

# AGENDA

## *PUBLIC HEARING*

**Tuesday, January 27, 2015**

**7:00 p.m.**

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

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER  
DISTRICT

[www.dnv.org](http://www.dnv.org)

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## PUBLIC HEARING

7:00 p.m.  
Tuesday, January 27, 2015  
Municipal Hall, Council Chambers  
355 West Queens Road, North Vancouver

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAW BY CLERK**

**The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)**

*Purpose of Bylaw:*

Bylaw 8087 proposes to amend the District's Zoning Bylaw by adding "artist studio" and "office purposes" as permitted uses in the CD3 Zone specific to 1000 Roosevelt Crescent.

**3. PRESENTATION BY STAFF**

Presentation: Natasha Letchford, Community Planner

**4. PRESENTATION BY APPLICANT**

Presentation: Fred Adab Architects

**5. REPRESENTATIONS FROM THE PUBLIC**

**6. QUESTIONS FROM COUNCIL**

**7. COUNCIL RESOLUTION**

*Recommendation:*

THAT the January 27, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)" be returned to Council for further consideration.

**8. CLOSING**

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# **The Corporation of the District of North Vancouver**

## **Bylaw 8087**

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965

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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 1320 (Bylaw 8087)”.

### **2. Amendments**

The following amendments are made to the “District of North Vancouver Zoning Bylaw 3210, 1965”:

- a) by deleting the following text from Section 4B07 Comprehensive Development Zone 3 (CD3):

(Lot 8, Block 56, District Lot 552, Plan 21804)

- b) and by replacing the deleted text with the following text in Section 4B07 Comprehensive Development Zone 3 (CD3):

Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District  
Strata Plan LMS2950

- c) by adding the following, in alphabetical order, to Section 4B07 Comprehensive Development Zone 3 (CD3), subsection (2):

“artist’s studio, but only on the lot having the following legal description:  
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District  
Strata Plan LMS2950

office purposes, but only on the lot having the following legal description:  
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District  
Strata Plan LMS2950”

**READ** a first time December 15<sup>th</sup>, 2014

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>DEC 15 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

  
Dept.  
Manager

  
GM/  
Director

  
CAO

## The District of North Vancouver REPORT TO COUNCIL

November 27, 2014  
File: 08.3060.20/038.14

**AUTHOR:** Natasha Letchford, Planner

**SUBJECT:** Bylaw 8087: Amendment to the Zoning Bylaw at 1000 Roosevelt Crescent

### RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)", which amends the Comprehensive Development 3 Zone (CD3) at 1000 Roosevelt Crescent, is given FIRST Reading;

AND THAT Bylaw 8087 is referred to a Public Hearing.

### REASON FOR REPORT:

To amend the zoning bylaw by adding "artist studio" and "office purposes" to the list of permitted uses in the CD3 Zone specific to 1000 Roosevelt Crescent. There will also be a small housekeeping change made to the bylaw to update the legal description of 1000 Roosevelt Crescent.

### SUMMARY:

Bylaw 8087 proposes to amend the Comprehensive Development (CD3) zoning for 1000 Roosevelt Crescent to allow for a slightly broader range of uses including "artist studio" and "office purposes". These proposed uses are compatible with the existing uses on this site. There is sufficient parking on-site for these additional uses.



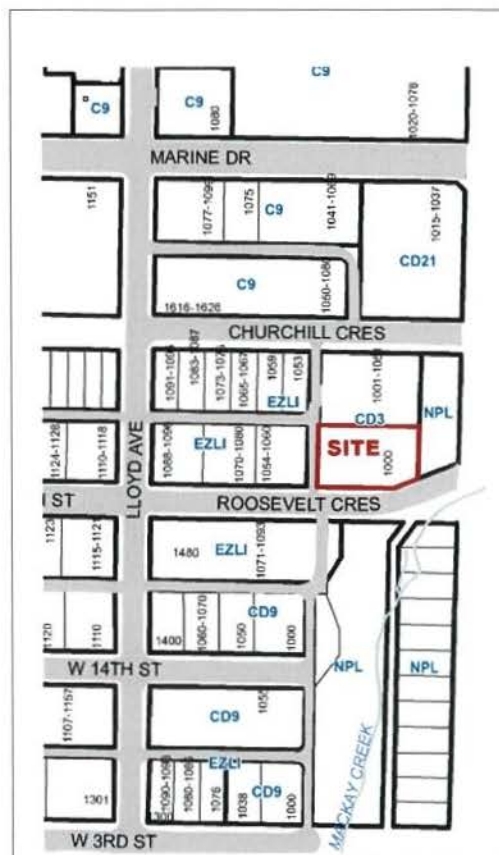
**ANALYSIS:**

The site and surrounding area is designated “Light Industrial Commercial” in the Official Community Plan (OCP) which is intended primarily for a mix of industrial, warehouse, office, service, utility, and business park type uses. The proposed amendment to the CD3 zone is consistent with the designation in the OCP.

The surrounding sites, as shown in the context map, are zoned either Comprehensive Development (CD) or Employment Zone – Light Industrial (EZLI).

The current permitted uses are as follows:

- a) Accessory uses;
- b) Business office support services;
- c) Contractor services;
- d) Custom manufacturing;
- e) Fitness centre;
- f) Hobby beer and wine making establishments;
- g) Light manufacturing when accessory to (i), (j), or (l);
- h) Media related establishments;
- i) Professional offices;
- j) Research and development establishments;
- k) Retail food services;
- l) Specialized light industrial and technological establishments; and,
- m) Wholesaling.





**SUBJECT: Bylaw 8087: Amendment to the Zoning Bylaw at 1000 Roosevelt Crescent**

November 27, 2014

Page 3

**Public Input:**

A letter was circulated to neighbouring properties including tenants and to the Norgate Community Association; the Norgate Community Association was generally supportive of the zoning amendment. No other comments were received.

**Conclusion:**

The addition of "artist studio" and "office purposes" to the CD3 zone for 1000 Roosevelt Cr. is well suited to the area and will allow for a slightly broader range of uses on the site while complying with the light industrial and commercial nature of the area. There is sufficient parking on-site to accommodate the additional uses.

**Options:**

1. Council could give first reading to Bylaw 8087 and refer the Bylaw to a public hearing; or,
2. Council could suggest amendments to the Bylaw and refer the Bylaw back to staff; or,
3. Council could choose to give no readings to the Bylaw; thereby abandoning the Bylaw.

  
For  
Natasha Letchford  
Community Planner

**Attachments:**

- A. The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)

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

# **The Corporation of the District of North Vancouver**

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**PUBLIC HEARING** held

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**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

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# PUBLIC HEARINGS

occurring consecutively in the order noted below

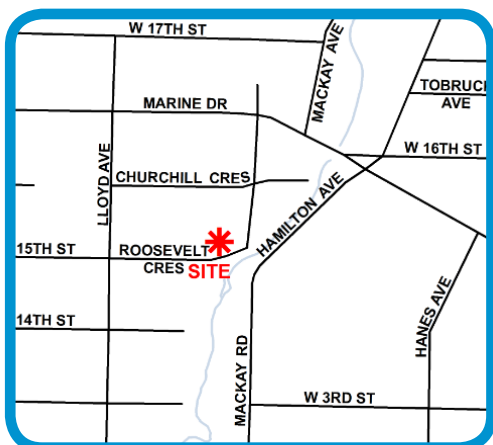
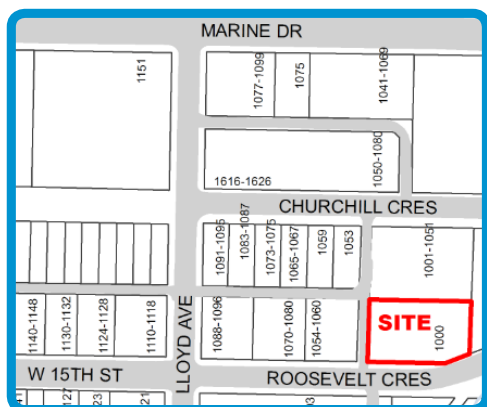
## Tuesday, January 27, 2015 at 7pm

District Hall, 355 West Queens Road

### 1000 Roosevelt Crescent

#### Additional Permitted Uses

Bylaw 8087 proposes to amend the Zoning Bylaw by adding "artist studio" and "office purposes" to the list of permitted uses in the CD3 Zone specific to 1000 Roosevelt Crescent.

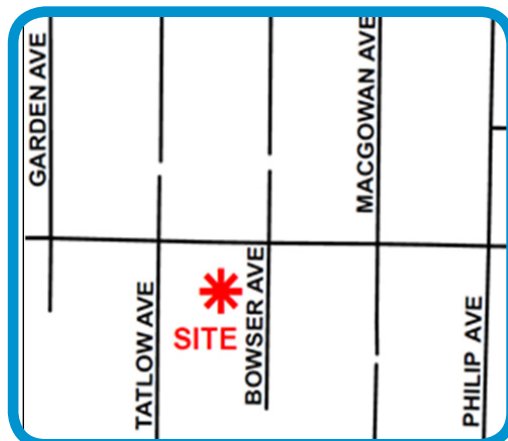


**Contact:** Natasha Letchford, Community Planner, at 604-990-2378 or [letchfordn@dnv.org](mailto:letchfordn@dnv.org).

### 1591 Bowser Avenue

#### 16 Unit Apartment Building

Bylaw 8080 proposes to amend the Zoning Bylaw to create a new Comprehensive Development Zone (CD83) and rezone 1591 Bowser Avenue from C9 to CD83 enabling the development of a 16 unit, three-storey apartment building with underground parking.



**Contact:** Doug Allan, Community Planner, at 604-990-2357 or [alland@dnv.org](mailto:alland@dnv.org).

#### When can I speak?

**Tuesday, January 27, 2015 at 7 pm.** You can speak in person by signing up at the Hearings or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org), or by mail before the conclusion of the relevant Hearing.

#### Need more info?

Relevant background material and the bylaws are available at the Municipal Clerk's Office or at [dnv.org/public\\_hearing](http://dnv.org/public_hearing). Office hours are Monday to Friday 8 am to 4:30 pm.



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