

The Meeting Agenda:

6:30 - 7:15 PM Open House

7:15 - 7:45 PM Presentation by Consultant Team

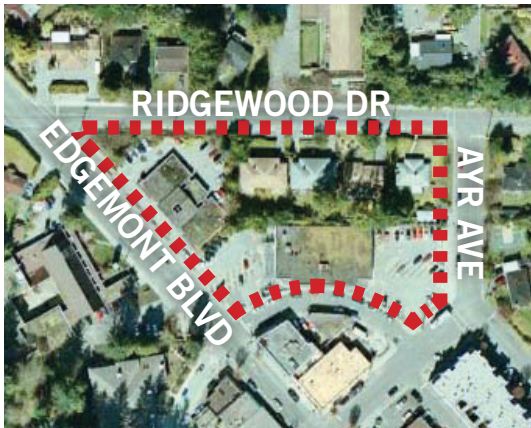
7:45 - 8:30 PM Question And Answer Session

NOTE: This is not a Public Hearing

District Council will formally consider the proposal at a future date.

We welcome the community's feedback. Please contact us to learn more about the proposal.

**For more information please visit
www.grosvenoredgemont.com
or call 604.699.0036**



Public Information Meeting



Grosvenor is pleased to invite you and your neighbours to attend another **Public Information Meeting** where we will present our development proposal for the former SuperValu site in Edgemont Village.

WHERE:

Highlands United Church
3255 Edgemont Blvd
North Vancouver, B.C.

WHEN:

Wednesday,
May 14th, 2014
6:30 - 8:30 PM

The Proposal:

Grosvenor Edgemont Holdings Limited proposes to rezone the former SuperValu site – 2.1 acres bordered by Edgemont Boulevard, Ridgewood Drive, Ayr Avenue, and Connaught Crescent – to a mixed-use commercial and residential building.

The proposal's design respects the desires expressed by the community during the Edgemont Village 'Refresh' process, such as retaining the low-rise form and character of the Village while sustainably adapting to a growing community. The design responds directly to this and many other principles of the recently approved Edgemont Village Centre Plan and Design Guidelines.

Summary:

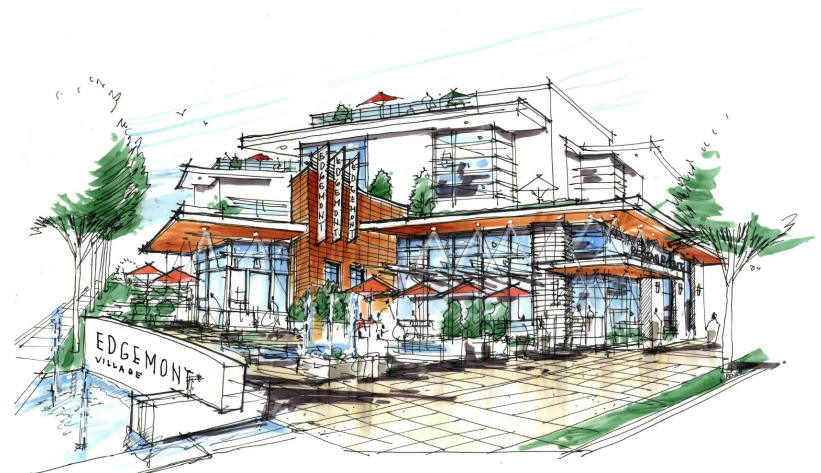
- 1.75 FSR site density which meets the Official Community Plan designation.
- A predominantly three-storey building including two levels of residential above one level of commercial. Due to the site's significant slope from Ridgewood to Connaught, the topography creates the opportunity to add apartments into a small portion of the second level above the retail. In this isolated location there are four storeys. However, this area represents only 10% of the building's floor area while allowing for a design that offers significant setbacks for public gathering space, a Village-oriented retail experience, and more housing options within the same height and density.
- 73 multi-family residential units including mixed housing types designed to offer choice to downsizers as well as young families and professionals looking for more housing options in the community.
- A new, expanded grocery store designed specifically for the Village. The store will be largely hidden inside the building, offering a limited visible storefront to the street. This will help maintain Edgemont's unique character by providing more small-scale merchants at street level, adding to the vibrancy of the Village shopping experience.
- In addition to the grocery store, approximately 22,000 sq.ft. of new retail spaces designed to encourage smaller stores, and a potential 4,600 sq.ft. restaurant. The merchants will be carefully selected to complement existing businesses and the Village shopping experience.
- More parking. The approximate 60 existing onsite commercial stalls will be increased more than three-fold to 213. They will continue to be public and accessible with 2-hour free parking for the Village. The proposal includes an additional 25 stalls

above the amount recommended by traffic consultants, Bunt & Associates. The underground parking will be safe, well-lit and weather-protected, and will offer accessibility to the street and onsite retail.

- A new Village gateway at the site's northwest corner adding a sense of arrival to the community. A large public plaza will be created here, including new Village identity signage, public open space and

seating, as well as landscape improvements and art installations.

- Minimized traffic impacts. All loading and parking activities will occur underground with access from Ayr Avenue, which is positioned to have the least impact on existing traffic patterns and neighbours.
- The building will be designed to a standard equivalent to LEED Gold.



View from Edgemont Boulevard and Ridgewood Drive - Looking South East towards CRU #1 Entry Plaza



View from Ridgewood Drive - Looking towards Secondary Loading and City Homes