

PUBLIC NOTICE

Zoning Amendment Bylaw, No. 9139, 2025 (CD-770 Amendment)

341-347 West 4th Street

PURPOSE: To amend the Zoning Bylaw from Medium Density Apartment Residential 1 Zone (RM-1) to a new Comprehensive Development 770 (CD-770) Zone to permit the construction of a 6 storey residential building with 69 rental units, 7 of which will be mid-market rental units, along with a proposed Housing Agreement Bylaw to secure the market rental and mid-market rental housing in perpetuity. Consideration of the proposed Bylaw will be at the Regular Council Meeting on **December 1, 2025**.

SUBJECT LANDS: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 341-347 West 4th Street.

LEGAL DESCRIPTIONS: Lot F, Block 135, DL 271, Plan 9122, and Lot E, Block 135, DL 271, Plan 9122.

PROVIDE WRITTEN INPUT: In accordance with Section 464(4) of the *Local Government Act*, a Public Hearing is not permitted. Written submissions only may be submitted to the Corporate Officer by email (input@cnv.org), mail or delivered to City Hall no later than 12:00 pm on **Monday, December 1, 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 Public Input Period submissions on this matter will be heard at the Council meeting.*

ACCESS DOCUMENTS: Online at cnv.org/PublicNotices from **November 19 to December 1, 2025**.

QUESTIONS? Linden Mulleder at planning@cnv.org or T 604 990 4217



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

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG

Enter City Hall from
13th St after 5:30pm

city
of north
vancouver

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9139

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. 9139**” (341-347 West 4th Street, CD-770).
2. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 341-347 West 4th Street and legally described below as henceforth being transferred, added to and forming part of CD-770 (Comprehensive Development 770 Zone):

PID: 009-746-668, 009-746-650	LOT F BLOCK 135 DISTRICT LOT 271 PLAN 9122 LOT E BLOCK 135 DISTRICT LOT 271 PLAN 9122
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from zone RM-1

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

- A. Adding the following Comprehensive Development Zone to Section 1201 in numerical order:

“CD-770 Comprehensive Development 770 Zone” (341-347 West 4th Street)

In the CD-770 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 RM-1 Zone, except that:

- (1) One Principal Building shall be permitted on one Lot;
- (2) The permitted Principal Uses on the Lot shall be limited to:
 - (a) Rental Apartment Residential Use:
 - i. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
 - ii. Accessory Off-Street Parking Use;
 - iii. Accessory Home Office Use;
- (3) Gross Floor Area:
 - (a) Combined and in total, shall not exceed 1.6 times the Lot Area;
 - (b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the Lot Area, upon entering into a Housing Agreement with the City;

BASE DENSITY			
OCP Schedule 'A'		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
Rental Housing	100% rental housing; 10% mid-market rental units	1.00 FSR	OCP Section 2.2
TOTAL DENSITY			
		2.6 FSR	

- (4) Lot Coverage for the Principal Building shall not exceed 51%;
- (5) Height:
- (a) Height of Principal Buildings shall not exceed six storeys and 19 metres (62.33 feet) as measured from the average Building Grades at the north property line;
 - (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 (9.8 feet) from the roof edge, by not more than 6.1 metres (20 feet);
- (6) Principal Buildings shall be sited in accordance with the following:
- (a) from the Front Lot Line (north):
 - i. No less than 0.3 metres (1 foot) to the basement levels;
 - ii. No less than 4.5 metres (14.7 feet) to upper level walls;
 - (b) from the Rear Lot Line (south):
 - i. No less than 0.62 metres (2 feet) to the basement levels;
 - ii. No less than 6.0 metres (19.6 feet) to upper level walls;
 - (c) from the Interior Side Lot Lines (east and west):
 - i. No less than 2.8 metres (9.1 feet) to the basement levels;
 - ii. No less than 2.8 metres (9.1 feet) to upper level walls;

- (d) The Siting of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:
- i. Where canopies, eaves, or roof overhangs project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced by 2 metres (6.56 feet);
 - ii. Where unenclosed patios and stairs project beyond the face of the Principal Building at the Rear Lot Line (south), the minimum distance to an abutting Lot Line may be reduced by 3.0 metres (9.8 feet);
 - iii. Where unenclosed patios and stairs project beyond the face of the Principal Building at the Front Lot Line (north), the minimum distance to an abutting Lot Line may be reduced by 2.5 metres (8.2 feet);
- (7) Section 510(2), Unit Separation, shall be waived;
- (8) Section 510(3), Building Width and Length, shall be waived;
- (9) Part 11: Inclusionary Zoning Requirements for Residential Development, shall be waived.

READ a first time on the <> day of <>, 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