Bylaw 8158
Public Hearing, January 23, 2018
Proposed Bylaw to Amend Height Exceptions and Employment-Zone-Industrial (EZ-I) Building Regulations
Affected Properties (EZ-I, I1, I2)
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

Kinder Morgan Sheds 42m
Kinder Morgan Silos 45m-48m
Fibreco Shed and Silos 25m 33m
Lonsdale Quay Crane 37m
Canexus (Chemtrade) 28m

Seaspan Crane 84m
Lower Level Road Silos and Structure 46m-76m

All heights for reference purposes only.
Background and Timeline
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- **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
Thank you.