

**Objective 6.2** To encourage the continuation of a practical variety of commercial shops and services.

**Policy 6.2.1** Support a healthy business climate conducive to small, independent merchants.

**Implementation 6.2.1.1** A review of the permitted commercial uses in the Village will be undertaken in consultation with the business community and local residents to determine if changes are warranted.

**Implementation 6.2.1.2** Consolidation of properties will only be permitted if it is consistent with Policy 6.2.1.

**Policy 6.2.2** Support the retention of medical/dental services and a supermarket within the Village.

**Implementation 6.2.2.1** A comprehensive development zone for the Ridgewood/Edgemont entrance property will include provision for medical/dental offices (8,000 – 12,000 square feet) and a supermarket (10,000 – 15,000 square feet).

**Objective 6.3** To accommodate some housing in mixed use developments in a creative and sensitive way.

**Policy 6.3.1** Encourage new developments in Edgemont Village to include apartments built over top of commercial space.

**Implementation 6.3.1.1** Evaluation of mixed use projects will include consideration of: compatibility with adjacent residential neighbourhood, inclusion of a mix of unit sizes, suitability for seniors and empty nesters, and accommodation of home based business and live/work arrangements.

**Implementation 6.3.1.2** At the development permit stage, provision of public open space such as small courtyards or rooftop gardens and other comparable amenities will be provided.

**Objective 6.4** To identify and protect key view corridors.

**Policy 6.4.1** Mountain views should be preserved through appropriate siting of buildings and by stepping back the second and third storeys.

**Implementation 6.4.1.1** The Zoning Bylaw is to be amended to incorporate the height envelope guidelines specified in Figure 2 of the development permit area design guidelines.

**Implementation 6.4.1.2** Second and third storeys, where permitted, should be stepped back from the first storey to maintain views and avoid shadowing at the street.

**Implementation 6.4.1.3** Building site coverage may be varied at the development permit stage to provide additional on-site public open space or to preserve view corridors through height reductions.

**Objective 6.5** To foster an interesting pedestrian environment and maintain a human scale in the relationship of buildings to the street.

**Policy 6.5.1** The height of new buildings is generally limited to two storeys with exceptions for up to three storeys as noted in Figure 2 of the development permit area design guidelines.

**Implementation 6.5.1.1** Building height is regulated by the Zoning Bylaw and development permit area guidelines.

**Policy 6.5.2** Public initiatives and private development should be co-ordinated to better achieve an attractive and interesting streetscape.

**Implementation 6.5.2.1** A municipal beautification strategy will be developed and budgeted according to the plan guidelines as part of a co-ordinated program of public improvements, private landscaping and amenity provision requirements.

**Implementation 6.5.2.2** Design guidelines include small courtyards, seating areas, attractive street lighting, and a co-ordinated paving scheme. Weather protection includes overhangs, canopies, awnings or colonnades. Other amenities such as street trees, street furniture, public art, planters, flower baskets, benches and other amenities may also be provided.

**Implementation 6.5.2.3** Commercial buildings must generally be sited at or near the front property line with parking provided at the rear. Buildings must retain small storefronts, or the appearance of small storefronts, with display windows and recessed shop entrances.

**Implementation 6.5.2.4** Front entrances to commercial buildings must be fully accessible for persons with disabilities.

**Objective 6.6** To encourage an eclectic but co-ordinated mix of building styles.

**Policy 6.6.1** Building design guidelines do not include a specific architectural theme but building design should be complementary to the adjacent buildings.

**Implementation 6.6.1.1** Building form, textures, materials, colour scheme and landscaping should reflect continuity with newer neighbouring development. Traditional looking building materials such as wood, brick and stone are encouraged for exterior use.

**Implementation 6.6.1.2** Roofs should be sloped on multi-storey buildings with upper storeys stepped back and built into the roofline.

## LAND USE DESIGNATIONS

These are the definitions for the designations shown on the Plan Map. **This legend and the map must be used in conjunction with the relevant text to determine the exact potential for any site.**

**RESIDENTIAL:** Areas presently developed or to be developed for residential housing at various densities.

- **Detached Residential** Areas intended predominantly for detached single family dwellings at densities of 30 units or less per hectare (12 units or less per acre).

- **Ground Oriented Residential** Areas intended predominantly for attached housing units with grade level access at densities of 45 units or less per hectare (18 units or less per acre).
- **Low Rise Residential** Areas intended predominantly for low-rise apartments at densities of 140 units or less per hectare (55 units or less per acre).

**INSTITUTIONAL:** Existing sites for schools, churches, theatres, recreation centres and public buildings.

**COMMERCIAL:** Existing and proposed sites suitable for a range of local and community retail, office, service and residential uses.

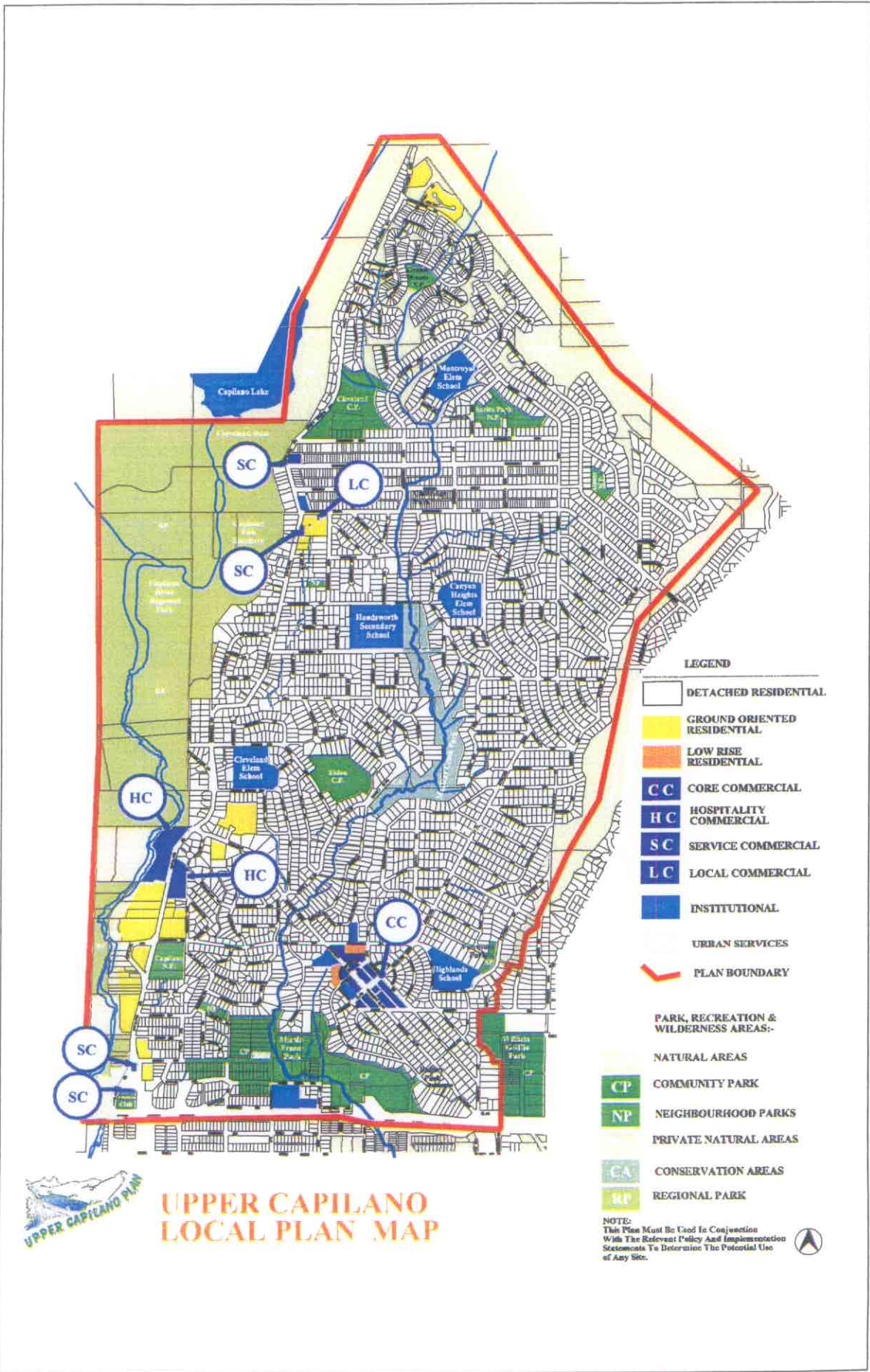
- **Hospitality Commercial** Areas intended predominantly for tourist, entertainment and related uses.
- **Service Commercial** Automobile oriented areas predominantly for retail, office and service uses.
- **Core Commercial** Pedestrian oriented areas intended predominantly for retail shops and services at street level with residential units above.
- **Local Commercial** Areas intended predominantly for small scale, commercial uses serving the adjacent neighbourhood.

**URBAN SERVICES:** Areas designated principally for public works, cemeteries, utilities, transportation and communications.

**CONSERVATION AREAS:** Areas designated principally for the protection of fish and wildlife habitat, and, environmentally sensitive areas.

**PARKS, RECREATION AND WILDERNESS AREAS:** Areas designated principally for the preservation and enjoyment of the natural environment, outdoor recreational use, and regional water supply.

- **Natural area** Areas intended predominantly for creek and trail corridors, greenways and landscaped areas.
- **Private natural area** Private landholdings in natural areas.
- **Regional Park** Areas owned by the GVRD and intended predominantly for the use and enjoyment of the natural environment, wilderness areas and unorganized outdoor activities.
- **Community Park** Public areas improved & maintained predominantly for athletic fields, outdoor recreation and other active recreational pursuits.
- **Neighbourhood Park** Public areas improved and maintained predominantly for tot lots, playgrounds, seating areas and unorganized activities.



#### 4.3.3 Upper Capilano Local Planning Area

##### 4.3.3.1 Edgemont Village Development Permit Area

The Edgemont Village Development Permit Area (D.P.A.) is established for the purpose of regulating the form and character of commercial and multi-family building within the commercial core of Edgemont Village as defined by Figure 1 "Edgemont Village Development Permit Area". Special development guidelines unique to Edgemont Village apply over and beyond the zoning regulations to better achieve the intent and objectives of the Upper Capilano Local Plan.

The intent of the guidelines is to preserve the small town character and charm of the Edgemont Village by ensuring that any new development is sympathetic in form and character to the existing commercial core. The Village is a functional retail centre made up of small, independent shops and any new development should reflect this. Diversity is important, therefore building design generally should be in keeping with the eclectic mixture of one or two storey 1950's era buildings. Rather than dominating the environment, buildings should blend into the surrounding single family neighbourhood and take advantage of the scenic, mountain backdrop.

##### 4.3.3.1.1 Objectives

- i) To encourage a practical variety of commercial shops and services;
- ii) To retain a compact physical form;
- iii) To maintain a human scale in the relationship of buildings to the street;
- iv) To accommodate some housing in mixed use developments in a creative and sensitive way;
- v) To identify and protect key view corridors; and
- vi) To foster an interesting pedestrian environment and maintain a human scale in the relationship of buildings to the street .

##### 4.3.3.1.2 Guidelines

###### Building Design and Character

- i) Building facades should be articulated with doorways, display windows or other recesses and features with sufficient frequency to suggest the appearance of small, independent shops.
- ii) Building facades should form a continuous streetwall at or near the front property line unless it is to provide for a pedestrian passageway through to the lane.
- iii) Traditional building materials such as wood, brick or stone should be used on building exteriors.
- iv) Building design, materials and colour scheme should be complementary to that of the adjacent buildings.

###### Building Heights and Siting

- v) Buildings should not exceed the maximum height indicated in Figure 2, "Maximum Building Height."
- vi) Second and third storeys of building should be stepped back from the first floor to maintain a pedestrian scale, prevent shadowing on the street and to preserve significant mountain views.
- vii) Building coverage may be varied to provide public amenities like pedestrian arcades, colonnades or decorative building features in which case at least half of the increase in site coverage should be devoted to the public amenity.

## Streetscape and Public Amenities

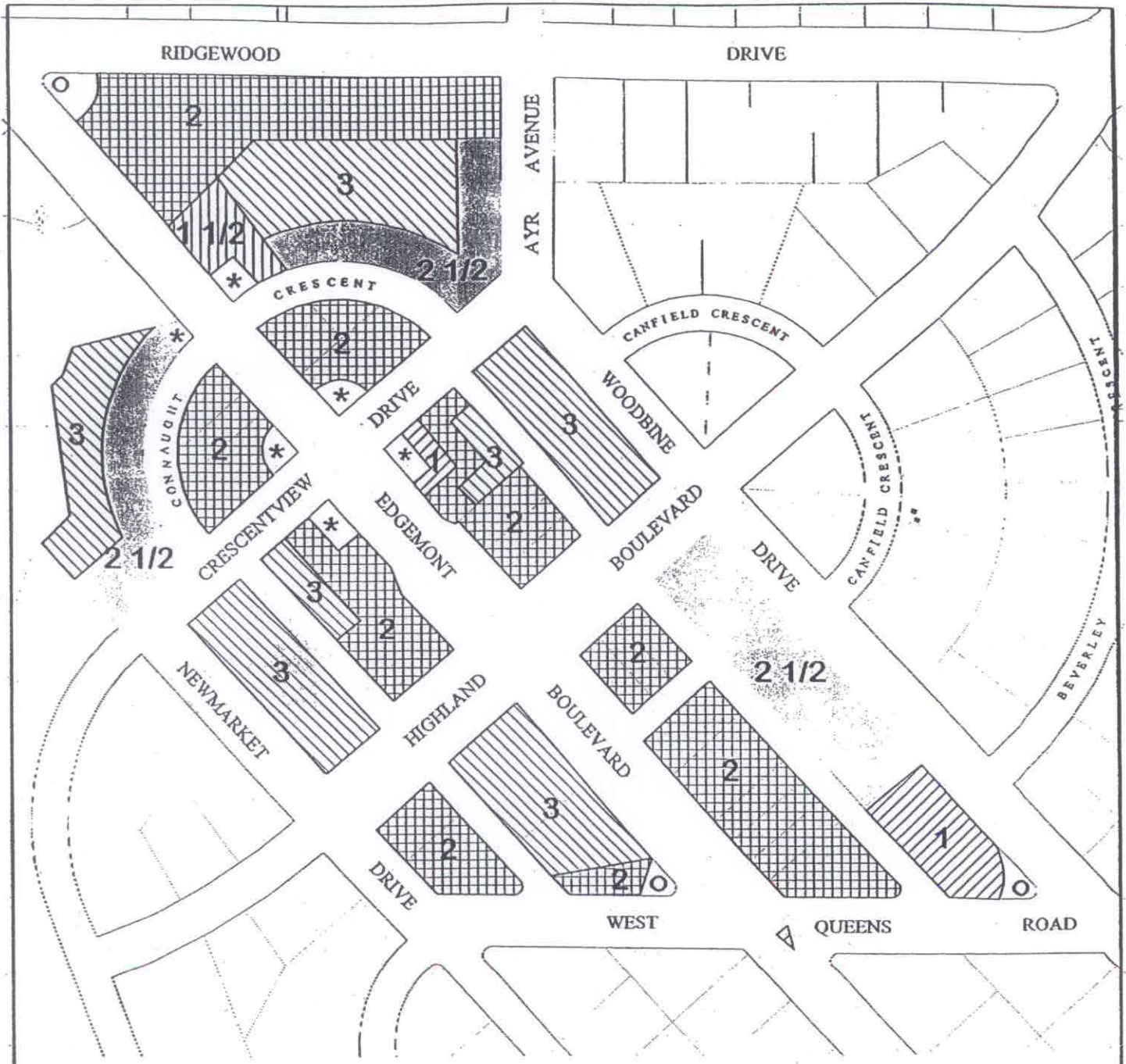
- viii) Public open space should be provided at intersections on Edgemont Boulevard and West Queens Road as indicated in Figure 2.
- ix) At least 15% of the parcel should be landscaped or devoted to public amenities such as street trees, outdoor seating, courtyards or public art.
- x) All building must incorporate awnings, canopies or overhangs to provide continuous weather protection along the street, over doorways and other pedestrian areas.
- xi) The type, design and colour scheme of signs, awnings, and canopies may vary from building to building but must be complementary to one another.
- xii) Freestanding signs are not permitted.

## Lanes

- xiii) All services and utilities should be underground, and refuse containers and storage areas should be well screened or hidden from view.
- xiv) All paving, including parking and pedestrian areas, should be co-ordinated to achieve a unified pavement scheme throughout the lanes and appropriate intersections.
- xv) Parking and garbage pick-up areas at the rear of buildings should be co-ordinated with the adjacent properties to achieve more efficient layouts.
- xvi) Parking areas should be landscaped around their perimeter.
- xvii) Underground public parking should be well lit.

### 4.3.3.2 Guidelines Affecting Site 3, Upper Capilano 3065 Capilano Road to 3175 Capilano Crescent

- i) Site Access: vehicular access is limited to Capilano Crescent.
- ii) The Southern Intersection of Capilano Crescent and Capilano Road: this intersection should be improved to eliminate the potential for left hand turns into and out of the intersection. South bound traffic will continue to be permitted to exit from Capilano Crescent onto Capilano Road, provided that the design can be done in a manner that is safe and minimises conflict with vehicles travelling south on Capilano Road.
- iii) Screening Along Capilano Road and Capilano Crescent: tree preservation and buffer strip planting along the street frontages should be maximised.
- iv) Screening Along the Southern Property Line: tree preservation and buffer landscaping along the southern property line should be maximised, and a 3 storey height limit (including roof structure) next to the property line is required.
- v) Screening Along the Northern Property Line: tree preservation and buffer landscaping along the northern property line should be maximised, and a two storey height limit (including roof structure) next to the northern property line is required.
- vi) Screening Along the River Canyon: in accordance with the Streamside Protection Regulations of the Fish Protection Act, tree retention must be maximised within the Fisheries' setback area, and restorative planting must be provided where buildings are removed.
- vii) Construction must be in accordance with the District of North Vancouver's adaptable housing guidelines.



**Figure 2 - MAXIMUM BUILDING HEIGHT**

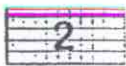
**LEGEND :**



1 storey



1 with partial 2nd storey



2 storey

2 1/2

2 with partial 3rd storey



3 storey



Mini parks

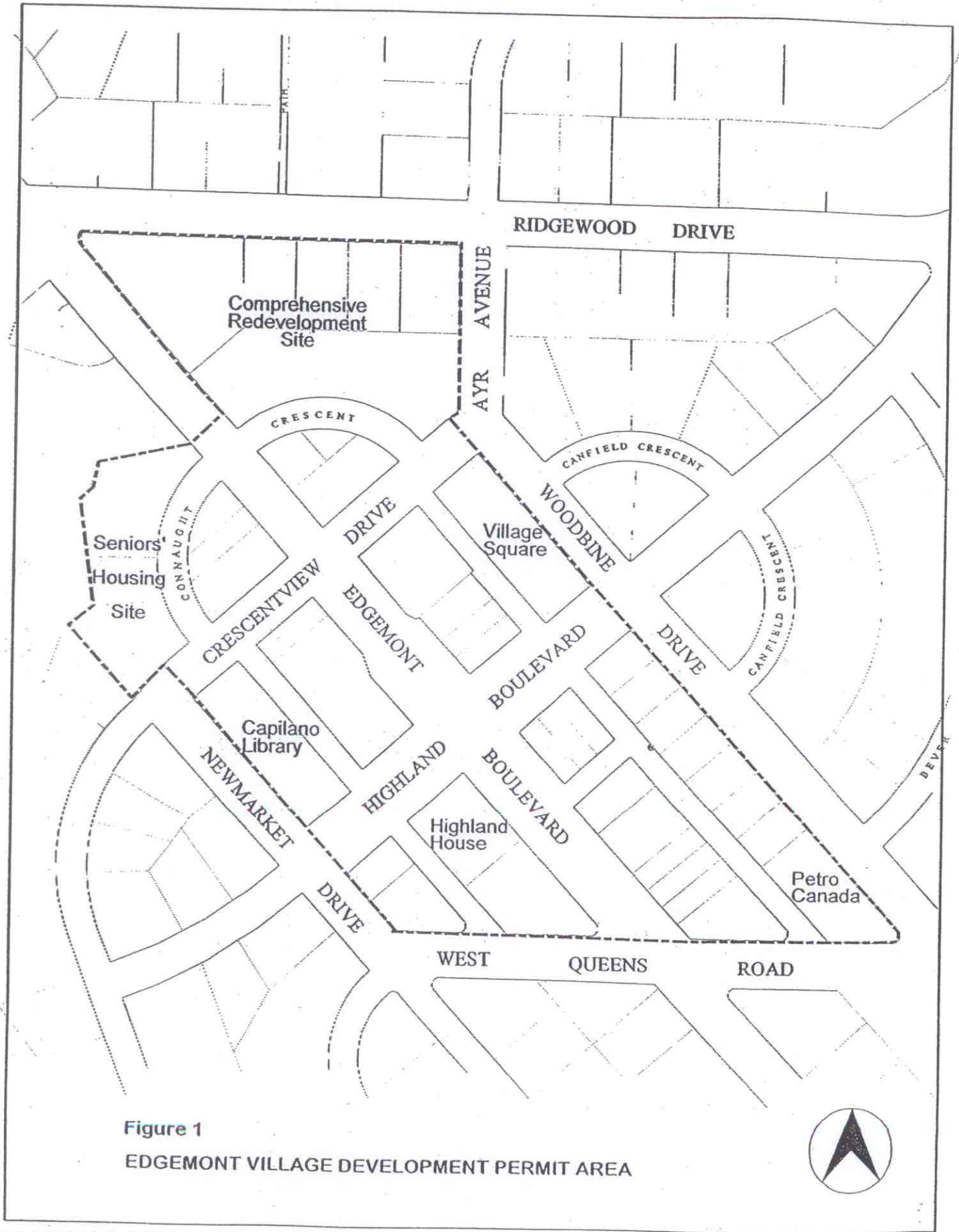


public open space



*Note:*

*Building coverage is normally limited to 50 % of site area except where varied in the text of the plan.*



**Figure 1**  
**EDGEMONT VILLAGE DEVELOPMENT PERMIT AREA**