

Notice of Proposed Zoning Amendment Bylaw NO PUBLIC HEARING

Zoning Amendment Bylaw No. 9198, 2026

2525 Lonsdale Avenue

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 774 (CD-774) Zone to permit the construction of a 6 storey residential building with 66 rental units, seven 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 2525 Lonsdale Avenue. **LEGAL DESCRIPTION:** Lot A, District Lot 545, Block 228, Group 1 New Westminster, District Plan EPP47696

BYLAW READINGS: Consideration of first, second and third readings of the proposed Bylaw will be at the Regular Council Meeting on **Monday, July 13, 2026.**

ACCESS DOCUMENTS: A copy of the proposed Bylaw is available for inspection online anytime at cnv.org/PublicNotices from **July 1 to July 13, 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, July 13, 2026**, to ensure availability to Council at the meeting. No Public Hearing will be held, as it is prohibited by section 464(3) 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. 9198

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. 9198” (2525 Lonsdale Avenue, CD-774)**.
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 2525 Lonsdale Avenue and legally described below as henceforth being transferred, added to and forming part of CD-774 (Comprehensive Development 774 Zone):

PID: 029-474-060	LOT A DISTRICT LOT 545 BLOCK 228 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP47696
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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 Zone to Section 1200 in numerical order:

“CD-774 Comprehensive Development 774 Zone” (2525 Lonsdale Avenue)

In the CD-774 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 2.6 times the original Lot Area of 1370 square metres;
- (4) Lot Coverage for the Principal Building shall not exceed 52% of the original Lot Area of 1370 square metres;

- (5) Height:
- (a) Height of Principal Buildings shall not exceed six storeys and 21.0 metres (68.9 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, landscaping, staircase and elevator structures and their enclosed access areas, 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 (East), no less than 3.0 metres (9.8 feet);
 - (b) from the Rear Lot Line (West), no less than 3.5 metres (11.4 feet);
 - (c) from the Interior Side Lot Line (North), no less than 3.5 metres (11.4 feet);
 - (d) from the Exterior Side Lot Line (South), no less than 3.2 metres (10.4 feet);
 - (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 Lot Line may be reduced to 0 metres;
 - ii. For exit stairwell structures along the Rear Lot Line (West), the minimum distance to an abutting Lot Line may be reduced to 0.3 metres (0.9 feet);
 - iii. For a ground level patio along the Rear Lot Line (West), the minimum distance to an abutting Lot Line may be reduced to 2.0 metres (6.5 feet);
 - iv. For ground level and sunken patios along the Exterior Side Lot Line (South), the minimum distance to an abutting Lot Line may be reduced to 1.2 metres (3.9 feet);
- (7) Section 510(2), Unit Separation, shall be waived;
- (8) Off-Street Parking, Loading, and Short-Term and Secure Bicycle Parking, shall be provided as required in Division IV, Part 9, 10, and 10A, except that:
- (a) A minimum of 34 vehicle Parking spaces shall be provided, of which 6 shall be dedicated for Visitor parking and a minimum of 3 will be Disability Parking;
 - (b) Of the required 3 Disability Parking spaces, a minimum of 1 shall be provided for visitors;
 - (c) 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 6.0 metres from the property line;
 - (d) Notwithstanding Part 10 – Loading Regulations, one laneway Loading Space shall be allowed with dimensions of 1.74 metres (5.7 feet) by 9.14

metres (30 feet) on private property, and may be located no closer than 2.5 metres (8.2 feet) from the point of intersection of two Lanes, and may project a maximum of 1.0 metre (3.3 feet) into the Lane.

- (9) 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