

AGENDA

PUBLIC HEARING

Tuesday, May 31, 2022

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/67910218298>

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, May 31, 2022
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver**

AGENDA

**1970 Spicer Road
Zoning Bylaw Amendments**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)

Purpose of Bylaw:

Bylaw 8568 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public House Commercial Zone (C6) to Employment Zone – Light Industrial (EZ-LI). The EZ-LI Zone addresses permitted uses of land, buildings and structures and off-street parking and loading requirements.

3. PRESENTATION BY STAFF

Presentation: Taylor Jenks, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Scott Lenz, Headwater Management

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the May 31, 2022 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)" be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8568

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 1418 (Bylaw 8568)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) The Zoning Map is amended in the case of lands illustrated in the attached map (Schedule A) by rezoning the land from Public House Commercial Zone (C6) to Employment Zone-Light Industrial (EZ-LI)
 - b) The Siting Area Map section is amended by deleting Plan Section C/25.01

READ a first time May 9th, 2022

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Rezoning Bylaw 1418 (Bylaw 8568)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

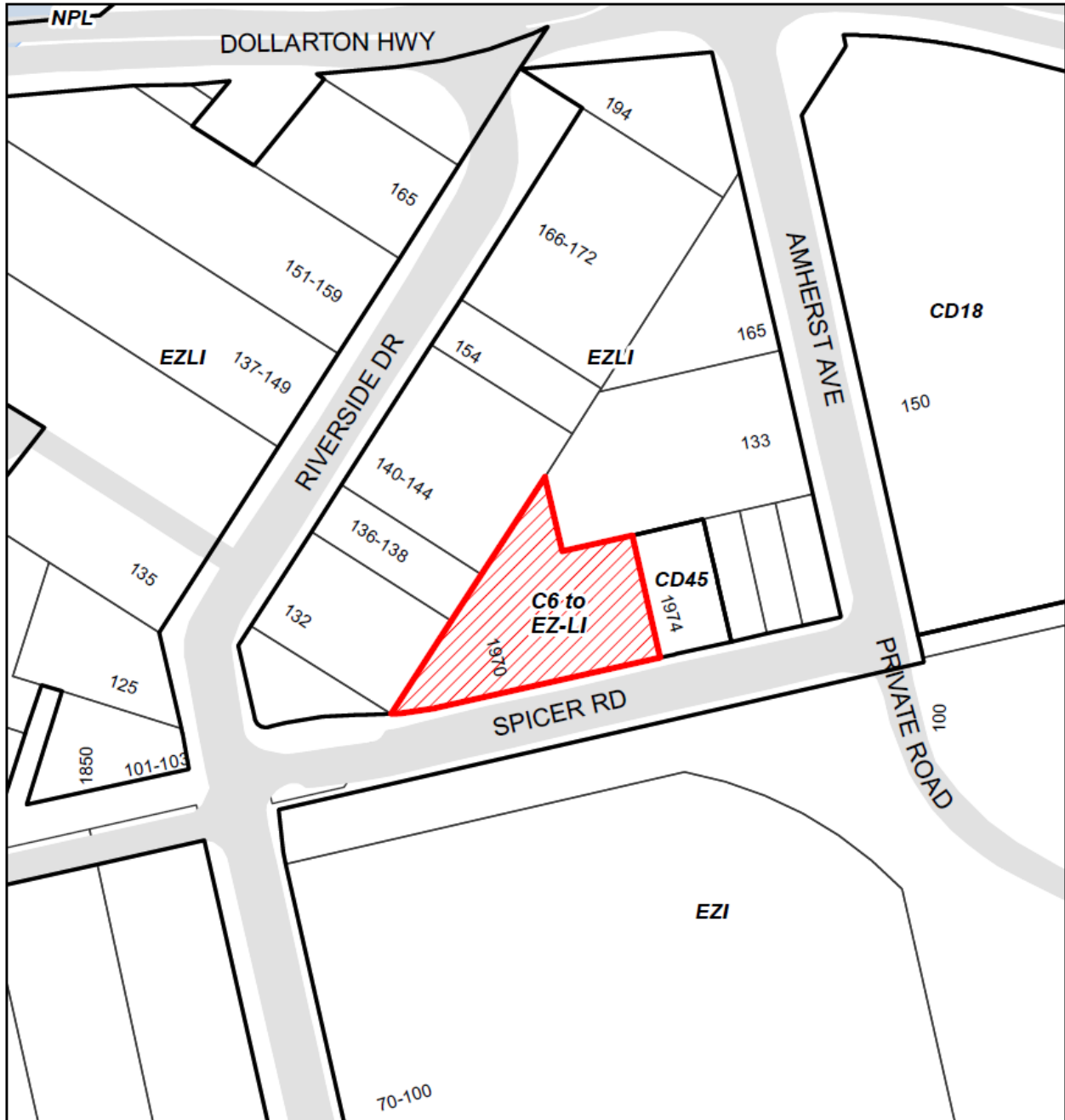
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8568

BYLAW 8568

District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)

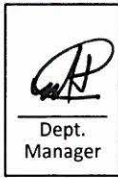


PUBLIC HOUSE COMMERCIAL ZONE (C6) TO
EMPLOYMENT ZONE-LIGHT INDUSTRIAL (EZ-LI)



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>May 9, 2022</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

April 20, 2022
 Case: PLN2022-00013
 File: 08.3060.20/013.22

AUTHOR: Taylor Jenks, Development Planner

SUBJECT: **Bylaw 8568 - Rezoning from Public House Commercial (C6) to Employment Zone - Light Industrial (EZ-LI) at 1970 Spicer Road.**

RECOMMENDATION

THAT "District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)" is given FIRST reading;
 AND THAT Bylaw 8568 is referred to a Public Hearing.

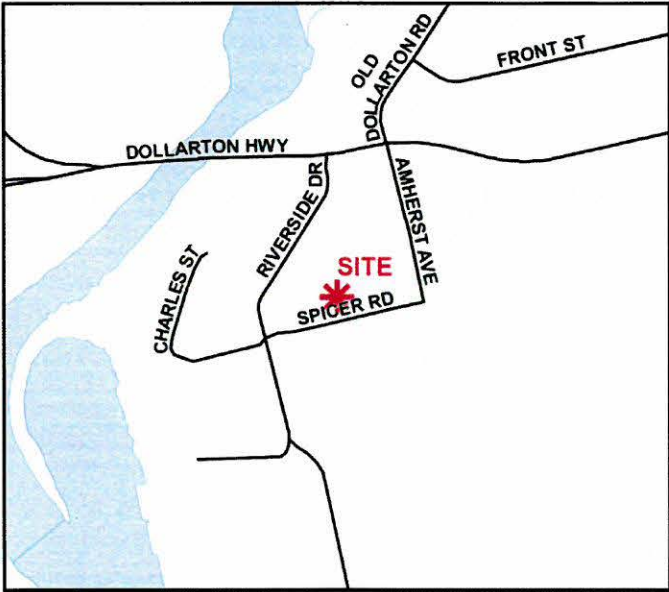
REASON FOR REPORT

Implementation of the proposal requires Council's consideration of Bylaw 8568 to rezone the subject property (**Attachment 2**).

The Rezoning Bylaw is recommended for introduction and referral to a Public Hearing.

SUMMARY

Scott Lenz of Headwater Management has applied to rezone the site of the previous "Maplewood Pub" at 1970 Spicer Road from existing Public House Commercial Zone (C6) to Employment Zone - Light industrial (EZ-LI). The rezoning would accommodate the outdoor storage of company vehicles and equipment associated with a local construction business. The proposal involves demolition of the existing building, and returning the site to a state that supports light industrial activities.

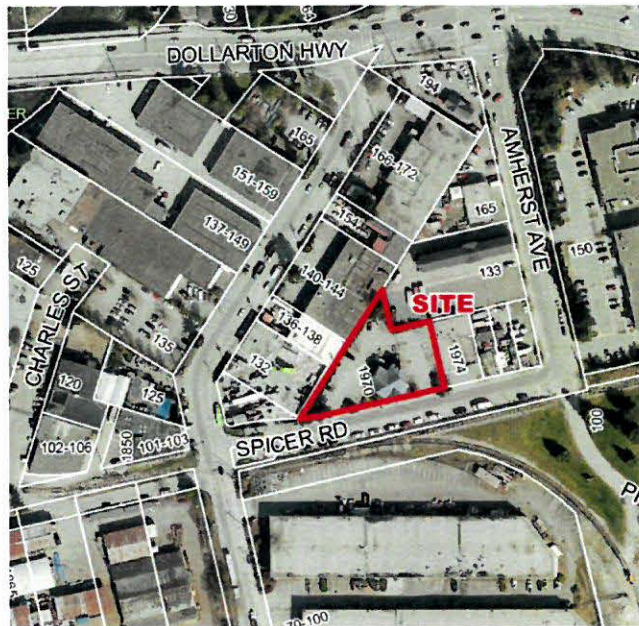


BACKGROUND

The subject site was zoned Light Industrial Zone (I3) until 1992 when it was rezoned to Public House Commercial Zone (C6) and redeveloped as the “Maplewood Pub.” The site has been vacant since 2020 when the pub closed and the existing building has since deteriorated.

Site and Surrounding Area

The development site is approximately 2,229 m² (23,993 sq. ft.) in size and is located in the light industrial area of Maplewood, south of Dollarton Highway, between Amherst Avenue and Riverside Drive. Surrounding land uses are primarily industrial to the north, west and south, including Emterra Environmental directly to the west. To the east of the site is Dynamic Equipment Rentals which includes the storage of vehicles and equipment.

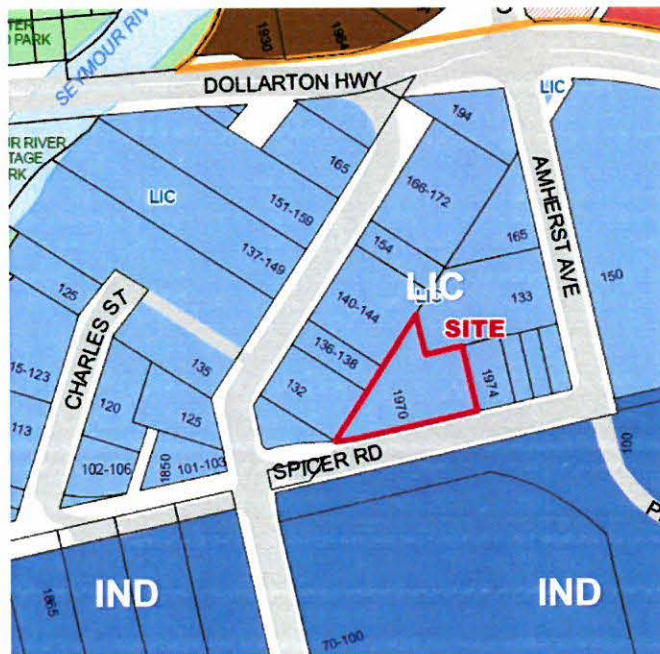


EXISTING POLICY

The proposal has been reviewed against the Official Community Plan (OCP), the Targeted Official Community Plan Review Action Plan, the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (Maplewood Plan), the Maplewood Employment Lands Strategy, and the 2019-2022 Council Directions.

Official Community Plan

The Official Community Plan (OCP) designates the site as “Light Industrial Commercial” (LIC) – as indicated in the map - and intended predominantly for a mix of industrial, warehouse, office, service, utility and business park-type uses. This OCP designation is consistent with sites to the north, east and west, while sites to the south are designated “Industrial” (IND) and intended for heavy industrial uses.



The proposal has been reviewed against the OCP and is consistent with the following policies:

Policy 3.3: Enabling a Diverse Range of Economic Uses within Employment Lands

Policy 3.3.2: Preserve industrial designated lands for industrial uses and uses that are accessory or supportive of industrial activities

Policy 3.3.3: Facilitate an appropriate mix of light industrial and non-retail commercial uses in Light Industrial Commercial designated lands

Targeted Official Community Plan Review Action Plan 2021-2030

The project has been reviewed against the Targeted Official Community Plan Review Action Plan (Action Plan) and addresses the following "Priority Actions":

Priority Action # 1 - Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space

The proposal responds to the above-noted Priority Action by maintaining the employment function of the site, and helping to preserve the industrial base that serves the business and residential community on the North Shore.

Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines (Maplewood Plan)

The project has been reviewed against the Maplewood Plan and achieves plan objectives by contributing to the intensification of industrial uses in Maplewood, and providing employment opportunities accessible to those in the Maplewood Village Centre.

Council Directions 2019-2022

The project has been reviewed against Council's Strategic Directions.

Key Issue - Economy: *Retaining and growing the full spectrum of businesses within the District, while building towards a complete community of jobs and housings, will be our measures of success.*

As intended with the addition of the Employment Zones to the Zoning Bylaw in 2010, the proposal would serve to accommodate the evolution of an existing North Shore business and help to preserve one of the District's key employment areas.

Zoning

The subject property is currently zoned Public House Commercial (C6), which is intended to provide for the consumption of alcoholic beverages as a principle use. The C6 zone does not permit the light industrial service use as proposed.

In order to accommodate the intended use, Bylaw 8568 proposes to rezone the property to Employment Zone Light Industrial (EZ-LI) to match most of the surrounding properties. The EZ-LI zone would allow for an increase in the maximum building coverage from 50% to 90% and would increase the maximum permitted site coverage from 85% to 100%. These changes would allow for the intensification of industrial uses on the lot, as envisioned in the OCP and associated policies, and would allow flexibility to reflect the changing nature of light industrial uses.



The EZ-LI zone regulates other factors such as maximum height, minimum building setbacks, and minimum parking requirements. While no new building is proposed on the site with this application, these requirements would apply to any future construction.

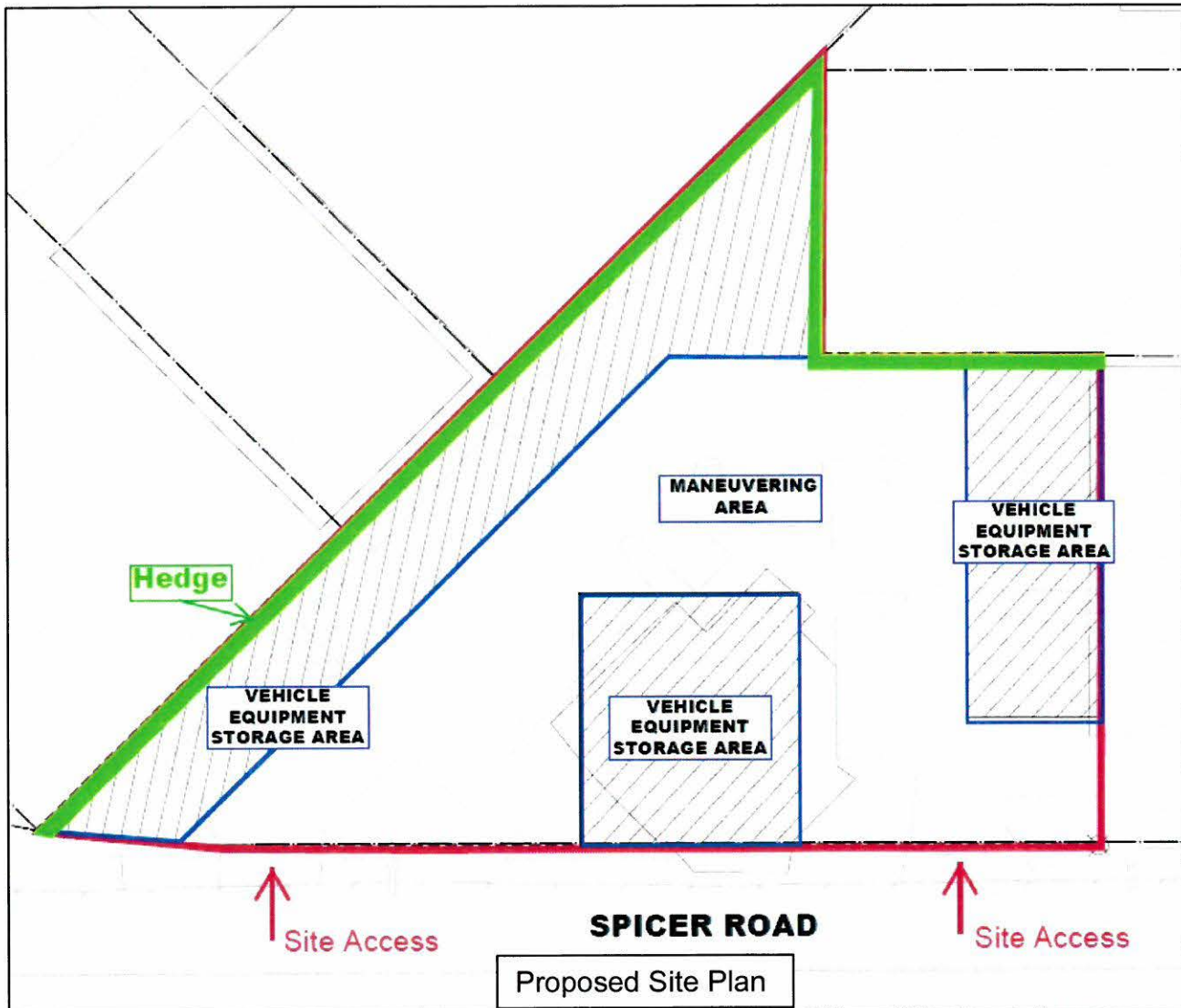
The Zoning Bylaw requires that EZ-LI properties within 50 m of residential-zoned properties, comply with the *Good Neighbour Policy* regarding noise, lighting and air quality. As this site lies outside of the 50 m radius from residential properties, and is surrounded by industrial properties, no conflicts with neighbouring uses are anticipated. Activities on site will be subject to the District’s Nuisance Abatement Bylaw and Noise Regulation Bylaw, as well as air quality measures administered by Metro Vancouver.

The site is subject to a “siting area map” in the Zoning Bylaw. The siting area map regulates the placement of structures on the site and as the proposed E-LI zoning would regulate the siting of structures, the existing siting area map is proposed to be deleted.

PROPOSAL

A proposed site plan has been submitted with the rezoning application, which delineates three primary areas for the storage of vehicles and equipment as shown on the image on the next page. The storage areas are located around the exterior of the site which will ensure sufficient space is available for the movement of vehicles through the site.

Two driveway accesses are proposed from Spicer Road using existing let-downs, which will help to ensure safe vehicle movement and visibility when entering and exiting the site. The proposal includes the demolition of the existing building, and resurfacing of the site in a dust-free surface as required by the Zoning Bylaw. Existing hedging along the north property line as well as the tree in the southwest corner of the site are proposed to be retained which will assist in reducing impacts on neighbouring industrial properties. No new building construction is proposed at this time.



Development Permits

The site is designated within the following Development Permit Areas (DPAs):

- Form and Character of Commercial, Industrial and Multi-family Development;
- Energy and Water Conservation and Green House Gas Emission Reduction; and
- Protection of Development from Hazardous Conditions - Creek Hazard.

The application is exempt from the requirement to obtain a Development Permit for Form and Character, as well as Energy and Water Conservation and Green House Gas Emission Reduction, as the proposal does not involve the construction or installation of any new building or structure. Any future proposals which include buildings or structures would be required to obtain these development permits and would be subject to review against the applicable guidelines in Schedule B of the OCP.

The site is identified as a potential flood hazard area in the Protection of Development from Hazardous Conditions - Creek Hazard DPA. The application is exempt from the requirement to obtain a Development Permit for Protection of Development from Hazardous Conditions – Creek Hazard, as there is no expansion of the building footprint and does not include the construction of habitable space. Any future proposal involving building or structures may require a Development Permit and would be subject to review against a Flood Hazard report prepared by a qualified professional.

Parking

The applicant is proposing to rezone the site to EZ-LI, with the intent to use the property for parking of vehicles associated with their business. As the proposal does not include the construction of new floor area, the Zoning Bylaw does not require additional parking on-site.

Development Cost Charges

The payment of Development Cost Charges (DCCs) will not be required with this proposal as no additional Gross Floor Area is proposed.

Concurrence

The project has been reviewed by staff from the Building, Engineering, Community Planning, Environment, Transportation, Construction Traffic Management, Property Use, Legal, and Fire Departments.

District of North Vancouver Rezoning Bylaw 8568 affects land lying within 800 m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required following third reading of the bylaw and prior to bylaw adoption.

Construction Traffic Management Plan

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP) with submission of a Highway Use Permit application.

The CTMP must outline how the applicant will work to minimize construction impacts on pedestrian and vehicle movement along Spicer Road and Amherst Avenue. The plan is

required to be approved by the District prior to issuance of the required demolition permit.

PUBLIC INPUT

In accordance with the District's policy on Non-Statutory Public Consultation for Development Projects, a letter was sent to approximately 84 addresses in an area exceeding 100 m of the site, and a bi-directional sign was placed on the property to notify passersby of the proposal and provide an opportunity for input.

One comment has been received expressing opposition to the rezoning due to impacts associated with light industrial uses such as noise, heavy vehicle traffic, and dust, as well as perceived security risks arising from visitors to the site.

Redacted public input is attached as Attachment 3.

CONCLUSION

The proposal assists in preserving the existing employment lands in one of the District's key industrial hubs, and in providing for the intensification of industrial uses.

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

OPTIONS

The following options are available for Council's consideration:

1. Introduce Bylaw 8568, and refer to a Public Hearing (staff recommendation);
2. Refer the project back to staff for further consideration; or
3. Defeat the bylaw at First Reading.

Respectfully submitted,



Taylor Jenks
Development Planner

ATTACHMENTS

1. Proposed Site Plan
2. District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)
3. Redacted Public Input

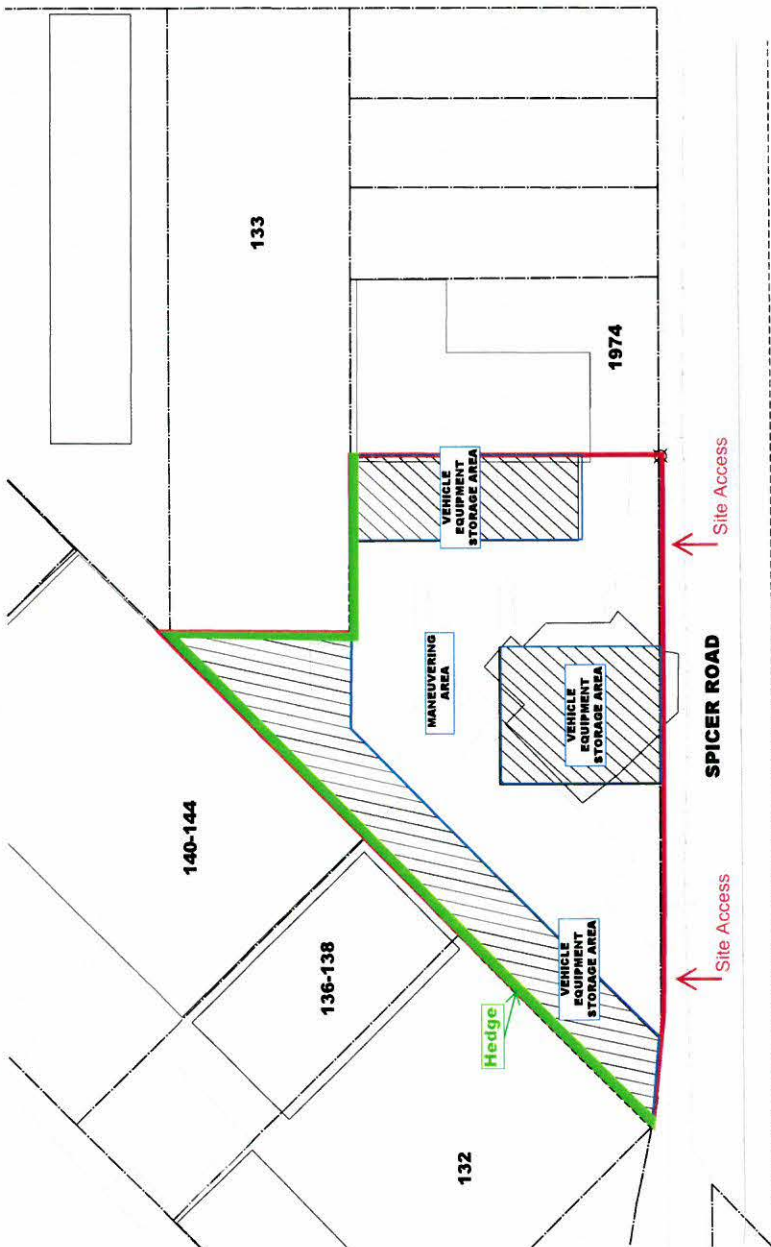
REVIEWED WITH:		
<input type="checkbox"/> Community Planning _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Planning _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Development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

Proposed Site Plan

Attachment 1



AMHERST AVE



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Bylaw 8568

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READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1418 (Bylaw 8568)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

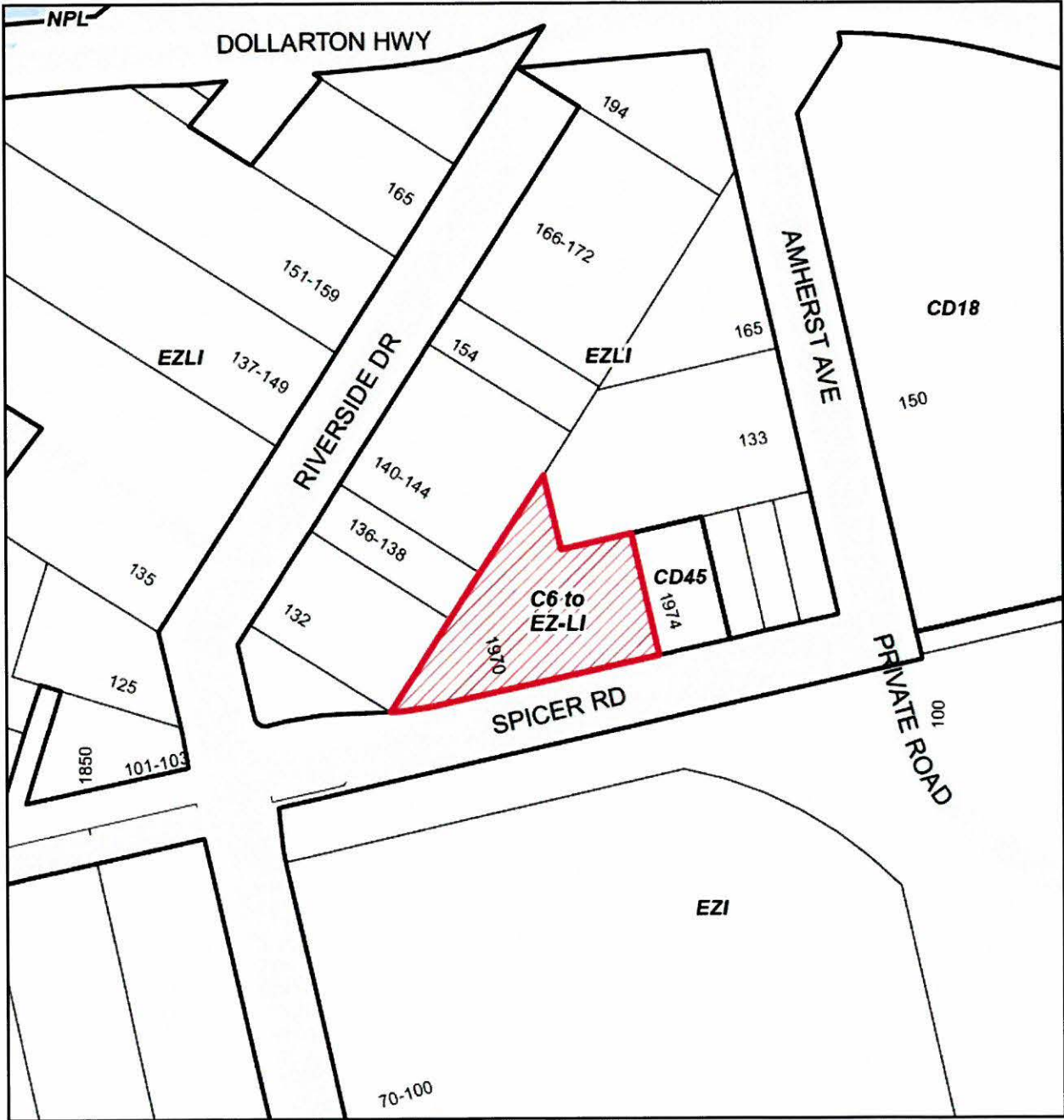
Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8568

BYLAW 8568

District of North Vancouver Rezoning Bylaw 1418 (Bylaw 8568)



 PUBLIC HOUSE COMMERCIAL ZONE (C6) TO
EMPLOYMENT ZONE-LIGHT INDUSTRIAL (EZ-LI)



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From: [REDACTED]
To: [Taylor Jenks](#)
Cc: [REDACTED] [Mayor and Council - DNV](#)
Subject: Rezoning application - 1970 Spice Road
Date: April 11, 2022 3:37:46 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir

RE CASE: PLN2022-00013 / application for rezoning 1970 Spice Road

[REDACTED]

We are opposed to the proposed rezoning of the property at 1970 Spicer Road [REDACTED]

We are not in favour of this rezoning for the stated purpose by Headwater Management proceeding further.

Our concerns and objections are as follows:

1. [REDACTED] property contains Thomas FX Group Inc and Thomas Film Studios. A rezoning that would allow heavy diesel trucks immediately behind [REDACTED] film studio would be extremely harmful for film studio operation and would negatively impact [REDACTED] clients, inhibiting the filming and recording of sound in [REDACTED] studio.
2. Increased heavy truck and personnel traffic on this lot will increase the possibility of crime and persons attempting to break into the [REDACTED] building . . . [REDACTED] we are very concerned about an increased crime risk if the property were to be rezoned.
3. We are very concerned about the amount of dust and debris that movement of a multitude of heavy trucks would generate, undoubtedly to the detriment of the health and safety of our employees, and the overall appearance of our property.
4. With a significant amount of heavy vehicular traffic activity on the site, there is no doubt that our building will be damaged by one or more of these trucks at various times, detracting from the value of our property and generating additional repair costs for our [REDACTED] business that would be recurring and inhibit our profitability.

We pay an outrageous amount of property tax. I submit that it would not be ethically correct for the District of North Vancouver, who benefits from the collection of these ever-escalating property

taxes, to allow an adjacent land use that would have such a negative effect on our commercial property and the profitability of our long standing business, [REDACTED]

Sincerely,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

PUBLIC HEARING

1970 Spicer Road

ZONING BYLAW AMENDMENTS

When: Tuesday, May 31, 2022 at 7pm

Where: 355 West Queens Road, North Vancouver, BC

How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, staff and the public. The public are invited to attend at the Council Chamber where they will be able to see and hear the entire proceedings. Those wishing to view or to participate in the meeting electronically may do so at <https://dnv.org.zoom.us/j/67910218298> or by phone by dialing 1-778-907-2071 and entering Meeting ID: 679 1021 8298

What: A Public Hearing for Bylaw 8568, proposed amendments to the Zoning Bylaw, to accommodate the outdoor storage of vehicles and equipment at 1970 Spicer Road.

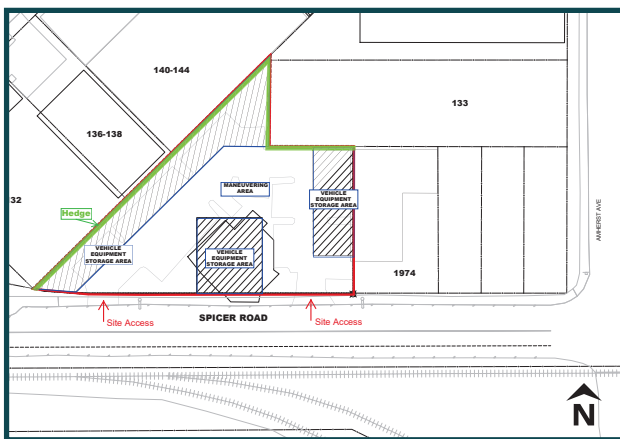
What Changes: Bylaw 8568 proposes to amend the District's Zoning Bylaw by rezoning the subject site from Public House Commercial Zone (C6) to Employment Zone – Light Industrial (EZ-LI). The EZ-LI Zone addresses permitted uses of land, buildings and structures and off-street parking and loading requirements.

When and How can I provide input?

We welcome your input on May 31, 2022 at 7pm. You may sign up to speak at the hearing by contacting the Municipal Clerk at signup@dnv.org prior to 3pm, Tuesday, May 31, 2022. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, 355 West Queens Road, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in

advance to make submissions.

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 bylaws are available for review online at [DNV.org/public-hearing](https://dnv.org/public-hearing).

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