

north shore news

Grosvenor development moving ahead in North Vancouver's Edgemont Village

Chris Slater / North Shore News

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Grosvenor's proposed development, viewed south along Edgemont Boulevard. Image supplied

Following much favourable feedback from nearby residents, District of North Vancouver council voted in favour Monday of bringing a proposed commercial/residential project in Edgemont Village to a public hearing.

The proposed Grosvenor Edgemont project by international development company Grosvenor would see a multi-unit building consisting of 66 apartments, 23 townhouses and retail space that would include a Thrifty Foods grocery store go into the area between Edgemont Boulevard, Ridgewood Drive and Connaught Crescent.

The development would also provide additional retail space, including a space Grosvenor hopes will attract a restaurant.

The project, which would replace the current supermarket, professional offices and four single-family residences in the 0.8 plus hectare space, warranted a lot of support from a number of Edgemont residents during the meeting's public input period.

"I'm very much in favour of the Grosvenor project in Edgemont Village. ... I love the idea that we're going to have more residents in the village," said Roberta Perrin of the Edgemont Executive Committee, who lives and operates a business in the area. "I know from my customers, everyday people are asking, wanting to stay in the community and are not able to because there simply is nowhere to move. We need a new grocery store, we need new retail."

Despite strong public support however, council did have some concerns about the potential project, including affordability and potential traffic construction could bring to the area in relation to other nearby projects.

"The market in Edgemont is one of the most expensive on the North Shore . . . I do have concern about the ability for young families to move into these," said Coun. Lisa Muri, who cited similar sized townhouses elsewhere in the district selling for more than \$600,000.

A representative from Grosvenor was not ready at that stage to discuss prices on the apartment and townhouse units,

which range from approximately 700 square feet to 1,500 square feet, when asked by Muri.

Muri, too, cited concerns on the potential scheduling of the project in conjunction to others if approved by council in the near future. "I do have significant concerns about the timing of this development up against other developments," she said, citing the nearby William Griffin recreation centre on Queens Road and the upcoming shut down of Capilano Road for an estimated 10 months while crews replace the Capilano water main.

Coun. Mathew Bond had concerns over the potential for increased vehicle traffic in the area.

The project would feature 213 underground parking spaces for commercial use with free two-hour parking, something that many area residents have been calling for. "When you create additional free parking you are creating demand for (it) in the area," said Bond, who was otherwise pleased with Grosvenor's proposal.

Like Muri, Coun. Jim Hanson also shared affordability concerns, but rather in regards to potential buyers looking to downsize. "I'm concerned about whether the properties would be affordable enough that they would actually be viable for these people who are selling their homes and are wanting to have some money left over in the process."

In the end, council voted in favour of the motion to bring the proposal to the public input process, which will take place at the municipal hall on June 23. The district will post additional details as the date draws closer.

Not present at Monday's meeting was Coun. Doug MacKay-Dunn.

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The article Grosvenor Goes to Public Input on the front page of the Wednesday, June 3 edition contained an error. Work to replace the Capilano water main that runs north-south beneath Capilano Road will occur in 200-metre **sections over an estimated 14-week period starting in August, not over 10 months**, as stated in the article. - See more at: <http://www.nsnews.com/opinion/letters/setting-it-straight-1.1960714#sthash.GOVJYuQY.dpuf>