

AGENDA

PUBLIC HEARING

Tuesday, November 20, 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



NORTH VANCOUVER
DISTRICT

www.dnv.org

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PUBLIC HEARING

7:00 p.m.
Tuesday, November 20, 2012
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

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

Bylaw 7954: The District of North Vancouver Rezoning Bylaw 1285

Purpose of Bylaw:

Bylaw 7954 will permit a liquor store on what is currently the Lynnwood Inn and Hotel parking lot. The parking lot property is currently zoned Commercial which permits liquor store use on lots that are over 8,500m² in size. The proposed bylaw would allow this site to have a liquor store despite the site being smaller than required.

3. **PRESENTATION BY STAFF**

Presentation: Jennifer Paton, Section Manager - Development Planning
4. **PRESENTATION BY APPLICANT**

Presentation: Mr. John McNally
5. **REPRESENTATIONS FROM THE PUBLIC**
6. **QUESTIONS FROM COUNCIL**
7. **COUNCIL RESOLUTION**

Recommendation:

THAT the November 20, 2012 Public Hearing be closed;

AND THAT Bylaw 7954 "The District of North Vancouver Rezoning Bylaw 1285", be returned to Council for further consideration.

8. **CLOSING**

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The Corporation of the District of North Vancouver

Bylaw 7954

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965
(Text Amendment for Lot B -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 1285” (Bylaw 7954).

2. Amendments

The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

Section 622.5 sub clause (a), as follows:

(a) i) the minimum lot size on which a liquor store may be located is 8,500 sq. m (91,493 sq. ft);

ii) Notwithstanding sub clause (i) above, a liquor store may also be located on the lot legally described as: Lot B, Block 40, District Lot 204, Group 1, New Westminster District Plan BCP49184, PID: 028-681-711.

READ a first time this the 15th day of October, 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 1285 (Bylaw 7954)” 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

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:	Item #		
<input checked="" type="checkbox"/> Regular	Date: <u>Oct 15, 2012</u>	Item #		
<input type="checkbox"/> Agenda Addendum	Date:	Item#		
<input type="checkbox"/> Info Package	DM#	Date:	Mailbox:	



The District of North Vancouver REPORT TO COUNCIL

October 2, 2012
 File: 3060-20-46.12
 Tracking Number: RCA -

AUTHOR: Tamsin Guppy, Community Planning

**SUBJECT: REZONING BYLAW 1285 (BYLAW 7954) - LOT B - BARROW STREET
 TEXT AMENDMENT FOR A LIQUOR STORE**

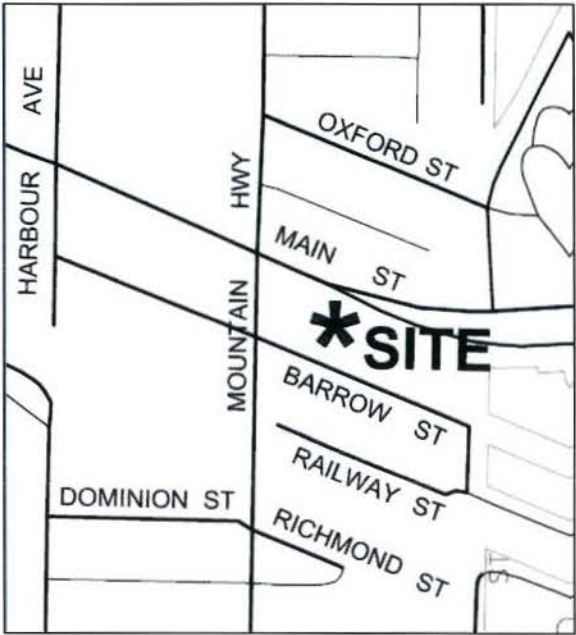
RECOMMENDATION:

That:

1. The District of North Vancouver Rezoning Bylaw 1285 (Bylaw 7954), a text amendment bylaw to amend the C2 Zone to permit a liquor store on the site known as Lot B, Barrow Street (PID: 028-681-711), be given First Reading; and
2. The District of North Vancouver Rezoning Bylaw 1285 (Bylaw 7954) be referred to a Public Hearing.

SUMMARY:

The owners of the Lynnwood Inn and Hotel, are closing the hotel, but proposing to rebuild the liquor store on the Lynnwood's parking lot which is a separate property on the north side of Barrow Street. The parking lot property is zoned Commercial (C2) which permits liquor stores, but only when they are on large sites, similar to shopping centres. The proposed bylaw is a Zoning text amendment that allows this site to have a liquor store despite the site being smaller than required.



Text Amendment:

The existing Commercial C2 Zoning only permits liquor stores with a minimum lot size of 8,500 square metres (91,493 sq. ft.). This clause was brought in several years ago when there were concerns that changes to the provincial regulations would result in a proliferation of liquor stores throughout the District. In this case, the applicant is proposing to move the liquor store from one side of the street to the other. This move is in accordance with the direction in the Official Community Plan as they are moving the retail use from a site designated light industrial to a site designated commercial. The amendment would be to section 622.5 sub clause (a), as follows:

- (a) i) the minimum lot size on which a liquor store may be located is 8,500 sq. m (91,493 sq. ft);
- ii) Notwithstanding sub clause (i) above, a liquor store may also be located on the lot legally described as: Lot B, Block 40, District Lot 204, Group 1, New Westminster District Plan BCP49184, PID: 028-681-711.

Flood Construction Requirements:

A Development Permit for Protection from Hazardous Conditions will be required as this site is in the flood plains for both Seymour River and Lynn Creek. To address this risk the applicant is proposing to raise the building to meet the grade along the Main Street elevation, which is in accordance with the recommendations of the flood hazard and protection measures report for this site prepared by Kerr Wood Leidal.

Community Amenity Contributions:

As there is no change to the mix of commercial and residential uses permitted in the C2 zone, and no increase in density, 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 northern façade to help animate Main Street.

Green Building:

In keeping with District policy this project is required to build to the LEED® Gold equivalent building performance baseline and the related energy performance baseline. Given the size and scope of this development, the applicant is unsure if they will be able to afford to meet LEED® Gold, and are therefore requesting a little leeway so that if they are a few points off the target they can still obtain their building permit. The applicant is willing to commit to achieving a LEED® Silver equivalent and provide best efforts to work towards LEED® Gold. Given that this is one of the first small scale commercial projects required to meet this target, the staff are willing to accept some leeway in the target, which would still bring the application in above the minimum threshold for LEED® Silver.

Staff have provided Council with the option to require LEED® Gold equivalent, as a condition of rezoning, should they consider it appropriate.

**SUBJECT: REZONING Bylaw 1285 (Bylaw 7954) - Lot B - Barrow Street
Text Amendment for a Liquor Store**

October 2, 2012

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ANALYSIS:



Site and Surrounding Area:

The subject site is located between Main and Barrow Streets, and one lot east of Mountain Highway. It is also next to the on-ramp for the Second Narrows Bridge. The site has been used for parking for many years, primarily to serve the Lynnwood Hotel and Pub, but also in conjunction with the Ministry of Highways Lands next door to accommodate overnight truck parking.

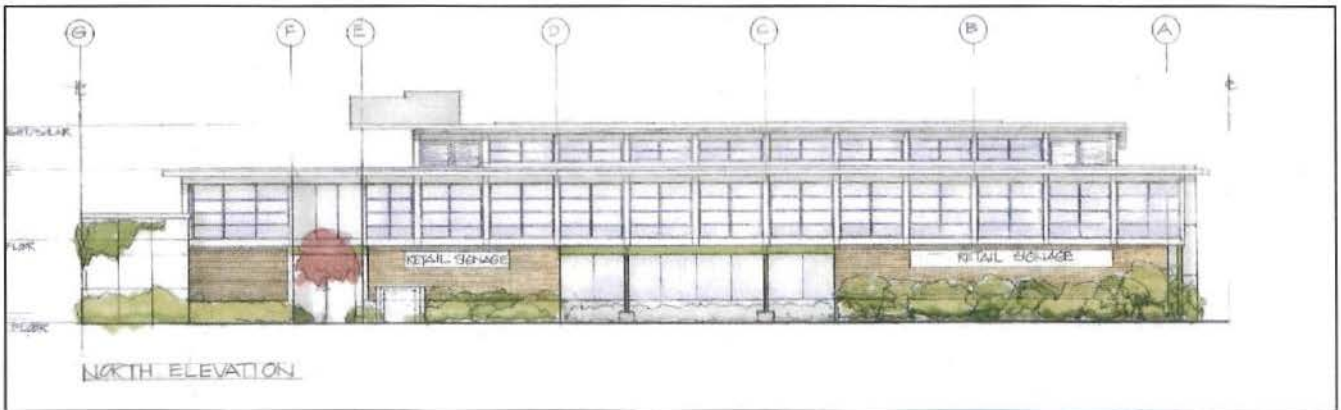
Main Street includes a mix of commercial uses, and is designated commercial in the Official Community Plan.

Barrow Street, to the south, is designated light industrial and is predominantly occupied by industrial

uses.

Running next to the site in the northern portion of the Barrow Street right of way is the CN Rail Spur Line, which precludes the use of the northern side of the road allowance for sidewalks, street trees and street lights.

Project Description:



The applicant is proposing to develop a 12,714 square foot commercial building on the site to house the Lynnwood Liquor Store on the ground level and offices on the upper floor.

Advisory Design Panel

The Advisory Design Panel reviewed this project at the September meeting. The Panel supported the project moving forward subject to the applicant addressing some minor issues to the satisfaction of staff.

Public Input:

A public information meeting was held on July 4th, 2012, but with an extended notification period as it was a summertime meeting. As there are very few immediate neighbours, only a couple of local business owners came out to the meeting, and had no concerns with the proposal.

Development Permit Requirements:

Following the bylaw process and prior to issuance of a Building Permit, a development permit is required to address:

- Urban Design (Form and Character)
- Flood Issues (Protection from Natural Hazards) and
- Green Building (Energy and Water Conservation and Reduction of Greenhouse Gas Emissions).

The applicant is working with staff to ensure this project meets all these requirements and it is anticipate that the development permit will be ready for issuance following adoption of the bylaw amendment.

Conclusion:

The District of North Vancouver Rezoning Bylaw 1285 (Bylaw 7954) proposing a text amendment to the C2 Zone to permit a liquor store to be located on this site is in accordance with the Official Community Plan, and will allow an existing business to relocate to another portion of the property they currently own and use for this purpose.

**SUBJECT: REZONING Bylaw 1285 (Bylaw 7954) - Lot B - Barrow Street
Text Amendment for a Liquor Store**

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Options:

The following options are available for Council's consideration:

1. Introduce Bylaw 7954 and refer the proposal to a Public Hearing with the current green building proposal (staff recommendation); or
2. Introduce Bylaw 7954 conditionally with the applicant being advised that they will be required, should the rezoning application be successful, to demonstrate an ability to meet the District's green building policy of LEED® Gold equivalent prior to adoption of the bylaw amendment.



for Tamsin Guppy
Community Planning

Attachment:

Attachment A - Rezoning Bylaw 1285 (Bylaw 7954)

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

The Corporation of the District of North Vancouver

Bylaw 7954

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Mayor

Municipal Clerk

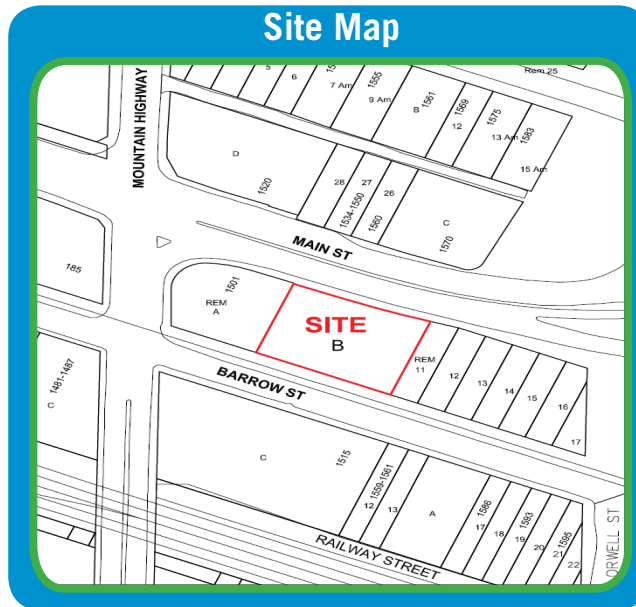
Certified a true copy

Municipal Clerk

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PUBLIC HEARING Lot B - Barrow Street

- What:** Public Hearing on proposed Zoning Amendment Bylaw 7954
When: 7:00pm, Tuesday, November 20, 2012
Where: Council Chamber of District Hall, 355 West Queens Road



- What is it?** A proposed amending bylaw to permit a liquor store on what is currently the Lynnwood Inn and Hotel parking lot.
- What changes?** The parking lot property is currently zoned Commercial which permits liquor store use on lots that are over 8,500m² in size. The proposed bylaw would allow this site to have a liquor store despite the site being smaller than required.
- When can I speak?** Please join us on November 20 when Council will be receiving input from the public on this proposal. You can speak in person by signing up at the Hearing or by providing a written submission to the Municipal Clerk at the address below or input@dnv.org before the conclusion of the Hearing.
- Need more info?** The bylaw, staff report, and other relevant background material are available for review by the public at the Municipal Clerk's Office or online at www.dnv.org/public_hearing. Office hours are Monday to Friday 8:00am to 4:30pm.
- Who can I speak to?** Tamsin Guppy at 604-990-2391 or guppyt@dnv.org

District of North Vancouver
355 West Queens Road, North Vancouver, BC V7N 4N5
Main Line 604-990-2311

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