

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9195

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. 9195” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)**.
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 215 East 16th Street, and 235 East 16th Street and legally described below as henceforth being transferred, added to and forming part of CD-306 (Comprehensive Development 306 Zone):

PID: 009-440-330	LOT 2 BLOCK 32 DISTRICT LOT 549 PLAN 9874
PID: 009-440-381	LOT 3 BLOCK 32 DISTRICT LOT 549 PLAN 9874
PID: 009-677-313	LOT 1 BLOCK 32 DISTRICT LOT 549 PLAN 9386

from zones RM-1 and CD-425.

3. Part 12 of Division VI: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Deleting the original text of Comprehensive Development Zone 425 in Section 1201 in its entirety.
 - B. Deleting the original text of Comprehensive Development Zone 306 in Section 1201 in its entirety.
 - C. Replacing the text of Comprehensive Development Zone 306 with the following:

“CD-306 Comprehensive Development 306 Zone” (1540 St. Georges Avenue and 215-235 East 16th Street)

In the CD-306 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) In the CD-306 Zone, two Principal Buildings shall be permitted on the subject sites;
 - (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 2.6 times the original Lot Area of 4,668.9 square metres (50,255.6 square feet);

(4) Height:

- (a) Height of Principal Buildings shall not exceed six storeys and 23 metres (75.5 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) from the Front Lot Line (North):

- i. No less than 3.0 metres (9.8 feet) to upper level walls;
- ii. No less than 1.6 metres (5.2 feet) to balconies;

(b) from the Rear Lot Line (South):

- i. No less than 5.0 metres (16.4 feet) to parkade levels;
- ii. No less than 3.6 metres (11.8 feet) to upper level walls;
- iii. No less than 2.0 metres (6.5 feet) to balconies;

(c) from the Exterior Side Lot Line along St. Georges Avenue (West):

- i. No less than 3.0 metres (9.8 feet) to upper level walls;
- ii. No less than 1.9 metres (6.2 feet) to balconies;

(d) from the Exterior Side Lot Line along the lane (East):

- i. No less than 3.6 metres (11.8 feet) to upper level walls;
- ii. No less than 2.5 metres (8.2 feet) to balconies;

(e) the Siting of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:

- i. For basement parkade levels, the minimum distance to an abutting Front or Interior Lot Line may be reduced to 0 metres;

- ii. For underground structures associated with the parkade, such as exit stairwells and bicycle storage rooms, the minimum distance to an abutting Rear Lot Line may be reduced to 2.0 metres (6.5 feet);
 - iii. Section 413(2)(d) shall be varied to allow an exit stair structure up to 1.5 metres (4.9 feet) in height to be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Lanes in the southeast corner, if the portion of the structure that extends beyond 0.914 metres (3.0 feet) is provided with transparent guardrails that allow vision clearance for pedestrians and drivers;
- (6) Section 510(2), Unit Separation, shall be waived;
 - (7) Section 510(3), Building Width and Length, shall be waived;
 - (8) Driveways:
 - (a) Section 906(5)(b) shall be varied to allow one driveway crossing width of 7.5 metres (24.6 feet);
 - (b) Section 906(4)(i) shall be varied to restrict driveway ramp slope to a maximum of 10% within the first 3.0 metres from the property line, and a maximum of 15% beyond the first 3.0 metres from the property line;
 - (9) Section 10A03 Short-Term Bicycle Parking shall be varied to allow 12 of the 24 short-term bicycle parking spaces to be located more than 15m from the main entrances of the Principal Buildings;
 - (10) Section 1105(2), Inclusionary Housing Units, shall be varied to remove requirements for minimum unit sizes.

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

From: Aylenna Holland
Sent: May-19-26 9:44 PM
To: Submissions
Subject: 1540 St. Georges Ave & 215-235 16th Street East

Dear Members of City Council,

I am writing to strongly oppose the proposed development planned for 1540 St. Georges Ave & 215-235 16th Street East.

This project may look like progress on paper, but for the people who actually live on this street, it represents something much more painful: the steady loss of our community, our stability, and our ability to afford to remain in the neighborhood we have called home for years.

Long-term residents are already struggling under the weight of rising rents and increasing living costs. Every new development seems to push prices even higher, making it harder for ordinary families, seniors, workers, and longtime tenants to stay in the area. Many of us are being forced to make impossible choices between paying rent, buying groceries, or staying close to our jobs, schools, and support systems.

This neighborhood is not just real estate. It is a community built over decades by people who care deeply about one another. Developments like this threaten to erase the character of our street and replace it with housing that many current residents will never be able to afford.

The city cannot continue approving projects that prioritize profit over people while ignoring the displacement happening in plain sight. Growth should not come at the expense of the very residents who helped make this neighborhood vibrant and livable in the first place.

I urge City Council to reject this proposal and instead focus on solutions that protect existing residents, preserve affordable housing, and strengthen the community rather than pricing people out of it. Development should serve the people who already live here — not force them out.

Please listen to the voices of the residents who will be directly affected by this decision. We deserve to remain in the neighborhoods we have spent years building our lives in.

Best Regards,
Aylenna Holland

From: Lauren Linsley
Sent: June-17-26 3:52 PM
To: Planning <Planning@cnv.org>
Subject: 215-235 East 16th Street and 1540 St. Georges Avenue

To Whom it May Concern,

I am a current tenant at [REDACTED] in the City of North Vancouver. I also work [REDACTED] at [REDACTED] Elementary, which gives me a strong appreciation for how important it is for people to be able to live in the same communities where they work, learn and play.

Having lived in this neighbourhood for the past five years, I really value how walkable and well connected it is, as well as how close it is to schools, businesses and everyday amenities. It feels like a place that works well for people at different stages of life as well as for people with varied needs and supports.

I understand the proposal for the site has been updated since I last wrote in support, and I continue to support the project as it will bring more housing to a well-located site and replace aging housing with modern options designed for future generations. I'm currently aiding in the transition for students, as well as myself, to move to Cloverly Elementary and seeing the excitement from students and their families regarding a fresh start and a new home base gives me added excitement at the prospect of change and growth in our community. I believe this is a positive step for the neighbourhood and for the city overall, and I encourage Council to approve the application.

All the best,

Lauren Linsley
North Vancouver, BC

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PRESIDENT & CEO

Judy Savage

June 18, 2026

Mayor and Council
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9

Dear Mayor and Council,

RE: 1540 St. Georges Avenue and 215-235 E. 16th Avenue, North Vancouver

I am writing to express my strong support for the proposed rental housing development on St. George's Avenue, North Vancouver, British Columbia. This project presents a valuable opportunity to address a significant need in our community, particularly for those who work at Lions Gate Hospital.

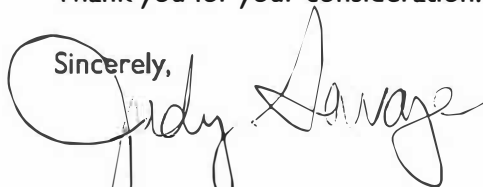
As you know, many hospital employees currently live off the North Shore due to the limited availability and high cost of local rental housing. Long commutes not only place additional strain on these essential workers but also make it more difficult for the hospital to attract and retain qualified staff. Providing additional rental options, especially in close proximity to Lions Gate Hospital, would meaningfully support workforce stability and wellbeing.

I am encouraged by the developer's commitment to engage with Vancouver Coastal Health to explore directing rental units, including affordable housing options, toward hospital employees. This targeted approach has the potential to provide immediate, practical benefit to the healthcare professionals who contribute so much to our community.

For these reasons, I respectfully urge Council to support the development application. This project represents a thoughtful and much-needed investment in both housing and the sustainability of our local healthcare system.

Thank you for your consideration.

Sincerely,



Judy Savage, CFRE
President & CEO

Judy.Savage@vch.ca