

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Industrial Buildings & Structures – Zoning Bylaw Text Amendments

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 23, 2018 commencing at 7:03 p.m.

Present: Mayor R. Walton
Councillor R. Bassam (7:04 p.m.)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks

Absent: Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. A. Reiher, Confidential Council Clerk
Mr. K. Zhang, Planner

District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)

Purpose of Bylaw:

Bylaw 8158 proposes to amend the Zoning Bylaw by:

- Deleting tanks and bunkers, permanent cranes, grain elevators and gas holders from section 407 Height Exceptions; and,
- Establishing new regulations in the Employment Zone Industrial (EZ-I) zone as follows:
 - For properties greater than 100m in lot width, maximum building width shall not exceed a maximum of 80% of the lot width; and,
 - For properties greater than 5000m² in total lot area, total building coverage shall not exceed a maximum of 80% of the total lot area.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

Councilor BASSAM arrived at this point in the proceedings.

In Mayor Walton's preamble he addressed the following:

- The Public Hearing is being convened pursuant to Section 464 of the *Local Government Act*;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin their remarks to Council by stating their name and address;

- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If Council was provided with a written submission there would be no need to read it as it would have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of their submission, ensuring their comments pertain to the bylaw under consideration;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mr. James Gordon, Manager – Administrative Services, stated that:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If Council was provided with a written submission there would be no need to read it as it would have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of their submission, ensuring their comments pertain to the bylaw under consideration;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*;

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw stating that Bylaw 8158 proposes to amend the Zoning Bylaw by deleting tanks and bunkers, permanent cranes, grain elevators and gas holders from section 407 Height Exceptions. Mr. Gordon further stated that the Bylaw proposes to establish new regulations in the Employment Zone Industrial (EZ-I) zone for properties greater than

100m in lot width, limiting maximum building width to a maximum of 80% of the lot width, and for properties greater than 5000m² in total lot area, limiting the total building coverage a maximum of 80% of the total lot area.

3. PRESENTATION BY STAFF

Mr. Kevin Zhang, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. He advised that the purpose of the Public Hearing is to discuss the proposed Zoning Bylaw amendments which would affect the Employment Zone Industrial (EZ-I), Waterfront Industrial Zone (I1), and General Industrial Zone (I2) properties which are mostly in close proximity to the Lions Gate Bridge and the Second Narrows Bridge. He stated that the zones in question are intended for heavy industrial uses, such as port-oriented uses and heavy manufacturing, are typically large parcels of land and that many have marine or rail access.

Mr. Zhang elaborated on the three zone designations, stating that:

- The intent of the EZ-I Zone is to accommodate port-oriented uses, general manufacturing and other industrial activities on lands adjacent to the port and rail corridor;
- The intent of the I1 Zone is to accommodate industrial uses which either perform a port-related function or are dependent upon access to water; and,
- The intent of the I2 Zone is to accommodate general manufacturing and industrial activities.

Mr. Zhang commented on the Official Community Plan (OCP) in relation to the Industrial Lands and referenced section 1.3 of the OCP regarding employment lands, stating that the four main objectives are:

- Protecting employment function by ensuring an adequate supply of land for businesses;
- Intensifying uses by encouraging infill development and redevelopment;
- Enabling a diverse range of economic uses; and,
- Ensuring a quality business environment, allowing existing businesses to reinvest or expand.

Mr. Zhang explained the general regulation of height of structures in Bylaw 8158, noting that approximately thirty types of structures are not subject to any height limits, if allowed in a zone. He further explained that due to the specific nature and functionality of these structures, it would be very difficult to regulate the height requirements within a zoning bylaw.

He advised that the proposed text amendments to the zoning bylaw stem from concerns over visual impacts and proposes to remove height exceptions for tanks and bunkers, permanent cranes, grain elevators and gas holders, limiting these structures to:

- 25m in the EZ-I Zone (any existing structures over 25m would be rendered non-conforming);
- 18.3m in the I1 Zone; and,
- 12m in the I2 Zone.

Mr. Zhang noted that the bylaw proposes a maximum building width of 80% of the lot width and maximum coverage of 80% of the lot area for the EZ-I Zones. He stated that at the direction of Council, public consultation was held and that the overall feedback from the public was not supportive of the proposed amendments.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Kerry Lige, 1200 Block Mckeen Avenue: OPPOSED

- Spoke as the President and Chief Executive Officer of Fibreco Export Inc.;
- Commented on the history of the company, overview of operations and employment goals;
- Suggested that silo and elevator development would be hindered by the proposed bylaw;
- Provided a visual overview of the proposed silos from various points in the community; and,
- Commented on the desire to obtain a District of North Vancouver Development Permit to allow redevelopment.

4.2. Ms. Kris Neely, 100 Block West 1st Street: OPPOSED

- Spoke as the Senior Program Manager with the Economic Partnership of North Vancouver;
- Opined that the proposed bylaw would make global businesses that require large and specialized equipment, less competitive; and,
- Commented on the OCP in regards to land supply constraints and efficient use of employment lands.

4.3. Mr. Timothy Ayling, 1900 Block West First Street: OPPOSED

- Spoke as a representative of Kinder Morgan Terminals;
- Commented on the history of Vancouver Wharves and the employment generated over the years;
- Suggested that the proposed amendments would negatively affect further port development; and,
- Commented on the Phillip Overpass project in 2012.

4.4. Mr. Tom Corsie, 900 Block Canada Place: OPPOSED

- Spoke as the Vice President of Real Estate for the Vancouver Fraser Port Authority;
- Suggested that Port operations play a significant role in Vancouver trade, employment and economic benefit;
- Commented that height restrictions would limit operations; and,
- Opined that the proposed amendments would be debilitating to industry and opportunities for growth.

4.5. Mr. Corrie Kost, 2000 Block Colwood Drive: OPPOSED

- Spoke against the proposed bylaw amendments; and,
- Suggested that the visual impact to potential neighbours is minimal.

In response to a question from Council regarding employment statistics, Mr. Corsie commented that the employment information provided to the Port is from an economic impact study by InterVISTAS Consulting Group.

In response to a question from Council, Mr. Lige commented that the current number of full time employees at Fibreco is eighty-five.

In response to a question from Council, staff advised that an economic analysis of the impacts of the proposed Zoning Bylaw amendment has not been undertaken.

In response to a question from Council regarding the history of the 25 m height restriction, staff advised that the height stipulation derived from the EZ-I Zone which was from the 2009 public consultation on the Business Friendly Initiative.

5. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor HANSON

THAT the January 23, 2018 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1338, (Bylaw 8158)" be returned to Council for further consideration.

CARRIED
(7:50 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk