

# north shore news

## District of North Vancouver OK's Cap group home subdivision

### Developer to fund new facility for North Shore Connexions

[Jeremy Shepherd](#) / North Shore News

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Capilano Road residents Jeremy Sellars and Nikki Slade play a swan song for their dilapidated house. North Shore Connexions Society recently won the right to subdivide their property and replace the deteriorating residence. Photograph by: Mike Wakefield, North Shore News

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Adults with developmental disabilities may soon have an up-to-date, wheelchair accessible group home on Capilano Road following a unanimous decision by District of North Vancouver council Feb. 3.

North Shore Connexions Society, a non-profit organization that works with adults with developmental disabilities, applied to subdivide their property at 4410 Capilano Rd., at the corner of Capilano and Edgewood roads.

In turn for turning over the title to the newly created southern lot to a developer, the developer would build a new facility for North Shore Connexions.

The new facility is desperately needed, according to Coun. Doug MacKay-Dunn. "There is mould. It is very close to not being habitable," he said.

MacKay-Dunn supported the subdivision as well as waiving permit fees to assist North Shore Connexions.

The arrangement is "an opportunity for our association to replace a very old home that requires many costly upgrades," said society board member Len Slade.

The new home would be equipped with wheelchair access throughout the house as well as an elevator.

Renovating the current home would be expensive and impractical, according to Slade.

The move is not meant to take advantage of the district's real estate market, but rather to anticipate future cutbacks.

"You never know what's going to happen at the provincial level with funding," Slade said.

Slade has worked with the district on the subdivision for approximately 18 months. "We have worked with the DNV to ensure that we have met all the criteria set out by the DNV for subdividing the lot and I have to admit, that's been quite a process," he said.

Nine trees and a row of cedar hedging on the property will need to be removed to allow for a new driveway. Both lots will also require a 3.2-metre variance, as they would both be shy of the required lot width.

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