

PUBLIC HEARING

Monday, November 17, 2025 at 6:00 pm

**Official Community Plan Amendment Bylaw,
No. 9114, 2025 (City Initiated Amendment to Meet
Provincial Legislation Requirements) and
Zoning Amendment Bylaw, No. 9137, 2025
(City Initiated Amendment to Meet Provincial
20-Year Housing Need Requirements)**

PURPOSE: To amend the Official Community Plan and Zoning Bylaw to meet 20-year housing need requirements on City Lands and low-density residential areas.

PROVIDE WRITTEN INPUT: All persons who believe their interest in property may be affected by the proposed Bylaws may provide a written submission to the Corporate Officer by email (input@cnv.org), mail or delivered to City Hall no later than 12:00 pm on **Monday, November 17, 2025**. *All submissions must include your full name and residential address.* Council will be provided with a copy of your submission at the Council meeting. No further information or submissions will be accepted after the conclusion of the Public Hearing.

SPEAK AT THE MEETING: In person at City Hall: On the day of the Public Meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, between 5:30-5:50 pm. Enter City Hall from 13th Street after 5:30 pm.

By Webex or phone: Pre-register online at cnv.org/PublicMeetings, or by phoning 604.990.4234 to provide contact details. Login instructions will be forwarded to you. *All Webex/phone pre-registration must be submitted no later than 12:00 pm on Monday, November 17, 2025.*

ACCESS THE DOCUMENTS: Online at cnv.org/PublicHearings anytime from November 5 to November 17, 2025.

QUESTIONS? Contact Daniella Fergusson at zoningupdate@cnv.org or T 604.982.8320

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

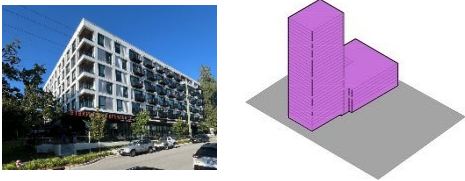
THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9114

A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”

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 **“Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements)**.
2. “Part 1 – Foundation” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:
 - A. Replacing Table 3 “OCP Requirements and Plan Content by Chapter” under Section “Legislative Authority and Scope” with Table 3 “OCP Requirements and Plan Content by Chapter” attached to this Bylaw as Schedule A.
3. “Chapter 1 Land Use: Housing, Population & Employment” of “Part 2 Community Directions” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:
 - A. Deleting Section 1.0 “Key Issues and Trends” in its entirety and replacing it with Section 1.0 “Key Issues and Trends” attached to this Bylaw as Schedule B.
 - B. Replacing Subsection 2.1.1 “Residential Land Use Designations” under Section 2.1 “Density, Height, and Development” with Subsection 2.1.1 “Residential Land Use Designations” attached to this Bylaw as Schedule C.
 - C. Inserting the following Land Use Designation in Subsection 2.1.3 “Other Land Use Designations” in-between the “Harbourside Waterfront (Mixed-Use)” and “School and Institutional” designations:

		Harry Jerome Neighbourhood Lands (Mixed Use)		Purpose	To allow a mix of residential and commercial development on the Harry Jerome Neighbourhood Lands. See further description in Section 2.4.1.
				Form	Mid-rise and high-rise buildings up to 103 metres in height for the tallest building.
				Max Density	2.9 FSR
				Max Bonus	n/a

- D. Deleting the first paragraph of Subsection 2.2.2 “Density Bonus Application” under Section 2.2 “Density Bonusing” and replacing it with the following:

“An OCP Density Bonus is subject to a rezoning process. Council is under no obligation to approve a proposed density bonus regardless of compliance with this section of the Plan or the related Density Bonus and Community Amenity Policy.”

- E. Deleting the last sentence of Section 2.3 “Density Transfer” and replacing it with the following:

“Density transfers require a rezoning and, if approved, require that a Land Title Act covenant be registered on all affected properties confirming that the transfer has occurred.”

- F. Deleting the paragraph starting “In 2012” under subsection 2.4.1 “Harry Jerome Recreational Complex” within Section 2.4 “Area-Specific Planning Policies” in its entirety and replacing it with the following:

“A. In 2012 City Council directed staff to consult with the public on options for the renewal of Harry Jerome Community Recreation Centre (HJCRC) and adjacent public lands. Since then, the City has engaged with stakeholders and the public regarding the scope and direction for the HJCRC, and Council has reviewed a number of reports and studies. The final design was approved by Council in April 2021, and construction began in 2022. The HJCRC is expected to open to the public in 2026.

B. Development of the Harry Jerome Neighbourhood Lands is intended to support the funding strategy for the HJCRC. Development will be in accordance with the land use designation shown on Schedule A Land Use (Appendix 1.0), the applicable zoning, and the Harry Jerome Neighbourhood Lands Development Permit Area Guidelines.

The vision is for the Harry Jerome Neighbourhood Lands to be redeveloped with a mix of residential and commercial uses in mid-rise and high-rise buildings that, together with the nearby new Harry Jerome Community Recreation Centre, park lands, and Green Necklace greenway, will create a vibrant urban community anchoring the northern end of the Lonsdale Corridor. Ground level commercial uses (such as cafes, restaurants) will be encouraged to help activate and frame the park and provide an edge for the Green Necklace. The development will also enrich the public realm by orienting buildings to City streets, avoiding blank frontages, and by animating the public realm through ground-level residential and commercial units.”

- G. Deleting the paragraph starting “Stretching from” in subsection 2.4.4 “Lower Lonsdale” within Section 2.4 “Area-Specific Planning Policies” in its entirety and replacing it with the following:

“Stretching from the waterfront north to 3rd Street, Lower Lonsdale is the City’s transportation hub and growing cultural and entertainment district. Lower Lonsdale underwent extensive redevelopment in the decade prior to 2014 and has not been identified as an area of change in the Plan. In 2023, the Province amended the *Local Government Act* to establish minimum allowable height and density for areas designated as Transit Oriented Areas. On June 17, 2024, Council adopted Transit Oriented Area Designation Bylaw, 2024, No. 9029 to designate the area as a Transit Oriented Area. As per the 2002 OCP, high-density mixed-use development supporting a variety of commercial uses and active public spaces, including significant waterfront lands, continues to be supported. As new development occurs in the Lower Lonsdale

area, the presence of small-scale commercial spaces and established light-industrial/mixed employment uses are expected to be maintained.”

- H. Deleting the paragraph starting “(See Chapter 2,” in subsection 2.4.5 “Marine Drive Frequent Transit Development Area” within Section 2.4 “Area-Specific Planning Policies” in its entirety and replacing it with the following:

“(See Chapter 2, Transportation Objective 2.2.4 of this plan for further details). Marine Drive serves as the main east-west corridor in the City, connecting the City to all the other jurisdictions on the North Shore. The Marine Drive Frequent Transit Development Area (FTDA) includes two sections: one along Marine Drive and West Keith Road to the west, and the other along 3rd Street to the east, with the Lonsdale Regional City Centre located between them.

Collectively, these areas will provide a mix of land uses and densities that support frequent transit service, ensuring consistency with the Metro Vancouver Regional Growth Strategy. A mixture of mixed-use buildings and commercial developments will continue to replace existing low intensity development such as car dealerships along the western corridor. Additional effort will be required to maintain and expand the existing right-of-way in some areas to enable future transit expansion along the full length of the east-west corridor.”

- I. Replacing Table 4 “Area-Specific Development Permit Areas (DPAs)” under Section 2.5 “Development Permit Areas” with Table 4 “Area-Specific Development Permit Areas (DPAs)” attached to this Bylaw as Schedule D.
- J. Replacing Table 5 “Category Specific Development Permit Areas (DPAs)” under Section 2.5 “Development Permit Areas” with Table 5 “Category Specific Development Permit Areas (DPAs)” attached to this Bylaw as Schedule E.
- K. Amending Subsection 2.6.1 “Objectives” under Section 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1” to “614”.
- L. Amending Subsection 2.6.2.1 under Section 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1(3)(b)” to “614(3)(b)”.
- M. Amending Subsection 2.6.3.1 under Subsection 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1(3)(a)” to “614(3)(a)”.
- N. Deleting the three paragraphs under Section 2.7 “Temporary Use Permits” and replacing them with the following:

“Occasionally, long-term plans do not provide enough flexibility to allow for short-term responses to site-specific opportunities. To address these opportunities on a case-by-case basis the City will consider the issuance of a Temporary Use Permit (TUP) in accordance with the provisions of Section 493 of the *Local Government Act*.

All areas within the City are designated TUP areas where TUPs can be granted. TUPs will only be permitted where the City judges a temporary use to be in the interest of the public in general, and where the following conditions are satisfied:

- The development of a temporary use should not unduly curtail the redevelopment of land in accordance with the interests of the Official Community Plan;
 - A temporary use should not be permitted where, in Council's opinion, such a use would have negative impacts on adjoining property;
 - A temporary use permit should not be used to resolve ongoing land use problems on private property;
 - A temporary use permit is intended for short-term community benefit purposes where a broad range of the public benefit from its issuance."
- O. Deleting Subsection 2.8.3 "Duplex Special Study Area" under Section 2.8 "Special Study Areas" in its entirety.
- P. Inserting Subsection 2.8.6 "Heritage Special Study Area" following Subsection "2.8.5 Deleted" under Section 2.8 "Special Study Areas" as follows:

"2.8.6 Heritage Special Study Area

The Heritage Special Study Area is comprised of the Grand Boulevard, East 10th Street, and Finlay's Row Heritage Character Areas. Each area contains a large concentration of heritage properties, with some dating back to the early 20th century. These heritage areas serve as an important connection to the City's natural and cultural past. Special consideration will be taken with these areas to preserve their character and legacy as the City continues to develop into the future. The City will undergo a careful study of these areas to determine the best direction forward in balancing preservation with infill development. A full list of the properties with heritage value can be found in the City's Heritage Register (2013)."

4. "Chapter 10 Checking Progress" of "Part 3 Acting on the Plan" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by replacing the text below the heading "Updating the Plan" with the following:

"An OCP provides a general direction for the future of the community and indicates the changes that can be anticipated over the long-term. As the Province is shifting towards a more proactive, long-term approach to planning, the City of North Vancouver is required to review the OCP and Zoning Bylaw every five years to consider current and anticipated housing needs."

5. "Schedule A Land Use" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by:
- A. Reclassifying properties designated as "Residential Level 1", "Residential Level 2", or "Residential Level 3" to "Low Rise Neighbourhood 1" or "Low Rise Neighbourhood 2" as indicated in Schedule F attached to this Bylaw.
 - B. Reclassifying properties designated as "Residential Level 4A" or "Residential Level 4B" to "Residential Level 4" as indicated in Schedule F attached to this Bylaw.

- C. Reclassifying the following properties from “Residential Level 3” to “Residential Level 4” as indicated in Schedule F attached to this Bylaw.

Lot	Block	D.L.	Plan
B	52	550	16191
H	33	549/550	20932
G	33	549/550	20932
F	33	549/550	20392
C	33	549/550	15877
B	33	549/550	15877
A	33	549/550	15877

- D. Reclassifying the Land Use Designation for the Harry Jerome Neighborhood Lands from “Mixed Use Level 2 (Medium Density)” to “Harry Jerome Neighbourhood Lands (Mixed Use)” as indicated in Schedule F attached to this Bylaw.
- E. Revising the height limit indicated for the portion of the Harry Jerome Neighbourhood Lands outlined in black from 88 to 103 metres as indicated in Schedule F attached to this Bylaw.
- F. Identifying the Lonsdale Quay Transit Oriented Area as outlined in “**Transit Oriented Area Designation Bylaw, 2024, No. 9029**” by:
- (1) Indicating a 200 meter and a 400 meter radius circle from the Lonsdale Quay Bus Depot (TOA).
 - (2) Reclassifying properties within a 200 meter catchment of the Lonsdale Quay Bus Depot (TOA) designated as “Mixed Use Level 4A” to “Mixed Use Level 4B”.
 - (3) Reclassifying properties within 400 meters of the Lonsdale Quay Bus Depot (TOA) designated as “Residential Level 5” to “Residential Level 6”.
 - (4) Revising the maximum allowable residential heights for new development based on the *Local Government Transit Oriented Areas Regulation* (B.C Reg. 263/2023).
- G. Reclassifying the following City-owned properties from “Residential Level 4A” to “Residential Level 5” as indicated in Schedule F attached to this Bylaw.

Lot	Block	D.L.	Plan
3	170	274	972
4	170	274	972
5	170	274	972
8	170	274	972
9	170	274	972
10	170	274	972
11	170	274	972
12	170	274	972
13	170	274	972
14	170	274	972
15	170	274	972

16	170	274	972
17	170	274	972
18	170	274	972

- H. Reclassifying the following properties to “Residential Level 4” as indicated in Schedule F attached to this Bylaw.

Lot	Block	D.L.	Plan	Previous Designation
26	67	547	750	Residential Level 3
1-2		547	BCS940	Residential Level 3
1-2		547	BCS306	Residential Level 3
1/2/3		271/547	VR1372	Residential Level 3
1-3		271	LMS624	Residential Level 3
1-4		271	BCS2553	Residential Level 2
1-2		271	BCS1422	Residential Level 2
1-2		271	BCS1632	Residential Level 2
W	66	271	1914	Residential Level 2
20	66	271	750	Residential Level 2
19	66	271	750	Residential Level 2
1-2	66	271	LMS3076	Residential Level 2
1-2		271	VR158	Residential Level 2
H	66	271	1226	Residential Level 2
1	66	271	17227	Residential Level 2
2	66	271	17227	Residential Level 2
1-2		271	LMS1134	Residential Level 2
1-2		271	LMS1135	Residential Level 2
1-2		271	BCS2403	Residential Level 2
1-2		271	BCS2504	Residential Level 2
1-2		271	EPS5557	Residential Level 2
1-2		271	VR1355	Residential Level 2
1-2		271	VR1354	Residential Level 2
D	65	271	17150	Residential Level 2
E	65	271	17150	Residential Level 2
F	65	271	17071	Residential Level 2
G	65	271	17071	Residential Level 2
B	65	271	1288	Residential Level 2
A	65	271	1288	Residential Level 2
1-4		271	EPS1481	Residential Level 2
1-3	65	271	LMS4610	Residential Level 2
13	65	271	750	Residential Level 2
13	65	271	750, Part W1/2	Residential Level 2
13	65	271	750, Part E1/2	Residential Level 2
1-2		271	VR2494	Residential Level 2
1-4		271/274	EPS8514	Residential Level 3
1-3	64	271	LMS3714	Residential Level 3
20	64	271	750	Residential Level 3
1-2		271	VR2117	Residential Level 3
1-3		271	BCS1307	Residential Level 3
1-4	64	271/274	BCS3129	Residential Level 3

16	64	271	750	Residential Level 3
1-3		271/548	VR1400	Residential Level 3
E	64	548	16794	Residential Level 3
F	64	548	16794	Residential Level 3
1-2		548	VR511	Residential Level 3
1-2		548	VR512	Residential Level 3
1-2		271	LMS4723	Residential Level 2
1-2		271	LMS4611	Residential Level 2
3	70	271	1420	Residential Level 2
4	70	271	1420	Residential Level 2
5	70	271	1420	Residential Level 2
1-2	70	271	LMS4649	Residential Level 2
7	70	271	1420	Residential Level 2
1-2		271	EPS8997	Residential Level 2
1-2		271	EPS9432	Residential Level 2
10	70	271	1420	Residential Level 2
1-2		271	EPS4074	Residential Level 2
1-2		271	EPS5514	Residential Level 2
1-2		271	VR2329	Residential Level 2
1	71	271	750	Residential Level 3
2	71	271	750	Residential Level 3
1-2	71	271	VR2788	Residential Level 3
5	71	271	750	Residential Level 3
6	71	271	750	Residential Level 3
7	71	271	750	Residential Level 3

6. Appendix 2.0 “Definitions” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:

- A. Replacing the definition of “Density” as follows:

“**Density** means the intensity of use permitted on a property. This can be defined as:

- (1) The Gross Floor Area (or total area of all the floors of each building) permitted to be built on the property, usually presented in the form of a Floor Space Ratio;
- (2) The number of units permitted on a lot and/or building; or,
- (3) The number of storeys permitted in a building.

- B. Replacing the definition of “Heritage Conservation Area” as follows:

“**Heritage Conservation Area** is an area of the City that has a significant grouping of heritage inventoried properties and is designated pursuant to Section 614 of the *Local Government Act*.”

7. “Table of Contents” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended to reflect amendments made in “**Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114**” (City Initiated Amendment Related to Provincial Legislation Requirements).

READ a first time on the 6th day of October,
2025.

READ a second time on the <> day of <>,
20<>.

READ a third time on the <> day of <>, 20<>.

ADOPTED on the <> day of <>, 20<>.

MAYOR

CORPORATE OFFICER

SCHEDULE A

Table 3 OCP Requirements and Plan Content by Chapter

OCP Required Policies and Content		Local Government Act Section	OCP Chapter								
			2	3	4	5	6	7	8	9	10
			Land Use: Housing, Population & Employment	Transportation, Mobility Access	Community Wellbeing	Natural Environment, Energy & Climate	Parks, Recreation & Open Space	Arts, Culture, & Heritage	Employment & Economic Development	Municipal Services & Infrastructure	Acting on the Plan
Regional Growth Strategy Consistency	473										
Residential Development Policies	473(1)(a)										
Commercial, Industrial, Institutional, Agricultural, Recreational and Public Utility Land Use Policies	473(1)(b)										
Hazardous and Sensitive Lands Restrictions	473(1)(d)										
Major Road, Sewer and Water Infrastructure Systems	473(1)(e)										
Present and Proposed Public Facilities	473(1)(f)										
Affordable Housing, Rental Housing and Special Needs Housing	473(2)										
Greenhouse Gas Emission Reduction Targets and Actions	473(3)										
Optional Plan Content											
Social Needs, Social Well-being and Social Development Policies	474(1)(a)										
Policies for Preservation, Protection, Restoration and Enhancement of the Natural Environment	474(1)(d)										

SCHEDULE B

1.0 Key Issues and Trends

A Growing Community

The City of North Vancouver was incorporated on May 13, 1907, with an estimated population between 1,500 and 2,000. Over a century later, the residential population has grown to an estimated 67,300 in 2024. BC Stats, the provincial government's statistical office, projects that the population will continue to grow, reaching nearly 90,000 by 2041.

Throughout its nearly 120-year history, the City has never experienced a period of decline. Population growth has been a consistent trend, with three distinct boom periods: the incorporation boom from 1907 to 1921; the wartime and post-war boom from 1941 to 1971; and the present-day boom, beginning around 2011.

The City's population grew by more than one quarter (29%) between 2006 and 2021, with nearly 13,000 new residents calling the City of North

Vancouver home. This growth outpaced both the North Shore (12%) and the region overall (23%). This shows that the City is a highly desirable place to live, and that ongoing consideration needs to be given to the impacts of this growth. To accommodate this growth, the City's housing stock has shifted towards a greater number of multifamily developments. Apartment development constitutes the majority of new residential units, followed by ground-oriented missing middle housing. More information is contained in the City's 2024 *Interim Housing Needs Report*.

A Changing Community

The City's demographics have shifted in recent years. Statistics show an increase in seniors – from 14% of the population in 2006 to 20% today– and a significant number of families with children, who represent over one quarter of households. The community remains diverse, with immigrants consistently representing over one third of the population since 2006. However, in this time the City has seen a smaller share of new immigrants in

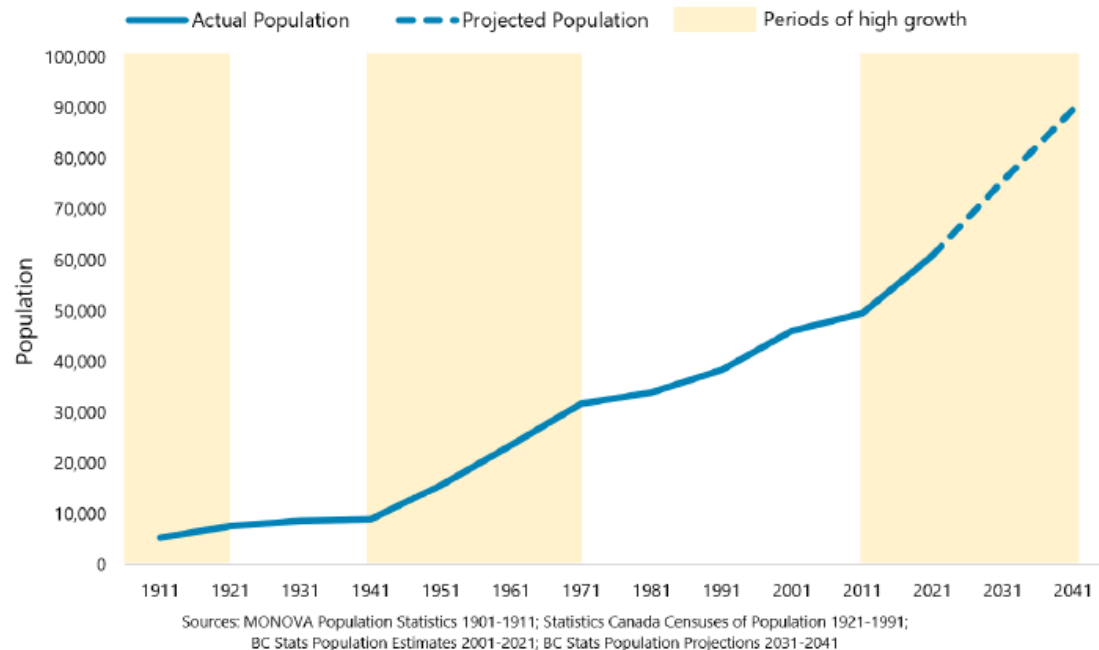


Figure 4 Historic and Projected CNV Population Growth

the last 5 years, down 5% since 2006. These residents live in a range of housing types, including apartments, single-family houses, and ground-oriented missing middle units. Nearly half of City residents rent their homes. To support the needs of the changing population, the City will need to continue providing a diversity of housing types and tenures including supports for aging-in-place and multi-bedroom units to accommodate children and multigenerational families.

An Economically Vital City

Commercial centres and corridors are the backbone of the City's tax base and are a key part of its economic engine. These areas include Central and Lower Lonsdale, the Marine Drive corridor, and the Harbourside area. Commercial areas within Central and Lower Lonsdale alone provide approximately 14 percent of the City's property tax revenue. Matching the City's anticipated population increase with new jobs will be increasingly challenging. To match Metro Vancouver's Regional Growth Strategy projections, the City will have to efficiently manage land and space for employment uses, adopt creative strategies, and make a commitment to attracting and retaining employers.

An Energy-Efficient City

Population growth and the impacts of climate change (e.g. extreme hot and cold weather) will have an impact on the demand for energy and other resources in the future. While challenges exist in reducing energy demand per capita and transitioning to sustainable sources of energy, the City has some control over the regulation of buildings. Buildings account for nearly half of the City's GHG emissions, mainly from space and water heating. Energy efficiency policies are in place, including Energy Efficiency Bylaws for single family houses, duplexes and residential, commercial, industrial and institutional buildings. A more compact and complete community uses less energy and produces fewer GHG emissions.

An Affordable City

Providing accessible, affordable and appropriate housing in a variety of forms that match the diverse needs of local residents is essential to the City's success. Over the past decades both rental rates and housing prices have increased dramatically. The growing difference between income and housing prices means that many City residents continue to struggle to secure appropriate, affordable housing. Many families are finding that the only housing choices they can afford are too small for their needs. Many other families and individuals are unable to find any housing on the North Shore that they are able to afford.

With 47 percent of the City's residents renting rather than owning their homes, the rental housing stock is critical to ensuring secure, affordable housing. The primary supply of rental housing is the aging, purpose-built rental building stock which is increasingly at risk of redevelopment. The challenge for the City is to create residential livability through the creation of vibrant public streets and green spaces, and enhancing social, recreational, cultural and leisure opportunities in increasingly dense neighbourhoods.

The Provincial Housing Needs Report (HNR) legislation calculates the projected 5 and 20 year housing need for the City of North Vancouver by the total number of new housing units required (Figure 5). The OCP provides enough capacity to meet the identified 20 year housing need. The 5 and 20 year housing need are highlighted in Figure 5, with further details available in the City's Interim Housing Needs Report 2024:

Number of New Housing Units	
5 Year Need (2026)	20 Year Need (2041)
6,606	21,301

Figure 5 Five and Twenty Year Housing Need for the City of North Vancouver (Provincial HNR Calculation)

While the City has limited tools to address housing affordability, making land use decisions which allow for variety of housing forms, types, and sizes to meet the needs of its residents and identifying opportunities to incentivize new affordable and rental housing can help address the City's housing challenges.

Sense of Place and Urban Form

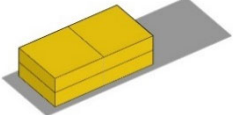
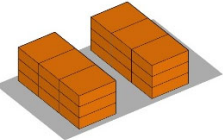
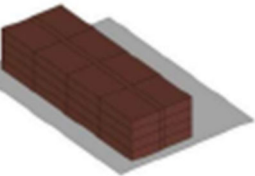
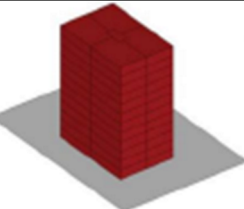
The local character and 'sense of place' of North Vancouver is a valued quality that this plan seeks to maintain and advance. This includes the prominence of Lonsdale as the urban core and centre of the City and the North Shore, the relationship of urban development to the waterfront, the City's forest ecology and sloping topography, views of mountains to the north and the Burrard Inlet and Vancouver skyline to the south, compactness with a strong street grid pattern, the variety of residential neighbourhoods, the vibrancy and walkability of commercial avenues, and the diversity and vitality of the community. The character of the City's built form is reflected in the plan and informs the City's policies: from the higher-density core along Lonsdale (a mixed-use avenue with nodes at Lower, Central, and Upper Lonsdale), transitioning down to established residential neighbourhoods comprised primarily of detached housing that are densifying in hidden ways with secondary suites and coach houses, and finally a working port and mixed-use commercial corridor along Marine Drive (see Figure 6). New development is expected to respect the established urban form and pattern and to demonstrate sensitivity to the unique urban and natural context of the City. Individual developments should have a strong exterior character and respect surrounding buildings, consideration of public view corridors, the design of active frontages along commercial streets, and the use of open space around and through the development.

City Structure

The overall profile of the City is based on key principles of urban design including transitional density from high to low density neighbourhoods and focused nodes of density near key transit corridors. This pattern is highlighted in Figure 6, illustrating how the OCP Land Use map (Schedule A in Appendix 1.0) reinforces this urban design vision.

SCHEDULE C

2.1.1 Residential Land Use Designations

		Low Rise Neighbourhood 1 Mixed Housing (Low Density)	Purpose Form Max Density Max Bonus	To provide a range of housing types and sizes in areas outside of the Lonsdale Regional City Centre and Frequent Transit Development Areas. Detached Single Family Dwellings with Secondary Suites/ Coach Houses, Duplexes with Secondary Suites, Laneway Houses, Tri-Plexes and Four-plexes up to 3 storeys in height. 0.85 FSR n/a
		Low Rise Neighbourhood 2 Mixed Housing (Low Density)	Purpose Form Max Density Max Bonus	To provide a range of housing types and sizes in areas within the Lonsdale Regional City Centre and Frequent Transit Development Areas. Townhouses, Duplexes, Rowhouses, Stacked Townhouses, Garden Apartments, Tri-plexes and Four-plexes up to 3 storeys in height 1.0 FSR n/a
		Residential Level 4 Townhouse and Low-Rise Apartment (Medium Density)	Purpose Form Max Density Max Bonus	To provide a range of moderately higher-density housing types and sizes close to transit and services including smaller, more affordable housing types. Townhouses, Rowhouses, Stacked Townhouses, Garden Apartments, Four-plexes up to 4 storeys in height. 1.25 FSR n/a
		Residential Level 5 Mid-Rise Apartment (Medium Density)	Purpose Form Max Density Max Bonus	To provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. Mid-Rise Apartment Buildings –primarily wood-frame. 1.6 FSR A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.
		Residential Level 6 High-Rise Apartment (High Density)	Purpose Form Max Density Max Bonus	To provide well-designed high density development in the Lonsdale Regional City Centre. Mid-Rise and High-Rise Buildings. 2.3 FSR A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.

SCHEDULE D

Table 4 Area-Specific Development Permit Areas (DPAs)

Development Permit Areas	LGA Reference [488 (1)]	Objectives	Applicability
SH – The Shipyards	(a), (b), (d), (e), (f).	To protect the natural environment from hazardous conditions, guide commercial revitalization, and to control the form and character of commercial and residential development.	As shown on Schedule D in Appendix 1.0.
CL – Central Lonsdale	(d), (f), (h), (i), (j).	To guide the form and character of multi-family and mixed-use development in Central Lonsdale and establish objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions.	All Residential Levels 5 and 6 and Mixed-Use Levels 3 and 4 designated properties within the Central Lonsdale Area shown on Schedule D in Appendix 1.0.
MD – Marine Drive	(e), (f), (h), (i), (j).	To guide the form and character of medium density multi-family and mixed-use developments in the Marine Drive area to encourage a pedestrian-friendly and transit-supportive environment.	As shown on Schedule D in Appendix 1.0.
E3 – East 3 rd Street Area (Moodyville)	(e), (f), (h), (i), (j).	To guide the form and character of ground-oriented townhouses and multi-family housing in proximity to employment, services and schools to encourage a pedestrian-friendly and transit-supportive environment. Additional effort will be required to maintain and expand the existing right-of-way in some areas to enable future transit expansion.	As shown on Schedule D in Appendix 1.0.
HW - Harbourside Waterfront	(d), (e), (f), (h), (i), (j).	To create a vibrant residential/commercial mixed-use community and guide the form and character of multi-family and mixed-use development in the Harbourside Waterfront area. The guidelines will direct development to ensure that energy conservation, water conservation and greenhouse gas emissions reduction objectives are supported.	As shown on Schedule D in Appendix 1.0.
SP – Streamside Protection Area	(a).	To ensure that development does not negatively impact watercourse environments and, where such impacts are unavoidable due to the existing configuration of parcels of	As shown on Schedule C and D in Appendix 1.0.

		land in relation to watercourses and wetlands, to ensure that development does not result in a net loss of productive fish habitat.	
HZ – Hazard Lands	(b).	To identify lands within the 200-year flood plain or steep areas in order to protect property and life, and minimize risks posed by development in areas with identified hazards including: flood- prone areas, steep-sloped areas, and coastal hazard areas.	As shown on Schedule D in Appendix 1.0.
FC – Form & Character	(e), (f), (h), (i), (j).	To guide the form and character of residential and mixed-use development to encourage a pedestrian-friendly, transit-supportive environment and establish objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions from these developments.	All land designated as Low Rise Neighbourhood Level 1 or 2, or Residential Level 4, under sections 2.1.1 and 2.1.2 of this official community plan, but not including land within the Shipyards, Central Lonsdale, Marine Drive, East 3rd Street (Moodyville), Harbourside Waterfront or Harry Jerome development permit areas.
HJ – Harry Jerome Neighbourhood Lands	(e), (f), (h), (i), (j).	To guide the form and character of mixed use development on the Harry Jerome Neighborhood Lands in alignment with the Sustainable City Framework in the Official Community Plan. Development will enhance the public realm, support energy conservation, water conservation and the reduction of greenhouse gas emissions.	As shown on Schedule D in Appendix 1.0.

SCHEDULE E

Table 5 Category Specific Development Permit Areas (DPAs)

Development Permit Areas	LGA Reference [488 (1)]	Objectives	Applicability
CH – Intensive Residential (Coach House)	(e).	To Integrate detached accessory secondary suites (coach houses) into existing one-unit neighbourhoods by considering the appropriate size and massing, and their potential impact on adjacent neighbours.	All residential properties, as indicated on Schedule A in Appendix 1.0, which meet the required conditions for coach house development.
R5 & R6 – Residential Apartment Levels 5 & 6	(f), (h), (i), (j).	To guide the form and character of multi-family residential development on properties with Residential Apartment Levels 5 or 6 designations and for the purpose of establishing objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions.	All Residential Levels 5 and 6 designated properties on Schedule A in Appendix 1.0.
ANT – Rooftop Antennas	(f).	To provide guidance on the siting, design and public consultation of Federally-regulated wireless communication antennas on building rooftops in the City.	Any lands where antennas are proposed. Antennas are preferred in Residential Levels 5 and 6, Mixed-Use, Commercial, Industrial, and Mixed Employment designated lands on Schedule A in Appendix 1.0 and discouraged from locating on buildings near school and institutional or on buildings in lower density residential areas. (No map reference).

SCHEDULE F

Land Use Designation
This map should be viewed
in conjunction with the
provisions of Sections 2.1
and 2.2 of Chapter 1

This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

	Residential	Mixed Use	Commercial	Industrial	Other	OCB Density (FSR)	Maximum Bonus (FSR)
Low Rise Neighbourhood 1 (Low Density)	0.85						
Low Rise Neighbourhood 2 (Low Density)	1.00						
Residential Level 4 (Medium Density)	1.25						
Residential Level 5 (Medium Density)	1.60						up to 1.0
Residential Level 6 (High Density)	2.30						up to 1.0
Mixed Use Level 1 (Low Density)		1.00					-
Mixed Use Level 2 (Medium Density)		2.00					up to 0.5
Mixed Use Level 3 (Medium Density)		2.30					up to 0.5
Mixed Use Level 4A (High Density)		2.60					up to 1.0
Mixed Use Level 4B (High Density)		3.00					up to 1.0
Harbourside Waterfront (Mixed Use)		2.05					up to 0.15
Harry Jerome Neighbourhood Lands (Mixed Use)		2.90					
Parks, Recreation & Open Space							
School & Institutional							
Commercial							
Mixed Employment							
Industrial							

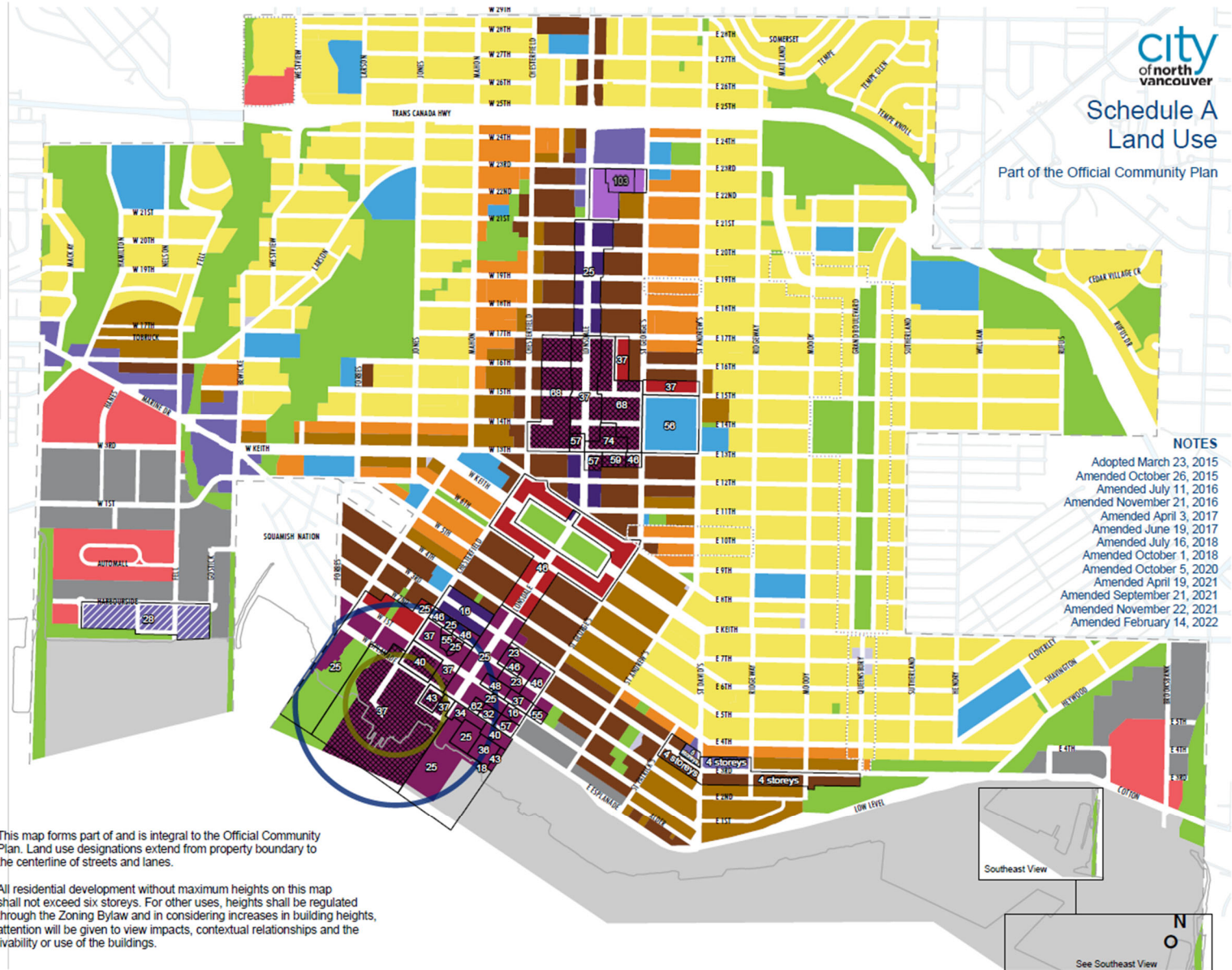
Maximum Building Heights in Metres
 Special Study Area
 City Boundary
 <200m TOA catchment
 >200m & <400m TOA catchment

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30
103	35

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.



Schedule A Land Use

Part of the Official Community Plan

NOTES

Adopted March 23, 2015
Amended October 26, 2015
Amended July 11, 2016
Amended November 21, 2016
Amended April 3, 2017
Amended June 19, 2017
Amended July 16, 2018
Amended October 1, 2018
Amended October 5, 2020
Amended April 19, 2021
Amended September 21, 2021
Amended November 22, 2021
Amended February 14, 2022

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9137

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

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, 2025, No. 9137**” (City Initiated Amendment Related to Provincial Legislation Requirements).
2. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying all of the Lots that are described in Schedule A, attached hereto, to GO (Ground Oriented).
3. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the lands described below to MID (Mid Rise)

015-045-722	Type:LOT; Lot:3; Block:170; DL:274; Plan:972
015-045-731	Type:LOT; Lot:4; Block:170; DL:274; Plan:972
015-045-757	Type:LOT; Lot:5; Block:170; DL:274; Plan:972
015-045-781	Type:LOT; Lot:8; Block:170; DL:274; Plan:972
015-045-820	Type:LOT; Lot:9; Block:170; DL:274; Plan:972
015-045-838	Type:LOT; Lot:10; Block:170; DL:274; Plan:972
015-045-854	Type:LOT; Lot:11; Block:170; DL:274; Plan:972
015-045-871	Type:LOT; Lot:12; Block:170; DL:274; Plan:972
015-045-889	Type:LOT; Lot:13; Block:170; DL:274; Plan:972
015-045-901	Type:LOT; Lot:14; Block:170; DL:274; Plan:972
015-045-951	Type:LOT; Lot:15; Block:170; DL:274; Plan:972
015-045-960	Type:LOT; Lot:16; Block:170; DL:274; Plan:972
015-045-978	Type:LOT; Lot:17; Block:170; DL:274; Plan:972
015-045-803	Type:LOT; Lot:18; Block:170; DL:274; Plan:972

from zone RT-1.

4. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the lands currently having a civic address of 165 East 13th Street and legally described below to CD-771 (Comprehensive Development 771 Zone):

009-572-252	Type:LOT; Lot:7; Block:74; DL:549; Plan:10231
-------------	---

from zone P-1.

5. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the lands described below to CD-772 (Comprehensive Development 772 Zone):

015-086-488	Type:LOT; Lot:8 & 9; Block:155; DL:274; Plan:878
-------------	--

from zone LL-4;

015-086-569	Type:LOT; Lot:46; Block:155; DL:274; Plan:878
-------------	---

from zone LL-2;

015-087-263	Type:LOT; Lot:44; Block:155; DL:274; Plan:878
015-087-191	Type:LOT; Lot:43; Block:155; DL:274; Plan:878
015-087-255	Type:LOT; Lot:42; Block:155; DL:274; Plan:878
015-087-247	Type:LOT; Lot:41; Block:155; DL:274; Plan:878
015-087-239	Type:LOT; Lot:40; Block:155; DL:274; Plan:878
015-087-221	Type:LOT; Lot:39; Block:155; DL:274; Plan:878
015-086-526	Type:LOT; Lot:38; Block:155; DL:274; Plan:878
015-087-212	Type:LOT; Lot:37; Block:155; DL:274; Plan:878
015-086-640	Type:LOT; Lot:36; Block:155; DL:274; Plan:878
015-087-182	Type:LOT; Lot:35; Block:155; DL:274; Plan:878
015-087-174	Type:LOT; Lot:34; Block:155; DL:274; Plan:878
015-086-615	Type:LOT; Lot:33; Block:155; DL:274; Plan:878
015-087-166	Type:LOT; Lot:32; Block:155; DL:274; Plan:878
015-086-607	Type:LOT; Lot:31; Block:155; DL:274; Plan:878
015-086-593	Type:LOT; Lot:30; Block:155; DL:274; Plan:878
015-087-140	Type:LOT; Lot:29; Block:155; DL:274; Plan:878
015-086-712	Type:LOT; Lot:28; Block:155; DL:274; Plan:878
015-086-691	Type:LOT; Lot:27; Block:155; DL:274; Plan:878
015-087-301	Type:LOT; Lot:B; Block:155; DL:274; Plan:878
015-086-674	Type:LOT; Lot:24; Block:155; DL:274; Plan:878
015-086-666	Type:LOT; Lot:23; Block:155; DL:274; Plan:878
015-086-585	Type:LOT; Lot:22; Block:155; DL:274; Plan:878
015-086-577	Type:LOT; Lot:21; Block:155; DL:274; Plan:878
015-086-518	Type:LOT; Lot:20; Block:155; DL:274; Plan:878
015-086-500	Type:LOT; Lot:19; Block:155; DL:274; Plan:878

from zone LL-3.

6. Division I: Administration, Part 2: Interpretation of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
- A. By deleting the Definition of “Accessory Apartment Use” and replacing it with the following:
- “Accessory Apartment Use” means an Accessory Use to a Civic Use or Retail-Service Group 1 Use or Retail-Service Group 1A Use where a Principal Building includes one or more Dwelling Units.”
- B. By deleting the Definition of “Dwelling Unit” and replacing it with the following:
- “Dwelling Unit” means a building, or portion of a building that is self-contained and is used for the living accommodation of one or more persons.
- C. By deleting the Definition of “Height” with reference to an Accessory Structure and replacing it with the following:
- “Height” with reference to an Accessory Structure, means the vertical distance between the top of a Structure and the highest finished ground elevation within 0.3 metres of such Structure, or, when fixed to a roof, the vertical distance between the top of a Structure and the roof at the point of fixation.
7. Division III: Zone Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
- A. Under the heading “Purpose” by adding, after Special Residential (Part 5A):
- “Ground Oriented (Part 5B)”;
- and
- “Mid Rise (Part 5C)”.
- B. After PART 5A: SPECIAL RESIDENTIAL ZONE REGULATIONS, by adding the following text:
- “PART 5B: GROUND ORIENTED ZONE REGULATIONS:
- Purpose:
- The Ground Oriented (GO) Zone permits a range of low density, ground-oriented residential housing in forms that enhance neighbourhood comfort, walkability and connectedness, and that support a healthy urban tree canopy. Permitted uses include residential, supportive community uses and home-based businesses.
- The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Ground Oriented Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

573 Permitted Uses and Use-Specific Conditions

In the Ground Oriented Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Residential Use, including stratified and non-stratified Dwelling Units, subject to:
 - (a) No Dwelling Unit shall have an interior floor area of less than 50 square metres.
 - (b) Each Dwelling Unit shall be able to be accessed from a Street via a clear path that is at least 1.0 metres wide and well-lit at night.
 - (c) The number of Dwelling Units permitted on a Lot shall be as indicated in Table 573-1.

Table 573-1
Maximum Dwelling Units in the Ground Oriented Zone

Lot Area and Location	Number of Dwelling Units Permitted
A Lot with a Lot Area of less than or equal to 280 square metres:	3 units
A Lot with a Lot Area of greater than 280 square metres:	
Within the OCP Low Rise Neighbourhood 1 Designation:	4 units
Within the OCP Low Rise Neighbourhood 2 or Residential Level 4 Designations:	6 units

- (2) Child Care Facility, subject to:
 - (a) A Child Care Facility Use is only permitted on a Lot containing no more than three (3) Dwelling Units;
 - (b) A Child Care Facility Use is only permitted within a Dwelling Unit in which the Child Care Facility Operator resides;
 - (b) A Child Care Facility is only permitted to operate with a valid license provided by a Health Authority or other Provincial agency, and shall:
 - i. post no signage advertising the facility except for one name-plate of not greater than 0.1 square metres in area;
 - ii. not exceed a maximum of 16 children in care at any one time and be operated by a resident of the Dwelling Unit to which the Child Care Facility is Accessory;
 - iii. be physically separated in its entirety, for both indoor and outdoor areas, from other Dwelling Units and other Uses on the Lot;
- (3) Home Office
 - (a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.
- (4) Home Occupation
 - (a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;

- i. must be fully enclosed within a Building;
 - ii. is limited to one Home Occupation Use per Dwelling Unit;
 - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;
- (b) A Home Occupation Use may not:
- i. except for one name-plate of up to 0.1 square metres in area, advertise or indicate from the exterior that the Premises are being so Used;
 - ii. include outdoor services, display or storage;
 - iii. sell, lease or rent physical goods directly on the Lot;
 - iv. include automobile servicing or repair;
 - v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

574 Minimum Lot Width and Size

- (1) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within the Low Rise Neighbourhood 1 Land Use Designation is 7.5 metres except for a corner lot, which must have a minimum Lot Width of no less than 10.0 meters.
- (2) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within any Land Use Designation other than Low Rise Neighbourhood 1 is 15.0 metres.

575 Maximum Gross Floor Area

- (1) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 1 Land Use Designation shall be 0.85 times the Lot Area (0.85 FSR)
- (2) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 2 Land Use Designation or Residential Level 4 Land Use Designation shall be 1.0 times the Lot Area (1.0 FSR)
- (3) For development within the Ground Oriented Zone, Gross Floor Area shall be measured to the outside of Exterior Walls, and shall exclude:
 - (a) A Crawl Space;
 - (b) A room used only for electrical and/or mechanical equipment serving more than two Dwelling Units on the Lot;
 - (c) A room used exclusively for storage of garbage, organics and recycling, up to a maximum area equal to double the minimum required areas listed in Table 581-2;
 - (d) A room used exclusively for secure bicycle parking, provided in accordance with Part 10A.
 - (e) Any portion of a floor containing an elevator.
 - (f) Any portion of a floor containing stairs where the stairs provide access from an entrance at-grade to a Dwelling Unit located above or below grade.

- (4) The following shall be deducted from the Gross Floor Area:
 - (a) For each Dwelling Unit with a Parking Space provided within a garage, 16.0 square metres;
 - (b) For each Dwelling Unit with a Mobility Parking and Recreational Storage Area, the floor area being so used, up to 8 square metres;

576 Lot Coverage

- (1) Lot Coverage shall not exceed the maximum percentages in Table 575-1.

Table 576-1
Maximum Lot Coverage in the Ground Oriented Zone

Number of Dwelling Units on the Lot	Maximum Lot Coverage
1 Dwelling Unit	30% of Lot Area
2 Dwelling Units	35% of Lot Area
3 or 4 Dwelling Units	40% of Lot Area
5 or 6 Dwelling Units	45% of Lot Area

577 Permeable Area and Landscaped Area

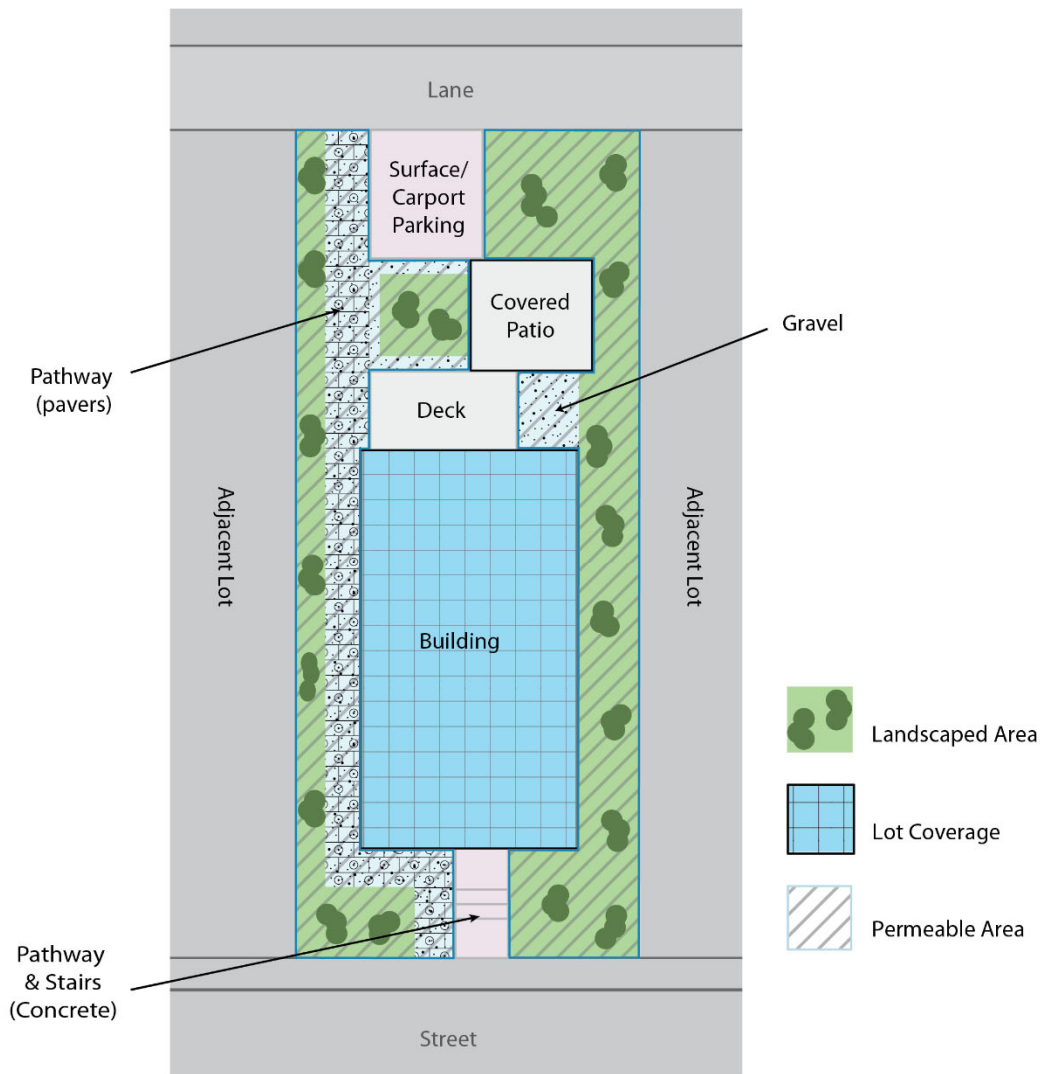
- (1) The minimum percentages for Permeable Area and Landscaped Area must be provided and maintained on a Lot in accordance with Table 577-1.

Table 577-1
Minimum Permeable Landscaping

Number of Dwelling Units on the Lot	Minimum Permeable Area	Minimum Landscaped Area
1 Dwelling Unit	50% of Lot Area	35% of Lot Area
2 Dwelling Units	45% of Lot Area	30% of Lot Area
3 or 4 Dwelling Units	35% of Lot Area	20% of Lot Area
5 or 6 Dwelling Units	30% of Lot Area	15% of Lot Area

- (2) Where a pad-mounted transformer is required to be installed on the Lot, the required minimum area for Permeable Area and Landscaped Area is reduced by the area required for the pad-mounted transformer.

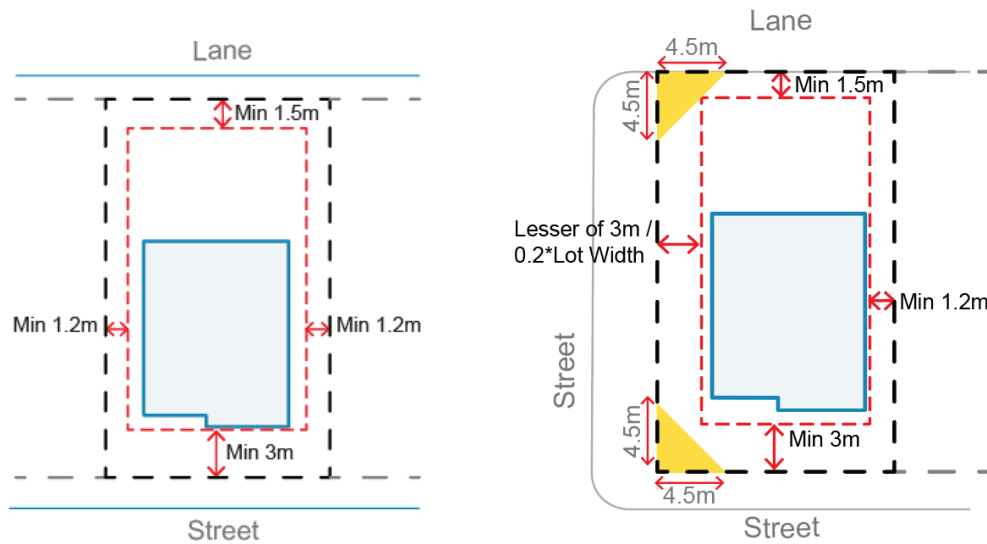
**Figure 575-1
Lot Coverage Illustration**



578 Building Siting and Dimensions

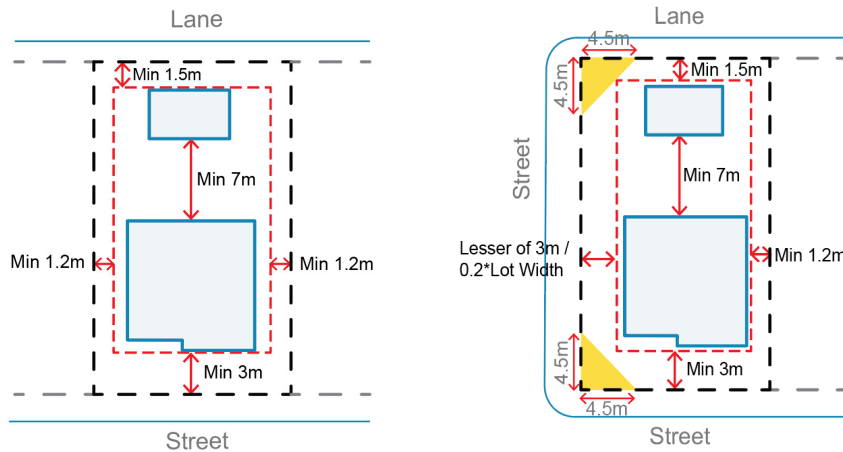
- (1) All Buildings shall be sited:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From the Rear Lot Line, no less than 1.5 metres;
 - (c) From an Interior Side Lot Line, no less than 1.2 metres; and
 - (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width, whichever is less.
- (2) No dimension of a Building shall exceed 21 metres.

Figure 578-1: One-Building Scenario Siting Requirements Illustration



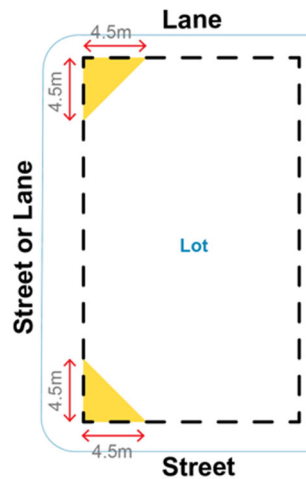
- (3) Where there are two (2) or more Buildings containing Dwelling Units on a Lot the minimum distance between the Buildings is 7.0 metres, measured between the outside of the Exterior Walls of the Buildings.

Figure 578-2: Two-Building Scenario Siting Requirements Illustration



- (4) On a Corner Lot, all Structures over 1.0 metres in Height must be located outside of the triangle-shaped area located and measured horizontally between the following three points:
- (a) the point of intersection of the Streets or Lanes onto which the Corner Lot fronts; and
 - (b) points 4.5 metres along each Street or Lane from such point of intersection.

Figure 578-3: Siting Restrictions on Corner Lots Illustration

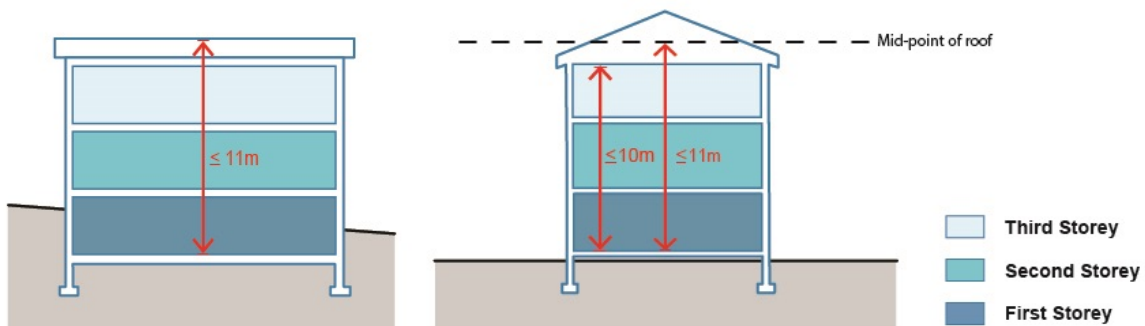


- (5) The following projections are permitted within the required Building setbacks:
- (a) A horizontal roof overhang of up to 0.6 metres, including gutters and any other elements affixed to the roof.
 - (b) Exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, provided that they do not impede access to side or rear yards for fire or other emergency services.

579 Building Height

- (1) No portion of a Building shall exceed three (3) Storeys.
- (2) Portions of a Building that are located within 5 metres of a Rear Lot Line shall have a Height of no more than 7.0 metres, measured from the average of the corner grades at the Rear Lot Line.
- (3) For any portion of a Building, the maximum distance between the lowest floor and highest point of the uppermost ceiling directly above shall be 10.0 metres.

Figure 579-1: Examples of Three-Storey Buildings Illustration

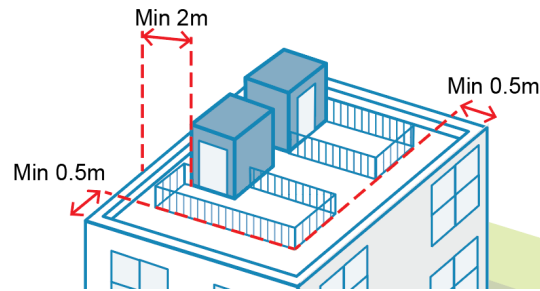


- (4) Notwithstanding subsections 1 through 3, projections are permitted as listed in Table 579-1, subject to conditions where indicated in the second column:

Table 579-1
Permitted Height Projections

Permitted Projections	Conditions
Roofs	A. Except for portions of a Building located within 5 metres of a Rear Lot Line, Roofs may project up to 11 metres above the floor level of the lowest storey directly below, and shall be measured to the top of a flat roof or the mid-point of a pitched roof
Vaulted Ceilings	B. Vaulted ceilings may project beyond the maximum permitted height provided that no more than 50 percent of the area of a single plane is more than 10 metres above the lowest floor level below.
Enclosed landings providing access to a Roof Deck	C. Enclosed landings shall be permitted only for Dwelling Units with a Roof Deck; D. The interior floor area of the landing shall not exceed 1.2 square metres; E. The vertical extent of the enclosed landing shall not project more than 2 metres above the surface of the Roof Deck to which it is providing access. F. All portions of the enclosed landing, including Exterior Walls and roof, shall be sited at least 2.0 metres from the nearest roof edge of the Storey directly below.
Roof Deck weather protection structures	G. Structures providing weather protection may project up to 2.0 metres above the surface of the Roof Deck, provided that they are sited at least 2.0 metres from the nearest roof edge of the Storey directly below
Venting and architectural structures encasing the venting	H. Projections shall extend no higher than the minimum height necessary to meet applicable safety requirements set by any government agency.
All other projections	I. Shall not project more than 1.2 metres above the surface to which they are affixed, at their point of contact, and shall be sited a minimum of 0.5 metres from the outer extent of the Storey directly below.

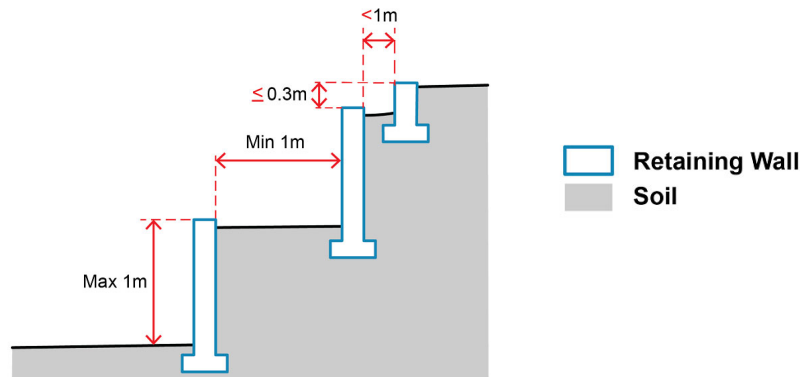
**Figure 579-2:
Examples of Permitted Height Projections (Enclosed Landings)**



580 Siting and Height of Accessory Structures

- (1) Accessory Structures not exceeding 1.2 metres in height may be located on any portion of the lot.
- (2) Accessory Structures up to 1.5 metres in height may be located on any portion of the lot except within a yard that is adjacent to a Front Lot Line or an Exterior Side Lot Line.
- (3) On a Lot containing no more than two (2) Dwelling Units, Accessory Structures of up to 1.8 metres in Height may be located behind the front face of a building, except for a Corner Lot, in which case, Accessory Structures may not exceed 1.2 metres in Height when located in a yard adjacent to an Exterior Side Lot Line.
- (4) Retaining Walls shall be regulated as follows:
 - (a) Height shall be measured as the vertical distance between the lower of the ground levels on either side of the wall and the top of the wall.
 - (b) A Retaining Wall may not exceed a height of 1.0 metres at any point along its length.
 - (c) A Retaining Wall must be sited a minimum of 1.0 metres from any other Retaining Wall, whether it is on the same Lot or an adjoining Lot or Right-of-Way, unless the difference between the top-of-wall elevations of the walls is less than 0.3 metres.

Figure 580-1: Retaining Wall Height and Siting Requirements Illustration



- (5) Portions of a fence that are within 0.5 metres of a Retaining Wall may be no more than 1.2 metres in Height, measured from the top of the Retaining Wall.
- (6) Mechanical equipment for Heating, Ventilation and Air Conditioning at ground level shall be sited as follows:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From the Rear Lot Line, no less than 1.5 metres;
 - (c) From an Interior Side Lot Line, no less than 1.2 metres; and
 - (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width, whichever is less.
- (7) Notwithstanding Sections 579(1) and (2), any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of up to 2.0 metres in Height.

581 Vehicle Parking Requirements

- (1) Parking regulations shall be as in Part 9, with the following substitutions:
 - a. A minimum of 0.5 Parking Spaces shall be required for each Dwelling Unit on a Lot.
 - b. When the calculation of parking requirements results in a fraction of 0.5 or more of a space, one Parking Space shall be provided to meet this fractional requirement.
 - c. Parking Spaces that are located within a garage shall be set back a minimum of 1.0 metres from all walls and other fixed obstructions.

582 Bicycle Parking Requirements

- (1) Minimum Bicycle Parking for Lots containing three (3) or more Dwelling Units shall be as required for Residential Uses, as indicated in part 10A, Figure 10A-02.
- (2) Notwithstanding subsection 581(1), where a Mobility Parking and Recreational Storage Area of at least 4 square metres has been provided for a Dwelling Unit, the requirements of Section 10A shall be waived.

583 Garbage, Organics and Recycling Storage Requirements

- (1) Notwithstanding Section 417, in the Ground Oriented Zone requirements for garbage, organics and recycling storage facilities and access, shall be as outlined in this section;
- (2) Lots containing three (3) or more Dwelling Units shall provide a storage area for garbage, organics and recycling;
- (3) Required storage areas for garbage, organics and recycling shall be sized as indicated in Table 582-1:

Table 583-1: Minimum Required Storage Area for Garbage, Organics and Recycling

Number of Dwelling Units	Minimum Storage Area
1 or 2 units	0 square metres

3 units	1.9 square metres
4 units	2.2 square metres
5 units	2.6 square metres
6 units	3.0 square metres

- (4) The required garbage, organics, and recycling storage facility must:
 - (a) Be able to be accessed from each of the Dwelling Units and other uses on the lot via a clear access path of at least 1.0 metres in width;
 - (b) Be provided within a Building or other animal-proof enclosure;
 - (c) Have access to an acceptable pickup location that complies with relevant City Bylaws regulating solid waste pickup via a clear pathway with a minimum width of 1.2 metres, with no steps, and with slopes no greater than 5 percent and a crossfall no greater than 2 percent;
- (5) Required pathways providing access to and from the storage area for garbage, organics and recycling must be separated from vehicle parking and maneuvering areas by a physical barrier, landscaping or change in paving materials. Where a Building on a Lot is Used only for the storage of garbage, organics and recycling and does not exceed an area of 4.5 square metres, nor a height of 1.8 metres, it may be excluded from Lot Coverage, and may be sited anywhere on the Lot.

584 Mid Rise Zone

"PART 5C: MID RISE ZONE REGULATIONS:

Purpose:

The Mid Rise Zone permits housing that meets a broad range of housing needs, at densities supporting businesses and services within the urban centre and along key transit routes, while contributing to attractive streetscapes and lanes through quality urban design.

The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Mid Rise Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

585 Permitted Uses and Use-Specific Conditions

In the Mid Rise Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Apartment Residential Use and Rental Apartment Residential Use, subject to:
 - (a) No Dwelling Unit shall have an interior floor area of less than 37 square metres.
- (2) Home Office, subject to:

- (a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.
- (3) Home Occupation, subject to:
 - (a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;
 - i. must be fully enclosed within a Building;
 - ii. is limited to one Home Occupation Use per Dwelling Unit;
 - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;
 - (b) A Home Occupation Use may not:
 - i. except for one name-plate of up to 0.1 square metres in area, advertise or indicate from the exterior that the Premises are being so Used;
 - ii. include outdoor services, display or storage;
 - iii. sell, lease or rent physical goods directly on the Lot;
 - iv. include automobile servicing or repair;
 - v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

586 Building Height

- (1) No portion of a Building may exceed six (6) Storeys.
- (2) For any portion of a Building, the maximum distance between the lowest floor containing Dwelling Units and the highest point of the uppermost ceiling directly above shall be 21 metres.
- (3) Within the Mid Rise Zone, the following shall not be considered a Storey:
 - a. a floor level containing no Dwelling Units that is located wholly or partly below grade;
 - b. a floor level containing no Dwelling Units and having an area of no more than 5 percent of the Lot Area.

587 Lot Coverage and Landscaped Areas

- (1) Lot Coverage shall not exceed the maximum percentages in Table 587-1.

Table 587-1
Maximum Lot Coverage in the Mid Rise Zone

Lot Size	Maximum Lot Coverage
≤ 1100 sq. m.	40% of Lot Area
> 1100 sq. m. to < 1400 sq. m.	50% of Lot Area
≥ 1400 sq. m.	60% of Lot Area

588 Permeable Area and Landscaped Area

- (1) The following Permeable Area and Landscaped Area must be provided and maintained on a Lot:

- a. Permeable Area: 25 percent of Lot Area
- b. Landscaped Area: 10 percent of Lot Area

589 Maximum Gross Floor Area

- (1) The maximum permitted Gross Floor Area for properties within the Mid Rise Zone shall be 2.6 times the Lot Area (2.6 FSR).
- (2) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.
- (3) For development within the Mid Rise Zone, Gross Floor Area shall be measured to the outside of Exterior Walls of each floor level containing one or more Dwelling Units.

590 Building Siting and Dimensions

- (1) All Buildings shall be sited:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From an Interior Side Lot Line, 4.0 metres;
 - (c) From an Exterior Side Lot Line, 3.0 metres;
 - (d) From a Rear Lot Line, 6.0 metres;

591 Dwelling Dimensions

- (1) No Dwelling Unit shall have a depth greater than 9.6 metres for a Single-Aspect unit or 14.0 metres for a Dual-Aspect unit.

592 Unit Mix

- (1) Where the total number of Dwelling Units on a Lot exceeds 12, the following minimum unit mixes shall apply:
 - a. A minimum of 15 percent of all stratified Dwelling Units on a Lot must contain 3 or more bedrooms;
 - b. A minimum of 10 percent of all rental Dwelling Units on a Lot must contain 3 or more bedrooms.

593 Definitions Pertaining to the Mid Rise Zone and Ground Oriented Zone

- (1) All definitions contained in Division I, Part 2: Interpretation of Zoning Bylaw, 1995, No. 6700 apply to the Mid Rise Zone and Ground Oriented Zone, except where revised by the following:

“Child Care Facility” means a premises providing temporary care for children that is licensed and regulated by a Health Authority or other Provincial government agency.

“Child Care Facility Operator” means a person who is licensed by a Health Authority or other Provincial agency to provide a child care program.

“Corner Lot” means a Lot which fronts on two or more Streets, or a Street and a Lane, which intersect at an interior angle of 135 degrees or less.

“Dual-Aspect” means a Dwelling Unit that has been designed with openable windows on two or more walls.

“Exterior Wall” means an outermost portion of a Building that is a vertical structure providing weather protection that may or may not be insulated.

“Home Office” means a room or portion of a room where a person who resides on the Lot practices a profession or conducts work using only standard office equipment, and where other persons do not conduct any work or provide or receive goods or services.

“Home Occupation” means a business, occupation or professional Use, other than a Home Office or Child Care Facility, where the business operator or practitioner resides in a Dwelling Unit on the Lot.

“Landscaped Area” means soil-based, planted areas on a Lot, where trees, shrubs, and plants are grown. Areas must be no less than 1.0 metres at the narrowest dimension and may not be covered by materials that would restrict the growth of trees, shrubs and plants, including, but not limited to: various paving materials, decorative stonework, gravel, artificial turf, inorganic mulch. No Structures or pathways are permitted within Landscaped Areas, at, above or below grade, except that:

- (1) Groundwater infiltration equipment that supports groundwater recharge may be sited partly or fully within a Landscaped Area; and,
- (2) Horizontal roof overhangs, including gutters and any other elements affixed to the roof that are a minimum of two storeys above the Landscaped Area are permitted to project up to 0.6 metres into a Landscaped Area.

“Lot Coverage” means portions of the Lot covered by Buildings, measured to the outside of the Exterior Walls.

“Lot Width”, where a lot has two Interior Side Lot Lines or an Interior Side Lot Line and an Exterior Lot line that are parallel, means the distance between those two Lot Lines; or, where those two Lot Lines are not parallel, shall mean the average length of the Front Lot Line and the Rear Lot Line.

“Mobility Parking and Recreational Storage Area” means an area that is dedicated for the parking of mobility devices and/or the storage of various household items, and that is accessible from a Street or Lane via a path of adequate qualities and dimensions that allows for daily access to those items and/or mobility devices.

“Parking” means the use of land or Building for the storage of a vehicle or vehicles.

“Residential Use” means a Building containing one or more Dwelling Units, on a Lot within the Ground Oriented (GO) Zone.

“Retaining Wall” means a predominantly vertical, rigid structure that retains soil, gravel or other medium in order to allow for two different ground surface levels on either side of the structure.

“Permeable Area” means the sum of all areas of the Lot that are free of Structures, whether the Structures are at, above, or below grade; that are not a Parking Space or Driveway; and that consist of a permeable material, including soil, gravel, pavers and other materials that allow for the absorption and release of ground water through infiltration and evaporation.

“Single-Aspect” means a Dwelling Unit that has been designed with openable windows on one wall.

“Storey” means the space between a floor level and the ceiling directly above it and includes:

- (1) A floor that is partly or wholly below the level of the ground surrounding the Building;
- (2) Except for a Crawl Space, an area directly beneath a floor level that can be accessed and used, whether it is enclosed by Exterior Walls or not.

8. Part 12 of Division VI: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

A. In Comprehensive Development 505 (CD-505) Zone, making the following changes:

- (1) In Sub-Section (3) by deleting “Principal Buildings shall not exceed a total Gross Floor Area of 2.6 times the Combined Site Area as shown on Schedule 72 page 2” and replacing it with the following:

Principal Buildings shall not exceed a total Gross Floor Area of 3.2 times the Combined Site Area as shown on Schedule 72 page 2

- (2) By replacing Sub-Section (3)(c) with the following:

(c) The Gross Floor Area on Site 1 as shown on Schedule 72 page 2 shall not exceed 16,639 square metres (179,100 square feet);

- (i) For purposes of the CD-505 Zone, buildings for Civic Use shall be excluded from Gross Floor Area calculations.

- (3) By replacing Sub-Section (5)(a) with the following:

(a) Site 1, the maximum Height shall be 68 metres (223 feet).

- (4) By deleting Sub-Section (12) “All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel.” in its entirety.

- (5) By deleting Schedule 72 Page 3 of 3 in its entirety.

B. In Comprehensive Development 703 (CD-703) Zone, making the following changes:

- (1) By replacing the words “Sites B and D” with the words “Sites B1, B2, and D” in Section (1)(b);

- (2) By inserting the words “and 510(1)” after the words “Section 423” in Section (1)(b)(i) and (1)(c)(i);

- (3) By inserting the words “subject to Section 423 and 510(1)” after the words “Rental Apartment Residential Use” in Section (1)(b)(ii) and (1)(c)(ii);

- (4) By inserting the words “permitted uses shall be as follows” after the words “On Site C” in Section (1)(c);
- (5) By inserting a new sub-section after Section (1)(c) as follows:
 - (d) On Sites C and D, Hotel Use is also permitted.
- (6) By deleting Section (3) in its entirety and replacing it with the following:
 - (3) Density:
 - (a) The combined Gross Floor Area (GFA) for Sites A, B1, B2, C, and D shall not exceed 84,500 sq. m.;
 - (b) The maximum allowable GFA for each Site is:
 - i. 7,620 sq. m. for Site B1;
 - ii. 8,450 sq. m. for Site B2;
 - iii. 68,430 sq. m. for Sites C and D combined;
- (7) Replacing ‘Section 510(3)’ with ‘Section 510(2)’ in Section (7);
- (8) By replacing the words “88 m and one Building may be built to a maximum Building Height of 76 m” with the words “103 m and one Building on Site D may be built to a maximum Building Height of 88 m” in Section (9)(a);
- (9) Adding Section (9)(a)(i), which is as follows:
 - i. Building heights are to be measured from the average grade of the northern property line of the corresponding parcel;
- (10) By deleting the text in 9(b) in its entirety and replacing it with the following:
 - (b) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
 - i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet);
 - ii. Fully screened mechanical equipment, located at least 2 metres (6.6 feet) from the roof edge, by not more than 6.1 metres (20 feet);
- (11) By inserting the words “on each of Sites B1 and B2” between the words “units” and “will” in Section (11)(a);
- (12) By inserting the words “on each of Sites B1 and B2” between the words “units” and “will” in Section (11)(b);

(13) By inserting the following new sub-sections after Section (11)(b):

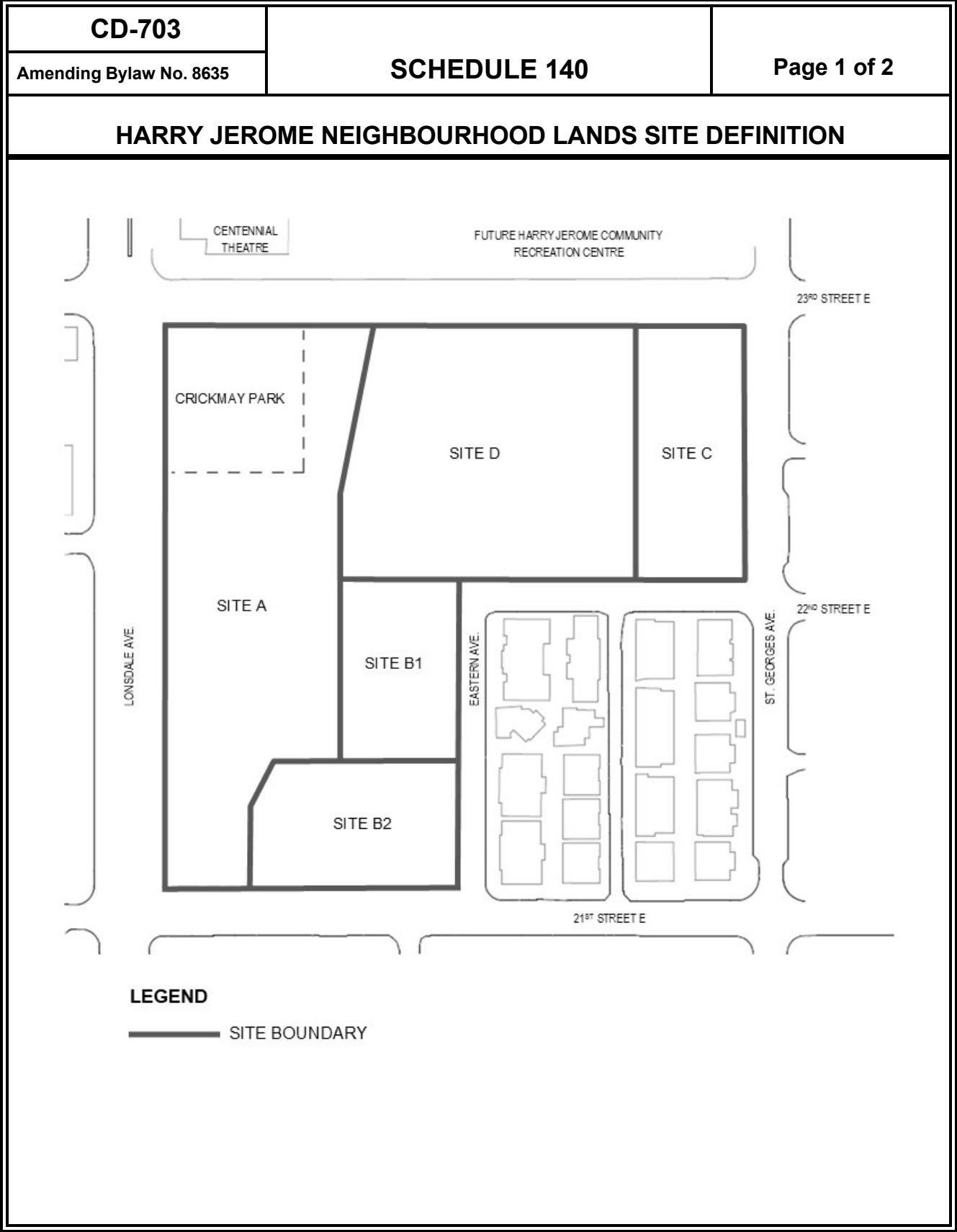
- (c) A minimum of 10% of units on each of Sites C and D will be under 51 sq. m. (549 sq.ft.), except that if Sites C and D are developed as a combined site, a minimum of 10% of units on Sites C and D combined will be under 51 sq. m. (549 sq. ft.);
 - i. Notwithstanding Section (11)(c), no residential units are to be less than 37.16 sq. m. (400 sq. ft.);
- (d) A minimum of 10% of units on each of Sites C and D will be 3 bedrooms; except that if Sites C and D are developed as a combined site, a minimum of 10% of units on Sites C and D combined will be 3 bedrooms.

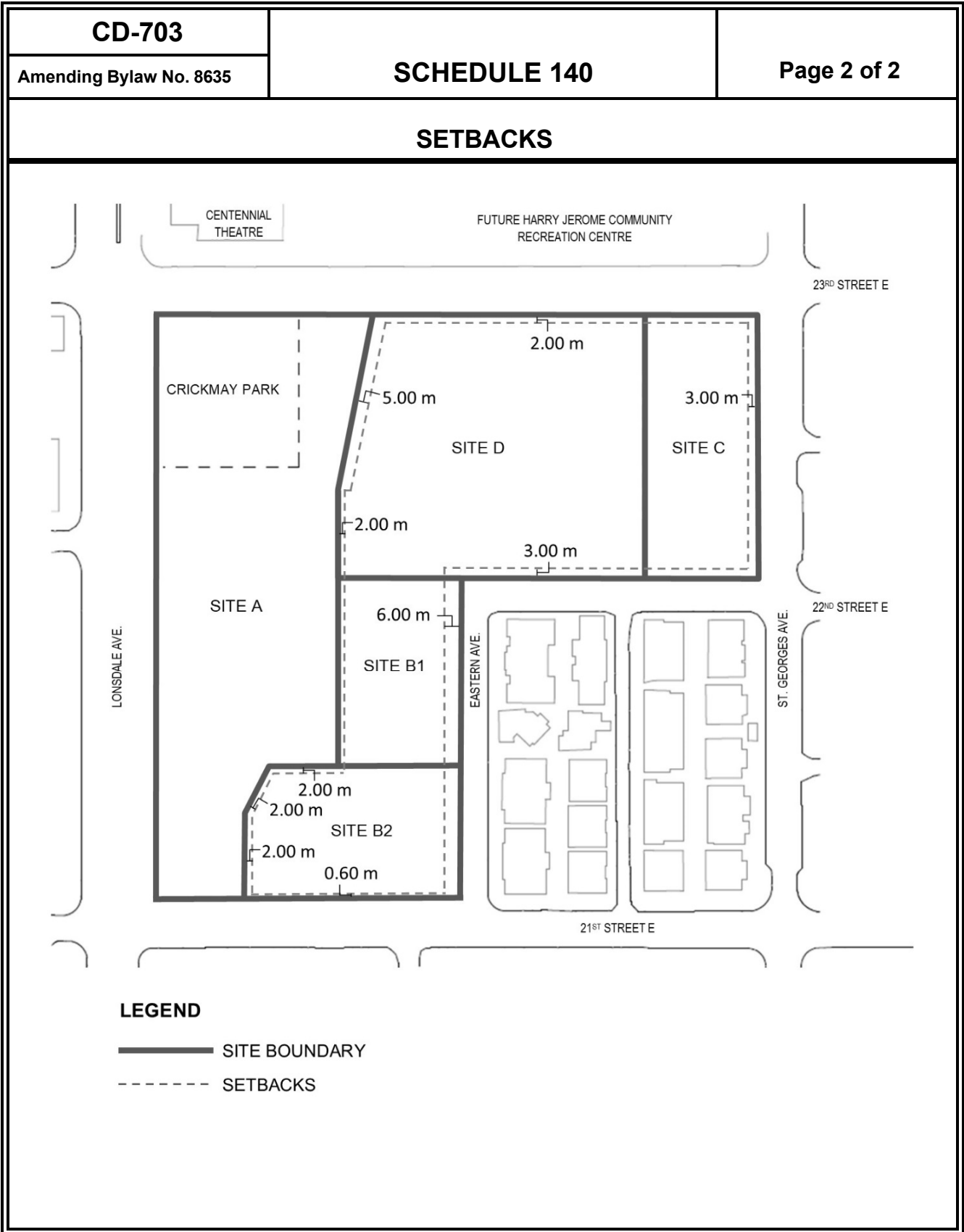
(14) By inserting the words “of this Bylaw” between the words “609” and “shall” in Section (13);

(15) By adding a new Section (16) that reads as follows:

- (16) Division V, Inclusionary Zoning Requirements for Residential Development shall not apply.

(16) By deleting Schedule 140 pages 1 to 3 in their entirety and inserting Schedule 140 pages 1 and 2 as follows:





- C. Adding the following Comprehensive Development Zone to Section 1200 in numerical order:

“CD-771 Comprehensive Development 771 Zone” (165 East 13th Street)

In the CD-771 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1B Zone, except that:

- (1) Permitted Uses shall be limited to:
 - (a) Retail Service Group 1 Use;
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Off-Street Loading Use.
 - (b) Civic Use;
 - i. Accessory Apartment Residential Use, subject to Section 607(1);
 - ii. Accessory Rental Apartment Residential Use;
 - iii. Accessory Non-Commercial Social & Recreational Facilities;
 - iv. Accessory Off-Street Parking Use;
 - v. Accessory Off-Street Loading Use.
 - (c) Child Care Use subject to section 607(9).
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Off-Street Loading Use.
- (2) In the CD-771 Zone an Accessory Apartment Residential Use and Accessory Rental Apartment Residential Use shall be accessory to a Civic Use located on the same site.
- (3) A maximum Gross Floor Area of 4.0 times the Lot Area shall be permitted.
- (4) For the purposes of the CD-771 Zone, a Civic Use shall be excluded from Gross Floor Area calculations.
- (5) Principal Buildings shall not exceed a maximum height of 46 metres (150 feet).

- D. Adding the following Comprehensive Development Zone to Section 1200 in numerical order:

“CD-772 Comprehensive Development 772 Zone” (131 East 2nd Street and 112-178 East 1st St)

In the CD-772 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-3 Zone, except that:

- (1) The CD-772 Zone shall be comprised of Sites A, B and C as described in Schedule 148.

- (2) A maximum Gross Floor Area of 3.6 times the Lot Area shall be permitted;
- (3) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.
- (4) Maximum permitted Building Height shall be as follows:
 - a. On Site A, 23.0 metres;
 - b. On Site B, 48.0 metres;
 - c. On Site C, 37.0 metres.

CD-772	SCHEDULE 148	Page 1 of 1
Amending Bylaw No. 9137		

CD-772 ZONE SITE DEFINITION

Sites A, B and C include properties having the following civic addresses on the date of adoption of this Bylaw:

Site A: 131 East 2nd Street
Site B: 112-146 East 1st Street
Site C: 148-178 East 1st Street

9. Division VIII: Development Permit Guidelines of “Zoning Bylaw, 1995, No. 6700” is hereby amended by deleting and replacing Document H “Harry Jerome Neighbourhood Lands Development Permit Area Guidelines”, with revised Document H, attached to this Bylaw.
10. Division VIII: Development Permit Guidelines of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding “Low Rise Neighbourhoods Development Permit Guidelines” to the list of adopted Guidelines.
 - B. Adding after Document H “Harry Jerome Neighbourhood Lands Development Permit Area Guidelines”, Document I “Low Rise Neighbourhoods Development Permit Guidelines”, attached to this Bylaw.

READ a first time on the 6th day of October, 2025.

READ a second time on the <> day of <>, 2025.

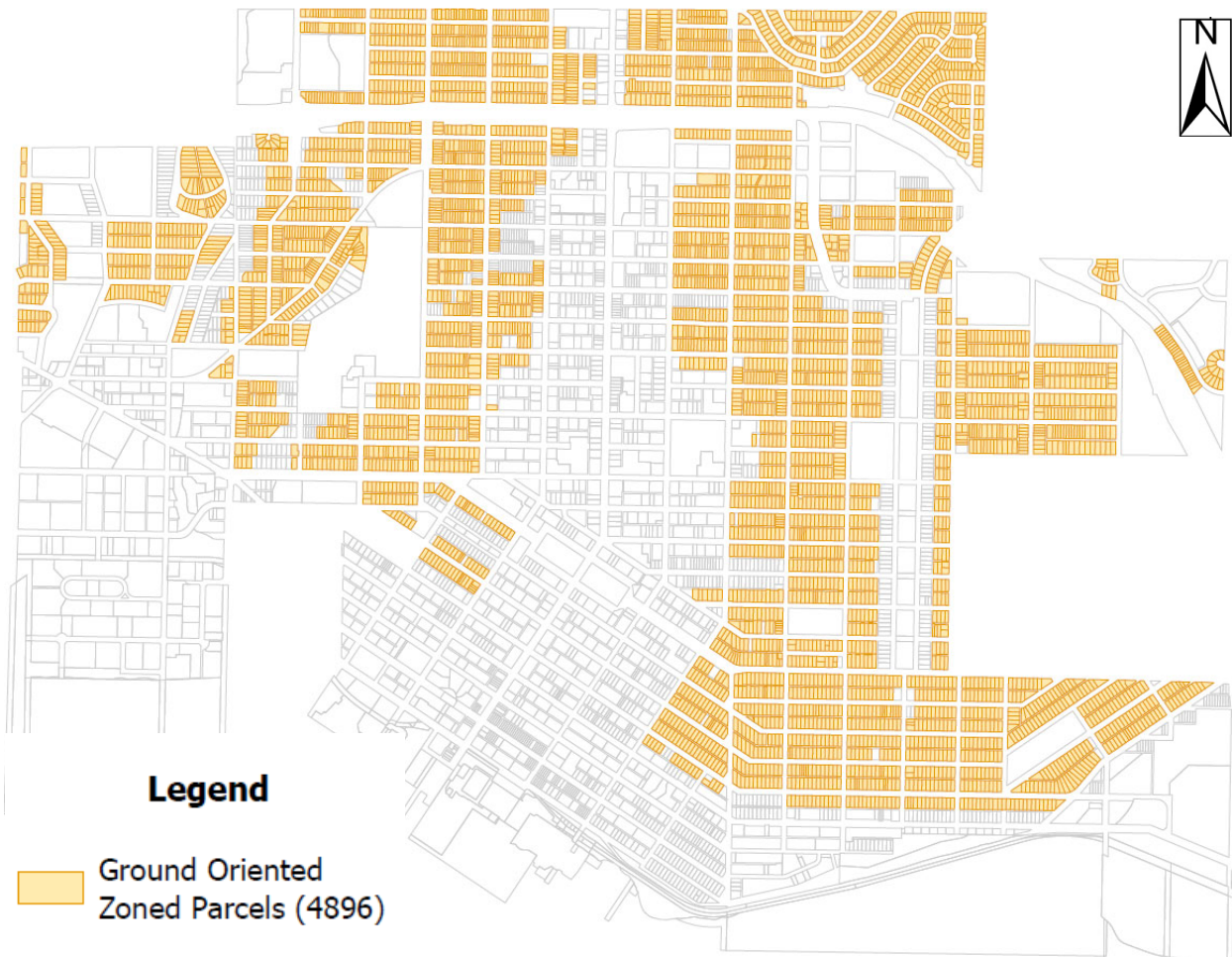
READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE



LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

The following properties are to be reclassified to the Ground Oriented Zone:

- 1) All properties within the Low Rise Neighbourhood 1 and Low Rise Neighbourhood 2 Land Use Designations as identified in the Official Community Plan Bylaw 8400, Schedule A, with the exception of Lots that meet one or more of the following criteria:
 - Lots that have been designated, in whole or in part, as protected heritage property pursuant to a Heritage Designation Bylaw adopted under Section 611 of the *Local Government Act*;
 - Lots that are located within the Ottawa Gardens Heritage Conservation Area, or within a Heritage Character Area, as identified in the Official Community Plan Bylaw, 2014, No. 8400;
 - Lots having a Lot Area greater than 4,050 square metres;
 - Lots with a Comprehensive Development (CD) zone permitting 5 or more residential dwelling units on a single Lot, except for those Lots that were subject to Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031 and are located within the Low Rise Neighbourhood 2 Land Use Designation.
 - Lots within subareas 1, 4, or 5 of the Moodyville (East 3rd Street Area) Development Permit Guidelines;
 - Lots with any of the following zones: P-1, P-2, M-1.
- 2) Lots subject to redesignation from Residential Level 2, or Residential Level 3 Land use Designations to Residential Level 4 Land Use Designation per Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114" (City Initiated Amendment Related to Provincial Legislation Requirements, as listed in the table on pages 3 and 4 of this Schedule A.

In the event of any conflict between the description above and the map on page 1 of this Schedule A (LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE), the description above shall prevail.

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

Lot	Block	D.L.	Plan	Previous Designation
B	52	550	16191	Residential Level 3
H	33	549/550	20932	Residential Level 3
G	33	549/550	20932	Residential Level 3
F	33	549/550	20392	Residential Level 3
C	33	549/550	15877	Residential Level 3
B	33	549/550	15877	Residential Level 3
A	33	549/550	15877	Residential Level 3
26	67	547	750	Residential Level 3
1-2		547	BCS940	Residential Level 3
1-2		547	BCS306	Residential Level 3
1/2/3		271/547	VR1372	Residential Level 3
1-3		271	LMS624	Residential Level 3
1-4		271	BCS2553	Residential Level 2
1-2		271	BCS1422	Residential Level 2
1-2		271	BCS1632	Residential Level 2
W	66	271	1914	Residential Level 2
20	66	271	750	Residential Level 2
19	66	271	750	Residential Level 2
1-2	66	271	LMS3076	Residential Level 2
1-2		271	VR158	Residential Level 2
H	66	271	1226	Residential Level 2
1	66	271	17227	Residential Level 2
2	66	271	17227	Residential Level 2
1-2		271	LMS1134	Residential Level 2
1-2		271	LMS1135	Residential Level 2
1-2		271	BCS2403	Residential Level 2
1-2		271	BCS2504	Residential Level 2
1-2		271	EPS5557	Residential Level 2
1-2		271	VR1355	Residential Level 2
1-2		271	VR1354	Residential Level 2
D	65	271	17150	Residential Level 2
E	65	271	17150	Residential Level 2
F	65	271	17071	Residential Level 2
G	65	271	17071	Residential Level 2
B	65	271	1288	Residential Level 2
A	65	271	1288	Residential Level 2
1-4		271	EPS1481	Residential Level 2
1-3	65	271	LMS4610	Residential Level 2
13	65	271	750	Residential Level 2

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

Lot	Block	D.L.	Plan	Previous Designation
13	65	271	750, Part W1/2	Residential Level 2
1-2		271	VR2494	Residential Level 2
1-4		271/274	EPS8514	Residential Level 3
1-3	64	271	LMS3714	Residential Level 3
20	64	271	750	Residential Level 3
1-2		271	VR2117	Residential Level 3
1-3		271	BCS1307	Residential Level 3
1-4	64	271/274	BCS3129	Residential Level 3
16	64	271	750	Residential Level 3
1-3		271/548	VR1400	Residential Level 3
E	64	548	16794	Residential Level 3
F	64	548	16794	Residential Level 3
1-2		548	VR511	Residential Level 3
1-2		548	VR512	Residential Level 3
1-2		271	LMS4723	Residential Level 2
1-2		271	LMS4611	Residential Level 2
3	70	271	1420	Residential Level 2
4	70	271	1420	Residential Level 2
5	70	271	1420	Residential Level 2
1-2	70	271	LMS4649	Residential Level 2
7	70	271	1420	Residential Level 2
1-2		271	EPS8997	Residential Level 2
1-2		271	EPS9432	Residential Level 2
10	70	271	1420	Residential Level 2
1-2		271	EPS4074	Residential Level 2
1-2		271	EPS5514	Residential Level 2
1-2		271	VR2329	Residential Level 2
1	71	271	750	Residential Level 3
2	71	271	750	Residential Level 3
1-2	71	271	VR2788	Residential Level 3
5	71	271	750	Residential Level 3
6	71	271	750	Residential Level 3
7	71	271	750	Residential Level 3