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
<table>
<thead>
<tr>
<th></th>
<th>Existing C2</th>
<th>Proposed VC- UC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>1.75</td>
<td>1.2 (Grouse Woods) 1.4 (restaurant)</td>
</tr>
<tr>
<td>Height</td>
<td>12 m (40 ft)</td>
<td>10.7 m (35 ft.)</td>
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<tr>
<td>Max. Building Coverage</td>
<td>50%</td>
<td>80%</td>
</tr>
<tr>
<td>Max. Site Coverage</td>
<td>85%</td>
<td>90%</td>
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<tr>
<td>Parking</td>
<td>Part 10 of Zoning Bylaw</td>
<td>1 stall per 30 m²</td>
</tr>
</tbody>
</table>
Upper Capilano Small Lot Infill Study Area

**Existing**

**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 m² will be required