

April 5, 2022

File: 08.3060.20/013.22

Case: PLN2022-00013

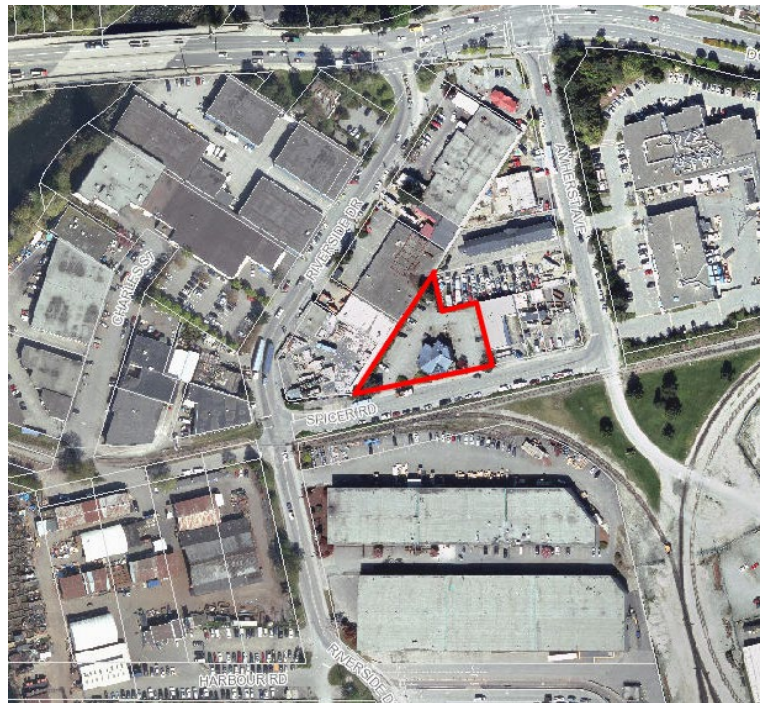
Dear Sir or Madam,

Re: Notice of Application for Rezoning - 1970 Spicer Rd

This letter is to inform you of an application received by the District of North Vancouver Development Planning Department for the property at 1970 Spicer Road (Former “Maplewood Pub” Site). Notice of the application has been forwarded to you as a neighbour of the site and we are interested in hearing your comments regarding this proposal.

The Proposal

The Detailed Application submitted by Headwater Management is proposing to rezone the property from the existing Public House Commercial (C6) zone to Employment Zone - Light Industrial (EZ-LI). The proposed EZ-LI zoning would accommodate a range of light industrial uses, including the applicant’s intended use of “Contractor Services”. Headwater Management is proposing the parking of company vehicles on-site in association with the business’ contracting services which operate out of a nearby site at 175 Harbour Avenue.



The site is designated as “Light Industrial Commercial” in the Official Community Plan (OCP), which is intended predominantly for a mix of industrial, warehouse, office, service, utility and business park type uses and the proposed rezoning complies with this land use designation.

The proposed EZ-LI zoning is consistent with surrounding properties in the area between Spicer Road and Dollarton Highway.

The proposal includes the demolition of the existing commercial building on the site but does not propose construction of any new facilities at this time. A Section 219 covenant may be required to ensure that the site is covered in a dust-free surface. Odour and noise pollution will be regulated by Metro Vancouver’s Air Quality Management Bylaw.

Sharing Your Comments

We would like to hear from you if you have any input regarding this application, and your comments will be taken into consideration in the assessment of the proposal.

If you wish to provide comments on this proposal, please forward them to my attention by April 25th, 2022. You may comment by mail, email at jenkst@dnv.org or phone at 604-990-2428.

Regards,

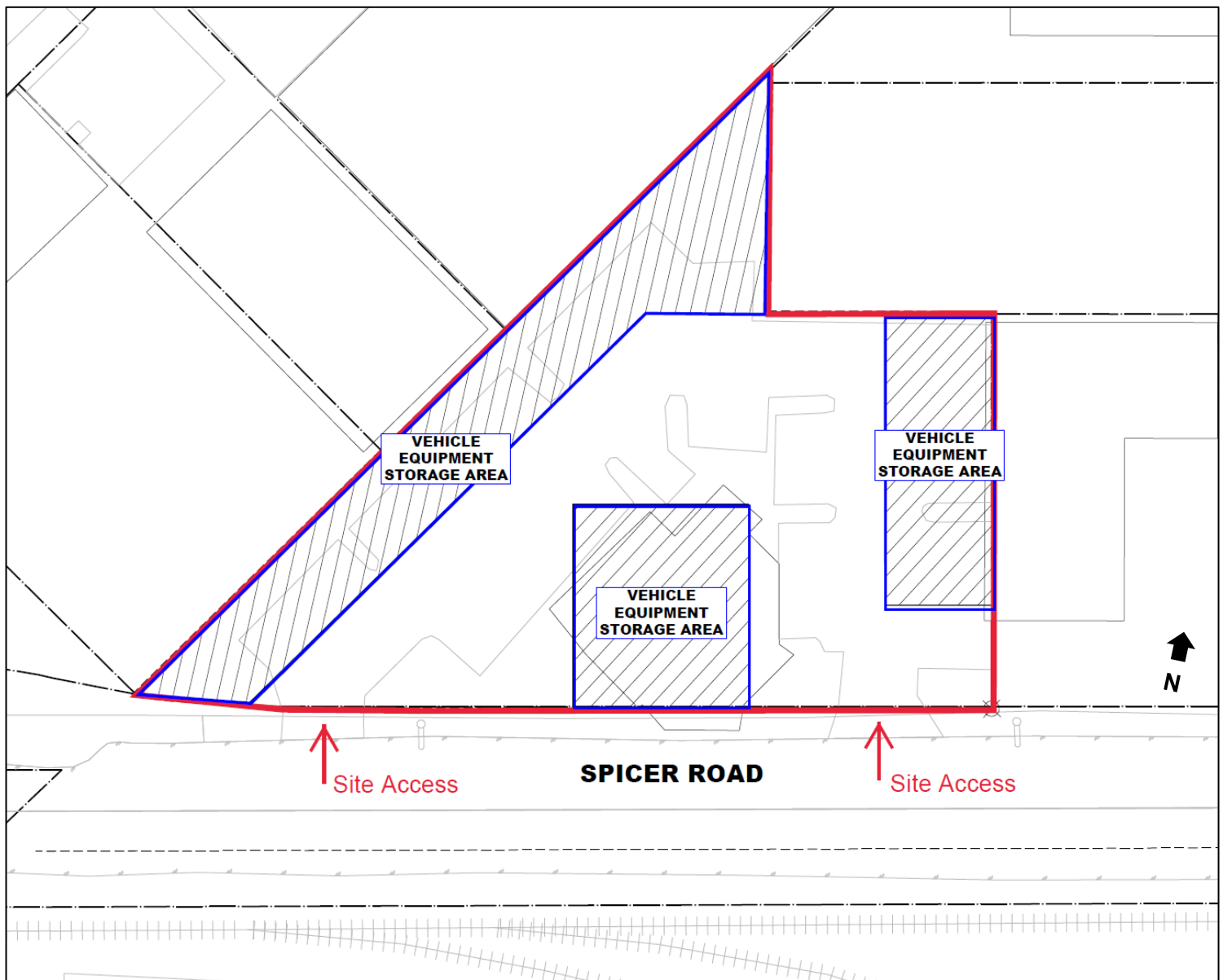
A handwritten signature in black ink, appearing to read 'Jenks', with a large, stylized initial 'J'.

Taylor Jenks
Development Planner

Cc:
Applicant

Attachments:

1. Proposed Site Plan



Public Notice

ZONING BYLAW AMENDMENT

PROPOSAL:

Rezoning Application at
1970 Spicer Road

Applicant:

Scott Lenz -
Headwater Management

Proposal:

Rezoning of the site from existing
Public House Commercial Zone
(C6) to proposed Employment
Zone-Light Industrial (EZ-LI).

WE ARE HERE

PUBLIC NOTICE

PUBLIC HEARING



Comments accepted until: Apr. 25, 2022



For information or to provide
comments: 604-990-2428
or jenkst@dnv.org





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]
[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]
[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]

From: [REDACTED]
To: [DNV Input](#)
Subject: 1970 Spicer Public Hearing.pdf
Date: May 31, 2022 7:27:48 PM
Attachments: [1970 Spicer Public Hearing.pdf](#)

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.

My input slides from tonight's Public Hearing – submitted before closing the Hearing

Peter Teevan

[REDACTED]
[REDACTED]

Public Hearing 1970 Spicer Road

Input by Peter Teevan

Satellite View



Current Zoning in the Area

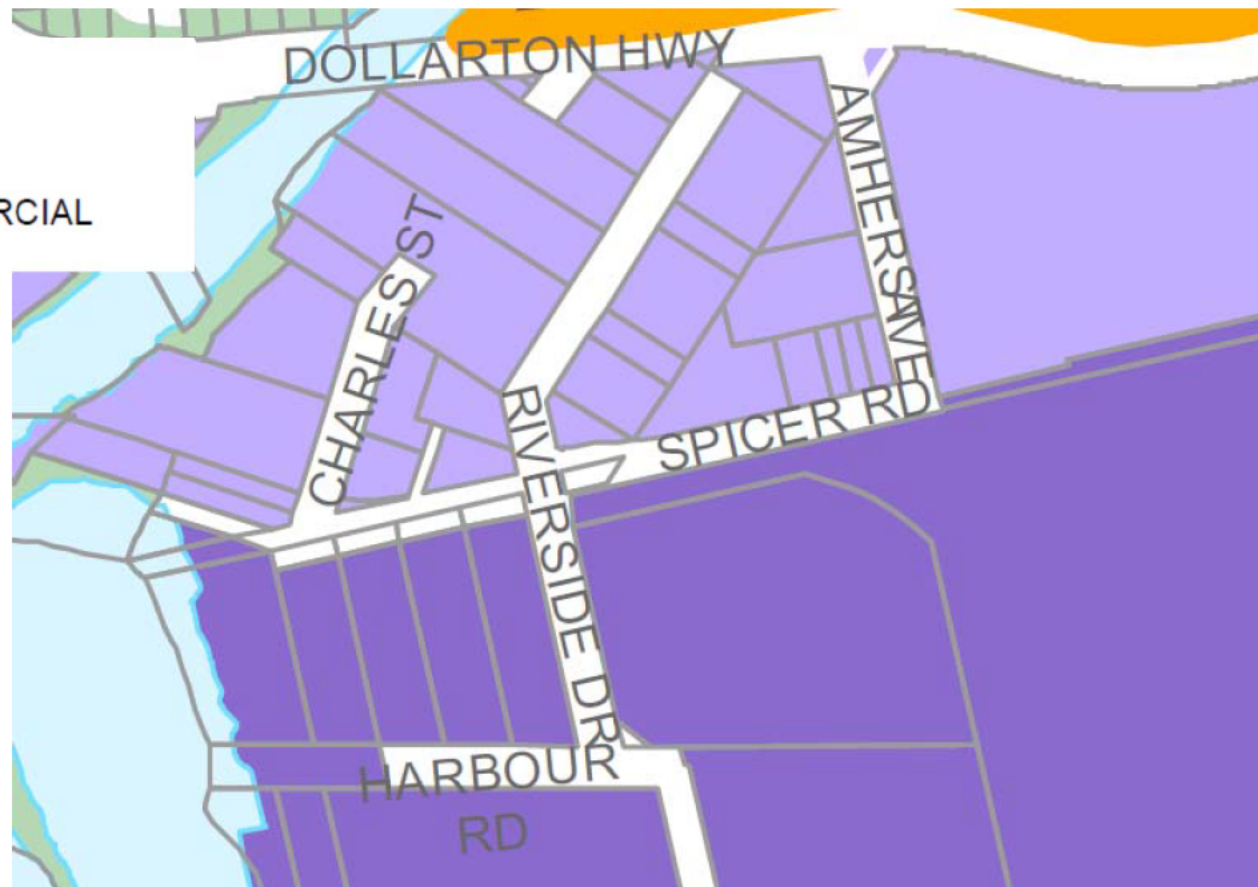
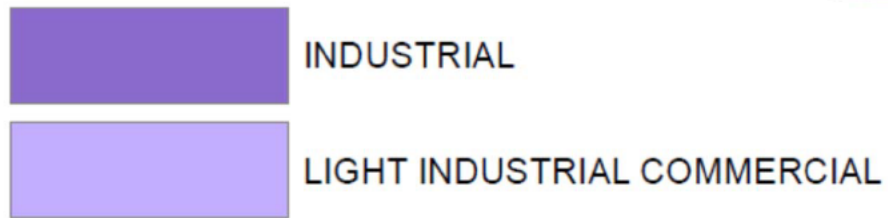
The map displays various zoning districts across a geographic area. The following table summarizes the zoning districts and their locations as indicated by the map:

Zoning District	Description	Location / Notes
EZLI	EMPLOYMENT ZONE - LIGHT INDUSTRIAL, IN	Multiple locations throughout the central and northern parts of the map.
CD45	COMPREHENSIVE DEVELOPMENT ZONE 45, CD	Green arrow pointing to a specific area in the lower right.
C6	PUBLIC HOUSE COMMERCIAL ZONE, CO	Purple arrow pointing to a large commercial area in the lower center.

Other visible features include streets such as FRONT ST, DOLCARTON HWY, RIVERSIDE DR, and HARBOUR RD, as well as landmarks like CUTLER ISLAND PARK.

- C6: PUBLIC HOUSE COMMERCIAL ZONE, CO

OCP Landuse Designation



Summary

- Due to current area predominant zoning...
- Due to OCP Landuse Designations...
- Due to lack of business success under existing zoning...
- Due to shortage of Industrial / Light Industrial Land in the DNV...
- I support the application for re-zoning to Light Industrial / Commercial.