

Notice of Proposed Zoning Amendment Bylaw

NO PUBLIC HEARING

Zoning Amendment Bylaw No. 9194, 2026

835 and 845 West 15th Street

PURPOSE: The purpose of the proposed Bylaw is to amend the Zoning Bylaw from Service Commercial (CS-1) Zone to a new Comprehensive Development 773 (CD-773) Zone to permit the construction of a five (5) storey commercial building at a density of 2.5 Floor Space Ratio (FSR).

SUBJECT LANDS: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 835 and 845 West 15th Street.

LEGAL DESCRIPTION: LOT 3, BLOCK D, DISTRICT LOT 265, PLAN 7199; LOT 2, BLOCK D, DISTRICT LOT 265, PLAN 7199.

BYLAW READINGS: Consideration of second and third readings of the proposed Bylaw will be at the Regular Council Meeting on **Monday, September 21, 2026.**

ACCESS DOCUMENTS: A copy of the proposed Bylaw is available for inspection online anytime at cnv.org/PublicNotices from **September 9 to September 21, 2026.**

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 Franki McAdam, Planner 2, at planning@cnv.org or T 604.982.3919



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](https://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. 9194

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. 9194**” (835 and 845 West 15th Street, CD-773).
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 835 and 845 West 15th Street and legally described below as henceforth being transferred, added to and forming part of CD-773 (Comprehensive Development 773 Zone):

PID: 010-693-696	LOT 3 BLOCK D DISTRICT LOT 265 PLAN 7199
PID: 010-693-670	LOT 2 BLOCK D DISTRICT LOT 265 PLAN 7199

from zone CS-1

3. Part 11 of Division V: 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 1100 in numerical order:

“CD-773 Comprehensive Development 773 Zone” (835 and 845 West 15th Street)

In the CD-773 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 C2 Zone, except that:

- (1) The permitted Principal Use on the Lot shall be limited to:

- (a) Retail Service Group 1 Use;
- (b) Accessory Off-Street Loading Use;
- (c) Accessory Off-Street Parking Use;
- (d) Off-Site Parking Use;

- (2) Gross Floor Area:

- (a) The maximum Gross Floor Area is 2.5 Floor Space Ratio times the original lot area of 1,004.7 metres²;

- (3) Building Height:

- (a) The Principal Building shall not exceed a Building Height of 25 metres (82 feet) as measured from the average Building Grades;

- (b) Elevator and mechanical penthouses may project beyond the defined height in (4)(a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;
- (4) Minimum setback to the Rear (southern) Lot Line is to be no less than 4.0 metres from the original lot line.
- (5) Lot Coverage shall not exceed 70% of the original lot area of 1,004.7 metres².
- (6) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:
 - (a) A minimum of 41 commercial Parking Spaces shall be provided, two of which are to be allocated as Disability Parking spaces;
- (7) Section 1001(1)(b) is varied, to allow one Loading Space to have dimensions not less than 3.4 metres in width, and 8.6 metres in length, and one Loading Space to have dimensions not less than 3.2 metres in width, and 7.3 metres in length.

READ a first time on the 27th day of July, 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