

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8480

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700” by establishing the CD-669 Zone

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8480**” (**Seacliff Properties / Dialog Design / CD-669**).
2. **Division V: Comprehensive Development Zones of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:**
 - A. In Part 11: Comprehensive Development Zones, adding the following to Section 1100, thereof, after the designation “CD-668 Comprehensive Development 668 Zone”:

“CD-669 Comprehensive Development 669 Zone”;
 - B. In Part 11: Comprehensive Development Zones, adding the following to Section 1101, thereof, after “CD-668 Comprehensive Development 668 Zone”:

“CD-669 Comprehensive Development 669 Zone

In the CD-669 Zone, permitted Uses, regulations for permitted Uses and regulations for the size, shape and siting of Buildings and Structures shall be as indicated below.

(1) Purpose

To permit a range of housing types including Apartments, Townhouses and Rowhouses in areas designated Residential Level 4B in the Official Community Plan with an average density of 1.25 FSR and in conjunction with the East 3rd Street Area Development Permit Area Guidelines. Civic and Assembly Uses to support public amenities are also permitted.

(2) Principal and Accessory Use

Subject to the regulations contained in this Bylaw, the following Principal and Accessory Uses and no others shall be permitted in the CD-669 Comprehensive Development 669 Zone, as shown by the shaded area in Figure 1.

(3) Minimum Dwelling Unit size

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

Figure 1 – Principal and Accessory Uses in CD-669 Zone

	Accessory Use										
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Principal Use	Accessory Secondary Suite Use subject to subsection 507(10)	Accessory Coach House Use subject to subsection 507(12)	Accessory Bed and Breakfast Use subject to subsection 507(9)	Accessory Hen Keeping subject to Sections 412 and 514	Accessory Boarding Use subject to subsection 507(8)	Accessory Dwelling Unit Use subject to subsection 507(13)	Accessory Lock-Off Unit Use subject to subsection 507(14)	Accessory Home Occupation Use subject to subsections 507(5), (6) and (7)	Accessory Home Office Use	Accessory Off-Street Parking Use	Accessory Off-Street Loading Use
(1) One-Unit Residential Use											
(2) Rowhouse Residential Use											
(3) Two-Unit Residential Use											
(4) Townhouse Residential Use											
(5) Apartment Residential Use											
(6) Rental Apartment Residential Use											
(7) Child Care Use subject to subsection 507(4)											
(8) Residential Care Facility Use											
(9) Civic Use											
(10) Assembly Use											

(4) Required Accessory Lock-Off Unit Use

Any Townhouse Residential Use with ten or more Principal Dwelling Units shall provide Accessory Lock-Off Units as follows:

- (a) the minimum required provision is one Accessory Lock-Off Unit for every five Principal Dwelling Units that have a Gross Floor Area greater than 140 square metres (1,507 square feet);
- (b) no more than one Accessory Lock-Off Unit shall be accessory to any single Principal Dwelling Unit;
- (c) each Accessory Lock-Off Unit shall be:
 - (i) constructed in accordance with subsection 507(14) of this Bylaw; and
 - (ii) accessory to any Principal Dwelling Unit on the Lot.

(5) Density

The sum of subsections (5)(a) and (5)(b), combined and in total, shall at no time exceed 1.25 times the Lot Area:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)

- (i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:
 - a. 0.50 times the Lot Area; or
 - b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);
- (ii) notwithstanding subsection (5)(a)(i) above:
 - a. Cellars may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential) through provision of EnerGuide 80 energy standard subject to subsection 419(1); and
 - b. of the total allowed in subsection (5)(a)(i), the maximum Gross Floor Area for Accessory Coach House Use shall not exceed the lesser of:
 - i. 0.17 times the Lot Area; or
 - ii. 92.9 square metres (1,000 square feet);

(b) Gross Floor Area

- (i) Gross Floor Area shall not exceed the greater of:
 - a. 0.50 times the Lot Area; or
 - b. Gross Floor Area permitted prior to the adoption of Amendment Bylaw, 2016, No. 8464;
- (ii) notwithstanding subsection (5)(b)(i), Gross Floor Area may be increased to a maximum of 1.25 times the Lot Area through the provision of one of the enhanced energy standard options and all applicable density bonus provisions as indicated by the shaded area of the selected option in Figure 2;

- (iii) The total permitted density for the CD-669 Zone may be allocated between Lots in the CD-669 Zone per Schedule 121, subject to:
 - a. no Lot shall exceed a maximum density of 1.55 FSR;
 - b. at no time shall the total Gross Floor Area for the CD-669 Zone exceed the maximum area for the Zone in accordance with subsection (5)(b)(ii);
 - c. any allocation shall be registered on title pursuant to Section 215 of the Land Title Act for all involved Lots in a form acceptable to the City; and
 - d. approval of the Director of Community Development at the time of Development Permit issuance;

- (iv) Notwithstanding subsection (5)(b)(iii), the City need not approve an allocation of density if, in the opinion of the Director of Community Development, the allocation would be detrimental to the health, safety, convenience or welfare of the adjoining owners, occupants or the public generally.

(6) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 60 percent.

(7) Building Height

- (a) Rowhouse Residential Use shall not exceed a Building Envelope of 12 metres (39.4 feet) as measured from average Building Grades on the Street;

- (b) Apartment Residential Use, Rental Apartment Residential Use, Residential Care Facility Use, Assembly Use and Civic Use shall not exceed a Building Envelope of 15 metres (49.2 feet) as measured from average Building Grades:
 - (i) from the Street for the Lot Area between the Front Lot Line and a Line parallel to and offset 28 metres (91.9 feet) from the Front Lot Line; and
 - (ii) from the Lane for the remainder of the Lot;

- (c) all other permitted Uses shall not exceed a Building Envelope of 15 metres (49.2 feet) as measured from average Building Grades:
 - (i) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
 - (ii) from the Lane for the remainder of the Lot.

(8) Building Siting

(a) Rowhouse Residential Use shall not be sited less than:

- (i) 1.6 metres (5.2 feet) from an Interior Side Lot Line shared by an adjacent Lot with a Lot Area greater than 334.4 square meters (3,600 square feet);
- (ii) 0 metres (0 feet) from an Interior Side Lot Line shared by an adjacent Lot with a Lot Area equal or less than 334.4 square meters (3,600 square feet); and
- (iii) 7.6 metres (24.9 feet) or 0.50 times the Lot depth, whichever is greater, from a Rear Lot Line;

(b) all other permitted Uses shall not be sited less than:

- (i) 3 metres (9.8 feet) from a Front Lot Line;
- (ii) 2.4 metres (7.9 feet) from an Interior Side Lot Line or Exterior Side Lot Line; and
- (iii) 1.6 metres (5.2 feet) from a Rear Lot Line.

Figure 2 – Density bonus provisions for CD-669 Zone

Applicable density bonus provisions

Enhanced energy standard options

- (1) Passive House subject to subsection 419(4)
- (2) 10% better than NECB 2011 subject to subsection 419(3)
- (3) 15% better than ASHRAE 90.1-2010 subject to subsection 419(2)
- (4) EnerGuide 86 subject to subsection 419(1)
- (5) Most stringent Provincial opt-in regulation for Part 9 buildings subject to 419(5)
- (6) Most stringent Provincial opt-in regulation for Part 3 buildings subject to 419(5)

	(a) Amenity Share subject to Section 418	(b) Dedication of all area within special setback subject to Section 411	(c) Adaptable design subject to Section 423	(c) Hydronic energy service for domestic hot water subject to Section 420	(d) Hydronic energy service for space heating subject to Section 420	(e) Noise mitigation subject to Section 421	(f) LEED® for Midrise Gold or New Construction Gold subject to subsection 422(1)	(g) LEED® for Homes Gold subject to subsection 422(1)
(1) Passive House subject to subsection 419(4)								
(2) 10% better than NECB 2011 subject to subsection 419(3)								
(3) 15% better than ASHRAE 90.1-2010 subject to subsection 419(2)								
(4) EnerGuide 86 subject to subsection 419(1)								
(5) Most stringent Provincial opt-in regulation for Part 9 buildings subject to 419(5)								
(6) Most stringent Provincial opt-in regulation for Part 3 buildings subject to 419(5)								

3. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the Lots as henceforth being transferred, added to and forming part of the annotated zones in accordance with Schedule 121.

Amending Bylaw No. 8480			Schedule 121 CD-669 Zoning Designation		Page 1 of 3	
Parcel Identifier Number (P.I.D)	Lot	Block	D.L.	Plan		
005-087-783	1	2	272/273	9978	From RS-1	To CD-669
009-558-535	2	2	272/273	9978	RS-1	CD-669
009-558-543	3	2	272/273	9978	RS-1	CD-669
009-558-551	4	2	272/273	9978	RS-1	CD-669
009-558-560	5	2	272/273	9978	RS-1	CD-669
005-118-140	6	2	272/273	9978	RS-1	CD-669
009-558-578	7	2	272/273	9978	RS-1	CD-669
009-558-586	8	2	272/273	9978	RS-1	CD-669
009-558-594	9	2	272/273	9978	RS-1	CD-669
009-558-608	10	2	272/273	9978	RS-1	CD-669
009-558-616	11	2	272/273	9978	RS-1	CD-669
009-558-624	12	2	272/273	9978	RS-1	CD-669
008-937-761	13	2	272/273	9978	RS-1	CD-669
003-583-368	14	2	272/273	9978	RS-1	CD-669
009-558-632	15	2	272/273	9978	RS-1	CD-669
009-558-641	16	2	272/273	9978	RS-1	CD-669
004-482-565	17	2	272/273	9978	RS-1	CD-669
009-558-659	18	2	272/273	9978	RS-1	CD-669
007-366-221	19	2	272/273	9978	RS-1	CD-669
009-558-667	20	2	272/273	9978	RS-1	CD-669
009-569-146	21	2	272/273	9978	RS-1	CD-669
009-558-675	22	2	272/273	9978	RS-1	CD-669
009-558-683	23	2	272/273	9978	RS-1	CD-669
005-637-732	24	2	272/273	9978	RS-1	CD-669
009-558-691	25	2	272/273	9978	RS-1	CD-669
004-394-798	26	2	272/273	9978	RS-1	CD-669
008-961-719	27	2	272/273	9978	RS-1	CD-669
004-587-022	28	2	272/273	9978	RS-1	CD-669
009-558-705	29	2	272/273	9978	RS-1	CD-669
009-558-713	30	2	272/273	9978	RS-1	CD-669
009-558-926	31	2	272/273	9978	RS-1	CD-669
009-558-730	32	2	272/273	9978	RS-1	CD-669
009-558-748	33	2	272/273	9978	RS-1	CD-669
009-558-764	34	2	272/273	9978	RS-1	CD-669
009-558-772	35	2	272/273	9978	RS-1	CD-669

Parcel Identifier Number (P.I.D)	Lot	Block	D.L.	Plan	From	To
009-582-177	1	3	272/273	9978	RS-1	CD-669
009-582-193	2	3	272/273	9978	RS-1	CD-669
009-582-207	3	3	272/273	9978	RS-1	CD-669
008-490-244	4	3	272/273	9978	RS-1	CD-669
009-582-223	5	3	272/273	9978	RS-1	CD-669
009-582-231	6	3	272/273	9978	RS-1	CD-669
009-582-240	7	3	272/273	9978	RS-1	CD-669
009-582-258	8	3	272/273	9978	RS-1	CD-669
009-582-339	9	3	272/273	9978	RS-1	CD-669
009-583-521	10	3	272/273	9978	RS-1	CD-669
009-582-371	11	3	272/273	9978	RS-1	CD-669
009-582-436	12	3	272/273	9978	RS-1	CD-669
009-582-461	13	3	272/273	9978	RS-1	CD-669
009-582-517	14	3	272/273	9978	RS-1	CD-669
009-582-541	15	3	272/273	9978	RS-1	CD-669
009-582-576	16	3	272/273	9978	RS-1	CD-669
009-582-592	17	3	272/273	9978	RS-1	CD-669
009-582-657	18	3	272/273	9978	RS-1	CD-669
009-582-738	21	3	272/273	9978	RS-1	CD-669
009-582-762	22	3	272/273	9978	RS-1	CD-669
002-409-305	23	3	272/273	9978	RS-1	CD-669
009-582-789	24	3	272/273	9978	RS-1	CD-669
009-583-556	25	3	272/273	9978	RS-1	CD-669
011-265-159	A	3	273	21751	RS-1	CD-669
016-377-231	E	3	272/273	22973	RS-1	CD-669
016-377-249	F	3	272/273	22973	RS-1	CD-669



READ a first time by the Council on the <> day of <>, 2016.

READ a second time by the Council on the <> day of <>, 2016.

READ a third time and passed by the Council on the <> day of <>, 2016.

ADOPTED by the Council, signed by the Mayor and City Clerk and affixed with the Corporate Seal on the <> day of <>, 2016.

MAYOR

CITY CLERK