

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.