

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


 Dept.
 Manager


 GM/
 Director


 CAO

The District of North Vancouver

REPORT TO COUNCIL

February 18, 2026
 File: 08.3060.20/007.024

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8756 and 8757: OCP Amendment and Rezoning for a 12-unit townhouse development at 1883-1901 Glenaire Drive**

RECOMMENDATION:

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaw 8756 and 8757 received first readings on January 12, 2026 ([Staff report dated December 11, 2025](#)).

Notice was given for Bylaw 8756 and 8757 in accordance with Section 94 of the *Community Charter* on the 21st and 28th of January. A public hearing was held and closed on February 3, 2026.

The bylaws are now ready to be considered for second and third readings by Council.

Options:

1. Give second and third readings to the bylaws;
2. Give no further readings and abandon the bylaws at first reading; or,
3. Debate possible amendments to the bylaws at second reading and return bylaws to a new public hearing if required.

Respectfully submitted,



Rhonda Schell
 Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8756 and 8757: OCP Amendment and Rezoning for a 12-unit townhouse development at 1883-1901 Glenaire Drive

February 18, 2026

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Attachments:

1. Bylaw 8756
2. Bylaw 8757
3. Public Hearing Report

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

The Corporation of the District of North Vancouver

Bylaw 8756

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Amend Map 2, the Land Use Map for the District, by changing the land use designation from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4) for the lands shown on Schedule A of this bylaw;
 - b) Amend Map 3.1, the Form and Character Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and
 - c) Amend Map 4.1, the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

READ a first time January 12, 2026 by a majority of all Council members.

PUBLIC HEARING held February 3, 2026

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

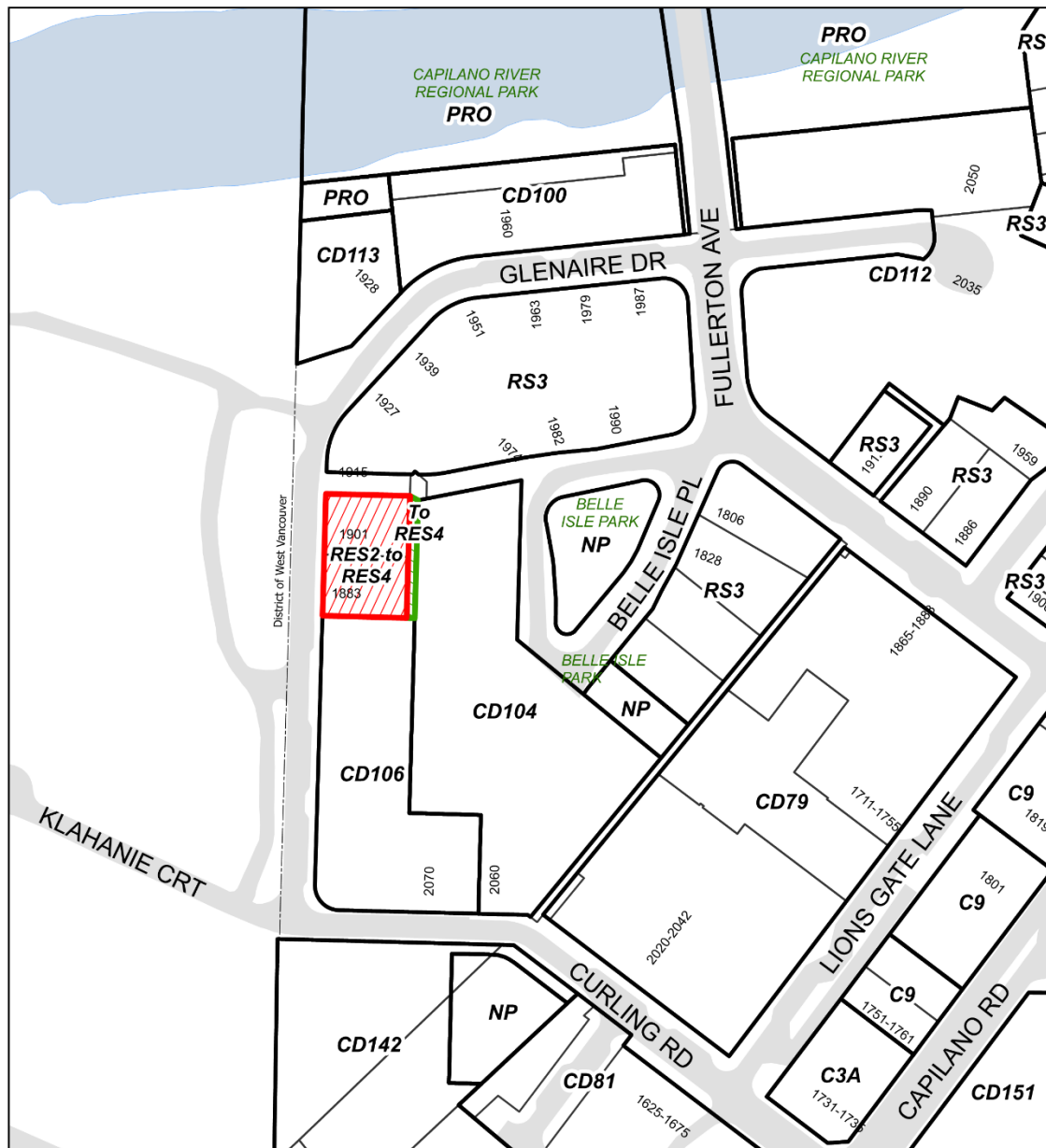
ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 8756

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)

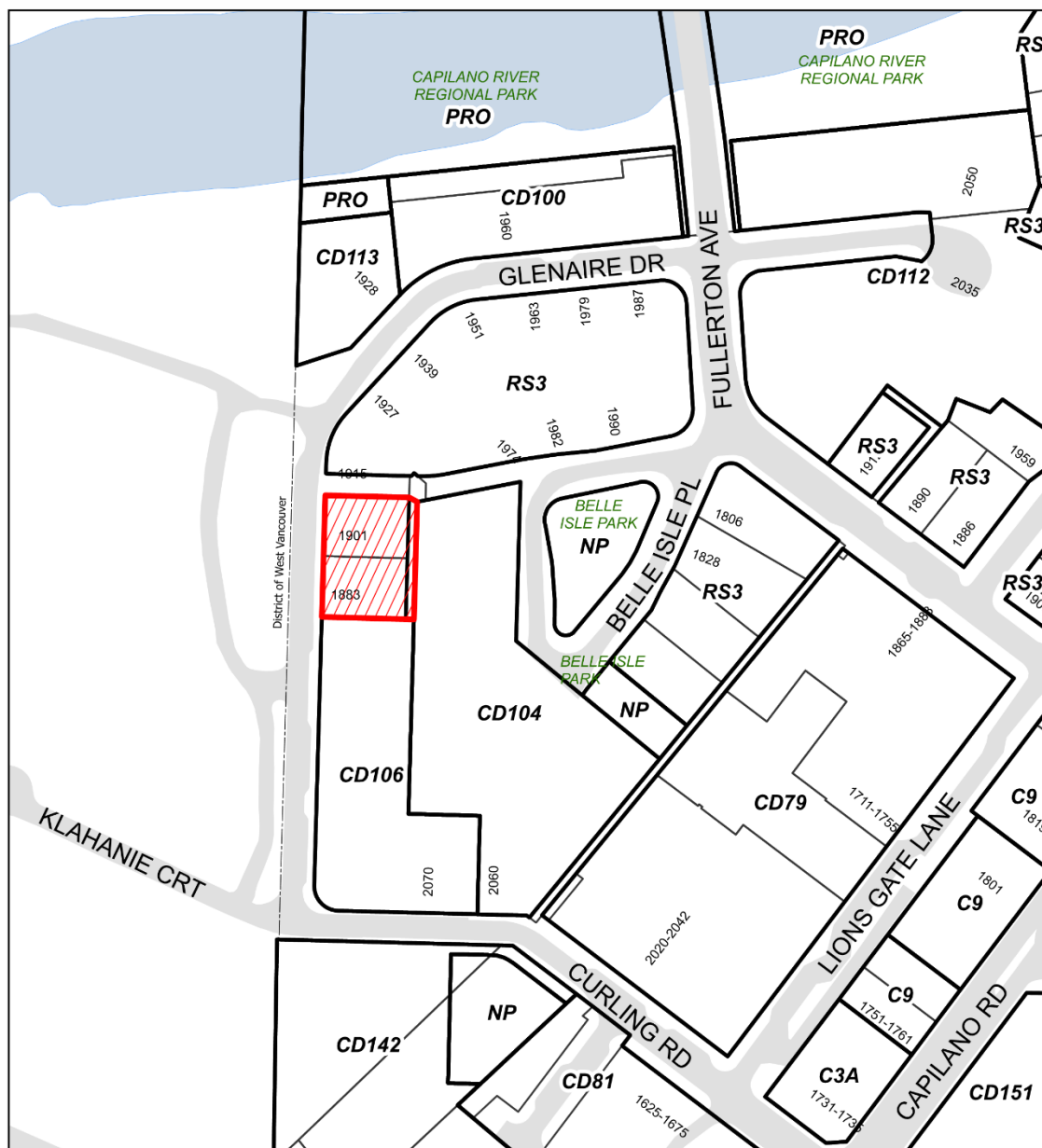


- Map 2** Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4)
- Map 2** Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Undesignated" to "Residential Level 4: Transition Multifamily" (RES4)



Schedule B to Bylaw 8756

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)



Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and

Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area



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The Corporation of the District of North Vancouver

Bylaw 8757

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 1456 (Bylaw 8757)”.

2. Amendments

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

- a) Part 2A, Definitions is amended by adding CD158 to the list of zones that Part 2A applies to.
- b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 158 CD158”

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

“4B 158 Comprehensive Development Zone 158 CD158

The CD158 Zone is applied to:

- I. Lot 36 Block 16 District Lot 764 Plan 8967 (009-870-598);
- II. Lot 37 Block 16 District Lot 764 Plan 8967 (009-870-601); and
- III. A portion of Lot 55 (009-870-881)

all as indicated in Schedule A of this bylaw.

4B 158 - 1 Intent:

The purpose of the CD158 Zone is to permit a ground-oriented, multi-family residential development.

4B 158 - 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD158 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 158-3 Conditions of use, are met:

Residential use.

4B 158 - 3 Conditions of Use:

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

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

4B 158 - 4 Accessory Uses:

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

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

4B 158 - 5 Density:

a) The maximum permitted density is 1,846.7 m² (19,878 sq. ft.)

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

- i.) Parking, storage, maintenance areas, and any other areas located below grade in a structure which has an exposed exterior wall of less than 1.2 m (4 ft) above finished grade;
- ii.) Underground parking access ramps and covered trellis areas, if applicable;
- iii.) The floor area of unenclosed balconies, roof overhangs and private rooftop terraces; and
- iv.) Common parkade elevator enclosures of up to 17.5 m² (188 sq. ft.).

c) For the purpose of calculating *gross floor area*, the measurement is to be taken to the outside of sheathing, rather than exterior walls.

4B 158 - 6 Setbacks:

- a) Buildings shall be set back from the new property lines to the closest building face as established by development permit and in accordance with Table 1:

Table 1. Setbacks	
Setback Identifier	Minimum Required Setback
West (Glenaire Drive)	3.0 m (10 feet)
North (Belle Isle)	3.0 m (10 feet)
East	4.5 m (15.0 feet)
South	3.0 m (10 feet)

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

4B 158 - 7 Height

- a) The maximum permitted height for any building in the CD158 Zone is as follows:

Table 2. Building Height		
Building	Maximum Height (Geodetic Elevation)	Maximum Storeys
Building 1 (West, Glenaire)	26.0 m (85.3 feet)	3 storeys above parkade
Building 2 (East, rear)	26.3 m (86.3 feet)	3 storeys above parkade

- b) The following height exemptions shall apply to the CD158 Zone;
- i.) Rooftop stair enclosures, heating, cooling, planter boxes, guard rails and ventilation and mechanical equipment provided they do not extend more than 3.0 metres above the highest point of any roof surface.

4B 158 - 8 Building Coverage:

- a) Building Coverage: The maximum building coverage is 45%.
- b) Site Coverage: The maximum site coverage is 100%.

4B 158 – 9 Landscaping and Stormwater Management

- a) All land areas not occupied by buildings, patios and driveways shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

- b) A 2.0m (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 facilities (garbage, recycling, compost with the exception of temporary, at-grade staging areas) that are not located underground and/or within a building.

4B 158 – 10 Flood Construction Requirements

- a) All construction must reflect requirements to address the flood hazard, in particular, all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

4B 158 - 11 Parking, Loading and Servicing Regulations

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

Table 3. Parking Requirements	
Use	Parking Requirement
Residential Vehicle Parking	Minimum of 1.5 spaces / residential unit
Residential Vehicle Visitor Parking	Minimum of 2 spaces
Accessible Vehicle Parking	Minimum of 1 space
Residential Bicycle storage spaces	Minimum of 24 spaces (2 / residential unit)
Visitor Bicycle storage spaces	Minimum of 4 spaces

- b) Except as specifically provided in this Section 4B 158-11, Parking shall be provided in accordance with Part 10 of this Bylaw.

”

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the lots from Single Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD158.

READ a first time January 12, 2026

PUBLIC HEARING held February 3, 2026

READ a second time

READ a third time

Certified a true copy of "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)"
as at Third Reading

Corporate Officer

APPROVED by the Ministry of Transportation and Infrastructure on

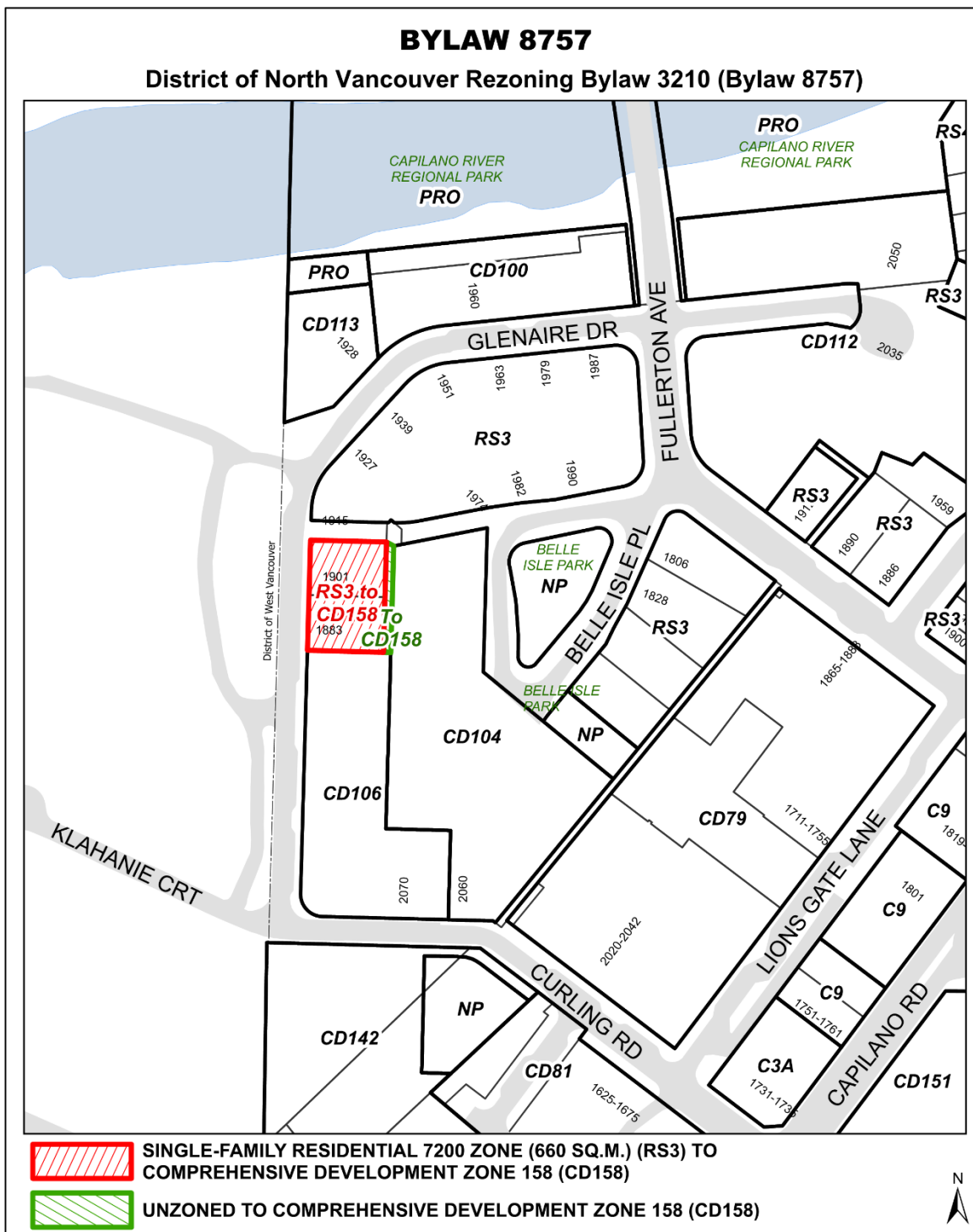
ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8757

Schedule A to Bylaw 8757



**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**1883 and 1901 Glenaire Drive
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, February 3, 2026 commencing at 7:03 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Catherine Pope

Absent: Councillor Jordan Back
Councillor Lisa Muri

Staff: Mike Fox, Chief Administrative Officer
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Mackenzie Stonehocker, Development Planner
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- The opportunity to be heard or provide written submissions was accommodated by speakers having signed up in advance, the details of the Zoom meeting having been provided on the District's website and in the notice of public hearing, and the acceptance of written submissions up until the hearing was closed;

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional representations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaws under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaws;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaws is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public; and,
- Members of Council not in attendance may vote on future readings of the bylaws as long as they review the minutes of the hearing.

2. INTRODUCTION OF BYLAWS BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that Bylaw 8756 proposes to amend the OCP in general terms, by changing the land use designation of the subject site from Residential Level 2: Detached Residential (RES2) to Residential Level 4: Transition Multifamily (RES4) and to designate the subject site as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development and as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction. Bylaw 8757 proposes to amend the District's Zoning Bylaw in general terms, by rezoning the site from RS3 (Single-Family Residential 7200 Zone) to a new Comprehensive Development Zone 158 (CD158). The CD158 Zone addresses permitted and accessory uses and zoning provisions such as density, setbacks, height, building and site coverage, landscaping and storm water management, flood construction requirements and parking, loading and service requirements.

3. PRESENTATION BY STAFF

Mackenzie Stonehocker, Development Planner, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Stonehocker advised that:

- The proposal is for 12 townhomes with two lock-off suites;
- The subject site is located in the Lions Gate Village Centre across the street from the District of West Vancouver;
- The current Official Community Plan (OCP) designation is Residential Level 2 (Detached);
- The Village Implementation Plan and Peripheral Housing Plan anticipate ground-oriented multi-family development in the area;
- To implement the planned density, each rezoning requires an OCP amendment to change the designation of the lands, e.g. to Residential Level 4 (Transition Multi-Family) for townhouses;
- Most of the neighbourhood properties have already been redesignated and rezoned;
- Belle Isle Park upgrades were completed in 2025;
- The proposed OCP amendments would bring the site into alignment with the Peripheral Housing Plan;
- Lot 55 is a parcel of District-owned land, a portion of which is proposed to be purchased by the applicant to be included in the development; the top portion will be added to the future extension of Belle Isle Place;
- The front doors to six of the townhomes as well as parkade ramp are proposed to be located on Glenaire Drive;
- A pedestrian entry through a pergola and a ramp up from the sidewalk are proposed on Belle Isle Place, leading to the main courtyard pathway with access to all of the townhomes and the lock-off suites;
- Six of the townhomes are proposed to have a back door along the east side of the property;
- The project is designed to meet Step Code Level 4 with electric heat, hot water, and appliances;
- All units have three or four bedrooms and the units with lock-off suites are large enough to accommodate a family in the main unit;
- The proposal includes 26 vehicle parking spaces and each townhouse includes two secure bicycle parking spaces in the basement level;
- Ms. Stonehocker reviewed accessible design considerations, noting that:
 - It is difficult to incorporate accessible design in ground-oriented housing;
 - The main townhomes are four storeys, with basement access via the parkade;
 - The District's Accessible Design Policy lists basic and enhanced design features with the applicability of each to ground-oriented multi-family housing noted;
 - Where feasible, a target of 15 percent of units in a townhouse development should meet basic accessible design features;
 - The two lock-off suites accommodate such features and are accessed without stairs via the pedestrian ramp; and,
 - Enhanced design features are more suitable for apartment style housing.

- In-kind and cash contributions associated with this proposal include:
 - Off-site works along Glenaire Drive and Belle Isle Place, including curbs, sidewalks, and street trees;
 - A flat rate Community Amenity Contribution (CAC);
 - Purchase of a portion of Lot 55 from the District;
 - Development Cost Charges (DCCs) payable to the District, Metro Vancouver and Translink as determined by the bylaw in force at the time of building permit;
- A Virtual Public Information Meeting was held in 2025, and staff received 7 comments, one of which was in support and others raised neighbourhood-level concerns such as continued densification, traffic issues around Capilano Road, and the desire for additional community amenities;
- Staff monitor the build-out of Lions Gate Village and do not believe the proposal would contribute to these issue, and will continue to monitor traffic and community amenities;
- The proposal is compliant with key District policy documents; and,
- If the rezoning proceeds, a development permit application would be brought forward for Council consideration in the future.

4. PRESENTATION BY APPLICANT

4.1. Thomas Grimwood, Principal, Grimwood Architecture:

- Opined that the proposal is relatively small and does not require variances;
- Commented on the proposed design and colour palette, noting these are consistent with the neighbourhood character;
- Noted that the proposal is designed to meet Step Code Level 4;
- Stated that the property is one of the last to develop in the neighbourhood and that it would complete the block;
- Advised that they designed the Holland Row development across the street from the subject site;
- Showed the surrounding developments and the floor plans for the units with lock-off suites;
- Noted that the lock-off suites are intended to provide flexibility to rent out or live in while renting out the main unit or to have live-in help; and,
- Noted that all units can be accessed from the parking level.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Stacey:

- Advised that she lives near the proposed development;
- Stated that she does not have many concerns;
- Requested information on the barriers and protection for the neighbouring properties during excavation and construction; and,
- Expressed concern that the design lacks natural elements.

5.2. Corrie Kost:

- Stated that there is a deficit in the amount of park space needed in the District and that he had not seen a substantial increase in park space with additional development.

5.3. Amir Sharif:

- Spoke in support of the proposal;
- Stated that the project is consistent with the planning framework for the area as well as Council direction;
- Commented on the environmentally friendly features proposed;
- Commented on the design, including vehicle and bicycle parking;
- Noted the number of bedrooms and the lock-off suites;
- Opined that the development would positively contribute to the community and complete the area; and,
- Commented on his family's use of Belle Isle Park.

5.4. Desiree McNulty

- Spoke in support of the proposal;
- Advised that she lives near the subject site;
- Opined that the proposed development would complete the community;
- Complimented the proposed design;
- Stated that she is looking forward to the demolition of the existing single-family homes on the site and to having new neighbours; and,
- Commented on the improvements to Belle Isle Park.

5.5. Corrie Kost SPEAKING FOR A SECOND TIME:

- Expressed concern that the proposed design does not accommodate the addition of an elevator to make the units accessible; and,
- Expressed concern that seniors considering moving from a single-family home to a townhome would have difficulties.

6. QUESTIONS FROM COUNCIL

In response to a question from Council, the applicant advised that the design does not require excavation beyond the depth of the parking levels in adjacent properties. The applicant further advised that they would provide a safe barrier to protect neighbouring yards, landscaping, and fences.

In response to a question from Council, staff advised that the projected start of construction is 12-18 months after adoption, likely the second half of 2027. Staff noted that Belle Isle North and the second stage of the Holland development are also in the permitting stages and could proceed this year. Construction traffic management plans would manage impacts if construction on the projects overlap.

In response to a question from Council, staff advised that existing parks in the area include the recently upgraded Belle Isle Park, the trail along Capilano River, and noted that another park will be created in the area as part of the approval of the application to redevelop the former Travelodge site.

In response to a question from Council, staff advised that the allocation of funds from the flat rate CACs is at Council's discretion and that CACs have been allocated to affordable housing in the past.

In response to a question from Council, the applicant advised that pricing of the units will depend on sales of similar apartments in the immediate area and that they are currently selling between 1.5 and 1.9 million dollars.

7. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor MAH

THAT the February 3, 2026 Public Hearing regarding Bylaws 8756 and 8757 is closed;

AND THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)" is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)" is returned to Council for further consideration.

CARRIED
(7:39 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk