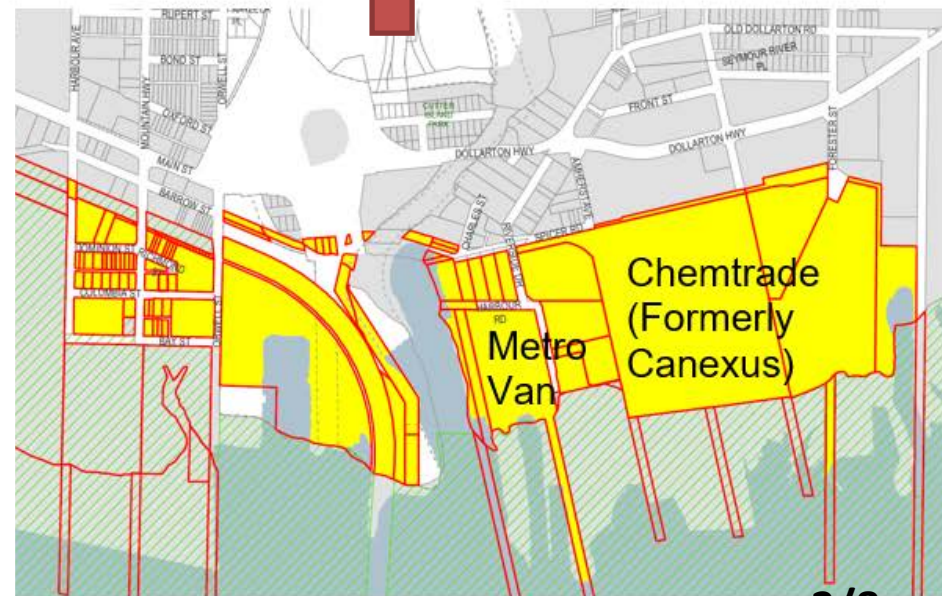
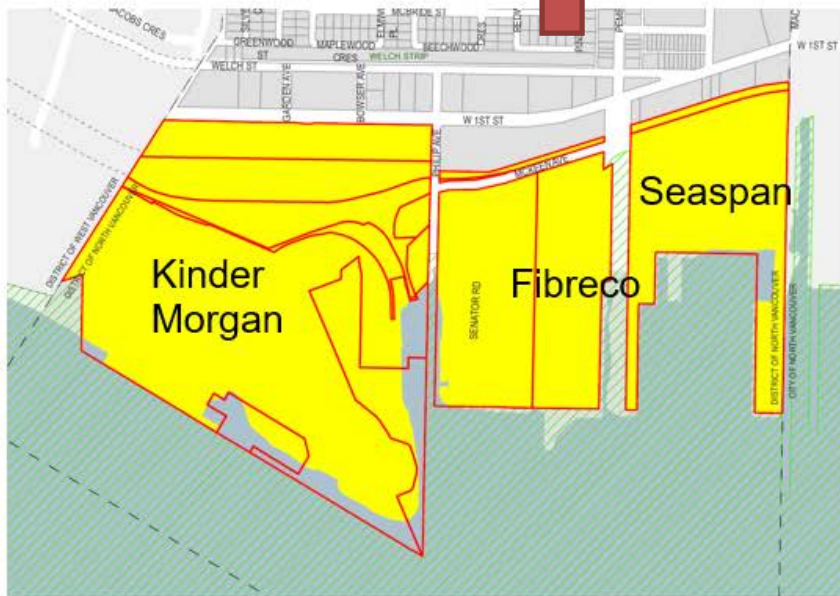
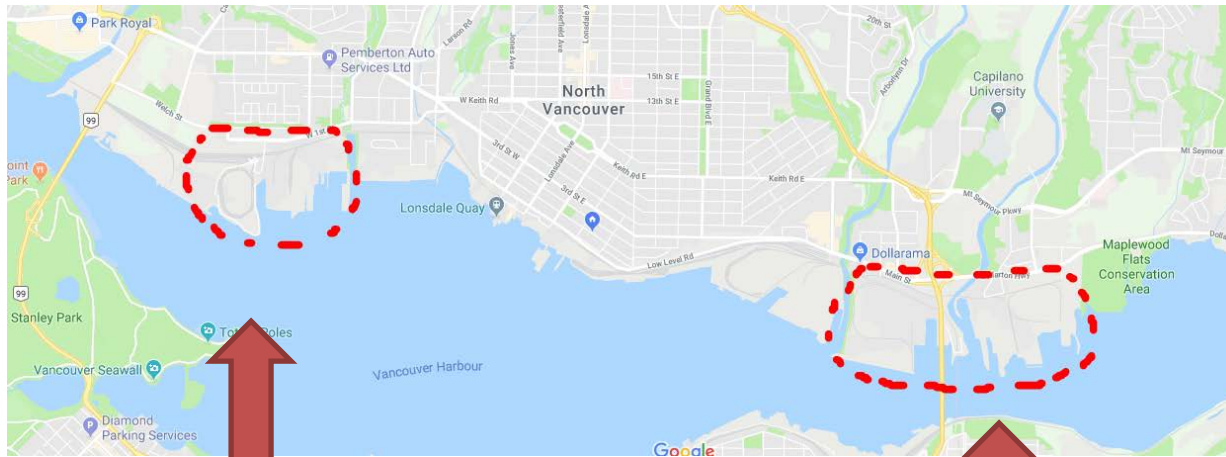


Bylaw 8158

Public Hearing, January 23, 2018

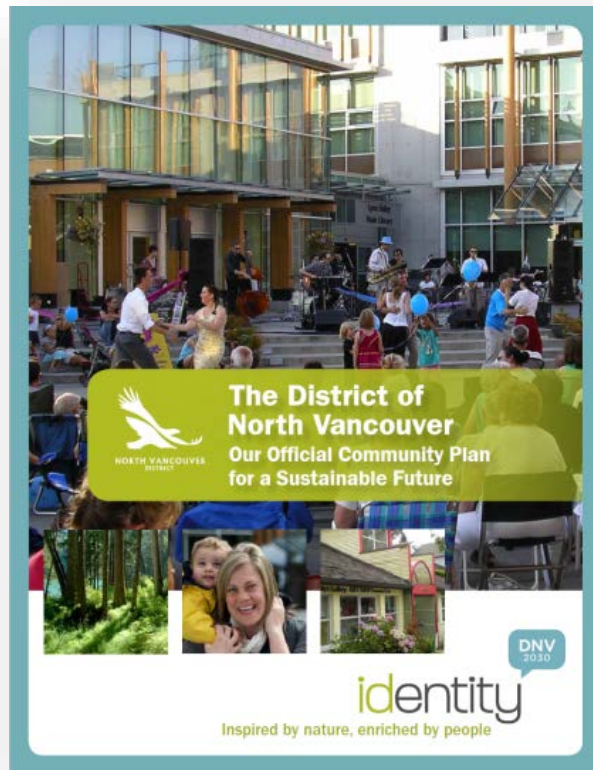
Proposed Bylaw to Amend Height Exceptions
and Employment-Zone-Industrial (EZ-I)
Building Regulations

Affected Properties (EZ-1, I1, I2)



Affected Properties (highlighted in yellow)

OCP Employment Lands Policies



OCP Part 1.3 Employment Lands

1. Protecting Employment Functions
2. Intensifying Uses
3. Enabling a Diverse Range of Economic Uses
4. Ensuring a High Quality Business Environment

Bylaw 8158

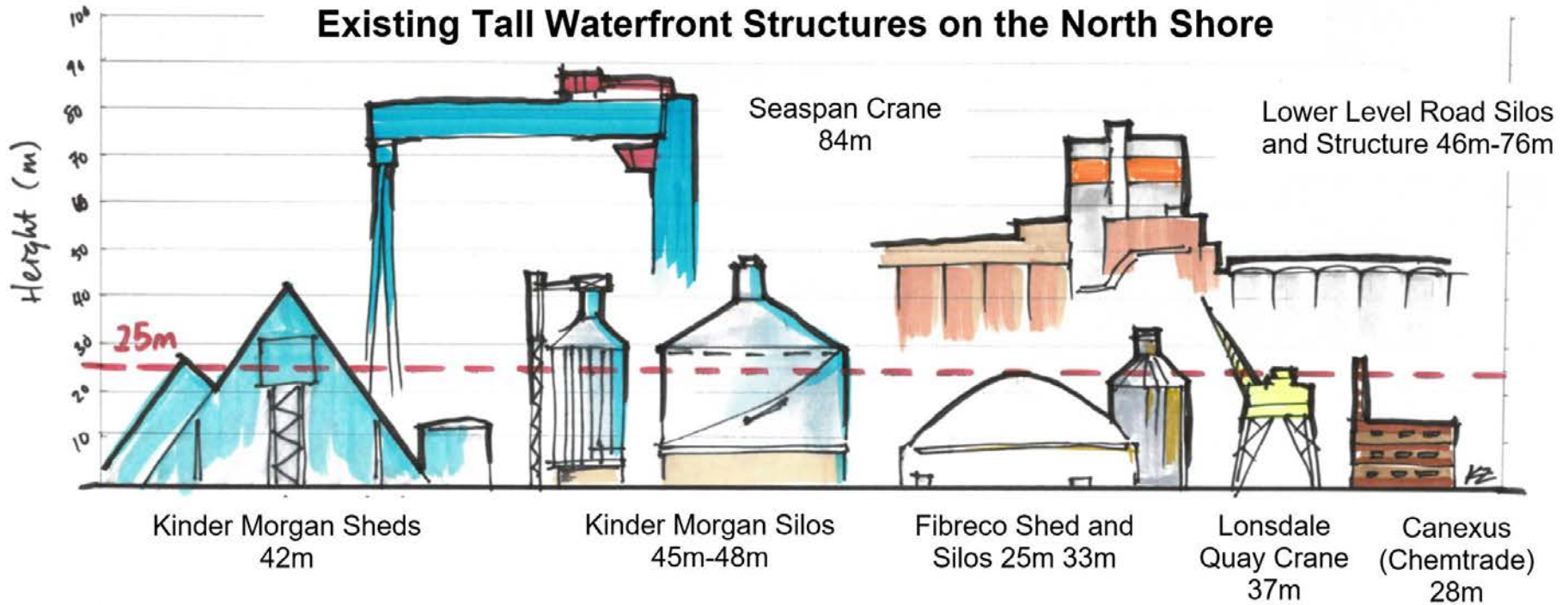
1. Remove from Section 407 Height Exceptions:

- tanks and bunkers;
- permanent cranes;
- grain elevators;
- and
- gas holders.

2. Add to EZ-I (Employment Zone Industrial) zone:

- max building width of 80% of lot width for properties greater than 100m in lot width; and
- max building coverage of 80% of lot area for properties greater than 5,000m² in lot area.

Existing Tall Waterfront Structures on the North Shore



All heights for reference purposes only.

Background and Timeline

Background and Timeline

- **November 2010:** Community consultation resulted in the creation of business friendly EZ-I and EZ-LI zones.
- **November 2015:** Council passed motion for Staff to investigate height, building width, and building coverage regulations.
- **March 2017:** Council reviewed proposed Bylaw 8158 and directed staff on to proceed with public consultation.
- **Summer 2017:** Staff conduct public consultation on Bylaw 8158.



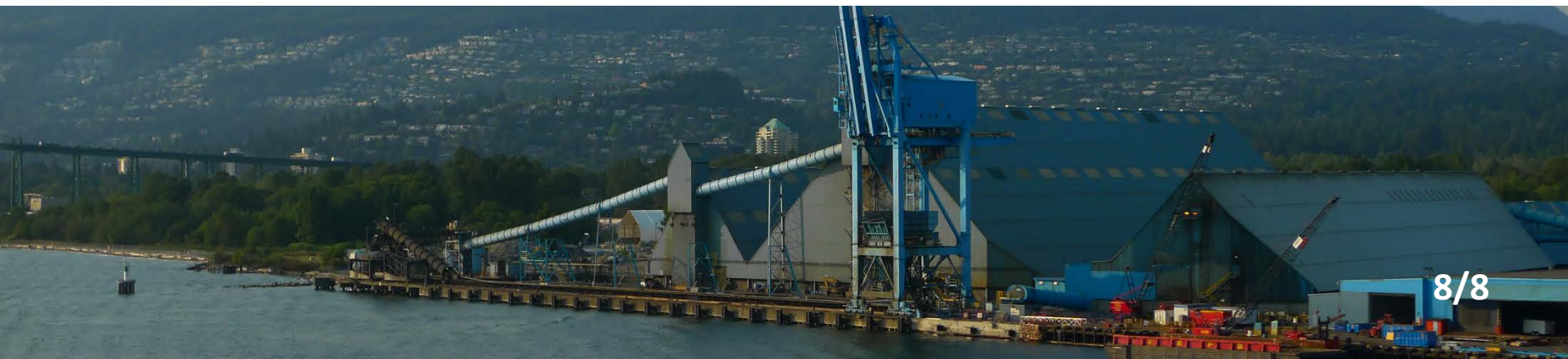
November 2010 Consultation on Encouraging Flexibility for Employment zones

Public Consultation

- Property owners
- Community Associations
- North Shore Waterfront Liaison Committee
- North Shore Waterfront Industrial Association
- Port of Vancouver
- Economic Partnership North Vancouver

Feedback Summary

- Overall, the feedback received **did not** support the changes.
- Concerns were that the proposed Bylaw may:
 1. Discourage investment and development
 2. Reduce adaptability of industrial lands to changing demands
 3. Hinder primary and secondary jobs creation
 4. Reduce competitiveness of North Shore industrial lands



A scenic view of a rocky riverbed with large boulders and a dense forest in the background. The water is clear and shallow, flowing over the smooth, light-colored rocks. The forest is lush and green, with sunlight filtering through the trees. The overall atmosphere is peaceful and natural.

Thank you.