

C.2 UPPER CAPILANO LOCAL PLAN

Upper Capilano is a mature, suburban community. Much of the existing development took place during the post war building boom between 1945 and 1960 and there has been comparatively little change since.

Some of the qualities that are special about Upper Capilano are its spectacular natural backdrop of forest and mountain; the quiet, low density, suburban character so close to downtown Vancouver; the convenience and small town atmosphere of the Village; and the safe and secure neighbourhoods.

The overall philosophy of the plan is that good maintenance of existing infrastructure and services is more important than obtaining new ones. The plan focuses on maintaining the qualities that make Upper Capilano a highly desirable community to live in and addressing those few areas where change would result in improvement. The Plan Map indicates the designated uses for each property. The objectives, policies and implementation statements will remain in effect for a period of ten years, 1999 - 2008, or until the plan is reviewed and amended by Council.

PLAN GOALS

- i. Maintain and enhance the quality of the natural environment.
- ii. Promote a healthy, safe and active community.
- iii. Recognize and strengthen Edgemont Village as the heart of the community.
- iv. Maintain the overall character of the existing single family residential neighbourhoods while accommodating in a sensitive manner a greater choice of housing types.
- v. Develop a comprehensive and balanced heritage conservation program to ensure that the significant and representative heritage resources of the Upper Capilano area are conserved.

ENVIRONMENT

Natural environment is an important element in a plan for Upper Capilano as it provides the attractive backdrop views and treed character (both natural forest and urban landscaping) of the community. The creeks provide wildlife corridors (animals, fish and birds) between the mountains and Burrard Inlet. These corridors require maintenance and where possible, improvement. Natural environmental hazards exist in the community, e.g., creek flooding, debris torrents, landslides and erosion of steep slopes, which can be minimized in extent and in impact on development with appropriate human actions.

Objective 1.1 To ensure land uses respond to environmental qualities and hazards.

Policy 1.1.1 Creek ravines and steep slopes to be retained in a forested state to limit potential for floods and erosion and to protect wildlife habitat.

Implementation 1.1.1.1 Retain existing DPA designations on areas so designated in the District OCP.

Implementation 1.1.1.2 Extend in the District OCP, the areas designated as DPAs for

- protection of the natural environment
- protection of development from hazardous conditions

New areas to be designated as DPAs are shown on Detail Maps 1132, 1132a and 1133 and include all steep slopes, embankments and watercourses on both public and private property.

Implementation 1.1.1.3 Municipality to stringently enforce DPA and the Environmental Protection and Preservation (EPP) Bylaw regulations.

Implementation 1.1.1.4 Set a high priority on routine maintenance of watercourses/culverts to prevent flooding.

Policy 1.1.2 Encourage and educate residents to consider the environmental consequences of their land use actions.

Implementation 1.1.2.1 Where properties are designated as DPAs, and/or as areas protected through the EPP Bylaw all property owners should be notified annually of:

- the appropriate designation
- the limitation (if any) this designation places on property uses
- the conditions under which these uses can take place and the process for approvals
- penalties for contravention of the regulations

Implementation 1.1.2.2 Investigate the possibility of adding these DPA designations to certificates of title.

Implementation 1.1.2.3 Publicize creek names and publish a map of watersheds within Upper Capilano.

Implementation 1.1.2.4 Endorse the Storm Drain Program and encourage local groups to undertake the marking of storm drains.

Implementation 1.1.2.5 Promote partnerships with community groups to undertake community environmental projects such as fish enhancement, creek cleanup, and street tree planting. This assistance could be in the form of publicity, liaison with senior government programs, funding, equipment and/or staff assistance all within existing budgeted programs.

Implementation 1.1.2.6 Minimize fertilizers, pesticides and herbicides from sports fields and residences entering creeks especially MacKay Creek.

Policy 1.1.3 Support other jurisdictions in their efforts to enhance environmental qualities and protect the community from hazardous development.

Implementation 1.1.3.1 Endorse GVRD's green zone proposals in Upper Capilano including Capilano River Regional Park, the watershed and the area beyond the Hydro right-of-way; and encourage GVRD to acquire the remaining residentially zoned land in the Capilano River corridor north of the highway overpass to complete the Regional Park.

Implementation 1.1.3.2 Ensure the safe transportation of water treatment chemicals to the GWWD water treatment site at Cleveland Dam.

Objective 1.2 To establish a balance between environmental preservation and community use.

Policy 1.2.1 Watercourses shall be treated as environmental assets as well as public park wherever feasible.

Implementation 1.2.1.1 For MacKay Creek and its tributaries, maintaining its ability to support fish shall take precedence over public recreational use i.e. banks should retain natural vegetation and tree cover and bike use should be discouraged. Minimal paths upgrading and definition is needed to prevent the creek banks from erosion.

Implementation 1.2.1.2 Improvements on MacKay Creek at Cliffridge/Montroyal should increase riparian vegetation and discourage pedestrians and bike access to the streambed.

Implementation 1.2.1.3 Public park activities along watercourses should emphasize passive uses such as trails which require minimal clearing and disturbance.

Policy 1.2.2 Integrate green space in any redevelopment scheme.

Implementation 1.2.2.1 DPA guidelines for designated DP areas for commercial and multi-family development will include a requirement for green space.

Implementation 1.2.2.2 Green space around the perimeter of redevelopment sites will:

- incorporate public facilities e.g., benches
- tie into any adjacent public spaces
- follow a similar landscaping theme to adjacent sites where appropriate.

PARKS

Parks provide recreational opportunities for residents. They provide focal points for community activity and encourage the sense of community. Parks also contribute to the spacious, green, treed character of the community. The community preference is for improved maintenance and upgrading of existing parks rather than to incur major expenditures for new ones.

Objective 2.1 To maintain and upgrade existing park facilities.

Policy 2.1.1 Add new parks space where the opportunity arises.

Implementation 2.1.1.1 All applicants for subdivision of more than three lots are required to pay to the municipality 5% of the market value of the land proposed for subdivision, in lieu of a dedication of 5% of the property, for park purposes pursuant to the Municipal Act Section 992(2). This requirement will be waived only where the dedication of land for park purposes would implement a policy stated in this section of this official community plan.

Policy 2.1.2 Improve the path and trail system.

Implementation 2.1.2.1 Identify and define existing pedestrian and bike linkages in the community including the Trans-Canada Trail showing major paths in parks and their connections to streets by producing a map. This should also indicate which paths have benches, and which are accessible for people using wheelchairs and baby strollers.

Implementation 2.1.2.2 Add subtle signage at pathway/street connections at pathway intersections to indicate trail names and destinations.

Implementation 2.1.2.3 The locations where connections need to be improved and budgeted for in the next Five Year Capital Budget are the Eldon - upper Sunset Boulevard path¹; the Dudley (Sunnycrest) access to MacKay Creek Park; the completion of the Mosquito Creek trail connection to the Baden Powell trail and the opening of the mid-block pathway from Lorraine Avenue to Sunset Boulevard. Furthermore, the feasibility of opening up the Emerald-Sunset path connecting Wellington-Hillcrest at Sunset should be investigated within a ten-year time frame. Standards for construction should include consideration for wheelchair accessibility (see also **Implementation 5.4.1.2.**).

Implementation 2.1.2.4 Unopened road and lane allowances are not to be consolidated with adjacent lots for subdivision or other purposes. Applications for permits to occupy unopened road and lane allowances will be considered for approval by Council only if they are not contrary to the public interest.

¹ This was approved by Council on June 8, 1998.

Implementation 2.1.2.5 Encroachment onto unopened road and lane allowances will be monitored annually and reported to Council with recommendations for appropriate action where the encroachments conflict with the public interest.

Policy 2.1.3 Ensure all existing areas developed and maintained for park purposes have a legal basis.

Implementation 2.1.3.1 To ensure that the following parks, creek areas and street ends are retained for parks usage they are to be rezoned to a "Parks, Recreation and Open Space" zone (current zoning in brackets) and have attached a Parks Reservation Bylaw:

- Sarita Park (RS3)
- MacKay Creek and tributaries between Malaspina - Ranger and around Montroyal Elementary School (RS3)
- Murdo Frazer Park off W. 26th Street (RS4 & PA) and the BC Hydro substation (I3).
- Dudley Park (RS3)
- Murdo Frazer trail access from Crescentview (RS3)
- Street ends at Laing Drive to Capilano (RM2 & RSMF)
- Street ends at Woods to Capilano (RM2) and Lyndene (RSMF)
- Lot 21, north end of Fairmont Road (RS3)
- street ends off Ridgewood at Monton and Bluebonnet (RS3)
- street end Emerald and Sunset (RS3)
- street end Handsworth Road at Canyon Heights School (RS3)
- street end Ayr at Ridgewood (RS3)
- all pathway allowances whether opened or unopened.

Objective 2.2 To provide for the community's present and future park needs.

Policy 2.2.1 Recognize the changing demographic structure and the changing trends in recreation demand and provision.

Implementation 2.2.1.1 Give priorities in future expenditures to facilities/uses supporting activities by all ages e.g. walking trails and benches.

Implementation 2.2.1.2 Give priority to small scale park improvements e.g. playgrounds, and basketball hoops.

Implementation 2.2.1.3 For those having special needs, integrate recreation opportunities with existing/proposed parks and recreation facilities.

Policy 2.2.2 Establish for each park its major role and future direction for park improvements (if any).

Implementation 2.2.2.1 See accompanying table.

Policy 2.2.3 Ensure existing facilities can be used by the increasingly diverse age groups and recreational interests.

Implementation 2.2.3.1 Publicize the memorial bench policy for Upper Capilano parks.

Implementation 2.2.3.2 Maintenance budgets for existing landscaping and trails should be given a high priority.

Table 2.2.2.1

| PARK | EXISTING ROLE | FUTURE DIRECTION |
|------------------------|---|---|
| Murdo Frazer | Predominantly natural area and trails with some community uses (pitch and putt and tennis courts) | Develop master plan and investigate options for more benches, limited expansion of pitch and putt and adding more connecting trails |
| Mosquito Creek | Creekside natural area with well developed trails | Add more benches |
| MacKay Creek | Creekside natural area with fish enhancement projects and rough trails | Purchase private property to provide a continuous trail link through park. Limit trail development to protect environmentally sensitive areas |
| Eldon | Active use park providing sports fields and tennis courts | Minor upgrade of basketball area; add benches; raise tennis practice wall; improve field drainage |
| Glenwood | Local use tot lot and tennis court | As is |
| Capilano | Limited use open space & picnic tables | Add signage for Park name, safety fences along side steep cliffs and improve the visibility of the park by tree thinning & pruning. |
| Fairmont | Local use playground | As is |
| Cleveland | Active use major park with sportsfield and tennis courts | As is |
| Grousewoods | Local use tennis and playground | As is |
| Sarita | Local use play equipment and pathways | As is |
| Malaspina | Undeveloped forest with informal trails | Add connections to the Baden Powell trail |
| Alpine | Local use playground | As is |
| Dudley (off Newmarket) | Viewpoint | Some pruning to re-establish views |

Implementation 2.2.3.3 For public safety add lighting to parking lots and pathways to improve security where appropriate.

Implementation 2.2.3.4 Add more benches in Murdo Frazer and Mosquito Creek parks and at bus stops.

Policy 2.2.4 Ensure that maximum use of school sites is made to assist in remedying the lack of local park facilities.

Implementation 2.2.4.1 Work with School District 44 on maintenance and use agreements.

Implementation 2.2.4.2 Develop and implement, with School District 44, a plan for upgraded and extended recreational uses on the Canyon Heights School ground.

Implementation 2.2.4.3 Include the Handsworth Road end in an integrated plan for Canyon Heights School grounds including its current pedestrian access role..

Objective 2.3 To use parks and environmental features in defining the sense of community.

Policy 2.3.1 Publicize local community identity.

Implementation 2.3.1.1 To name pathways and new park areas after local features such as school/community facilities' names, creeks and major streets.

Policy 2.3.2 Enhance streetscapes by adding ornamental plantings and street trees.

Implementation 2.3.2.1 Add and name ornamental plantings at/close to major intersections when the opportunity arises, e.g., as part of any redevelopment.

Implementation 2.3.2.2 Publicize the District's Street Tree Master Plan and encourage community groups to undertake such street beautification.

Implementation 2.3.2.3 Encourage high standards of streetscape maintenance by presenting awards to outstanding efforts by individual residents and groups of residents.

Implementation 2.3.2.4 Promote efforts by community groups wishing to upgrade/maintain those small-scale elements of the parks system not currently budgeted for.

Implementation 2.3.2.5 Ensure that safety and accessibility are not compromised in improving streetscapes.

COMMUNITY FACILITIES & SERVICES

Community Services include social, health, educational, leisure and religious services. Even though the provision of most of these services is not a municipal responsibility, the community plan must take into account the space and location requirements for them as well as for the actual provision of the municipally funded services. The municipality also can play a role in working with community agencies and organizations to plan and co-ordinate the overall delivery of social services to the community.

Objective 3.1 To provide a full range of services in Upper Capilano to meet the needs of the community's residents.

Policy 3.1.1 Support the retention of existing services and the provision of new services in Upper Capilano.

Implementation 3.1.1.1 Encourage developers to provide space for a range of commercial, cultural and social services in Upper Capilano.

Implementation 3.1.1.2 Support the retention of health care services and clinics in Edgemont Village.

Objective 3.2 To provide public recreation, leisure and social opportunities in a cost-effective manner through the optimal use of existing facilities.

Policy 3.2.1 Properly maintain existing facilities.

Implementation 3.2.1.1 Allocate sufficient municipal funds for the maintenance of existing public facilities.

Implementation 3.2.1.2 Contribute to the maintenance of facilities and fields falling within Joint Use Agreements.

Policy 3.2.2 Optimize community use of existing public facilities.

Implementation 3.2.2.1 Continue to develop joint use agreements between the District of North Vancouver and School District 44 to allow for use of school facilities by the community, including after school hours.

Implementation 3.2.2.2 Provide adequate resources to support community use of public facilities, including schools.

Implementation 3.2.2.3 Encourage the designation of Handsworth Secondary School as a community school and pilot the use of Handsworth as a community centre within the context of the Joint Use Agreement.

Implementation 3.2.2.4 Encourage the School Board to utilize adaptable design principles when expanding existing schools, so as to accommodate community use.

Implementation 3.2.2.5 Explore ways of funding a community school coordinator to facilitate the community use of schools.

Implementation 3.2.2.6 Explore opportunities to open up fields, gymnasiums, washrooms, teachers' lounges, computer labs and home economics rooms for community use (for sports events, meetings, adult education courses, etc.).

Implementation 3.2.2.7 Work with the North Vancouver Recreation Commission, the Parks Department, School District 44 and organizations in Upper Capilano to provide recreation programs in existing public assembly facilities.

Implementation 3.2.2.8 Design new public buildings and renovate existing community buildings to accommodate multiple uses and changing uses over time.

Implementation 3.2.2.9 Recognizing the library's increasing importance as a meeting space, review its internal design to determine the potential for enlarging the meeting room.

Policy 3.2.3 Support the community use of privately owned facilities.

Implementation 3.2.3.1 Support the development of additional community uses within existing privately owned recreation, social and religious facilities.

Implementation 3.2.3.2 Require new multi-family developments to include amenities such as a multi-purpose meeting room, where appropriate, for the use of the residents of the development.

Objective 3.3 To encourage the provision of social programs and activities through all the life stages.

Policy 3.3.1 Support the development of programs for youth, seniors and specialized user groups.

Implementation 3.3.1.1 Continue to provide funding for outreach youth services, seniors' service organizations, and for specialized user groups.

Implementation 3.3.1.2 Ensure there is broad and inclusive consultation with relevant user groups when developing new programs or facilities.

Implementation 3.3.1.3 Consult with youth and service providers to explore the possibility of locating a freestanding Youth Centre at William Griffin Recreation Centre.

Objective 3.4 To ensure full access to all public facilities and services to all residents in the community.

Policy 3.4.1 Consult with the N.S. Advisory Committee on Disability Issues and other relevant user groups, when developing new facilities and services to ensure they are accessible to all residents.

Implementation 3.4.1.1 Consult with the North Shore Advisory Committee on Disability Issues and other relevant organizations when reviewing plans for public and commercial facilities, and multi-family housing.

Implementation 3.4.1.2 Evaluate plans for accessibility from the perspective of all disability groups.

Implementation 3.4.1.3 Apply accessibility guidelines for public and commercial facilities that exceed the current building code (using existing guidelines available or adapting these guidelines, in consultation with the North Shore Advisory Committee on Disability Issues and other relevant groups). These guidelines will address all disabilities.

Implementation 3.4.1.4 Review municipal signage to ensure it is clear and readable in accordance with accessible literature guidelines and allows for the inclusion of tactile signage where practical.

Implementation 3.4.1.5 Continue to consult with the public and community organizations when considering major changes to community facilities and services.

Implementation 3.4.1.6 Work with the N.S. Advisory Committee on Disability Issues, the N.S. Disability Resource Centre, the North Vancouver Recreation Commission and other relevant organizations to improve access to recreation and leisure opportunities for people with disabilities.

Policy 3.4.2 Use a range of fully accessible communication strategies to reach and involve all residents.

Implementation 3.4.2.1 Publicize events, programs and services in creative ways to people with a wide range of backgrounds and abilities and apply accessible literature standards and methods.

Implementation 3.4.2.2. Encourage the installation of assisted listening systems in public meeting places, including the Capilano Library meeting room.

Objective 3.5 To create informal opportunities for residents to meet and socialize.

Policy 3.5.1 To provide public places for informal gathering.

Implementation 3.5.1.1 The Community Planning Department will look for opportunities to provide public gathering places throughout Upper Capilano, including mini-parks or plazas, with an emphasis on Edgemont Village.

Implementation 3.5.1.2 The Community Planning Department will investigate opportunities for obtaining community amenities in Edgemont Village through the redevelopment design process, through Development Cost Charges and any future community amenity contributions. Community residents will be consulted regarding priorities, with multi-use of amenity spaces promoted wherever possible.

Implementation 3.5.1.3 Provide opportunities for socialization in outdoor community amenity areas in Edgemont village through the installation of benches, appropriate landscaping, etc.

Policy 3.5.2 Encourage the use of local parks for community events.

Implementation 3.5.2.1 The Parks Department & Recreation Commission will work with organizations in Upper Capilano to organize community days, open air festivals and other community events in the local parks.

Objective 3.6 To maintain an adequate supply of land for public assembly uses, such as schools and places of worship.

Policy 3.6.1 Existing institutional land uses, including schools and churches should be retained.

Implementation 3.6.1.1 Rezoning of Public Assembly zoned sites for other purposes will not be permitted.

Objective 3.7 To promote cultural activities and public art.

Policy 3.7.1 Look for opportunities to promote art & culture in Upper Capilano.

Implementation 3.7.1.1 Encourage the display of works from North Vancouver artists in the Capilano Library and other public buildings.

Implementation 3.7.1.2 Encourage the display of artwork from school students, both in public areas and through special school events that are open to the community.

Implementation 3.7.1.3 Examine the opportunities to obtain public art such as sculpture and artistic treatments of architectural features through the development process or donations.

Implementation 3.7.1.4 Explore opportunities for private sector and/or municipal funding for a public art component within the capital budget of any major re-development of existing publicly owned community buildings or in the construction of any additional public facilities.

Implementation 3.7.1.5 Develop a formal process for selection of public art, such as a review panel made up of local residents and art professionals.

Objective 3.8 To encourage provision of childcare at an adequate level.

Policy 3.8.1 Support the provision of highly needed childcare services in Upper Capilano.

Implementation 3.8.1.1 The District will look for opportunities to provide an additional preschool in the Grousewoods area, and additional out of school care in the Canyon Heights and Montroyal areas. The District will encourage out-of-school programs to be provided on school sites by revising zoning regulations as necessary.

Objective 3.9 To support a municipal role in providing access to communications technology such as the Internet.

Policy 3.9.1 Look for opportunities to improve access to communications technology.

Implementation 3.9.1.1 Provide the installation of fiber optics in existing public facilities and encourage it in new commercial and residential developments.

Implementation 3.9.1.2 Continue to support development of communications technology in North Vancouver schools.

Objective 3.10 To ensure that any new or redeveloped community buildings respect the character and density of the surrounding community.

Policy 3.10.1 Critical issues in the development or redevelopment of community buildings will be the density of surrounding uses, handling of traffic and parking, retention of existing views with regard to new heights of buildings, and exterior design materials and finishes.

Implementation 3.10.1.1 Follow the guidelines in the District OCP Schedule B Section 4.0 in reviewing applications for community buildings.

HOUSING AND NEIGHBOURHOODS

While maintaining the overall single family nature of Upper Capilano, housing policy responds to some anticipated changes in the specific housing needs of the community. The Plan designates the sites and conditions under which change can occur over the next 10 years. This provides the community at large with a significant degree of certainty as to the minimal likelihood of change.

Objective 4.1 To minimize overall change in character in existing low-density residential neighbourhoods.

Policy 4.1.1 No changes in zoning in the plan area except where specified in the plan.

Implementation 4.1.1.1 Rezone from RS3 to PRO the following areas:

- MacKay Creek channels between Sonora-Cliffridge and Sonora -Sarita
- Sarita Park and adjacent GVWD water tank area
- Lot 21, north end of Fairmont Road

Implementation 4.1.1.2 Rezone from RS4 to PRO areas within Murdo Frazer Park.

Implementation 4.1.1.3 Rezone from RS3 to PA the lot on the west side of Cleveland School currently used for school purposes.

Implementation 4.1.1.4 See **Objective 4.2** for other areas where rezoning may be permitted.

Policy 4.1.2 Adopt area specific (neighbourhood) zoning to ensure that any new single family housing is compatible with the housing character in the area regarding height, setbacks, garage locations, and other siting factors.

Implementation 4.1.2.1 Develop a zoning timetable for neighbourhoods which do not yet have neighbourhood zoning giving priority to the remaining areas of Highlands.

Implementation 4.1.2.2 Develop for the remaining areas of Highlands, neighbourhood zoning regulations restricting both new houses and additions to existing houses to the typical heights and massing of single family buildings in this neighbourhood.

Implementation 4.1.2.3 Change existing regulations for size, shape and siting of single-family houses in low-density multi-family zones to match regulations in adjacent single family areas.

Implementation 4.1.2.4 Amend the Zoning Bylaw regulations for the Grousewoods multi-family zones primarily occupied by single family style housing to regulate additions to existing units.

Policy 4.1.3 New development is permitted where it is already legally possible within the existing zoning and subdivision regulations and only then when it is in keeping with the character of surrounding housing.

Implementation 4.1.3.1 Consolidation of existing lots for the purpose of subdivision to a larger number of lots may be considered to be contrary to the public interest when the new lots would be out of character with the surrounding neighbourhood and may not be permitted.

Implementation 4.1.3.2 Rezoning from RS3 to a higher density RS zone to achieve a larger number of lots will not be permitted.

Implementation 4.1.3.3 In processing applications for subdivision the existing practices of requiring the submission, public review and the registration of house plans against title (Land Title Act, Section 219) will be continued.

Implementation 4.1.3.4 Where neighbourhood zoning is not yet in place, subdivision applications requiring the discretionary authority of the approving officer will be approved only if they are in keeping with the character of the surrounding community.

Policy 4.1.4 The Plan recognizes that secondary suites will provide some additional housing units throughout the community. These will respond to the community's needs for:

- income and support opportunities to enable senior residents to remain in a single family home for a longer time period.
- lower cost/smaller scale accommodation for young singles, couples and single parent families.

Implementation 4.1.4.1 The recently approved DNV secondary suite provisions regarding owner occupancy, parking and taxation are applicable to the Upper Capilano community.

Objective 4.2 To accommodate some limited options for multi-family housing.

Policy 4.2.1 The Plan makes provision for approximately 170 units (net) of new multi-family housing to be built between 1999 and 2008 or until the plan is reviewed and amended by Council.

Implementation 4.2.1.1 The attached table lists the sites designated to accommodate a total of approximately 170 net new multi-family units between 1999 and 2008 or until the plan is reviewed and amended by Council. The table also lists the appropriate density or density ranges and any site considerations specific to each site.

Implementation 4.2.1.2 New multi-family areas designated in this plan will only be rezoned for such purposes in conjunction with a development permit application.

Implementation 4.2.1.3 All multi-family areas are designated as Development Permit Areas and guidelines will be prepared to ensure that redevelopment respects the character of adjacent lower density residences minimizing impacts of overlooking and traffic flow, and from adjacent commercial sites, noise, lighting, and parking. The guidelines will also include adaptable design guidelines addressing all disabilities as well as specific provision for seniors' needs and other special needs where applicable.

Implementation 4.2.1.4 Sites specifically designed for "seniors" housing and seeking a reduction in the standard parking requirement must include an age covenant requiring one resident per household to be over age 55.

Policy 4.2.2 Accommodate some affordable and special needs housing for:

- seniors needing supportive living arrangements (congregate care)
- non-market units for low income seniors; and
- accessible units for people with disabilities.

Implementation 4.2.2.1 Encourage developers of market housing to include units for affordable and special needs groups by allowing a bonus of up to 10% of the number of units permitted under the Zoning Bylaw when at least an equal percentage of affordable or special needs housing units are included.

Implementation 4.2.2.2 Explore alternative forms of seniors' housing that bridge the gap between independent living and long term care (e.g. Abbeyfield houses) on suitable sites should they become available. Such housing should be designed to blend into the existing neighbourhood character.

Implementation 4.2.2.3 Sites including bonus provisions will be designated as a "site for affordable and special needs housing" under the provisions of the Municipal Act Section 904.1.

Implementation 4.2.2.4 Bonus arrangements will be enforced through a housing agreement between the developer and Council (under the provisions of the Municipal Act Section 905) to ensure that the benefit to the community is protected.

Objective 4.3 To retain and enhance Upper Capilano's heritage.

Policy 4.3.1 Acknowledge the Heritage Inventories (1900-1929, 1930-1965) as the basis for Upper Capilano's Heritage Management Plan.

Implementation 4.3.1.1 Support updating the heritage inventory every 5 years to keep it current and relevant for Upper Capilano.

Implementation 4.3.1.2 Expand the heritage inventories to include significant monuments, structures and archaeological resources.

Implementation 4.3.1.3 Complete the work of the Heritage Landscape Inventory, evaluate significance of resources in Phase 1, set a strategy for preservation for Upper Capilano.

TABLE 4.2.1.1 - UPPER CAPILANO REDEVELOPMENT SITES (including amendments in Bylaws 7223, 7241, & 7322)

| Address | Existing | Proposed | | Unit Type | Considerations |
|---|--|--------------------------------|---------------------------|--|---|
| | | Zone Range ¹ | Unit Numbers ² | | |
| Site 1A 3201 Edgemont | 1 house on 1 lot | CD | 20 | Low Rise apts. (average unit size a maximum of 900 sq.ft.). Minimum of 50% units to be 1 bedroom | <ul style="list-style-type: none"> Complementary design on the Connaught Cres. frontage required for Sites 1 & 1A Seniors' orientation & age covenant required Acknowledge site relationships with slope & church No commercial use |
| Site 1 3115 Crescentview | 1 house on 2 lots | RL3-RL2 | 25 | Low Rise apts. (a maximum unit size of 900 sq.ft.) | <ul style="list-style-type: none"> Complementary design on the Connaught Crescent frontage required for Sites 1 & 1A. Seniors orientation and age covenant preferred Acknowledge site relationships with slope Minor commercial use OK Height an issue on SW lot line Predominantly 1 bedroom units |
| Site 2 1055-1071 Ridgewood 3230 Connaught 3260 Edgemont | 2 duplexes & 2 houses (6 units) on 4 lots Supermarket Medical clinic | Comprehensive Development Zone | 75 | Mixture of apts. (1-2BR), small townhouses, and stacked townhouses | <ul style="list-style-type: none"> Ridgewood properties to be consolidated with SuperValu property Preferred scheme is one comprehensive development, but clinic site could be redeveloped separately |
| Site 3 3065 Capilano Road 3105 Capilano Road 3115-3175 Capilano Crescent | 1 house on 3 lots 1 house on 1 lot & 4 houses on 4 lots | RM3 | 50 | Townhouses Or townhouse and apartment mix | <ul style="list-style-type: none"> Access to Capilano Crescent only Site consolidation necessary to design appropriate access to Capilano Cres. Adjacent to multi-family Empty nester orientation preferred over seniors orientation Site limited by steep bank. Density to be calculated on area above top of bank ONLY. Impact of redevelopment on single family lots to the north needs to be addressed during the rezoning process. |
| Site 4 3759-85 Edgemont Blvd. | 8 units in 4 buildings | RM2 | 15 ³ | Townhouses | <ul style="list-style-type: none"> Building transition, siting, heights and landscaping critical considerations especially along west site line (adjacent single family) |
| Site 5 3431 Norcross | 1 house on large lot | RM2 | 7 | Townhouses | <ul style="list-style-type: none"> Abuts RM2 on 2 sides Could be subdivided into 3 lots Frontage appearance should take single family across the street into account |
| Site 6 4650 & 4670 Capilano Road | 2 houses on 2 large lots | RM3 | 17 | Townhouses or townhouse and apartment mix | <ul style="list-style-type: none"> Site consolidation preferred for single access to Capilano Road Abuts commercial and RM3 townhouses Design considerations critical on south and east where site abuts single family |
| Total (gross) | | | 209 gross | | |
| Total (net), i.e., deducting existing housing to be demolished | 25 units | | 184 net | | <ul style="list-style-type: none"> Additional units possible if rebuilding on another commercial site occurs and includes apartments on upper floor |

C2-13

¹ Note: Comprehensive Development zones will be used in the rezoning of the six sites to meet the intent of use, density and design guidelines in the Local Plan.

² Note: all site unit totals need to be confirmed by detailed site survey.

³ Note: Actual construction is 14 units.

Implementation 4.3.3.3 Produce walking tour guide of Capilano Highlands (significant "modern" homes by Thom, Erickson, Hollingsworth, Lewis Construction, modernist churches, "garden city" vision for Edgemont Village).

Implementation 4.3.3.4 Support and expand role of heritage in public events (North Shore Heritage weekend, Edgemont Village festival, etc.).

Implementation 4.3.3.5 Consider events/programs at Upper Capilano's schools related to the heritage of the area.

TRANSPORTATION AND UTILITIES

A road network has two principal functions: moving people and goods and the provision of access and other services (water, sewer, hydro etc.) to properties. A good street system balances the efficiency of vehicle routing with the protection of neighbourhood liveability and environmental integrity.

Although the configuration of the road network in Upper Capilano is mostly dictated by the physical terrain and historic development pattern it is generally adequate for present traffic needs, but improvements are required for non vehicular circulation.

All areas within Upper Capilano are fully serviced with power, gas, water, sewer and storm drainage etc. and capacity is adequate for anticipated future demands. All properties are below the 320-metre (1,050 foot) contour servicing limit for provision of water.

Objective 5.1 To maintain a safe and efficient vehicle circulation network.

Policy 5.1.1 Periodic reviews of the District's network of open roads and their designations in Upper Capilano will be undertaken to ensure its continuing validity.

Implementation 5.1.1.1 The Traffic Safety Committee will be requested to recommend appropriate traffic calming or speed monitoring and control options for Highland Boulevard including a school speed zone at Canyon Heights School.

Implementation 5.1.1.2 To facilitate more efficient traffic flow in Edgemont Village, a one-way circulation system through the lanes and Connaught Crescent will be implemented.

Policy 5.1.2 Public ownership of unopened road allowances will be retained to maintain future options for road or trail links.

Implementation 5.1.2.1 Unopened road allowances are considered part of the street classification system for purposes of the periodic review referred to in Policy 5.1.1.

Objective 5.2 To effectively segregate local and non-local traffic flows.

Policy 5.2.1 Local safety issues such as traffic calming, stop signs etc. should be addressed through the Neighbourhood Traffic Control Program.

Implementation 5.2.1.1 The Neighbourhood Traffic Control Program is initiated upon the request of residents of an area in question and is applicable only to local roads.

Implementation 5.2.1.2 The RCMP will consider conducting a "Speed Watch" operation if requested by neighbourhood residents.

Policy 5.2.2 The volume of through traffic on local roads is minimized by ensuring logical routes of collector and arterial roads are built.

Implementation 5.2.2.1 The Provincial Ministry of Highways will be requested to construct a frontage road along the Upper Levels Highway between Lloyd Avenue and Capilano Road when improvements to the Highway interchange are made.

Objective 5.3 To reduce dependency on the automobile through conveniently accessible public transit service.

Policy 5.3.1 Transit routes should serve North Shore destinations in addition to downtown and commuter destinations.

Implementation 5.3.1.1 Once the Greater Vancouver Transportation Authority is operational, they will be requested to consider the following transit priorities: an east-west route north of Highway 1 connecting Upper Capilano to Lynn Valley; express service along Highway 1 between Horseshoe Bay and Phibbs Exchange with stops at the major highway interchanges; a direct route between Edgemont Village and Lonsdale Quay; and, extension of the hours of service to downtown until 7:00 PM on the 246 route.

Policy 5.3.2 All homes should be located within walking distance of a bus stop.

Implementation 5.3.2.1 The GVTA will be requested to investigate the utilization of small, mini-buses for route service along collector roads.

Policy 5.3.3 Public transit should be barrier free.

Implementation 5.3.3.1 The GVTA will be requested to review the fare structure of zone rates to consider if transit demand to downtown is inadvertently discouraged.

Implementation 5.3.3.2 The GVTA will be requested to ensure that all bus service to Upper Capilano is wheelchair accessible and the Municipality will continue with its program of improving the accessibility of bus stops.

Implementation 5.3.3.3 An inventory will be undertaken to ensure all bus shelters are barrier free, adequately lit, served with sidewalks and pedestrian crossing and display transit schedule information.

Objective 5.4 To provide safe and convenient pedestrian linkages throughout the community inter-connecting all neighbourhoods and Edgemont Village.

Policy 5.4.1 Pedestrian routes should be direct, extensive and as fully accessible as possible.

Implementation 5.4.1.1 A systematic review of all unopened road and pathway allowances will be undertaken to determine the feasibility of installing or improving pedestrian pathways where key linkages to other parts of the pedestrian system would be provided.

Implementation 5.4.1.2 Where possible pedestrian pathways should be constructed to be wheelchair accessible including the provision of ramps and tactile indicators.

Implementation 5.4.1.3 In accordance with Pedestrian Access Guidelines and Standards, conduct an inventory of older sidewalks to identify and budget a program of provision of appropriately designed curb cuts.

Policy 5.4.2 Sidewalks should be provided on both sides of arterial streets and on at least one side of collector streets.

Implementation 5.4.2.1 A prioritized sequence of in-fill sidewalk provision will be phased and budgeted by the Engineering Department to meet service levels for arterial and collector streets.

Policy 5.4.3 Main access routes abutting schools and all bus stops should be serviced with sidewalks.

Implementation 5.4.3.1 A review will be undertaken of the inventory of sidewalks along bus routes and at schools with deficiencies being identified and included in the program of in-fill sidewalk provision noted above (**Implementation 5.4.2.1**).

Policy 5.4.4 All new multi-family, commercial and public assembly developments are required to install sidewalks on abutting public streets.

Implementation 5.4.4.1 Sidewalk provision at the applicant's expense will be made a condition of approval at the development permit or rezoning stage as appropriate.

Objective 5.5 To encourage the use of bicycles for recreation and travel to and from work and school without compromising pedestrian safety.

Policy 5.5.1 Safe bicycle routes should be available to and from Edgemont Village, Lions Gate Bridge, Marine Drive and Lonsdale Avenue.

Implementation 5.5.1.1 The Bicycle Master Plan recommendations will be implemented as applicable to Upper Capilano.

Implementation 5.5.1.2 It is recommended that Capilano Road and Sunset Boulevard be designated as a bike route in the Bicycle Master Plan.

Implementation 5.5.1.3 It is recommended that a dedicated bike lane be provided on Capilano Road.

Policy 5.5.2 Bicycle racks should be widely available.

Implementation 5.5.2.1 Bike racks will be installed on each block of Edgemont Boulevard within the Village.

Implementation 5.5.2.2 The provision of bicycle racks is to be required as a condition of all commercial and multi-family development.

Implementation 5.5.2.3 BC Transit will be requested to experiment with the provision of bicycle racks on buses.

Objective 5.6 To maintain an efficient system of streets and utilities without environmental degradation or detracting from the streetscape.

Policy 5.6.1 Services and utility connections should be as unobtrusive as possible.

Implementation 5.6.1.1 Electrical and communications services to new development will be placed underground.

Implementation 5.6.1.2 Electrical transformers, connection boxes, gas meters and other similar items of utilities infrastructure shall be located and appropriately screened to minimize their visibility.

Implementation 5.6.1.3 Relocating hydro lines underground shall be considered prior to any installation of new sidewalks.

Implementation 5.6.1.4 Request BC Hydro to discontinue the use of orange coloured sodium vapour streetlights replacing them with pedestrian-friendly white coloured lights.

Policy 5.6.2 Regular inspection and maintenance of municipal infrastructure will be undertaken.

Implementation 5.6.2.1 Catch basins and major culverts will be regularly monitored for debris accumulation.

Implementation 5.6.2.2 A review of pavement condition will be undertaken and a prioritized program of street repair drawn up accordingly.

EDGEMONT VILLAGE

Feedback from Upper Capilano residents clearly indicates they wish to preserve the small town character and charm of the Village. Since modern commercial buildings tend to be substantially larger and bulkier than the highly valued eclectic mixture of one and two storey buildings existing in the Village today, care must be taken to ensure new developments are sympathetic in character with existing structures. The surrounding low density residential neighbourhood contributes significantly to the overall ambiance of the Village. There is strong support for maintaining the present boundary of the commercial core as it is and for paying special attention to building heights and massing when adjacent to single family residences or when significant view corridors would be affected.

Objective 6.1 To retain the compact physical form of Edgemont Village.

Policy 6.1.1 No expansion of the existing commercial boundaries of the Village will be undertaken during the term of the plan.

Implementation 6.1.1.1 The supply and demand for commercial land will be monitored periodically.

Policy 6.1.2 Use project design and site planning to emphasize the entry points at Highland Boulevard, West Queens Road and Ridgewood Avenue.

Implementation 6.1.2.1 The Edgemont Village Development Permit Area establishes a design concept to co-ordinate the siting of buildings, landscaping, entrance signage, open space and public amenities.