

AGENDA

PUBLIC HEARING

**Tuesday, July 17, 2012
7:00 p.m.**

**Council Chamber, Municipal Hall
355 West Queens Road,
North Vancouver, BC**

Council Members:

Mayor Richard Walton
Councillor Roger Bassam
Councillor Robin Hicks
Councillor Mike Little
Councillor Doug MacKay-Dunn
Councillor Lisa Muri
Councillor Alan Nixon



www.dnv.org

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PUBLIC HEARING

**7:00 p.m.
Tuesday, July 17, 2012
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver**

AGENDA

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAW BY CLERK**

Bylaw 7938: The District of North Vancouver Rezoning Bylaw 1281

Purpose of Bylaw:

Bylaw 7938 proposes to allow for rezoning of the subject site from the existing hotel and neighbourhood pub use to light industrial use. The land use is both in keeping with the Official Community Plan and the pattern of development in the area.

- 3. PRESENTATION BY STAFF**
- 4. PRESENTATION BY APPLICANT**

Presentation: Tamsin Guppy, Community Planner

- 5. REPRESENTATIONS FROM THE PUBLIC**
- 6. QUESTIONS FROM COUNCIL**
- 7. COUNCIL RESOLUTION**

Recommendation:

THAT the July 17, 2012 Public Hearing be closed;

AND THAT Bylaw 7938 "The District of North Vancouver Rezoning Bylaw 1281", be returned to Council for further consideration.

- 8. CLOSING**

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The Corporation of the District of North Vancouver

Bylaw 7938

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965
(1515 Barrow Street)

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1281 (Bylaw 7938)”.

2. Amendments

The Zoning Map is amended to rezone from Comprehensive Development (CD48) to Employment Zone – Light Industrial (EZ-LI) the land as illustrated in Schedule 1 to this bylaw and legally described as follows:

Lot C, Explanatory Plan 8906, Block 39, District Lot 204, Plan 1340,
PID: 009-744-711

READ a first time this the 18th day of June, 2012

PUBLIC HEARING held this the

READ a second time this the

READ a third time this the

Certified a true copy of “Rezoning Bylaw 1281 (Bylaw 7938)” as at Third Reading

Municipal Clerk

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
this the

ADOPTED this the

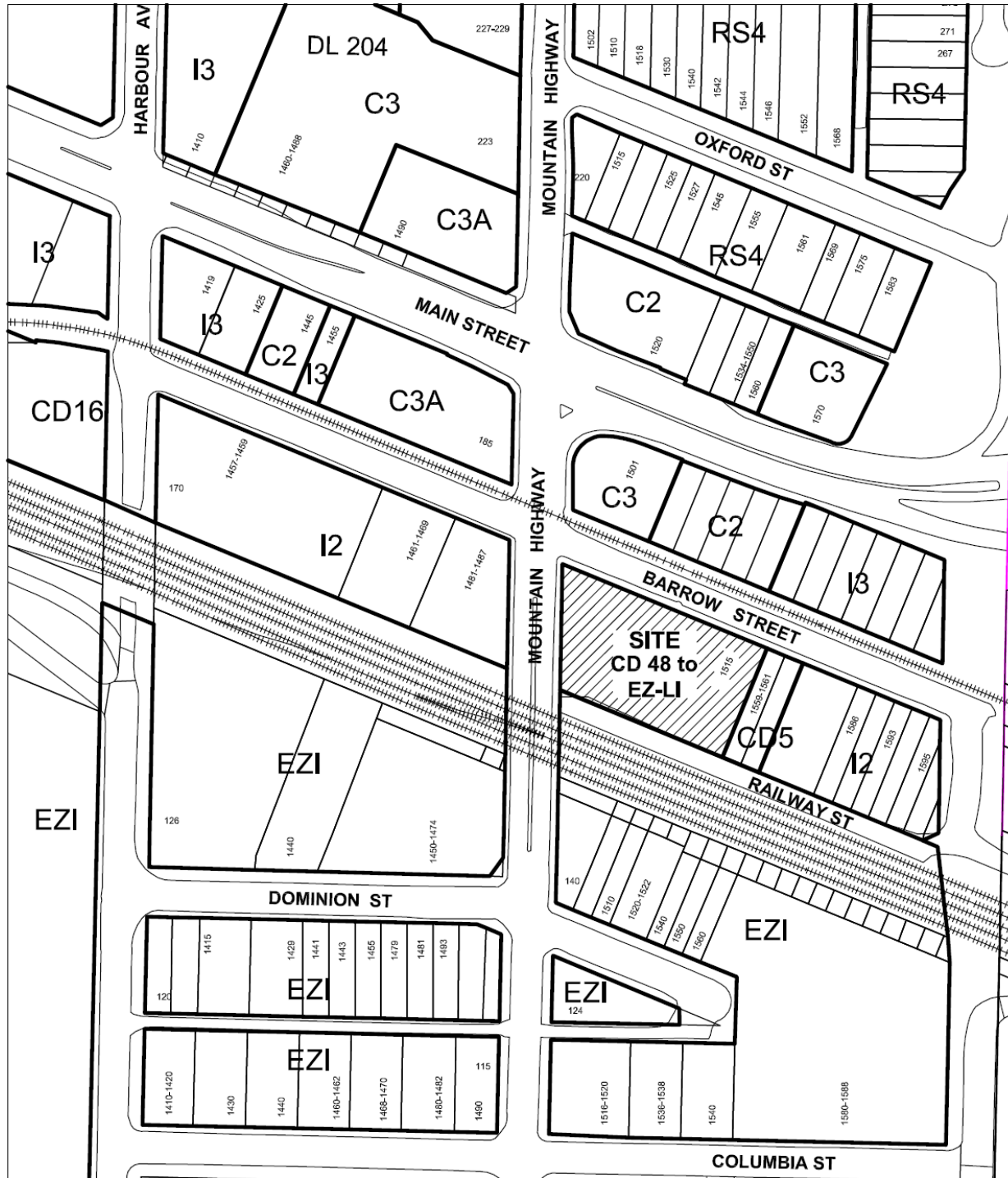
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule 1



BYLAW 7938



CD48 to EZ-LI



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COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
<input checked="" type="checkbox"/> Regular	Date: <u>JUNE 18, 2012</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item #		
<input type="checkbox"/> Info Package	DM#	Date:	Mailbox:	

BS
Dept.
Manager

[Signature]
Director

[Signature]
CAO

The District of North Vancouver REPORT TO COUNCIL

May 16, 2012
File: 3060-20-19.12
Tracking Number: RCA -

AUTHOR: Tamsin Guppy, Community Planning

**SUBJECT: BYLAW 7938 – REZONING BYLAW 1281 - 1515 BARROW STREET
LIGHT INDUSTRIAL DEVELOPMENT**

RECOMMENDATION:

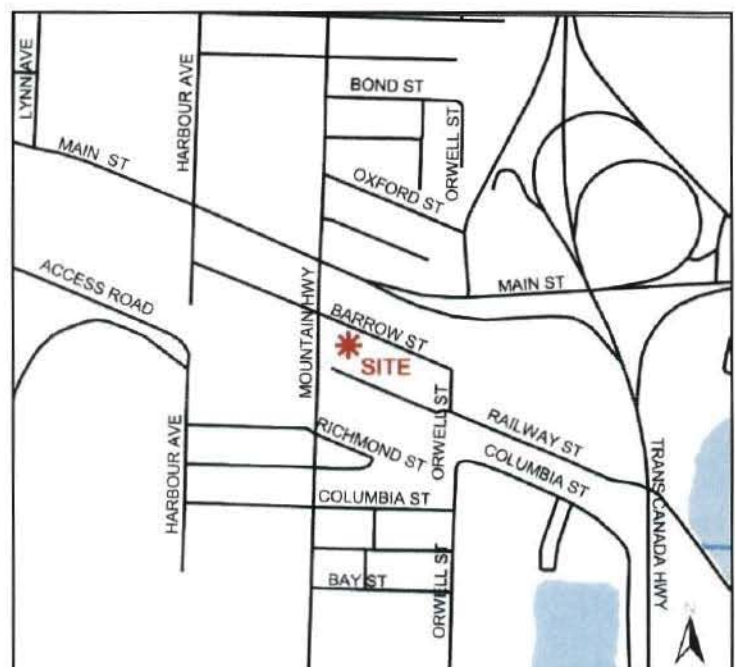
That:

1. The District of North Vancouver Rezoning Bylaw 1281 (Bylaw 7938) rezoning the property located at 1515 Barrow Street from Comprehensive Development Zone (CD48) to Employment Zone - Light Industrial (EZ-LI) be given First Reading; and
2. The District of North Vancouver Rezoning Bylaw 1281 (Bylaw 7938) be referred to a Public Hearing.

SUMMARY:

1515 Barrow Street, the site of Lynnwood Hotel and Pub, is proposed to be rezoned to Employment Zone – Light Industrial in order to accommodate a new light industrial building.

The proposed change in land use is in accordance with the Official Community Plan, and is in keeping with the mix of light industrial buildings that are found along Barrow Street.



ANALYSIS:



Land Use Context:

The subject site is designated Light Industrial Commercial (LIC) in the Official Community Plan and is inside the Lower Lynn Town Centre Boundary, shown in orange. The existing zoning is Comprehensive Development 48 which permits the existing Lynnwood Hotel and Pub. The proposed zoning is Employment Zone – Light Industrial (EZ-LI). Once the Lower Lynn Town Centre planning work is complete it is anticipated that the Light Industrial areas will be rezoned to Employment Zone – Light Industrial (EZ-LI) as part of the light industrial zoning work that was undertaken by the District last year. In this case, the applicant wants to move forward at this time, which staff support given that this part of the Town Centre

Plan is not anticipated to change land uses.

Site and Surrounding Area:

The site is located at the corner of Barrow Street and Mountain Highway. Neighbouring properties along the south side of Barrow Street are light industrial. On the north side of Barrow Street, the Lynnwood's parking lot will be redeveloped, as part of a separate development application.

The north side of the Barrow Street road allowance is currently occupied by a railway spur line, and south of the site are the main rail lines. The lane next to the rear of the site, known as "Railway Street" is owned by the Port and leased to CN. CN is not in support of public use of Railway Street, so vehicle access to this site is required to be from Barrow Street.



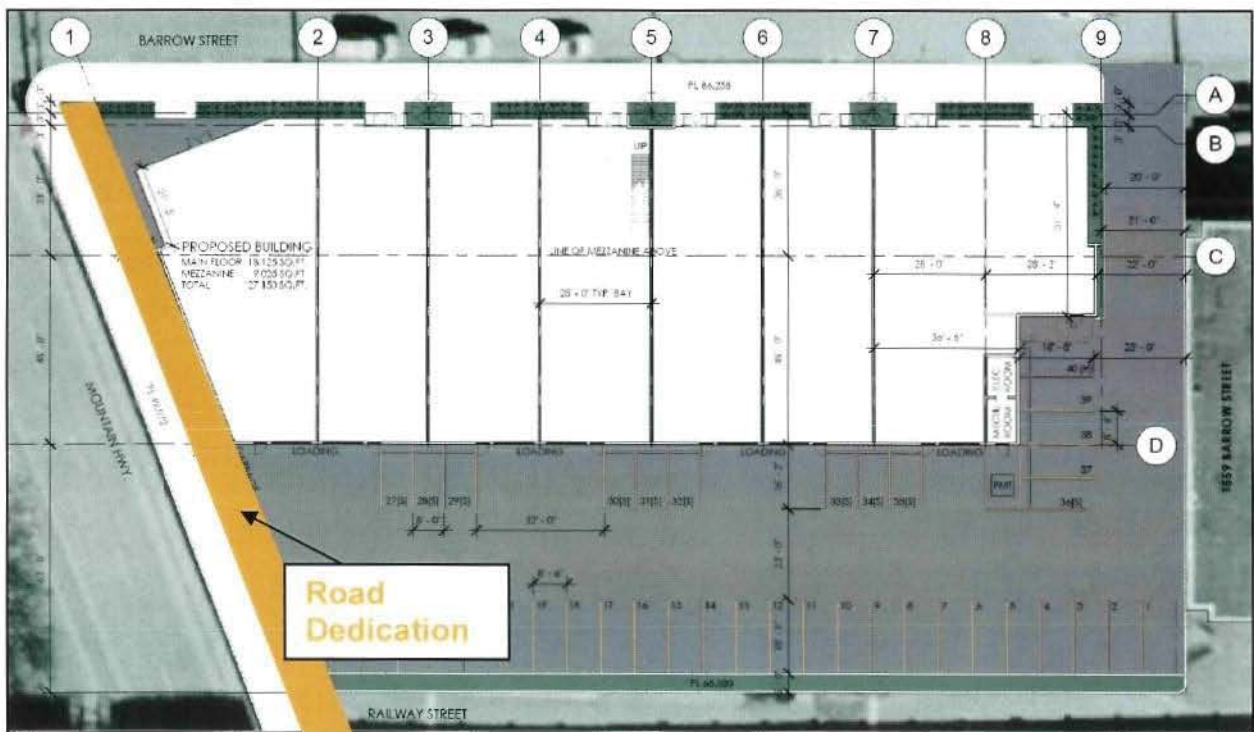
Project Description:



The proposal is to rezone the site to light industrial (EZ-LI) for a multi-tenant light industrial building that is approximately 25,000 square feet in size. The building would be 2 stories in height with second floor mezzanines in each unit.

The land use is in keeping with the Official Community Plan and compliments the industrial uses found along the south side of Barrow Street.

The building is proposed to be located at the front of the site, which will create a more pedestrian friendly site, and a more prominent street presence to achieve better urban design.



Parking and loading is located at the rear of the site, and will be accessed from a driveway off of Barrow Street at the eastern edge of the property. The lane at the rear of the property, known as "Railway Street" is not municipal right of way, but rather Port land under CN's control. When contacted, CN refused to permit access onto Railway Street.

A road dedication along Mountain Highway is required, to accommodate future expansion of Mountain Highway, and improvements to the Barrow Street frontage will also be part of this application's requirements.

Flood Construction Requirements:

This site is in the flood plains for both Seymour River and Lynn Creek. As a result a flood construction level of 4.95 m has been established, which is below the existing grade on site, and will therefore not impact the design of the development.

Chemical Plant Implications:

The subject site is located between the 10^{-5} and 10^{-6} risk hazard contours related to the chlorine plant located at 100 Amherst Avenue and established through the Canexus Technology Conversion Process. The proposed use of the site for light industrial is in keeping with the MIACC Guidelines. However, the ventilation system will be required to include an emergency alarm and shut-off system that will be triggered in the event of a chlorine spill.

Community Amenity Contributions:

The rezoning of this site from the existing CD use which permits hotel and pub use to a light industrial zone, will not generate an increase in market value, and therefore a community amenity contribution is not required.

The site will still be contributing towards the Public Art program and is currently considering a potential design along the west side of the building facade and fence.

Green Building:

In keeping with District policy this project is required to build to the LEED Gold building performance baseline and the related energy performance baseline. This will be the first industrial building in the District of North Vancouver attempting to achieve LEED Gold.

Advisory Design Panel

The Advisory Design Panel reviewed this project at the April meeting, and complimented the applicant on the design of this industrial building. The Panel supported the project moving forward subject to the applicant addressing some minor issues to the satisfaction of staff prior to bringing the Development Permit forward for Council's consideration, following Bylaw Adoption.

**SUBJECT: BYLAW 7938 – REZONING BYLAW1281 - 1515 BARROW STREET
LIGHT INDUSTRIAL DEVELOPMENT**

May 16, 2012

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Public Input:

A public information meeting was held on April 26, 2012. While there are few immediate neighbours to this site, the two of the three adjacent industrial businesses did attend the meeting, and two additional neighbours submitted input in writing. In general the comments were as follows:

- General support for the design and the freshening up of the site;
- Concerns about traffic in the area, and a desire from one neighbour to be able to use both Railway Street and the subject site to access the rear of their property.

Financial Implications:

As this property is changing from a commercial use to a light industrial use with a smaller building size, there is not expected to be any significant increase in property taxes, nor are any Development Cost Charges to be paid.

Conclusion:

The District of North Vancouver Rezoning Bylaw 1281 (Bylaw 7938) rezoning the subject site from the existing hotel and pub use to light industrial use is ready for Bylaw Introduction and referral to a Public Hearing. The land use is both in keeping with the Official Community Plan and the pattern of development in the area.


Tamsin Guppy
Community Planning

Attachment: The District of North Vancouver Rezoning Bylaw 1281 (Bylaw 7938)

REVIEWED WITH: <input type="checkbox"/> Sustainable Community Development <input type="checkbox"/> Development Services <input type="checkbox"/> Utilities <input type="checkbox"/> Engineering Operations <input type="checkbox"/> Parks & Environment <input type="checkbox"/> Economic Development	REVIEWED WITH: <input type="checkbox"/> Clerk's Office <input type="checkbox"/> Corporate Services <input type="checkbox"/> Communications <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Human resources <input type="checkbox"/> ITS <input type="checkbox"/> Solicitor <input type="checkbox"/> GIS	REVIEWED WITH: External Agencies: <input type="checkbox"/> Library Board <input type="checkbox"/> NS Health <input type="checkbox"/> RCMP <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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The Corporation of the District of North Vancouver

Bylaw 7938

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this the

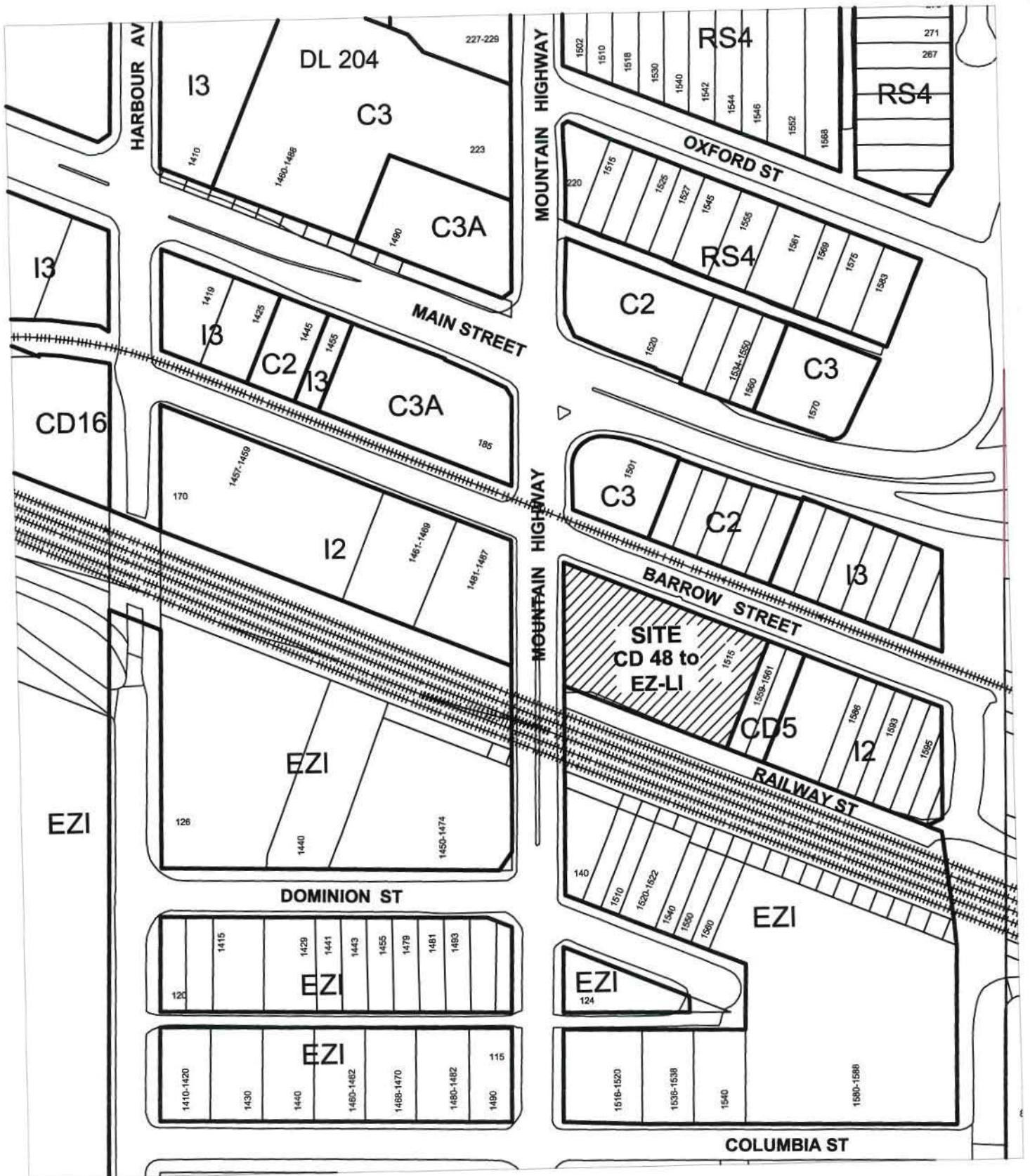
ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



BYLAW 7938



CD48 to EZ-LI



NOTICE OF PUBLIC HEARING

1515 BARROW STREET: THE DISTRICT OF NORTH VANCOUVER REZONING BYLAW 1281 (BYLAW 7938)

A Public Hearing is scheduled for **7:00 pm on TUESDAY, July 17, 2012**, in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, B.C., to allow the public to make representations to Council respecting matters contained in the proposed Bylaw 7938. Written submissions will be accepted up to the conclusion of the Public Hearing.

BYLAW 7938

The District of North Vancouver Rezoning Bylaw 1281

Applicant:

Mr. Nick Bray, Christopher Bozyk Architects

Subject Lands:

1515 Barrow Street legally described as Lot C, Explanatory Plan 8906, Block 39, District Lot 204, Plan 1340, PID: 009-744-711 and shown on the following map:



Proposed
Amendment:

Bylaw 7938 amends the Zoning Map to rezone from Comprehensive Development (CD48) to Employment Zone – Light Industrial (EZ-LI).

Purpose:

The proposed Zoning Bylaw amendment will allow for rezoning of the subject site from the existing hotel and neighbourhood pub use to light industrial use. The land use is both in keeping with the Official Community Plan and the pattern of development in the area.

Copies of the bylaw, Council resolution, supporting staff report, and other relevant background material are available from July 4, 2012, at the District of North Vancouver Clerk's Office (Monday to Friday, except statutory holidays, between 8:00 am and 4:30 pm) or online at www.dnv.org/public_hearing. Please direct inquiries to Ms. Tamsin Guppy, Community Planner, at 604-990-2391.

For 
Mr. James Gordon
Manager of Administrative Services

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