

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


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

September 9, 2026

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8807: Revised Zoning Text Amendment for 2131-2171 Old Dollarton Road, 229-291 Riverside Drive & 2102-2128 Front Street (“Maplewood Gardens”)

RECOMMENDATION:

THAT “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8807)” is ADOPTED.

BACKGROUND:

Bylaw 8807 received first, second and third readings on July 13, 2026 ([Staff Report](#)). Bylaw 8807 received approval from the Ministry of Transportation and Transit on September 9, 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

Attachments:

1. Bylaw 8807

**SUBJECT: Bylaw 8807: Revised Zoning Text Amendment for 2131-2171 Old
Dollarton Road, 229-291 Riverside Drive & 2102-2128 Front Street
("Maplewood Gardens")**

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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 8807

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 1466 (Bylaw 8807)”.

2. Amendments

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

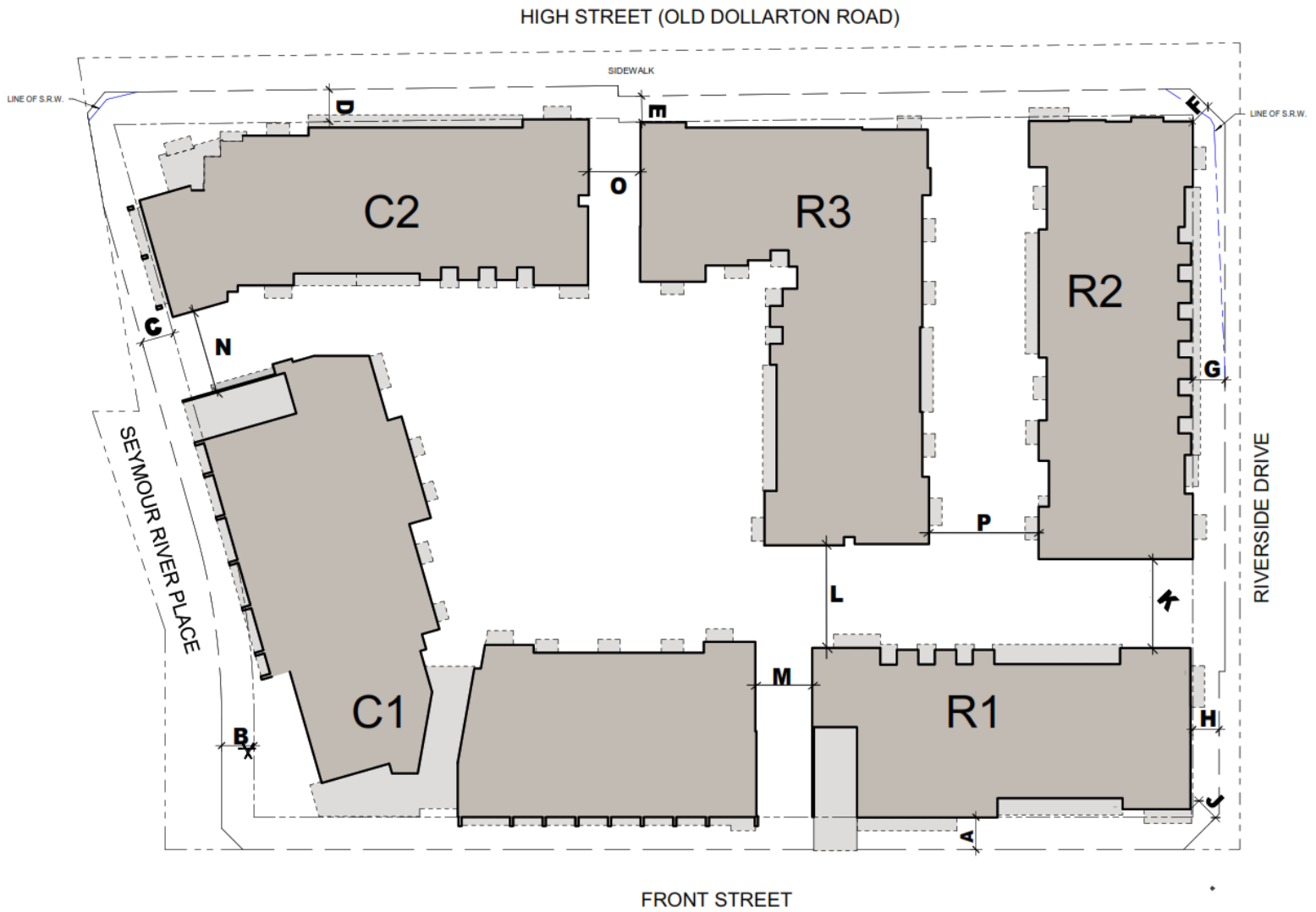
a) The following is added to Section 4B-152-3 “Conditions of Use”:

f) ***Personal Service Use:*** *Personal Service Use* is permitted in Live-work units and commercial units, except for commercial units located in the area identified in Figure 1.

b) Table 1- Maximum Exempted Floor Space in Section 4B-152 is deleted and replaced with the following:

Table 1 – Maximum Exempted Floor Space		
Area	Maximum exempted indoor amenity space/spaces in combination	Maximum exempted garbage, recycling, mechanical, and electrical rooms/enclosures in combination
C1	281.0 m ² (3,025 sq. ft.)	190.5 m ² (2,050sq. ft.)
C2	0	88.3 m ² (950sq. ft.)
R3	213.7 m ² (2,300 sq. ft.)	54.8 m ² (590 sq. ft.)
R2	0	113.3 m ² (1,220 sq. ft.)
R1	53.4 m ² (575 sq. ft.)	86.9 m ² (935 sq. ft.)
Total	548 m² (5,900 sq. ft.)	533.7 m² (5,745 sq. ft.)

c) Figure 2 in Section 4B-152 is deleted and replaced with the following:



- d) Table 3 – Building Height in Section 4B-152 is deleted and replaced with the following:

Table 3 – Building Height			
Building	Maximum Building Height	Maximum Height Exceptions	Maximum Storeys
Building C1	21m (68.75 ft.)	5 m (16.25 ft.)	6
Building C2	20.8m (68.2 ft.)	5 m (16.25 ft.)	6
Building R3	19.8m (65 ft.)	5 m (16.25 ft.)	6
Building R2	19.8m (65 ft.)	5 m (16.25 ft.)	6
Building R1	19.8m (65 ft.)	2.7 m (9 ft.)	6

- e) Section 4B152 – 10 “Parking, Loading and Servicing Regulations” is deleted in its entirety and replaced with the following:

- a. Parking and loading are to be provided in accordance with “Table 4” and “Figure 2”:

Table 4 – Parking Requirements		
Building	Use	Required Parking Rate
C1 and C2	Residential and Live-work	1.055 stall / unit
	Commercial	1 stall / 45 m ²
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in C1 and C2
R1	Residential and Live-work	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R1
R2 and R3	Residential	0.75 stall / unit
	Visitor	0.1 stall / unit
	Accessible	4.5% of all required parking in R2 and R3

- b. Commercial parking is based on a blended rate for all uses excluding residential and live-work use and shall be shared with the required visitor parking in the C1 and C2 buildings.
- c. Except as specifically provided in this section 4B 152-10, Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

READ a first time July 13, 2026

READ a second time July 13, 2026

READ a third time July 13, 2026

APPROVED by the Ministry of Transportation and Transit on September 9, 2026

ADOPTED

Mayor

Corporate Officer