

Wedgewood Ventures Ltd.

PUBLIC INFORMATION MEETING

To Review and Discuss Wedgewood Ventures
Ltd.'s Preliminary Concept Plan to Rezone
and Develop Land Behind Braemar
Elementary School

Thursday, December the 16th, 2010
6:30 p.m. – 9:30 p.m.
Braemar Elementary Activity Room,
3600 Mahon Avenue
North Vancouver, BC

SUMMARY REPORT
(Final January 18, 2011)
(FOR DISTRIBUTION)

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TABLE OF CONTENTS

INTRODUCTION.....	3
MEETING SUMMARY.....	3
Viewing & Discussion of Project Proposal 6:30 – 7:00 p.m.	3
Discussion of the Project Proposal 7:00 – 9:30 p.m.....	3
Welcome, Introductions, Overview of Meeting Format	3
Meeting Context and Background.....	5
Overview by Wedgewood Ventures Ltd.	5
Questions, Concerns, Comments.....	6
Presentation and Discussion of the Current Project Concept	9
Overview by the Project Architect.....	9
Questions, Concerns, Comments.....	10
Additional Questions, Comments, Concerns.....	14
Next Steps after the Meeting.....	16
Meeting Summary Report.....	16
WVL Project Webpage.....	16
Contacts for WVL, NVSD44, and the DNV	16
WVL Review of Concept Plan Based on the Meeting.....	16
Another WVL PIM Early in the New Year	17
A Decision by WVL Whether to Submit a Proposal to the DNV.....	17
Closure of the Meeting.....	17
APPENDIX I MEETING INVITATION & NVSD44 BACKGROUNDER.....	18
APPENDIX II MEETING PURPOSE & AGENDA.....	21
APPENDIX III WEDGEWOOD VENTURES LTD. GUIDING PRINCIPLES.....	22
APPENDIX IV TIMELINE FOR BRAEMAR LAND SALE & DEVELOPMENT APPROVAL PROCESS.....	23
APPENDIX V DISTRICT OF NORTH VANCOUVER DEVELOPMENT APPROVAL PROCESS.....	25
APPENDIX VI SITE MAP – IN RED.....	26
APPENDIX VII DNV CURRENT ZONING MAP	27
APPENDIX VIII SITE PLAN CONCEPT	28

Introduction

This report summarizes the informal public information meeting held by Wedgewood Ventures Ltd. (WVL) on the evening of Thursday, December 16, 2010 to review and discuss its preliminary development concept plan for the portion of the Braemar Elementary School land that the North Vancouver School District 44 (NVSD44) has put up for sale, and to seek the community's input and feedback. The invitation to attend the meeting was sent to just under one thousand (1000) residences around the site (Appendix I) and just under forty (40) members of the public attended, including one District of North Vancouver (DNV) Councillor. Included with the invitation was a document prepared by the NVSD44 that provided background and questions and answers related to the sale of the land (Appendix I).

This report contains the majority of the display boards prepared for the meeting. However, some have not been included in the report because their inclusion would have made the report file size too large to e-mail. They will be posted on the WVL webpage being developed for the project in the New Year.

The draft summary report from the meeting was distributed to the meeting attendees, who provided their e-mail addresses for contact purposes, and to the Wedgewood Ventures principals and consultants in attendance for review and comment prior to its finalization. This report reflects those comments. The responsibility for the final report rests with the facilitator. The sign in sheets and comment cards from the December 16 meeting and copies of the e-mails containing comments received by the facilitator on the draft summary report have been given to Wedgewood Ventures as part of the meeting documentation.

Meeting Summary

Viewing & Discussion of Project Proposal 6:30 – 7:00 p.m.

Between 6:30 and 7:00 p.m. members of the public were given the opportunity to view display boards on the project and to discuss the concept with the WVL principals and consultants.

Discussion of the Project Proposal 7:00 – 9:30 p.m.

Between 7:00 p.m. and 9:30 p.m. a more formal discussion of the proposed concept took place.

Welcome, Introductions, Overview of Meeting Format

James Fox, a Principal of WVL, welcomed everyone and thanked them for attending, outlined the purpose of the meeting, and introduced the other WVL principal and consultants and the meeting facilitator, which included:

- § Richard Williams, Principal, Wedgewood Ventures Ltd.
- § Peter Duyker, the project community consultant
- § Raymond Letkeman, the project architect
- § Jane McCarthy, Melane, marketing communications consultant
- § Donald Golob, Donald Golob Consulting, an independent meeting facilitator

He identified that there were no representatives of the NVDS44 or the DNV at the meeting because of the preliminary nature of the concept being discussed.

The meeting Facilitator:

- § Reiterated his role as an independent facilitator hired by WVW to facilitate the meeting and write a summary report
- § Reviewed the WVW's purpose for holding the meeting and the format and agenda for the meeting
- § Identified that there were several ways to provide comments and input:
 - s Questions and comments asked during the course of the meeting
 - s Comment/question cards that could be filled out and handed in during and at the close of the meeting
 - s Submission of comments/questions after the meeting to WVW by e-mail
- § Identified that the questions and comments raised by those in attendance and the answers provided would be recorded and incorporated into the summary report
- § Identified that attendees were being asked to sign in to provide the Facilitator with the ability to send the summary report to those in attendance, and for WVW to contact attendees with announcements and information related to Wedgewood's involvement with the land; and, that the personal information they provided would be kept confidential by the Facilitator and WVW, would only be used for these purposes, and would not be included in the meeting summary report
- § Worked with those in attendance to put meeting protocols in place which included:
 - s Showing respect for everyone in the room
 - s One person speaking at a time
 - s No interruptions if someone is speaking
 - s Use of hands to indicate the desire to speak
 - s Ensuring everyone who wishes to speak gets the opportunity to do so
 - s Individual adherence to the meeting protocols

The members of the public were asked to introduce themselves and to indicate where they live in relation to the Braemar Elementary School lands.

The 37 individuals who signed in for the meeting were from the immediate area around the site as follows:

- § 15 live on Calder, from 13 addresses (2 from the 3200 block, 1 from the 3300 block, 1 from the 3400 block, 6 from the 3500 block, 1 from the 3700 block, and one from the 3800 block)
- § 12 live on Norwood, from 11 addresses (1 from the 3400 block, 6 from the 3500 block, 1 from the 3600 block, 2 from the 3700 block, 1 from the 3800 block)

- § 6 live on West Braemar, from 5 addresses (1 from the 200 block and 5 from the 300 block)
- § 1 lives on West Balmoral (on the 200 block)
- § 1 lives on West Osborne (on the 300 block)
- § 1 lives on Dalkeith Drive (on the 3800 block)
- § 1 lives on Lucerne Place (on the 500 block).

Meeting Context and Background

Overview by Wedgewood Ventures Ltd.

James Fox:

- § Provided background information on his company, referred to examples of projects his company has built on the North Shore, and touched on the principles that guide his company's projects (Appendix III)
- § Identified the parcel of land that comprises his company's proposal (Appendix VI)
- § Walked through and explained the timeline and key milestones and events related to the history of the land under consideration and his company involvement, and how this meeting fits into this timeline (Appendix IV)
- § Highlighted that:
 - s The decision to sell the land was made by the NVSD44 Board of Education
 - s The NVSD44 and the DNV held discussions about the type of uses that would be appropriate for the parcel of land, with specific reference to residential development
 - s WVL has a conditional agreement in place with the NVSD44 to purchase the land, contingent on WVL applying for and receiving rezoning and development approval from the DNV
 - s WVL is at the preliminary concept stage and has not made a decision yet regarding the submission of an application for rezoning and development under the DNV's Development Permit Application Process (DAP) (Appendix V), and what the final concept for development of the land would be that would be submitted
 - s WVL's present concept for the land is a low density, 7 residence, strata development
 - s The number of homes in the current concept is the same number proposed 3 years ago, but these homes are smaller in footprint and size allowing for large landscaped areas
 - s The advantage of a strata development is that WVL would build the entire project as approved by the District, and the buildings and landscaping would be professionally maintained by the strata council.

Questions, Concerns, Comments

The questions, concerns, and comments raised by the members of the community at this point in the meeting and the responses included:

1. Why a meeting is being held so close to the holidays

It was asked why the meeting was organized so close to the holidays.

James indicated he recognized that the meeting was scheduled close to the holidays and the reason for doing so was to update the community on where his company is at regarding a concept plan for the site. He also indicated that he intends to hold another similar meeting early in the New Year.

2. Accuracy of the dates referred to in the timeline

It was identified that there is an error in the time line with respect to when WVL commenced renegotiations with the NVSD44. The timeline indicates these negotiations commenced in mid 2009 and concluded in 2010, whereas the date of the contract referenced by the meeting participant indicates renegotiations commenced mid 2008. The member of the audience who identified this difference emphasized that the accuracy of the dates is important and aids in ensuring there is transparency in the process.

James Fox expressed his apologies for any error, indicated that it was not intentional, and committed to reviewing the timeline to ensure it is accurate.

Those in attendance were asked if there were any other dates or other information that they felt should be revised or added to the timetable. None were forthcoming.

(The following post meeting clarification was provided by James Fox: The original contract WVL had with the NVSD44 included School District land adjacent to Argyle Senior Secondary School and the land adjacent to Braemar Elementary School. In 2008, WVL and the NVSD44 agreed to separate the two parcels and have each covered by a separate contract. In 2009, WVL commenced discussions with the NVSD44 to renegotiate the selling price of the Braemar land to reflect the real estate market and the type of residential development appropriate for the site. The purchase contract was negotiated over a long period of time, and was modified as time went on to reflect changing market conditions and development options, and a lengthy development process. While we didn't refer to exact details or dates, the contract that was provided by the School District represents the agreement between us. This contract is basically a purchase and sale agreement which is subject to the rezoning of the property for residential use. He indicated that he would investigate the dates further and post any further clarifications on WVL's website)

3. Assignment clause in the WVW/NVSD44 agreement

Clarification was asked for regarding the Assignment Clause that is contained in WVW's contract with the NVSD44 – what it means, and what it allows.

James Fox clarified that the Assignment Clause is a standard clause that WVW puts in the Real Estate contracts it enters into. The clause allows WVW to 'assign' its interest in the contract to another party if it so chooses to do so. He indicated that he had no intention of doing so.

(The following post meeting clarification was provided by James Fox: The assignment clause is a standard clause in a development purchase agreement. This clause allows the purchaser flexibility in structuring the development, such as the right to assign the contract to a related company to be formed for the specific project which may include outside investors. It is certainly the intent of Wedgewood to be the main principal involved through to completion of the proposed homes.)

4. WVW's options if re-zoning is successful and WVW purchases the land from the NVSD44

It was asked what Wedgewood Ventures Ltd's options are if it applies for and is successful in getting the land rezoned by the DNV and it buys the land from the NVSD44; for instance, the selling of the land with the new zoning to another developer.

James Fox clarified that selling the land to another developer under these circumstances is an option, and is similar to those in the audience who own houses being able to sell their houses to someone else; however, he indicated that this is not his intention and that if he chooses to apply for rezoning and is successful that his company would develop the land.

5. Guarantee that what is approved will be built

It was asked what guarantee there is that what may be proposed to the DNV will be built by WVW, if rezoning is applied for and is successful.

James Fox identified that this guarantee is a function of the DNV's DAP, which if it results in rezoning, attaches stipulations as to what can be built under the rezoning bylaw and how it will be built as a function of the building permits that are required in order to build.

6. What happens if the DNV Council approves higher density than WVW applies For

It was asked what happens if the DNV Council approves higher density for the land than WVW applies for.

James Fox answered that if he decides to make a formal development application to the DNV it would be based on the density represented in the current concept; and, that if the DNV approves rezoning that allows for higher density on the site that he would proceed based on the density in the proposal and not submit another proposal with higher density under a new DAP.

7. The clause in the WWL/NVSD44 contract regarding what would happen if the DNV approves higher density for the site

Clarification was asked about the clause in the WWL/NVSD44 contract that calls for WWL to pay the NVSD44 more money for the land if the DNV approves higher density than proposed in a WWL submission under the DNV DAP.

James Fox clarified that the NVSD44 inserted this clause to ensure the NVSD44 would receive a fair price for the land, and that it is based on the potential increase in value of the land based on rezoning that allows for higher density than WWL would apply for, and that the potential value could only be realized based on a number of factors and assumptions.

This includes an assumption that the DNV would approve a project for the site that proposes to build to the maximum allowable density.

8. Approval process for the project

It was asked what the approval process is for the project.

James Fox answered that if Wedgewood Ventures Ltd chooses to make a development application to the DNV, it will have to make a formal application as set out in the DNV's DAP and follow the required steps; that there is a formal review of the proposed project by many departments and groups within the DNV, the public will have opportunities for input, and that DNV Council will have to hold public hearings in order to pass the bylaw that changes the zoning and allows development; and, that a range of development and building permits would have to be granted by the DNV in order for construction to begin; and, that during this process further changes to the development proposal are possible.

9. Clarification of the NVSD44's Preliminary Application and its relationship to WWL's development concept

Clarification of the NVSD44's Preliminary Application (PA) that is step 1 of the DNV's DAP and its relationship to WWL's development concept was requested.

James Fox answered that the NVSD44 submitted a PA to the DNV as part of the initial process it used to determine the type of development the DNV and the community would be interested in seeing on the land if it was sold, that it is a few years old now, and, that this PA is separate from any PA WWL may be required to submit to the DNV if it chooses to make a formal application under the DNV's DAP.

10. Why WWL is pursuing development of this land

It was asked why Wedgewood Ventures is pursuing development when members of the community who attended the March 2008 public meeting identified their strong objections to any development of the land.

James Fox answered that the NVSD44 has made a decision to sell the land; that his company - as a residential developer in North Vancouver - is interested in developing the land; that there is a portion of the community who do not wish to see the land developed; that there is a portion of the community who would like to see the land developed; and, that the decision whether to rezone the land and allow development rests with the DNV Council, and the members of the community have the continued opportunity to make their desires known to the DNV Council regarding this property now and as part of any DNV DAP Process.

11. The inherent value of the land as it is

It was commented that the land has an inherent value of its own as it is, that will be lost if development occurs. It was further commented that land as green space acts as a buffer for the school and the neighbourhood, and that there is opposition in the neighbourhood to destroying a forest to build more houses.

Presentation and Discussion of the Current Project Concept

Overview by the Project Architect

Raymond Letkeman:

- § Walked through and explained the concept for residential development of the land as of today (Appendix VIII)
- § Highlighted that:
 - s The concept is to build 7 detached, strata residences on either side of a road that extends from the current Calder Avenue north into the property that follows the topography of the east to west sloping property, with 3 residences on the downside of the road and 4 on the upper side of the road
 - s Reviewed the design principles and considerations that influenced the development concept, including:
 - s The natural sloping topography of the land
 - s The current vegetation on the site
 - s The relationship of the site to adjacent properties
 - s The desire to take advantage of the sites attributes
 - s Referred to conceptual drawings of the development concept that:
 - s Showed an east to west cross-section of the property and how the proposed residences would be positioned and built to take advantage of the slope and ensure the height of the upper residences does not conflict with that of the existing residences on the eastern edge of the property

- s Highlighted that it is proposed that the upper residences be built into the slope to reduce their height in relation to the existing residences at the eastern edge of the property, and that parking has been incorporated under each house
- s Identified the style of residences that were being considered, which was described as a West Coast style.

Questions, Concerns, Comments

The questions, concerns, and comments made by the members of the public at this point in the meeting and the responses included:

1. Privacy concerns

Concern about the loss of privacy due to the development was expressed by a resident on Norwood Avenue whose property abuts the eastern edge of the property. Privacy concerns were echoed by a number of the other attendees present at the meeting.

Raymond Letkeman reiterated that this has been taken into consideration in the concept to ensure that the height of the proposed residences on the eastern side of the property fit in with the height of the current residences, that this would also be addressed in detail in the landscape plan that would be a required part of the DNV DAP for the site, and that he would be happy to show the relationship between the development and individual existing residences if this is desired.

2. The fate of the existing trees on the site

A question was asked about the fate of the existing trees on the site.

Raymond Letkeman identified that the current concept takes the existing trees on the site into consideration, and that a detailed landscape plan that would be part of any DNV DAP would address this issue, which would include an inventory and assessment of the current trees in terms of factors such as their type, age, and health, and which should be retained as part of the development.

Further discussion identified that there are mixed feelings amongst those in attendance about the trees on the site.

3. Whether an environmental assessment of the site would have to be completed

It was asked whether an environmental assessment of the site would have to be completed.

James Fox identified that an assessment would have to be done as part of the DNV DAP.

4. How drainage from the site would be handled in order to avoid potential flooding of neighbouring properties

It was asked how drainage from the site would be handled in order to avoid potential flooding of neighbouring properties

James Fox identified that a storm water management plan would have to be completed as part of the DNV DAP.

5. Whether a gate would be put at the entrance to the development

It was asked whether a gate is being proposed for or could be added at a later date to the development.

James Fox indicated that he has not plans to have a gate to the entrance to the development at the end of Calder Avenue and that if it is not included in any plans approved by the DNV the Strata Council could not install one without getting the permission of the DNV.

6. The use of the green space identified at the north end of the site concept plan

It was asked who would have access to the land identified as green space at the north end of the site concept plan, whether it would remain as green space, or whether there is the potential to develop this land in the future.

Raymond Letkeman explained that the location and characteristics of this piece of the site does not lend itself to development, which is why it is identified as green space on the concept plan; that the width of the piece of land here and topography do not allow the proposed road for the site to extend into this land which is why the site road ends prior to it; and, as well, the slope of the land does not provide for the grades necessary to build a driveway to a residence if it was considered for this lot from access to the north into this spot.

James Fox agreed with the point made from the audience that development would be private property, including this green space, and identified that looking at access to the land and the like could be explored in more detail as part of any further refinement of a proposal for the site by WWL.

James Fox identified that if a development is approved that shows this space as green space, and the Strata Council proposes to do something different with the land, then it would have to obtain the approval of the DNV and enter into a formal DAP to attempt to do so.

7. Whether fencing of the property is part of the concept for the site

It was asked whether fences around the perimeter of the site were part of the concept for the site.

James Fox identified that fences do not form part of the current concept plan for the site, and that the consideration of perimeter fences would be as part of an application under the DNV's DAP.

Further discussion of this issue identified that most of the properties adjacent to the eastern boundary of the site have fences; that there are mixed feelings in the community about fences; and that the current concept plan looks to using foliage and vegetation to provide screening as a natural buffer in lieu of fencing.

8. What would have to be addressed as part of a DNV DAP

It was asked what aspects of the development would have to be addressed as part of a DNV DAP.

James Fox explained that every aspect of the proposed development from the location of roads, landscaping, drainage, traffic, parking, to the style and outside cladding of the houses and so on would have to be addressed and approved as part of a DNV DAP.

9. What guarantee is there that what is approved is what will be built

It was asked what guarantee there is that what is approved is what will be built.

James Fox reiterated from earlier in the meeting that what the DNV approves has to be built as approved, and that DNV inspectors would visit the site to ensure that the conditions of development are met.

10. What guarantee is there that the strata council won't change aspects of the development

It was asked what guarantee there is that the Strata Council won't change aspects of the development once it is built.

James Fox explained that DNV places restrictions on developments such as this to ensure that they maintain the elements that were approved; and, that as explained in relation to the green space at the north of the site that a Strata Council would have to apply to and get approval from the DNV to make changes.

11. What guarantee is there that residences won't be altered in the future

It was asked what guarantee there is that the residences won't be altered in the future; for example, their height being increased or roof top decks being installed.

James Fox explained that if the development is approved, the DNV would put in place restrictions on modifications by individual owners and that owners would have to apply for and get approval from the DNV for any future modifications to their residence.

12. Parking at the entrance to, and in the development

It was asked whether parking would be allowed at the end of Calder Avenue, and where it would be provided for in the development, and identified that those living on Calder Avenue especially near entrance to the proposed development are greatly concerned about and opposed to the modifications being proposed.

Raymond Letkeman reiterated from his presentation that it is proposed that the end of Calder Avenue be reconfigured to provide an area for parents to drop their children off at school with no parking allowed; and, that each residence will include a two-car garage and parking spaces restricted to residents of the development would be provided on the site, just inside the entrance.

13. Traffic generated by the development and the changes to Calder Avenue

Strong concerns were raised about the additional traffic generated by the development, and the increase in traffic on Calder Avenue that would result from providing a place for parents to drop their children off at the end of Calder, which does not exist at the moment.

James Fox identified that a traffic study would have to be completed as part of a DNV DAP, which would address these issues.

Further comments by those in attendance, especially those who live at the end of Calder at or on the cul-de-sac, identified that they moved there because it was a dead end street, that their children play in the cul-de-sac because there is not traffic, and the safety and other impacts of changing the cul-de-sac into an entrance to the development and as a drop off spot for parents is an important concern, and that there is opposition to these changes.

14. Light emanating from the development

Concerns were raised about light emanating from the development and its impact on the existing residences and neighbourhood, and the impact of the light emanating from the entrance to the development and its impact on the homes adjacent to the entrance.

Raymond Letkeman explained that the development concept uses lighting on the garages of the residences to provide lighting within the site and does not use or rely on lamp posts.

15. The stairwell at the south western

Concerns were raised about pedestrian access to the stairwell that currently exists at the edge of the site, who owns and has responsibility for the stairwell, and its relationship to the development concept.

James Fox identified that existing stairwell is not part of the current concept plan for the site and that who owns it and who would be responsible for it and how it relates to any development would require further investigation by WVL.

16. Pedestrian access through the development

Comments were made about restrictions to pedestrian access through the development since it is private property.

James Fox agreed access would be restricted since the development as proposed would be a private strata.

17. The density of the concept plan in relation to the surrounding neighbourhood

It was asked what the density of the concept plan is for the site in relation to the surrounding neighbourhood.

James Fox answered that the density of the concept plan is lower than the existing single family residential density of the surrounding neighbourhood.

Additional Questions, Comments, Concerns

Additional questions, comments, and concerns were raised and answered as follows:

1. Whether WVW would proceed with a development application if development is opposed by the community

It was asked whether WVW would proceed with a development application for the site if the community is opposed to development of the site.

James Fox answered he has not decided this as yet, and reiterated his comments to a related question asked earlier in the meeting that it will be important to determine what is meant by 'community'; that there are members of the community who are against development of any type on this site and will remain opposed; that there are people in the community who support development of the site; that the NVSD44 has made a decision to sell the land; that there are people in the community who are opposed to the NVSD44's decision; that the decision whether to rezone the land for development rests in the hands of the NVD Council as part of the DNV's DAP; and, that members of the community have the ability to continue to let the NVSD44 know how they feel about the NVSD44's decision to sell the land and the NVD Council how they feel about development of the land and any proposal to develop the land.

2. The renting out of closed schools by the NVSD and the revenue generated

A comment was made about the NVSD44 renting out schools that it has closed and the revenue this is generating for the NVSD44.

No reply was given since this is a NVSD44 issue and it was identified that a question of this nature needs to be directed to the NVSD44.

3. Concern that the meeting summary report will be used and seen as support for development of the land

A concern was raised that the summary report from the meeting will be used and seen as support for development of the land, given that there is opposition in the community to development of the land, especially if it is given to the DNV Council as part of any development proposal submitted by WVW.

The Facilitator reiterated that his responsibility as an independent, neutral party charged with writing the summary report is to ensure that it is a fair, accurate summation of what took place at the meeting; identified that a draft of the summary report will be distributed to those who attended the meeting to review and comment on before it is finalized by the Facilitator; identified that once finalized it will be distributed to the meeting participants and posted on the WVW's project webpage as a record of the meeting that is available to anyone who wishes to review it, which would include DNV Councillors.

4. Questions provided on a comment card

The following questions on a comment card were submitted by one of the attendees who was unable to stay.

Q1. How many lots would be allowed if existing zoning/density of the surrounding residential properties was applied?

James Fox identified that the PA completed by the NVSD44 in April 2007 uses the existing zoning around the site and identified that 6 or 7 lots could be accommodated depending on how they were configured on the site.

Q2. When the price was re-negotiated to \$2-4 million, why did the project not get re-bid?

James Fox identified that the decision to not re-bid at this stage was a decision of the NVSD44 and that question would have to be directed directly to them.

5. The municipal taxes that would be generated by a development such as this
After the conclusion of the meeting one of the meeting attendees asked the amount of municipal taxes that a development of this type would generate.

It was determined that an answer to this question would have to be provided after the meeting since the amount would depend on the type of development proposed and approved by the DNV, and the DNV's residential tax rates.

6. Written comments regarding the development concept

One of the meeting attendees, who lives in the immediate area around the site, provided the Facilitator with written comments during the meeting, prior to their leaving due to other commitments. A summary of these comments is as follows:

The plan is creative and a win/win for all parties involved. It's a low density, non-impact, responsible development. The plan provides lots of green space and plenty of setbacks and landscaping to accommodate the property owners living adjacent to property. It is a very good compromise. The developer is local, reputable, and has developed and built other nice projects on the North Shore. This development also increases the tax base for the DNV. Those who benefit from the land remaining undeveloped should pay to retain this benefit through higher taxes, or by collectively buying the land.

7. Comments provided on a comment card

The following comments were provided on a comment card at the end of the meeting, from an attendee who lives in North Vancouver:

I think the concept presented is a very nice style of home structure well suited to the site. The District School Board will sell the land because they need funds and have identified surplus lands that are not useable within the current environment. The concept is a better proposal than a large 'church style' institution.

Next Steps after the Meeting

The next steps after this meeting will be as follows:

Meeting Summary Report

December 23rd The Facilitator will e-mail a draft the meeting summary report to the meeting attendees who chose to sign in and provide their contact information for comment.

Attendees who do not receive the draft report by e-mail by 4:30 p.m. will contact the Facilitator at 604-988-3273 or donald@donaldgolobconsulting.ca, or James Fox at 604-649-5658 or wedgewoodventures@shaw.ca

January 10th The meeting attendees will e-mail comments on the draft meeting summary report to the Facilitator by 4:30 p.m. to donald@donaldgolobconsulting.ca.

January 14th The Facilitator will revise and finalize the draft meeting summary report based on the comments received and submit it to WVL for distribution to the meeting attendees and the public.

WVL Project Webpage

WVL is in the process of creating a project webpage where current and future project information will be posted, and the web address will be distributed to the meeting attendees and others on WVL's contact list as soon as it is available in the New Year.

Contacts for WVL, NVSD44, and the DNV

WVL

The contact for WVL is James Fox, who can be reached at 604 649-5658 or wedgewoodventures@shaw.ca. He is the contact person for any questions related to the concept plan presented and discussed at this meeting.

NVSD44

The contact for NVSD44 is Victoria Miles, Communications Manager, who can be reached at 604 903-1254 or vmiles@nvsd44.bc.ca. She is the contact person for any questions related to sale of the land adjacent to Braemar Elementary School.

DNV

The contact for the DNV is Jennifer Paton, Section Manager Planning Development, who can be reached at 604 990-2319 or PatonJ@dnv.org. She is the contact person for any questions related to the DNV DAP, the DNV Official Community Plan, zoning, and land use.

WVL Review of Concept Plan Based on the Meeting

WVL will consider the input from this meeting and review their concept plan for the site.

Another WVL PIM Early in the New Year

WVL identified that they intend to hold another, similar public information meeting early in the New Year to review any revised concept plan for the site that they develop; and, that they would notify the community of the date.

A Decision by WVL Whether to Submit a Proposal to the DNV

WVL has yet to decide whether they intend submitted an application to the DNV and enter into the DNV's DAP, and will notify the community about its decision.

Closure of the Meeting

James Fox thanked everyone for taking the time to attend this meeting at this busy time of year.

APPENDIX I Meeting Invitation & NVSD44 Backgrounder

Meeting Invitation & NVSD44 Braemar Lands Backgrounder

The meeting invitation and an accompanying North Vancouver School District 44 (NVSD44) Backgrounder on the Braemar Elementary School lands were delivered by Canada Post on December 3rd, 2010 to 997 addresses in an area bounded by Lonsdale Avenue to Delbrook Avenue, and Queens Road to Montroyal Avenue. Notice of the meeting was e-mailed to Wedgewood Ventures Ltd.'s e-mail list related to the project on November 25th and November 29th which stated the meeting would be held December 15th. An e-mail was sent out on November 30th indicating that the meeting had been changed to December 16th. It was identified that the Save Braemar Blog posted an incorrect times for the start of the meeting – 7:00 p.m. and 7:30 p.m. – in contrast to the published start time of 6:30 p.m. and an e-mail was sent to those on the e-mail list on December 11th providing the correct time with the invitation.

**Invitation to Attend a Wedgewood Ventures
Public Information Meeting
About Our Preliminary Proposal to Rezone and Develop the
Surplus Lands Behind Braemar Elementary School
Thursday, December the 16th, 2010
Braemar Elementary Activity Room,
3600 Mahon Avenue North Vancouver BC
6:30-7:00 Open House
7:00-9:30 Presentation & Discussion**

To the Neighbours of Braemar Elementary School

You are invited to attend a public information meeting about our preliminary proposal to apply to rezone the lands behind Braemar Elementary School that the North Vancouver School District has determined to be surplus from Public Assembly to Residential, and to build 7 small detached homes in a park like landscaped setting.

We want to take this opportunity to meet with you to discuss our preliminary proposal and to get your input before we submit our proposal to the District of North Vancouver and begin their development approval process.

We have engaged the services of an impartial facilitator, Donald Golob of Donald Golob Consulting, to help run the meeting and to provide a summary report.

In addition to me and Peter Duyker, consultant; Raymond Letkeman of Raymond Letkeman Architects, the project architects will also be attending to provide an overview of our proposed development at this stage, and to answer any questions you may have.

We hope that you will be able to join us and we look forward to meeting with all of you.

Please feel free to inform anyone about this meeting who you feel should attend.

If you are able to RSVP your attendance to **Peter Duyker at 604-313-1370 or peter_duyker@telus.net** we would appreciate it for meeting set up purposes.

If you have any questions about the meeting or you are unable to attend and you would like to find out what transpired, please contact me personally at 604-649-8658, or Peter Duyker.

Yours very truly

James Fox
Principal
Wedgewood Ventures Ltd.
wedgewoodventures@shaw.ca
www.wedgewoodventures.com

By separate delivery you will receive from us a copy of a *Backgrounder and Q & A on the Sale of Surplus Land at Braemar Elementary* issued by the North Vancouver School Board.



Backgrounder and Q&A Sale of surplus land at Braemar Elementary

Background

In the fall of 2006, the NVSD hosted a series of public open houses to introduce the possibility of selling surplus land on school sites to assist in funding capital projects to renew its aging facilities. The series included review of surplus land parcels at Argyle, Braemar and Cleveland Schools. The Braemar Elementary School parcel, extending from the 3500 block of Calder Avenue, was acknowledged as unused, untended land that could be made available for sale. The neighborhood was notified, community feedback was solicited and the Braemar PAC was also consulted. While some respondents supported the concept, others raised concerns about possible changes to the neighborhood from future development of the site.

The NVSD incorporated several considerations from the community feedback into its 2007 Preliminary Planning Application (PPA) to the District of North Vancouver (DNV). The PPA received general support from the DNV with permission to proceed subject to the District's next phase of requirements. In May of 2007, the North Vancouver Board of Education (the Board) authorized the marketing of the property through a public process. Numerous submissions were received and from these, the NVSD selected a developer, Wedgewood Ventures, as the most qualified bidder. Among those qualifications is Wedgewood's commitment to working with the community through the development process.

A conditional agreement of sale was developed for a price of \$3.1 million.

Over the past three years, Wedgewood Ventures has worked with the DNV to prepare an amenable development proposal that would facilitate the necessary rezoning. The first proposal for six or seven 4,000 square foot homes was put on hold in 2008. The current proposal reflects a significantly reduced environmental footprint over the original plan as the developer is now planning seven 2,200 square foot homes for the land, a density reduction of close to 50 percent.

Following an updated appraisal in January of 2010, Wedgewood Ventures presented a revised offer of \$2.4 million for the land plus \$150 per square foot for any additional space approved by the District of North Vancouver in the rezoning process. The Board of Education approved the amended price at its May 25th, 2010 public meeting.

Q&A

Is the Braemar land parcel part of the "greenbelt" of North Vancouver?

No. The surplus land is not designated as park or protected space and is not connected to the greenbelts and natural corridors of North Vancouver. The property is designated "institutional" in the District Official Community Plan, and zoned PA, Public Assembly Zone. This property is not used by the school, and is considered "out of bounds" for school purposes. The designated natural areas bordering the north and west perimeters of Braemar Elementary are not included in the development.

As with any development application, Wedgewood will be required to—and has committed to—meet stringent District of North Vancouver (DNV) environmental guidelines and will employ independent environmental experts in this process at their cost. Such assessments will be incorporated as part of the permit process and involve DNV consultation and approval and be reflected in Wedgewood's final design for development of the property.



Could the Braemar surplus land be required in the future for school expansion?

No. In identifying its surplus properties, the School District has ensured that sufficient land has been retained for future needs. Any future development on the Braemar site would strive—not to expand—but to reduce the School District's environmental footprint on the land.

Is the School District selling this land to fund operating costs?

No. Proceeds from the sale will be deposited in a capital reserve account. Funds in this account are typically directed towards one of the School District's capital projects, for example our Environmental Learning Centre.

Won't development in this area reduce property values?

Typically, new homes with quality structure and landscaping design—from both an aesthetic and environmental aspect—result in higher values than existing housing stock in the same neighbourhood. The introduction of higher valued homes to a neighbourhood has been found to push up the value of the existing housing stock. Wedgewood's development plan for the Braemar surplus land is for seven, single-family homes with extensive landscaping and managed and maintained by a strata council.

Are there any other benefits for the local community with the sale of this land?

Yes. The School District is committed to working with the developer on a number of benefits including, but not limited to:

- Improving the school-drop off configuration by constructing a safe cul-de-sac at the end of Calder Avenue
- Improving the existing staircase from Calder Avenue to Braemar School
- Controlling and managing storm water on the site thereby mitigating impact on the environment
- Removal of brambles and dead vegetation and construction debris

Has the Ministry of Education approved this land sale?

Yes. The sale has been approved by Ministerial order to proceed.

Who is the developer, Wedgewood Ventures?

Wedgewood Ventures is a North Shore-based boutique development company. Since 1994, Wedgewood has built residential properties, primarily on the North Shore, with several garnering design and heritage awards. The company has been recognized for its commitment to environmental and community sustainability, and employs many green building practices, emphasizing the use of renewable and recycled materials and reduced waste building techniques. Wedgewood's principal, James Fox, is a resident of North Vancouver and was born and raised in the district.

Contact

Victoria Miles
Communications Manager
North Vancouver School District
vmiles@nvscd44.bc.ca

James Fox
Principal
Wedgewood Ventures Ltd
wedgewoodventures@shaw.ca
www.wedgewoodventures.com

APPENDIX II Meeting Purpose & Agenda

Meeting Purpose

An informal Public Information Meeting to review and discuss Wedgewood Venture's preliminary concept plan and to seek the community's input and feedback

Through this process we (WVL) will work towards preparing a proposal to submit to the District of North Vancouver to begin formal rezoning and development approval process

Meeting Agenda

- 6:30 p.m. Refreshments, Sign-In, Informal Open House
- 7:00 p.m. Welcome & Introductions
- 7:15 p.m. Meeting Context & Background
- 7:45 p.m. Refreshment Break
- 8:00 p.m. Current Project Concept
- 9:00 p.m. Next Steps
- 9:15 p.m. Meeting Recap
- 9:30 p.m. Meeting Close

APPENDIX III Wedgewood Ventures Ltd. Guiding Principles

That the development be sustainable from an environmental and community point of view, employing sound environmental and construction best practices, while offering the community a needed alternative form of housing with broad appeal;

That the development be integrated into the natural and man-made environment, providing aesthetic and economic value and benefit to owners, the neighbourhood and the community;

That the development process be thorough and inclusive incorporating proactive and ongoing communications with all stakeholders that is respectful, open and transparent.

APPENDIX IV Timeline for Braemar Land Sale & Development Approval Process



Timeline for Braemar Land Sale and Development Approval Process

	North Vancouver School District	Wedgewood Ventures	District of North Vancouver
2002-2004			
	NVSD undertakes asset review		
2006			
Sept 27, Sept 28 & Oct 4	NVSD engages Colliers International and hosts a series of Public Open Houses		
2007			
Jan 30th	NVSD submits Preliminary Planning Application (PPA) to the District of North Vancouver (DNV)		Review of NVSD's Preliminary Planning Application (PPA)
April 16th	NVSD receives comments from DNV		
May	NVSD authorizes the marketing of the property		



Timeline for Braemar Land Sale and Development Approval Process

	North Vancouver School District	Wedgewood Ventures	District of North Vancouver
May	FOR SALE signs erected on the property by the NVSD		
Summer		Wedgewood Ventures submits a bid	
Sept. 20th	NVSD selects Wedgewood Ventures		
Nov/Dec		Wedgewood commences discussion with immediate neighbours	
2008			
Jan 23rd		Wedgewood hosts meeting with immediate neighbours	
March 5th	NVSD and Wedgewood host an Information Meeting		
Mid Year	Real estate market softens - Project is put on hold		
2009			
Early part of year	Real estate market continues to soften - Project remains on hold		
		Wedgewood recommences discussions with DNV	



Timeline for Braemar Land Sale and Development Approval Process

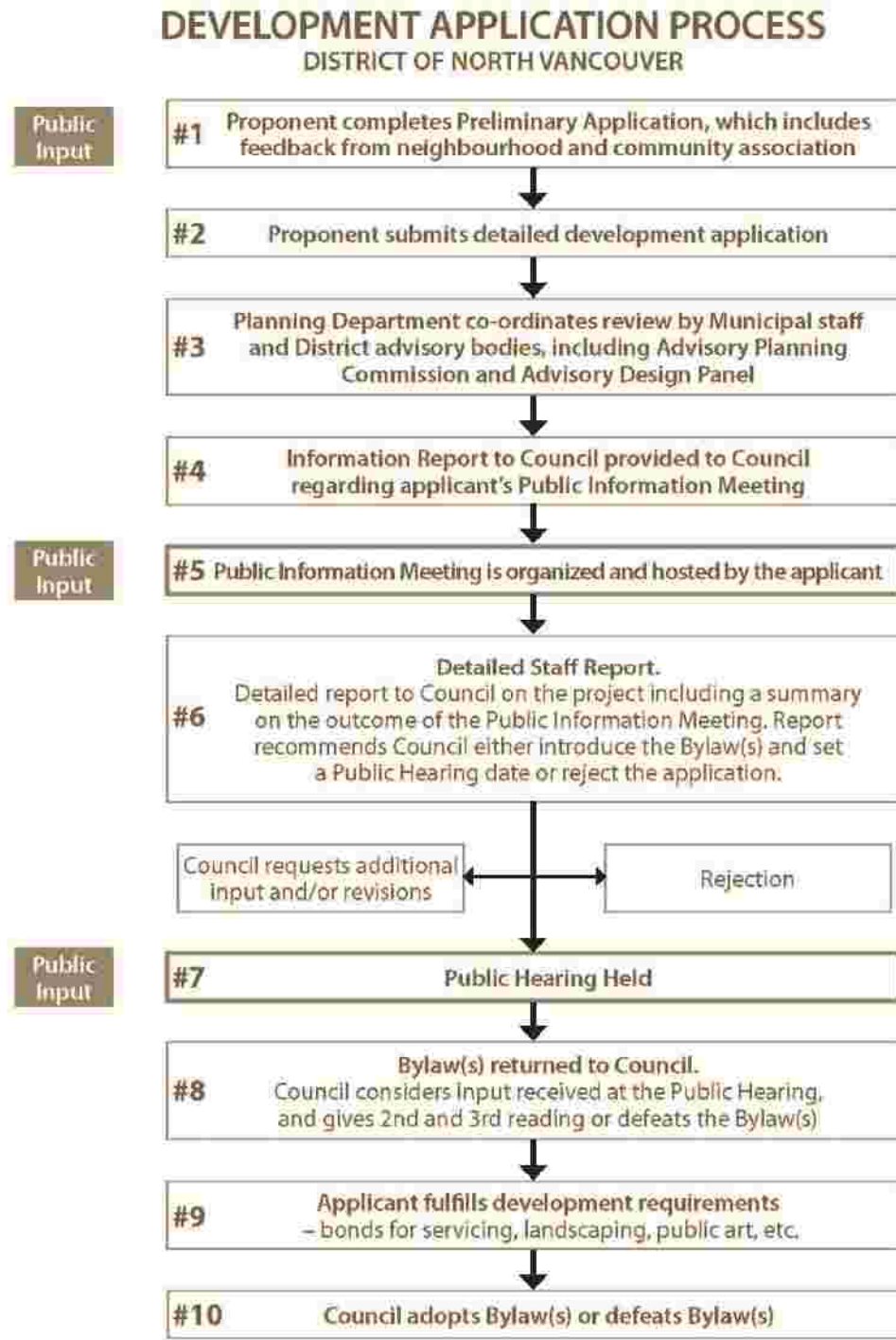
	North Vancouver School District	Wedgewood Ventures	District of North Vancouver
Mid Year		Wedgewood revises original development concept	
Mid Year	Wedgewood begins negotiations with NVSD		
2010			
Early to Mid Year	Wedgewood concludes negotiations with NVSD		
May	NVSD approves the amended price at a public meeting		
June	Agreement between NVSD and Wedgewood finalized	Wedgewood moves forward developing revised concept	
Fall		Wedgewood resumes discussions with neighbours to present revised concept	
DEC 16	Wedgewood hosts Public Information Meeting at Braemar Elementary		
Post Dec 16th		Wedgewood to consolidate feedback and continue to develop concept	



Timeline for Braemar Land Sale and Development Approval Process

	Next Steps - Where Do We Go From Here
2011 onward	
Early Spring	<p>Wedgewood will host a meeting to present a further developed concept and allow for additional input before submitting proposal to the District.</p> <p>Wedgewood will finalize a proposal and submit to the DNV and enter into the DNV's Development Application Process (DAP). (See DNV Development Application Process)</p>
Ongoing 2011 - 2012	<p>The public will have input through the DAP process and Wedgewood will make adjustments to the proposal as required.</p> <p>Subject to Wedgewood receiving rezoning and development approval from the DNV, Wedgewood will complete on the sale of the property with NVSD.</p> <p>Wedgewood determines when to begin construction, which would require satisfying all DNV requirements outlined in the DAP and taking out the necessary building permits, etc. from the DNV.</p> <p>Wedgewood will complete construction and undergo the necessary inspections and final approvals by the DNV.</p>

APPENDIX V District of North Vancouver Development Approval Process



APPENDIX VI Site Map – in Red



APPENDIX VIII Site Plan Concept

