

# AGENDA

*PUBLIC HEARING*

**Tuesday, May 17, 2016**

**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

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**PUBLIC HEARING**

**7:00 p.m.**  
**Tuesday, May 17, 2016**  
**Municipal Hall, Council Chambers**  
**355 West Queens Road, North Vancouver**

**5020 Capilano Road/1180 Clements Avenue**  
**and 4710-4740 Capilano Road**  
**Upper Capilano Commercial Zoning**

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAW BY CLERK**

**The District of North Vancouver Rezoning Bylaw 1340 (Bylaw 8165)**

*Purpose of Bylaw:*

Bylaw 8165 proposes to amend the District's Zoning Bylaw to create a new Village Commercial – Upper Capilano Zone (VC-UC) and rezone two commercial sites, 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano Road, from General Commercial Zone 2 (C2) to Village Commercial – Upper Capilano Zone (VC-UC), to accommodate a wide range of uses such as restaurant, retail, residential and office.

**3. PRESENTATION BY STAFF**

Presentation: Natasha Letchford, Community Planner

**5. REPRESENTATIONS FROM THE PUBLIC**

**6. QUESTIONS FROM COUNCIL**

**7. COUNCIL RESOLUTION**

*Recommendation:*

THAT the May 17, 2016 Public Hearing be closed;

AND THAT “The District of North Vancouver Rezoning Bylaw 1340 (Bylaw 8165)” be returned to Council for further consideration.

**8. CLOSING**

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# The Corporation of the District of North Vancouver

## Bylaw 8165

A bylaw to amend 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 1340 (Bylaw 8165)”.

### 2. Amendments

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

- a) Part 2A is amended by inserting, in sequential order, the following reference to the Village Commercial-Upper Capilano Zone into the explanatory paragraph at the beginning of the section:

600-C (VC-UC)

- b) Section 301 (2) is amended by inserting in alphabetical order the following zoning designation:

Village Commercial – Upper Capilano

VC-UC (Bylaw 8165)

- c) Part 3 A – Subdivision Requirements is amended by adding the subdivision requirements to the table of “Minimum Lot Sizes and Dimensions” in Section 309A as follows:

<b>Commercial Zones</b>						
<b>Zone</b>	<b>Short Form</b>	<b>Minimum Lot Area (square metres)</b>	<b>Maximum Lot Area (square metres)</b>	<b>Minimum Lot Width (metres)</b>	<b>Minimum Lot Depth (metres)</b>	<b>Minimum Lot Width for corner lots (metres)</b>
Village Commercial – Upper Capilano	VC - UC	2000	NA	7.5	34	NA

- d) Section 414 is amended by inserting, in sequential order, the following reference to the Village Commercial – Upper Capilano Zone into the description of the Good Neighbour Requirements at the beginning of the section: 600-C

- e) Part 6 Commercial Zone Regulations is amended by inserting Schedule A as Section 600-C.
- f) The Zoning Map is amended as shown on Schedule B.
- g) The properties shown hatched on Schedule B are hereby rezoned to Village Commercial-Upper Capilano (VC-UC).

**READ** a first time May 2<sup>nd</sup>, 2016

**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

## Schedule A to Bylaw 8165

### 600-C Village Commercial–Upper Capilano (VC-UC)

#### 600-C.01 Intent

The intent of the Village Commercial Upper Capilano Zone is to accommodate mixed – use commercial buildings in a local neighbourhood setting.

#### 600-C.02 Permitted Uses

The following *principal uses* shall be permitted in the Village Commercial-Upper Capilano Zone:

**a) Uses Permitted without Conditions:**

Not applicable.

**b) Conditional Uses**

The following *principal uses* are permitted when the conditions outlined in 600 – C.03 – Conditions of Use, are met:

*live-work use;*  
*office use;*  
*personal service use;*  
*residential use;*  
*restaurant use;*  
*retail use; and*  
*service use.*

#### 600-C.03 Conditions of Use

a) **All uses:** all uses of land, buildings, and structures are only permitted when the following conditions are met:

i. All aspects of the use are completely contained within an *enclosed building* except for:

- a) Parking and loading areas;
- b) *Outdoor customer service areas;*
- c) The display of goods limited to 5 m<sup>2</sup> (54 sq ft) per commercial unit; and
- d) *Outdoor amenity areas (balconies, patios or roof decks).*

- ii. Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and all uses shall comply with Part 4, Section 414 of the Zoning Bylaw
- b) **Live-work use:** the use of land, buildings, and structures for *live-work* units is permitted when the following conditions are met:
- i. *Live-Work* uses are permitted only when *office, personal service, restaurant, retail or service* uses, excluding stairs, are located on the ground floor fronting Capilano Road and the westerly 24.5 m (80.3 ft) of any property fronting Clements Avenue;
  - ii. Any *Live-Work* unit fronting Clements Avenue must have an individual ground floor entrance; and,
  - iii. *Live Work* uses are permitted only when 50% of the ground floor space is used for *Office, Personal Service, Restaurant, Retail and Service* uses.
- c) **Residential use:** the use of land, buildings, and structures for dwelling units is permitted when the following conditions are met:
- i. *Residential* uses are permitted only when *office, personal service, restaurant, retail or service* uses are located on the ground floor fronting Capilano Road and the westerly 24.5 m (80.3 ft) of any property fronting Clements Avenue;
  - ii. Any *residential unit* fronting Clements Avenue must have an individual ground floor entrance fronting Clements Avenue; and,
  - iii. Each *residential unit* has access to a private storage space of a minimum 2 m (6.6 ft) in length, 1.25 m (4.0 ft) in width, and 2 m (6.6 ft) in height.
- d) **Office, Personal Service, Restaurant, Retail and Service uses:** the use of land, buildings, and structures for these uses is only permitted when the following conditions are met:
- i. Any associated *outdoor customer service areas* are only permitted in areas adjacent to a street;
  - ii. Any associated *outdoor customer service areas* must comply with the regulations found in Section 413; and,
  - iii. Cooking exhaust producing grease-laden vapours must vent directly to the roof.



- iv. The maximum permitted individual commercial unit area is as follows in Table 1 below:

<b>Table 1 – Maximum Individual Commercial Unit Area</b>	
<b>Site/Address</b>	<b>Maximum Permitted Unit Area</b>
5020 Capilano Road Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702 1180 Clements Avenue Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702	465 m <sup>2</sup> (5,005 sq. ft.)
4710-4740 Capilano Road Lot A of Lot 3 Block E District Lot 595 Plan 12864, PID: 008-781-061	186 m <sup>2</sup> (2,002 sq. ft.)

**600-C.04 Accessory Use**

- a) *Accessory uses* are permitted.
- b) *Home occupations* are permitted in residential *dwelling units* in this zone.

**600-C.05 Density**

- a) The maximum permitted density is as follows in Table 2 below:

<b>Table 2 – Maximum Permitted Density</b>	
<b>Site/Address</b>	<b>Maximum Permitted Floor Area Ratio</b>
5020 Capilano Road Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702 1180 Clements Avenue Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702	1.4
4710-4740 Capilano Road Lot A of Lot 3 Block E District Lot 595 Plan 12864, PID: 008-781-061	1.2

- b) For the purposes of calculating floor area ratio the following are exempted:
  - i. Covered or enclosed parking;
  - ii. Bicycle storage; and,
  - iii. 2.5 m<sup>2</sup> (26.9 sq ft) of storage space per *residential dwelling unit*.

**600-C.06 Setbacks**

The setbacks for any building in the VC-UC Zone shall be regulated as follows:

<b>Setback</b>	<b>Principal and Accessory Buildings and Structures</b>
From Capilano Road and Clements Avenue	Minimum: 3 m (10 ft)
From any property line abutting a property in a Single Family (RS) or Multi Family (RM/CD) Zone	Minimum 4 m (13.1 ft)
From any property line abutting a lane	Minimum 1.5 m (5 ft)

**600-C.08 Building Orientation**

- a) For buildings oriented toward Capilano Road, at least 50% of the lot width must be occupied by a building that fronts the street and meets the minimum front yard setback requirement

**600-C.09 Coverage**

- a) Building Coverage: Maximum 80%
- b) Site Coverage: Maximum 90%

**600-C.11 Height**

- a) Maximum permitted heights are listed in Table 3;
- b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%; and
- c) For the purposes of measuring maximum number of storeys, the permitted number of storeys does not include parking.

<b>Table 3</b>		
<b>Site / Address</b>	<b>Maximum Permitted Height for Principle and Accessory Buildings and Structures</b>	<b>Maximum Number of Storeys</b>
5020 Capilano Road Lot A Block B District Lot 594 Plan 1792, PID: 014-	10.7 m (35.1 ft)	3

<p>288-702</p> <p>1180 Clements Avenue Lot A Block B District Lot 594 Plan 1792, PID: 014- 288-702</p>		
<p>4710-4740 Capilano Road Lot A of Lot 3 Block E District Lot 595 Plan 12864, PID: 008-781-061</p>	<p>10.7 m (35.1 ft)</p>	<p>3</p>

**600-C.10 Landscaping**

- a) All land areas not occupied by buildings, structures, plazas, patios, parking spaces, loading spaces, driveways, manoeuvring aisles, and sidewalks shall be landscaped.
- b) A 2 m (6.6 ft) high screen consisting of a solid wood fence, or landscaping, or a combination thereof, all with 90% opacity, is required to screen from public view:
  - i. exterior garbage and recycling areas, where permitted; and
  - ii. exterior utility boxes, vents and pumps.
- c) A 1.8 m (6 ft) wide landscaped buffer is required at the rear of any property abutting land zoned Residential (RS and RM) which is not occupied by vehicle access or parking.

**600-C.11 Parking, Loading and Vehicle Access Regulations**

- a) For 5020 Capilano Road legally described as Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702, access to the underground parking for the site is only permitted from Clements Avenue.
- b) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.
- c) A loading bay in accordance with Part 10 of this Bylaw is required for any building with more than 500m<sup>2</sup> (5,382 sq ft) of floor area on the main floor used for *office, personal service, restaurant, retail or service uses*.
- d) All above ground parking adjacent to a street must be separated by a landscaped buffer area of no less than 1m (3.3 ft) in width.



COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/>	In Camera	Date:	Item #	
<input checked="" type="checkbox"/>	Regular	Date: <u>May 2, 2016</u>	Item #	
<input type="checkbox"/>	Agenda Addendum	Date:	Item#	
<input type="checkbox"/>	Info Package			
<input type="checkbox"/>	Council Workshop	DM#	Date:	Mailbox:



## The District of North Vancouver REPORT TO COUNCIL

April 14, 2016  
File: 13.6650.01/000.0000

**AUTHOR:** Natasha Letchford, Planner

**SUBJECT:** **Bylaw 8165: Upper Capilano Commercial Zoning**

**RECOMMENDATION:**

THAT “The District of North Vancouver Rezoning Bylaw 1340 (Bylaw 8165)” which rezones two commercial sites in Upper Capilano to a new Village Commercial Zone is given FIRST reading;

AND THAT Bylaw 8165 is referred to public hearing.

**REASON FOR REPORT:**

Bylaw 8165, which rezones two commercial sites in Upper Capilano from General Commercial Zone 2 (C2) to a new Village Commercial Upper Capilano Zone (VC – UC) is ready for Council’s consideration.

**SUMMARY:**

Following the direction in Council’s 2014 withholding motion and a public consultation process, Bylaw 8165 is being presented to Council for consideration. This bylaw rezones the properties at 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano Road from General Commercial Zone 2 (C2) to a new Village Commercial – Upper Capilano Zone (VC – UC). This zoning accommodates a wide range of uses such as restaurants, retail, residential and office. The aim of this bylaw is to introduce zoning that more closely fits with the vision for the future of the Upper Capilano neighbourhood and the scale of the surrounding residential uses.

**BACKGROUND:**

On April 7, 2014, Council passed a motion directing staff to prepare a bylaw specific to the properties at 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano





The existing C2 Zone would permit a four storey building whereas the proposed VC – UC zone would limit the height to 3 storeys or 10.7 m (35 ft). The C2 zone does not include specific setback regulations as they are established through the development permit process. The proposed VC – UC zone requires a setback between 1.5 m (5 ft) to 4 m (13.1ft) with the larger setback required between the site and any single family or multi-family residential property.

Residential uses are currently permitted within the C2 zone and would continue to be permitted in the VC – UC zone subject to the following conditions: any part of the residential unit which faces Capilano Road must be located above the ground floor; each unit must have access to a private storage space; and, residential use is only permitted when office, personal service, restaurant, retail, or service uses are located on the ground floor. A copy of the bylaw is attached as Attachment 3.

**Public Input:**

On November 3, 2015, staff held an Open House at the Highlands United Church seeking input on potential zoning updates for the two properties. Twenty-seven people attended the open house and 18 feedback forms were received. Using the survey responses as well as the input received at the meeting and numerous emails, staff prepared a draft commercial zone specifically designed for these two sites. A summary of the comments received during the Open House is provided as Attachment 2.

**Key Issues**

A combination of a survey, an open house, discussions, and correspondence have all fed into staff review of these two commercial properties. Key issues arose as part of this discussion:

1. Building Height: Many local residents expressed a desire that the existing buildings not change or be limited in height to 2 storeys. However, the majority (55%) of local residents believed that a reasonable building height for new development is 3 to 4 storeys.

Bylaw 8165 proposes a height regulation for both properties of 10.7 m (35 ft) and 3 storeys. This height respects the surrounding residential uses while supporting future development.

2. Neighbourly Transitions: 75% of respondents strongly agreed that new development on these properties should provide a transitional area between adjacent residential uses.

Bylaw 8165 proposes to require future development to be set back from property lines of adjacent residential uses by 4 metres (13.1 ft). This setback will help limit



the impacts of future commercial/residential uses on adjacent neighbours by increasing the distance between buildings.

3. Scale of Retail: Many of the local residents expressed a desire to retain the existing mix of medium (restaurant) and small scale (corner store/drycleaners) commercial uses on these properties.

Bylaw 8165 proposes to limit the size of each individual commercial unit to 186 m<sup>2</sup> (2,002 sq. ft.) with the exception of 5020 Capilano Road/1180 Clements Ave which is limited in size to 550 m<sup>2</sup> (5,920 sq. ft.) to reflect the area of the existing restaurant.

4. Access: Many of the local residents expressed concern with the safety of the laneway access between Clements Avenue and Prospect Avenue in regards to the close proximity of the intersection at Clements Ave. and Capilano Rd. The VC-UC zone requires vehicle access for this property to be from Clements Ave.
5. Parking: Residents want to ensure that there is sufficient underground parking on the Capilano Heights Restaurant site.

The VC-UC zone requires that all new development provide parking on site at the blended rate for commercial parking of 1 stall per 30 m<sup>2</sup> (323 sq. ft.) of gross floor area. This blended rate has been in place since 2011 in the Village Commercial Gallant Avenue and Village Commercial Deep Cove areas.

6. Owner Input: The owner of one of the properties attended the public meeting and participated in the consultation process. Staff spoke to owners of both properties and provided them with an opportunity to comment on the proposed zoning and the draft zoning bylaw. Minor amendments have been made to accommodate owner input.

Bylaw 8165 supports future redevelopment of these properties by providing additional clarity around the type and form of development that is appropriate on these sites.

### **Conclusion:**

Bylaw 8165 proposes a set of land use regulations for the commercial properties at 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano Road that will provide a transition to surrounding residential uses, support redevelopment opportunities, and enhance the general character along Capilano Road.

**Options:**

1. Give First Reading to Bylaw 8165 and refer the bylaw to public hearing (staff recommendation); or,
2. Provide staff direction on amendments to Bylaw 8165 and request staff to return the bylaw to a future meeting; or,
3. Defeat Bylaw 8165 at First Reading.

Natasha Letchford  
Planner

**Attachments**

1. April 14, 2014 resolution re: 5020 Capilano Rd, 1180 Clements Ave, 4710 - 4740 Capilano Rd.
2. Summary of November 3, 2015 Open House Results
3. District of North Vancouver Rezoning Bylaw 1340 (Bylaw 8165)

<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>	<u>REVIEWED WITH:</u>
<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		

**Attachment 1**

355 West Queens Road  
North Vancouver BC  
V7N 4N5

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



**James A. Gordon CMC**  
**Municipal Clerk**  
Phone: 604 990 2207  
Fax: 604 984 9637  
[gordonj@dnv.org](mailto:gordonj@dnv.org)

March 21, 2016  
File: 01.0115.30/002.000

EXCERPT of the Special Meeting of the Council for The Corporation of the District of North Vancouver held in the Council Chamber of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Monday, April 14, 2014 commencing at 7:09 p.m.

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**Rezoning of 5020 Capilano Road, 1180 Clements Avenue and 4710-4740 Capilano Road**

File No. 08.3030.01/000.000

**MOVED by Councillor MURI**  
**SECONDED by Councillor MACKAY-DUNN**  
THAT

1. Council direct staff to prepare new commercial zoning bylaws for 5020 Capilano Road, 1180 Clements Avenue and 4710-4740 Capilano Road; and
2. Staff submit to Council, any building permit application received after April 22, 2014 for 5020 Capilano Road, 1180 Clements Avenue and 4710-4740 Capilano Road which staff consider are in conflict with the bylaws in preparation, for consideration of a resolution that the building permit be withheld for 30 days under Section 929 of the Local Government Act.

**CARRIED**

Certified a true copy:

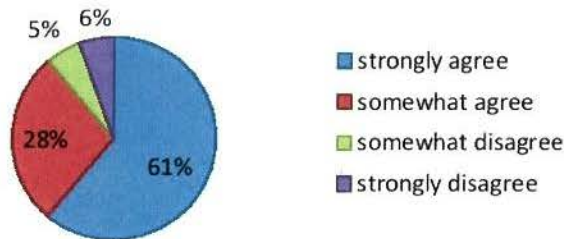
James Gordon  
Municipal Clerk



## Upper Capilano Commercial Zoning Review Summary of November 3, 2015 Open House Feedback Results

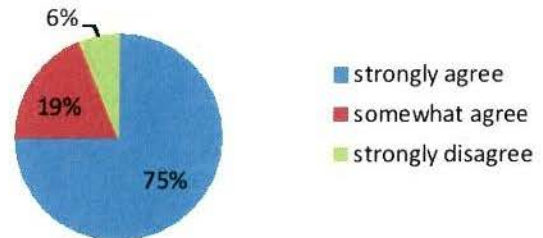
### Question 1: Use

Do you think it is important to have some continued commercial use on the subject sites?



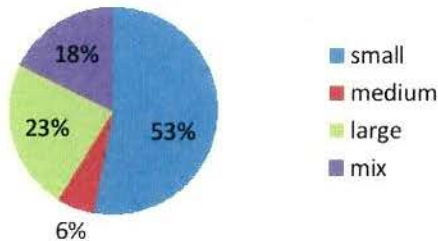
### Question 4: Neighbourliness

Should new commercial/residential uses be required to provide transitional areas between adjacent residential uses?



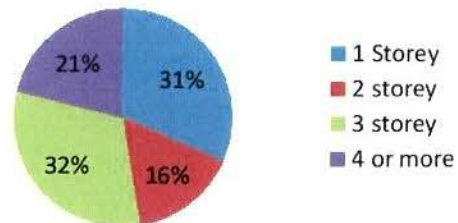
### Question 2: Scale of commercial uses

What do you think is an appropriate scale for commercial units?



### Question 5A: Building Height

What do you think is a reasonable building height for new development (if and when it occurs) on the subject sites? (Site A)



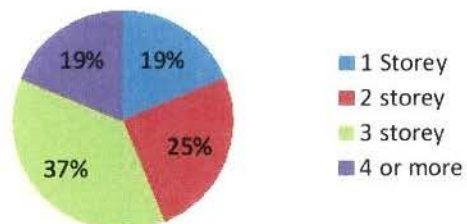
### Question 3: Relationship to Capilano Road

How do you envisage building frontages for the subject sites on Capilano Road (generous sidewalks, space for outdoor seating, landscaping, etc.)?

Theme	Occurrences
Generous sidewalks	5
Outdoor Seating	4
Landscaping/greenery	4
No public space	4
Separation from road	3
Awnings	1

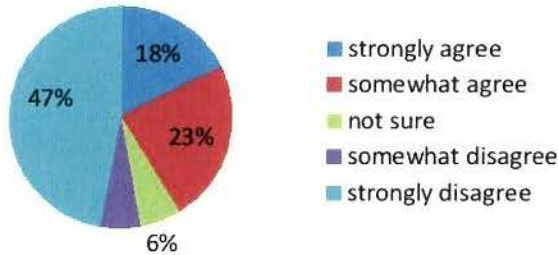
### Question 5B: Building Height

What do you think is a reasonable building height for new development (if and when it occurs) on the subject sites? (Site B)



**Question 6: Building Height**

Could the subject sites support a 40ft (3-4 storeys) building if it was stepped back to accommodate a more neighbourly fit with adjacent neighbours?



**Question 7: Access**

What are your thoughts on the safest way to access the subject sites?

Theme	Occurrences
Site A: Street parking	1
Site B: Safe Access - Clements only	4
Prohibit Laneway access from site	2
Traffic lights	1
Pedestrian crosswalk	1
Site B Access Is fine	2

**Question 8: Parking**

Do you have any comments regarding onsite parking for the subject sites?

Theme	Occurrences
Parking restrictions on road	1
Insufficient parking	5
Relaxation for rental	1
Surface parking for customers	1
Sufficient parking already	1

**Question 9: Comments**

Do you have any other comments or concerns?

1. Current height and scale appropriate
2. Neighbour parking issues, residential parking only
3. Safety on Capilano Road between Prospect and Clements
4. Lane access between Prospect and Clements is dangerous
5. Current Zoning appropriate
6. Rezoning unnecessary
7. Current zoning inappropriate – height/size
8. Treed area acts as transitional zone
9. Traffic plan required
10. Concern area will become commercial
11. Don't like idea of change
12. No redevelopment planned on 5020 Capilano Road
13. Opposed to 3-4 storey



- e) Part 6 Commercial Zone Regulations is amended by inserting Schedule A as Section 600-C.
- f) The Zoning Map is amended as shown on Schedule B.
- g) The properties shown hatched on Schedule B are hereby rezoned to Village Commercial-Upper Capilano (VC-UC).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk

## Schedule A to Bylaw 8165

### 600-C Village Commercial–Upper Capilano (VC-UC)

#### 600-C.01 Intent

The intent of the Village Commercial Upper Capilano Zone is to accommodate mixed – use commercial buildings in a local neighbourhood setting.

#### 600-C.02 Permitted Uses

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**a) Uses Permitted without Conditions:**

Not applicable.

**b) Conditional Uses**

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*live-work use;*  
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- i. *Residential* uses are permitted only when *office, personal service, restaurant, retail or service* uses are located on the ground floor fronting Capilano Road and the westerly 24.5 m (80.3 ft) of any property fronting Clements Avenue;
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- iv. The maximum permitted individual commercial unit area is as follows in Table 1 below:

<b>Table 1 – Maximum Individual Commercial Unit Area</b>	
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- a) *Accessory uses* are permitted.
- b) *Home occupations* are permitted in residential *dwelling units* in this zone.

**600-C.05 Density**

- a) The maximum permitted density is as follows in Table 2 below:

<b>Table 2 – Maximum Permitted Density</b>	
<b>Site/Address</b>	<b>Maximum Permitted Floor Area Ratio</b>
5020 Capilano Road Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702 1180 Clements Avenue Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702	1.4
4710-4740 Capilano Road Lot A of Lot 3 Block E District Lot 595 Plan 12864, PID: 008-781-061	1.2

- b) For the purposes of calculating floor area ratio the following are exempted:
  - i. Covered or enclosed parking;
  - ii. Bicycle storage; and,
  - iii. 2.5 m<sup>2</sup> (26.9 sq ft) of storage space per *residential dwelling unit*.

### 600-C.06 Setbacks

The setbacks for any building in the VC-UC Zone shall be regulated as follows:

<b>Setback</b>	<b>Principal and Accessory Buildings and Structures</b>
From Capilano Road and Clements Avenue	Minimum: 3 m (10 ft)
From any property line abutting a property in a Single Family (RS) or Multi Family (RM/CD) Zone	Minimum 4 m (13.1 ft)
From any property line abutting a lane	Minimum 1.5 m (5 ft)

### 600-C.08 Building Orientation

- a) For buildings oriented toward Capilano Road, at least 50% of the lot width must be occupied by a building that fronts the street and meets the minimum front yard setback requirement

### 600-C.09 Coverage

- a) Building Coverage: Maximum 80%
- b) Site Coverage: Maximum 90%

### 600-C.11 Height

- a) Maximum permitted heights are listed in Table 3;
- b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%; and
- c) For the purposes of measuring maximum number of storeys, the permitted number of storeys does not include parking.

<b>Table 3</b>		
<b>Site / Address</b>	<b>Maximum Permitted Height for Principle and Accessory Buildings and Structures</b>	<b>Maximum Number of Storeys</b>
5020 Capilano Road Lot A Block B District Lot 594 Plan 1792, PID: 014-	10.7 m (35.1 ft)	3

<p>288-702</p> <p>1180 Clements Avenue          Lot A Block B District Lot          594 Plan 1792, PID: 014-          288-702</p>		
<p>4710-4740 Capilano Road          Lot A of Lot 3 Block E          District Lot 595 Plan 12864,          PID: 008-781-061</p>	<p>10.7 m (35.1 ft)</p>	<p>3</p>

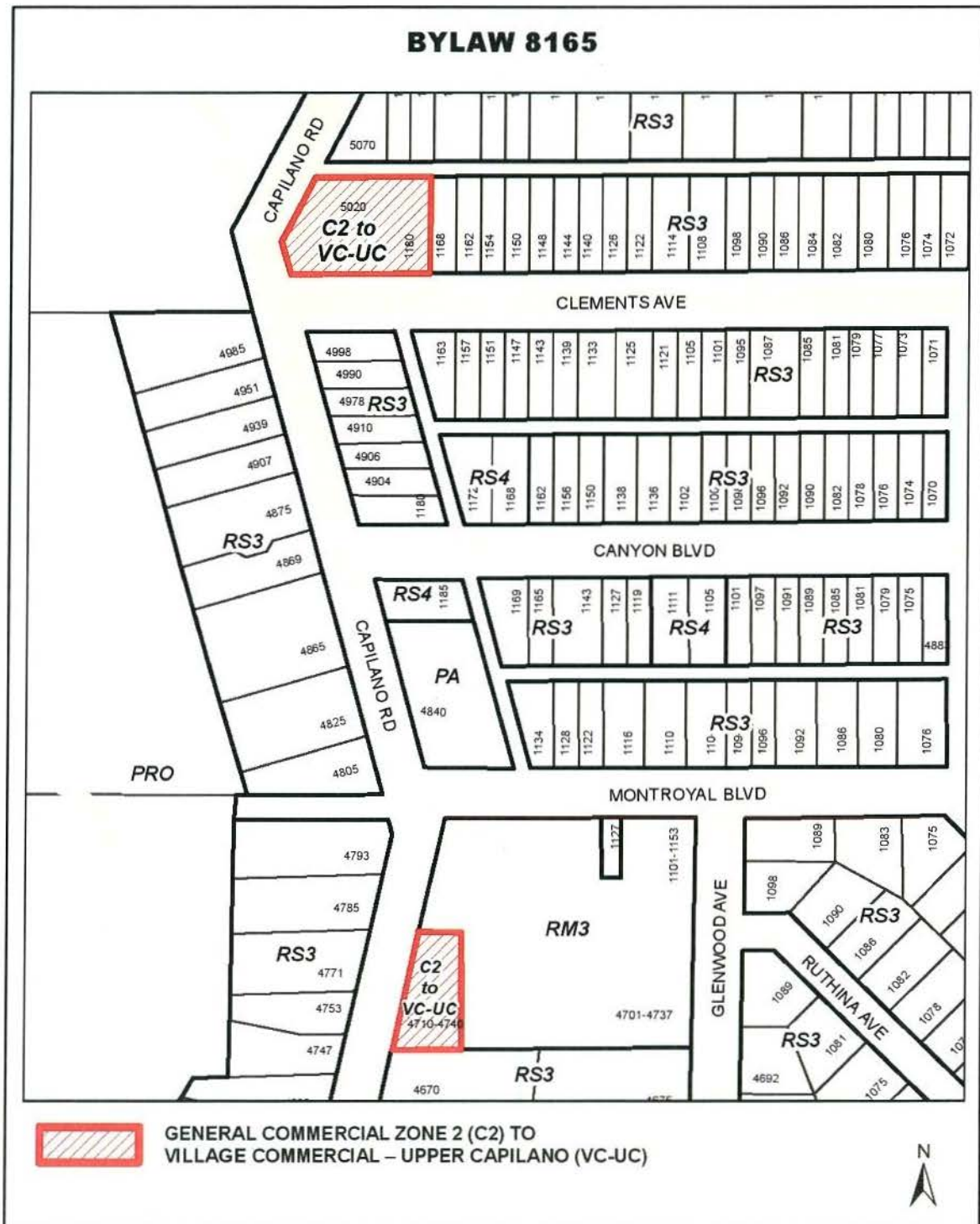
**600-C.10 Landscaping**

- a) All land areas not occupied by buildings, structures, plazas, patios, parking spaces, loading spaces, driveways, manoeuvring aisles, and sidewalks shall be landscaped.
- b) A 2 m (6.6 ft) high screen consisting of a solid wood fence, or landscaping, or a combination thereof, all with 90% opacity, is required to screen from public view:
  - i. exterior garbage and recycling areas, where permitted; and
  - ii. exterior utility boxes, vents and pumps.
- c) A 1.8 m (6 ft) wide landscaped buffer is required at the rear of any property abutting land zoned Residential (RS and RM) which is not occupied by vehicle access or parking.

**600-C.11 Parking, Loading and Vehicle Access Regulations**

- a) For 5020 Capilano Road legally described as Lot A Block B District Lot 594 Plan 1792, PID: 014-288-702, access to the underground parking for the site is only permitted from Clements Avenue.
- b) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.
- c) A loading bay in accordance with Part 10 of this Bylaw is required for any building with more than 500m<sup>2</sup> (5,382 sq ft) of floor area on the main floor used for *office, personal service, restaurant, retail or service uses*.
- d) All above ground parking adjacent to a street must be separated by a landscaped buffer area of no less than 1m (3.3 ft) in width.

Schedule B to Bylaw 8165



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# PUBLIC HEARINGS

Tuesday, May 17, 2016, at 7 pm

District of North Vancouver Municipal Hall  
355 West Queens Road, North Vancouver, BC

Two public hearings will occur consecutively in the order noted below.

**5020 Capilano Road/1180 Clements Avenue  
and 4710-4740 Capilano Road  
Upper Capilano Commercial Zoning**

**What:**

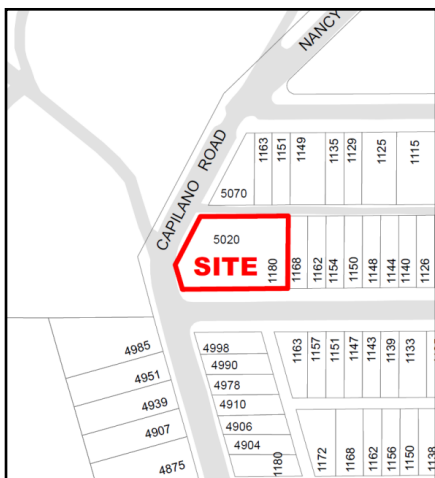
A Public Hearing for Bylaw 8165, a proposed amendment to the Zoning Bylaw, to introduce zoning that more closely fits with the vision for the future of the Upper Capilano neighbourhood and the scale of the surrounding residential uses.

**What changes?**

Bylaw 8165 proposes to amend the District's Zoning Bylaw to create a new Village Commercial – Upper Capilano Zone (VC-UC) and rezone two commercial sites, 5020 Capilano Road/1180 Clements Avenue and 4710-4740 Capilano Road, from General Commercial Zone 2 (C2) to Village Commercial – Upper Capilano Zone (VC-UC), to accommodate a wide range of uses such as restaurant, retail, residential and office.

**Who can I speak to?**

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



**Lynn Creek Town Centre  
Employment Zone –  
Lynn Creek Light Industrial**

**What:**

A Public Hearing for Bylaw 8142, a proposed amendment to the Zoning Bylaw, to allow for the rezoning of a portion of the light industrial lands within the Lynn Creek Town Centre by creating a new Employment Zone.

**What changes?**

Bylaw 8142 proposes to amend the District's Zoning Bylaw to create a new Employment Zone – Lynn Creek Light Industrial (EZ-LC) and rezone a portion of the light industrial lands within the Lynn Creek Town Centre from Light Industrial Zone – I3 and Comprehensive Development Zone 8 (CD 8) to Employment Zone – Lynn Creek Light Industrial (EZ-LC), to accommodate a mix of manufacturing and service uses as well as a limited range of commercial uses.

**Who can I speak to?**

Ross Taylor, Community Planner, at 604-990-2320 or [taylorr@dnv.org](mailto:taylorr@dnv.org)



**When can I speak?**

We welcome your input Tuesday, May 17, 2016, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

**Need more info?**

Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing) from May 3 to May 17. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

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