: Grosvenor Edgemont Project,
Public Hearing**

For your consideration, please review the following concerns regarding The Grosvenor Edgemont proposal.

To begin I would like to voice my support for the redevelopment of the Grosvenor Edgemont lands. A carefully considered, multi-use development would be a welcome addition to the village. The current proposal however, does not meet expectations in the context of Edgemont Village Design Guidelines nor demonstrate a sympathetic of the piecemeal evolution of the village core.

The existing Thrifty supermarket is appropriately scaled to Edgemont village needs and character. The amount of vehicular traffic created by a full size grocery store should be a consideration for concern. Capacity of roads in the Edgemont Village area will be measurably stressed by shoppers coming from surrounding communities and local residents that would otherwise shop at larger stores accessible by arterial roads. Added vehicular traffic will be equal to more pollution, frustrated drivers, pedestrian safety concerns and ultimately a reduction of the "village" atmosphere. Contrary to the Retail impact assessment the competition for short term street parking may dissuade local residents from visiting the village and using its services and amenities.

The Retail Impact Assessment purpose is to imagine and justify within Edgemont Village and large grocery store competitive with other shopping centre developments in North and West Vancouver. The report is written with a one dimensional perspective, the commercial impact, and does not address the social and urban design impact of a large scale development. Noticeably, Edgemont Village is not compared to other North Shore villages: Deep Cove, Ambleside and Dundarave. With the exception of Ambleside which is

negatively impacted by Park Royal, these other villages appear to have continued prosperity while retaining their charming atmosphere to the pleasure of locals and visitors.

Would a RONA warehouse store be desirable in the village?

Rather than retaining its boutique destination shopping image Edgemont Village will be in danger of becoming another vehicular oriented shopping plaza akin to the developments with which a larger grocery store purports to compete. The report asserts that the retail environment of the village will stagnate without a significantly larger grocery store.

Traffic:

A missing component of the applicant's supporting information is a parking and traffic study, an essential component in order to honestly inform the community. This report would anticipate outcomes on Edgemont Boulevard, Ridgewood and Queens and especially the intersection of Ayr and Ridgewood. It is difficult to imagine the "village" with traffic lights...

Grocery Store Size:

"It is projected that the new grocery store, nearly 3x the size of the existing store" The report maintains that grocery related spending will increase by \$11M, and then goes on to describe the "trade area" having household income "77% higher than the North Shore overall."

The report claims that "Within the merchandise categories that are the subject of this analysis (Grocery, Personal Care, Pharmacy, Food & Beverage) there is no projected negative impact on local business as a result of the proposed Development" notes pharmacy and personal care retail expansion that rather than supporting existing businesses in this sector will compete.

Village Atmosphere:

The report refers to the "long term stagnation of the village", and seems to be encouraging a myth or fabrication with pejorative meaning. On the contrary, the village continues to thrive, with low turnover of existing businesses and an easy-going relaxed pace unlike the environments which the larger grocery store proposed to compete.

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.

The proposal does not conform to good practice in Urban Design including those established in the OCP guidelines, the existing character of Edgemont Village or the Edgemont Village Design Guidelines. Concerns include:

- **Building Scale:** The proposal envisions a footprint at least 4 times the size of the largest existing Edgemont Village building, putting it massively out of scale with its surroundings.
- **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. Applicant drawings indicate 52.5 feet above average grade of 294.48 feet or 59.28 feet above the lowest grade point. After Grocery store mechanical equipment is added to the roof top the highest point of the building will be at least 65 feet high or the equivalent of a 6 ½ storey building. This proposed height is 2 ½ storeys higher than recommended in the Edgemont Village Guidelines.

- **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 interior and street. The perception is one of exclusivity rather than inclusiveness to the community. In effect, a gated community, within the neighbourhood.

Thank you for your consideration.

Yours Sincerely,

James Paul

DNV Advisory Design Panel, Chairman 2011-2014

DNV Board of Variance, Member 2010-present

DNV Community Heritage Commission, Member 2010-present

Mr. Mayor, Councillors, ladies and gentlemen,

I am speaking in support of the Grosvenor Edgemont proposal. For the past 32 years I have lived ten minutes walk from the village and have always made a conscious effort to support the Edgemont businesses.

I have looked carefully at the plans and model displayed in the Grosvenor office and have had several conversations with the staff there. They are remarkably open to suggestions and very keen to develop a plan that will fit into the village well and reflect the North Van District aesthetic. It would be a huge improvement on that eyesore^{N.E.} corner. Grosvenor is known for high quality work and that's what we want in Edgemont Village. It would be great to have Thrifty's with the proposed generous underground parking. *I hope Thrifty's will look after the current long-serving staff of Edgemont Market.*

In talking with my neighbours, I find there are two major areas of confusion between The Grosvenor Proposal and the development now underway on the corner of Highland Blvd. and Woodbine:

Edgemont Senior Living
1. I understand that the Highland Blvd. development will be age-restricted and will offer assisted living. The Grosvenor proposal is designed for a mixed community of all ages.

2. Parking - I don't know how much free parking will be available in the Highland/Woodbine development but the Grosvenor development would provide ~~from 70 to~~ 213 stalls made available to all in the village. The parking in Edgemont is congested during the day and this would be a big improvement.

The^{is} proposed development seems to me to be a perfect place for those who are thinking ahead to the time when they want to sell their family home and move into something smaller and more manageable. I suspect there are many like I in this area who still want an active lifestyle andⁱⁿ nice, but smaller, homes in the neighbourhood we love. Edgemont Village provides all of the services^{we} need, and all within walking distance. *downsizers*

We who live around Edgemont Village think of it as "our village". When we live in a place for a long time we are sometimes resistant to change. But - change is inevitable. The older buildings eventually have to be renovated or replaced. We hope this will be done well and without changing the nature of the Village.

informal friendly

I believe Edgemont Village would be greatly improved by this well-thought-out development. I urge you to support the Grosvenor proposal.

Project.



June 23 / 15

I live at

My name is Marie Scott and I have lived in the area with my husband for nearly 15 years. We became so attached to the area that we ~~bought a home nearby and are raising our young family here.~~ *have chosen to raise*

We are very excited about the new Grosevenor development and support it in its entirety. As a busy parent, I look forward to the convenience of a full service grocery store and the prospect of not having to travel so far for my basic shopping needs. The boost to our local businesses will be a huge benefit to the community and I look forward to seeing their businesses grow *and ultimately create more employment.*

Initially I was worried about parking and traffic issues but feel that my concerns have been readily address with the ample spaces to be provided to the public by this project.

Edgemont is a wonderful community and will be greatly enhanced by more public space to enjoy the outdoors and the company of our neighbors.

More housing is always needed and it's my opinion that Grosevenor has addressed a variety of living scenarios and it is comforting to know that many of our neighbors will have a choice in where to live or retire without the efforts required to maintain a large family home.

I look forward to spending more time in the village and keeping my hard-earned money nearby supporting our local business.

Thank you.

Marie Scott

[Redacted signature area]

SUBMITTED AT THE

JUN 23 2015

PUBLIC HEARING

PUBLIC HEARING

June 23/15

LAUREN HENDERSON - [REDACTED]

On behalf of my husband John and I, thank you for giving us the opportunity to tell you how our property and our future is impacted by your proposed rezoning on Ridgewood Drive. We have written you a letter, which I would like to summarize.

SUBMITTED AT THE
JUN 23 2015
PUBLIC HEARING

Dear Mayor and Council.....(pause)

We own one of three properties directly across the street from the proposed Grosvenor development in Edgemont Village, at [REDACTED]. We have lived here for thirty years. Our two children went to Highlands and Handsworth and UVic.

The municipality's brochures about the public process for this rezoning showed a circle around our house. And, we received this in the mail which says "LEGAL NOTICE ENCLOSED. CHANGE IN LAND USE REGULATIONS. IS YOUR PROPERTY AFFECTED?" Well, yes.

We are **significantly** impacted by the proposed changes in the village. **Because** of this...we attended every public meeting during the process, to make sure that we **understood** the changes **council** is considering. We are

(2)

generally in favour of renewal in the village but we are **quite surprised** that the three single family homes, **that have been orphaned in all of this**, have had no dialogue with you or your staff – not even a phone call.

The process did not include us.

Having now **seen** the final plans for what will happen across the street from us, we are **dismayed**. Our property is excluded from the rezoning process. The new layout of the intersection, the grocery store, the traffic lights and the construction period isolates our property. We **know** this because we put our house on the market thinking that **perhaps** we should move on.

Your plans have effectively removed us from the single-family marketplace – from the desirable neighbourhood that we were privileged to raise our children in, like thousands of others. **Now....** our property has value **only** if it is part of the rezoning you are considering. **Otherwise**, you are responsible for changing everything we have worked toward for thirty years. **This is very stressful and difficult for us.**

We recognize the need for change, and find ourselves in a position where we have no choice but to come before you and state that the

3

Grosvenor rezoning negatively affects us personally and it negatively affects the value of our asset. We are confident that you will take responsibility. We are willing to work with you, and propose a very modest change to the three lots on our side of the street, to something like duplex or triplex zoning.

We are certain we can find a solution to the serious predicament you have put us in. We are asking that you include the three single family homes that are directly affected in the rezoning proposal. We are **all** part of ensuring that Edgemont Village **continues** to provide a high quality of life ... into the future. **This is a big change.** What would you do if you were in our shoes?

Thank you. I am Lauren Henderson, and John and I wish you wisdom as you balance the aspirations of all of us who have contributed to Edgemont Village for decades, and as a community who wishes to thrive into future. Thank you very much.

A handwritten signature in black ink, appearing to read 'LH', followed by a long horizontal flourish.

June 23, 2015

Jason and Leslie, William and Charles Black

British Columbia

SUBMITTED AT THE

JUN 23 2015

PUBLIC HEARING

The Edgemont Grosvenor project is going to bring community together, and my family and friends around the immediate vicinity cannot wait!! It is a much-needed refresh for Edgemont Community and is going to be GREAT for the business community's bottom line. My wife Leslie, my 6 year old boy Will and 4 years old boy Charles will be fortunate enough to grow up here for the most important years of our lives!

4 stories is a reasonable and acceptable height and not an issue for most reasonable people. Very professionally designed, and we could not ask for a better, more experienced developer, Grosvenor! They are invested throughout our community in countless ways, and they are not going anywhere. They will continue to play an important role in this community for many, many years and not all developers play a role like this.

Traffic...

I cannot tell you how frustrating that 4 way stop at Edgemont and Ridgewood is. During peak hours, every single person that comes to that 4 way intersection has to have a four way conversation to simply decide who goes next.....its brutal. The end result is traffic backing up well into Edgemont Village and other feeder routes. We have all seen this happen.

I think the community at large would all agree, traffic lights at that intersection are long overdue and will, if anything, help to resolve the traffic issues that concern everyone here tonight and in the future. The Traffic study should clarify this and if not, I charge my Mayor, Council and District staff to ensure that it continually improved not only today, but over the next 25 years.

Parking...

W cannot find any anywhere. This development will allow my wife and I to park, eat and shop the community, not only at the exciting NEW Thrifty Foods, but also to frequent the

other businesses throughout Edgemont Village. You must all agree, shopping local is becoming increasingly more popular and I cannot understand why any merchant would have an issue with improving the quality of retailers based on the demographic we will see from people shopping and enjoying this incredible business community we have.

Final words...

Who is going to live there? ...

I am hopeful that this development will encourage the many Mom and Dads out there, that are now, or soon to become Grandparents, to downsize and continue to live and reside with us all in Edgemont Village.

Is that not the essence of what we all are wanting here tonight?

Thank Your

Respectfully submitted on behalf of the Black Family,

Jason Black

SUBMITTED AT THE
JUN 23 2015
PUBLIC HEARING

June 23, 2015

Good evening Mayor and Council:

My name is Dale Sherman and my husband Michael and I live at [REDACTED]. We have lived in the Village for more than 25 years and were first attracted to the area by the unique mix of shopping and services, all within an easy walk from our home.

As Village residents, we care deeply about maintaining the character of the area, all the while improving and updating the commercial offering and allowing for a moderate increase in the amount of residential density to provide alternatives to the single family home.

Some of our smaller retail businesses in the Village struggle to survive as rents are high and shoppers feel the need to go elsewhere - to Marine Drive or Lonsdale for a larger retail or service offering. To retain more local shopping dollars as well as to attract new customers to the area requires more local residents, a broader commercial offering, including a modern full-service grocery store, a full-service pharmacy/drug store, a licensed casual dining restaurant – and more parking for those not close enough to walk.

Over the years there have been a number of developments in the Village, including the recently completed Edgemont Commons and the Edgemont Senior Living complex currently starting construction, but none will have as great an impact as the development of this key block of property anchoring the north end of the Village.

The Grosvenor Edgemont Development Proposal recognizes the unique character of this site and has carefully crafted the design of the project to utilize the sloping topography to combine both commercial and residential components, while maintaining a comfortable set-back for the upper residential levels to minimize the impact of the additional density from the street. The varied residential offering of street level flats, two-level townhouses, and upper level condos allows for a variety of options for young families and those downsizing from single family homes. By nestling the grocery store into the building, it allows for additional street-front retail and services and eliminates the "big box" look that would not be in keeping with the scale of our village. In addition to Thrifty's, hopefully Grosvenor will be able to attract a full-service drug store as well as a licensed casual dining restaurant that will become another important gathering place for friends and neighbours. And, as anyone who has tried to find a parking space at mid-day in the Village knows, we need more available parking, and this project adds significantly more parking than is there today.

So, in deciding whether I should support this proposed development, I've asked myself four questions:

- 1. Would this proposed development add additional desirable retail and services, so I can shop closer to home more often?** *Most definitely.*
- 2. Will this proposed development enhance the sense of community in the Village?** *Yes, it will provide another gathering place at the north entrance to the Village and the new residents will be a benefit to the retailers in the Village. Grosvenor has listened to the concerns of the Village residents and refined their plans based on feedback.*

3. How will this proposed development impact parking and traffic flow?

Parking will be improved, and traffic flow will be negatively affected, especially for the short-term while we have at least two major projects under construction in the Village, as well as William Griffin Rec Centre on Queens. I would ask that the District work with Grosvenor to ensure that the Traffic Management Plan addresses the interim issues of coordinating construction and allowing for the smooth flow of residential and commercial traffic. Perhaps it is time to consider a traffic signal at Edgemont and Ridgewood.

4. Would I want to buy a home in this proposed development? *Yes, when we are ready to downsize, we would definitely consider this project to allow us to remain residents of Edgemont Village.*

This is why I am speaking in support of the Grosvenor Edgemont Development Proposal and I would ask the Mayor and Council to add their support to this worthy project.