

June 11, 2013

EDGEMONT VILLAGE CENTRE DESIGN GUIDELINES AND PLAN REVIEW FOUNDATION REPORT



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Executive Summary

This Foundation Report provides an analytical summary of the results of Phase 1 of the public engagement process to 'refresh' the Design Guidelines and Plan for Edgemont Village. The report outlines a set of planning and design principles, as listed below, that reflect the community's input and ideas generated at public Ideas Forums held February 16, 19, and 25. The report will be used to help structure a secondary consultation in June 2013 and the subsequent preparation of updated guidelines and plan.

Theme: Land Use & Development

Principle 1: Maintain Edgemont as a low-rise, low-density village centre

Principle 2: Strengthen the existing commercial core

Principle 3: Identify opportunities for housing options within and around the Village core

Principle 4: Recognize economic viability as key to the future of Edgemont Village

Theme: Built Form, Design & Character

Principle 5: Optimize access to views and sunlight

Principle 6: Enable building height transition and variation

Principle 7: Demonstrate the benefit of additional building height

Principle 8: Manage building massing

Theme: Urban Structure, Public Realm & Streetscape

Principle 9: Enhance key gateways to the Village

Principle 10: Celebrate the heart of the village

Principle 11: Enhance landscaping

Principle 12: Enhance the public realm

Theme: Transportation & Parking

Principle 13: Review traffic circulation and operations

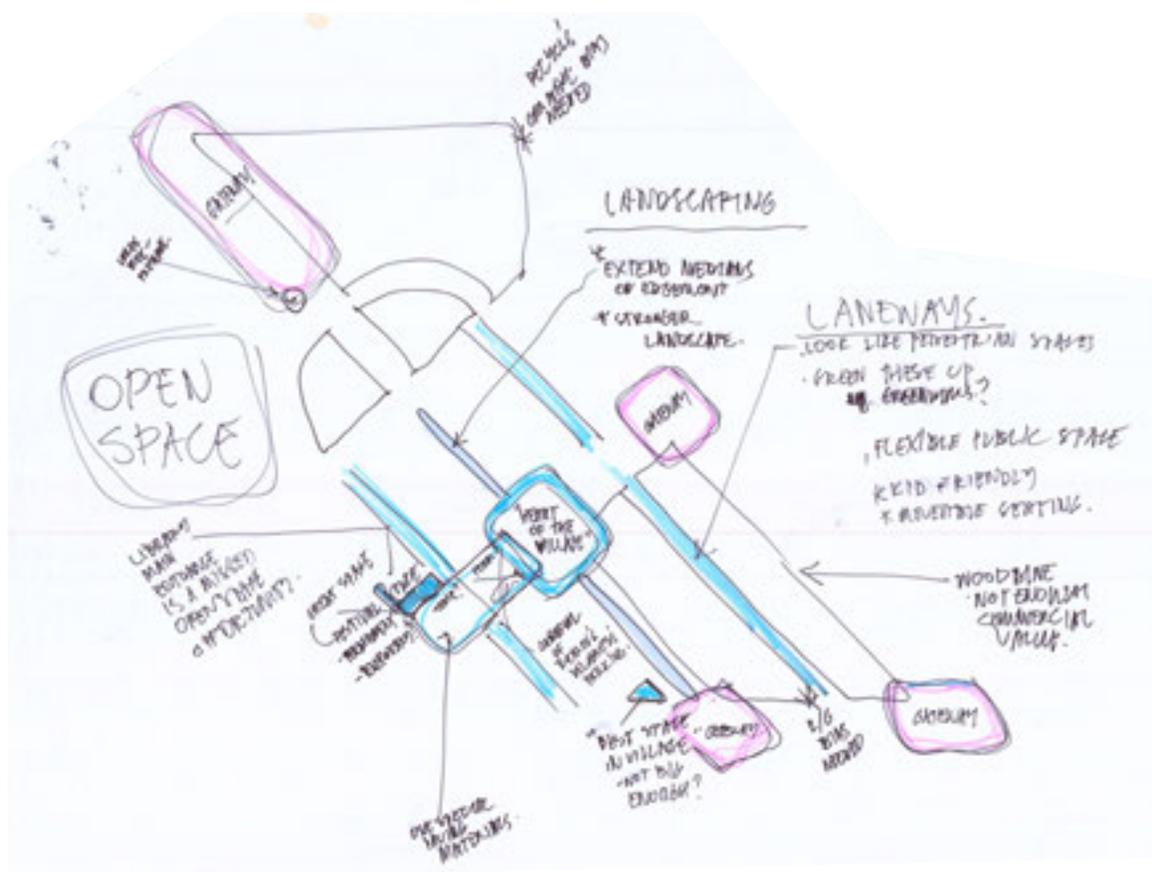
Principle 14: Develop a parking strategy

Principle 15: Rethink the lanes

PART ONE: INTRODUCTION, CONTEXT & COMMUNITY ENGAGEMENT

Introduction

This Foundation Report provides an analytical summary of the results of Phase 1 of the public engagement process to review the Design Guidelines and Plan for Edgemont Village. Phase 1 of the Edgemont Village Centre ‘refresh’ process was undertaken to assess current conditions and facilitate a series of public ideas forums to begin a ‘community conversation’ envisioning the future of the village. This Foundation Report is intended to serve as a basis for future engagement with the community.



This sketch illustrates how the community experiences the existing conditions of the public realm in the village.

Context

In 2011, District of North Vancouver Council adopted a new Official Community Plan (OCP). This OCP established a 'Network of Centres' to manage growth within a defined urban structure over the next 20 years. More detailed Centres Implementation Plans, including Design Guidelines, are being prepared to guide development in each designated centre, including Edgemont Village.

Edgemont Village possesses a unique sense of place that is highly valued by residents and visitors. A number of older and/or underutilized sites are currently experiencing development pressure, with applications either received or anticipated. The existing Design Guidelines for the Village Centre are now 15 years old, and there is a need to coordinate proposals and identify opportunities to enhance the village environment as redevelopment occurs to ensure Edgemont continues to meet the needs of the community.

The commercial and social hub of Upper Capilano, Edgemont Village is approximately 10 acres in size and comprises about 160,000 square feet of commercial space (retail and office). The village is generally defined as the area bounded by Ridgewood Drive to the north, Woodbine Drive to the east, Queens Road to the south, and Newmarket Drive to the west. The eventual Plan is anticipated to include areas adjacent to the commercial core, with a consideration of housing needs, appropriate linkages and transitions.



- Existing Development Permit Area (Village Commercial Core)
- Potential Transition Area for Discussion (Conceptual Illustration Only)

Community Engagement

Public Ideas Forums were held on February 16, 19 and 25, 2013. Each event took place over a three-hour period. A total of approximately 250 people attended the three events, with further public input provided through around 50 completed feedback forms. All participants are thanked for the time and energy committed to this process.

The purpose of these public consultation events was to facilitate a series of engagement exercises, in conjunction with District staff, to gather input on the community's vision for the future of Edgemont Village Centre by identifying key interests, issues and opportunities.

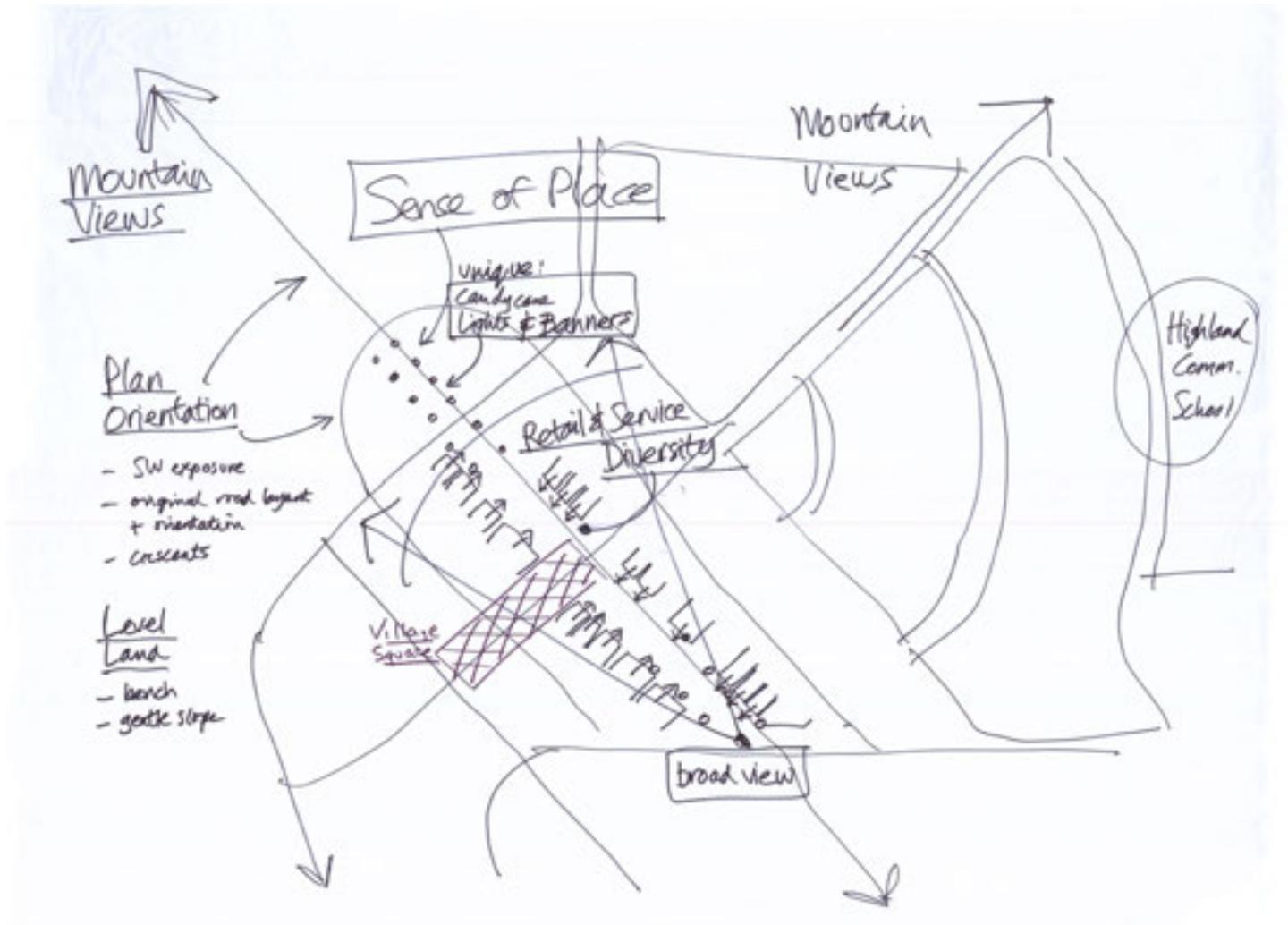
This Foundation Report provides a summary and analysis of the input received through the Public Ideas Forum process. It outlines the general themes/directions and identifies the key planning and design principles for Edgemont Village that emerged. The report includes visual recordings and a distillation of several of the ideas that arose in the public forums. It is intended to provide a foundation for moving forward with the Edgemont Village Centre Plan Review process and provide a basis for the development of a Village Plan and Design Guidelines, which will be prepared in the next phase of the engagement process.

For more information about the process and these events please visit: www.identity.dnv.org

Materials associated with the Ideas Forums including the opening presentation, the display boards, the full transcription of public comments (post-it notes, sticky dot exercises, flip-chart records of dialogues), and a summary of feedback received, are all available online at www.identity.dnv.org



PART TWO: COMMUNITY IDENTITY & VALUES



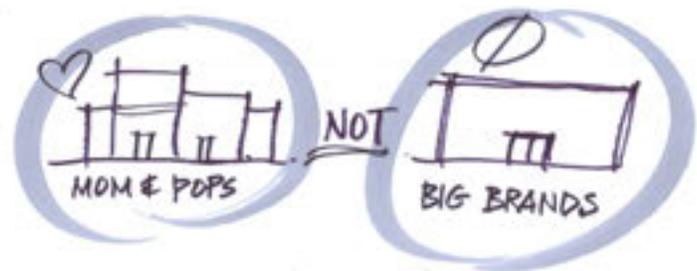
This sketch illustrates some of the key elements people feel depict the village's sense of place.

Identity: A Unique Sense of Place



Edgemont has a unique sense of place with characteristics the community would like to preserve and enhance. Through facilitated dialogues, and in response to questions about the village's best features and what makes it special, strong consensus emerged as to the key elements of Edgemont's identity. These primarily include:

- the views out to the surrounding mountains
- the unique street pattern with crescents and a cruciform crossing the two main streets forming the heart of the village
- the low-rise scale and eclectic diversity of the built form
- the compact and well-defined commercial core
- the presence of many locally-owned/operated, small-scale retail stores and services
- the unique streetscape (red candycane light poles, central medians, diagonal parking, etc.)
- the sense of neighbourliness and community between residents, shoppers and store owners
- the village's walkability and pedestrian-friendly character



These sketches illustrate some aspects of Edgemont's identity.

What do you like most about Edgemont today?
Ability to walk to the village, diverse shops, community feel and events

Value: Diversity is Key

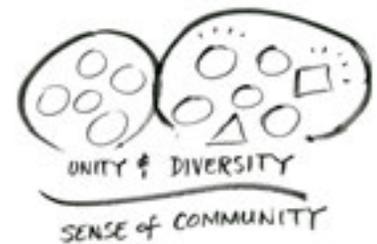
Through the Public Ideas Forum, the concept of diversity emerged as a widely held unifying theme and underlying principle of a complete community. Identifying diversity as a primary community value implies directions and objectives for the development of a Village Plan and Design Guidelines:



- plan for a complete, diverse, community
- plan for demographic diversity, not just for one age group or another – welcome all age groups
- plan for a diversity of land uses including commercial, institutional, residential, etc.
- plan for a diversity of commercial uses (a distinctive mix of shops and services)
- plan for a diversity of housing types and affordability (e.g. duplex, townhouse, low-rise apartment, housing over retail, etc.)
- plan for a diversity of built form, heights and massing
- plan for a diverse range of architectural styles rather than imposing a single theme for the village

A number of key community values are supported by the concept of diversity, including:

- inclusiveness and local neighbourliness
- ability to age in place and/or start a family in this community
- sustainability and resilience (environmental, social and economic)
- convenience and access to a range services
- an active village, day and night



The village's sense of place and the significance of diversity for the community help define the kinds of characteristics or values to enhance and/or preserve in planning for the future of the Village. The following section outlines planning and design principles that help reinforce these underlying directions.



- Eclectic styles
- Diverse colours
- articulate ind. store fronts

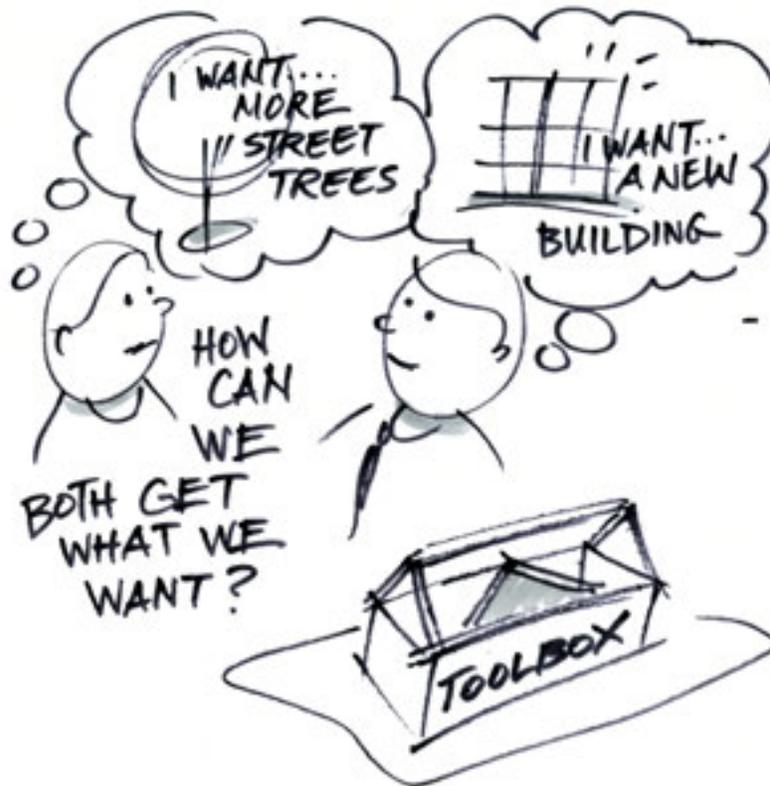


These sketches illustrate the value of diversity.

PART THREE: PLANNING & DESIGN PRINCIPLES

The following general planning/design principles emerged through the community engagement process and an analysis of its outcomes. The principles are illustrated as appropriate with graphics, photos, quotations and summary tables that were generated through the community engagement process, and these illustrations form part of the record of that process.

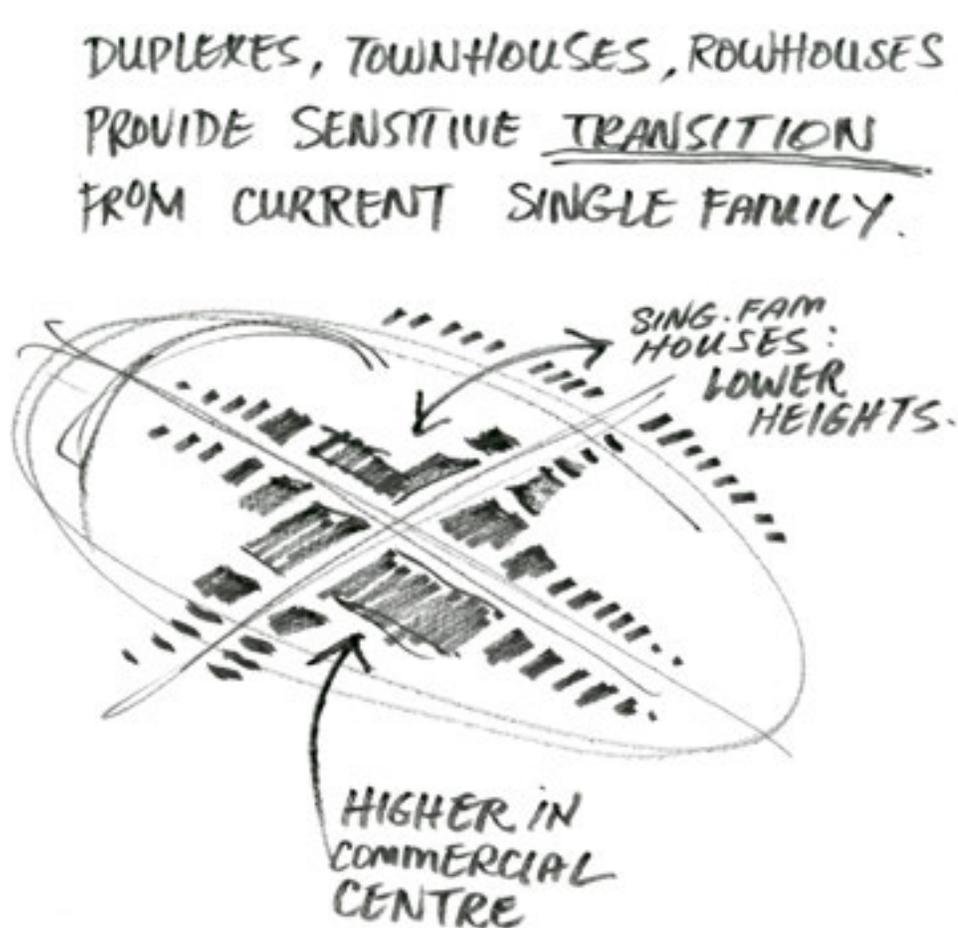
These foundational principles will become the basis for further consultation with the community in the preparation of a refreshed Village Plan and Design Guidelines.



This sketch illustrates the idea that Plans and Guidelines are community tools to achieve positive change.

Theme: Land Use & Development

Principles 1 – 4 relate to the theme of land use and development. They provide illustrations and directions regarding commercial uses in the village, residential uses in and around the village, and the role of development in contributing to new public benefits and amenities.



This sketch illustrates the concept of providing increased housing choice around the village as a transition from the commercial core to surrounding neighbourhoods.

Principle 1: Maintain Edgemont as a low-rise, low-density village centre

Directions:

- reconfirm Edgemont as a low-rise village centre with a maximum height of 3 or 4 storeys, as described in principles 6 and 7
- reconfirm “up to approximately 1.75 FSR” (Floor Space Ratio) as the highest permitted density in the commercial core as indicated in the 2011 Official Community Plan
- ensure any land use changes outside the commercial core are to densities lower than 1.75 FSR

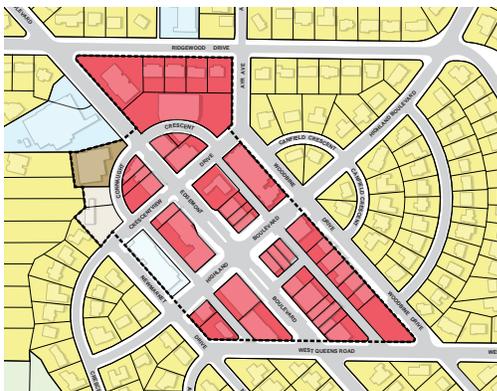


These sketches illustrate the community's preference for low-rise forms.

Principle 2: Strengthen the existing commercial core

Directions:

- maintain the boundaries of the existing commercial core
- maintain and encourage a diversity of retail uses
- encourage local, small scale, unique retail uses
- provide for a grocery store but discourage other larger format retail
- retain street-level access for retail uses and locate other uses (residential, office, etc) above grade
- encourage evening uses such as a pub, restaurants, diners, etc.
- encourage missing services and uses such as a hardware store, florist, etc.



Map of Edgemont Village's commercial core in red



These sketches illustrate some of the conversations about strengthening the village's commercial core.

	Yes	No	Not sure
Should we expand the existing boundary of the commercial core?	14%	66%	19%

Principle 3: Identify opportunities for housing options within and around the Village core

Directions:

- provide for a more diverse range of housing in the area for all sectors of the community
- identify sites within the commercial core where residential uses may be located above retail
- identify sites outside the Village for increased housing choice, focused on primarily ground-oriented forms (e.g. duplex, multiplex, townhouse)
- provide effective and sensitive land use transitions between different uses and/or densities
- consider redevelopment options for single-family lots that encourage smaller housing options as alternatives to new large single family houses (e.g. duplexes, cluster housing, coach housing)



These sketches illustrate the community's interest in increasing housing diversity.

	Yes	No	Not sure
Does the existing range of housing meet the needs of today's population?	13%	76%	11%
Should we identify new opportunities for residential units in the village core (i.e. apartment units above commercial at street level)?	85%	6%	10%
Should we identify new opportunities for multifamily residential units in single family neighbourhoods next or close to the village core?	72%	15%	14%

Principle 4: Recognize economic viability as key to the future of Edgemont Village

Directions:

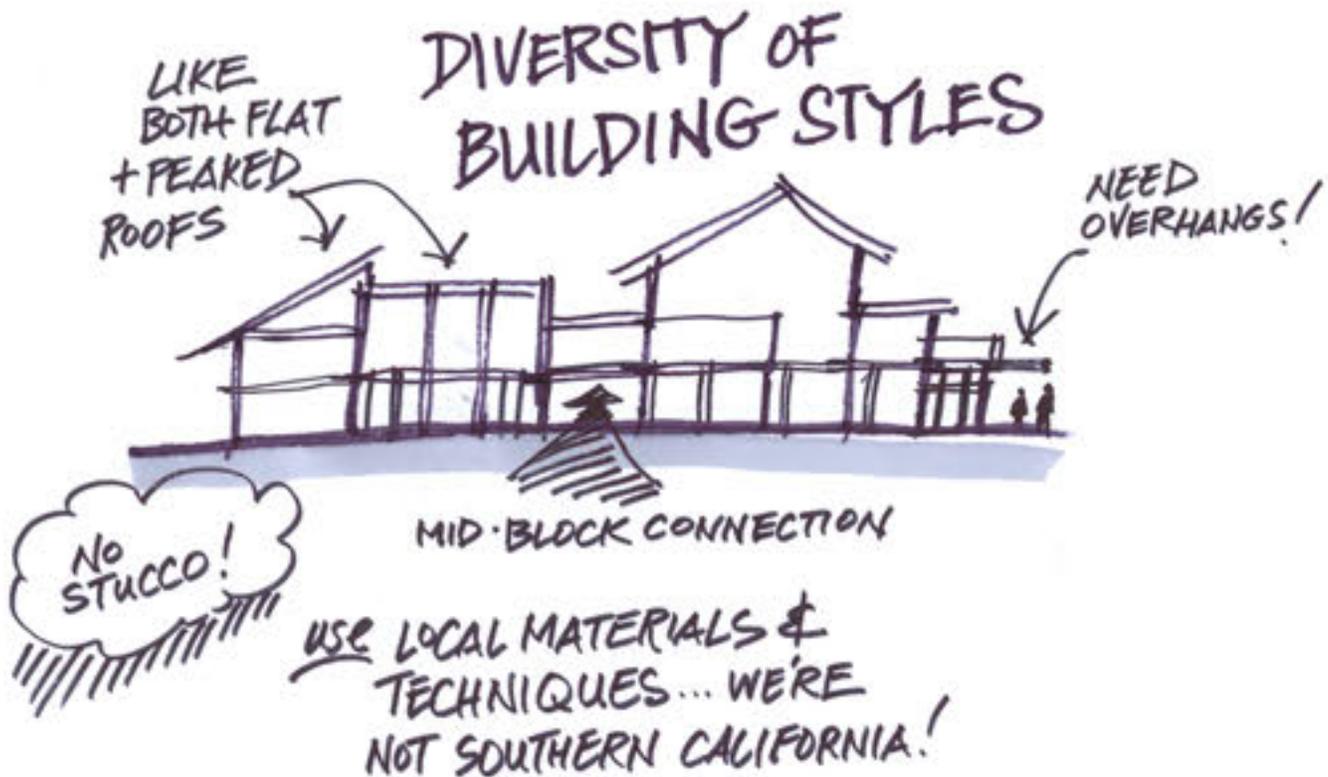
- recognize that new development can help pay for benefits/improvements/amenities
- collect DCCs (development cost charges) and CACs (community amenity contributions) as permitted under legislation
- identify desired community benefits/improvements/amenities (e.g. public realm enhancements)
- link new developments to new infrastructure and/or infrastructure upgrades
- identify development thresholds that trigger needed improvements
- recognize that economic viability is critical to achieving other plan goals



This sketch illustrates the need for plans to guide development in a way that contributes positively to the community.

Theme: Built Form, Design & Character

Principles 5 – 8 relate to buildings in and around the village, in terms of their form, design and character. They provide illustrations and directions regarding how buildings should respond to views and sunlight, vary and regulate their height, and manage their massing.



This sketch illustrates the community's preference for maintaining an eclectic mix of building styles with an architecture that responds to local conditions.

Principle 5: Optimize access to public views and sunlight

Directions

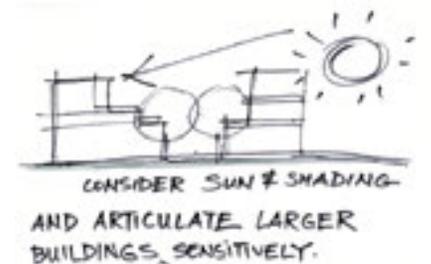
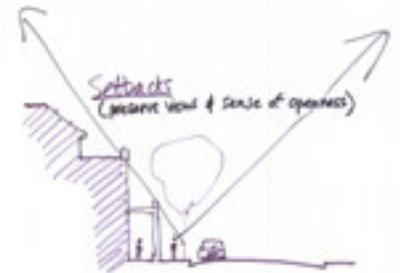
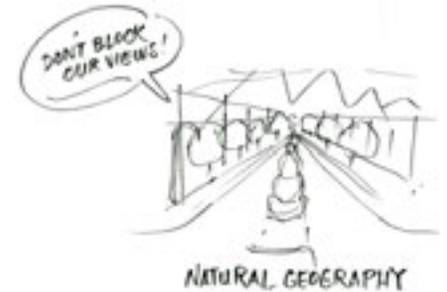
- protect key public views of the surrounding mountains, identified primarily as views from the village heart (looking north-west up Edgemont and north-east up Highland) and views from Edgemont Boulevard (looking north over the existing Chevron Gas Station site)
- step back upper storeys where appropriate to optimize public view access and/or sunlight exposure
- orient built form, shape, and massing to optimize view access and/or sunlight exposure to sidewalks and other open spaces
- optimize view access and/or sunlight exposure in the location, orientation and design of the public realm and open spaces
- exploit the street grid's northwest-southeast orientation to maximize sunlight on southwest facing sidewalks or open spaces

Public View Locations



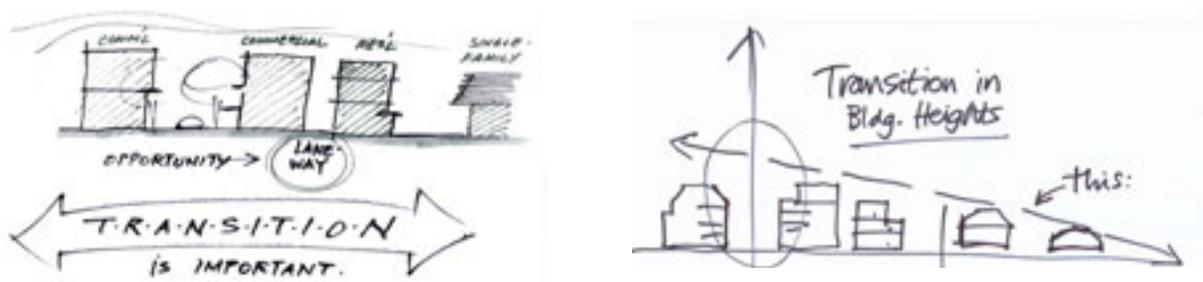
The photo shows a digital overlay of the three maps created at the three events, where the public were asked to identify locations from where they enjoy mountain views. As with other mapping exercises, a strong community consensus exists.

The openness of the village and the fact we can see the mountains is a key characteristic.

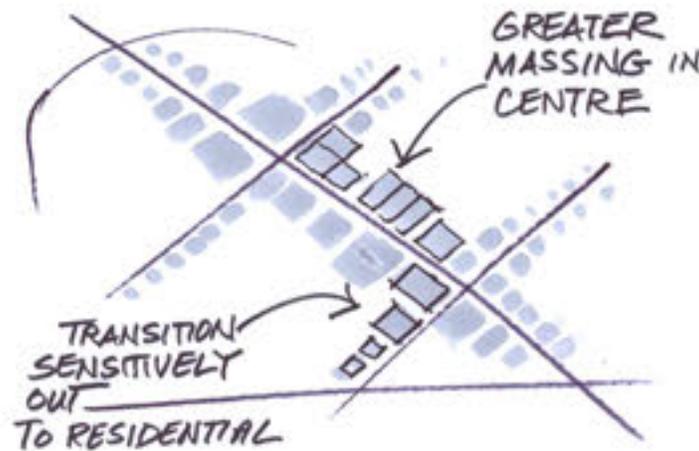


These sketches illustrate ideas about optimizing views and sunlight.

Principle 6: Enable building height transition and variation



- manage building heights to respond to the surrounding built context and topography
- provide for a variety of building storey heights within and/or between buildings
- facilitate sensitive transitions in building heights from the village core to surrounding neighbourhoods
- establish three storeys as the generally permitted maximum new building height
- identify certain development sites or portions of such sites where a fourth storey may be permitted, subject to the following principle

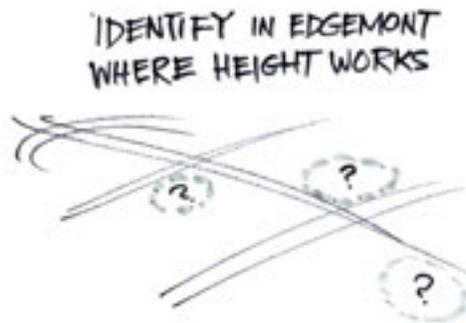


These sketches illustrate ideas about the need for sensitive transitions.

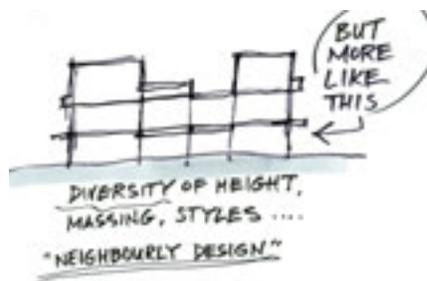
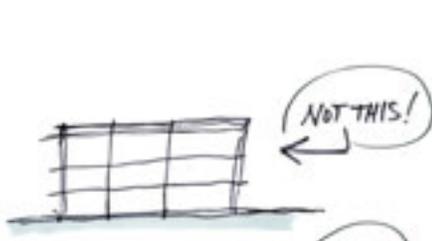
	Less than 3 storeys	Maximum 3 storeys	Over 3 storeys
Should the current maximum height of up to three storeys (for commercial and/or mixed-use buildings in the village core) be maintained?	2%	64%	25%

Note: 9% of responses provided no specific answer to maximum height.

Principle 7: Demonstrate the benefit of additional building height



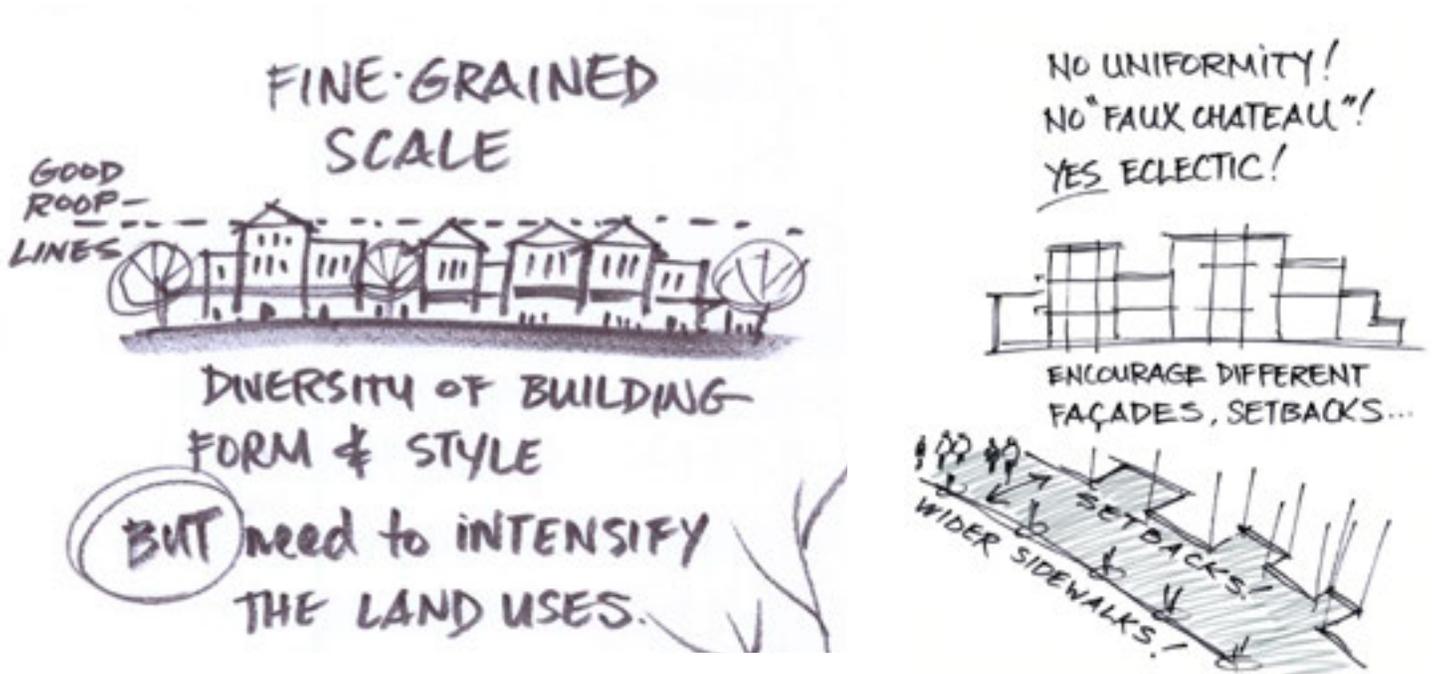
- take the economic viability of projects into account when considering development approvals and/or height restrictions
- permit an additional fourth storey on limited sites through provision of public benefits, which may include (but are not limited to):
 - view preservation
 - sunlight preservation/access/enhancement
 - public open space provision (e.g. mini-plazas, courtyards, wider sidewalks, mid-block pedestrian connections, etc.)
 - active lane uses and enhanced treatment
 - strategies/subsidies to retain local, small scale businesses and stores
 - exemplary design, subject to staff and peer review
- permit such earned additional building height on a site-specific basis, taking into account the site's conditions (e.g. topography, size) and its immediate context



These sketches illustrate some of the community's views on height.

Principle 8: Manage building massing

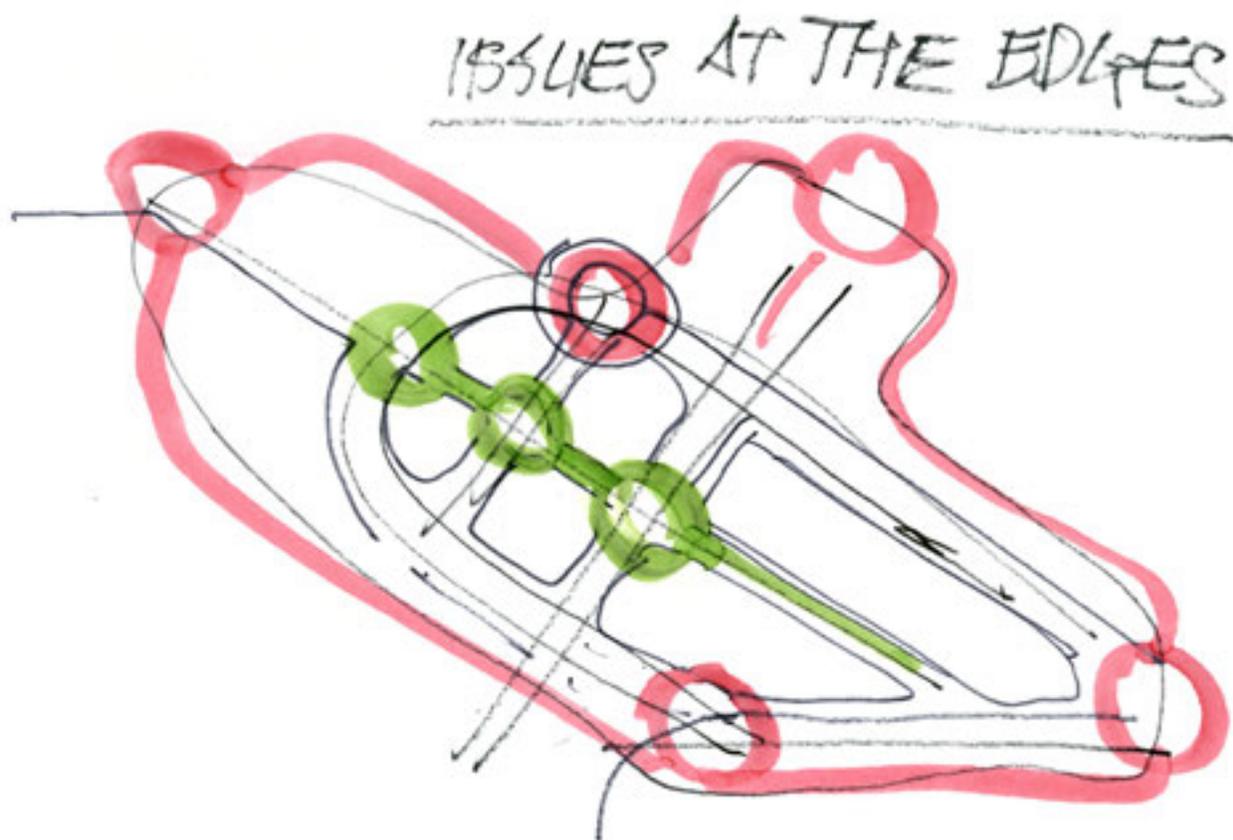
- manage building massing to achieve a fine-grain, small-scale, diversity of experience and scale
- encourage an eclectic diversity of building architecture, height and facades
- support the use of traditional, local, sustainable, and natural building materials
- modulate long frontages to create a finer-scaled architectural expression with narrower storefronts and diverse materials
- break up long frontages by means of courtyards, mid-block connections, setbacks, bays, recessed entrances, etc.
- utilize building massing and orientation to maximise environmental benefits (e.g. passive solar, daylighting, natural ventilation, etc)
- moderate the size and impact of commercial signage on new buildings



These sketches illustrate some of the ways building massing can be articulated.

Theme: Urban Structure, Public Realm & Streetscape

Principles 9 – 12 relate to the theme of urban structure, public realm and streetscape. They provide illustrations and directions regarding how key gateway entrances, the heart of the village, and the pedestrian experience could be improved through upgrades to open space, landscaping and sidewalk treatments around the village.



This sketch illustrates the community's experience of poor 'edge' conditions at the entryways to the village, as compared to their greater enjoyment of the central spine of the village.

Principle 9: Enhance key gateways to the Village

Directions

- identify Edgemont and Ridgewood, Edgemont and Queens, Highland and Woodbine, Woodbine and Queens as the key gateways to the Village
- utilize redevelopment at these locations to celebrate and announce the entries to the village as appropriate (e.g. signage, public art, open spaces, special landscaping, architectural features)
- explore transportation and/or public realm improvements at these locations (e.g. pedestrian safety enhancements)



Village Gateways

The photo shows a digital overlay of the three maps created at the three events, where the public were asked to identify village entrances. There is a strong public consensus as to the location of the village gateways (blue dots).



Best and Worst Features

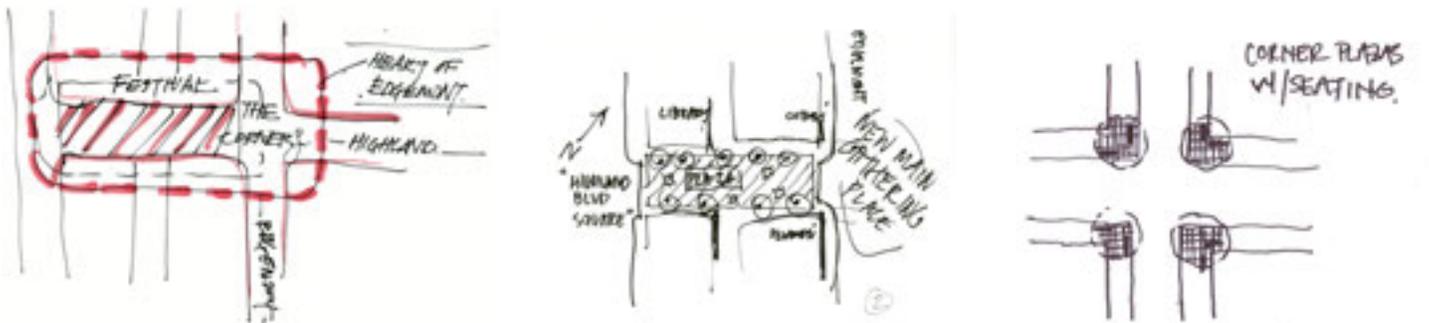
The photo shows a digital overlay of the three maps created at the three events, where the public were asked to identify features they do and do not like about the village today. The entry intersections were often identified as poorer features (red dots), and are therefore strong candidates for enhancements. The best features (green dots) are generally consistent with the village heart (see following principle).

Principle 10: Celebrate the heart of the village

Directions

- identify Highland & Edgemont as the heart of Edgemont Village
- explore options for public realm improvements (e.g. sidewalk treatments, enhanced landscaping) in the village heart
- explore options for redesigning the heart (extending westwards along Highland to include the space in front of the library) as a more pedestrian-oriented adaptable public space
- consider a programming and activation strategy to further activate this space

The heart is Edgemont and Highland – needs to be emphasized in public realm.



These sketches illustrate ideas about the heart of the village.

Village Heart



Village Gathering Spaces



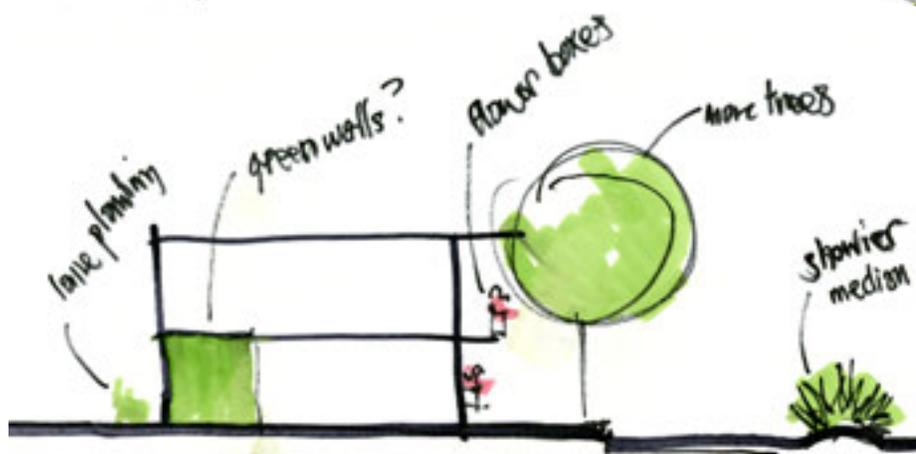
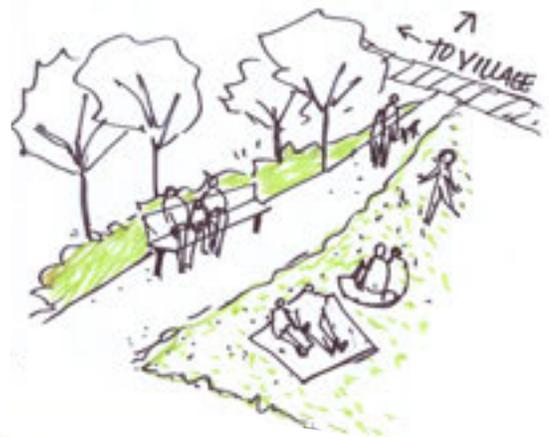
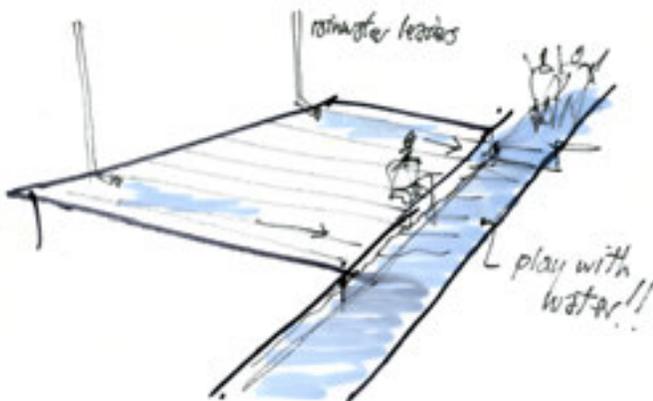
The photo shows digital overlays of two mapping exercises created at the three events, where the public were asked to place red dots on the location(s) they consider to be the village heart, and blue dots on the location(s) they consider to be gathering places. There is strong correlation between the two exercises, confirming the importance of the spaces created around the Highland/Edgemont intersection.

Principle 11: Enhance landscaping

- use street trees and/or enhanced landscape treatments as a key ordering element to support the village structure (e.g. heart, gateways, main streets)
- enhance landscape standard as appropriate in the village, through elements such as landscaped medians and boulevards, laneway planting, pockets at corner bulges, (etc.)
- apply 'best practices' street tree standards (e.g. use appropriate species, spacing, planting techniques, soil volume, drainage, root control, etc.)
- implement environmental sustainability best practices (e.g. managing rainwater runoff, pollution controls, water conservation, carbon capture, maintenance regimes, etc.)

What would make the Edgemont experience better?

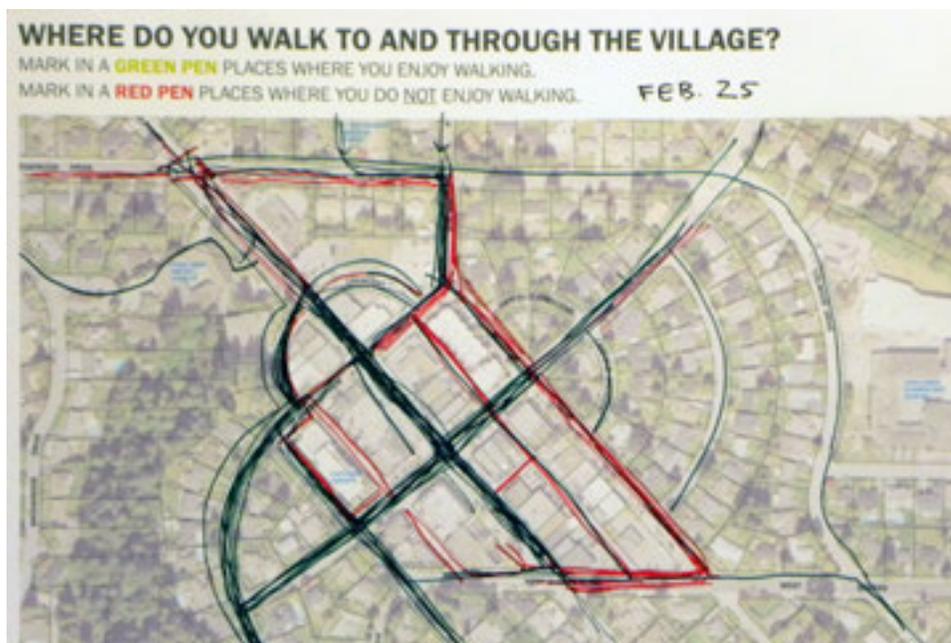
Well-designed pedestrian/ community spaces. Ideally incorporating nature.



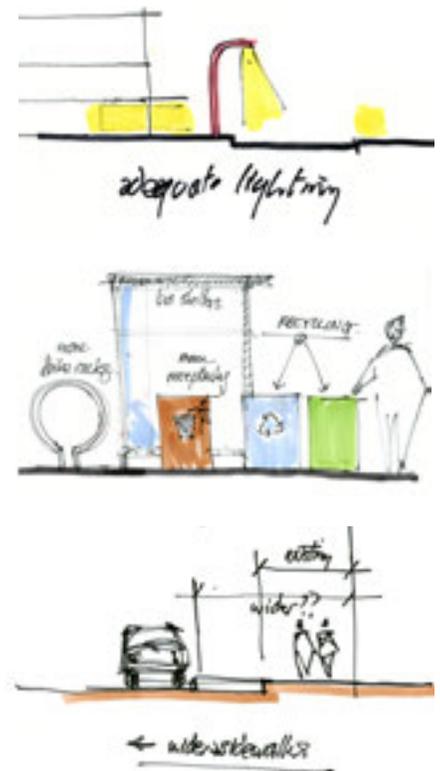
These sketches illustrate some ideas about enhancing landscaping.

Principal 12: Enhance the public realm

- direct public realm enhancements to strengthen the village structure (e.g. heart, gateways, main streets) and address identified weaker areas (e.g. gateway intersections, lanes, Woodbine, Queens, Ridgewood)
- improve and upgrade the village pedestrian environment as appropriate (e.g. streetscape designs, street furniture, street trees, pedestrian lighting, weather protection, signage)
- facilitate universal accessibility for people of all abilities in public realm enhancements
- include both sides of the commercial core's perimeter streets in design guidelines, to address public realm and streetscape issues and opportunities
- improve village pedestrian amenity, safety and access as appropriate (e.g. explore opportunities for improved crosswalks, sidewalks, curb drops, etc.)
- foster places for community interaction through public realm design and linkages between gathering spaces
- consider developing a new central civic plaza to enhance opportunities for public seating, festival space, sun exposure, and children's play



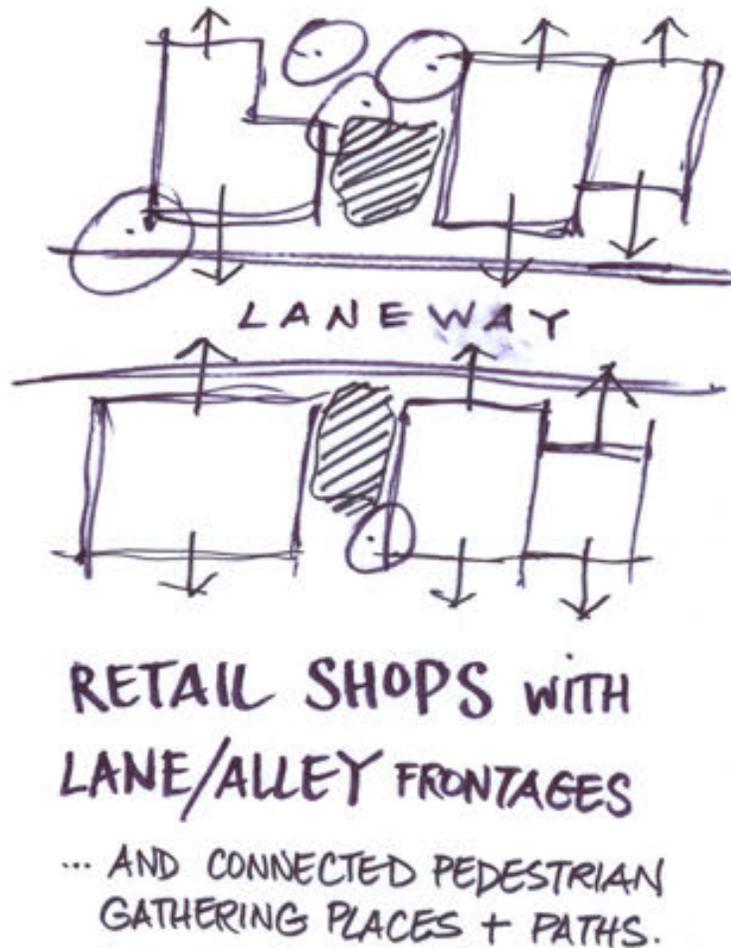
Map created at the February 25th Ideas Forum, where green markings indicate places people enjoy walking and red markings indicate places people do not enjoy walking. The map clearly highlights people's experience of a poorer pedestrian environment in the lanes, and along arterials on the eastern side of the village (Woodbine, Queens and Ridgewood). Maps created at the other two forums showed similar findings.



More public gathering spaces are needed! Benches are always full.

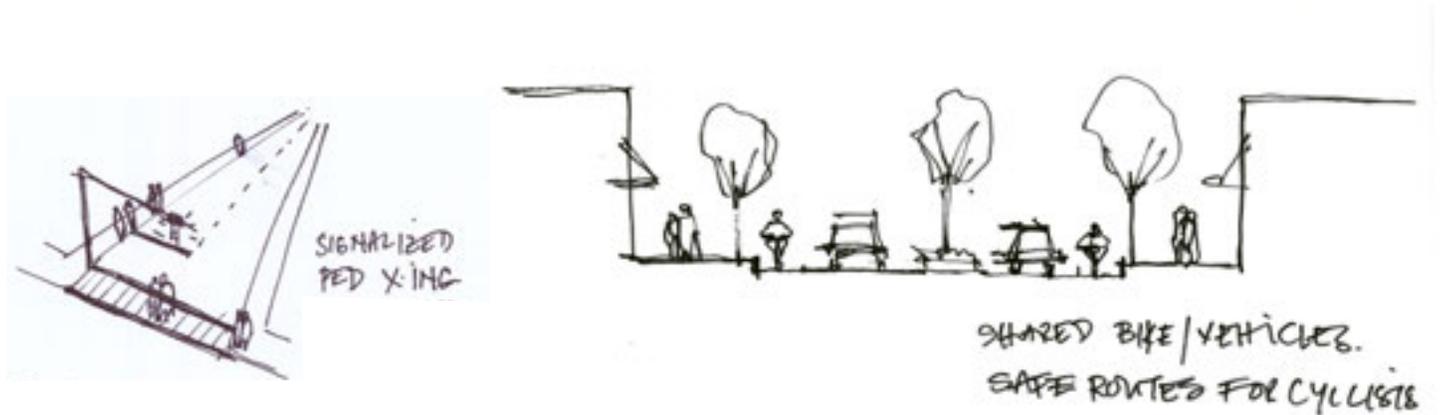
Theme: Transportation & Parking

Principles 13–15 relate to the theme of transportation and parking. They provide illustrations and directions regarding how circulation and parking could be addressed in and around the village, in addition to exploratory ideas regarding the function and nature of the village lanes

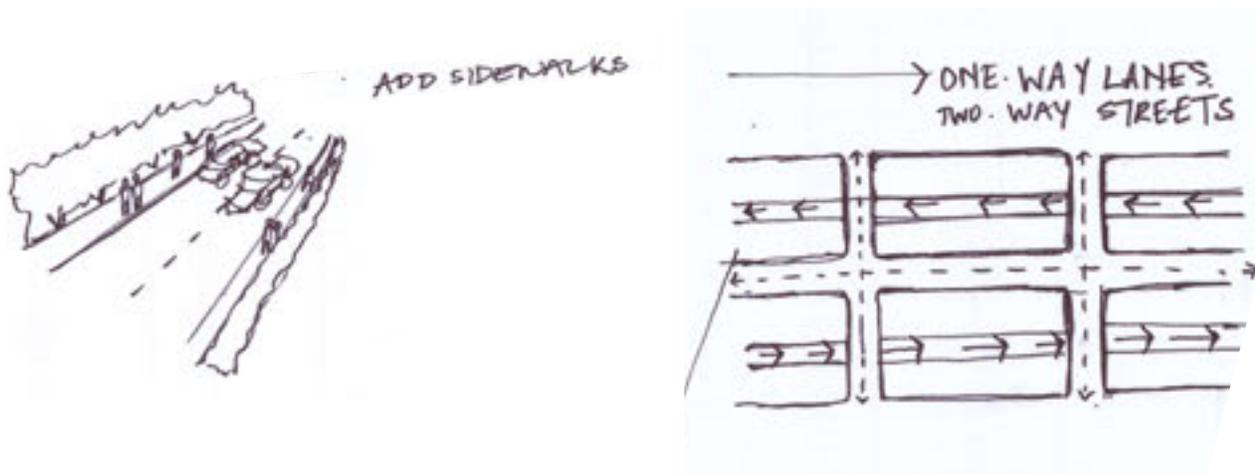


This sketch illustrates an idea for repurposing the lanes into more pedestrian-friendly, integrated, commercial spaces.

Principle 13: Review traffic circulation and operations



- improve circulation, access and safety on village streets
- identify measures to enhance traffic control and pedestrian/bicycle safety at the intersections of Edgemont and Ridgewood, Queens and Edgemont, Queens and Woodbine, Queens and Colwood, Crescentview at Ayr and Woodbine
- maintain the dual role of Edgemont Boulevard as a pedestrian-friendly shopping precinct and a part of the multi-modal arterial road network
- work with TransLink to improve transit service to and from Edgemont and explore opportunities to improve transit-supportive infrastructure (e.g. accessible bus stops, shelters, etc.)



These sketches illustrate ideas for traffic circulation and operations.

Principle 14: Develop a parking strategy

- develop a comprehensive parking strategy for the village
- consider a range of options for parking in the village:
 - share-park in defined village area
 - use lanes for parking
 - reconsider angled vs. parallel parking on Edgemont Boulevard if this creates other public realm benefits (e.g. wider sidewalks, more landscaping, central medians, etc.)
 - reconsider other existing parking configurations if this creates other public realm benefits
 - encourage better designed on-site parking and access to underground parking, including landscape screening, fences, hedges, etc.
 - review municipal parking standards for the village

What would make Edgemont even better?
More parking - each new building. Have lots of parking underneath.



PARALLEL PARKING = WIDER SIDEWALKS

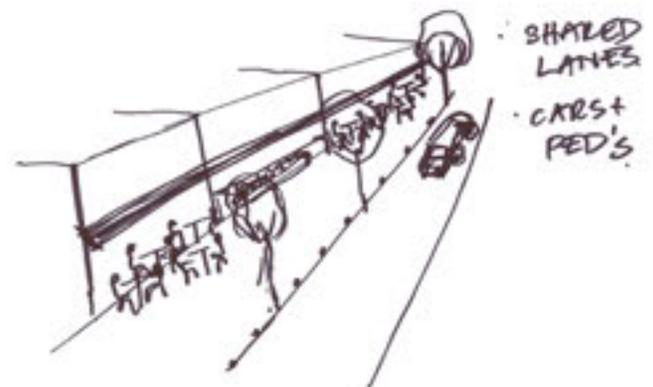
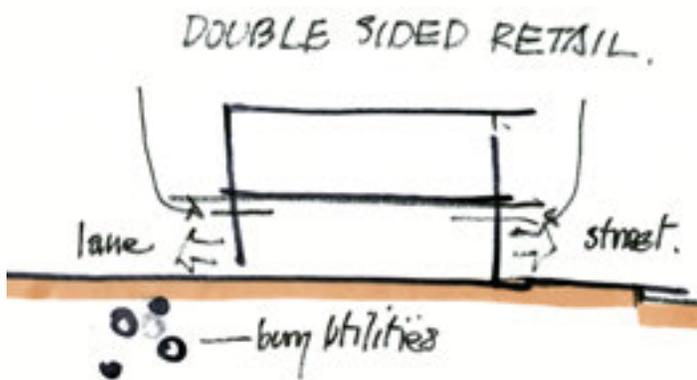
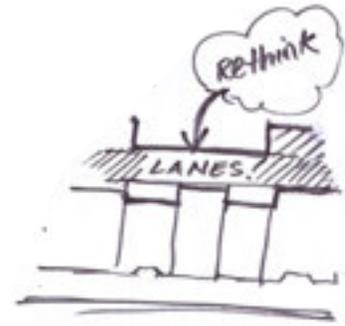


DIAGONAL PARKING = NARROW SIDEWALKS + MORE PARKING

These sketches illustrate the trade-off between parallel and diagonal parking.

Principle 15: Rethink the lanes

- optimize lanes as a positive public asset/resource by reviewing strategies that could include:
 - designate lanes as multiple use public space (pedestrian and vehicular, service and amenity)
 - enhance public realm in laneways
 - consider, and encourage where practical, active commercial frontages on lanes
 - maintain access to on-site or underground parking, loading and deliveries from lanes
 - encourage use of lanes for outdoor seating (e.g. pub use, etc.)
 - explore options for increased parking provision in lanes
- enhance lanes as an alternative pedestrian route network with better lighting, façade treatments, materials, etc.



These sketches illustrate some of the community's ideas for improving the lanes.

The pedestrian environment and pedestrian connectivity could be greatly enhanced by clearing up the laneways and making them pedestrian-friendly.

Next Steps

This Foundation Report and the Planning and Design Principles will be used to structure public engagement in Phase 2 of the subsequent preparation of Design Guidelines and Plan for the Village. Feedback on the foundations outlined in this report will be sought and used to inform the planning process. We look forward to continuing to work with the community on this initiative.

Phase 1:

Foundations (Ideas Forum, February 16, 19, and 25, 2013)

Phase 2:

Directions (Directions Forum, June 18, 22, and 24, 2013)

Phase 3:

Draft Design Guidelines and Plan (Fall 2013)

Phase 4:

Design Guidelines and Plan (Winter 2013)



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