

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

May 11, 2026

File: 08.3060.20/007.024

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8756 and 8757: OCP Amendment and Rezoning for a 12-unit townhouse development at 1883-1901 Glenaire Drive**

RECOMMENDATION:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)” is ADOPTED;

AND THAT “District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)” is ADOPTED.

BACKGROUND:

Bylaws 8756 and 8757 received first reading on January 12, 2026 ([Staff Report dated December 11, 2025](#)). Bylaws 8756 and 8757 received second and third readings on March 2, 2026.

A public hearing for Bylaws 8756 and 8757 was held and closed on February 3, 2026.

Bylaw 8757 received approval from the Ministry of Transportation and Transit on March 10, 2026.

The bylaws are now ready to be considered for adoption by Council.

Options:

1. Adopt the bylaws;
2. Give no further readings and abandon the bylaws at third reading; or,
3. Rescind third reading and debate possible amendments to the bylaws.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Schell'.

Rhonda Schell
Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8756 and 8757: OCP Amendment and Rezoning for a 12-unit townhouse development at 1883-1901 Glenaire Drive

May 11, 2026

Page 2

Attachments:

1. Bylaw 8756
2. Bylaw 8757

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies: ☐ Library Board _____ ☐ Museum and Archives _____ ☐ NSEM _____ ☐ NS Health _____ ☐ NVRC _____ ☐ RCMP _____ ☐ Other: _____ _____
☐ Bylaw Services _____	☐ Fire Services _____	
☐ Clerk's Office _____	☐ Golf _____	
☐ Climate and Biodiversity _____	☐ Housing _____	
☐ Communications _____	☐ Human Resources _____	
☐ Community Planning _____	☐ Integrated Planning _____	
☐ Development _____	☐ ITS _____	
Engineering _____	☐ Parks _____	
☐ Development Services _____	☐ Real Estate _____	
☐ Engineering _____	☐ Solicitor _____	
Infrastructure _____	☐ Transportation _____	
☐ Engineering Public _____		
Works _____		
☐ Environment _____		
☐ Facilities _____		

The Corporation of the District of North Vancouver

Bylaw 8756

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

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 Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Amend Map 2, the Land Use Map for the District, by changing the land use designation from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4) for the lands shown on Schedule A of this bylaw;
 - b) Amend Map 3.1, the Form and Character Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and
 - c) Amend Map 4.1, the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

READ a first time January 12, 2026 by a majority of all Council members.

PUBLIC HEARING held February 3, 2026

READ a second time March 3, 2026 by a majority of all Council members.

READ a third time March 3, 2026 by a majority of all Council members.

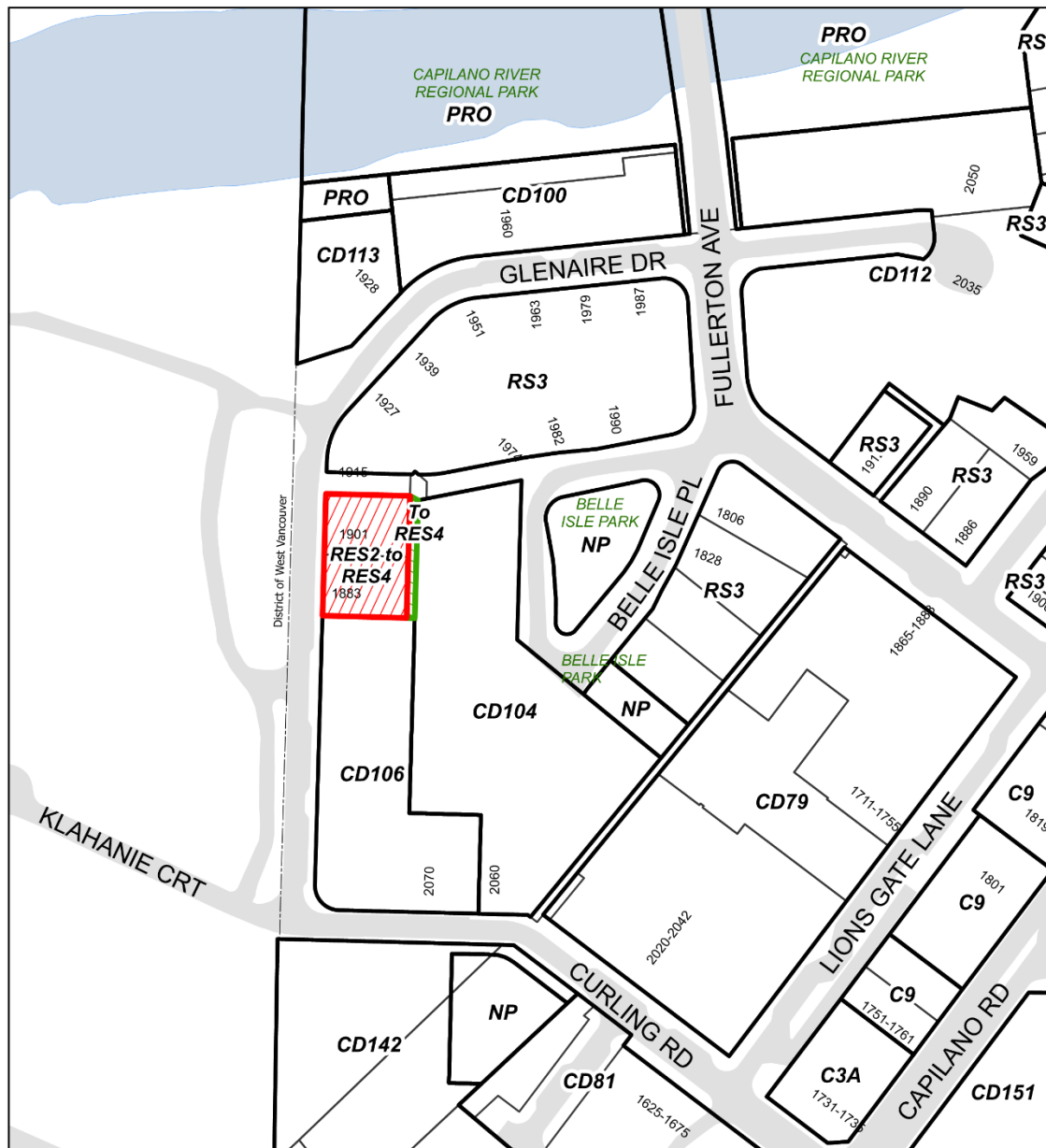
ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 8756

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)

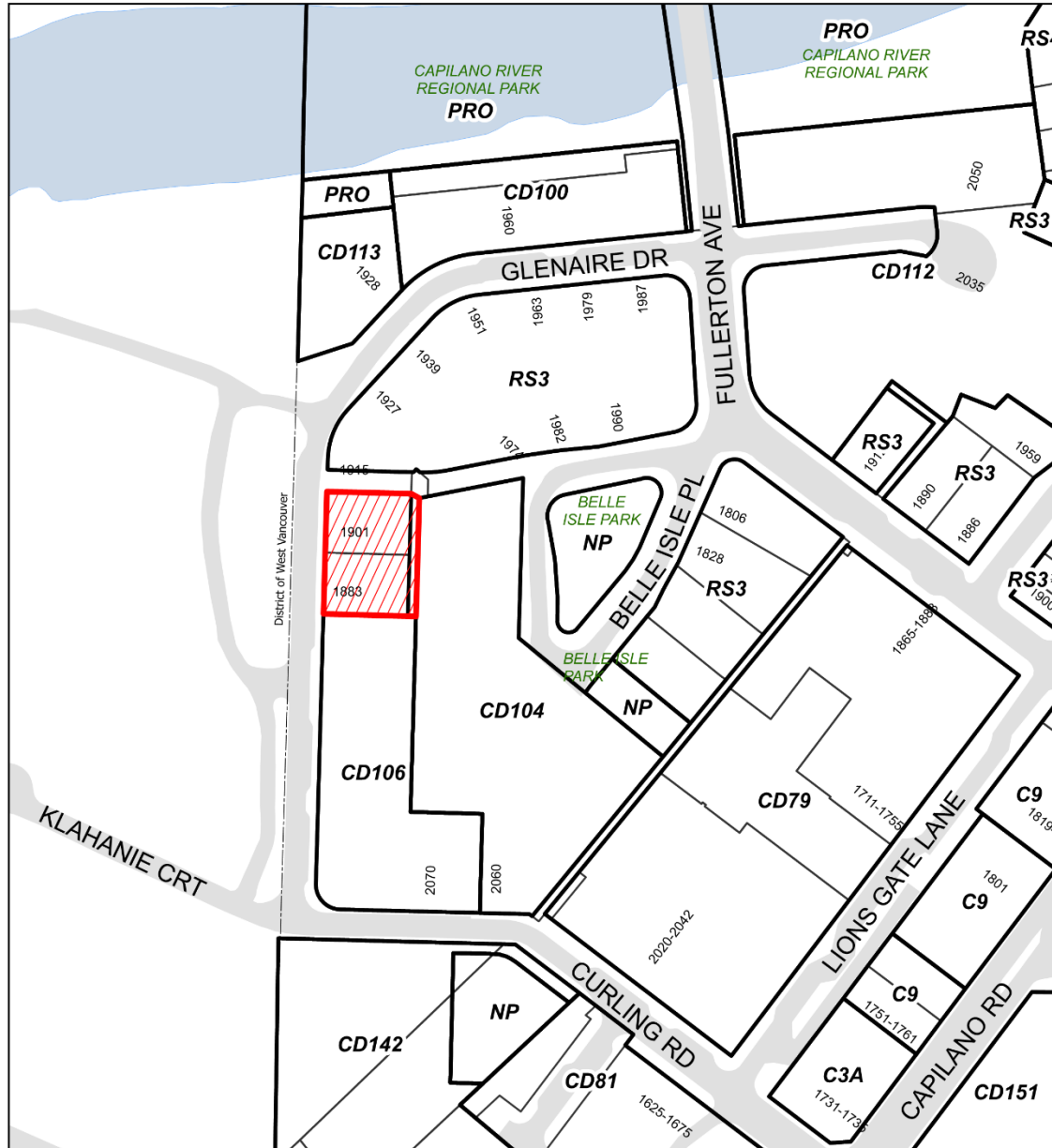


- Map 2** Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4)
- Map 2** Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Undesignated" to "Residential Level 4: Transition Multifamily" (RES4)



Schedule B to Bylaw 8756

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)



- Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and
- Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area



THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver

Bylaw 8757

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 2A, Definitions is amended by adding CD158 to the list of zones that Part 2A applies to.
- b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 158 CD158”

- c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

“4B 158 Comprehensive Development Zone 158 CD158

The CD158 Zone is applied to:

- I. Lot 36 Block 16 District Lot 764 Plan 8967 (009-870-598);
- II. Lot 37 Block 16 District Lot 764 Plan 8967 (009-870-601); and
- III. A portion of Lot 55 (009-870-881)

all as indicated in Schedule A of this bylaw.

4B 158 - 1 Intent:

The purpose of the CD158 Zone is to permit a ground-oriented, multi-family residential development.

4B 158 - 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD158 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 158-3 Conditions of use, are met:

Residential use.

4B 158 - 3 Conditions of Use:

a) *Residential*: Residential uses are only permitted when the following conditions are met:

- i.) Each *residential* unit has access to private or semi-private outdoor space; and
- ii.) Balcony, patio and deck enclosures are not permitted.

4B 158 - 4 Accessory Uses:

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* are permitted in *residential* units.

4B 158 - 5 Density:

a) The maximum permitted density is 1,846.7 m² (19,878 sq. ft.)

b) For the purpose of calculating *gross floor area* the following are exempted:

- i.) Parking, storage, maintenance areas, and any other areas located below grade in a structure which has an exposed exterior wall of less than 1.2 m (4 ft) above finished grade;
- ii.) Underground parking access ramps and covered trellis areas, if applicable;
- iii.) The floor area of unenclosed balconies, roof overhangs and private rooftop terraces; and
- iv.) Common parkade elevator enclosures of up to 17.5 m² (188 sq. ft.).

c) For the purpose of calculating *gross floor area*, the measurement is to be taken to the outside of sheathing, rather than exterior walls.

4B 158 - 6 Setbacks:

- a) Buildings shall be set back from the new property lines to the closest building face as established by development permit and in accordance with Table 1:

Table 1. Setbacks	
Setback Identifier	Minimum Required Setback
West (Glenaire Drive)	3.0 m (10 feet)
North (Belle Isle)	3.0 m (10 feet)
East	4.5 m (15.0 feet)
South	3.0 m (10 feet)

- b) Underground parking structures, decks, patios, balcony columns, unit entry stairs, window wells, and roof overhangs and vertical projections and unit entrance canopies to a maximum depth of 1.3 m (4.2 ft) are excluded from the setback requirement.

4B 158 - 7 Height

- a) The maximum permitted height for any building in the CD158 Zone is as follows:

Table 2. Building Height		
Building	Maximum Height (Geodetic Elevation)	Maximum Storeys
Building 1 (West, Glenaire)	26.0 m (85.3 feet)	3 storeys above parkade
Building 2 (East, rear)	26.3 m (86.3 feet)	3 storeys above parkade

- b) The following height exemptions shall apply to the CD158 Zone;
- i.) Rooftop stair enclosures, heating, cooling, planter boxes, guard rails and ventilation and mechanical equipment provided they do not extend more than 3.0 metres above the highest point of any roof surface.

4B 158 - 8 Building Coverage:

- a) Building Coverage: The maximum building coverage is 45%.
- b) Site Coverage: The maximum site coverage is 100%.

4B 158 – 9 Landscaping and Stormwater Management

- a) All land areas not occupied by buildings, patios and driveways shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

- b) A 2.0m (6.6 ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with minimum 90% opacity, is required to screen from view:
 - i.) any utility boxes, vents or pumps that are not located underground and/or within a building; and
 - ii.) any solid waste facilities (garbage, recycling, compost with the exception of temporary, at-grade staging areas) that are not located underground and/or within a building.

4B 158 – 10 Flood Construction Requirements

- a) All construction must reflect requirements to address the flood hazard, in particular, all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

4B 158 - 11 Parking, Loading and Servicing Regulations

- a) Parking and bicycle storage are required as follows:

Table 3. Parking Requirements	
Use	Parking Requirement
Residential Vehicle Parking	Minimum of 1.5 spaces / residential unit
Residential Vehicle Visitor Parking	Minimum of 2 spaces
Accessible Vehicle Parking	Minimum of 1 space
Residential Bicycle storage spaces	Minimum of 24 spaces (2 / residential unit)
Visitor Bicycle storage spaces	Minimum of 4 spaces

- b) Except as specifically provided in this Section 4B 158-11, Parking shall be provided in accordance with Part 10 of this Bylaw.

”

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the lots from Single Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD158.

READ a first time January 12, 2026

PUBLIC HEARING held February 3, 2026

READ a second time March 2, 2026

READ a third time March 2, 2026

APPROVED by the Ministry of Transportation and Transit on March 10, 2026

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8757

Schedule A to Bylaw 8757

