

Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines



Figure 1. Range of possible housing types

Housing Objectives:

- » Provide for a variety of primarily ground-oriented multi-family housing with some low density apartments that enhance the character of the neighbourhood.
- » Provide a transition to neighbouring homes and improve green space and connectivity.

Housing Policy

1. Support new housing types that are compatible with the Lower Capilano Marine Drive Village Centre Implementation Plan objectives and add to the District's much needed supply of ground oriented and low density multi-family housing as illustrated on Map 1 and specified in Table A.
2. Support existing individual single family lots located in Areas 1, 2 and 4 on Map 1 as suitable for new single family with detached coach house, or duplex, triplex or fourplex development ranging in density from 0.5 to 0.75 floor space ratio (FSR) depending on the size of the lot and according to the guidelines set out in Table A.
3. Support consolidations of existing lots in Areas 1, 2, and 4 on Map 1 as suitable for townhouse or rowhouse ranging in density from 0.8 to 1.2 FSR according to the guidelines set out in Table A.
4. Support consolidations of existing lots in Area 3 on Map 1 as suitable for low-rise apartment development of up to approximately 1.75 FSR according to the guidelines set out in Table A.
5. Recognize the single family properties on McLallen Court and the northern extent of Sandown Place within the Peripheral Area as suitable for continued single family use in the short and medium term subject to future planning review.

Good Neighbour Strategies

Redevelopment in the Peripheral Area surrounding the Lower Capilano Village Centre core is expected to take place over many years and provide opportunities for a mixture of built forms on a single block. This mixture of mostly duplex, triplex and multiplex buildings on single lots and townhouse, rowhouse or low rise apartment on assembled sites requires careful design and siting so as not to negatively impact neighbouring development which may remain in its current form for some time.

All new projects need to consider their neighbours and design in a manner that fits with the scale and character of the area. Project designers or architects are encouraged to meet the neighbours early in the development process so that new designs can balance long term community objectives with existing neighbours' interests about such aspects as privacy, views and sunlight. Specific design and setback measures as outlined below should be taken in Buffer Areas indicated on Map 1 where adjacent single family development is expected to remain in the longer term, or where there is a need for additional setback requirements from the Capilano River.

For new ground-oriented development, provision of three or more bedroom units and inclusion of on-site play areas are encouraged in order to accommodate families with children. Projects should also, where possible, include some accessible one floor ground-oriented units for people with mobility issues.

New development is expected to provide opportunities to improve existing and provide for new pathway and trail connections as indicated on Map 1.

Design Guidelines for Ground-Oriented Housing and Guidelines for Multi-family Housing (OCP Schedule B) apply to the Peripheral Area. In addition, the following design measures apply to development proposed in this area.

General Provisions

Building mass and height should:

- » Be considered up to 3 storeys in general except where adjacent or flanking longer term single family dwellings where 2 storey maximums apply;
- » Be considered up to 4 storeys at locations identified as Area 3 on Map 1;
- » Not allow any single building to exceed 150 feet in length;
- » Limit site coverage to a maximum of 50%;
- » Carefully site and enclose garbage and recycling containers to reduce the impact of noise and smell on adjacent properties; and
- » Allow reduced side yard setbacks in order to facilitate more neighbourly design or tree retention but in no case may this setback be less than 4 feet(ft).

Local utilities are expected to:

- » Be able to meet the demands of new townhouse and apartment development; and
- » Remain in their current locations or be moved at the developers expense should this be of benefit to the project under consideration and the broader public realm.

Undeveloped or surplus road allowances and public rights-of-ways may:

- » Be provided for development where the District of North Vancouver is willing to sell this land and where pedestrian circulation and project design can be improved and or neighbourhood compatibility can be demonstrated.

Specific Provisions

Siting requirements should:

- » Provide wide yard setbacks (up to 15 ft.) in the Neighbourhood Buffer zone indicated on Map 1 where new development is adjacent or abutting longer term single family zoned lands;
- » Allow for reduced front yard setbacks on the Glenaire Drive frontages to accommodate required riparian setbacks and to provide for a public trail at the rear for assembled development sites, but in no case may this front setback be less than 10 ft. from the property line;
- » Provide a minimum 15 ft. front yard setback and 20 ft. rear yard setback for new development occurring elsewhere in areas 1 and 2;
- » Provide a 10 to 15 ft. front yard setback to the building face of the ground floor level and a further setback to the building face of any third storey of development on Garden Avenue frontages in Area 4; and
- » Provide a 15 to 20 ft. front yard setback and a 20 ft. rear yard setback for apartment development on McGuire Avenue in Area 3, with possible relaxation to 10 ft. for “L” or “U” shaped buildings.

Environmental Considerations

The Capilano River is a major environmental feature in the area requiring special design and development considerations. Protection of streamside habitat and environmental features will be required for lots along the Capilano River in keeping with the District’s Development Permit Areas. The District’s Green Building Strategy and development permit area guidelines apply to new multifamily construction. Extension of a public pathway to enhance the local trail system along the river south of Fullerton will be accommodated outside of the environmentally

sensitive area. In addition, new development will be encouraged to provide for future connection to a potential District energy system. Retention or salvage of significant vegetation is encouraged in redevelopment in order to retain neighbourhood character.

Community Amenity Contributions (CAC’s)

Community amenity contributions to address increased demands on community facilities may be provided by developers when rezoning applications for increased density are approved. The Lower Capilano Village Centre Implementation Plan identifies amenities such as a new community centre, daycare, parks and plazas that are planned in the area to create a highly livable community. Any new multifamily housing in the peripheral area is anticipated to contribute to community amenities.

For the Peripheral Area, CAC rates consistent with District-wide (outside of mixed-use OCP growth centres) policy will be applied. The current District-wide rate is \$5 per sq. ft. for additional residential density for townhouse and \$15 per sq. ft. for additional residential density for apartments. The District is reviewing the CAC policy in late 2014/early 2015, and as such, may adjust these CAC target rates in the future.

Implementation and Monitoring

Redevelopment in the Peripheral Area will require individual rezoning applications and OCP amendments along with the requisite community consultations and public hearing processes. While development in this area is expected to take many years, construction will need to be carefully managed to minimize impacts to the community.

Strategies

- » Require each development project to provide a Construction Management Plan to the approval of the District and coordinate these plans to minimize resident inconvenience. As part of Construction Management Plans:
 - » Ensure all works and materials are kept on-site and do not utilize public road allowances.
 - » Require a parking plan for construction workers that minimizes use of local streets.
- » Enforce permitted hours of work and noise bylaw provisions.
- » Require development applications to provide a transportation analysis and a robust transportation demand management strategy.
- » Post traffic and construction advisories on the DNV website and in other media as needed to inform local residents and other road users of construction activities and possible traffic delays.
- » Monitor implementation of the Peripheral Area and manage the pace of redevelopment by coordinating concurrent development applications to facilitate effective use of transportation infrastructure and to minimize local disturbance.
- » Update and consult with the community on an ongoing basis to ensure implementation is consistent with the Lower Capilano Village Centre Implementation Plan, including the Peripheral Area Housing Policy and to minimize potential impacts to residents.



Map 1: Proposed Land Use for Peripheral Areas

- Ground Oriented Multifamily:**
Duplex, Triplex, or Townhouse at up to 3 Storeys and 1.2 FSR

Low Density Apartment:
Lowrise Apartment at up to 4 Storeys and 1.75 FSR
- Approximate Environmental Setback

Approximate Neighbourhood Buffer - design measure to step down to 2 storeys and setback to single family homes
- Existing Pathways

New Pathways

Table A: Lower Capilano Marine Drive Peripheral Residential Area Density and Development Guide Sheet

	Single Family Dwelling 0.35 FSR + 350 ft ²	Duplex 0.5 FSR	Triplex 0.6 FSR	Fourplex 0.75 FSR	Row-house/ Town-house 0.8 – 1.2 FSR	Apartment 1.2 – 1.75 FSR
Area 1 & 2						
Single lot						
• Less than 5000 ft ²	✓	✓				
• Between 5000 ft ² and 8000 ft ²	✓	✓	✓			
• More than 8000 ft ²	✓	✓	✓	✓		
Assembly of 2 or more lots (minimum 12,000 ft²)					✓	
Area 3						
Single lot Any Size	✓					
Assembly of 4 lots (minimum 15,000 ft²) + no locked out lots						✓
Area 4						
Single lot Any Size	✓	✓				
Assembly of 4 lots (minimum 15,000 ft²)					✓	

FSR – Floor Space Ratio