

AGENDA INFORMATION				
☒ Regular Meeting	Date: September 21, 2026			
☐ Council Workshop	Date:			
☐ Information Report	Date:			
☐ Other	Date:			
		Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 1, 2026
Case: PLN2019-00030
File: 08.3060.20/030.19

AUTHOR: Mina Sami, Development Planner

SUBJECT: Bylaw 8770 – Rezoning for a 36-unit Townhouse Development at 526-550
Riverside Drive & 2194 Windridge Drive

RECOMMENDATION:

THAT “District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)” is ADOPTED.

BACKGROUND:

Bylaw 8770 received first, second and third readings on March 16, 2026 ([Staff Report](#)).

Following consideration of the application on July 20, 2026, Council referred the application back to staff to resolve outstanding servicing requirements. All servicing issues have now been resolved to staff’s satisfaction, in a manner consistent with Council’s direction.

The key concern raised by the applicant at the July 20 meeting was project financial feasibility. With Metro Vancouver announcement that they would roll back DCC to the 2025 rates, the applicant is now able to proceed with the project while meeting DNV requirements for on-site and off-site infrastructure improvements.

These improvements have now been secured in the Development Covenant (under Engineering Servicing Agreement/ESA), which has been registered on title. This fulfills requirements for Bylaw 8770, and staff now recommend that the bylaw be adopted.

Bylaw 8770 – Rezoning for a 36-unit Townhouse Development at 526-550 Riverside Drive & 2194 Windridge Drive

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To provide further detail, the ESA requires the applicant to secure, at the applicant's sole cost and expense, all works and services required by the Municipal Engineer prior to building permit issuance or subdivision of the lands. The required works include off-site civil, drainage, sanitary, stormwater, road, sidewalk, cycling, street lighting, utility, landscaping, and intersection improvements along Riverside Drive, Windridge Drive, Mount Seymour Parkway, and the adjacent lane. The Agreement also includes improvements to the intersection of Riverside Drive and Mount Seymour Parkway, as well as an upgrade to approximately 75 metres of the existing storm main on Mount Seymour Parkway and Heritage Park Lane. The applicant is required to enter into the ESA in a form satisfactory to the Municipal Engineer and provide security for the required works and services.

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

Options:

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

Respectfully submitted,



Mina Sami
Development Planner

Attachments:

1. Bylaw 8770

Bylaw 8770 – Rezoning for a 36-unit Townhouse Development at 526-550 Riverside Drive & 2194 Windridge Drive

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REVIEWED WITH:					
☐ Community Planning	_____	☐ Clerk's Office	_____	External Agencies:	
☐ Development Planning	_____	☐ Communications	_____	☐ Library Board	_____
☐ Development Engineering	_____	☐ Finance	_____	☐ NS Health	_____
☐ Utilities	_____	☐ Fire Services	_____	☐ RCMP	_____
☐ Engineering Operations	_____	☐ ITS	_____	☐ NVRC	_____
☐ Parks	_____	☐ Solicitor	_____	☐ Museum & Arch.	_____
☐ Environment	_____	☐ GIS	_____	☐ Other:	_____
☐ Facilities	_____	☐ Real Estate	_____		
☐ Human Resources	_____	☐ Bylaw Services	_____		
☐ Review and Compliance	_____	☐ Development Services	_____		

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The Corporation of the District of North Vancouver

Bylaw 8770

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 1460 (Bylaw 8770)”.

2. Amendments

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

a) Part 2A Definitions is amended by adding CD161 to the list of Zones that Part 2A applies to.

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

“Comprehensive Development Zone 161 CD161”

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

“4B 161 Comprehensive Development Zone 161 CD161

The CD161 Zone is applied to:

- i.) LOT 1 BLOCK 44 DISTRICT LOT 611 PLAN 11853 (007-905-815)
- ii.) LOT F BLOCKS 44, 45 AND 49 DISTRICT LOT 611 PLAN 3903
(002-468-271)
- iii.) LOT B BLOCK 50 DISTRICT LOT 611 PLAN 15472 (007-659-784)
- iv.) LOT A BLOCK 50 DISTRICT LOT 611 PLAN 15472 (006-317-022)

4B 161 – 1 Intent

The purpose of the CD161 Zone is to permit a ground-oriented, multi-family residential development.

4B 161 – 2 Permitted Uses

The following *principal uses* shall be permitted in the CD161 Zone:

- a) Uses Permitted Without Conditions:

Not Applicable.

- b) Conditions Uses:

The following *principal uses* are permitted when the conditions outlined in Section 4B 161 – 3 Conditions of Use are met:

- i) *Residential Use.*

4B 161 – 3 Conditions of Use

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

- i) Each dwelling unit has access to a private or semi-private outdoor space; and
- ii) Each dwelling unit has exclusive access to a shared parkade and storage space.

4B 161 – 4 Accessory Uses

- a) *Accessory uses* customarily ancillary to the *principal uses* are permitted.
- b) *Home occupations* are permitted in *residential* units.

4B 161 – 5 Density

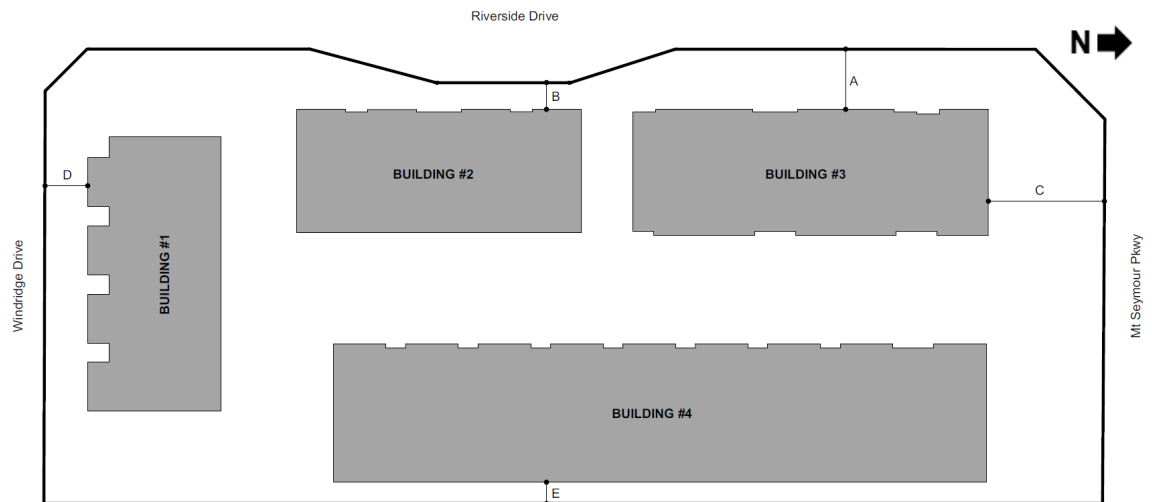
- a) The maximum permitted *gross floor area* is 3,283 m² (35,340 ft²) and a maximum of 36 *residential* units (for greater certainty, permitted lock-off units do not count towards maximum residential units).
- b) For the purpose of calculating *gross floor area*, the following are exempted:
 - i) Underground 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.

4B 161 – 6 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 “Table 1” and “Figure 1”.

Table 1. Setbacks	
Setback Identifier	Minimum Required Setback
A	4.2 m (14 ft)
B	1.8 m (6 ft)
C	8.3 m (27.3 ft)
D	3.0 m (10 ft)
E	1.5 m (5 ft)

Figure 1



- b) The following projections within required setbacks are permitted:

Element	Maximum projection into setback permitted
Underground parking structures, grade level decks, grade level patios	2.6 m (8.5 ft)
Balconies, window wells, roof overhangs, vertical projections, unit entrance canopies	1.3 m (4.2 ft)
Unit entry stairs	No maximum

4B 161 – 7 Height

- a) The maximum permitted heights for any building in the CD161 zone are as follow:

Table 2. Building Height		
Building	Maximum Permitted Height	Maximum Storeys
Building 1	12.2 m (40.0 ft)	4 storeys above parkade
Building 2	11.8 m (38.7 ft)	4 storeys above parkade
Building 3	11.3 m (37.0 ft)	3 storeys above parkade
Building 4	13.5 m (44.2 ft)	3 storeys above parkade

- b) Elevator penthouses, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are screened and integrated into the building's design and do not extend more than 1.2 metres (4 feet) above the highest point of any roof surface.

4B 161 – 9 Coverage

- a) Building Coverage: The maximum building coverage is 50%.
- b) Site Coverage: The maximum site coverage is 100%.

4B 161 – 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) A 2m (6.6 ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 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 (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B 161 – 11 Parking, Loading and Servicing Regulations

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

Table 3. Parking Requirements	
Use	Parking Requirement
Residential Parking	Minimum of 0.9 spaces / residential unit
Residential Visitor Parking	Minimum of 4 spaces
Accessible Parking	Minimum of 6 spaces
Residential Bicycle storage spaces	Minimum of 74 spaces (2.05 spaces / residential unit)
Visitor Bicycle storage spaces	Minimum of 6 spaces

- b) Bicycle storage for residents shall be provided on the basis of two spaces per unit.
- c) Except as specifically provided in Section 4B 161-11 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 lands from Single Family Residential 6000 Zone (RS4) to Comprehensive Development Zone 161 (CD161).

READ a first time March 16, 2026

READ a second time March 16, 2026

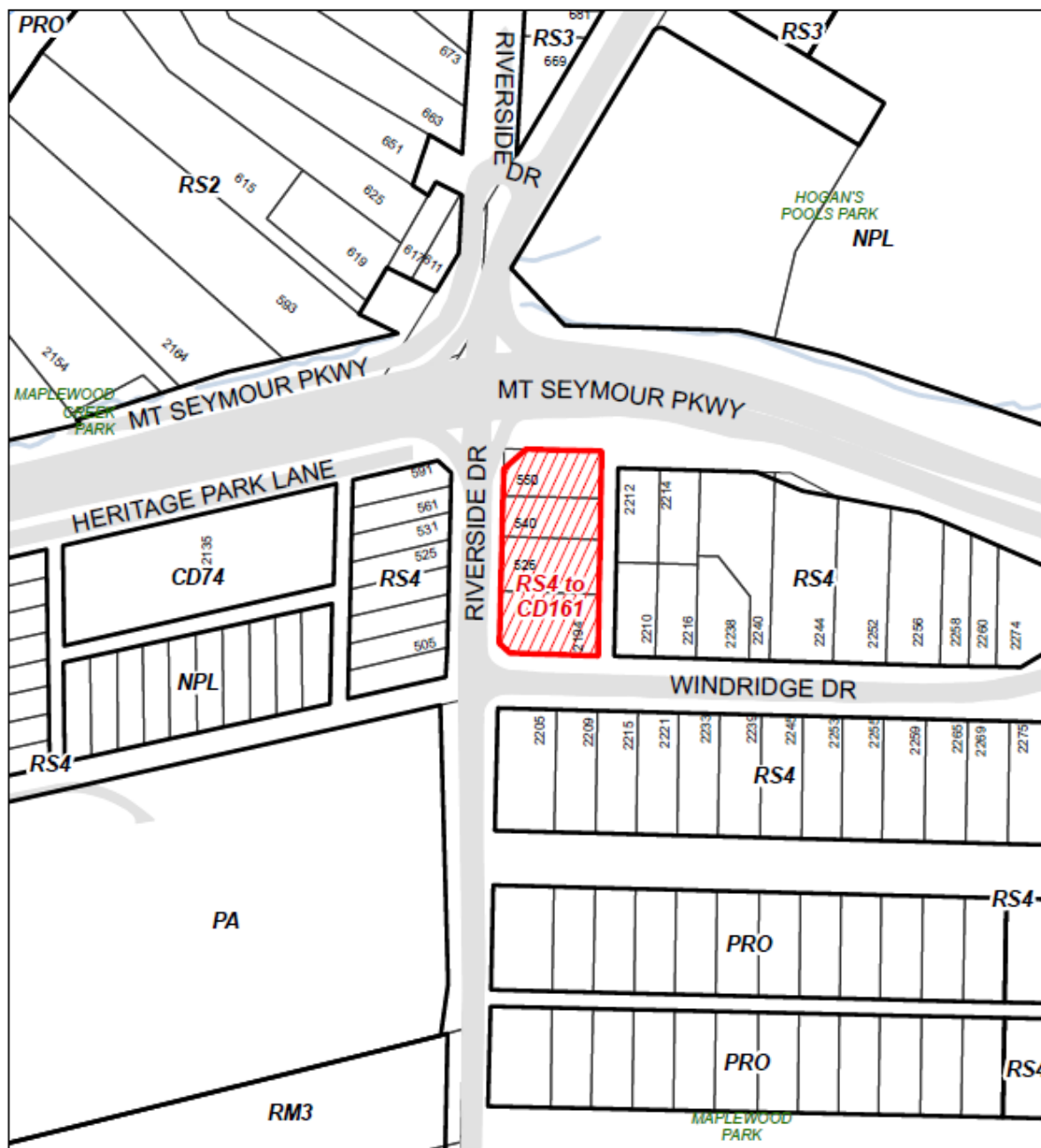
READ a third time March 16, 2026

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8770



**SINGLE FAMILY RESIDENTIAL ZONE 4 (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE 161 (CD161)**

