

# NOTICE OF PUBLIC HEARING WAIVED

**WHO:** City of North Vancouver

**WHAT:** "Zoning Bylaw, 1995, No. 6700,  
Amendment Bylaw, 2015, No. 8418"  
(Minor Text Amendments for  
Clarification)

**WHY:** Resolve Discrepancies in the  
Zoning Bylaw

**WHERE:** City Hall, Council Chamber

**WHEN:** Monday, May 25, 2015 at 6:00 pm

Notice is hereby given, under the provisions of the *Local Government Act*, that the Public Hearing concerning "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8418" (Minor Text Amendments for Clarification), has been WAIVED.

If you believe you may be affected by the above bylaw, written or email submissions should be sent to **Jennifer Ficocelli, Deputy City Clerk**, at [jficocelli@cnv.org](mailto:jficocelli@cnv.org) or **604.990.4233**, or by mail, and received no later than 4:00 pm on Monday, May 25, 2015.

The bylaw and background material are available at City Hall between 8:30 am and 5:00 pm, Monday to Friday except Statutory Holidays, from May 13, 2015 and online at [www.cnv.org/publicmeetings](http://www.cnv.org/publicmeetings).

Please direct all inquiries to **Michael Epp, City Planner**, at [mepp@cnv.org](mailto:mepp@cnv.org) or **604.982.3936**.

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE  
COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH  
VANCOUVER, BC, ON MONDAY, MAY 4, 2015.**

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**REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

**18. Housekeeping Amendments to the Zoning Bylaw  
– File: 08-3360-01-0001/2015**

Report: City Planner, Community Development, April 28, 2015

Moved by Councillor Keating, seconded by Councillor Buchanan

**PURSUANT** to the report of the City Planner, dated April 28, 2015,  
entitled "Housekeeping Amendments to the Zoning Bylaw":

**THAT** "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No.  
8418"

(The Corporation of the City of North Vancouver, Minor Amendments for  
Clarification, Text Amendment), be considered;

**AND THAT** the requirement for a Public Hearing be waived.

**CARRIED UNANIMOUSLY**

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE  
COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH  
VANCOUVER, BC, ON MONDAY, MAY 4, 2015.**

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**BYLAW - INTRODUCTION AND FIRST READING**

- 19. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8418"  
(The Corporation of the City of North Vancouver, Minor Amendments  
for Clarification, Text Amendment)**




Moved by Councillor Keating, seconded by Councillor Bell

**THAT** "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No.  
8418"  
(The Corporation of the City of North Vancouver, Minor Amendments for  
Clarification, Text Amendment,) be introduced and read a first time.

**CARRIED UNANIMOUSLY**

Bylaw No. 8418 was introduced and read a first time.



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**REPORT**

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To: Mayor Darrell R. Mussatto and Members of Council

From: Michael D. Epp, City Planner

SUBJECT: HOUSEKEEPING AMENDMENTS TO THE ZONING BYLAW

Date: April 28, 2015 File No: 08-3360-01-0001/2015

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*The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

**PURSUANT** to the report of the City Planner, dated April 28<sup>th</sup>, 2015, entitled "Housekeeping Amendments to the Zoning Bylaw":

**THAT** Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015 No. 8418 (The Corporation of the City of North Vancouver, Minor Amendments for Clarification, Text Amendment) be considered;

**AND THAT** the requirement for a Public Hearing be waived;

**ATTACHMENTS:**

1. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8418 (The Corporation of the City of North Vancouver, Minor Amendments for Clarification, Text Amendment) (#1191458)

**PURPOSE:**

To propose Zoning Bylaw amendments to resolve minor omissions and errors in the Zoning Bylaw.

## DISCUSSION:

In applying the Zoning Bylaw, staff are occasionally made aware of clauses which could be clarified. A proposed amendment to the Zoning Bylaw would introduce these clarifications, as well as changes required as a result of the adoption of Official Community Plan Bylaw No. 8400.

The proposed amendment would introduce the following corrections and clarifications in the Zoning Bylaw:

1. Applying the correct abbreviations for Central Lonsdale commercial zones;
2. Clarifying the setback from the rear lot line for one-unit residential use;
3. Revising the bicycle parking regulations to more specifically state that electrical outlets are only required within Bicycle Compounds;
4. Including a more specific definition of 'cellar' to clarify the extent of a cellar which can be excluded from Gross Floor Area calculations;
5. Clarifying that coach houses are permitted as an accessory use to a one-unit residential use within zones which allow for one or two unit residential use (e.g. RT-1 and RT-1A Zones);
6. Clarifying permitted projections for unenclosed porches and balconies into the setback from the rear lot line;
7. Correcting references within the Bylaw;
8. Clarifying the lot coverage definition for One Unit and Two Unit Residential Use;
9. Adding Accessory Home Office and Accessory Home Occupation Use to the permitted uses in the Cedar Village Residential Zones—Home Office and Home Occupation uses are permitted in all other residential areas.

### 2014 Official Community Plan

The adoption of Official Community Plan Bylaw No. 8400 on March 23, 2015 results in out of date references to the previous OCP in the Zoning Bylaw. The newly adopted Official Community Plan establishes a Development Permit Area for all duplex development. At this time, the City has adopted Development Permit Area guidelines for duplex development which apply only in the "mid-block" area from East Keith Road to East 13<sup>th</sup> Street and from St. Andrew's Avenue to Ridgeway Avenue.



The proposed amendments would update the Zoning Bylaw to reference the new OCP and clarify that Development Permits for duplex development are only required in the mid-block area until such time as Council adopts City-wide duplex guidelines.

#### Process

The proposed text amendments correct omissions and clarify existing regulations and do not result in any policy changes or confer any new development rights. The suggested changes are intended only to clarify and reduce confusion in interpreting the Zoning Bylaw. For these reasons, staff recommends waiving the Public Hearing.

#### **FINANCIAL IMPLICATIONS:**

None.

It does appear (see yellow highlights) that use or density is being changes (not just clarified) and thus a public hearing is required. - cjk

#### **INTER-DEPARTMENTAL IMPLICATIONS:**

None.

#### **SUSTAINABILITY COMMENTS:**

Not Applicable.


#### **CORPORATE PLAN AND/OR POLICY IMPLICATIONS:**

None.

#### **STRATEGIC PLAN IMPLICATIONS:**

None.

#### **RESPECTFULLY SUBMITTED:**

  
Michael D. Epp  
City Planner

Attachments

ME/skj/eb

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 8418

### A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2015, No. 8418**” (The Corporation of the City of North Vancouver, Minor Amendments for Clarification, Text Amendment).
2. Division I “Administration”, Part 2 “Interpretation”, is hereby amended as follows:
  - A. Replacing the definition of “OCP” as follows: ““OCP” means Official Community Plan Bylaw, 2014, No. 8400”.
  - B. Replacing subsection (5) of “Lot Coverage” as follows:

“(5) For One Unit Residential Use and Two Unit Residential Use Lot Coverage shall include:

    - (a) decks;
    - (b) porches; and,
    - (c) balconies greater than 1.0 metres (3.28 feet) above grade;

but shall exclude Accessory Buildings subject to Section 514(1)(b).”
  - C. Replacing the definition of “Cellar” as follows:

“Cellar” means the space directly below the first or ground-floor level, the lower floor of which is more than 1.524 metres (5 feet) below Average Grade and the area of which does not exceed the area of the first or ground-level floor;
3. Division II: “General Zoning Standards”, Part 4 “General Regulations,” is hereby amended as follows:
  - A. Deleting “Rear, or” from Section 410 (e) (ii).
4. Division III “Zone Standards”, Part 5 “Residential Zone Regulations”, is hereby amended as follows:
  - A. In Section 502A (1), adding:

“(e) Accessory Home Office Use;  
(f) Accessory Home Occupation Use, subject to Sections 507(5), (6) and (7) of this Bylaw;”

- B. Adding “(g) Accessory Coach House Use, subject to Section 507(12) of this bylaw” to Section 502 (1).
  - C. Deleting Section 509 (5)(d) and replacing it as follows: “3.048 metres (10 feet) or 0.2 times the Lot width, whichever is less, from the Exterior Side Lot Line”.
  - D. Deleting “in accordance with Section 8.5.2.2 of the OCP” from Section 509 (2)(a).
  - E. Deleting “in accordance with Section 8.5.2.2 of the OCP” from Section 509A (2).
  - F. Deleting “in accordance with Section 8.5.2.2 of the OCP” from Section 509B (2).
  - G. Deleting “in accordance with Section 8.5.2.2 of the OCP” from Section 509D (2).
  - H. Deleting “in accordance with Section 8.5.2.2 of the OCP” from Section 511 (2).
  - I. Deleting “in accordance with Section 8.5.2.2 of the OCP” from Section 512 (1).
5. Division III “Zone Standards”, Part 6 “Commercial Zone Regulations”, is hereby amended as follows:
- A. In Section 601, replacing “CM-1A” with “C-1A”.
  - B. In Section 601, replacing “CM-1B” with “C-1B”.
6. Division III “Zone Standards”, Part 7 “Industrial Zones”, is hereby amended as follows:
- A. In Section 701 (6) (c), replacing “Subject to Section 702(4) of this Bylaw” with “Subject to Section 702(5) of this Bylaw”.
7. Division IV “Parking and Loading Standards”, Part 9 “Parking and Access Regulations”, is hereby amended as follows:
- A. In Sections 908 (8), 908 (10)(a) and 908 (10)(b), replacing references to “Section 1105” with “10A05”.
  - B. Deleting Section 10A05 (3)(c), and replacing it as follows: “include one electrical outlet for every 4 Bicycle Parking Spaces in a Bicycle Compound.”
8. Division VII “Development Permit Guidelines”, Part E “Duplex Development Permit Guidelines”, is hereby amended as follows:
- A. Section 2.1 “Intent and Use of the Guidelines” is amended by the deletion of the text shown with a ~~strike through~~ below and the insertion of text shown in **bold face**:



“These guidelines are to be used in conjunction with the RT-1A (Two-Unit Residential) Zoning designation defined in the City of North Vancouver Zoning Bylaw. These guidelines must be consulted in seeking approval for duplex development in **the mid-block subarea of the Duplex Development Permit Area, as outlined below.** ~~identified in the Official Community Plan.~~ As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.



**In the future, these guidelines will be expanded beyond the mid-block subarea to apply to all lots proposing duplex development within the Duplex Development Permit Area boundary described Residential Level 2 and Level 3 Land Use Designations as described in the City of North Vancouver Official Community Plan Bylaw 2002, No.7425, Schedule H for the purpose of establishing objectives for the form and character of intensive residential development.”**

9. Division VII “Development Permit Guidelines”, Part F “Harbourside Waterfront Development Permit Guidelines”, is hereby amended as follows:

- A. Section 1.1 “Introduction” is amended by the deletion of the text shown with a ~~strike through~~ below:

“The Harbourside Waterfront Development Permit Area boundary and justification is described in the ~~City of North Vancouver~~ Official Community Plan ~~Bylaw, 2002, No. 7425, Schedule H.~~”

READ a first time by the Council on the <> day of <>, 2015.

READ a second time by the Council on the <> day of <>, 2015.

READ a third time and passed by the Council on the <> day of <>, 2015.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the <> day of <>, 2015.

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MAYOR

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CITY CLERK