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:**
- 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
Zoning on Marine Drive

- Commercial properties rezoned to Commercial Zone (C9) from C1, C2, C3, and C8 in 2007
- C9 permits a greater range of uses than previous commercial zones and removed automotive 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%

- Retail Purposes = 37%
- Office Purposes = 12%
- Personal Service Shop = 5%
- Fitness Centre = 6%
- Health Service Purposes = 8%
- Household Repair Services = 0%
- Veterinary = 1%
- Restaurant = 9%
- Retail Food Services = 2%
- Automotive Repair Shop = 3%
- Business/Office Support Services = 1%
- Child Care Facility = 5%
- Vehicle Sales/Rental/Leasing = 11%
- Vehicle Service = 0%
- Artist's Studio = 0%
Thank you.