

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1970 Spicer Road
Zoning Bylaw Amendment**

REPORT of the Public Hearing held on Tuesday, May 31, 2022 commencing at 7:00 p.m. in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Councillor J. Back (Chair)
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Absent: Mayor M. Little
Councillor M. Bond

Staff: Ms. J. Paton, Assistant General Manager - Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. Y. Zeng, Manager – Development Planning
Ms. T. Jenks, Development Planner
Ms. K. Hebron, Confidential Council Clerk
Ms. E. Allen, Committee Clerk

1. OPENING BY THE MAYOR

Councillor Back (Chair) welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw as outlined in the Notice of Public Hearing.

He further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act*.

Mr. James Gordon, Municipal Clerk stated that:

- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Speakers should not repeat information from previous presentations and must ensure their comments remain focused on the bylaw under consideration this evening;
- If a written submission has been provided, there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to the bylaw under consideration at this hearing;

- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions;
- The Municipal Clerk has a binder containing documents and submissions related to the bylaw, which Council has received and which members of the public are welcome to review, available online at [DNV.org/agenda](https://dnv.org/agenda);
- Everyone at the hearing will be provided an opportunity to speak. If necessary, the hearing will continue on a second night;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the hearing, or Council may close the hearing, after which Council should not receive further new information from the public;
- The Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act; and,
- Members of Council, staff, and the public are participating in person and via Zoom.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw, stating that 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

Ms. Taylor Jenks, Development Planner, provided an overview of the proposal elaborating on the introduction by the Municipal Clerk. Ms. Jenks advised that:

- The proposal is to rezone the site from Public House Commercial (C6) to Employment Zone Light Industrial (EZ-LI) to accommodate the storage of construction vehicles associated with a local construction business;
- The process would also remove a redundant Siting Area map, which regulates setbacks of the existing pub on site.
- The property is approximately 24,000 square feet and is located in the light industrial area of Maplewood generally between Riverside Drive and Amherst Avenue;
- Surrounding uses include heavy industrial to the south, and a variety of light industrial to the west, north and east, including outdoor vehicle storage on an adjacent site to the Northeast.
- The application is proposing to remove the existing 3 storey pub building, and restore the industrial nature of the site which existed until 1992 when the pub was developed on the property.
- Vehicle access to the site is provided via two existing driveways from Spicer Road.
- Both driveways will be retained to accommodate the movement of vehicles through the site and allow vehicles to enter the street facing forward;
- The remainder of the site will be used for the storage of vehicles and equipment associated with the business. These vehicles will remain on-site until they are needed on job sites elsewhere;

- The site is designated in the Official Community Plan (OCP) as Light Industrial Commercial (LIC), which is intended predominantly for a mix of industrial, warehouse, office, service, utility and business-park type uses;
- The proposed rezoning to our Light Industrial Employment Zone is consistent with this designation and it addresses the following policies in the OCP:
 - Enables a diverse range of economic uses within employment lands;
 - Preserves industrial designated lands for industrial uses;
 - Facilitates an appropriate mix of light industrial and non-retail commercial uses in LIC-designated lands;
- In addition to being reviewed against the District's OCP, the project has also been reviewed against the Maplewood Implementation Plan, and the Maplewood Employment Lands Strategy.
- The project complies with these plans as it contributes to the intensification of industrial uses in Maplewood, and provides employment opportunities accessible to those in the Maplewood Village Centre.
- The project has also been reviewed against the District's OCP Action Plan and addresses Priority Action #1 - to achieve town centres that deliver supportive public amenities and employment space - 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
- The proposal also addresses Council's Economic Direction - to retain and grow the full spectrum of business within the District- by accommodating the evolution of an existing North Shore business and helping to preserve one of the District's key employment areas.
- The retention of employment lands was also intended with the introduction of the Employment Zones to the Zoning Bylaw in 2010, and this proposal serves such intent.
- Notices were sent to 91 neighbours at the time of application and input was received from one notified person expressing general concern with light industrial uses such as noise, heavy vehicle traffic, dust, the potential for prohibited uses occurring on the property, and security risks from visitors to the site;
- Statutory notification was provided in accordance with the legislation and District policy prior to the public hearing;
- Headwater Management currently operates at two sites in the District: the primary location of public-facing operations on Harbour Avenue and a site being used for vehicle storage under a Temporary Use Permit (TUP) on Barrow Street;
- The applicant has applied to relocate the business from Barrow street, in an effort to find a permanent location for the use;
- The proposal intends to re-establish the light industrial nature of 1970 Spicer and organize the storage and parking of the businesses' vehicles with as little impact to the public as possible
- Since the issuance of the TUP in 2016, the vehicle storage site has operated without complaints or bylaw infractions.

4. PRESENTATION BY APPLICANT

4.1. Mr. Scott Lenz, Owner, Headwater Management:

- Thanked Council for the opportunity to speak tonight;
- Advised that Headwater Management is a site contracting and excavation service that has been in business on the North Shore for over 30 years;

- Advised that Headwater Management offers services to local contractors, home owners and landscapers;
- Noted Headwater Management throughout the years has purchased properties in the Lower Lynn and Maplewood areas in order to assist their businesses with areas to store their trucks and equipment;
- Noted it is a struggle to find areas to park their fleets when not in use;
- Commented that by purchasing the lot at 1970 Spicer Road, they are adhering to the zoning bylaw in order to keep their trucks and equipment off the roads;
- Noted they would not be utilizing the lot for day to day use, primary use is storage for trucks and equipment that are currently not in use;
- Commented that land to accommodate industrial use on the North Shore is difficult to come by;
- Noted the proposed use for 1970 Spicer Road is in conjunction with the OCP;
- Noted there would be little to no impact to neighbouring properties; and,
- Commented it would be beneficial to the area as trucks and equipment would not be parked on public roadways.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Ms. Emmie Leung:

- Advised she lives in the neighbouring property to 1970 Spicer Road;
- Queried as to whether the pub will be removed or not;
- Queried if the intention was to park trucks and vehicles on Spicer Road; and,
- Opined truck parking along Spicer Road is not desirable as it is a busy road.

5.2. Mr. Peter Teevan:

- Commented on the proposal, stating Headwater Management is a valuable business to our community;
- Acknowledged the shortage of Industrial / Light Industrial land in the District of North Vancouver;
- Noted the proposal is in line with the OCP and intended zoning; and,
- Spoke in support of the proposal.

5.3. Mr. Corrie Kost:

- Commented on the proposal stating it is a good use for the site;
- Opined there is lack of detail in the report;
- Opined more information is needed on the two previous temporary use permits for 1970 Spicer Road;
- Queried if there are any special conditions on the proposed site as it is near a chemical plant; and,
- Queried if there would be a comparable tax assessment before and after the proposal to see if there are any additional benefits to the District of North Vancouver.

In response to a question from Council, staff advised that they will report back on the relative assessed values before and after the proposed rezoning.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI
SECONDED by Mayor HANSON

THAT the May 31, 2022 Public Hearing is closed;

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

CARRIED
(7:28 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk