

# 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

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

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**PUBLIC HEARING**

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

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

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAW BY CLERK**

**The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)**

*Purpose of Bylaw:*

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.

**3. PRESENTATION BY STAFF**

Presentation: Ross Taylor, 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 1335 (Bylaw 8142)" be returned to Council for further consideration.

**8. CLOSING**

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# The Corporation of the District of North Vancouver

## Bylaw 8142

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 1335 (Bylaw 8142)”.

### 2. Amendments

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

a) Part 2A Definitions is amended as follows:

Delete:

The following definitions apply in the Employment Zones [Sections 750 (EZ-I), 770 (EZ-LI)], Village Commercial Zones [Sections 600-A (VC-G), 600-B (VC-DC)], and Comprehensive Development Zones 65, 67, 68, 69, 81, 79, 86 and 90 [Sections 4B370 to 4B385 (CD 65), 4B402 to 4B410 (CD 67), 4B411 to 4B418 (CD 68), 4B420 to 4B435 (CD 69), 4B 79 – 1 to 4B 79 – 10 (CD 79), 4B 81-1 to 4B 81-14 (CD 81) ] 4B 86-1 to 4B 86 – 5 (CD 86), and 4B 90 – 1 to 4B 90 – 8 (CD 90)] only:

And replace with:

The following definitions apply in the Employment Zones [Sections 750 (EZ-I), 770 (EZ-LI)], 780 (EZ-LC) Village Commercial Zones [Sections 600-A (VC-G), 600-B (VC-DC)], and Comprehensive Development Zones 65, 67, 68, 69, 79, 81, 86 and 90 [Sections 4B370 to 4B385 (CD 65), 4B402 to 4B410 (CD 67), 4B411 to 4B418 (CD 68), 4B420 to 4B435 (CD 69), 4B 79 – 1 to 4B 79 – 10 (CD 79), 4B 81-1 to 4B 81-14 (CD 81) ] 4B 86-1 to 4B 86 – 5 (CD 86), and 4B 90 – 1 to 4B 90 – 8 (CD 90)] only:

Delete:

“licensed lounge use” means a premise, which is an accessory use to a hotel, entertainment or recreation use, and which is used for the on-site consumption of alcoholic beverages;

And replace with:

“licensed lounge use” means a premise, which is an accessory use to a hotel, entertainment, recreation use, or a provincially approved brewery/distillery use; and which is used for the on-site consumption of alcoholic beverages;

Add the following definition to the Part 2A definitions:

“upper floors” means the storey or storeys of a building situated above the storey of the building that is closest in elevation to the grade level.

Add the following term to the list of terms that have the meanings given to them in Part 2 of this Bylaw:

“caretaker unit”

b) Section 301 (2) is amended as follows:

Insert:

“Employment Zone – Lynn Creek Light Industrial EZ-LC Bylaw 8142”; and

Delete:

“Comprehensive Development Zone 8 CD8”

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

<b>Employment 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>
Employment Zone – Lynn Creek Light Industrial	EZ-LC	1100	NA	24	34	NA

d) Section 403A (1) (i) is amended as follows:

Delete:

The retail sale of alcoholic beverages for off-site consumption except in the C1L, C2, C6, CD 4, CD21, CD 45, CD47 & CD48 zones.

And replace with:

“The retail sale of alcoholic beverages for off-site consumption except in the C1L, C2, C6, C9, C10, CD 4, CD21, CD 45, CD47, CD48, CD65, CD68, CD79, CD80, CD81 & CD90 zones; or in accordance with a manufacturer’s license issued by the British Columbia Liquor Control and Licensing Branch.”

e) Part 7 Industrial Zone Regulations is amended by inserting the following:

**“780 EMPLOYMENT ZONE – Lynn Creek Light Industrial (EZ-LC)”**

**780.01 Intent**

The intent of the Lynn Creek Light Industrial Zone (EZ-LC) is to accommodate a mix of manufacturing and service uses, as well as a limited range of commercial uses that serve to animate the Lynn Creek light industrial precinct.

**780.02 Permitted Uses**

The following uses are permitted in the Lynn Creek Light Industrial Zone:

**a) Uses Permitted Without Conditions:**

Not applicable.

**b) Conditional Uses**

The following *principal uses* are only permitted when the conditions outlined in section 780.03 Conditions of Use are met:

- i. *manufacturing use;*
- ii. *office use;*
- iii. *recreation / community centre use;*
- iv. *retail use;*
- v. *service use;*
- vi. *social-gathering use; and*
- vii. *warehouse use.*

### **780.03 Conditions of Use**

#### **a) All Uses**

- i. Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.

**b) Office Use:** the use of land, *buildings* and structures for *office use* is only permitted as a *principal use* when the following conditions are met:

- i. *Office use* must be located on the *upper floors* of a *building*.

**c) Recreation/Community Centre Use:** the use of land, buildings and structures for *recreation/community centre use* is only permitted as a *principal use* when the following condition is met:

- i. *Recreation/Community Centre use* is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.

**d) Retail Use:** the use of land, *buildings* and structures for *retail use* is only permitted as a *principal use* when the following conditions are met:

- i. **Retail use**, whether accessory or principal, is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.
- ii. **Retail use** as a *conditional use* is limited to the following classes of retail only:
  - a. *Auctioneer use*;
  - b. *Building supply use*;
  - c. *Equipment sales and rental use*; and
  - d. *Garden supply use*.

**e) Social Gathering Use:** the use of land, *buildings* and structures for *social gathering use* is only permitted as a principal use when the following conditions are met:

- i. *Social gathering use* must be on the upper floors of a *building*; and
- ii. *Social gathering use* is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.

### **780.04 Accessory Use**

**a) Accessory uses**, in combination, may occupy a maximum of 25% of the total floor area of a *building* or *buildings*, or in a multi-tenant building, a maximum of 25% of the floor area occupied by the tenant.

**b) Residential use** is limited to one *caretaker unit* per parcel when the following conditions are met:

- i. The caretaker unit must be accessory to a permitted principal use;



- ii. The caretaker unit must be located on the upper floors of a building; and
- iii. The caretaker unit may not exceed 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) in size.

c) **Restaurant use** is limited to a maximum size of 20 seats, exclusive of *outdoor customer service areas*, and must be accessory to food or beverage related *manufacturing uses* such as, but not limited to: bakery, catering, commissary kitchen, brewery or distillery.

d) **Outdoor customer service areas** are only permitted in conjunction with a permitted accessory restaurant use and may not exceed 12 seats in size and must be operationally and physically tied to the principal premises.

e) **Accessory exterior storage areas** are permitted only in conjunction with:

- i. *Automotive body and repair shops;*
- ii. *Building supply use;*
- iii. *Equipment sales and rental use;*
- iv. *Garden supply use.*

**780.05 Density**

a) The maximum permitted *floor area ratio* in the Lynn Creek Light Industrial Zone is 1.2 exclusive of a *caretaker unit*.

**780.06 Maximum Principal Building Size**

Not applicable.

**780.07 Setbacks**

<b>Setback</b>	<b>Principal Building or Structure</b>	<b>Accessory Building or Structure</b>
<b>Front</b>	Minimum: 1.5 metres (4.9 ft.)	Minimum: 1.5 metres (4.9 ft.)
<b>Rear on a lane</b>	Minimum: 1.5 metres (4.9 ft.)	Minimum: 1.5 metres (4.9 ft.)
<b>Rear</b>	Minimum: 0 metres	Minimum: 0 metres
<b>Side</b>	Minimum: 0 metres	Minimum: 0 metres
<b>Side facing a street</b>	Minimum: 0 metres	Minimum: 0 metres

**780.08 Building Orientation and Form**

Not applicable.

**780.09 Building Depth and Width**

Not applicable.

**780.10 Coverage**

- a) The maximum *building coverage* is 60% of the lot area; and
- b) The maximum *site coverage* is 100% of the lot area

**780.11 Height**

- a) The maximum height of *buildings* and structures is 12.2 metres (40 feet).

**780.12 Landscaping**

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas, *outdoor customer service areas*, garbage and recycling areas, or sidewalks at the front of the lot shall be landscaped.
- b) A 2 metre (6.5 ft.) high screen consisting of a solid wood fence, landscaping, or combination thereof, with 90% opacity, is required to screen from public view:
  - i. exterior storage areas, where permitted;
  - ii. exterior garbage and recycling areas; and
  - iii. exterior utility boxes, vents and pumps.
- c) Parking areas containing more than 20 spaces in one 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.

**780.13 Subdivision Requirements**

Minimum Lot Size	Maximum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Width on Corner Lots
1,100 m <sup>2</sup> (11,840 ft <sup>2</sup> )	N.A.	24 m (79 ft)	34m (112 ft)	24 m (79 ft)

**780.14 Parking and Loading**

- a) Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw

b) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/100 m<sup>2</sup> (1,076 sq. ft.) of *gross floor area*, and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Part 10 of this Bylaw”.

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Light Industrial Zone I3 and CD-8 to Employment Zone – Lynn Creek Light Industrial (EZ-LC).

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

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of “Rezoning Bylaw 1335 (Bylaw 8142)” as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

---

Municipal Clerk

Certified a true copy

---

Municipal Clerk



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>MAY 2/2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____

*SPS*  
*FUR*  
Dept.  
Manager

*DM*  
GM/  
Director

*[Signature]*  
CAO

## The District of North Vancouver REPORT TO COUNCIL

April 22, 2016  
File: 13.6480.30/002.001.000

**AUTHOR:** Ross Taylor, Community Planner

**SUBJECT:** Employment Zone - Lynn Creek Light Industrial

### RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1335 (Bylaw 8142)" is given FIRST reading and is referred to Public Hearing.

### REASON FOR REPORT:

Rezoning Bylaw 1335 (Bylaw 8142) rezones a portion of the light industrial lands within the Lynn Creek Town Centre from "Light Industrial Zone - I3" and "CD 8" to a new "Employment Zone – Lynn Creek Light Industrial" (EZ-LC) and incorporates housekeeping amendments to insert the new zone into the DNV Zoning Bylaw. Rezoning Bylaw 1335 is attached for Council's consideration of first reading and referral to Public Hearing.

### SUMMARY:

The Lynn Creek industrial area is designated "Light Industrial/Commercial" in the both the Official Community Plan and the Lower Lynn Town Centre Implementation Plan. This designation is intended for a mix of industrial, warehouse, office, service, utility and business park types of uses.

The proposed new zoning regulations confirm business and industry uses as the first priority. The regulations are simpler and more flexible, allowing for a broader range of manufacturing and service uses than the current Light Industrial - I3 zoning. The proposed regulations also enable a range of appropriate and complementary commercial uses to support intensive use of available space for business operation and expansion.

Retail and residential uses are strictly limited in the new EZ-LC zone due to their potential to displace industrial users. The only classes of retail that are permitted as principal uses are auctioneer, building supplies, equipment sales and garden supplies. Accessory retail sales are allowed for products that are made or assembled on the site. Residential use is limited to one caretaker suite per property.

**BACKGROUND:**

The Lynn Creek industrial area is designated “Light Industrial/Commercial” in the both the Official Community Plan and the Lower Lynn Town Centre Implementation Plan. This designation is intended for “a range of manufacturing, warehousing, transportation, service, and port-related uses. Limited office, limited retail and residential caretaker uses may be permitted.”

OCP and Lower Lynn Town Centre policies are committed to protecting the function of employment lands and creating an environment that supports economic activity, business investment and job growth. The Lynn Creek Town Centre Implementation Plan recommended a review of zoning regulations to facilitate more intensive use of the light industrial properties.

Two stakeholder workshops involving land owners and business operators were held in 2015 to explore business trends and opportunities in Lynn Creek and to gain a better understanding of the regulatory constraints faced by local business. Based on the input received, and as directed by Council, staff have developed new draft zoning regulations for this industrial area (see Figure 1).

**ANALYSIS:**

*Present Conditions*

There are more than 100 businesses on 39 separate properties in this area of the Lynn Creek Town Centre located immediately west of Mountain Highway close to the town centre core (see figure 1). A few of the properties are large but the majority of parcels are small with narrow frontages. The buildings tend to be older, more affordable spaces limited to one or two storeys with surface parking.

Existing businesses are an eclectic mix including manufacturing, repair, warehousing; as well as a variety of operations providing goods and services including catering, craft beer, consulting services, yoga and more. There are both long standing and new businesses, many owned and operated by North Shore residents.

Older open-span, two-storey industrial buildings, which are the typical case here are highly desirable. These types of buildings provide flexible spaces that are easily converted to accommodate a variety of users. The predominance of older and smaller buildings makes this area ideal for entrepreneurial start-up businesses that don't require a lot of space and cannot afford high rents.

The above conditions have led to a gradual evolution to today's eclectic mix of businesses that are attracted by the reasonable rents and flexible space. Small lot sizes and business frontages add variety and liveliness to the street experience while still providing jobs and services.



Figure 1: Lynn Creek Industrial Lands Subject Area

Little to no redevelopment in the area is anticipated in the short to medium term. Over time and as the Lynn Creek Town Centre redevelops, it is envisioned that this area will continue to provide a thriving and diverse community of small businesses providing local employment opportunities, adding interest and vibrancy to the emerging town centre, and benefiting from the growing demand for local goods and services.

#### *Zoning Priorities*

Priorities are to preserve the integrity of industrial lands into the future and strengthen the viability of existing businesses with simpler, flexible zoning regulations. Uses that could potentially displace existing industrial operations such as multi-family residential, large-format retail, free-standing office use or restaurants are not permitted principal uses in the proposed new EZ-LC zone.

*Permitted Uses*

The proposed new zoning regulations confirm industry as the first priority. The regulations are simpler and more flexible, allowing for a broader range of manufacturing and service uses than the current I-3 zoning. The proposed regulations also enable a range of appropriate and complementary commercial uses to support intensive use of available space for business operation and expansion.

Proposed changes to the zoning strive to retain and encourage the growth of industries in this area, reflect the diversity of industry uses, address identified industry needs, and support the vision for the Town Centre.

The proposed new zoning has fewer, but more broadly defined land use categories than the current I-3 zoning. Uses that are no longer needed or are not compatible with the vision for this area have been removed. Office use is now permitted as a principal use when located on the upper floors of a building.

Note that 1196 Rupert Street (see Schedule A of attached Bylaw 8142), which is currently zoned CD8, is also proposed to be rezoned to EZ-LC. CD 8 permits all uses in the I3 zone plus the rental, servicing, storage and retail sale of firearms. The uses related to firearms are not considered appropriate in this location and have therefore been removed in proposed new zoning. Below is a table comparing existing I3 uses and proposed EZ-LC uses.

### Comparison of Permitted Uses

I3 Zone	Proposed EZ-LC Zone
(a) animal shelter	DELETED
(b) artist's studio;	MANUFACTURING
(c) auction room;	AUCTIONEER USE
(d) automotive body shops;	SERVICE
(e) automotive repair shops;	SERVICE
(f) <del>billiard hall;</del>	DELETED
(g) building supply establishment;	BUILDING SUPPLY USE
(h) business/office support services;	SERVICE
(i) clubs;	SOCIAL GATHERING USE
(j) contractor services;	SERVICE
(k) custom manufacturing;	PERMITTED
(l) delivery services;	SERVICE
(m) equipment rental establishments;	EQUIPMENT SALES AND RENTAL USE
(n) fitness centre;	RECREATION/COMMUNITY USE
(o) <del>gun shop;</del>	DELETED
(p) hobby beer and wine-making;	MANUFACTURING
(q) household repair services;	MANUFACTURING USE
(r) industrial product sales establishments;	EQUIPMENT SALES AND RENTAL USE
(s) light manufacturing;	MANUFACTURING
(t) media-related establishments;	MANUFACTURING
(u) <del>mini-warehousing;</del>	DELETED
(v) <del>parking structure;</del>	DELETED
(w) pet care establishment;	SERVICE USE
(x) <del>recreation vehicle sales/rental;</del>	DELETED
(y) research and development	OFFICE
(z) retail food services;	ACCESSORY ONLY
(aa) school, trade;	SERVICE
(bb) specialized technological establishment;	MANUFACTURING
(cc) veterinarian;	SERVICE
( <del>cd</del> ) warehousing;	WAREHOUSE USE
( <del>ce</del> ) wholesaling; and	WAREHOUSE USE
( <del>ff</del> ) works yard	DELETED



### *Accessory Uses*

Other uses are permitted if they are accessory to a principal use. Accessory means a use that is incidental to a principal use. Examples include administrative office space, storage of fleet vehicles, and serving areas for approved breweries, distilleries, or catering businesses. Retail, as an accessory use is permitted for products that are made, assembled or distributed on the site.

Restaurants up to 20 seats in size are allowed as an accessory use to food or beverage manufacturing uses such as bakeries, breweries, distilleries, caterers and commissary kitchens. The maximum size of outdoor customer service areas has been increased from 4 to 12 seats.

One residential caretaker unit is allowed per parcel as an accessory use so long as the unit is located on an upper floor and does not exceed 100m<sup>2</sup> (1,076ft<sup>2</sup>) in size.

Accessory uses, in total, may occupy up to 25% of the floorspace of a particular building (same as existing I-3 zone).

### *Density, Height and Building Coverage*

The maximum permitted floorspace on a site is unchanged from an FSR of 1.2 under the existing I-3 zoning regulations. Building height remains unchanged at a maximum of 12m (40 feet) and building coverage will remain at 60%.

All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks are required to be landscaped.

Screening in the form of a solid wooden fence, landscaping or combination thereof, is required to screen exterior storage, garbage and utility boxes from public view (same as existing I-3 zone).

### *Parking*

Existing properties do not have capacity to provide additional on-site parking spaces. Therefore, parking requirements in the EZ-LC are unchanged from Part 10 of the Zoning Bylaw, which is 1 stall per 100m<sup>2</sup> of gross floor area (GFA) or warehouse and/or manufacturing area plus 1 stall per 45m<sup>2</sup> of GFA for other uses.

Other solutions are also being explored to help alleviate parking challenges. For example, the District has recently changed parking regulations on the 1300 Block of Crown Street to allow public parking during evenings and weekends.

**Concurrence:**

This report has been reviewed by Transportation Planning, Development Planning and Business Licenses.

**Public Input:**

The business community was invited to comment on the proposed zoning at an open house held March 8, 2016 at the District Operations Centre on Crown Street. About 15 businesses were represented and their input was generally supportive. There was recognition that the preservation of affordable industrial land is important and general support for the proposed uses and conditions.

**Conclusion:**

The proposed new EZ-LC zoning regulations are simpler and more flexible, allowing for a broader range of manufacturing and service uses than the current I-3 zoning. The proposed regulations also enable a range of appropriate and complementary commercial uses to support intensive use of available space for business operation and expansion.

**Options:**

- 1) Give Rezoning Bylaw 1335 (Bylaw 8142) 1<sup>st</sup> reading and refer to public hearing (staff recommendation), or
- 2) Leave as existing I3 zoning

Respectfully submitted,



Ross Taylor  
Community Planner

Attachments:  
Bylaw 8142

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input checked="" 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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Environment _____	<input checked="" type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input checked="" type="checkbox"/> Real Estate _____	

# The Corporation of the District of North Vancouver

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Employment Zone – Lynn Creek Light Industrial	EZ-LC	1100	NA	24	34	NA

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#### **a) All Uses**

- i. Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.

**b) Office Use:** the use of land, *buildings* and structures for *office use* is only permitted as a *principal use* when the following conditions are met:

- i. *Office use* must be located on the *upper floors* of a *building*.

**c) Recreation/Community Centre Use:** the use of land, buildings and structures for *recreation/community centre use* is only permitted as a *principal use* when the following condition is met:

- i. *Recreation/Community Centre use* is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.

**d) Retail Use:** the use of land, *buildings* and structures for *retail use* is only permitted as a *principal use* when the following conditions are met:

- i. **Retail use**, whether accessory or principal, is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.
- ii. **Retail use** as a *conditional use* is limited to the following classes of retail only:
  - a. *Auctioneer use*;
  - b. *Building supply use*;
  - c. *Equipment sales and rental use*; and
  - d. *Garden supply use*.

**e) Social Gathering Use:** the use of land, *buildings* and structures for *social gathering use* is only permitted as a principal use when the following conditions are met:

- i. *Social gathering use* must be on the upper floors of a *building*; and
- ii. *Social gathering use* is limited to an aggregate maximum size of 500 m<sup>2</sup> (5,382 sq. ft.) per parcel.

### **780.04 Accessory Use**

**a) Accessory uses**, in combination, may occupy a maximum of 25% of the total floor area of a *building* or *buildings*, or in a multi-tenant building, a maximum of 25% of the floor area occupied by the tenant.

**b) Residential use** is limited to one *caretaker unit* per parcel when the following conditions are met:

- i. The caretaker unit must be accessory to a permitted principal use;

- ii. The caretaker unit must be located on the upper floors of a building; and
  - iii. The caretaker unit may not exceed 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) in size.
- c) **Restaurant use** is limited to a maximum size of 20 seats, exclusive of *outdoor customer service areas*, and must be accessory to food or beverage related *manufacturing uses* such as, but not limited to: bakery, catering, commissary kitchen, brewery or distillery.
- d) **Outdoor customer service areas** are only permitted in conjunction with a permitted accessory restaurant use and may not exceed 12 seats in size and must be operationally and physically tied to the principal premises.
- e) **Accessory exterior storage areas** are permitted only in conjunction with:
- i. *Automotive body and repair shops;*
  - ii. *Building supply use;*
  - iii. *Equipment sales and rental use;*
  - iv. *Garden supply use.*

**780.05 Density**

- a) The maximum permitted *floor area ratio* in the Lynn Creek Light Industrial Zone is 1.2 exclusive of a *caretaker unit*.

**780.06 Maximum Principal Building Size**

Not applicable.

**780.07 Setbacks**

<b>Setback</b>	<b>Principal Building or Structure</b>	<b>Accessory Building or Structure</b>
<b>Front</b>	Minimum: 1.5 metres (4.9 ft.)	Minimum: 1.5 metres (4.9 ft.)
<b>Rear on a lane</b>	Minimum: 1.5 metres (4.9 ft.)	Minimum: 1.5 metres (4.9 ft.)
<b>Rear</b>	Minimum: 0 metres	Minimum: 0 metres
<b>Side</b>	Minimum: 0 metres	Minimum: 0 metres
<b>Side facing a street</b>	Minimum: 0 metres	Minimum: 0 metres

**780.08 Building Orientation and Form**

Not applicable.

**780.09 Building Depth and Width**

Not applicable.

**780.10 Coverage**

- a) The maximum *building coverage* is 60% of the lot area; and
- b) The maximum *site coverage* is 100% of the lot area

**780.11 Height**

- a) The maximum height of *buildings* and structures is 12.2 metres (40 feet).

**780.12 Landscaping**

- a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas, *outdoor customer service areas*, garbage and recycling areas, or sidewalks at the front of the lot shall be landscaped.
- b) A 2 metre (6.5 ft.) high screen consisting of a solid wood fence, landscaping, or combination thereof, with 90% opacity, is required to screen from public view:
  - i. exterior storage areas, where permitted;
  - ii. exterior garbage and recycling areas; and
  - iii. exterior utility boxes, vents and pumps.
- c) Parking areas containing more than 20 spaces in one 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.

**780.13 Subdivision Requirements**

<b>Minimum Lot Size</b>	<b>Maximum Lot Size</b>	<b>Minimum Lot Width</b>	<b>Minimum Lot Depth</b>	<b>Minimum Lot Width on Corner Lots</b>
1,100 m <sup>2</sup> (11,840 ft <sup>2</sup> )	N.A.	24 m (79 ft)	34m (112 ft)	24 m (79 ft)

**780.14 Parking and Loading**

- a) Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw



b) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/100 m<sup>2</sup> (1,076 sq. ft.) of *gross floor area*, and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Part 10 of this Bylaw”.

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from Light Industrial Zone I3 and CD-8 to Employment Zone – Lynn Creek Light Industrial (EZ-LC).

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of “Rezoning Bylaw 1335 (Bylaw 8142)” as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk



# 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:**

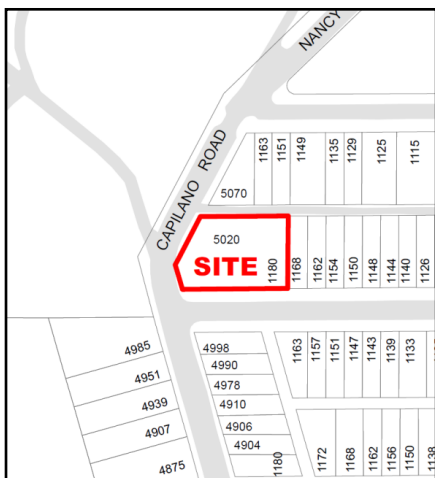
A Public Hearing for Bylaw 8165, a proposed amendment to the Zoning Bylaw, to introduce zoning that more closely fits with the vision for the future of the Upper Capilano neighbourhood and the scale of the surrounding residential uses.

**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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