

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



Dept.
Manager



GM/
Director



CAO

The District of North Vancouver REPORT TO COUNCIL

July 7, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8771 – Rezoning for a Six-Unit Townhouse Development at 873 Premier Street**

RECOMMENDATION:

THAT “District of North Vancouver Rezoning Bylaw 1461 (Bylaw 8771)” is ADOPTED.

BACKGROUND:

Bylaw 8771 received first, second and third readings on July 6, 2026 ([Staff Report](#)).

Approval from the Ministry of Transportation and Transit was received on July 13, 2026.

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 8771

SUBJECT: Bylaw 8771 – Rezoning for a Six-Unit Townhouse Development at 873 Premier Street

July 7, 2026

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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 _____		
Engineering _____	☐ ITS _____	☐ RCMP _____
☐ Development Services _____	☐ Parks _____	☐ Other: _____
☐ Engineering _____		
Infrastructure _____	☐ Real Estate _____	
☐ Engineering Public _____		
Works _____	☐ Solicitor _____	
☐ Environment _____	☐ Transportation _____	
☐ Facilities _____		

The Corporation of the District of North Vancouver

Bylaw 8771

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 1461 (Bylaw 8771)”.

2. Amendments

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

- a) Part 2A Definitions is amended by adding CD160 to the list of Zones that Part 2A applies to.
- b) Section 301(2) by inserting the following zoning designation:

“Comprehensive Development Zone 160 CD160”

- c) Part 4B Comprehensive Development Zone Regulations by inserting the following:

“4B 160 Comprehensive Development Zone 160 CD160

The CD160 Zone is applied to:

- i) LOT 22 BLOCK 3 DISTRICT LOT 612 PLAN 2377 (PID: 013-832-671)

4B 160 – 1 Intent

The purpose of CD160 Zone is to permit a ground-oriented, multi-family residential development.

4B 160 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD160 Zone:

- a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal uses* are permitted when the conditions outlined in Section 4B 160 – 3 Conditions of Use are met:

i) *Residential use.*

4B 160 – 3 Conditions of Use

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

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

4B 160 – 4 Accessory Uses

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

4B 160 – 5 Density

- a) The maximum permitted *gross floor area* is 817.5 m² (8,800 sq. ft.).
- b) The maximum permitted number of *dwelling units* is 6.
- c) For the purpose of calculating *gross floor area*, the following are exempted:
 - i) Private garage spaces, to a maximum of 260.4 m² (2,803 sq. ft.) in total for the *lot*;
 - ii) The floor area of unenclosed *balconies*, decks, patios and private rooftop terraces, to a maximum of 227.8 m² (2,451 sq. ft.) in total for the *lot*;
 - iii) Enclosed rooftop access stairwells and associated enclosures, not including rooftop landing areas, to a maximum of 15.79 m² (170 sq. ft.) in total for the *lot*;

- iv) Crawlspace areas with a floor-to-ceiling *height* of less than 1.2 m (4 ft.);
- v) Exterior insulation required to meet building energy standards, to a maximum of 30.4 m² (328 sq. ft.) in total for the *lot*;
- vi) Garbage and recycling rooms, to a maximum of 13.94 m² (150.0 sq. ft.) in total for the *lot*; and
- vii) Mechanical and electrical rooms, to a maximum of 4.65 m² (50.0 sq. ft.) in total for the *lot*.

4B 160 – 6 Setbacks

- a) *Buildings* shall be set back from *lot* lines to the closest *building* face as established by development permit and regulated as follows:

Setback	Minimum Required Setback
North Property Line	1.80 m (5.9 ft.)
East Property Line (Premier Street)	3.65 m (12.0 ft.)
South Property Line	2.60 m (8.5 ft.)
West Property Line	2.25 m (7.4 ft.)

- b) Despite Subsection 4B 160 – 6 a), an electrical room may be sited no closer than 1.28 m (4.2 ft.) from the South Property Line.
- c) Despite Subsection 4B 160 – 6 a), a garbage and recycling room may be sited no closer than 0.20 m (0.75 ft.) from the West Property Line.
- d) Decks, balconies, window wells, roof overhangs, vertical projections, and unit entrance canopies are permitted to project into required setbacks up to 1.5 m (5 ft.).
- e) Ground-level patios and unit entry stairs/gates are permitted to project into required setbacks up to 3.0 m (10 ft.).

4B 160 – 7 Height

- a) The maximum permitted *height* for any principal *building* in the CD160 Zone is 11.31 m (37.1 ft.).
- b) Despite Subsection 4B 160 – 7 a), enclosed rooftop access stairwells and associated enclosures are permitted to a maximum *height* of 12.93 m (42.4 ft.).

4B 160 – 8 Coverage

- a) *Building Coverage*: The maximum *building coverage* is 50%.
- b) *Site Coverage*: The maximum *site coverage* is 75%.

4B 160 – 9 Landscaping and Storm Water Management

- a) All land areas not occupied by *buildings*, *patios*, *driveways*, *parking spaces* and *manoeuvring aisles* shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2 m (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, garbage, recycling, compost or *loading spaces* that are not located underground and/or within a *building*.

4B 160 – 10 Parking, Loading and Servicing Regulations

- a) Vehicle parking is required as follows:

Use	Parking Requirement
Residential	Minimum of 1.75 parking spaces per <i>dwelling unit</i>
Visitor	Minimum of 0.33 parking spaces per <i>dwelling unit</i>
Small Car	Maximum of 35% of all vehicle <i>parking spaces</i>

- b) Bicycle parking is required as follows:

Use	Minimum Bicycle Parking Requirement
Class 1 (Long Term) – Secured Individual Bicycle Storage Spaces	Minimum of 2 spaces per <i>dwelling unit</i>
Class 2 (Short Term)	Minimum of 4 spaces

- c) Except as specifically provided in Section 4B 160 – 10, parking 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 7200 Zone (RS3) to Comprehensive Development Zone 160 (CD160).

READ a first time July 6, 2026

READ a second time July 6, 2026

READ a third time July 6, 2026

APPROVED by the Ministry of Transportation and Transit on July 13, 2026

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8771

