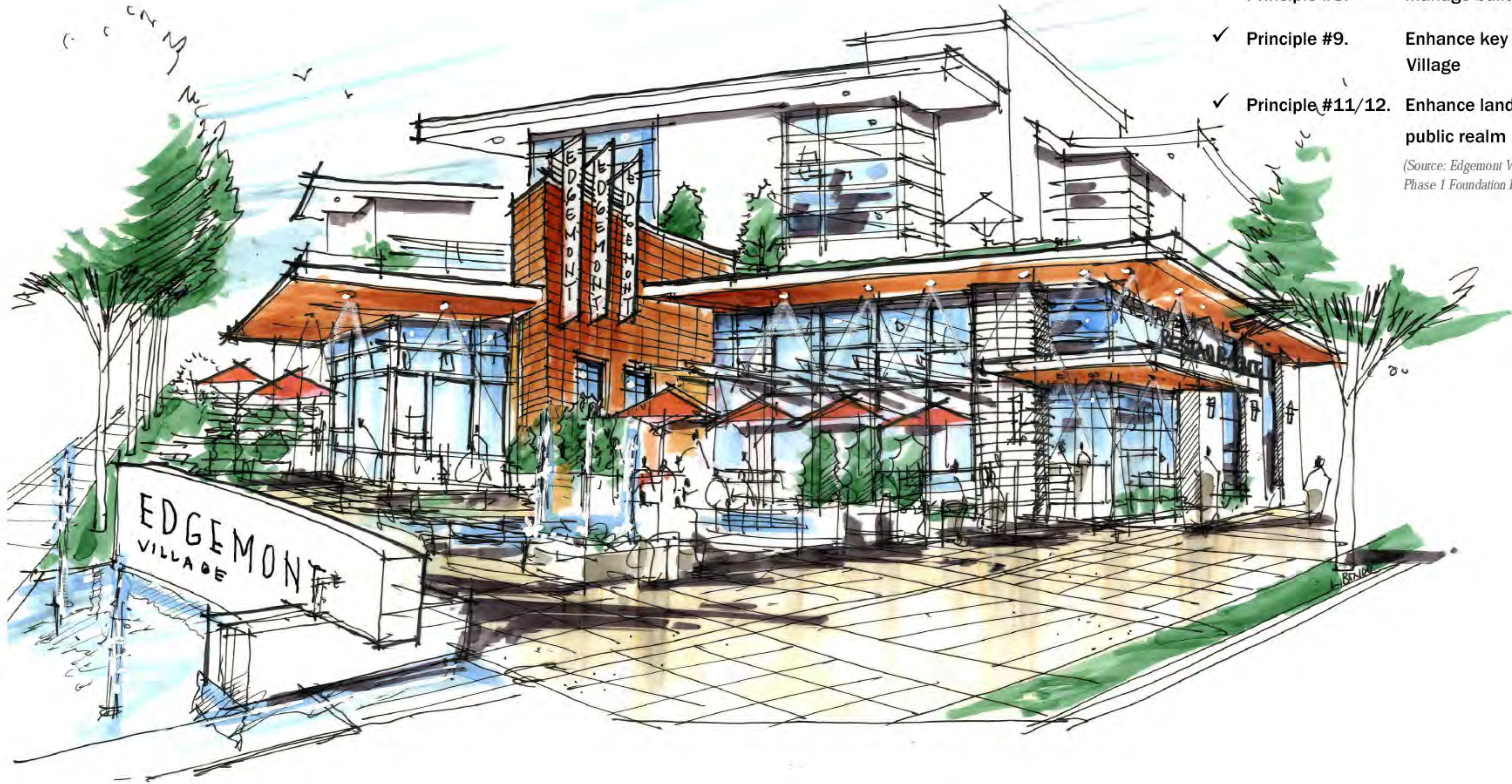


Character sketch illustrating the opportunity to address these Edgemont Village Refresh Planning and Design Principles:

- ✓ Principle #7. Demonstrate the benefit of additional building height
- ✓ Principle #8. Manage building massing
- ✓ Principle #9. Enhance key gateways into the Village
- ✓ Principle #11/12. Enhance landscaping and the public realm

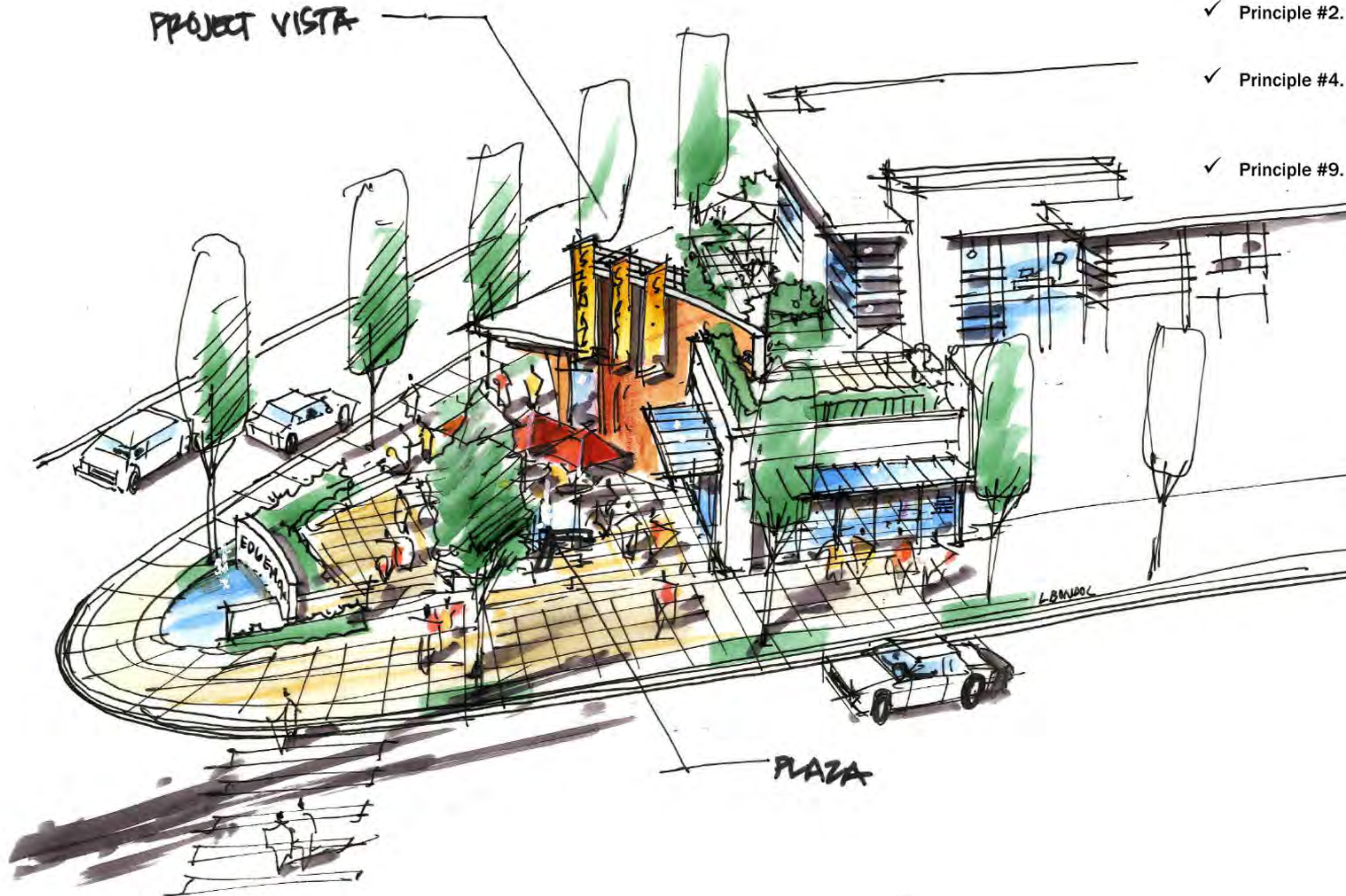
(Source: Edgemont Village Centre Plan Review - Phase 1 Foundation Report - June 11, 2013)



Character sketch illustrating the opportunity to address these Edgemont Village Refresh Planning and Design Principles:

- ✓ Principle #2. Strengthen the existing commercial core
- ✓ Principle #4. Recognize economic viability as key to the future of Edgemont Village
- ✓ Principle #9. Enhance key gateways into the Village

(Source: Edgemont Village Centre Plan Review - Phase 1 Foundation Report - June 11, 2013)



Character sketch illustrating the opportunity to address these Edgemont Village Refresh Planning and Design Principles:

- ✓ Principle #3. Identify opportunities for housing options within and around the Village core
- ✓ Principle #14. Develop a parking strategy

(Source: Edgemont Village Centre Plan Review - Phase 1 Foundation Report - June 11, 2013)



Character sketch illustrating the opportunity to address these Edgemont Village Refresh Planning and Design Principles:

- ✓ Principle #1: Maintain 3-4 storey low-rise, low-density village centre
- ✓ Principle #3: Identify opportunities for housing options within and around the Village core
- ✓ Principle #6: Enable building height transition and variation
- ✓ Principle #8: Manage building massing

(Source: Edgemont Village Centre Plan Review - Phase 1 Foundation Report - June 11, 2013)



Character sketch illustrating the opportunity to address these Edgemont Village Refresh Planning and Design Principles:

- ✓ Principle #1: Maintain 3-4 storey low-rise, low-density village centre
- ✓ Principle #3: Identify opportunities for housing options within and around the Village core
- ✓ Principle #4: Recognize economic viability as key to the future of Edgemont Village
- ✓ Principle #6: Enable building height transition and variation

(Source: Edgemont Village Centre Plan Review - Phase 1 Foundation Report - June 11, 2013)



LEGEND

EXISTING BOUNDARY

PROJECT SITE

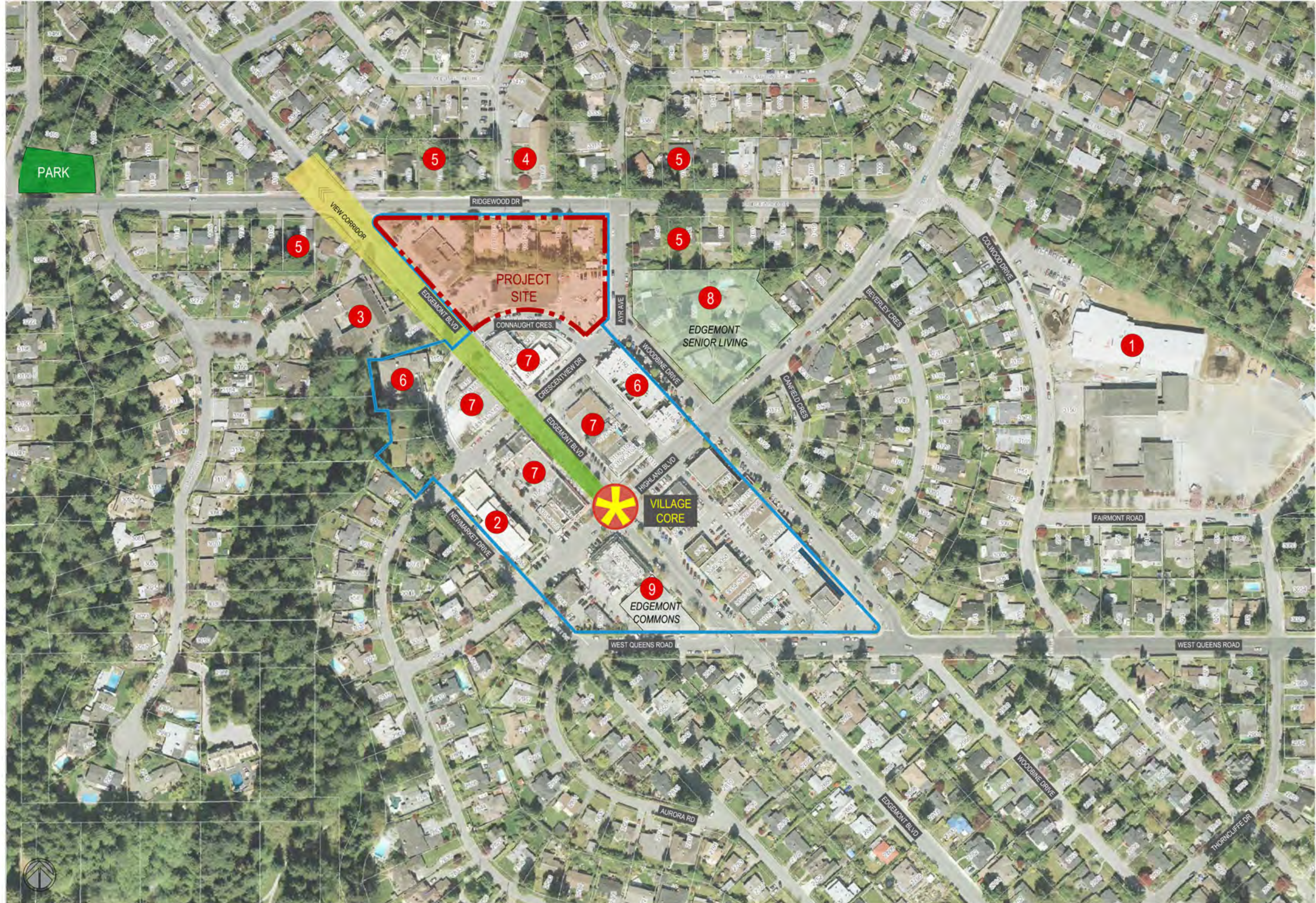
PARK

VILLAGE CORE

MAJOR VIEW CORRIDOR

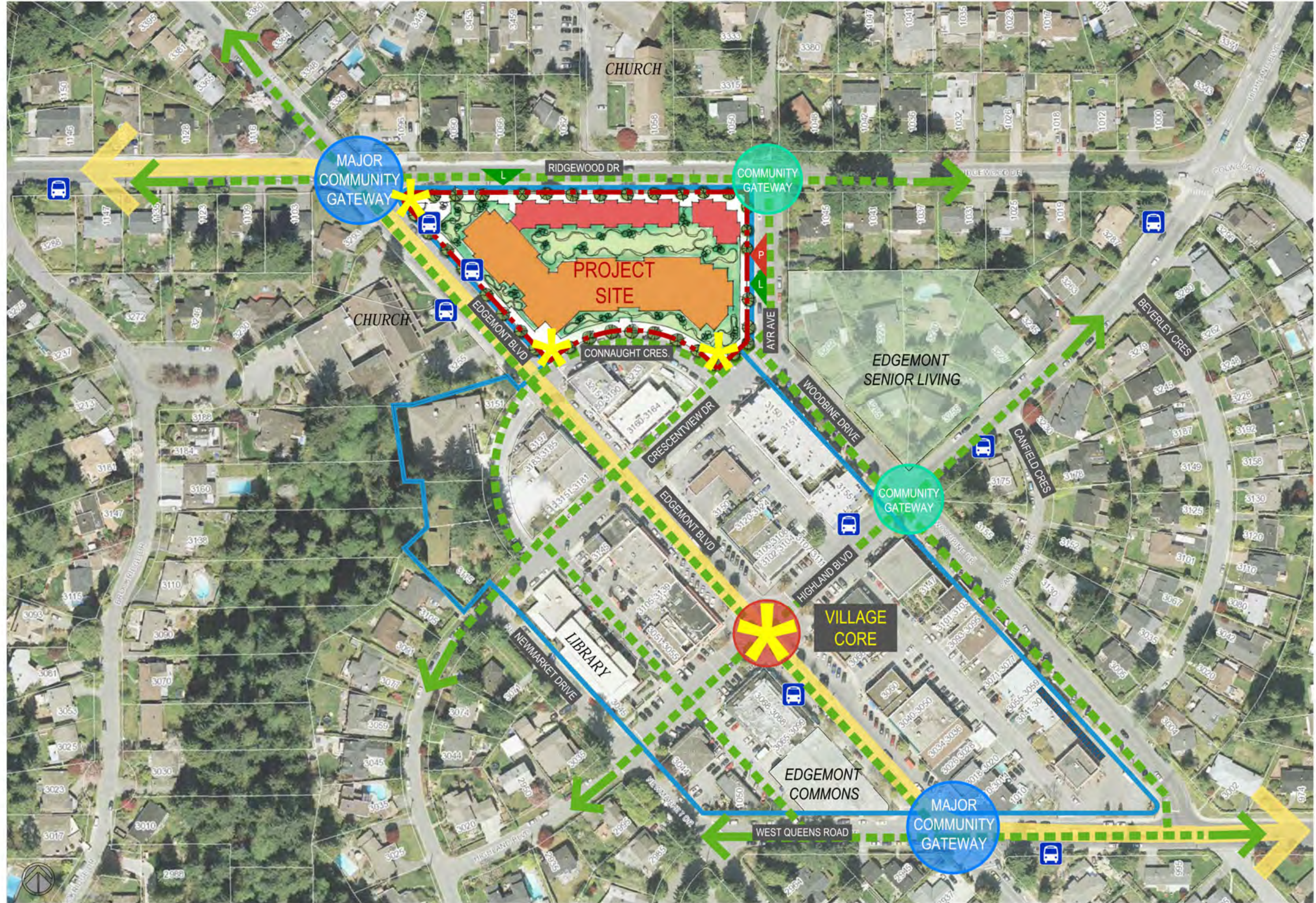
POINTS OF INTEREST

- 1 HIGHLANDS ELEMENTARY SCHOOL
- 2 CAPILANO BRANCH LIBRARY
- 3 HIGHLANDS UNITED CHURCH
- 4 ST CATHERINE'S ANGLICAN CHURCH
- 5 SINGLE FAMILY
- 6 MULTI FAMILY (THREE STOREY)
- 7 COMMERCIAL
- 8 EDMONTON SENIOR LIVING RESIDENCE (3 STOREY/ 44' MAX)
- 9 EDMONTON COMMONS COMMERCIAL (3 STOREY/ 46' MAX)



LEGEND

- EXISTING BOUNDARY
- PROJECT SITE
- MAIN ACCESS ROUTE
- PEDESTRIAN ROUTE
- MAJOR COMMUNITY GATEWAY
- SECONDARY GATEWAY
- VILLAGE CORE
- GATHERING SPACE
- BUS STOP
- PROPOSED PARKADE ENTRANCE
- PROPOSED LOADING/SERVICE





1. View to Site from Edgemont Boulevard & Ridgewood Drive



2. View to Site from Edgemont Boulevard & Connaught Crescent



PHOTO LOCATIONS



3. View to Site from Ayr Ave & Ridgewood Drive



4. View to Site from Connaught Crescent & Crescentview Drive



5. View North along Edgemont Boulevard



6. View to site from Connaught Crescent & Crescentview Drive

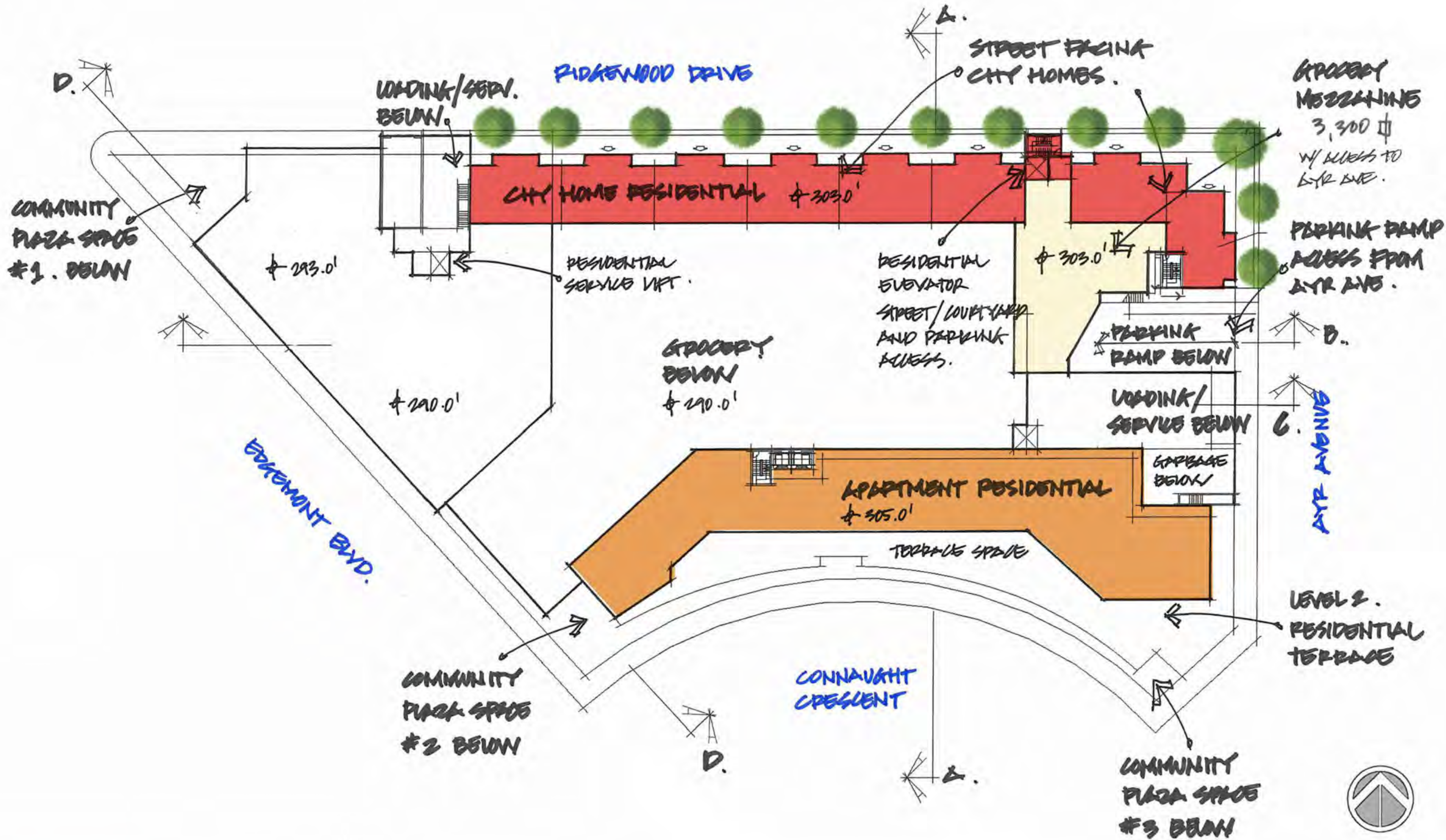


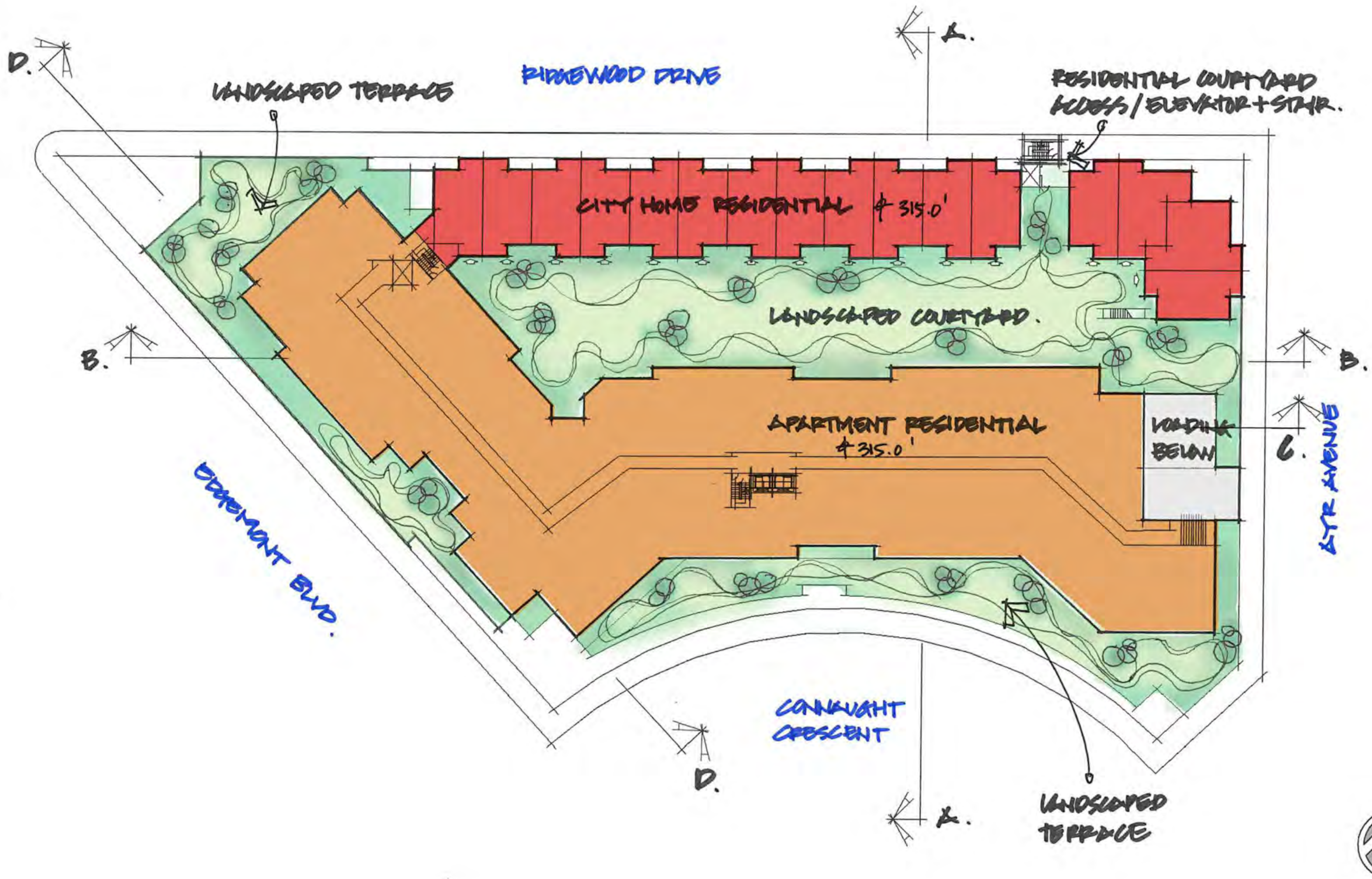
7. View South along Ayr Avenue

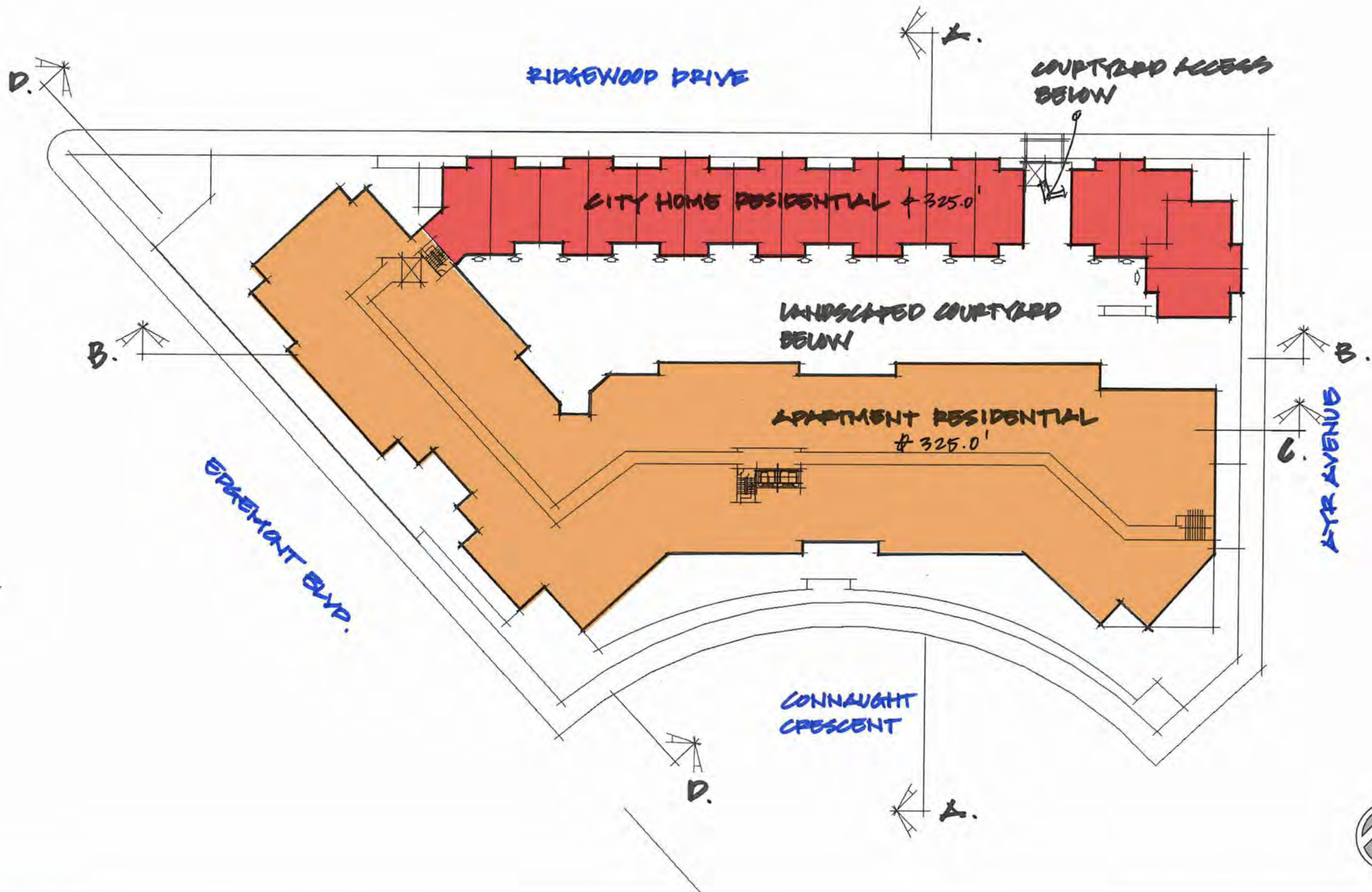


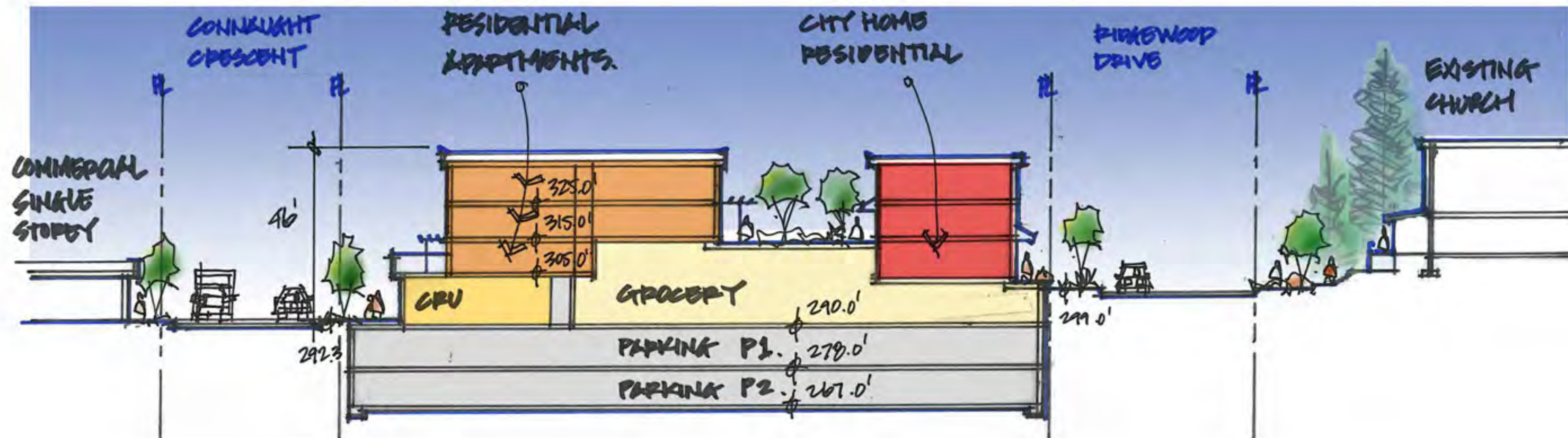
8. View West along Ridgewood Drive











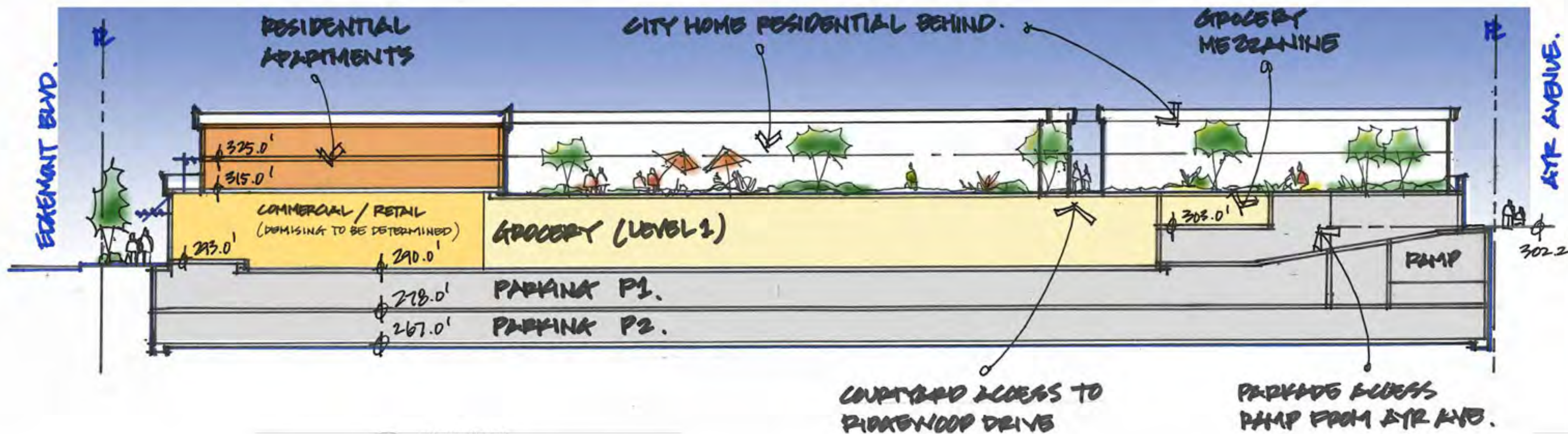
2 SECTION A



Existing Church to the North 1058 Ridgewood



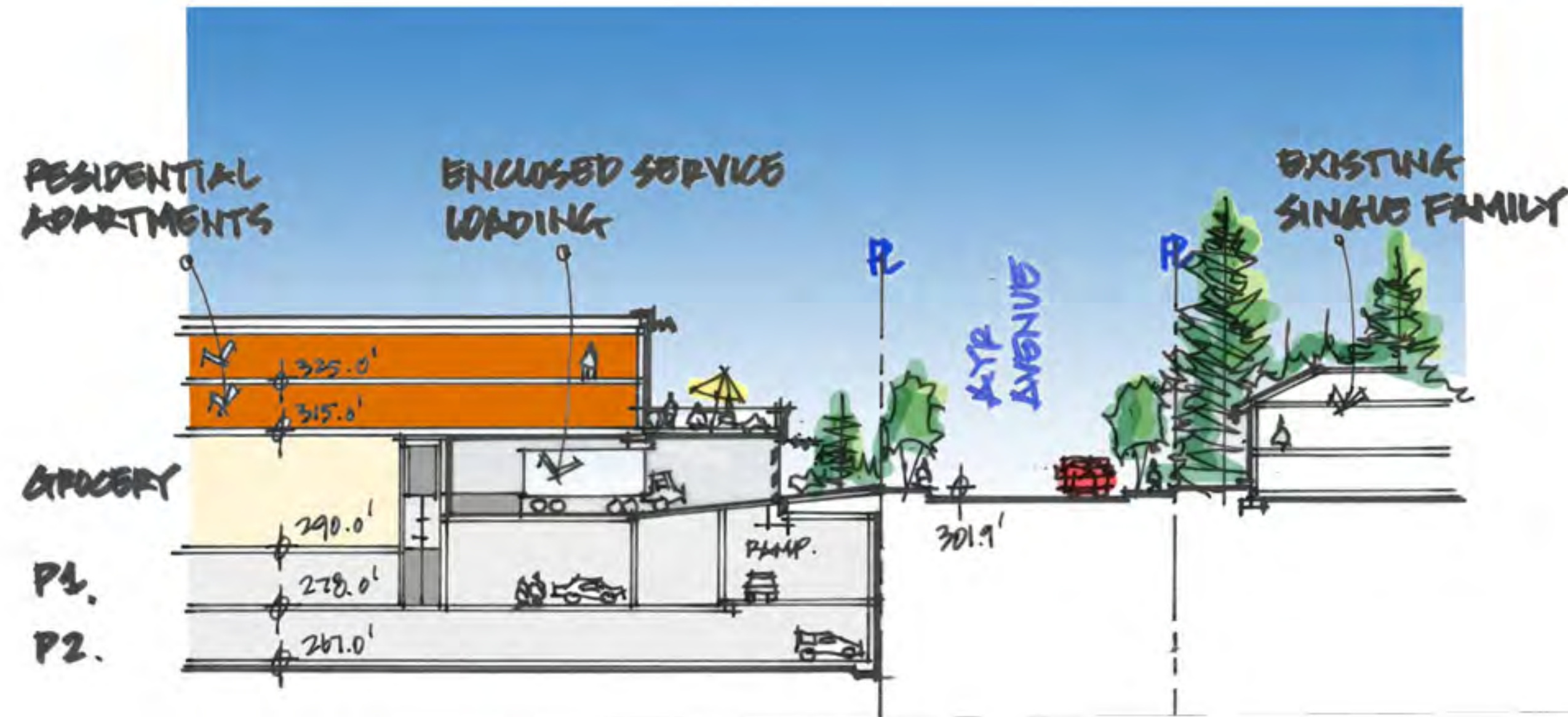
Conditions to the North Ridgewood Dr at Ayr Ave



1 SECTION B



Existing conditions to the East of Ayr Ave



4 SECTION C - AYR AVE LOADING



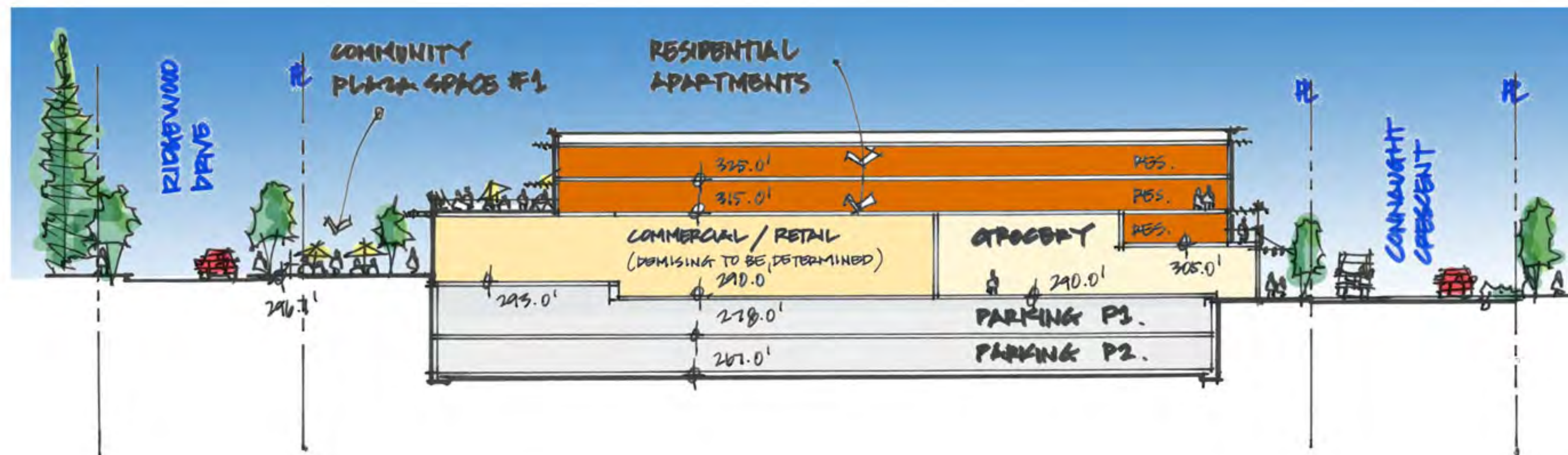
Existing house and garage to the East

1045 Ridgewood



Existing house to the North

1096 Ridgewood Dr



3 SECTION D

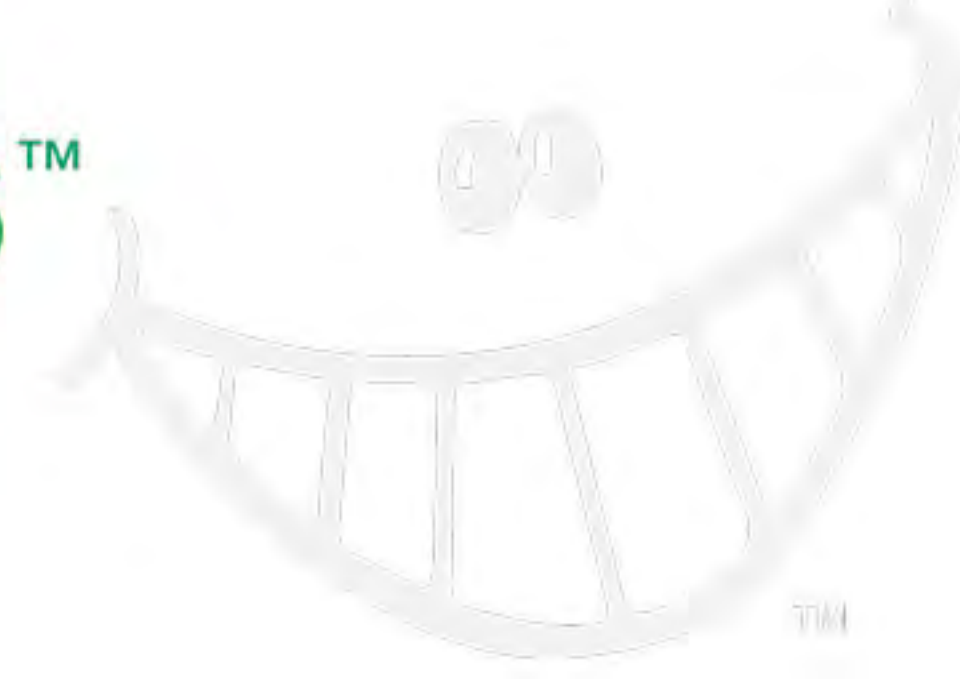


Existing conditions at corner

Edgemont Blvd at Ridgewood Dr

THRIFTY FOODS™

EDGEMONT VILLAGE



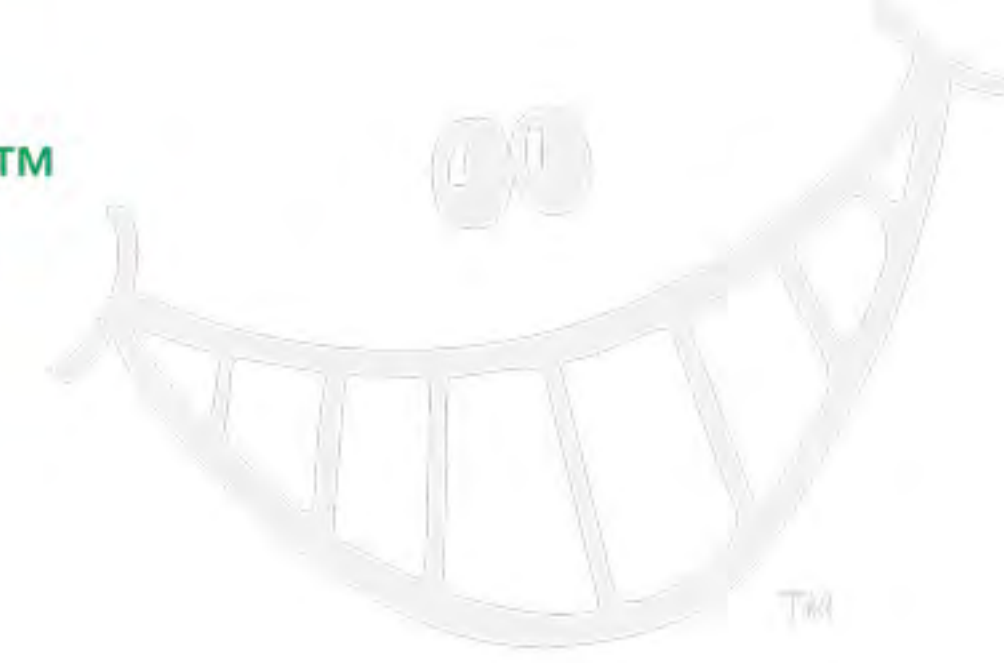
Local Roots

- 😊 Since inception in 1977, Thrifty Foods has grown into a proud and respected brand on Vancouver Island and the Lower Mainland of BC
- 😊 Retains title as largest private sector employer on Vancouver Island
- 😊 Since 2007, a banner of Stellarton, Nova Scotia based Sobeys Inc.
- 😊 Key Leadership and Management of Thrifty Foods is “local” (In Victoria)
- 😊 Leased the Edgemont Super Valu in February 2013 and managing it as “Edgemont Market”
- 😊 Will be anchor tenant in Grosvenor’s new Edgemont Village development, offering an up-market and uniquely designed fresh-focused full service neighbourhood Thrifty Foods grocery store.



THRIFTY FOODS™

EDGEMONT VILLAGE



Not “cookie cutter”

- 😊 Familiar with “non-standard” configurations in neighbourhood /community settings
- 😊 Will tailor offering and layout to make Thrifty Foods Edgemont a true meeting place
- 😊 Colour palettes, signage and materials will be designed to blend – perfect for the location



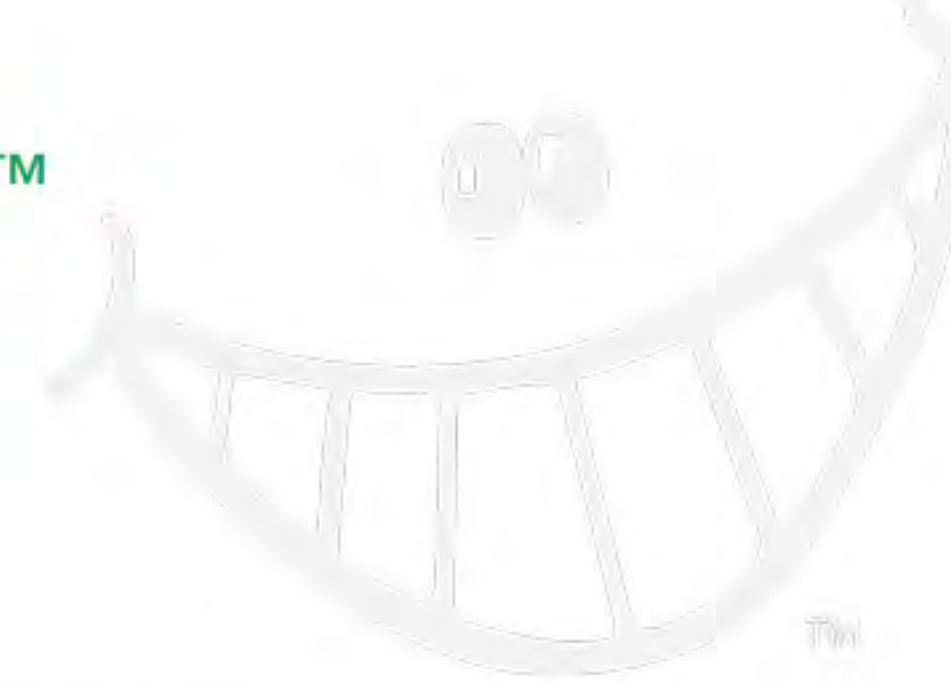
Our Team

- 😊 Prior to the planned closure of Edgemont Market all staff will participate in career planning and preparation discussions and will be offered options according to their circumstances.



THRIFTY FOODS™

EDGEMONT VILLAGE



Community

- 😊 Active in the North Vancouver Community with many charities and not-for-profit organizations
- 😊 Smile Card Fundraising Program will support all interested local charity/not-for-profit organizations
- 😊 Sendal program will ensure those that can't shop for themselves in the neighbourhood have access to groceries. Thrifty Foods volunteers will call and shop and then deliver the groceries.
- 😊 Online Shopping – will offer the community a level of convenience – including during the construction phase

Environment

- 😊 Remember your Bag – at Thrifty Foods you won't find a plastic bag... we encourage reusable, or provide paper bags.
- 😊 Composting and Recycling – 95% of waste is diverted from landfills thanks to our in-store programs
- 😊 Energy recapture and Heat Reclaim – Thrifty Foods Edgemont Village will be built to high environmental standards