

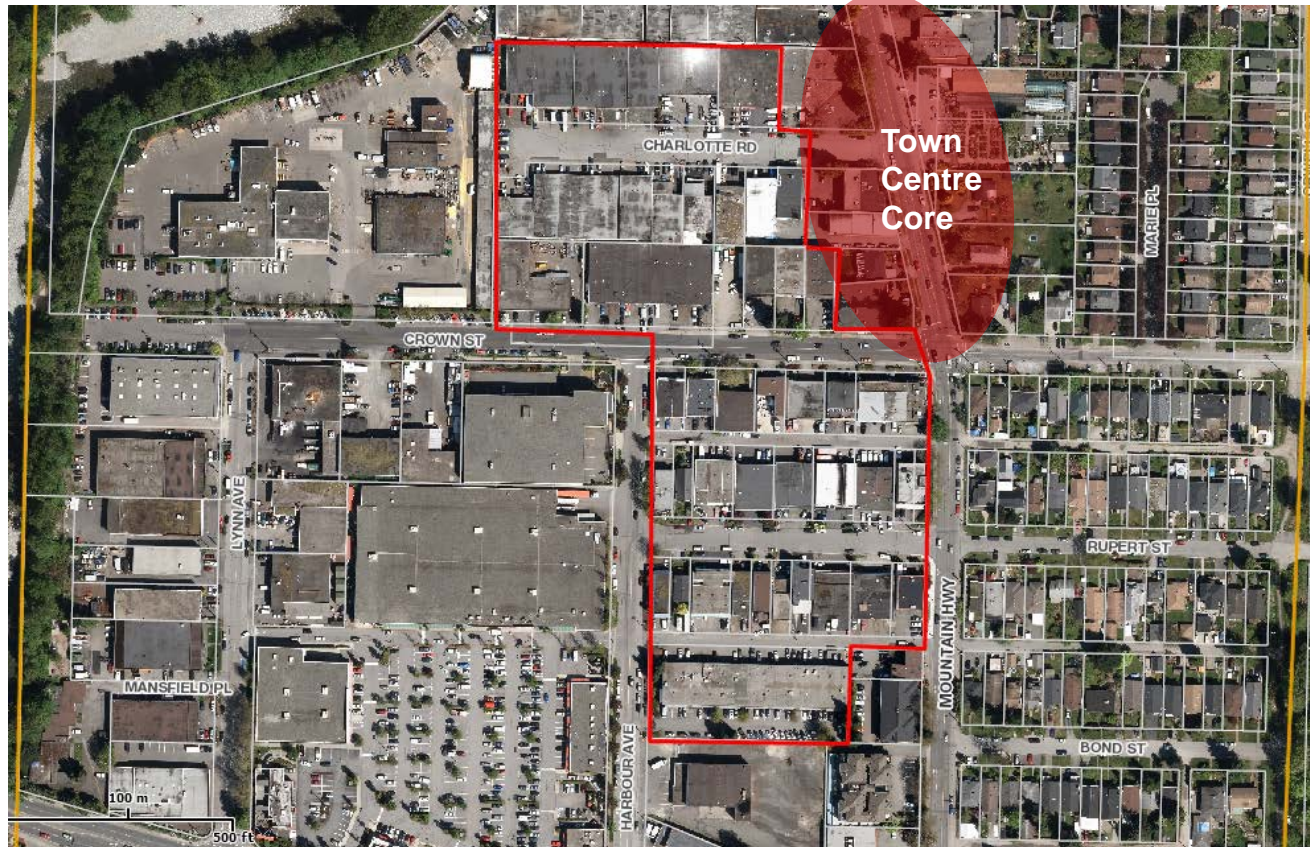
An aerial photograph of the Lynn Creek Light Industrial Zone in North Vancouver. The image shows a mix of industrial buildings, parking lots, and green spaces. A large bridge is visible on the left side, crossing a body of water. The text is overlaid in white on the image.

**Public Hearing
Lynn Creek Light Industrial Zone
Bylaw 8142**

May 17, 2016



Area Context



Red – Light Industrial Area for rezoning

Stakeholder Feedback



- Keep residential outside of industrial uses
- Enable more intensive use of existing space
- Flexibility re retail and office space that is complementary to or supports industrial businesses
- Address parking challenges w/o tighter regulations

Key Proposed Changes from Existing I3 Zoning

Key Changes	Rationale
Broader categories of principal uses	Enables greater diversity and number of industrial uses
Office space as principal use, limited to upper floor	Enables more intensive use of upper levels and leaves ground floor for industrial uses
Combined retail limited to max. 500m ² and conditions on use	Preserves space for industrial uses and keeps rents low



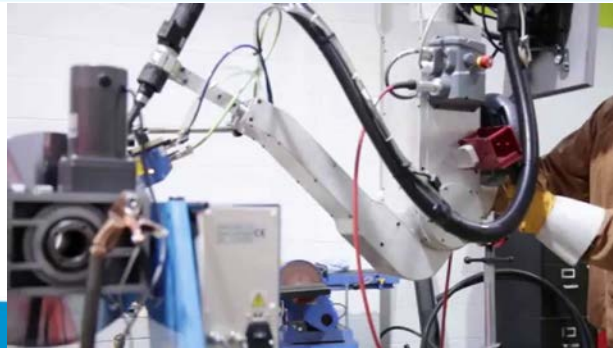
Key Proposed Changes from Existing I3 Zoning

Key Changes	Rationale
Restaurant: max 20 seats Outdoor: max 12 seats	Enables more intensive use of lot & supports business growth
Caretaker unit limited to upper floor	Leaves ground floor for industrial uses
Max site coverage increased to 100%	Enables more intensive use of lot space



Items Unchanged from Existing I3 Zoning

Key Changes	Rationale
Maximum permitted density remains at 1.2 FSR	To prevent redevelopment pressures
Maximum height stays at 40 feet	To prevent redevelopment pressures
Building coverage stays at 60%	To provide space for onsite parking, equipment storage etc..
Accessory uses can occupy a max of 25% of total building floor area	Maximizes building space for industrial uses
Parking rates remain same – Part 10 of Zoning Bylaw	Most properties do not have unused space



In Summary

What the new zoning aims to accomplish:

- Confirm industry as 1st priority in this area
- Preserve business uses, but also:
 - ensure greater flexibility for manufacturing uses,
 - conditions and limits on retail use,
 - enable full/intensive use of space.
- Keep density low so as not to encourage development pressure on this area.



**NORTH VANCOUVER
DISTRICT**