

Upper Capilano Potential Small Lot Infill Areas

September 18, 2017
Regular Meeting of Council

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Outline

- Process to date
- Public input
- Recommendation and next steps



Background

- Subdivision enquiries
- Older houses
- Council direction



Upper Capilano



Newer house on a small lot



Newer house on a small lot



Newer house on a large lot

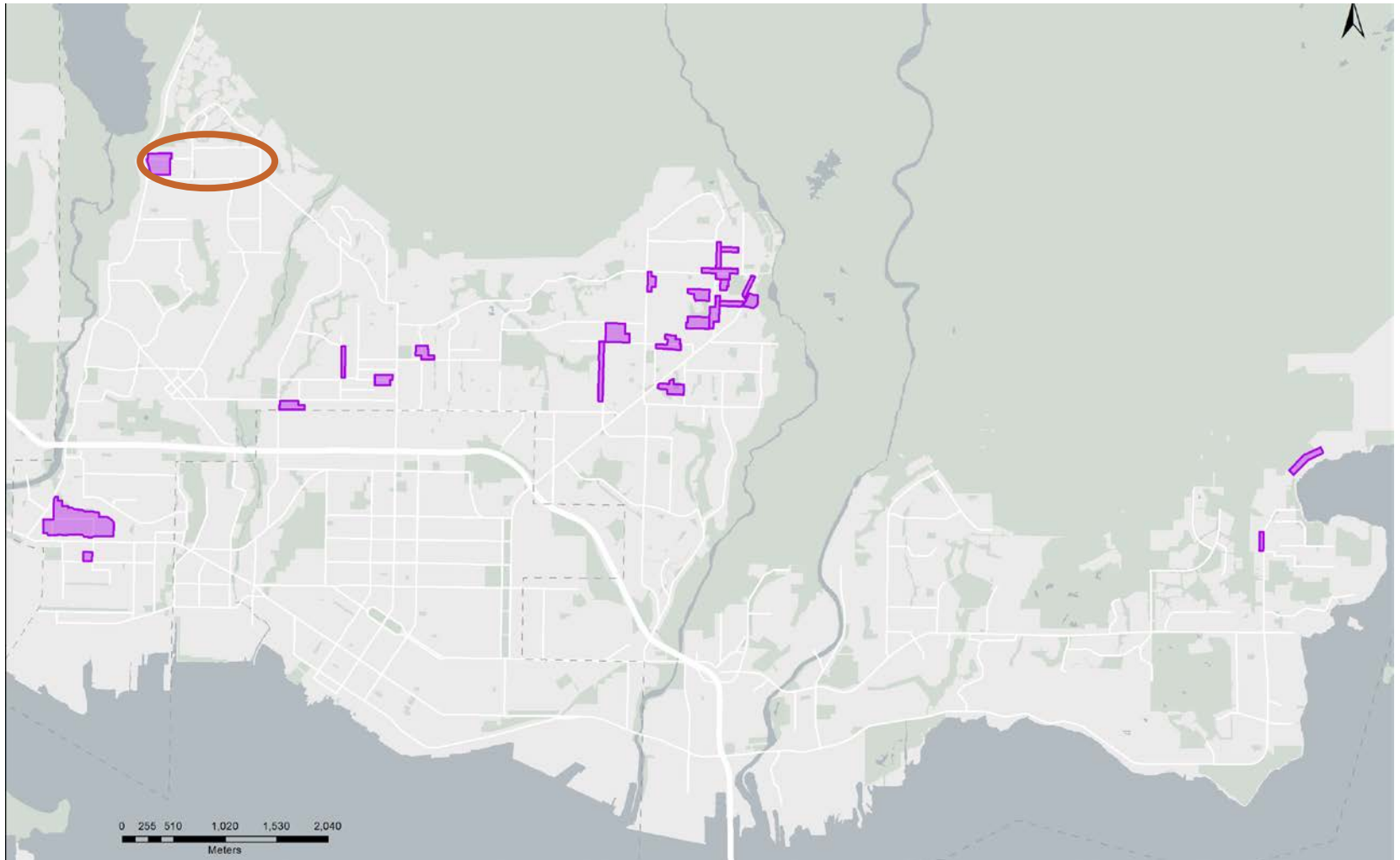


Older house on a large lot



Older house on a large lot

Current Small Lot Infill Areas



Existing Policies & Guidelines

- Official Community Plan
 - low intensity infill housing
- Approving Officer Subdivision Best Practices
 - secondary suites
 - unique design
 - parking
 - predominant form of small lots



Process

We are here

Small Lots:
explore interest,
issues &
opportunities

Potential SLIAs:
gauge support &
further feedback

**Zoning Bylaw
amendments,
public hearing**
Q4, 2017 - Q1, 2018



Subdivision Potential

Clements/Canyon potential SLIA (45 lots total)

- 20 existing small lots
- 24 large lots with subdivision potential (up to 24 new lots)
- 1 mid-size lot (no subdivision potential)



Montroyal potential SLIA (50 lots total)

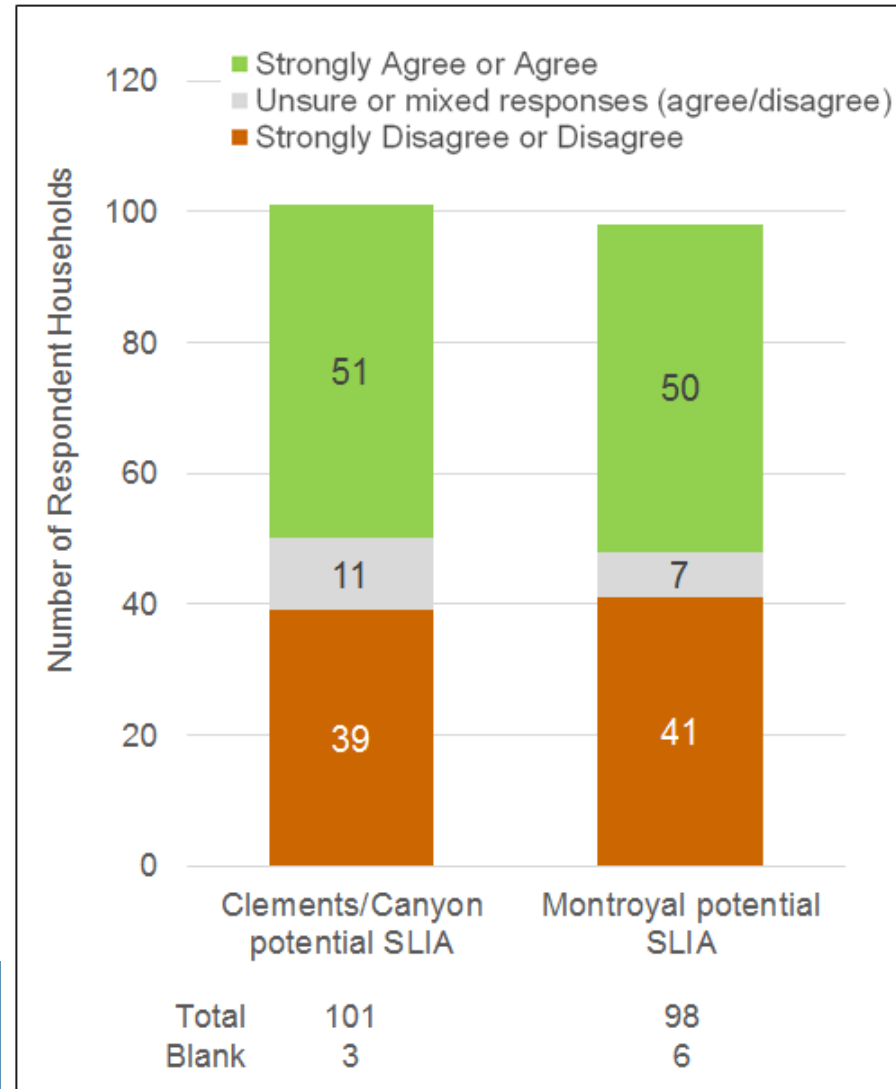
- 42 existing small lots
- 8 large lots with subdivision potential (up to 9 new lots)

Public Input

Second open house results

Study Area and nearby neighbours:

- **Support for Clements/Canyon potential SLIA**
- **Support for Montroyal potential SLIA**



Public Input

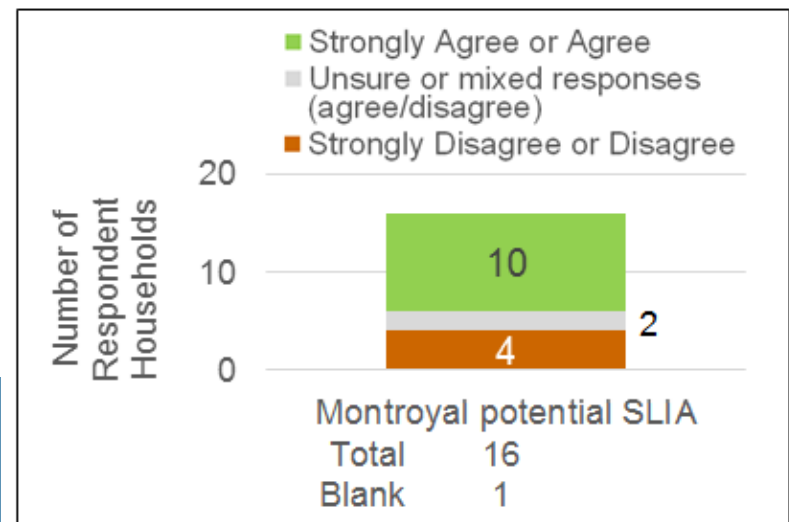
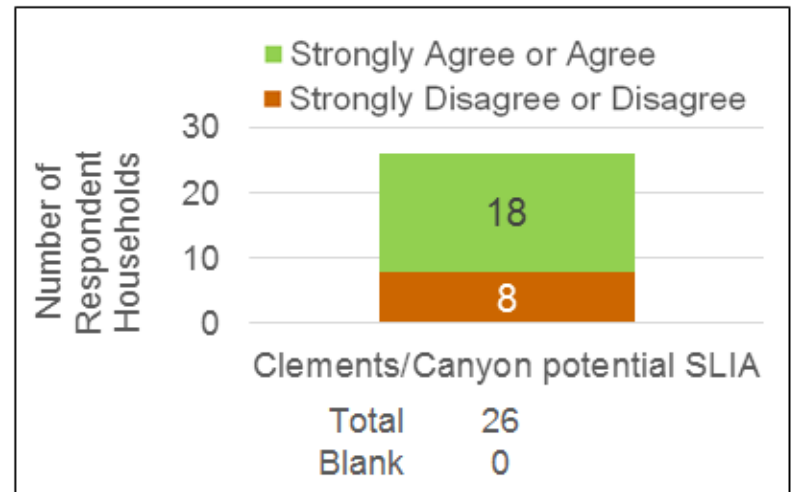
Clements/Canyon potential SLIA area:

- **Support for Clements/Canyon potential SLIA**

Montroyal potential SLIA area:

- **Support for Montroyal potential SLIA**

Second open house results



Public Input

Options for consideration

Review **1000 block Prospect Ave** as a potential SLIA

Include **5 lots in Slope Hazard DPA** in potential SLIA



Summary

1. OCP supports infill housing
2. Support from residents
3. Alternative for large lots redeveloping with large houses
4. Subdivision will still address site-specific issues

Recommendations

1. Prepare a **Clements/Canyon SLIA** Zoning Bylaw amendment.
2. Prepare a **Montroyal SLIA** Zoning Bylaw amendment.

