

Natasha Letchford

From: Natasha Letchford
Sent: Monday, November 10, 2014 8:49 AM
To: 'PairofKnees'
Subject: RE: 1000 Roosevelt Crescent
Attachments: CDNV_DISTRICT_HALL-#96180-v1-REPORT_ON_AMENDMENT_FOR_1000_BLOCK_CHURCHILL.DOC; CDNV_DISTRICT_HALL-#96005-v1-BYLAW_6969.DOC

only neighbour
response.

Hi David,

I've attached a council report and bylaw from 1997 which outlines the zoning history of the site and the reasoning behind the additional uses added in 1997. There is no specific reference to not including artist studio and office purposes at that time. As you can see, Council has permitted increased uses to the site as needed to maintain consistency with the surrounding area and with the plan of the day. The DNV zoning bylaw has very specific definitions for a variety of uses and while the existing uses are very similar to the proposed uses, they don't quite allow some additional uses that staff feel would be consistent with the intent of the current zoning and with the uses of the surrounding area. Here are the definitions for artist studio (proposed new use); office purposes (proposed new use); and professional offices (existing use). As mentioned in the letter, there will be no additional parking required.

"artist's studio" means buildings and structures used for the provision of instruction in the arts or space used by artisans. This use class would include: dance, acting and music schools, painting, pottery or sculpture studios and similar uses. This use class does not include art galleries or buildings used principally for public artistic performances and does not include space for residential accommodation; (Bylaws 6685, 7718)

"office purposes" means the operation of banks, finance and trust companies, federal, provincial, and municipal offices, business or professional offices, police stations, post offices and libraries; (Bylaw 6685)

"professional offices" means land and buildings used for the provision of a limited range of professional consulting services including: architects, engineers, surveyors; and computer equipment software development. This may involve the manufacturing of prototypical products and model making or similar activities provided that this is accessory to the principal office use. This class of uses does not include the offices of lawyers, accountants, health-related offices/laboratories offering diagnostic, preventative, therapeutic, rehabilitation or counseling services, financial institutions or other uses included in the definition of "Office Purposes"; (Bylaw 6443)

Regards,

Natasha

Natasha Letchford

Community Planner
District of North Vancouver
604 990 2378
letchfordn@dnv.org

From: PairofKnees [<mailto:pairofknees@gmail.com>]
Sent: Saturday, November 08, 2014 11:09 AM
To: Natasha Letchford
Subject: 1000 Roosevelt Crescent

Hi Natasha

Thank you for the info on 1000 Roosevelt Crescent. The only question we would have is why was this zoning limited to only the list of specific uses in the first place and are the reasons for those conditions still valid to not allow an artist studio and office purposes?

David

COUNCIL AGENDA/INFORMATION

<input type="checkbox"/> In-Camera	Date: _____	Item # _____
<input type="checkbox"/> Regular	Date: _____	Item # _____
<input type="checkbox"/> Info Package	Date: _____	Item # _____
<input type="checkbox"/> Agenda Addendum	Date: _____	Item # _____

Dept. Manager	Director	Municipal Manager

**The Corporation of the District of North Vancouver
REPORT TO COUNCIL**

September 16, 1997
File: 3060-20/59.96

AUTHOR: Robert Brennan, Applications Processing Planner

**SUBJECT: AMENDMENT TO THE ZONING BYLAW - 1000 BLOCK CHURCHILL
CRESCENT**

RECOMMENDATION:

It is recommended that:

- 1. Council introduce Bylaw 6969; and**
- 2. A Public Hearing be set for October 15, 1997.**

REASON FOR REPORT:

This amendment to the Comprehensive Development Zone 3 (CD3) regulations submitted by PAC PVC Trade Inc. requires Council consideration in order to amend the District Zoning Bylaw.

SUMMARY:

This amendment will bring the CD3 regulations more in keeping with more recently adopted comprehensive development and industrial zones and allow the site to be generally utilized in a manner consistent with the Lower Capilano Local Area Plan. The applicant will also be required to obtain a development permit in order to construct the new building as this site is in a development permit area. The development permit will be forwarded for consideration if the rezoning bylaw is returned to Council for adoption.

BACKGROUND:

The subject site was rezoned from Light Industrial (I3) to CD3 in 1985 and a development permit issued to allow the construction of a research-oriented engineering office. The project never proceeded and the development permit lapsed in 1987. The CD3 Zone was subsequently amended in 1995 under Bylaw 6685 which introduced extensive amendments to the commercial and industrial zones. The amendments affecting the CD3 Zone altered the permitted uses to reflect new use class definitions (Attachment A). The property was

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CRESCENT**

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subsequently subdivided and Development Permit 340.0 issued for the southern lot (Lot B) to allow the construction of a two storey (8.1m [26.5 ft.]) mixed office/industrial building.

EXISTING POLICY:

The site is designated as Business Park (I-BP) in the recently adopted Lower Capilano Local Area Plan. These areas are intended predominantly for high quality office buildings which provide employment in research and development, specialized light manufacturing and related sectors.

ANALYSIS:

The Proposal: is to amend the existing Comprehensive Development Zone 3 (CD3) regulations in order to broaden the range of permitted uses on this site and revise the height and parking regulations. Specifically, Bylaw 6969 (Attachment B) amends the CD3 regulations in the following manner:

1. broadens the range of permitted uses by including new uses (identified by shading) reflective of the Local Area Plan land use designations;
2. increases the maximum allowable height from 6.1m (20 ft.) to 9.1m (30 ft.);
3. eliminates the general parking requirement of 1 space/45 m² (485 sq.ft.) of gross floor area regardless of use and requires parking to be provided on the basis of actual use in accordance with current standards; and
4. restricts parking to the rear of, or beneath, the building.

The proposed regulations are consistent with more recently constructed projects in the vicinity and will allow the site to be utilized consistent with the Local Area Plan.

Subsequent to the rezoning application, the applicant submitted a development permit application for a two storey building for a wholesaling operation as well as flex space for unspecified tenants. Reduced project plans are attached for Council's reference (Attachments C-D). A separate report on the development permit application will be submitted to Council if the rezoning bylaw proceeds to adoption.

Site and Surrounding Area: The subject site and property immediately to the south are zoned CD3. Surrounding land use includes Light Industrial (I3) properties to the west; Kiwanis Park (PRO) to the east; the Avalon Hotel (C4) to the northeast; and, General Commercial (C2) properties to the northwest (Attachment E).

Advisory Planning Commission: The amendments to the CD3 regulations went to the Commission on November 20 1996 for their review. The APC deferred a decision on the amendments until such time as the applicant presented a development scheme for this site. The development proposal will be forwarded to the APC in September 1997 and minutes from that meeting will be made available prior to the Public Hearing being held.

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PUBLIC HEARING:

The earliest date for a public hearing is October 15, 1997.

Robert Brennan
Applications Processing Planner

RB/lk/dw

Attachments:

- A - Existing CD3 Regulations
- B - Draft Bylaw 6969
- C-D - Project details
- E - Location Map

<u>REVIEWED WITH:</u> <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Public Works <input type="checkbox"/> Eng. Admin. <input type="checkbox"/> Eng. Parks	<u>REVIEWED WITH:</u> <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Permits & Licenses <input type="checkbox"/> Planning <input type="checkbox"/> Social Planning	<u>REVIEWED WITH:</u> External Agencies: <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Library Board <input type="checkbox"/> Health Dept. <input type="checkbox"/> RCMP <input type="checkbox"/> Other: _____	<u>REVIEWED WITH:</u> Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 6969

A bylaw to amend the "District of North Vancouver Zoning Bylaw, 1965" (Bylaw 3210)
(CD3 Regulations)
(Process 59-96)

The Council for The Corporation of the District of North Vancouver, having observed the relevant provisions of the Municipal Act, enacts the following:

Title

1. This bylaw may be cited as "**REZONING BYLAW 1078**".

Amendments

2. The following amendments are made to the "District of North Vancouver Zoning Bylaw 1965":
 - a) by deleting Sections 4B07, 4B08, 4B09 and replacing them with the following:

4B07 Comprehensive Development Zone 3 (CD3)

(Lot 8, Block 56, District Lot 552, Plan 21804)
(Lot 7, Block 56, District Lot 552, Plan 21804)

All uses of land, buildings and structures in the CD3 Zone are prohibited except:

- (1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;
- (2) the use of such buildings and structures for one or more of the following:

(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.

- (3) Use Conditions

- (a) The storage and display of all goods or products shall be completely enclosed within a building or structure.
- (b) Floor area used for the display of goods and products shall not exceed 10% of the gross floor area of the associated principal use.

4B08 Size, Shape and Siting of Buildings in the CD3 Zone

Buildings in the CD3 Zone shall comply with the following regulations:

(1) Height

Building and structures in the CD3 zone shall not exceed a height of 9.1m (30 ft.).

(2) Building Coverage

Buildings and structures in the CD3 zone shall not occupy more than 55% of the lot area;

(3) Site Coverage

Building, structures, parking spaces, loading spaces, driveways maneuvering aisles shall not occupy more than 90% of the lot area;

(4) Floor Space Ratio

The floor space ratio in the CD3 zone is 1.0.

4B09 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw and:

(1) all parking and loading spaces shall be provided at the rear of, or beneath buildings and structures; and

(2) parking areas containing more than 20 spaces in a row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 20 spaces.

PUBLIC HEARING held on the 15th day of October, 1997.

PASSED by the Council on the 20th day of October, 1997.

ADOPTED by the Council on the 20th day of October, 1997.

"D.H. BELL"

MAYOR

"D.W. BACK"

MUNICIPAL CLERK

Certified a true copy

Municipal Clerk