

**Subject:** Fwd: The Village Centre as a new village / commercial space within the Village Centre / FONVCA minutes of June 20th  
**From:** Brian Platts <bplatts@shaw.ca>  
**Date:** 17/09/2013 12:09 PM  
**To:** Corrie Kost <corrie@kost.ca>

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

**Subject:** The Village Centre as a new village / commercial space within the Village Centre / FONVCA minutes of June 20th  
**Date:** Tue, 17 Sep 2013 08:59:09 -0700  
**From:** Douglas Curran <dougcurran@shaw.ca>  
**To:** John Miller <jlmmam@shaw.ca>, Val Moller <vmoller@telus.net>  
**CC:** FONVCA <fonvca@fonvca.org>, Dan Ellis <ellis7880@shaw.ca>

from: FONVCA Minutes of Juen 20th meeting:  
"Village" proposed in Larco plan no longer has the retail component promised/100,000 sq ft of new commercial not included. Residential density only.  
Staff response to question on where shops are in plan was that the retail will primarily be along Cap Road/this is not what was allegedly shown during the OCP process

Hi John and Val,

Throughout the Lower Capilano planning process a number of people have consistently mistaken Larco's 4.3 acre Capwest site for the entire footprint of the proposed Village Centre and held Larco responsible for planning land, buildings and services that Larco does not own. From the outset Larco proposed only limited commercial street level space within their development, following on recommendations from a commercial consultant who examined both the existing commercial space and the future viability of additional space based on a projected buildout of the entire Village Centre.

(A)

- Larco is only one property owner out of 8 (west of Capilano), without counting those east of Cap Rd. Other property owners either have or will have redevelopment plans that include additional commercial space

(B)

- there is presently 50,000 sq. ft of commercial space on existing properties between Curling and Fullerton, as well as potential for an additonal 50,000 under pre-zoned C9 commercial zoning

(C)

- commercial uses generate 10X the traffic volumes of residential use (on a square foot basis). The community overwhelming favoured uses geared to the local population within a walkable, pedestrian-oriented environment.

(D)

- the proposed community facility will become the focal hub of much of the neighbourhood activities for all ages, creating the social interaction and animation of the village.

(E)

- based on a consultants report, Larco limited their own 'street-level' commercial activity to 7,500 sq. ft. The consultant's report took into consideration local needs and the capacity of existing zoning to support appropriate viability of businesses (as above)

(F)

-rather than provide additional commercial space Larco is dedicating the 24,700 sq. ft community facility to DNV, as well as the 8,000 sq. ft public plaza. Both of these significant public amenities are subsidized by the residential units planned for their site.

In addition to the above, the owners of the Grouse Inn redevelopment anticipate the following commercial and office space totaling 36,000 sq. ft.;

- retail & office space of 30,000 sq. ft.
- two storey restaurant of 6,000 sq. ft.

Based on the above it seem clear that there is ample commercial opportunity within the Village Centre, without overwhelming the sites with outside traffic. What needs to be encouraged is the Capilano Road property owners to come forward with viable plans that will meet with community acceptance. I have made this suggestion to the two main owners, Cal Henn and Zack Bhatia, so that the community can begin to contemplate a comprehensive design for the whole of the Village Centre.

Given the many players involved in developing the Village Centre it seems unfair to shift all responsibility for fulfilling the vision of the neighbourhood to one single developer. Larco has declined repeated overtures from planners and DNV Council to purchase and develop any additional properties within the area, including the Capilano Road properties. Given the many roadblocks and lack of community willingness to engage in realistic discussion

of the community's future, one can well understand Larco's reluctance to contemplate the possibility of ever purchasing any additional properties in the area.

My estimation is that once the Capwest site begin to develop other prospective agents will come forward recognizing the potential of the Capilano Road properties.

As always, feel free to share this with any neighbours you happen to be discussing these issues with.

cheers, Doug

Douglas Curran  
2046 Curling Road  
North Vancouver, B.C.  
Canada V7P 1X4

Ph: 604-985-5621  
[www.dougcurranphotos.com](http://www.dougcurranphotos.com)