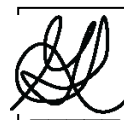
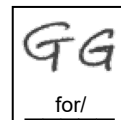


AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



 Dept.
Manager



 for/
GM/
Director



 CAO

The District of North Vancouver REPORT TO COUNCIL

July 22, 2025
Case: PLN2024-00017
File: 08.3060.20/017.24

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: Rezoning Bylaw 8736 for a 46-Unit Townhouse at 3374-3380 Mount Seymour Parkway (MSP), 2 Unaddressed Lots fronting MSP & 3382 - 3396 Gaspé Place

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8736)" is ADOPTED.

BACKGROUND:

Bylaw 8736 received first, second and third readings on July 21, 2025 ([Staff Report dated July 8, 2025](#)).

Notice was given in accordance with Section 94 of the *Community Charter* on the 9th and 16th of July, 2025.

In accordance with Section 467 of the Local Government Act, a public hearing was not held.

The bylaw is now ready to be considered for adoption by Council.

Options:

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

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

July 22, 2025

Attachment:

1. Bylaw 8736

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

The Corporation of the District of North Vancouver

Bylaw 8736

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 1452 (Bylaw 8736)”.

2. Amendments

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

a) Part 2A, Definitions is amended by adding CD 156 to the list of zones that Part2A applies to.

b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 156 CD 156”

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

“4B156 Comprehensive Development Zone 156 CD156”

The CD156 zone is applied to:

- I. Lot 2 District Lot 622 Plan 20967 (005-011-027)
- II. Lot 3 District Lot 622 Plan 20967 (005-011-035)
- III. Lot 4 District Lot 622 Plan 20967 (005-011-051)
- IV. Lot 14 Block 5 Of Blocks 1 To 4 District Lot 622 Plan 2866 (010-067-612)
- V. Lot 15 Block 5 Of Blocks 1 To 4 District Lot 622 Plan 2866 (008-266-484)
- VI. Lot 16 Block 5 Of Blocks 1 To 4 District Lot 622 Plan 2866 (004-998-901)
- VII. Lot 17 Block 5 Of Blocks 1 To 4 District Lot 622 Plan 2866 (004-998-936)
- VIII. The portion of closed road.

All as indicated in Schedule A.

4B 156 – 1 Intent

The purpose of the CD156 Zone is to permit a ground-oriented multi-family residential development.

4B 156 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 156 zone:

a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 156-3 Conditions of Use, are met:

Residential use.

4B 156 – 3 Conditions of Use

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

- i) Each dwelling unit has access to private or semi-private outdoor space; and
- ii) Each unit has access to an underground private storage space.

4B 156 – 4 Accessory Use

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

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

4B 156 – 5 Density

a) The maximum permitted density in the CD156 Zone is limited to a floor space ratio (FSR) of 0.45 and 5 *residential* units.

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

- i) Underground parking, storage, maintenance areas, and any other areas located below grade in a structure which has an exposed exterior wall less than 1.2 m (4 ft.) above finished grade.
- ii) Stair enclosures to roof decks totaling 15m².
- iii) Elevator enclosure.

- iv) Private outdoor areas including balconies, roof decks and covered entry porches.
- v) Exterior site features including trellis and mailbox enclosures.

4B 156 – 6 Amenities

- a) Despite Subsection 4B156 - 5, permitted density in the CD 156 Zone is increased to a maximum of 5,735m² (61,733 sq ft) *gross floor area* and 46 residential units, if the owner:
 - i) Contributes \$1,050,601.70 (2024 rate) to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
 - a) The Affordable Housing Fund;
 - b) Park, trail, environmental, plaza, or other public realm improvements;
 - c) Municipal or recreational service facility, or facility improvements; and/or
 - d) Public art and other beautification projects.

4B 156 – 7 Height

- a) The permitted height for any building in the CD156 Zone, measured to from the lesser of average *natural grade* or average *finished grade* to the highest point of the roof surface, where Building numbers are listed in Schedule B, and shall be a maximum of:

Building Location	Maximum Permitted Height
Building 1	10.7m (35.2 ft)
Building 2	11.1m (36.4 ft)
Building 3	12.9m (42.3 ft)
Building 4	11.5m (37.7 ft)
Building 5	12.2m (40.0 ft)
Building 6	12.1m (39.7 ft)
Building 7	11m (36.1 ft)
Building 8	11.2m (36.7 ft)

- b) Staircase access to roof decks, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are completely screened and integrated into the building's design and do not extend more than 1.6 metres (5.25 feet) above the highest point of the roof surface.

4B 156 – 8 Setbacks

- a) Buildings must be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Minimum Required Setback
North (rear to parkland)	Building 3 – 2.7m (8.9 ft) Building 1 – 5m (16.4 ft)
South (side to Mount Seymour Parkway)	Building 5 – 4.2m (13.8 ft) Building 6 – 5.3m (17.4 ft) Building 7 – 4.6m (15.1 ft) Building 8 – 5.8m (19.1 ft)
East (front to Gaspe Place)	Building 8 – 4m (13.1 ft)
East (side to single-family property at 3400 Gaspe Place)	Building 1 – 3 m (9.9 ft) Building 2 – 3.9m (12.8 ft)
West (front to public trail)	Building 5 to Property Line – 5.5m (18.2 ft) Building 5 to Statutory Right of Way – 3.7m (12.3 ft)
West (side to parkland)	Building 1 – 2.5m (8.2 ft) Building 2 – 2.7m (8.9 ft)

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

4B 156 – 9 Coverage

- a) Building Coverage: The maximum building coverage is 45%.
- b) Site Coverage: The maximum site coverage is 50%.

4B 156 – 10 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) All utility boxes, vents or pumps, or any solid waste facility (with the exception of temporary at-grade staging areas) or loading areas that are not located underground and / or within a building, shall be screened with landscaping or fencing, or a combination thereof, in accordance with a landscape plan approved by the District of North Vancouver.

4B 156 - 11 Parking, Loading and Servicing Regulations

a) Parking and bicycle storage are required as follows:

Use	Parking Requirement
Residential Parking	Minimum of 1.39 spaces / residential unit
Residential Visitor Parking	Minimum of 0.15 spaces / residential unit
Accessible Parking	Minimum of 3 spaces
Residential Bicycle storage spaces	Minimum of 2 spaces per / residential unit
Visitor Bicycle storage spaces	Minimum of 16 spaces

b) Except as specifically provided in Section 4B 156-11, Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single-Family Residential One Acre Zone (RS1) to Comprehensive Development Zone CD156.

In accordance with Section 467 of the Local Government Act, a public hearing was not held.

READ a first time July 21, 2025

READ a second time July 21, 2025

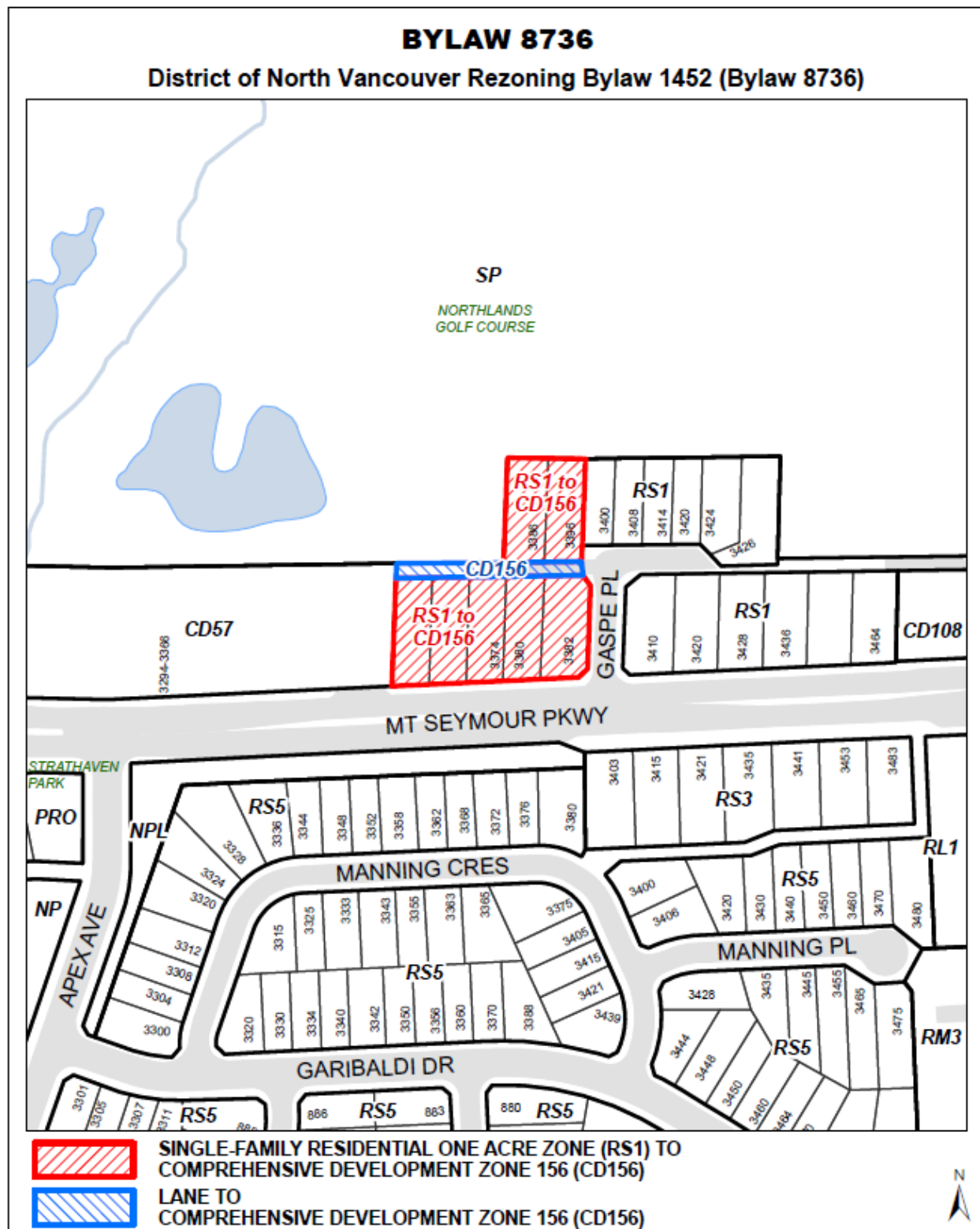
READ a third time July 21, 2025

ADOPTED

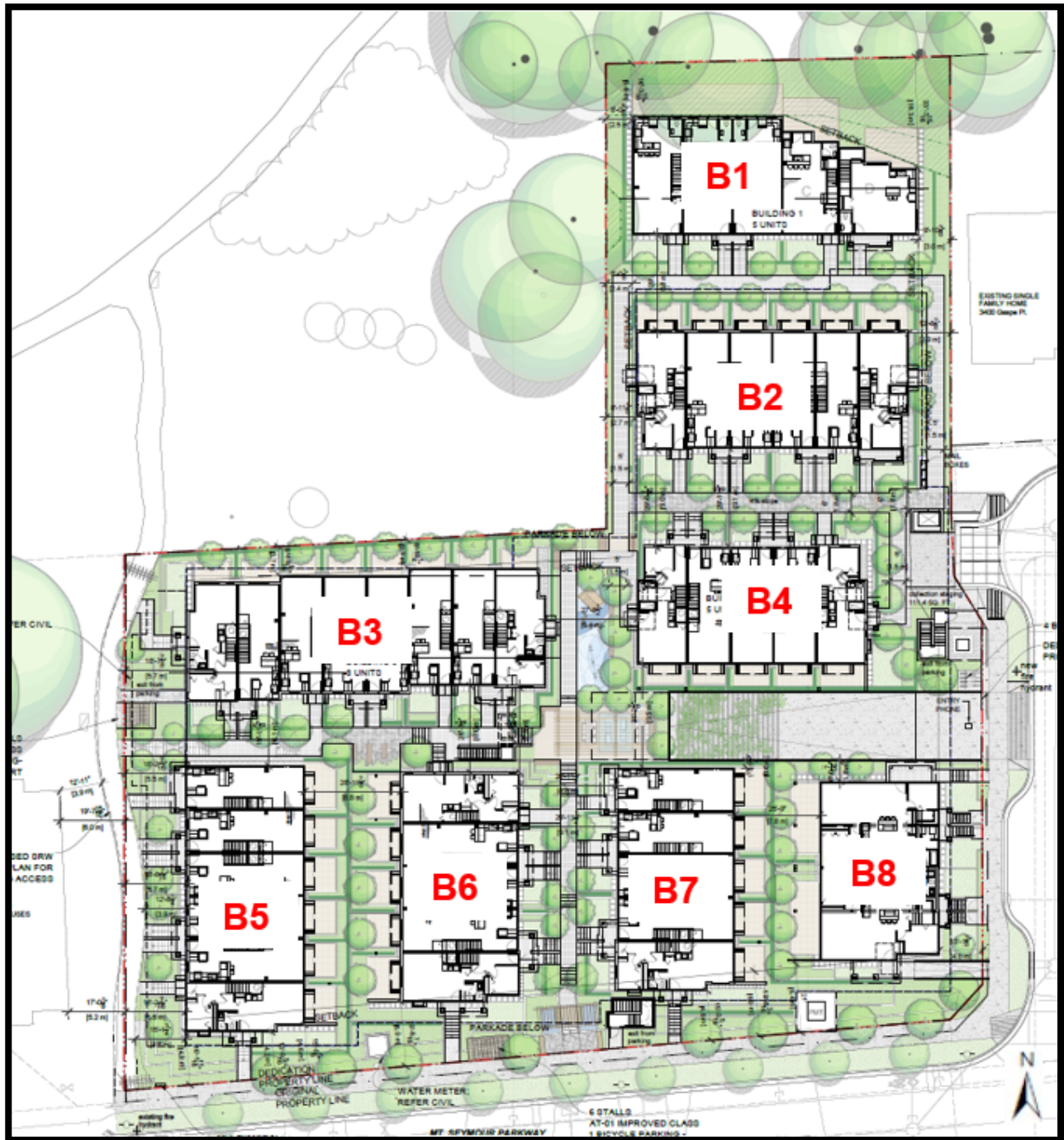
Mayor

Corporate Officer

Schedule A to Bylaw 8736



Schedule B to Bylaw 8736



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