

# PUBLIC HEARINGS

Tuesday, November 21, 2017, 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.

## Removal of Density Bonus for Energy Performance Provisions from the Zoning Bylaw

### What:

A Public Hearing for Bylaw 8273 that proposes to delete section 4C03 Density Bonus for Energy Performance and associated references from District of North Vancouver Zoning Bylaw 3210, 1965.

### What changes?

The Zoning Bylaw currently permits a modest increase in floorspace for enhanced energy performance in buildings. The Provincial government has enacted the *Building Act* and BC Energy Step Code in an effort to standardize building regulations across the Province. As a result, local regulations that deal with matters addressed in the BC Building Code, such as the District's Density Bonus for Energy Performance contained in its Zoning Bylaw, will have no effect after December 15, 2017. This bylaw proposes to delete the Density Bonus for Energy Performance provisions from the Zoning Bylaw.

### Who can I speak to?

If you have questions on the development proposal, please contact Brett Dwyer, Manager – Development Services, at 604-990-2247 or [dwyerb@dnv.org](mailto:dwyerb@dnv.org)

## 1923 Purcell Way & Capilano University Multi-Family & Student Housing

### What:

A Public Hearing for Bylaws 8262 and 8263, proposed amendments to the Official Community Plan and Zoning Bylaw, to permit the development of multi-family and student housing.

### What changes?

Bylaw 8262 proposes to amend the OCP land use designation of the small portion of 1923 Purcell Way identified in the drawing below from Residential Level 5: Low Density Apartment (RES5) to Institutional. Bylaw 8263 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 109 (CD109) and rezone 1923 Purcell Way from Low Rise Residential Zone 1 (RL1) to Comprehensive Development Zone 109 (CD109). The CD109 Zone addresses use, density, amenities, setbacks, site coverage, building height, landscaping and parking. Bylaw 8263 also proposes to rezone the small portion of 1923 Purcell Way identified in the drawing below to Public Assembly (PA) to facilitate the construction of a student housing project.

### Who can I speak to?

If you have questions on the development proposal, please contact Tamsin Guppy, Development Planner, at 604-990-2391 or [guppyt@dnv.org](mailto:guppyt@dnv.org)



Proposed\*



\*Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.

### How can I provide input?

We welcome your input Tuesday, November 21, 2017, 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 bylaws are available for review at the Municipal Clerk's Office or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing) from November 7 to November 21, 2017. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.