

# Infrastructure and Development Work that may Impact Traffic – December 5, 2025

Upper Capilano and Edgemont Village		
		<b>3156 Canfield Cres - Private Development</b> Traffic control will be present to assist with deliveries on Canfield Cres. Expect minor delays.
Lower Capilano and Marine Drive		
		<b>North Shore Waste Water Treatment Plant</b> Construction on site has increased, with weekly deliveries, concrete pours and installations, leading to increased traffic and delays in the area. The West 1st Street eastbound bike lane is closed and relocated onto the Spirit Trail at Welch Street.
		<b>Rain City Affordable Women's Housing Project</b> Trucks will be entering site off West 16th St. and exiting onto Lloyd Ave. Traffic Control will be present.
		<b>1080 Marine Dr - Private Development</b> Traffic control will be present to assist with deliveries. Expect minor delays on Lloyd Ave.
Lynn Valley		
		<b>1200 Emery Pl - Mosaic Homes - Private Development</b> Phase 3 Construction continues on site to complete the townhouse units, this will cause some traffic impacts on Emery PL as construction equipment navigate their way to site. Phase 4 construction is now underway with the excavation stage. This will result in traffic delays as their will be a high volumes of dump trucks entering and exiting the site.
Lynn Creek		
		<b>405-485 Marie Place - Private Development</b> Works are primarily contained to site with minimal trucking impacts.
		<b>1504 Rupert St - Private Development</b> Works will be contained to site with minimal to no impact to Mountain Hwy.
		<b>220 Mountain Hwy - Private Development</b> Between December 8-12 from 9:00am to 2:30pm, Mountain Hwy at Oxford St will be reduced to one lane southbound for paving works. Expect delays.
Seymour and Deep Cove		
		<b>904 Lytton St - Private Development</b> Works will be contained to site with minimal impacts to Lytton St.
		<b>229 Seymour River Pl - Private Development</b> Until January 2, 2026, Front St will be reduced to single lane alternating traffic between 7:00am to 5:00pm. Expect minor delays.
Legend		
		Full road closure - major impact
		Lane closure - Arterial or Collector - major impact
		Lane closure/ traffic lane shift - Collector or local street - medium impact
		Lane closure/ traffic lane shift - low impact
		Complete or off-street - no impact to traffic or pedestrians
		Tentative/ no dates scheduled

