

Notice of Proposed Zoning Amendment Bylaw

NO PUBLIC HEARING

Zoning Amendment Bylaw No. 9134, 2026

154 East 17th Street

PURPOSE: The purpose of the proposed Bylaw is to amend the Zoning Bylaw from Medium Density Apartment Residential 1 Zone (RM-1) to a new Comprehensive Development 769 (CD-769) Zone to permit the construction of a 6 storey residential building with 57 rental units, six 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.

SUBJECT LANDS: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 154 East 17th Street. **LEGAL DESCRIPTION:** Lot 4 of Lot C, Block 5 of Block 18, DL 549, Plan 6468 and Lot 3 of Lot C Block 5 of Block 18 DL 549 Plan 6468.

BYLAW READINGS: Consideration of first, second and third readings of the proposed Bylaw will be at the Regular Council Meeting on **Monday, June 22, 2026**.

ACCESS DOCUMENTS: A copy of the proposed Bylaw is available for inspection online anytime at cnv.org/PublicNotices from **June 10, 2026 to June 22, 2026**.

PROVIDE INPUT: *Written submissions only, including your name and address*, may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, **no later than noon on Monday, June 22, 2026**, to ensure availability to Council at the meeting. No Public Hearing will be held, as it is not required by section 464(2) of the *Local Government Act*. **No Public Input Period submissions on this matter will be heard at the Council meeting.**

QUESTIONS? Contact 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. 9134

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, 2026, No. 9134” (154 East 17th Street, CD-769, Text Amendment)**.
2. Division VI: 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 154 East 17th Street and legally described below as henceforth being transferred, added to and forming part of CD-769 (Comprehensive Development 769 Zone):

PID: 010-899-634	LOT 4 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468
PID: 010-899-618	LOT 3 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468

from zone RM-1

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

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

CD-769 Comprehensive Development 769 Zone (154 East 17th Street)

In the CD-769 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 the RM-1 Zone, except that:

- (1) One Principal Building shall be permitted on the Lot;
- (2) The permitted Principal Use on the Lot shall be limited to:
 - (a) Rental Residential Apartment Use;
 - i. Accessory Home Occupation Use, subject to Section 507(6), (7) and (8) of this Bylaw;
 - ii. Accessory Home Office Use, subject to Section 507(6) of this Bylaw;
 - iii. Accessory Off-Street Loading Use;
 - iv. Accessory Off-Street Parking Use;
- (3) Gross Floor Area:
 - (a) Combined and in total, shall not exceed 2.6 times the Lot Area;

(4) Height:

- (a) Height of Principal Building shall not exceed six storeys and 20.0 metres (65.6 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);

(5) Siting:

- (a) Principal Building shall be sited in accordance with the following:
 - i. from the Front Lot Line (southern boundary):
 - 1. No less than 6 metres (19.6 foot) to the basement levels;
 - 2. No less than 6 metres (19.6 feet) to upper level walls;
 - 3. No less than 4 metres (13.1 feet) to an unenclosed balcony;
 - ii. from the Rear Lot Line (northern boundary):
 - 1. No less than 0.1 metres (0.3 foot) to the basement levels;
 - 2. No less than 9.0 metres (29.5 feet) to upper level walls;
 - 3. No less than 7.5 metres (24.6 feet) to an unenclosed balcony;
 - iii. from the Interior Side Lot Line (western boundary):
 - 1. No less than 0.1 metres (0.3 foot) to the basement levels;
 - 2. No less than 3.3 metres (10.8 feet) to upper level walls;
 - 3. No less than 1.5 metres (4.9 feet) to an unenclosed balcony;
 - iv. from the Interior Side Lot Line (eastern boundary):
 - 1. No less than 0.1 metres (0.3 foot) to the basement levels;
 - 2. No less than 2.7 metres (8.8 feet) to upper level walls;
 - 3. No less than 1.5 metres (4.9 feet) to an unenclosed balcony;
- (b) Section 410(3), "Siting Exceptions" is varied as follows:
 - i. Steps, including parking exit stairs, and ramps for accessible entry, can be positioned to project beyond the face of the Principal Building;

(6) Section 510(2), Unit Separation, shall be waived;

(7) Section 510(3), Building Width and Length, shall be waived;

(8) Section 1105(2), Minimum Unit Size, shall be waived.

READ a first time on the <> day of <>, 2026.

READ a second time on the <> day of <>, 2026.

READ a third time on the <> day of <>, 2026.

ADOPTED on the <> day of <>, 2026.

MAYOR

CORPORATE OFFICER