

AGENDA

PUBLIC HEARING

Tuesday, March 12, 2019

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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PUBLIC HEARING

**7:00 p.m.
Tuesday, March 12, 2019
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver**

AGENDA

**1015-1037 Marine Drive
Zoning Bylaw Text Amendment**

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAW BY CLERK**

District of North Vancouver Rezoning Bylaw 1385 (Bylaw 8369)

Purpose of Bylaw:

Bylaw 8369 proposes to amend the District's Zoning Bylaw by adding the following principal uses to the Comprehensive Development Zone 21:

- Artist's studio;
- Business/office support services;
- Community facilities;
- Fitness centre;
- Health services purposes;
- Household repair services;
- Pet care establishment;
- School, trade; and,
- Veterinarian.

- 3. PRESENTATION BY STAFF**
- 4. REPRESENTATIONS FROM THE PUBLIC**
- 5. QUESTIONS FROM COUNCIL**
- 6. COUNCIL RESOLUTION**

Recommendation:

THAT the March 12, 2019 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1385 (Bylaw 8369)" be returned to Council for further consideration.

7. CLOSING

The Corporation of the District of North Vancouver

Bylaw 8369

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1385 (Bylaw 8369)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) Section 4B89 “Uses” of the Comprehensive Development Zone 21 is amended by adding the following Principal Uses in Section (1):
 - (ix) Artists studio;
 - (x) Business/office support services;
 - (xi) Community facilities;
 - (xii) Fitness centre;
 - (xiii) Health services purposes;
 - (xiv) Household repair services;
 - (xv) Pet care establishment;
 - (xvi) School, trade;
 - (xvii) Veterinarian;
 - b) Section 4B89 “Uses” of the Comprehensive Development Zone 21 is amended by adding the following Section:
 - (2) Accessory uses are permitted when customarily incidental to a permitted principal use.

READ a first time January 21st, 2019

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor


Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting <input type="checkbox"/> Other:	Date: <u>Jan 21, 2019</u> Date: _____


 Dept.
 Manager


 GM/
 Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

January 9, 2019
 File: 08.3060.20/052.18

AUTHOR: Kent MacDougall, Development Planner

SUBJECT: Bylaw 8369 - Text Amendment to CD21 Zoning for 1015-1037 Marine Drive

RECOMMENDATION

THAT "District of North Vancouver Bylaw 1385 (Bylaw 8369)", which amends the Comprehensive Development Zone 21 (CD21) by adding additional permitted principal uses, be given FIRST reading;

AND THAT Bylaw 8369 be referred to a Public Hearing.

REASON FOR REPORT

To obtain Council's consideration of bylaw introduction and referral to a Public Hearing for Bylaw 8369.

The proposed bylaw allows additional principal uses within an existing commercial building, known as Taylor's Crossing, located 1015-1037 Marine Drive.

SUMMARY

The subject site is located on the south side of Marine Drive. The site is west of Mackay Road and is the former location of Indigo Books. The site was originally



rezoned from Tourist Commercial (C4) to the existing Comprehensive Development Zone 21 (CD21) in June of 2000. A number of adjacent properties were rezoned to the Marine Drive Commercial Zone (C9) in July of 2007. Bylaw 8369 proposes to add C9 commercial uses to the CD21 zone thereby bringing it into alignment with the commercial uses allowed on neighbouring C9 Zoned properties. Bylaw 8369 does not add residential uses to the property, or additional area for development.

The site is currently developed with an existing two storey multi-tenant commercial building known as “Taylor’s Crossing”. The site is approximately 4,912m² (52,870 ft²) in size and the existing building, constructed in 2003, has a Gross Floor Area (GFA) of approximately 4,223m² (45,452 ft²). A large portion of the existing building was until recently occupied by



Indigo Books which has subsequently closed and vacated this location. Other tenants currently occupying the building include a childcare, a retail store, and a neighbourhood public house with on-site brewing. A personal service studio is currently renovating the upper floor for occupancy in 2019.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates this site, as well as other sites along Marine Drive, as “Commercial Residential Mixed-Use Level 1” (CRMU1) which are areas intended for predominantly general commercial purposes, such as retail, service and office uses. The site is within District’s Marine Drive Corridor, as per the OCP, which is envisioned as a lively and diverse retail shopping street.



Zoning

The subject site is zoned CD21 which allows for a maximum Floor Space Ratio (FSR) of 1.0. The existing CD21 zone was adopted in June of 2000 to accommodate the re-development of the site. The existing development on the site has an FSR of approximately 0.86 and is consistent with the provisions of the CD21 zone.

ANALYSIS:

Project Description



The rezoning proposal is to amend the existing CD21 zoning to allow for additional commercial uses on the site consistent with surrounding C9 uses which will expand tenancy options available in the existing building. The site's CD21 zone currently allows for the following principal uses:

- liquor store;
- neighbourhood public house with on-site brewing;
- office purposes;
- personal service shops;
- restaurants;
- retail food services; and
- retail purposes.

The C9 zone allows for a broader range of retail and commercial uses. The following C9 principal uses are proposed to be added to the CD21 zone:

- artist's studio;
- business/office support services;
- community facilities;
- fitness centre;
- health services purposes;
- household repair services;
- pet care establishment;
- school, trade; and
- veterinarian.

Note: Childcare is permitted in all zones in the District.

The proposed new uses are consistent with the commercial uses currently permitted within the C9 zoning on neighbouring properties along the Marine Drive corridor. The addition of the new principal uses would allow for a greater range of commercial uses at this site, while still being compatible with nearby C9-zoned properties. The proposed additional principal uses comply with the goals of the OCP. Bylaw 8369 also adds the allowance for accessory uses which are

defined as uses customarily incidental to principal uses. Residential uses are not proposed to be added to the CD21 zoning. A red-line version of the CD21 zone with proposed added uses is attached (Attachment B).

The site is currently served by a total of 111 parking stalls in accordance with the sites CD21 zoning and the Off-Street Parking Space and Loading Space Regulations of the Zoning Bylaw. 71 stalls are located in an underground parking garage and another 40 spaces available at grade at the rear of the building. No reduction in parking is proposed as part of the rezoning. The parking provided on site is anticipated to meet the parking needs of both existing and proposed uses.

Concurrence

The project has been reviewed by staff from the Building, Engineering, and Fire Departments.

Public Input

Neighbour notification letters outlining the proposed zoning changes were distributed to neighbouring property owners and occupants within approximately 100m of the site in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. As this property is immediately adjacent to the City of North Vancouver, a notification letter was also circulated to the City's Planning Department for comment.

The City of North Vancouver Planning Department responded with no concerns towards the proposed rezoning. Three other responses were received which raised questions related to the building's mechanical systems; parking; and potential tenants. Inquiries were responded to by staff.

Further statutory notification will be required should the proposal proceed to public hearing.

Implementation

Implementation of the proposed changes requires consideration of a rezoning bylaw, Bylaw 8369.

Bylaw 8369 (Attachment A) amends the subject site's existing CD21 zoning to include additional permitted principal uses. Existing provisions for floor area, height, FSR, setbacks, parking and landscaping remain unchanged from the existing CD21 zone.

CONCLUSION:

The proposed change to the existing CD21 zoning expands the future commercial tenancy options available at the subject site and brings the subject site further into alignment with neighbouring commercial properties along Marine Drive.

The rezoning proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. Introduce Bylaw 8369 and refer Bylaw 8369 to a Public Hearing (staff recommendation);
or,
2. Give no further readings to Bylaw 8369 and abandon the bylaw at First Reading.

Respectfully submitted,



Kent MacDougall MCIP, RPP
Development Planner

Attachments:

- A. Bylaw 8369
- B. CD21 zone – Redline version

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	<input type="checkbox"/> Clerk's Office	External Agencies:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Communications	<input type="checkbox"/> Library Board
<input type="checkbox"/> Utilities	<input type="checkbox"/> Finance	<input type="checkbox"/> NS Health
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Fire Services	<input type="checkbox"/> RCMP
<input type="checkbox"/> Parks	<input type="checkbox"/> ITS	<input type="checkbox"/> NVRC
<input type="checkbox"/> Environment	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Museum & Arch.
<input type="checkbox"/> Facilities	<input type="checkbox"/> GIS	<input type="checkbox"/> Other:
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Real Estate	

The Corporation of the District of North Vancouver**Bylaw 8369**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

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 - (xvi) School, trade;
 - (xvii) Veterinarian;
 - b) Section 4B89 “Uses” of the Comprehensive Development Zone 21 is amended by adding the following Section:
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READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

4B88 Comprehensive Development Zone 21 CD21**Intent**

The purpose of the CD21 Zone is to establish specific land use and development regulations for a mixed use commercial project.

The CD21 Zone is applied to the following property legally described as Lot D, Block 55, D.L. 552, Plan 10628 (PID:009-357-653) located in the southwest corner of Marine Drive and Mackay Road.

4B89 Uses

(1) All uses of land, buildings and structures in the CD21 Zone are prohibited except:

Principal Uses:

- (i) liquor store; (Bylaw 7443)
- (ii) neighbourhood public house with on-site brewing; (Bylaw 7443)
- (iii) office purposes;
- (iv) personal service shops;
- (v) professional offices;
- (vi) restaurants;
- (vii) retail food services;
- (viii) retail purposes;
- (ix) artists studios;
- (x) business/office support services;
- (xi) community facilities;
- (xii) fitness centre;
- (xiii) health services purposes;
- (xiv) household repair services;
- (xv) pet care establishment;
- (xvi) school, trade;
- (xvii) veterinarian;

(2) Accessory uses are permitted when customarily incidental to a permitted principal use.

4B90 Principal Use Regulations:

(1) neighbourhood public house:

- (a) not more than 125 seats shall be permitted in any neighbourhood public house;
- (b) an outdoor customer service area in conjunction with an neighbourhood public house may not exceed 50m² (538 ft.²);
- (c) a brewery operated in conjunction with a neighbourhood public house may not exceed 300m² (3,230 ft.²).

(Bylaw 7443)

(2) Restaurant:

- (a) an outdoor customer service area in conjunction with a restaurant may not exceed 250m² (2,690 ft.²).

4B91 Size, Shape and Siting Regulations

Buildings and structures in the CD21 Zone shall be sited and constructed in accordance with an approved development permit and the following regulations:

1) Height:

The height of buildings and structures in the CD21 Zone shall not exceed: 13m (42.6 ft.) excluding roof parapets which shall not exceed 0.46m (1.5 ft.) in height;

2) Building and Site Coverage:

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvring aisles in the CD21 Zone shall not occupy more than 85% of the lot area.

3) Floor Space Ratio:

The maximum floor space ratio in the CD21 Zone is 1.0.

4B92 Landscaping Regulations:

- 1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;
- 2) All garbage and recycling container pads shall be screened with an 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;
- 3) All electrical kiosks not located underground or within a building shall be screened.

4B93 Parking, Loading and Bicycle Parking Regulations:

- 1) Parking for principal uses in the CD21 zone shall be provided on the basis of 1 space per 37m² (398 ft.²) of gross building area;
- 2) Loading areas shall be provided in accordance with the requirements of Part 10 of this bylaw;
- 3) Bicycle parking for commercial uses shall be provided in accordance with the requirements of Part 10 of this Bylaw.

(Bylaw 7158)



PUBLIC HEARING

1015-1037 Marine Drive

Zoning Bylaw Text Amendment

What: A Public Hearing for Bylaw 8369, a proposed text amendment to the Zoning Bylaw, to permit additional principal uses within an existing commercial building, known as Taylor's Crossing.

When: 7 pm, Tuesday, March 12, 2019

Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC



Existing Two-Storey Multi-Tenant Commercial Building



What changes?

Bylaw 8369 proposes to amend the District's Zoning Bylaw by adding the following principal uses to the Comprehensive Development Zone 21:

- Artist's studio;
- Business/office support services;
- Community facilities;
- Fitness centre;
- Health services purposes;
- Household repair services;
- Pet care establishment;
- School, trade; and,
- Veterinarian.

When can I speak?

We welcome your input Tuesday, March 12, 2019, 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 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 bylaw are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from January 29 to March 12. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

Who can I speak to?

If you have questions on the development proposal, please contact Darren Veres, Development Planner, at 604-990-2487 or veresd@dnv.org



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