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
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- 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

Small Lots: explore interest, issues & opportunities

Potential SLIAs: gauge support & further feedback

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

We are here
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

Study Area and nearby neighbours:

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

Second open house results
Public Input

Clements/Canyon potential SLIA area:
• **Support for Clements/Canyon potential SLIA**

Montroyal potential SLIA area:
• **Support for Montroyal potential SLIA**
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.**