



1015 – 1037 Marine Drive

Public Hearing – March 12, 2019

Bylaw 8369 – Text Amendment to Comprehensive
Development Zone 21 (CD 21)

Site Context



Site:

- 4,912m² (52,870 sq ft)
- Corner of Marine Dr and Mackay Rd
- Boundary with City of North Vancouver

Adjacent Uses:

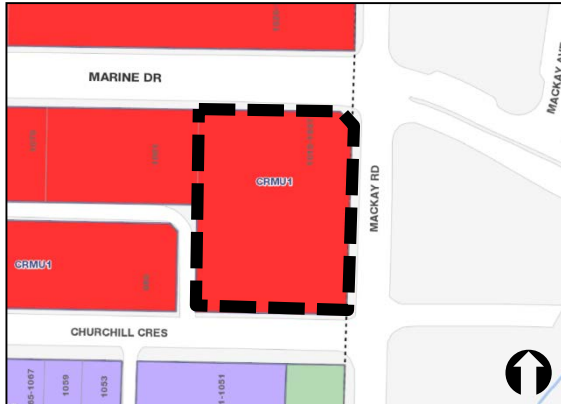
- Small-scale and car-oriented retail
- Mixed-use commercial/residential
- Light industrial

Site Context



- Two-storey commercial building known as “Taylor’s Crossing”
- Built in 2003
- 4,233m² (45,452 ft²) in floor area
- Tenants: a childcare, a retail store, and neighbourhood public house with on-site brewing.
- Indigo Books previous tenant

Site Context



OCP: CRMU Level 1



Zone: CD 21

OCP:

- Commercial Residential Mixed Use Level 1 (CRMU Level 1)
- Retail, service and office uses with residential above

Zoning:

- Comprehensive Development Zone 21 (CD21)
- Rezoned from Tourist Commercial (C4) in June 2000
- Permits 1.0 FSR
- Existing building has FSR of 0.86
- Consistent with zoning

Parking:

- 111 parking stalls in total
- Anticipated to meet needs of future uses

Proposal

Bylaw 8369 proposes to Amend CD21 to allow for additional commercial uses found in C9

Current permitted uses in CD21:

- Liquor Stores
- Neighbourhood Public Houses with Onsite Brewing
- Office Purposes
- Personal Service Shops
- Restaurants
- Retail Food Services
- Retail Purposes

Proposed uses to be added:

- Artist Studios
- Business/Office Support Services
- Community Facilities
- Fitness Centres
- Health Services Purposes
- Household Repair Services
- Pet Care
- School/Trade
- Veterinarian

Note: Childcare is permitted in all zones in the District

Proposal



- Proposed uses are consistent with commercial uses along Marine Drive corridor
- Allow for greater range of commercial uses while maintaining compatibility with nearby properties
- Proposal is consistent with OCP and adjacent uses
- Residential uses or extra density are not proposed

Public Input

- Neighbours and CNV notified
- No concerns identified
- Consistent with CNV OCP vision for Marine Drive
- Questions raised related to mechanical system, parking, and potential tenants

Council Comments at Bylaw Introduction

- Question: Would adding the proposed uses affect property assessment?
 - *Adding uses will not impact assessed value of property*
 - *The Small Business Property Tax Working Group*

Council Comments at Bylaw Introduction

Question: Are rising property values leading to increases in health and office-type uses along Marine Drive corridor

- *Market demand*
- *Corridor in transition*
- *B-line*



1300 Marine Drive – Before



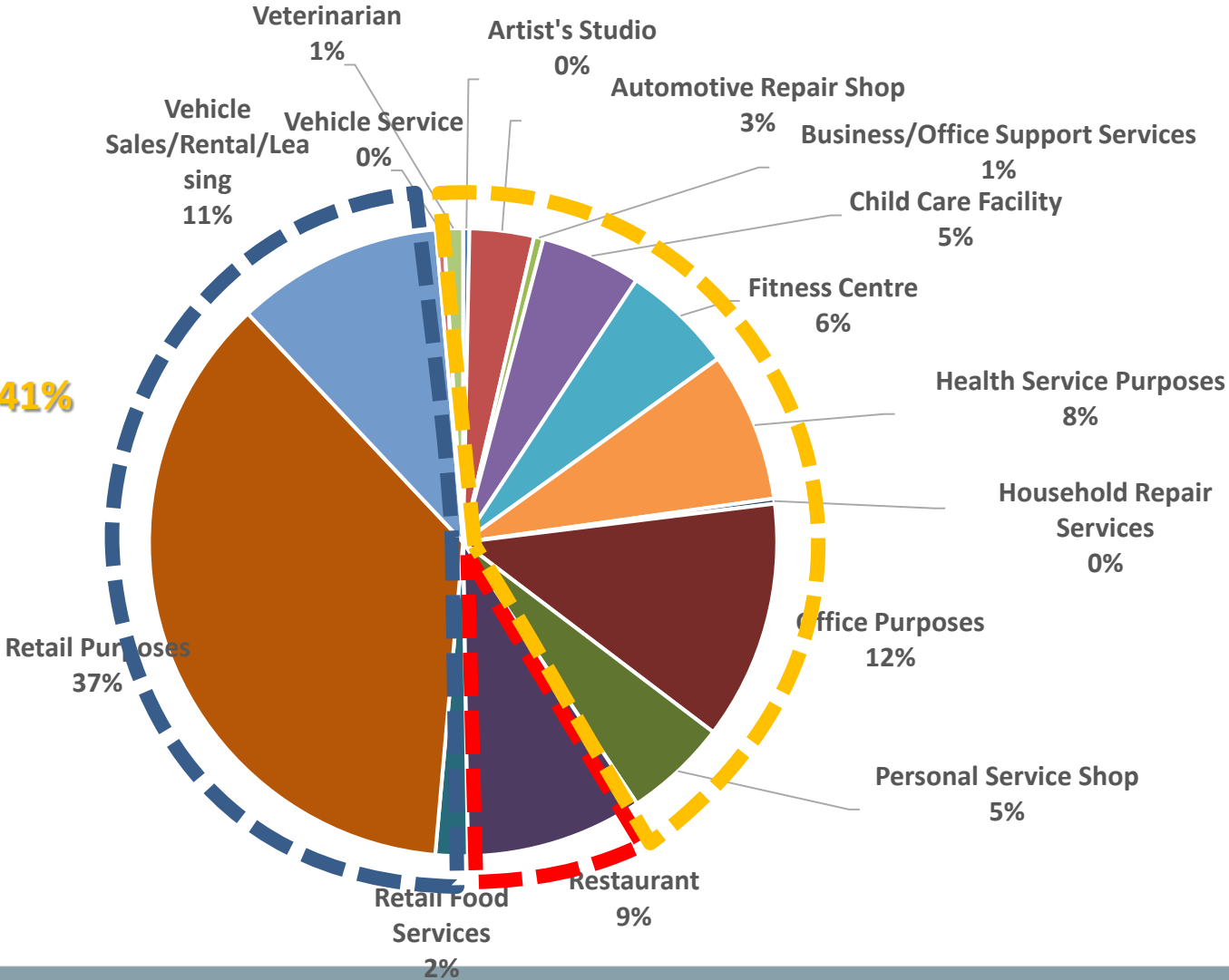
1300 Marine Drive – After (2012)

Marine Drive Commercial Uses by Floor Space (2019)

Retail Uses = 50%

Office/Service Uses = 41%

Restaurant Uses = 9%





Thank you.