


COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: May 2, 2016	Item #	
<input type="checkbox"/> Agenda Addendum	Date:	Item#	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:

  
Dept.  
Manager

  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

April 14, 2016

File: 13.6650.01/000.0000

**AUTHOR:** Natasha Letchford, Planner

**SUBJECT:** Bylaw 8165: Upper Capilano Commercial Zoning

### RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1340 (Bylaw 8165)" which rezones two commercial sites in Upper Capilano to a new Village Commercial Zone is given FIRST reading;

AND THAT Bylaw 8165 is referred to public hearing.

### REASON FOR REPORT:

Bylaw 8165, which rezones two commercial sites in Upper Capilano from General Commercial Zone 2 (C2) to a new Village Commercial Upper Capilano Zone (VC – UC) is ready for Council's consideration.

### SUMMARY:

Following the direction in Council's 2014 withholding motion and a public consultation process, Bylaw 8165 is being presented to Council for consideration. This bylaw rezones the properties at 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano Road from General Commercial Zone 2 (C2) to a new Village Commercial – Upper Capilano Zone (VC – UC). This zoning accommodates a wide range of uses such as restaurants, retail, residential and office. The aim of this bylaw is to introduce zoning that more closely fits with the vision for the future of the Upper Capilano neighbourhood and the scale of the surrounding residential uses.

### BACKGROUND:

On April 7, 2014, Council passed a motion directing staff to prepare a bylaw specific to the properties at 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano

Road in Upper Capilano to ensure redevelopment is of a type and scale in keeping with the residential character of Upper Capilano (Attachment A).

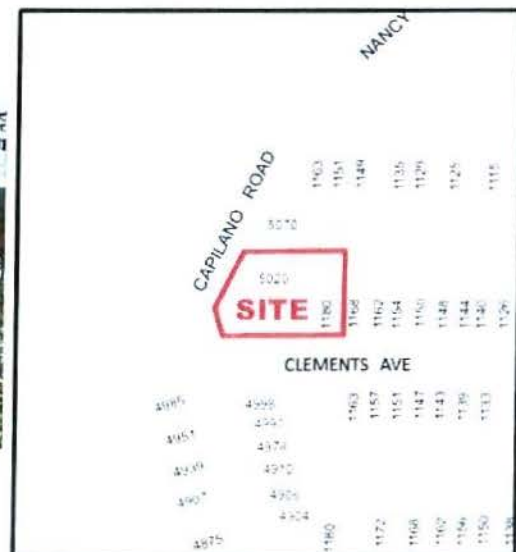
## ANALYSIS

### Existing Conditions

The properties at 5020 Capilano Road/1180 Clements Avenue (Capilano Heights Chinese Restaurant) and 4710-4740 Capilano Road (Grouse Woods Plaza) are zoned General Commercial Zone 2 (C2). The properties are also designated *Commercial Residential Mixed-Use Level 1* (CRMU1) in the Official Community Plan (OCP). This designation is intended predominantly for general commercial purposes, such as retail, service and offices. Residential uses above commercial uses at street level are generally encouraged. Development in the CRMU1 designation and C2 Zoning is permitted up to approximately 1.75 FSR.

#### a) 5020 Capilano Road/1180 Clements Ave: Capilano Heights Chinese Restaurant

The site is occupied by Capilano Heights Chinese Restaurant which has been in operation since 1972. Capilano River Regional Park (i.e. Cleveland Dam) is located west of the site; the property is otherwise surrounded by single family residential properties. The site is 2,259 m<sup>2</sup> (24,315 ft<sup>2</sup>) in area. Development issues include the need for sensitive transition to adjacent single family uses and a desire to maintain small scale commercial activities with limited residential capacity onsite. Sightlines and access may also be of concern given the property's location on a corner apex along Capilano Road.

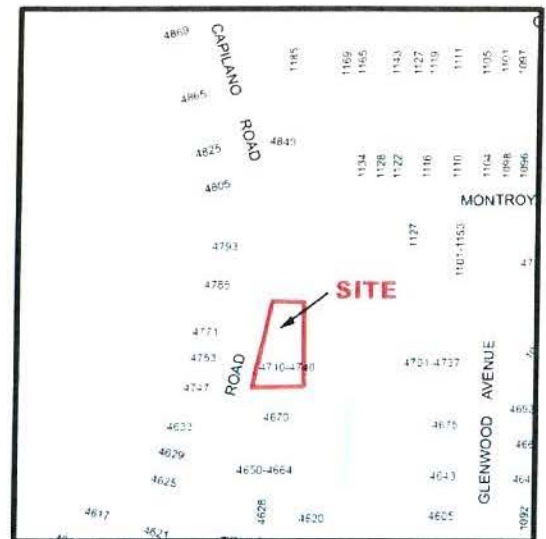




b) 4710-4740 Capilano Road: Grousewoods Plaza

The site is occupied by a one level commercial building (Grouse Woods Plaza) which includes a convenience store, drycleaner and two restaurants. A ground oriented townhouse development is located east and north of the site. Single family uses are to the south and west of the site. The site is 1,132 m<sup>2</sup> (12,184 ft<sup>2</sup>) in area.

Similar to the other site, development issues relate to the potential height and bulk of buildings adjacent to the neighbouring ground-oriented townhouse development and single family uses. This is coupled with a desire to maintain small scale commercial activities with limited residential capacity onsite.



**Zoning:**

The following table identifies the development potential within the existing General Commercial Zone 2 compared to the proposed VC – UC zone. The maximum floor space ratio (FSR) for the site at 5020 Capilano Road/1180 Clements Avenue under the proposed bylaw would be 1.4 while the maximum FSR for 4710-4740 Capilano Road would be 1.2. The table generally specifies the potential building bulk/massing allowed within each zone:

Zone	Height	Max. Building Coverage	Max. Site Coverage	FSR
C2	12 m (40 ft)	50%	85%	1.75
VC-UC	10.7 m (35 ft)	80%	90%	1.4 or 1.2

The existing C2 Zone would permit a four storey building whereas the proposed VC – UC zone would limit the height to 3 storeys or 10.7 m (35 ft). The C2 zone does not include specific setback regulations as they are established through the development permit process. The proposed VC – UC zone requires a setback between 1.5 m (5 ft) to 4 m (13.1ft) with the larger setback required between the site and any single family or multi-family residential property.

Residential uses are currently permitted within the C2 zone and would continue to be permitted in the VC – UC zone subject to the following conditions: any part of the residential unit which faces Capilano Road must be located above the ground floor; each unit must have access to a private storage space; and, residential use is only permitted when office, personal service, restaurant, retail, or service uses are located on the ground floor. A copy of the bylaw is attached as Attachment 3.

### **Public Input:**

On November 3, 2015, staff held an Open House at the Highlands United Church seeking input on potential zoning updates for the two properties. Twenty-seven people attended the open house and 18 feedback forms were received. Using the survey responses as well as the input received at the meeting and numerous emails, staff prepared a draft commercial zone specifically designed for these two sites. A summary of the comments received during the Open House is provided as Attachment 2.

### **Key Issues**

A combination of a survey, an open house, discussions, and correspondence have all fed into staff review of these two commercial properties. Key issues arose as part of this discussion:

1. Building Height: Many local residents expressed a desire that the existing buildings not change or be limited in height to 2 storeys. However, the majority (55%) of local residents believed that a reasonable building height for new development is 3 to 4 storeys.

Bylaw 8165 proposes a height regulation for both properties of 10.7 m (35 ft) and 3 storeys. This height respects the surrounding residential uses while supporting future development.

2. Neighbourly Transitions: 75% of respondents strongly agreed that new development on these properties should provide a transitional area between adjacent residential uses.

Bylaw 8165 proposes to require future development to be set back from property lines of adjacent residential uses by 4 metres (13.1 ft). This setback will help limit



the impacts of future commercial/residential uses on adjacent neighbours by increasing the distance between buildings.

3. Scale of Retail: Many of the local residents expressed a desire to retain the existing mix of medium (restaurant) and small scale (corner store/drycleaners) commercial uses on these properties.

Bylaw 8165 proposes to limit the size of each individual commercial unit to 186 m<sup>2</sup> (2,002 sq. ft.) with the exception of 5020 Capilano Road/1180 Clements Ave which is limited in size to 550 m<sup>2</sup> (5,920 sq. ft.) to reflect the area of the existing restaurant.

4. Access: Many of the local residents expressed concern with the safety of the laneway access between Clements Avenue and Prospect Avenue in regards to the close proximity of the intersection at Clements Ave. and Capilano Rd. The VC-UC zone requires vehicle access for this property to be from Clements Ave.
5. Parking: Residents want to ensure that there is sufficient underground parking on the Capilano Heights Restaurant site.

The VC-UC zone requires that all new development provide parking on site at the blended rate for commercial parking of 1 stall per 30 m<sup>2</sup> (323 sq. ft.) of gross floor area. This blended rate has been in place since 2011 in the Village Commercial Gallant Avenue and Village Commercial Deep Cove areas.

6. Owner Input: The owner of one of the properties attended the public meeting and participated in the consultation process. Staff spoke to owners of both properties and provided them with an opportunity to comment on the proposed zoning and the draft zoning bylaw. Minor amendments have been made to accommodate owner input.

Bylaw 8165 supports future redevelopment of these properties by providing additional clarity around the type and form of development that is appropriate on these sites.

### **Conclusion:**

Bylaw 8165 proposes a set of land use regulations for the commercial properties at 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano Road that will provide a transition to surrounding residential uses, support redevelopment opportunities, and enhance the general character along Capilano Road.

**SUBJECT: Bylaw 8165: Upper Capilano Commercial Zoning**

April 14, 2016

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**Options:**

1. Give First Reading to Bylaw 8165 and refer the bylaw to public hearing (staff recommendation); or,
2. Provide staff direction on amendments to Bylaw 8165 and request staff to return the bylaw to a future meeting; or,
3. Defeat Bylaw 8165 at First Reading.

*Handwritten signature*

Natasha Letchford  
Planner

**Attachments**

1. April 14, 2014 resolution re: 5020 Capilano Rd, 1180 Clements Ave, 4710 - 4740 Capilano Rd.
2. Summary of November 3, 2015 Open House Results
3. District of North Vancouver Rezoning Bylaw 1340 (Bylaw 8165)

REVIEWED WITH	REVIEWED WITH	REVIEWED WITH	REVIEWED WITH
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/> _____
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/> _____
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Finance	<input type="checkbox"/> RCMP	<input type="checkbox"/> _____
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> ITS		
	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

**Attachment 1**

355 West Queens Road  
North Vancouver BC  
V7N 4N5

[www.dnv.org](http://www.dnv.org)



James A. Gordon CMC  
Municipal Clerk  
Phone: 604 990 2207  
Fax: 604 984 9637  
[gordonj@dnv.org](mailto:gordonj@dnv.org)

March 21, 2016  
File: 01.0115.30/002.000

EXCERPT of the Special Meeting of the Council for The Corporation of the District of North Vancouver held in the Council Chamber of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Monday, April 14, 2014 commencing at 7:09 p.m.

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**Rezoning of 5020 Capilano Road, 1180 Clements Avenue and 4710-4740 Capilano Road**

File No. 08.3030.01/000.000

**MOVED by Councillor MURI**  
**SECONDED by Councillor MACKAY-DUNN**  
**THAT**

1. Council direct staff to prepare new commercial zoning bylaws for 5020 Capilano Road, 1180 Clements Avenue and 4710-4740 Capilano Road; and
2. Staff submit to Council, any building permit application received after April 22, 2014 for 5020 Capilano Road, 1180 Clements Avenue and 4710-4740 Capilano Road which staff consider are in conflict with the bylaws in preparation, for consideration of a resolution that the building permit be withheld for 30 days under Section 929 of the Local Government Act.

**CARRIED**

Certified a true copy:

James Gordon  
Municipal Clerk



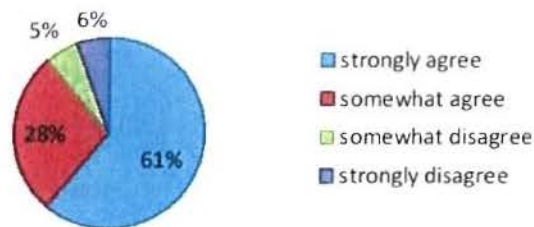
## Attachment 2



# Upper Capilano Commercial Zoning Review Summary of November 3, 2015 Open House Feedback Results

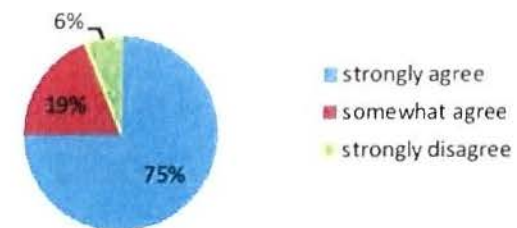
### Question 1: Use

Do you think it is important to have some continued commercial use on the subject sites?



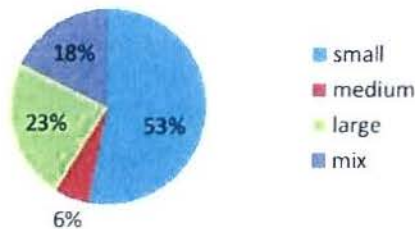
### Question 4: Neighbourliness

Should new commercial/residential uses be required to provide transitional areas between adjacent residential uses?



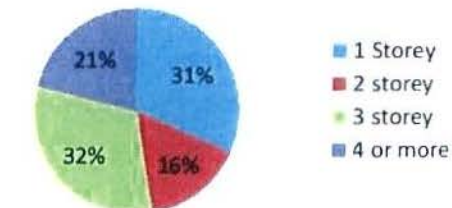
### Question 2: Scale of commercial uses

What do you think is an appropriate scale for commercial units?



### Question 5A: Building Height

What do you think is a reasonable building height for new development (if and when it occurs) on the subject sites? (Site A)



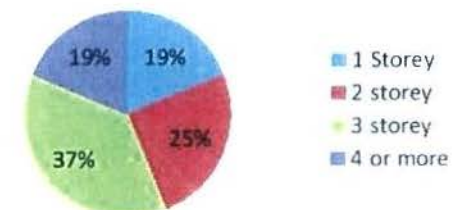
### Question 3: Relationship to Capilano Road

How do you envisage building frontages for the subject sites on Capilano Road (generous sidewalks, space for outdoor seating, landscaping, etc.)?

Theme	Occurrences
Generous sidewalks	5
Outdoor Seating	4
Landscaping/greenery	4
No public space	4
Separation from road	3
Awnings	1

### Question 5B: Building Height

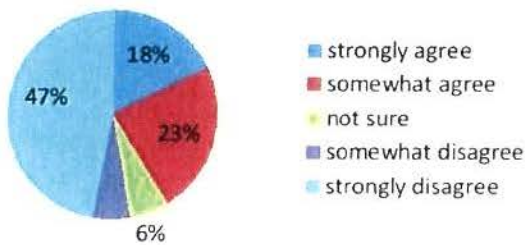
What do you think is a reasonable building height for new development (if and when it occurs) on the subject sites? (Site B)





**Question 6: Building Height**

Could the subject sites support a 40ft (3-4 storeys) building if it was stepped back to accommodate a more neighbourly fit with adjacent neighbours?



**Question 7: Access**

What are your thoughts on the safest way to access the subject sites?

Theme	Occurrences
Site A: Street parking	1
Site B: Safe Access - Clements only	4
Prohibit Laneway access from site	2
Traffic lights	1
Pedestrian crosswalk	1
Site B Access Is fine	2

**Question 8: Parking**

Do you have any comments regarding onsite parking for the subject sites?

Theme	Occurrences
Parking restrictions on road	1
Insufficient parking	5
Relaxation for rental	1
Surface parking for customers	1
Sufficient parking already	1

**Question 9: Comments**

Do you have any other comments or concerns?

1. Current height and scale appropriate
2. Neighbour parking issues, residential parking only
3. Safety on Capilano Road between Prospect and Clements
4. Lane access between Prospect and Clements is dangerous
5. Current Zoning appropriate
6. Rezoning unnecessary
7. Current zoning inappropriate – height/size
8. Treed area acts as transitional zone
9. Traffic plan required
10. Concern area will become commercial
11. Don't like idea of change
12. No redevelopment planned on 5020 Capilano Road
13. Opposed to 3-4 storey

## The Corporation of the District of North Vancouver

### Bylaw 8165

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

#### 1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1340 (Bylaw 8165)".

#### 2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 2A is amended by inserting, in sequential order, the following reference to the Village Commercial-Upper Capilano Zone into the explanatory paragraph at the beginning of the section:

600-C (VC-UC)

- b) Section 301 (2) is amended by inserting in alphabetical order the following zoning designation:

Village Commercial – Upper Capilano

VC-UC (Bylaw 8165)

- c) Part 3 A – Subdivision Requirements is amended by adding the subdivision requirements to the table of "Minimum Lot Sizes and Dimensions" in Section 309A as follows:

Commercial Zones						
Zone	Short Form	Minimum Lot Area (square metres)	Maximum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Village Commercial – Upper Capilano	VC - UC	2000	NA	7.5	34	NA

- d) Section 414 is amended by inserting, in sequential order, the following reference to the Village Commercial – Upper Capilano Zone into the description of the Good Neighbour Requirements at the beginning of the section: 600-C

- e) Part 6 Commercial Zone Regulations is amended by inserting Schedule A as Section 600-C.
- f) The Zoning Map is amended as shown on Schedule B.
- g) The properties shown hatched on Schedule B are hereby rezoned to Village Commercial-Upper Capilano (VC-UC).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk



## Schedule A to Bylaw 8165

### 600-C Village Commercial–Upper Capilano (VC-UC)

#### 600-C.01 Intent

The intent of the Village Commercial Upper Capilano Zone is to accommodate mixed – use commercial buildings in a local neighbourhood setting.

#### 600-C.02 Permitted Uses

The following *principal uses* shall be permitted in the Village Commercial-Upper Capilano Zone:

**a) Uses Permitted without Conditions:**

Not applicable.

**b) Conditional Uses**

The following *principal uses* are permitted when the conditions outlined in 600 – C.03 – Conditions of Use, are met:

*live-work use;*  
*office use;*  
*personal service use;*  
*residential use;*  
*restaurant use;*  
*retail use; and*  
*service use.*

#### 600-C.03 Conditions of Use

**a) All uses:** all uses of land, buildings, and structures are only permitted when the following conditions are met:

- i. All aspects of the use are completely contained within an *enclosed building* except for:
  - a) Parking and loading areas;
  - b) *Outdoor customer service areas*;
  - c) The display of goods limited to 5 m<sup>2</sup> (54 sq ft) per commercial unit; and
  - d) *Outdoor amenity areas* (balconies, patios or roof decks).

- ii. Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and all uses shall comply with Part 4, Section 414 of the Zoning Bylaw
- b) **Live-work use:** the use of land, buildings, and structures for *live-work* units is permitted when the following conditions are met:
  - i. *Live-Work* uses are permitted only when *office, personal service, restaurant, retail or service* uses, excluding stairs, are located on the ground floor fronting Capilano Road and the westerly 24.5 m (80.3 ft) of any property fronting Clements Avenue;
  - ii. Any *Live-Work* unit fronting Clements Avenue must have an individual ground floor entrance; and,
  - iii. *Live Work* uses are permitted only when 50% of the ground floor space is used for *Office, Personal Service, Restaurant, Retail and Service* uses.
- c) **Residential use:** the use of land, buildings, and structures for dwelling units is permitted when the following conditions are met:
  - i. *Residential* uses are permitted only when *office, personal service, restaurant, retail or service* uses are located on the ground floor fronting Capilano Road and the westerly 24.5 m (80.3 ft) of any property fronting Clements Avenue;
  - ii. Any *residential unit* fronting Clements Avenue must have an individual ground floor entrance fronting Clements Avenue; and,
  - iii. Each *residential unit* has access to a private storage space of a minimum 2 m (6.6 ft) in length, 1.25 m (4.0 ft) in width, and 2 m (6.6 ft) in height.
- d) **Office, Personal Service, Restaurant, Retail and Service uses:** the use of land, buildings, and structures for these uses is only permitted when the following conditions are met:
  - i. Any associated *outdoor customer service areas* are only permitted in areas adjacent to a street;
  - ii. Any associated *outdoor customer service areas* must comply with the regulations found in Section 413; and,
  - iii. Cooking exhaust producing grease-laden vapours must vent directly to the roof.

- iv. The maximum permitted individual commercial unit area is as follows in Table 1 below:

Table 1 – Maximum Individual Commercial Unit Area	
Site/Address	Maximum Permitted Unit Area
5020 Capilano Road Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702 1180 Clements Avenue Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702	465 m <sup>2</sup> (5,005 sq. ft.)
4710-4740 Capilano Road Lot A of Lot 3 Block E District Lot 595 Plan 12864, PID: 008-781-061	186 m <sup>2</sup> (2,002 sq. ft.)

#### **600-C.04 Accessory Use**

- a) *Accessory uses* are permitted.
- b) *Home occupations* are permitted in residential dwelling units in this zone.

#### **600-C.05 Density**

- a) The maximum permitted density is as follows in Table 2 below:

Table 2 – Maximum Permitted Density	
Site/Address	Maximum Permitted Floor Area Ratio
5020 Capilano Road Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702 1180 Clements Avenue Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702	1.4
4710-4740 Capilano Road Lot A of Lot 3 Block E District Lot 595 Plan 12864, PID: 008-781-061	1.2

- b) For the purposes of calculating floor area ratio the following are exempted:
- i. Covered or enclosed parking;
  - ii. Bicycle storage; and,
  - iii. 2.5 m<sup>2</sup> (26.9 sq ft) of storage space per residential dwelling unit.



#### **600-C.06 Setbacks**

The setbacks for any building in the VC-UC Zone shall be regulated as follows:

<b>Setback</b>	<b>Principal and Accessory Buildings and Structures</b>
From Capilano Road and Clements Avenue	Minimum: 3 m (10 ft)
From any property line abutting a property in a Single Family (RS) or Multi Family (RM/CD) Zone	Minimum 4 m (13.1 ft)
From any property line abutting a lane	Minimum 1.5 m (5 ft)

#### **600-C.08 Building Orientation**

- a) For buildings oriented toward Capilano Road, at least 50% of the lot width must be occupied by a building that fronts the street and meets the minimum front yard setback requirement

#### **600-C.09 Coverage**

- a) Building Coverage: Maximum 80%
- b) Site Coverage: Maximum 90%

#### **600-C.11 Height**

- a) Maximum permitted heights are listed in Table 3;
- b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%; and
- c) For the purposes of measuring maximum number of storeys, the permitted number of storeys does not include parking.

<b>Table 3</b>		
<b>Site / Address</b>	<b>Maximum Permitted Height for Principle and Accessory Buildings and Structures</b>	<b>Maximum Number of Storeys</b>
5020 Capilano Road Lot A Block B District Lot 594 Plan 1792, PID: 014-	10.7 m (35.1 ft)	3

288-702  1180 Clements Avenue Lot A Block B District Lot 594 Plan 1792, PID: 014- 288-702		
4710-4740 Capilano Road Lot A of Lot 3 Block E District Lot 595 Plan 12864, PID: 008-781-061	10.7 m (35.1 ft)	3

#### **600-C.10 Landscaping**

- a) All land areas not occupied by buildings, structures, plazas, patios, parking spaces, loading spaces, driveways, manoeuvring aisles, and sidewalks shall be landscaped.
- b) A 2 m (6.6 ft) high screen consisting of a solid wood fence, or landscaping, or a combination thereof, all with 90% opacity, is required to screen from public view:
  - i. exterior garbage and recycling areas, where permitted; and
  - ii. exterior utility boxes, vents and pumps.
- c) A 1.8 m (6 ft) wide landscaped buffer is required at the rear of any property abutting land zoned Residential (RS and RM) which is not occupied by vehicle access or parking.

#### **600-C.11 Parking, Loading and Vehicle Access Regulations**

- a) For 5020 Capilano Road legally described as Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702, access to the underground parking for the site is only permitted from Clements Avenue.
- b) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.
- c) A loading bay in accordance with Part 10 of this Bylaw is required for any building with more than 500m<sup>2</sup> (5,382 sq ft) of floor area on the main floor used for *office, personal service, restaurant, retail or service uses*.
- d) All above ground parking adjacent to a street must be separated by a landscaped buffer area of no less than 1m (3.3 ft) in width.

# Schedule B to Bylaw 8165





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# OPEN HOUSE

## Upper Capilano Commercial Zoning Review

November 3, 2015

Highlands United Church

7:00 - 9:00 pm

Please sign-in, and place a dot on this map to show which property is yours.



# PURPOSE

The District of North Vancouver is seeking community input on potential zoning updates for two commercial properties in Upper Capilano:



5020 Capilano Road, 1180 Clements Avenue  
(Capilano Heights Restaurant)



4710-4740 Capilano Road (Grouse Woods Plaza)

**While there are *no current applications to redevelop either of these sites*, Council has directed staff to work with the local neighbourhood to ensure that the zoning for these sites reflects the community vision for the future of this area. Informed by the feedback received, staff will prepare new updated zoning regulations for Council's consideration.**

We want your input! Tell us how these two properties can best serve the needs of the community in the future.

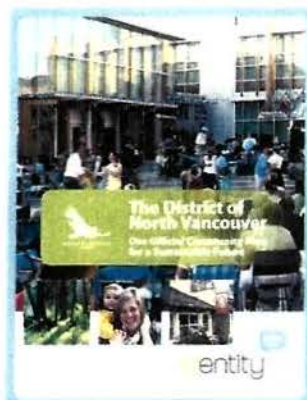
## Key Considerations for Zoning Review:

- Land uses designation under official Community Plan
- Capacity of site to support density under Zoning
- Interface with adjacent uses
- Building, height, and scale
- Lot coverage and setbacks
- Site access and parking

**Please review the boards on display, and complete the feedback form provided. Staff are available to address or to provide additional clarity as needed.**



# OCP LAND USE DESIGNATION



The District's Official Community Plan (OCP, Bylaw 7900) articulates the future vision for the community by designating desired land uses for all properties in the District.

The subject properties are designated as Commercial Residential Mixed-Use Level 1 (CRMU1) in the OCP. This designation is intended predominantly for general commercial purposes such as retail, service and offices. Residential uses above commercial uses at street level are generally encouraged. Development in this designation is permitted up to approximately 1.75 FSR.

The OCP also contains design guidelines (Schedule B) that guide the form and character of commercial, industrial, and multi-family development, and their relationship to the public realm and surrounding neighbourhood.

# ZONING REGULATIONS

The Zoning Bylaw puts the OCP land use designations into effect and regulates the current use of the property.



Specifically, the Zoning Bylaw regulates:

- the use of land, buildings and structures;
- the size, shape, and siting of buildings;
- density and lot coverage;
- lot size, lot dimensions and setbacks; and
- parking requirements.

Proposed changes in zoning need to be consistent with the desired land use designation and community vision as outlined in the OCP.

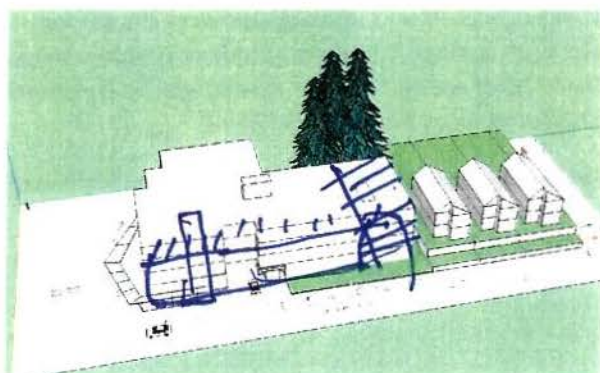
The subject properties are zoned as **General Commercial Zone 2 (C2)**. This zone accommodates a wide range of uses such as residential purposes, restaurants, retail purposes, and office purposes. The below table generally specifies the potential building bulk/massing allowed within the zone.

Zone	Height	Building Coverage	Site Coverage	Floor Space Ratio
C2	12 m (40 ft)	50%	85%	1.75

# SITE A:

## 5020 Capilano Road, 1180 Clements Avenue (Capilano Heights Restaurant)

- Site area: 2259 m<sup>2</sup> (24,315 ft<sup>2</sup>)
- Site history: This site has been occupied by the Capilano Heights Chinese Restaurant since 1972.



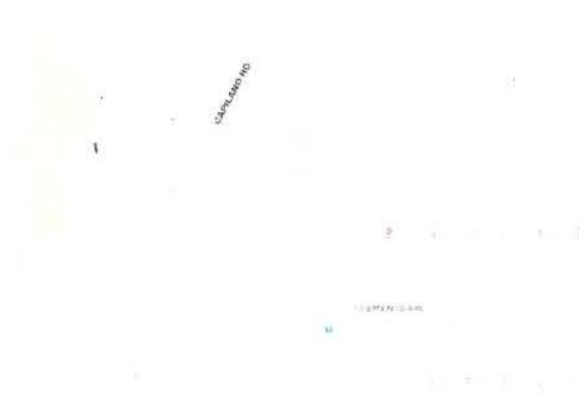
### Site Potential Under Current Zoning

Currently, this site is occupied by a one-storey commercial building. If this site was to redevelop under current C2 zoning, the site potential may allow for a building of 3 to 4-storeys (up to 40 feet) with retail on the ground level and 3 storeys of residential use above.



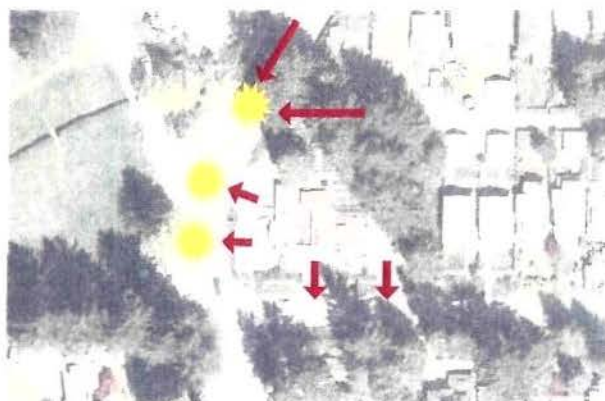
### Adjacent Land Uses

This site is surrounded by single detached homes at this location.



### Lot Coverage and Setbacks

Current zoning allows for a building to occupy no more than 50% of the lot area, but does not specify setback requirements.



### Site Access and Parking

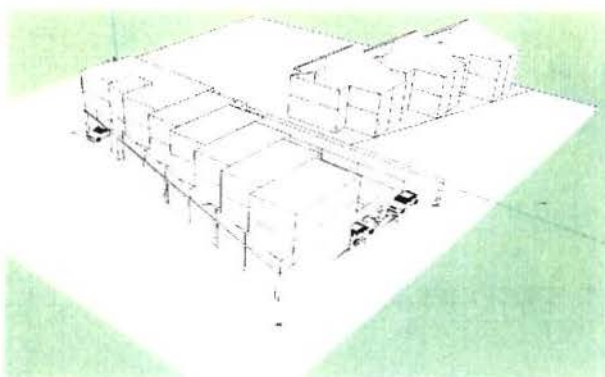
This property has three access points: two off Capilano Road and the other from Clements Avenue. Due to its location on at the base of a rise and a bend in Capilano Road, access off Capilano Road can present a safety hazard.



# SITE B:

## 4710 - 4740 Capilano Road (Grouse Woods Plaza)

- Site area: 1132 m<sup>2</sup> (12,184 ft<sup>2</sup>)
- Site history: Occupied by Grouse Woods Plaza which includes Henry's Grocery, Sushi Mori, Cleveland Dry Cleaning, and Capilano Pizza



### Site Potential Under Current Zoning

Currently, this site is occupied by a one-storey commercial building. If this site was to redevelop under current C2 zoning, the site potential would only allow for a building of 3 storeys (up to 40 feet) with retail on the ground level and 2 storeys of residential use above.

### Adjacent Land Uses

This site is surrounded by townhomes with single detached homes across Capilano Road.



### Lot Coverage and Setbacks

Current zoning allows for a building to occupy no more than 50% of the lot area, but does not specify setback requirements.

### Site Access and Parking

This site has access off Capilano Road. Off-site parking is available on the east side of Capilano Road directly across from businesses.



# THANK YOU FOR COMING AND PROVIDING YOUR FEEDBACK!

Please fill out a feedback form. Your input is important to us!

## **How information will be used**

The input you provide today will be used to inform the preparation of draft commercial zoning regulations for these two sites in Upper Capilano.

Depending on Council consideration of first reading, a public hearing will be organized to gather further feedback on the zoning regulations.



## Upper Capilano Commercial Zoning Review Feedback Form

NORTH VANCOUVER  
DISTRICT

The District of North Vancouver is seeking community input on potential zoning updates for two commercial properties in Upper Capilano:



5020 Capilano Road, 1180 Clements Avenue  
(Capilano Heights Restaurant)



4710 - 4740 Capilano Road (Grouse Woods Plaza)

**Please review the display boards first and then complete this feedback form.**

The following pages discuss specific elements of commercial zoning regulations and will ask questions which will help staff prepare new zoning for these properties.

### Use

Local commercial uses play an important role in our single-family neighbourhoods by providing residents with access to goods and services within close proximity to where they live and their preservation is supported by our OCP.

1. *Do you think it is important to have some continued commercial use (restaurant, grocery, corner stores, small retail shops, etc.) on the subject sites? (strongly agree | somewhat agree | not sure | somewhat disagree | strongly disagree)*

Additional Comments:

### Scale of Commercial Uses

Commercial buildings can contain a range of retail unit sizes (space for shops) and the sizes of these spaces play an important role in determining what types of businesses will locate there.

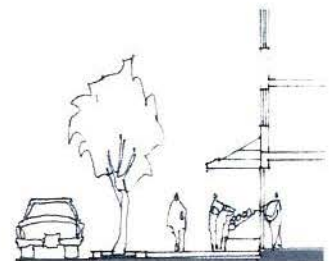


2. *What do you think is an appropriate scale for commercial units: small (drycleaner, etc), medium (gift shop, coffee shop, etc), or large (corner grocer, restaurant, etc)?*

### Relationship to Capilano Road

Commercial buildings typically provide space at the front of the building to accommodate outdoor seating or the display of goods while leaving space for people to pass by on the sidewalk.

3. *How do you envisage building frontages for the subject sites on Capilano Road (generous sidewalks, space for outdoor seating, landscaping, etc.)?*



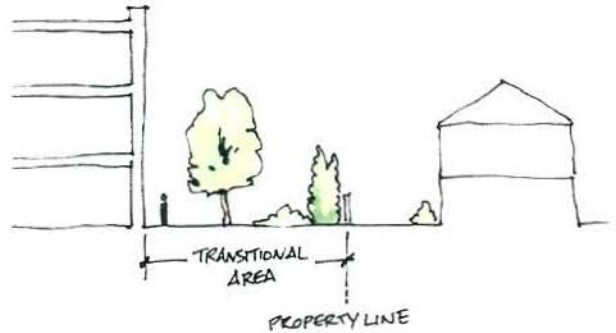


## Neighbourliness

The subject properties are surrounded by residential neighbours. How new development will address their neighbours is very important.

4. *Should new commercial/residential uses be required to provide transitional areas between adjacent residential uses? (strongly agree | somewhat agree | not sure | somewhat disagree | strongly disagree)*

Additional Comments:



5. *What do you think is a reasonable building height for new development (if and when it occurs) on the subject sites? (see examples below)*

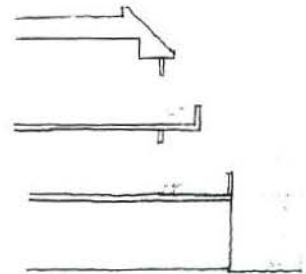


Site A – Potential 4-storey building (up to 40ft)



Site B – Potential 3-storey building (up to 40ft)

6. *Could the subject sites support a 40ft (3-4 storeys) height if the building was stepped back to accommodate a more neighbourly fit with adjacent neighbours?*



**Access**

Safe vehicle access for customers is important to the long-term viability of businesses.

7. *What are your thoughts on the safest way to access the subject sites?*

**Parking**

Sufficient and easily accessible onsite parking is required under the Zoning Bylaw.

8. *Do you have any comments regarding onsite parking for the subject sites?*

**Comments**

9. *Do you have any other comments or concerns?*

**Please place completed feedback form into the box provided.**

If you need additional time, please return completed form by November 13, 2015 to:

*Planning Department at District Hall, 355 West Queens Road  
Attention Darren Veres, Policy Planner (veresd@dnv.org)*

Wed, Oct 28, 2015

Pg All

DISTRICT OF  
**NORTH  
VANCOUVER**

## **Upper Capilano Road commercial sites zoning update**

The zoning for 5020 Capilano Road/1180 Clements Avenue, and 4710 – 4740 Capilano Rd is being updated. Zoning determines the type, size, and appearance of buildings.

Drop in and share your thoughts

**Tuesday, November 3**

**7-9 pm**

Highlands United Church

3255 Edgemont Boulevard

There are no current applications to redevelop either of these sites.



**NVanDistrict**

**dnv.org**



**@NVanDistrict**



October 15, 2015

File: 13.6650.01

Dear Sir/Madam:

**Re: Upcoming Drop-in Open House Meeting on Zoning Regulations for Commercial Properties at 5020 Capilano Road, 1180 Clements Avenue and 4710 - 4740 Capilano Road**

This is an invitation to provide your input to zoning regulations concerning two commercial properties in your neighbourhood. These properties are 5020 Capilano Road, 1180 Clements Avenue (Capilano Heights restaurant) and 4710 - 4740 Capilano Road (Grouse Woods Plaza). The current zoning for these properties allows for commercial use at the ground level and up to 3 storeys of residential use above.



5020 Capilano Rd; 1180 Clements Ave



4710 - 4740 Capilano Rd

While there are no current applications to redevelop either of these sites, North Vancouver District Council has directed staff to work with local neighbourhoods to ensure that the zoning reflects the community vision for the future of this area, and to prepare updated zoning regulations for Council's consideration.

District staff will be hosting a **drop-in open house session on November 3, 2015 from 7:00 – 9:00pm at the Highlands United Church** located at 3255 Edgemont Boulevard. The open house will include information on how buildings are regulated, and potential considerations for building form, height, setbacks etc.

Please drop in to view the display materials and to provide your input to inform any zoning revisions, as may be needed, for these two commercial properties.

For more information on this subject, please contact the undersigned at [veresd@dnv.org](mailto:veresd@dnv.org).

Yours truly,



Darren Veres,  
Community Planning