

AGENDA ADDENDUM

SPECIAL MEETING OF COUNCIL

Monday, May 11, 2026

6:00 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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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.

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

3. REPORTS FROM COUNCIL OR STAFF

3.7 Rezoning of 135 Pemberton Avenue (Pemberton Station Pub)

p.5-8

File No. 13.6655.20/000.000

Report: Senior Development Planner, May 5, 2026

Attachment 1:

Attachment 2:

Recommendation:

THAT Council direct staff to prepare a bylaw to amend the Public House Commercial Zone (C6) to preclude child care use;

AND THAT Council direct staff to submit to Council any complete building permit applications received after May 18th, 2026, for sites zoned Public House Commercial (C6) including 135 Pemberton Avenue, which staff consider to be in conflict with the bylaw under preparation, for consideration of a resolution that the building permit be withheld for a period of 30 days from the date of submission of the complete application, in accordance with Section 463 of the *Local Government Act*.

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AGENDA INFORMATION

X Regular Meeting

Date: May 11, 2026

☐ Other:

Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

May 5, 2026

File: 13.6655.20/000.000

AUTHOR: Tamsin Guppy, Senior Planner**SUBJECT:** Rezoning of 135 Pemberton Avenue (Pemberton Station Pub)**RECOMMENDATIONS:**

1. THAT Council direct staff to prepare a bylaw to amend the Public House Commercial Zone (C6) to preclude child care use;
2. AND THAT Council direct staff to submit to Council any complete building permit applications received after May 18th, 2026, for sites zoned Public House Commercial (C6) including 135 Pemberton Avenue, which staff consider to be in conflict with the bylaw under preparation, for consideration of a resolution that the building permit be withheld for a period of 30 days from the date of submission of the complete application, in accordance with Section 463 of the *Local Government Act*.

REASON FOR REPORT:

Staff are seeking Council's direction to prepare a zoning bylaw amendment for 135 Pemberton Avenue (Lot B, Explanatory Plan 9241, Block 22, District Lot 266, Plan 4680, PID: 011-424-770) (the "Site") to preclude the use of this Site for child care.

SUMMARY:

The owner of the Pemberton Station neighbourhood pub which is located within the Light Industrial Commercial designation of the Official Community Plan, has announced that the pub will be closing this summer after 40 years of operation. Other uses now may be contemplated on the Site, one of which could be child care, which is a use that is not ideally suited to this location.

Proactively amending zoning regulations for this site could prevent the conversion of this site to a use that is incompatible with the surrounding industrial operations and long-term land-use objectives.

Council may choose to direct staff to bring forward a bylaw to amend the zoning regulations to preclude child care use on the Site. While a bylaw is under preparation, applications for building permits that Council determines are in conflict with the proposed bylaw under preparation and that are received seven days after the resolution is made by Council, may be

withheld by Council resolution, for a period of 30 days from the date of the submission of the complete application, which may be followed by an additional period of 60 days.

ANALYSIS:

Context:

The Pemberton Station Pub is situated on the Site at 135 Pemberton Avenue (outlined in red on the right), at the intersection of Pemberton Avenue, Welch Street, and West 1st Street, at the southern edge of the Norgate light industrial area. To the north of the Site is the Spirit Trail, and north-west of the Site is the Welch Street Strip Park.



The pub opened in the 1980s and was shaped by its proximity to the former railway station (now the North Shore Wastewater Treatment site) and the CN Intermodal and Port rail infrastructure.

Zoning:

The Site is currently zoned Public House Commercial (C6).

Existing general zoning regulations permit child care in all zones. However, child care is not typically a good fit in industrial areas, and further, District policy recommends the protection of light industrial lands for industrial use and uses that support industrial workers.

As part of the ongoing Zoning Bylaw Rewrite project staff recommended that Council no longer permit child care as a principal use in industrial areas and instead be permitted as an accessory use. Some members of Council expressed general support for this approach during two Zoning Bylaw Rewrite Workshops held earlier this year. However, on May 4, 2026, Council determined that the timeline for the Zoning Bylaw Rewrite would be extend to Q4 of 2027 (other than the single-family zones) to allow additional time for interest holder engagement and additional Council workshops.

Current Pressure:

Given the intention of Pemberton Station Pub to close in June of this year, there will be interest from other local businesses in the Site. Conversations with the real estate agent representing the owners indicate that they wish to continue the current use and that there have been a handful of related inquiries. While most inquiries to date have come from the food and beverage services sector, one inquiry has also come from a potential child care operator.

Given Council discussion during recent workshops on the Zoning Bylaw Rewrite, it is recognized that child care, though permitted currently, is not a good fit for the Site.

Proactively amending zoning regulations for the Site to preclude child care will prevent the conversion of the Site to a use that is incompatible with the surrounding industrial operations and long-term land use objectives.

Withholding Process:

If Council adopts a resolution directing staff to prepare a bylaw to amend the zoning bylaw, Section 463 of the *Local Government Act* (the “Act”) allows Council to consider a subsequent resolution to withhold the issuance of building permits that may conflict with the bylaw under preparation.

This authority applies to building permit applications submitted more than seven calendar days after Council passes the first resolution to prepare the bylaw. However, complete building permit applications submitted within the seven-day period must be reviewed under the current zoning and other regulations in effect at the time of submission.

The Act permits Council to withhold building permits for an initial period of up to 30 days, during which time Council must consider the application for the permit and Council may by resolution extend the withholding period a further 60 days.

If the bylaw is not adopted within the permitted withholding period as set-out above, the owner of the affected land may be entitled to compensation for damages resulting from the withholding of a building permit. Council may also pass another resolution to direct staff to withhold issuance of a business licenses in respect of the Site for a period of up to 90 days if Council considers the proposed use of land to be contrary to the use permitted by the bylaw under preparation. That resolution would be considered along with the withholding of the building permit but must be made only after the resolution to withhold the building permit is passed.



Conclusion:

Proactively updating zoning regulations for 135 Pemberton Avenue could prevent the conversion of the Site to a use that is incompatible with the surrounding industrial operations and long-term land use objectives.

If Council gives staff direction to prepare the amending bylaw, it is anticipated that staff will be able to present such bylaw to Council in the near term.

Options:

Option A (staff recommendation):

1. THAT Council direct staff to prepare a bylaw to amend the Public House Commercial Zone (C6) to preclude child care use;

2. AND THAT Council direct staff to submit to Council any complete building permit applications received after May 18th, 2026, for sites zoned Public House Commercial (C6) including 135 Pemberton Avenue, which staff consider to be in conflict with the bylaw under preparation, for consideration of a resolution that the building permit be withheld for a period of 30 days from the date of submission of the complete application, in accordance with Section 463 of the *Local Government Act*.

Option B:

1. Take no further action at this time..

Respectfully submitted,



Tamsin Guppy
Senior Planner

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