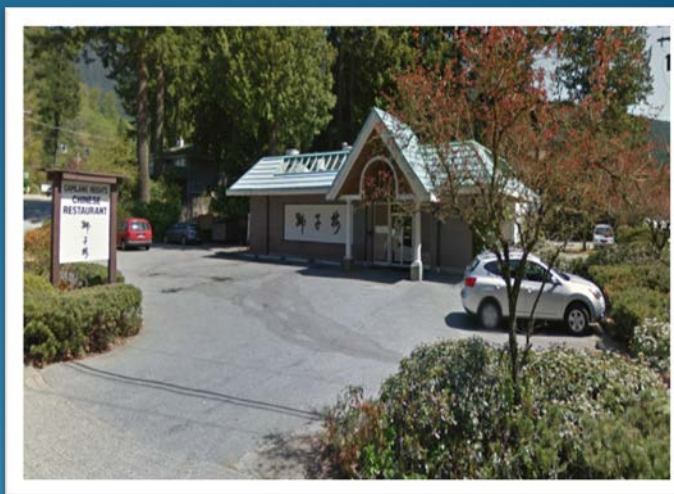


# Village Commercial – Upper Capilano Public Hearing – May 17, 2016



Bylaw 8165 –Rezoning Bylaw to create VC-UC Zone  
5020 Capilano Road and 4710-4740 Capilano Road

# Sites and Surrounding Uses



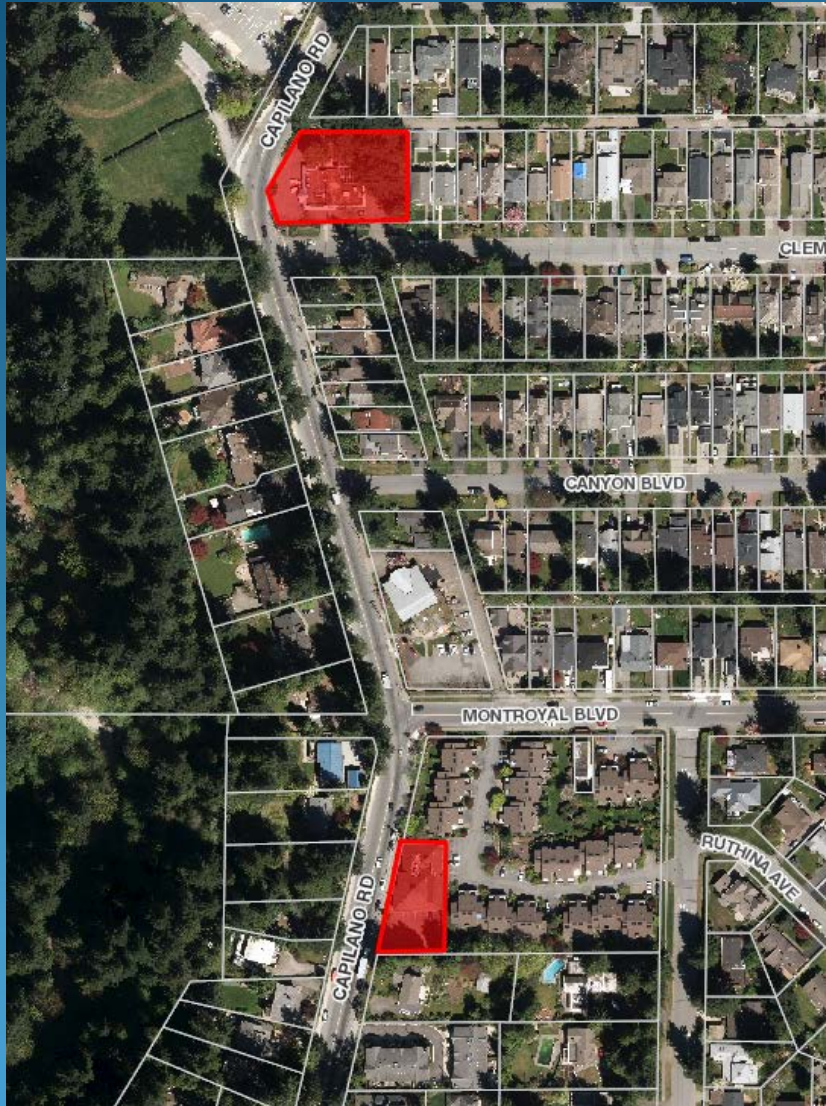
5020 Capilano Road



4710-4740 Capilano Road



# Zoning



## VC-UC Zone vs C2 Zone

	Existing C2	Proposed VC- UC
Density	1.75	<b>1.2</b> (Grouse Woods) <b>1.4</b> (restaurant)
Height	12 m (40 ft)	<b>10.7 m</b> (35 ft.)
Max. Building Coverage	50%	<b>80%</b>
Max. Site Coverage	85%	<b>90%</b>
Parking	Part 10 of Zoning Bylaw	<b>1 stall per 30 m<sup>2</sup></b>

# Upper Capilano Small Lot Infill Study Area



# Community Consultation

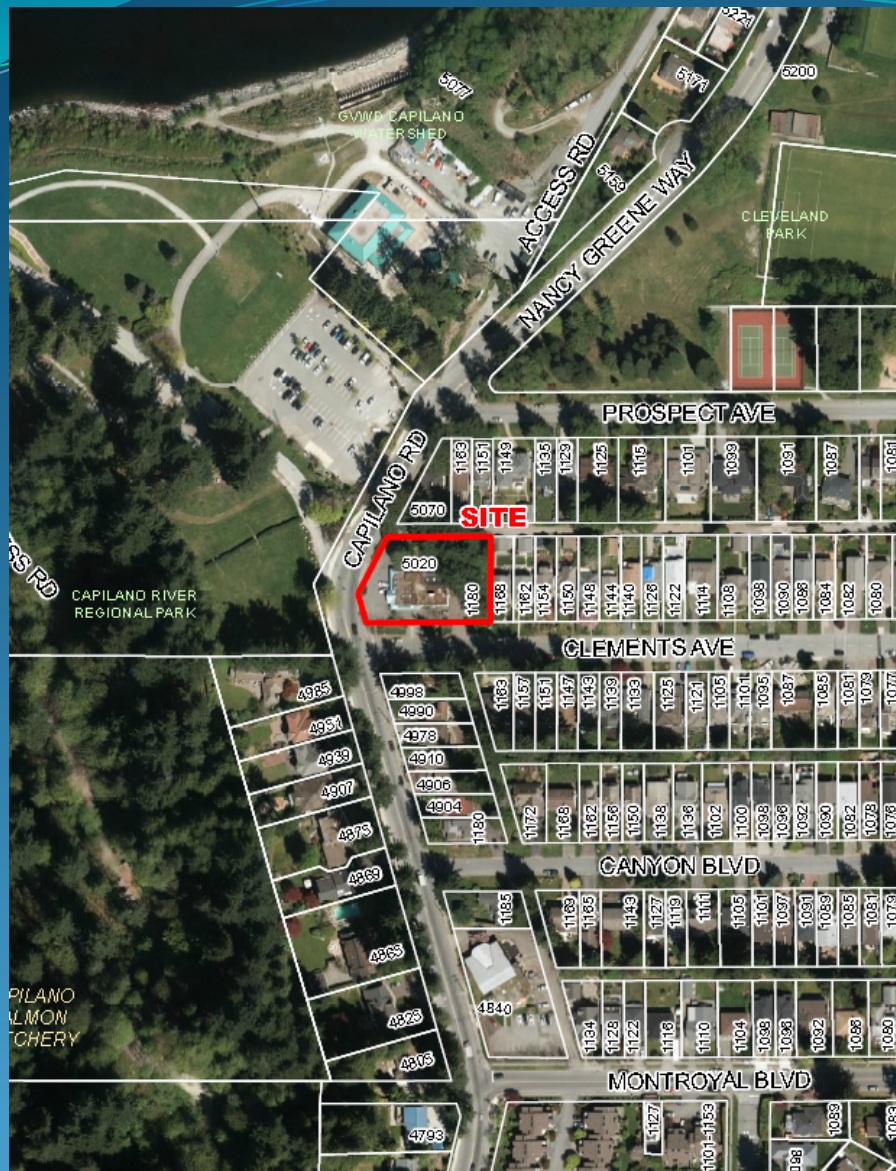
Open House held November 3, 2015

## Key Issues

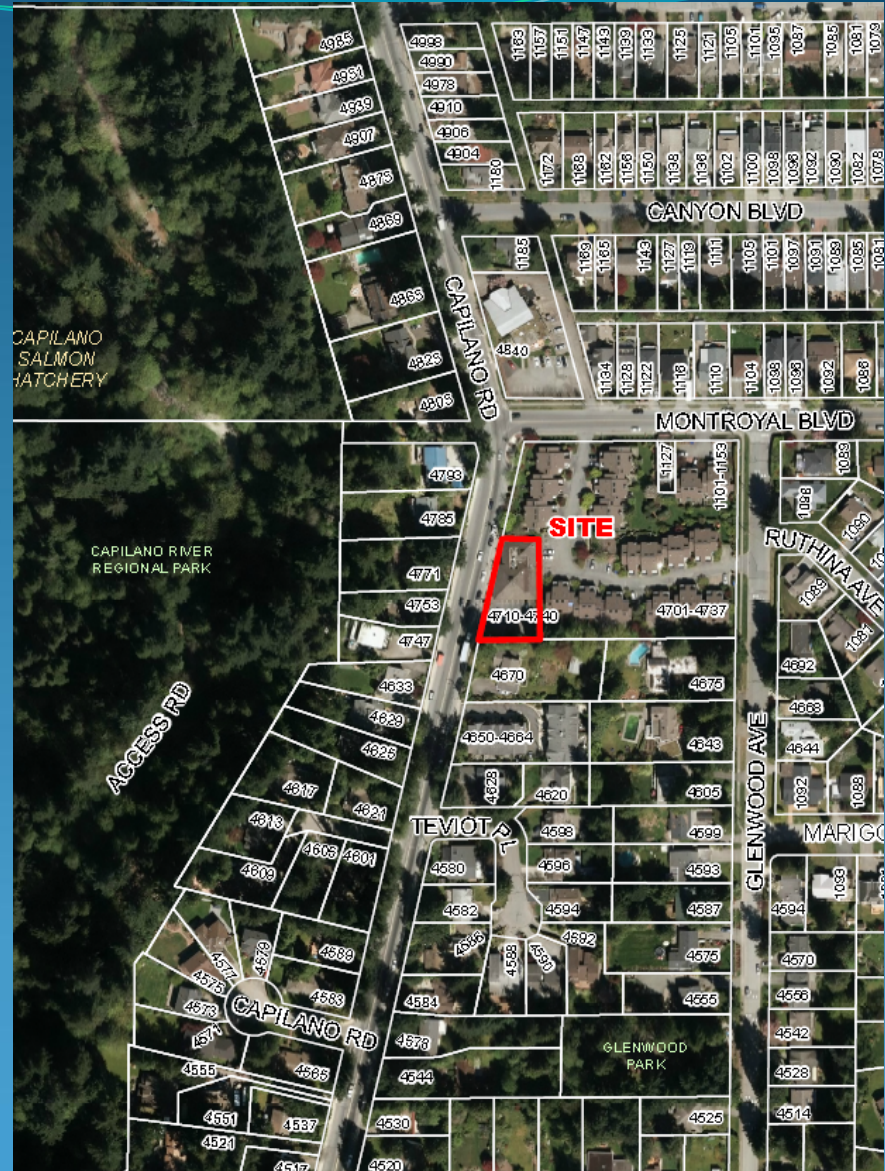


- Building Height: majority of residents supported 3 to 4 storeys
- Scale of Retail: desire to retain existing mix of medium and small scale commercial uses
- Access: To address residents' concern regarding laneway access, the VC-UC zone requires access off of Clements Ave.
- Parking: The Village-Commercial blended rate of 1 stall per 30 m<sup>2</sup> will be required





5020 Capilano Road



4710-4740 Capilano Road