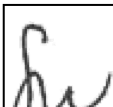


AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

May 11, 2026
File: 08.3060.20/020.24

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: Rezoning Bylaw 8732 for a 21-Unit Townhouse Development at 3712–3718 Edgemont Boulevard

RECOMMENDATION:

THAT “District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8732)” is ADOPTED.

BACKGROUND:

Bylaw 8732 received first, second and third readings on March 17, 2025 ([Staff Report dated March 4, 2025](#)).

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

Attachment:

1. Bylaw 8732

SUBJECT: Rezoning Bylaw 8732 for a 21-Unit Townhouse Development at 3712–3718 Edgemont Boulevard

May 11, 2026

Page 2

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 8732

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 1450 (Bylaw 8732)”.

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 155 to the list of zones that Part2A applies to.

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

“Comprehensive Development Zone 155 CD 155”

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

“4B155 Comprehensive Development Zone 155 CD155”

The CD155 zone is applied to:

I. Lot 13 Block B District Lot 601 Plan 10816 (009-360-506)

4B 155 – 1 Intent

The purpose of the CD155 Zone is to permit a ground-oriented multi-family residential development.

4B 155 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 155 zone:

a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 155-3 Conditions of Use, are met:

Residential use.

4B 155 – 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 dwelling unit has exclusive access to a private vehicle parking.

4B 155 – 4 Accessory Use

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

4B 155 – 5 Density

- a) The maximum permitted density in the CD155 Zone is limited to a floor space ratio (FSR) of 0.45 and 4 *residential* units.
- b) For the purpose of calculating *gross floor area* the following are exempted:
- i) Communal amenity space (Building X) detailed in Schedule C.
 - ii) 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 155 – 6 Amenities

- a) Despite Subsection 4B155 - 5, permitted density in the CD 155 Zone is increased to a maximum of 2,210 m² (23,790 sq ft) *gross floor area* and 21 residential units, if the owner:
- i) Contributes \$135,824.40 (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 155 – 7 Height

- a) The maximum permitted heights for each building are as follows:

Building Location	Maximum Permitted Height
Building A	10m
Building B	10.1m
Building C	9.3m
Building D	9.1m
Building E	10.2m

- b) For the purpose of measuring building *height*, the provisions set out in the definition of *height* in Part 2 of this Bylaw apply, except that *height* will be measured to from the *average finished grade*. For the purposes of calculating number of storeys, underground parking is excluded.
- c) Elevator penthouses, 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 1.2 metres (4 feet) above the highest point of any roof surface.

4B 155 – 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)	3.5 m (11.48 ft)
East	3.5 m (11.48 ft)
South (Edgemont Boulevard)	3.5 m (11.48 ft)
West	3.5 m (11.48 ft)

- b) Underground parking structures, 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 155 – 9 Coverage

- a) Building Coverage: The maximum building coverage is 45%.
- b) Site Coverage: The maximum site coverage is 70%.

4B 155 – 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 155 - 11 Parking, Loading and Servicing Regulations

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

Use	Parking Requirement
Residential Parking	Minimum of 2 spaces / residential unit
Residential Visitor Parking	Minimum of 0.25 spaces / residential unit
Accessible Parking	Minimum of 4 spaces
Residential Bicycle storage spaces	Minimum of 2 spaces per / residential unit
Visitor Bicycle storage spaces	Minimum of 3 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 155-11 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 Multifamily Residential Zone 1 (RM1) to Comprehensive Development Zone CD155.

2.3 The Siting Area Map section is amended by deleting Plan Section R/7 and replacing it with the revised Plan Section R/7 attached in Schedule B.

READ a first time March 17, 2025

READ a second time March 17, 2025

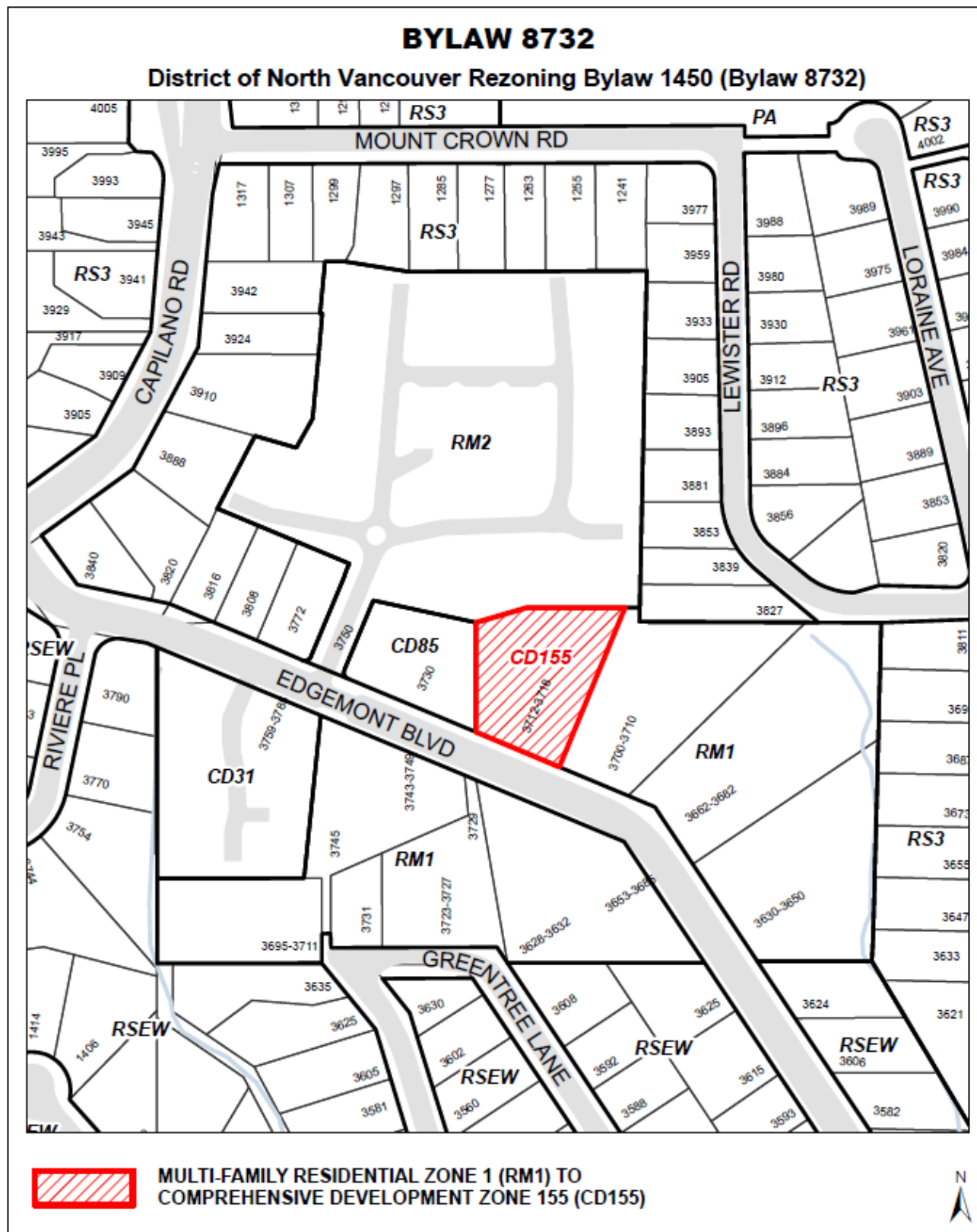
READ a third time March 17, 2025

ADOPTED

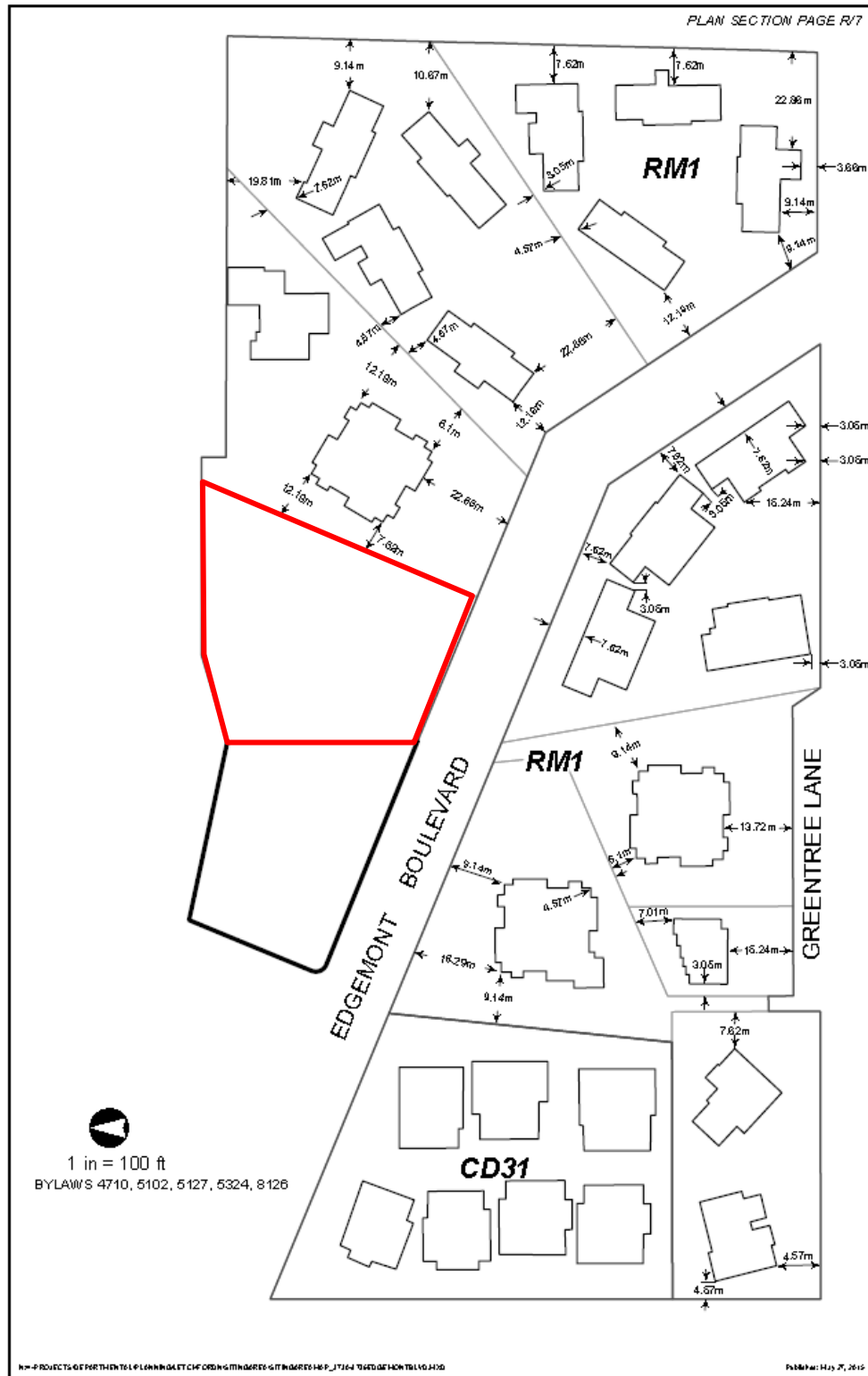
Mayor

Corporate Officer

Schedule A to Bylaw 8732



Schedule B to Bylaw 8732



Schedule C to Bylaw 8732

