

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Report of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, May 17, 2016 commencing at 8:40 p.m.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks (8:41pm)
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor R. Bassam

Staff: Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. A. Reiher, Confidential Council Clerk
Mr. R. Taylor, Planner

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.

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.

In Mayor Walton's preamble he addressed the following:

- 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 the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;

- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night; and,
- 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.

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

- The binder containing documents and submissions related to this bylaw is available on the side table to be viewed; 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 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.

Councillor MURI left the meeting at 8:40 pm and returned at 8:41 pm.

Councillor HICKS arrived at this point of the proceedings.

3. PRESENTATION BY STAFF

Mr. Dan Milburn, Acting General Manager – Planning, Properties & Permits, provided an overview of the proposal noting that the study area for the proposed rezoning is the Industrial (I-3) zoned area immediately west of Mountain Highway and centred around Crown Street, and that the area is a smaller, fine-grained lot pattern allowing for greater diversity of small businesses.

It was noted that the area typically has older buildings enabling more affordable rents, is located immediately adjacent to the Lynn Creek Town Centre core and that the potential benefits may include:

- An increased demand for local goods and services;
- Providing a source of employment for local residents; and,
- A diversity of businesses providing interest and vitality to the Town Centre.

Mr. Milburn reported that the types of existing businesses in the proposed area for rezoning include:

- Automobile service/repair shops;
- Goods manufacturing;
- Communications equipment;
- Catering services;
- Craft beer and hobby wine businesses;
- Consulting services; and,
- Warehouses.

Ms. Sarah Dal Santo, Section Manager – Planning Policy, reported that through a series of stakeholder workshops, business operators and land owners commented that the Lynn Creek area provides a valuable service to the community which has evolved over time. However, stakeholders identified the need to:

- Keep residential uses outside of the industrial area to prevent potential use conflicts and redevelopment pressures;
- Relax zoning regulations to enable more intensive use of existing space;
- Permit greater flexibility of complementary retail uses that are related to industrial uses;
- Relax zoning regulations to enable greater use of outdoor patio space; and,
- Seek to address parking challenges in the area.

Ms. Dal Santo noted that these are the issues that the new zoning regulations seek to address and noted that the overall challenges include:

- General housekeeping amendments for alignment with the definitions in the Zoning Bylaw; and,
- Formatting changes to ensure consistency of the EZ-LI Zoning that Council has endorsed for other Employment Zones in the District.

Ms. Dal Santo noted that key changes from the existing I3 Zone are mostly fine-tuning changes which include:

- Having a broader category of principal uses that enable a greater diversity of industrial uses than the specific uses under the I3 Zoning;
- Enabling office spaces to be used as a principal use, limited to the upper floor of a building;
- Permitting limited retail, whether principal or accessory use, to a maximum size of 500m² per parcel;
- Allowing retail as a conditional use, limited to auctioneer, building supply, equipment sales, rental and garden supply;
- Permitting restaurant seating to a maximum of 20 seats, and outdoor seating to a maximum of 12 seats;
- Caretaker units would be limited to the upper floor in the new proposed zoning; and,
- The new zoning would change the maximum site coverage to 100%.

Ms. Dal Santo noted that the following items would remain unchanged from the existing I3 Zoning:

- The maximum floor space of a building would stay at an FSR of 1.2;
- Building height would remain at 40 feet and lot coverage would stay unchanged at 60%;
- Accessory uses are still limited to a maximum of 25% of the floor area; and,

- On-site parking requirements would stay unchanged.

Mr. Milburn commented that the new zoning seeks to confirm businesses and industries as a first priority to the area. It was noted the proposed zoning would preserve business uses, and would provide:

- Greater flexibility for manufacturing use;
- Place conditions on retail uses, limiting the amount of retail space; and,
- Enable businesses to make full use of the available space.

Mr. Milburn noted that the proposed zoning reflects stakeholders input, addresses the need to protect the industrial function of the lands, enables businesses to expand, and makes the best use of the building and lot.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Raffaele Panzetta, 400 Block Mountain Hwy: COMMENTING

- Expressed concern that the new zoning could potentially increase the property value which may in turn increase property taxes;
- Expressed concern regarding caretaker suites in an industrial zone;
- Commented that the proposed zoning may cause an increase to traffic in the area; and,
- Stated that the lots are small and increasing uses for offices may further limit parking.

5.2. Mr. Peter Larsen, 100 Block Rupert Street: COMMENTING

- Mentioned that there are three gyms in the area;
- Expressed concern that rezoning the proposed area may increase rent forcing their business to leave; and,
- Expressed concern regarding parking.

5.3. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Commented that better guidelines on property use would be needed; and,
- Spoke to the Metro Vancouver Industrial Lands report in relation to the District.

6. QUESTIONS FROM COUNCIL

In response to a question regarding lot sizes, staff advised that a minimum parcel size has been included to prevent existing lots from becoming non-conforming under the proposed zoning.

In response to a question regarding the ongoing use of schools in the I3 Zone, staff advised that they can specify the school type as an accessory use for training, and that the proposed rezoning would allow trade schools under service use.

In regards to a social gathering use of a building, staff advised that in order to obtain a liquor license, a resolution from Council would need to be passed. It was also noted that any tenancy has the right to apply for a liquor license.

In response to a question regarding offensive smells from industrial businesses, staff advised that these may be reduced and controlled through various measures including keeping smells contained and requiring appropriate ventilation. In addition, co-locating similar industrial uses is important to limit potential impacts from the types of noises and smells that are normal and anticipated in a busy industrial area.

7. COUNCIL RESOLUTION

MOVED by Councillor BOND

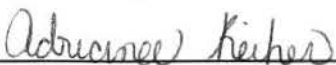
SECONDED by Councillor HANSON

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.

CARRIED
(9:19 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk