

From: [Natasha Letchford](#)
To: [DNV Input](#)
Subject: FW: Upper Capilano Commercial Zoning
Date: Friday, May 13, 2016 4:05:18 PM

From: Natasha Letchford
Sent: Friday, May 13, 2016 8:52 AM
To: 'Family Nock'
Subject: RE: Upper Capilano Commercial Zoning

Thank you for your email.

Your comments will be added to the Public Hearing material for Council's consideration.

For your information, the new zoning will only apply to the two lots identified in the map on the Public Hearing ad – Grouse Woods Plaza and the Chinese Restaurant. It will not be adding any new commercial areas to the Upper Capilano area.

Regards,

Natasha

Natasha Letchford
Community Planner
District of North Vancouver
604 990 2378
letchfordn@dnv.org

From: Family Nock [REDACTED]
Sent: Thursday, May 12, 2016 7:21 PM
To: Natasha Letchford
Subject: Upper Capilano Commercial Zoning

Hi,

My husband and I live in Grousewoods [REDACTED] and would like to express our strong support of the the creation of a Village Commercial - Upper Capilano Zone. The livability of our neighbourhood would be greatly enhanced by a commercial zone within walking distance. Ideally, I would love to see a mini-Edgemont village to serve our area, but I will be happy for any improvement on the status quo.

Given all the tourism Grouse Mountain generates, an Upper Capilano commercial zone will be a great way to bring extra services and vibrancy into our neighbourhood. I would also be very supportive of an increased commercial zone at the base of Grouse Mountain ... there is lots of land available and lots of people that could use these services. Eating options on Grouse are

limited and overcrowded - additional restaurants and retail at the base would be very welcome for tourists and locals alike.

Kind regards,

Jackie Ashley and Christopher Nock

From: [Natasha Letchford](#)
To: [Ilona Kuligowska](#)
Cc: [DNV Input](#)
Subject: RE: Upper Capilano Commercial Zoning
Date: Tuesday, May 17, 2016 8:31:46 AM

Good morning,

Thank you for your email. Your comments will be included for consideration as part of the Public Hearing.

Regards,

Natasha

Natasha Letchford
Community Planner
District of North Vancouver
604 990 2378
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From: Ilona Kuligowska [REDACTED]
Sent: Monday, May 16, 2016 6:26 PM
To: Natasha Letchford
Subject: Upper Capilano Commercial Zoning

**5020 Capilano Road/1180 Clements Avenue
and 4710-4740 Capilano Road**
Upper Capilano Commercial Zoning

Hello Natasha,

I realized I cannot attend the public meeting tomorrow, May 17 due to a scheduling conflict. I reside very close to both of these commercial lots. The current structures are old and worn. It is difficult to purchase basic supplies, meet someone for coffee or have dinner without having to jump into the car. Our current option are as tired as the buildings they reside in. As this area undergoes revitalisation (much residential construction is happening here now), we as residence would like to attract new businesses that would give us

options matching the beautiful area we live in. With this move, I hope we will also gain another level of residential housing suiting those with lower budgets than 3million, those who do not want to or cannot (seniors) take care of their own properties. We have many divorced dads living in the basement-suites of the houses in the area who would probably prefer a condominium close to their children. As with most of these types of changes we need to remember the infrastructure to support the changes such as traffic management, parking and sidewalks.

I support this rezoning application.

Best regards,

Ilona Kuligowska



From: [Andrew Pietrow](#)
To: [DNV Input](#)
Subject: Tonite"s public hearing
Date: Tuesday, May 17, 2016 6:52:34 PM

Unfortunately I now cannot make this meeting so I wanted to pass along my concerns about increased traffic on the 1100 block of Clements avenue, the lack of a clear parking plan as parking is already a problem the half block in particular closest to the current Chinese restaurant, and the fact that talk about a residents only parking pass and sign near the commercial zoning area has not been raised for some reason.

Thank you,

Andrew Pietrow


Sent from my iPad

R. G. Cameron

PUBLIC HEARING NOTES - UPPER CAPILANO COMMERCIAL ZONING

May 17, 2016
SUBMITTED AT THE
MAY 17 2016
PUBLIC HEARING

1) Traffic/Parking

The site at the corner of Capilano and Clements is essentially on a 45 degree bend on Capilano Rd. The high volume and high speed of traffic on Capilano Rd. at this location raise serious traffic concerns (daily max 8,000 skiers, 4-5,000 grinders)

For anyone making a left turn south from Clements to Capilano, the sightline north is very poor even with the present building set well back from Capilano Rd. (about 50'). This makes for a pretty dangerous maneuver especially with the speed of southbound traffic.

The proposal to increase the building coverage to 80% coupled with a 10' setback from Capilano Rd. will all but obliterate this sightline altogether. The setback should be increased to 25' minimum as a safety measure. This will also improve the liveability of the residential units as it will reduce the exposure to traffic noise and pollution. Accomplishing this will likely require a reduction of the building coverage to around 60%.

Any proposed new zoning should be sure to provide relief to the residents at that end of Clements who have had to tolerate significant parking deficiencies for many years.

This means sufficient on site parking should be provided for the 5,000 sq. ft. restaurant use, the other commercial uses and the occupants of the residential units. This should be developed specifically for this site and not based on precedence in Deep Cove, as suggested, where the sites are not on a major arterial road.

As well as U/G parking, a small number of surface drop-in spots should be provided for business customers at the rate of 2 per business. It is unreasonable to expect customers to navigate in and out of U/G parking to pick up shirts at a laundry or buy a pint of milk. The reduction in building coverage referred to above can accommodate this.

Similar concerns would also apply to the strip mall site on Capilano Road.

2) Form and Character

While "what" will be allowed to be built on both these sites is important, of equal importance is "how" it will look and "how" it will fit in with the community.

In April of 2014, Council approved Plan & Design Guidelines for Edgemont Village. These were the product of a citizen's Working Group and contain excellent guidelines for Built Form, Public Realm and Streetscape. It is strongly recommended by EUCCA that any new by-law make these guidelines applicable to these and any other remote commercial/residential sites in Upper Capilano to ensure that the resulting developments meet the community's expectations. These were well conceived and will translate well to these sites to help avoid a repeat of the utilitarian, soviet era, residential monstrosity built a few years ago on Capilano Rd. north of the Chevron station.

In conclusion, it looks to me that there is still work to be done on this file with changes to be brought back to a reconvened Public Hearing.

SUBMITTED AT THE

May 17
FEB 19 2016

PUBLIC HEARING

Village Commercial – Upper Capilano VC-UC (Capilano Heights/Grouse Woods Plaza)
Comments and Questions around VC-UC zoning proposal arising during ‘coffee conversations’
Usually rezoning processes are responding to actual re-development applications where the scope and extent of changes are readily available and impacts can be clearly understood.

However in this case, the staff report indicates there are no current applications for re-development at either site which makes discussion and understanding more difficult. However, a couple of common questions arose:

- Why is a new VC-UC zone being proposed now?
- Will the VC-UC provide an incentive for change
- How would the proposed VC-UC zoning requirements limit, change, preserve or improve the potential uses of the two sites and importantly enhance the quality of life or services in Upper Capilano?

Beyond those general queries there was interest in following issues:

Building Mass:

The impact/perception of building mass is very important to adjacent property owners and generally to Upper Capilano residents.

What is the current site ‘occupancy’ of the present buildings on each of the sites and how does that compare to what would be available under the proposed VC-UC zone?

Form and Character:

Will the proposed zoning enable or limit sidewalk use for patio use, tables and chairs etc

Will there be ‘style and character’ requirements for any future proposals on these sites?

Traffic Management and Safety:

Sightlines along Capilano Road/Nancy Green Way are presently very poor (almost a 45 degree angle) – how will the proposed VC-UC zoning enable improvements to this situation?

What will be the projected impact of access requirement changes at the Capilano Heights site impact traffic on Clements Avenue?

Parking:

Currently at grade parking at the Capilano Heights site to enable pick-up customers quick and easy access and, at grade parking for the Grouse Woods Plaza (on Capilano Road and in the parking lot) is vitally important for drop-in customers.

Will parking all be underground or will grade level parking be available under a VC-UC zone?

Peter Thompson