

AGENDA

PUBLIC HEARING

Tuesday, February 3, 2026

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



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AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

1883 and 1901 Glenaire Drive and a portion of Lot 55 Amendments to the Official Community Plan and Zoning Bylaw

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAWS BY THE CORPORATE OFFICER**
- 3. PRESENTATION BY STAFF**
- 4. PRESENTATION BY APPLICANT**
- 5. REPRESENTATIONS FROM THE PUBLIC**
- 6. QUESTIONS FROM COUNCIL**
- 7. COUNCIL RESOLUTION**
- 8. CLOSING**

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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

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

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

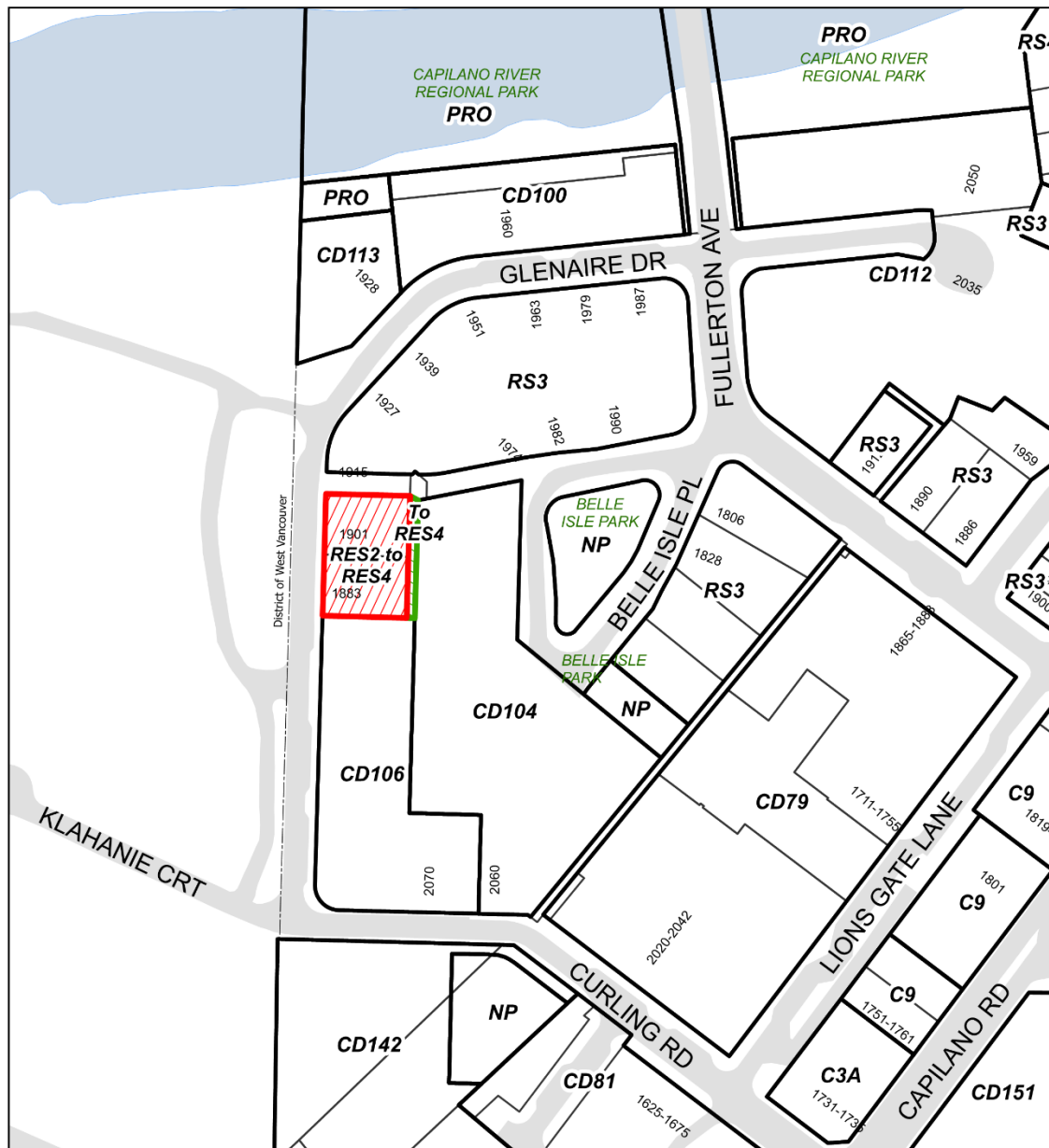
ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 8756

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

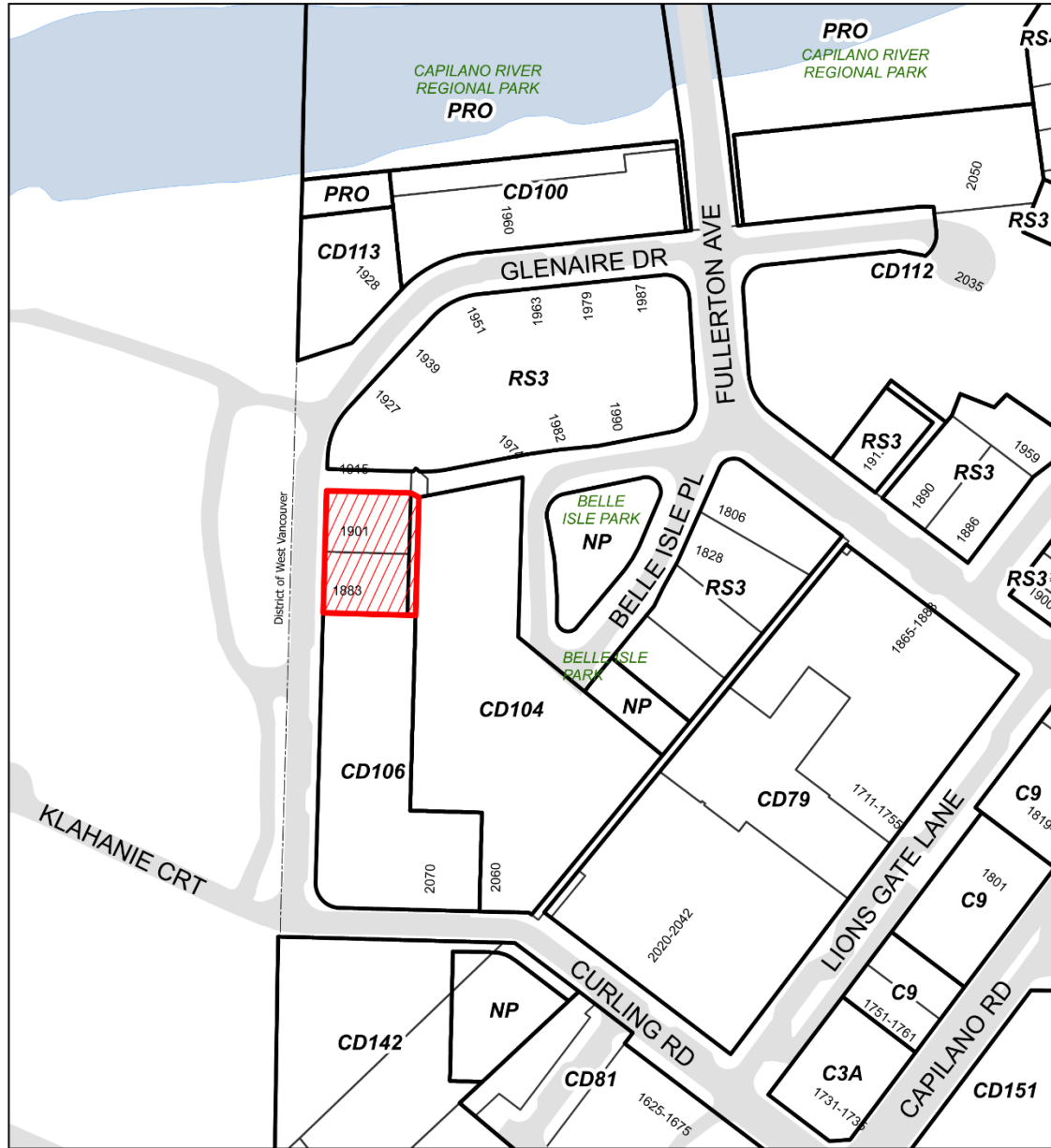


- Map 2** Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4)
- Map 2** Land Use: as illustrated on Schedule A, by changing the land use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

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

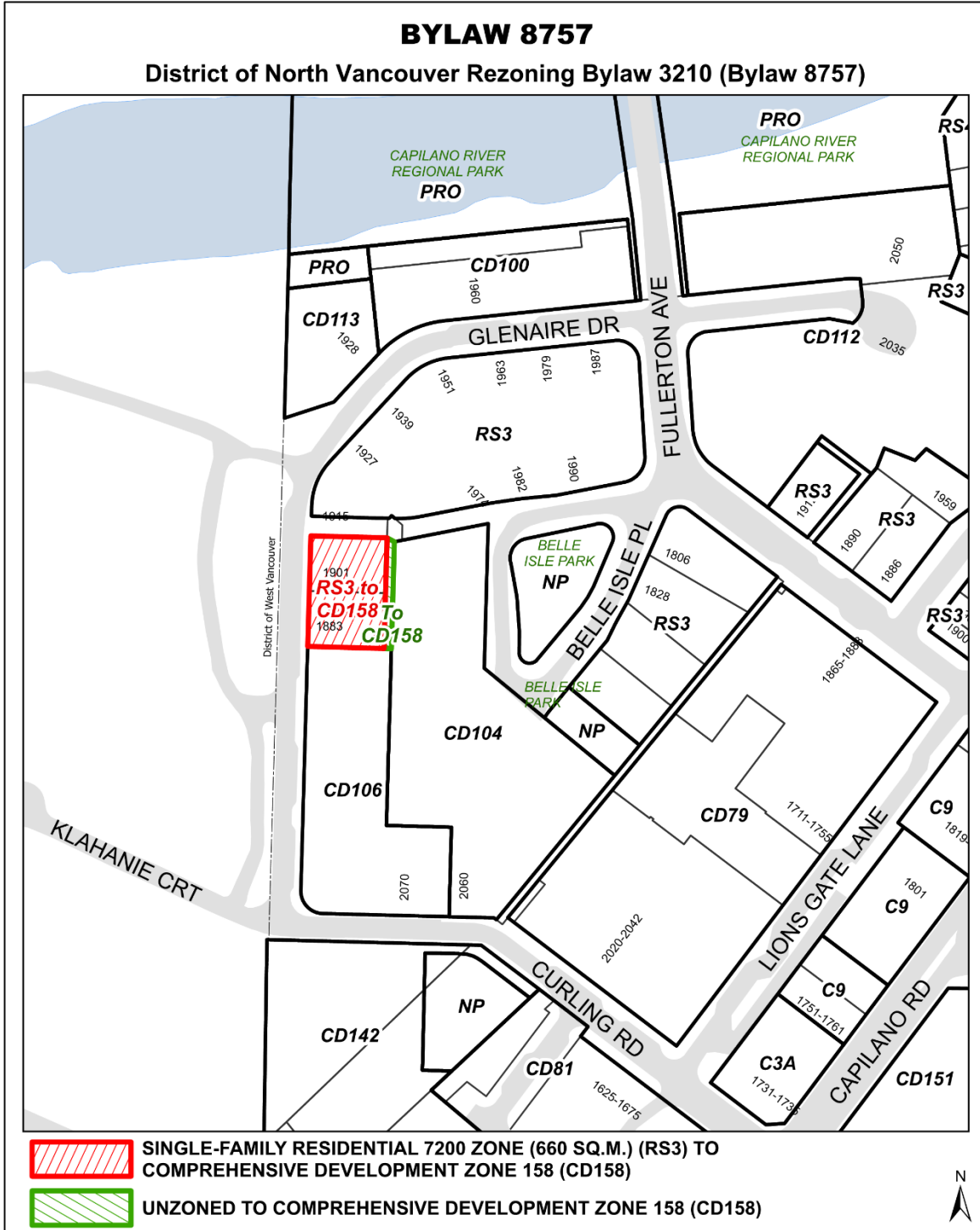
ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8757

Schedule A to Bylaw 8757



AGENDA INFORMATION	
☒ Regular Meeting	Date: January 12, 2026
☐ Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

December 11, 2025
Case: PLN2024-00007
File: 08.3060.20/007.24

AUTHOR: Mackenzie Stonehocker, Development Planner

SUBJECT: Bylaws 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 FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)” is given FIRST Reading;

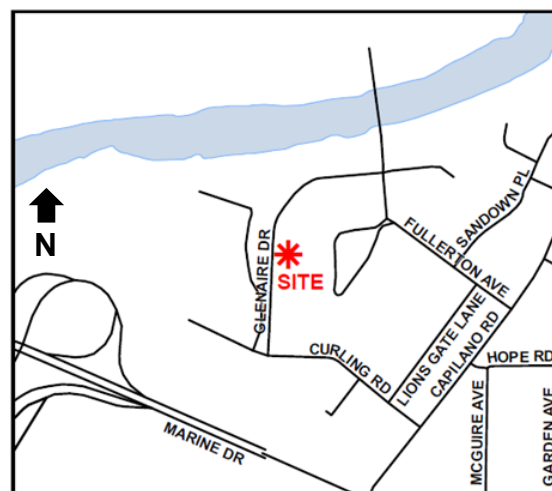
AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8756;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8756 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaws 8756 and 8757 are referred to a Public Hearing.

SUMMARY

Rodcon Construction Management Ltd has applied on behalf of the owners (1354760 BC Ltd) to redevelop the subject site into 12 townhouses (two of which include lock-off suites) above one level of underground parking, in alignment with the Lower Capilano



Marine Village Centre Implementation Plan and the *Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines* (the “Peripheral Housing Plan”). See Attachment 3 for the project drawing package.

Surrounding Area

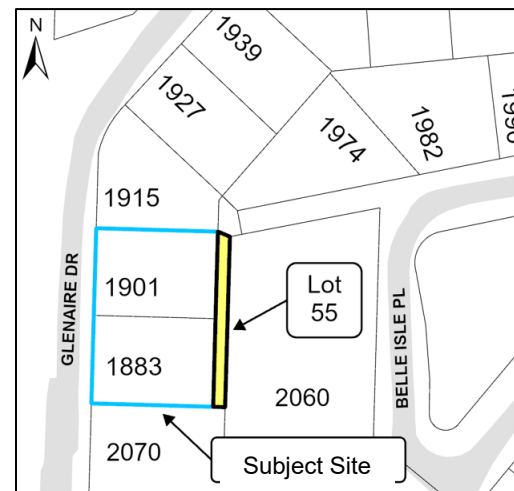
The site is located in Lions Gate Village, at the corner of Glenaire Drive and the future westward extension of Belle Isle Place (to be constructed as part of “Belle Isle North” townhouse project).

This proposal would fill the final two remaining lots on Glenaire Drive with a similar form of townhouse development (CD106 to the south is “Mason”, and CD153 to the north will be “Belle Isle North”).

The District of West Vancouver is located west of the site across Glenaire Drive. The Capilano River is about 120 metres north of the site, and Marine Drive is about 230 metres south.

Subject Site

The development site is approximately 1,539 m² (16,565 sq. ft.) in size and is comprised of two residential lots (currently occupied by two detached homes) and a portion of Lot 55 (an unallocated lane) which will be purchased from the District at the estimated price of \$410,000 and consolidated with the subject site.



View (E) from Glenaire Drive

Proposal

In accordance with Lions Gate Peripheral Housing Plan, this application proposes:

- Twelve townhouse-style residential units, containing 3- to 4-bedrooms;
- Two lock-off suites, contained within two of the townhouses and designed with basic accessible design features;
- Outdoor space for all 12 townhouses and 2 lock-off suites, as well as a central pedestrian path providing access to all units;
- One level of underground parking, accessed from Glenaire Drive;
- Off-site improvements along Glenaire Drive and the future Belle Isle Place extension, including sidewalks and a boulevard with street trees;
- The purchase of a portion of Lot 55 by the applicant; and
- A Community Amenity Contribution of \$378,008.

POLICY ALIGNMENT

Official Community Plan and Peripheral Housing Plan

The *Official Community Plan* (OCP) currently designates the subject site as “Residential Level 2: Detached Residential” (RES2); however, in 2014, after extensive community consultation, Council endorsed the Peripheral Housing Plan, which identifies housing forms and density that can be anticipated within the peripheral area of the Lions Gate Village Centre, as well as a set of design guidelines.

Each rezoning proposal within the peripheral housing area requires a consequential OCP amendment to redesignate the subject site in alignment with the Peripheral Housing Plan.

For this site, the Peripheral Housing Plan anticipates ground-oriented multi-family housing up to a density of about 1.2 FSR. The housing form, height, and density (1.20 FSR) of this proposal are consistent with the plan.

The units are primarily three- and four-bedroom floor plans, which are well-suited for families, with two townhouses including lock-off suites, to increase flexibility for future residents, responding to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types... to accommodate the lifestyles and needs of people at all stages of life.”



Targeted Official Community Plan Review Action Plan 2021-2030

The application contributes to the following “Priority Actions” of the District’s OCP Action Plan:

Priority Action #1: *Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space.*

- The proposal contributes to this action by completing the redevelopment of this portion of the Peripheral Housing Area with a compact, cohesive form of development consistent with other projects in this area.

Priority Action #5: *Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.*

- Although a small project, the proposal includes family housing as well as two lock-off units to increase flexibility for future residents.

Priority Action #6: *Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle.*

- The project will provide sidewalks along the east side of Glenaire Drive and the south side of the new Belle Isle Place extension, filling the gap in the pedestrian network between “Mason” to the south and “The Belle Isle” and Belle Isle Park to the east.

Priority Action #8: *Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency*

- The project will be fossil-fuel free, reaching Energy Step Code 4 and Emissions Level 3.



ANALYSIS

Zoning

The subject properties are currently zoned RS3 (Single-Family Residential 7200 Zone). Rezoning is required to accommodate the project and Bylaw 8757 proposes to create a new Comprehensive Development Zone 158 (CD158) tailored specifically to this project. The proposed CD158 zone prescribes permitted uses and zoning provisions such as a maximum density of 1,846.7 m² (19,878 sq. ft.) (equivalent to 1.2 FSR), height, setbacks, and parking requirements.

Development Permits

If the OCP amendment is approved, the site will be in these Development Permit Areas:

- Form and Character; and
- Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The proposal is in keeping with the OCP Design Guidelines for Ground-Oriented Housing, as well as the Peripheral Housing Plan. A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on February 13, 2025 and the Panel recommended approval of the project subject to resolution of the Panel comments. In addition to addressing staff comments, the applicant has addressed the Panel's comments by relocating short-term bicycle parking, redesigning planters, and considering tree placement and lighting along the central pedestrian path.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application. Six trees will be removed from the site



and boulevard. Approximately 30 trees will be planted, including street trees and trees within the proposed development. Each unit (including lock-offs) will have access off a central pedestrian path offering an accessible ramp to Belle Isle Place, and semi-private outdoor space. A communal outdoor amenity area is located over the parkade ramp.

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

Tenant Relocation Assistance

The District's Residential Tenant Relocation Assistance Policy (RTRAP) does not apply to this project because the site only contains two detached houses.

Accessibility

The proposal fulfills the requirements of the Accessible Design Policy for Multifamily Housing. For ground-oriented multi-family housing, the policy aims for approximately 15% of the total number of units to include Basic Accessible design features, recognizing this is may not be feasible in townhouse projects with many stairs. This proposal meets the intent of the policy by providing two lock-off suites with direct outdoor access without stairs and Basic Accessible Design Features. Specific design features will be secured through the development covenant and development permit.

Vehicle Parking

As part of the rezoning for the adjacent development due south ("Mason" at 2070 Curling Road) an access easement agreement (EPP110693) was secured to provide a knock-out panel and vehicle access to 1883-1901 Glenaire Drive. However, due to concerns about security and safety, staff believe a dedicated vehicle access ramp is a more supportable approach in this case. As such, an access ramp to a one-level parkade is proposed off Glenaire Drive. The proposal complies with parking requirements as per Part 10 of the Zoning Bylaw:

	Resident Parking	Visitor Parking	Total
Residential	23	3 (including 1 accessible)	26

All resident parking spaces will have access to a Level 2 EV charging outlet. One parking space will have car wash facilities. Finally, one accessible / universal parking space is included.

Bicycle Parking

The proposal complies with the District's Zoning Bylaw and "Bicycle Parking and End-of-Trip Facilities Policy", which includes the following rates for bicycle parking, included in the proposal and secured in the proposed CD158 zone:

- A minimum of 1.5 spaces for a studio or one-bedroom unit; and
- A minimum of 2 spaces for a two or more bedroom unit.

	Class 1 (Long Term) – Secure Bicycle Storage	Class 2 (Short Term) – Bicycle Storage	Total
Residential	24 (2 per townhouse)	4	28

In addition, all Class 1 secure residential bicycle storage will include access to Level 1 electric bicycle charging in accordance with the policy. Overall, the provision of bicycle parking, neighbourhood pedestrian infrastructure, and proximity to transit will support alternate transportation options for residents and visitors to the project.

Off-site Improvements

The application includes improved street frontages, including street trees, streetlight upgrades, curb, gutter, and paving improvements, along the existing and proposed roadways adjacent to or within the development.

The estimated total value of off-site works (engineering and landscaping) is approximately \$190,000. This estimate has been provided by the applicant and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

The project will also pay Development Cost Charges at the applicable rate at the date of Building Permit issuance should the rezoning be successful.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. The policy recommends a target CAC rate for this site. The applicant has offered a CAC of \$378,008, which will be secured through the development covenant. It is anticipated that the CACs from this development will be directed toward the affordable housing fund; park and trail improvements; public art; or other public realm infrastructure improvements in and around the Lions Gate village centre, as determined by Council with the annual capital budget program.

Financial Implications

The project will contribute the following housing, off-site works, land, DCCs, and CAC:

- Off-site works currently estimated at approximately \$190,000;
- Land dedications totalling approximately 4.5m² (48 sq. ft.);
- Purchase of a portion of Lot 55 (an unallocated lane) from the District at the estimated price of \$410,000;

- DCCs at the applicable rate at the date of Building Permit issuance; and
- CAC of \$378,008.

Concurrence

The project has been reviewed by staff from the following departments: Building, Community Planning, Development Engineering, Environment, Fire, Parks, Urban Design, Construction Traffic Management.

District of West Vancouver

Since the subject site is just east of the municipal boundary with the District of West Vancouver (DWV), DWV was asked to comment on the application. DWV requested that curbing along the west side of Glenaire Drive is continued to where the new through road dedication will meet Glenaire Drive and to ensure that a letdown is provided for pedestrian/bikes at the location of the former Klahanie Park parking lot entrance. Staff communicated that this request is secured by the development at 1920 Glenaire Drive (PC Urban, Phase 2).

Ministry of Transportation

The District of North Vancouver Rezoning Bylaw 8757 affects land lying within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required after third reading of the bylaw and prior to bylaw adoption.

First Nation Referral

The project was referred to the Squamish Nation who expressed a desire to see the project incorporate Salmon Safe measures for urban development, as well as green infrastructure. The applicant provided an Archaeological Overview Assessment, and the Nation recommended that the applicant team use a Chance Find Management Plan (CFMP) during any ground-disturbing activities. The applicant is implementing several elements of the Salmon Safe standards to reduce surface runoff and subsequent pollution, including stormwater management, erosion and sediment control, and permeable pavers

The project was also referred to Tsleil-Waututh Nation who did not provide comments.

Construction Traffic Management

The site is shown in relation to other construction projects and potential development projects in the image below. In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide an updated Construction Traffic Management Plan (CTMP) as a condition of a Development Permit. Finalization of the CTMP is a condition of BP issuance.



The CTMP must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement. Road closures will only be approved for roadworks and service main upgrades. Specifically, the Construction Traffic Management Plan must:

- Provide safe passage for pedestrians, cyclists, and vehicle traffic;
- Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
- Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
- Provide a point of contact for all calls and concerns;
- Provide a sequence and schedule of construction activities;
- Identify methods of sharing construction schedule with nearby developments;
- Ascertain a location for truck marshalling;
- Address silt/dust control and cleaning up from adjacent streets;
- Provide a plan for litter clean-up and street sweeping adjacent to site; and
- Include a communication plan to notify surrounding businesses and residents.

Public Input

The applicant held a virtual Public Information Meeting from January 20 to February 3, 2025. Notices were distributed to neighbours within 100 metres in accordance with the District's policy "Non-Statutory Public Consultation for Development Applications". In addition, two signs were installed to notify passersby of the meeting (one in front of the site, and one at the southwest corner of Curling Road and Capilano Road), and two advertisements were placed in the North Shore News.

Thirty-one visitors visited the virtual meeting landing page; the applicant's presentation was viewed 54 times; and 7 comments were received from the public (over both the virtual meeting and direct emails) (see Attachment 4 for detailed summary).

One supportive response from a nearby Lions Gate Village resident noted that the proposal fits well with the neighborhood. Five responses from nearby Lions Gate Village residents raised concerns based on densification, traffic, and insufficient community amenities. Staff believe the proposal has addressed items raised by the public.

Implementation

Implementation requires Council's consideration of:

- Bylaw 8756 (Attachment 1) amends the Official Community Plan for the subject site, including a new designation and applicable Development Permit Areas; and
- Bylaw 8757 (Attachment 2) rezones the subject site from RS3 to a new Comprehensive Development Zone 158 (CD158).

Staff have reviewed the application, and it is ready for Council consideration. Staff recommend that the OCP Amendment Bylaw and Rezoning Bylaw be given First Reading, and that both bylaws be referred to a Public Hearing.

This report focuses on aspects of development relevant to the rezoning stage. Should the OCP and zoning amendments be adopted, issues related to the Development Permit will be brought forward for Council consideration at a later date.

A legal framework will be required to support the project and the sale of a portion of Lot 55. It is anticipated that a development covenant will be used to secure items such as the general form and layout of project, the CAC, and details of off-site servicing. Additional legal documents will include a subdivision plan showing dedications and consolidation of a portion of Lot 55, and a stormwater management covenant.

CONCLUSION

This project assists in implementation of the District's Official Community Plan objectives and is consistent with Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines. The proposal is now ready for Council's consideration.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaws 8756 and 8757 First Reading, and refer Bylaws 8756 and 8757 to a Public Hearing (staff recommendation);
2. Refer the project back to staff for further consideration; or
3. Abandon the bylaws at First Reading.

Respectfully submitted,



Mackenzie Stonehocker
Development Planner

ATTACHMENTS

- | | |
|---|-----------------------|
| 1. Bylaw 8756 OCP Amendment | DM#6594911 |
| 2. Bylaw 8757 Rezoning | DM#6594905 |
| 3. Architectural and Landscape Concept Plans | DM#6647759 |
| 4. Summary of Public Input | DM#6647774 |

REFERENCES

1. [District of North Vancouver 2026-2030 Financial Plan](https://www.dnv.org/government-administration/2026-2030-financial-plan-budget)¹
2. [Metro Vancouver Solid Waste and Resource Management Plan](https://metrovancover.org/services/solid-waste/solid-waste-management-plan)²

¹ <https://www.dnv.org/government-administration/2026-2030-financial-plan-budget>

² <https://metrovancover.org/services/solid-waste/solid-waste-management-plan>

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

PUBLIC HEARING

1883 and 1901 Glenaire Drive and a portion of Lot 55

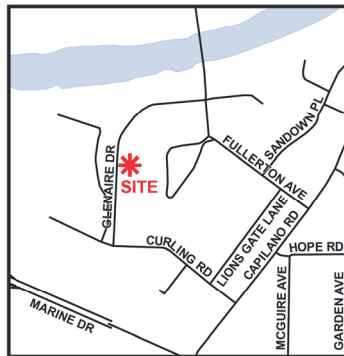
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW AMENDMENTS

When: Tuesday, February 3, 2026 at 7pm

Where: Council Chambers, 355 West Queens Road, North Vancouver, BC

What: A Public Hearing for Bylaw 8756, proposed amendments to the Official Community Plan (OCP) and Bylaw 8757, proposed amendments to the Zoning Bylaw, to permit the creation of a 12-unit townhouse development at 1883 and 1901 Glenaire Drive and a portion of Lot 55.

What Changes: 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.

How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, or by staff and the public. The public are invited to attend at the Council Chambers where they will be able to see and hear the entire proceedings. Those wishing to view or to participate in the meeting electronically may do so at <https://dnv.org.zoom.us/j/64484156494> or by phone by dialling 1-778-907-2071 and entering webinar ID 644 8415 6494.

When and How can I provide input?

We welcome your input on February 3, 2026 at 7pm. You may sign up to speak at the hearing by contacting the Corporate Officer at signup@dnv.org prior to 3pm, Tuesday, February 3, 2026. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Corporate Officer at input@dnv.org or by mail to Corporate Officer, 355 West Queens Road, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions. Please note that Council may not receive further submissions from the public concerning these bylaws after the conclusion of the public hearing.

Need more info? Copies of the bylaw are available for review at 355 West Queens Road, North Vancouver, BC, between 8:00am and 4:30pm Monday to Friday (except holidays) starting January 20, 2026, or online at [DNV.org/agenda](https://dnv.org/agenda)

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