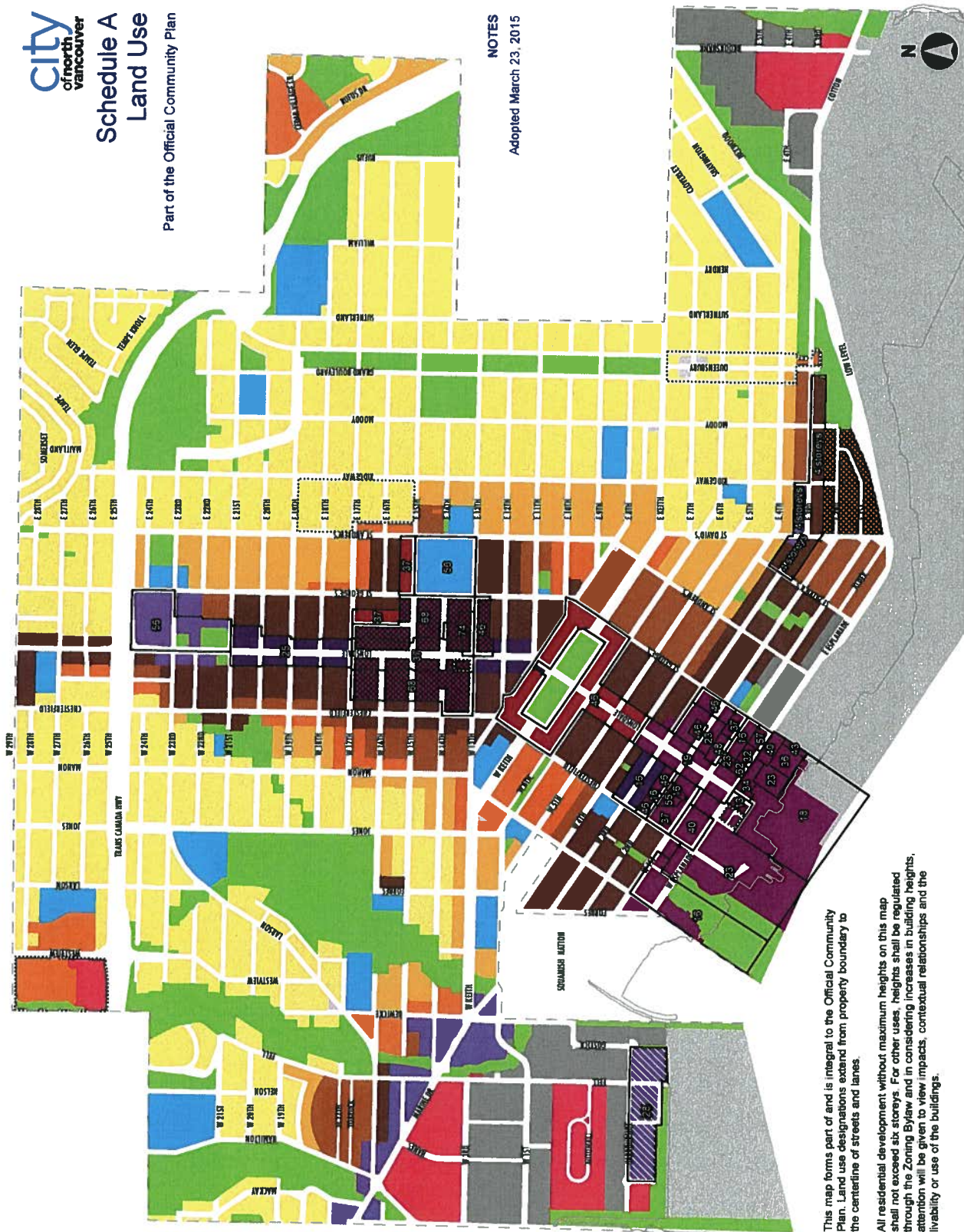


Land Use Designation
This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

Land Use Designation	Maximum Density (FNU)
Residential Level 1 (Low Density)	0.5
Residential Level 2 (Low Density)	0.5
Residential Level 3 (Low Density)	0.75
Residential Level 4A (Medium Density)	1.0
Residential Level 4B (Medium Density)	1.25
Residential Level 5 (Medium Density)	1.6
Residential Level 6 (High Density)	2.3
Mixed Use Level 1 (Low Density)	1.0
Mixed Use Level 2 (Medium Density)	2.0
Mixed Use Level 3 (Medium Density)	2.3
Mixed Use Level 4A (High Density)	2.6
Mixed Use Level 4B (High Density)	3.0
Harbourside Waterfront (Mixed Use)	2.05
Parks, Recreation & Open Space	0.15
School & Institutional	0.15
Commercial	0.15
Mixed Employment	0.15
Industrial	0.15
Maximum Building Heights in Metres	0.15
Special Study Area	0.15
City Boundary	0.15

NOTES
Adopted March 23, 2015



This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.
All residential development without maximum heights on this map shall not exceed six stories. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
66	22
74	24

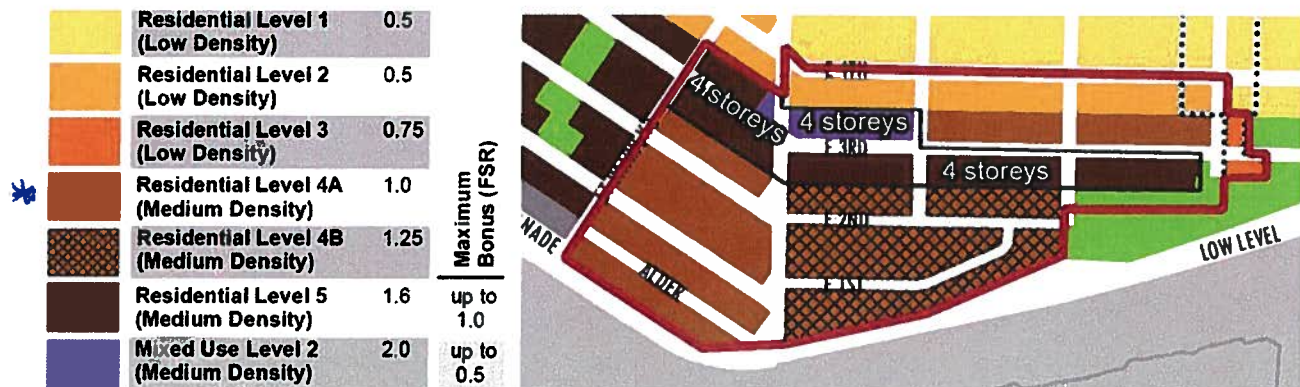
Property Development in the East 3rd Street/Moodyville Area

City Council adopted a new Official Community Plan earlier this year. This included land use changes to the East 3rd Street / Moodyville area. As discussed during the OCP update process, it is the intention of City Council to have design controls put into place through Development Permits and to pre-zone the lands in this area. The process for that work is now commencing. To follow the East 3rd Street/Moodyville Community Design Process, details can be found on the webpage www.cnv.org/E3rdStreet with email updates via E3rdGuidelines@cnv.org.

The City of North Vancouver wishes to advise land owners, prospective purchasers, realtors and developers of the following:

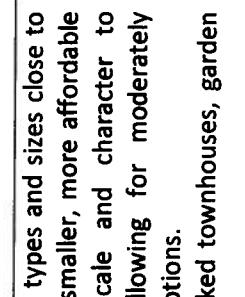
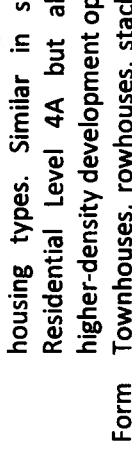
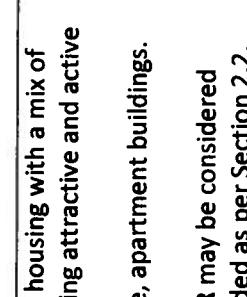
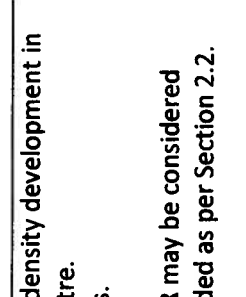
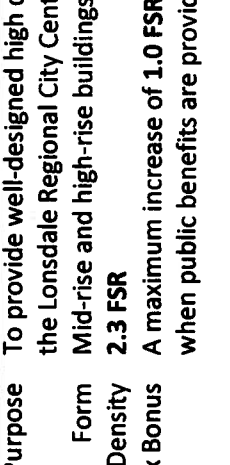
1. **An OCP does not create development rights.** The OCP does not establish development rights. Development rights and approval is obtained only through a rezoning process with a separate Public Hearing and there is no guarantee of Council approval. The City is anticipating the pre-zoning of the lands, however this remains subject to a Public Hearing process.
2. **Development Applications.** Development Guidelines and new Zones specific to the area will be used to regulate future development in this area. This process is expected to include the pre-zoning of these lands to the new densities in the OCP. During the time that these development controls are being prepared (through to early 2016) development applications for sites within the area outlined in red on the map below will not be processed.

Map: 2014 OCP Schedule A Land Use Map: East 3rd Street/Moodyville Area



3. **Density Bonus and Community Benefits Policy** (see link below). City Council has recently adopted a [Density Bonus and Community Benefits Policy](#). An amenity contribution of \$20 per buildable square foot of additional density will be required for development in this area up to the OCP Schedule A densities. Owners and purchasers should review this policy, which has been available in draft form since December 2013. Any density bonus beyond the OCP Schedule A densities must be in accordance with the Density Bonus and Community Benefit Policy.



		<p>RESIDENTIAL LEVEL 4-A Ground Oriented (Medium Density)</p>	<p>Purpose To provide a range of housing types and sizes close to transit and services including smaller, more affordable housing.</p> <p>Form Townhouses, rowhouses, stacked townhouses, garden apartments, four-plexes.</p> <p>Max Density Bonus 1.0 FSR n/a</p>
		<p>RESIDENTIAL LEVEL 4-B Ground Oriented (Medium Density)</p>	<p>Purpose To provide a range of housing types and sizes close to transit and services including smaller, more affordable housing types. Similar in scale and character to Residential Level 4A but allowing for moderately higher-density development options.</p> <p>Form Townhouses, rowhouses, stacked townhouses, garden apartments, four-plexes.</p> <p>Max Density Bonus 1.25 FSR n/a</p>
		<p>RESIDENTIAL LEVEL 5 Mid-Rise Apartment (Medium Density)</p>	<p>Purpose To provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets.</p> <p>Form Mid-rise, primarily wood-frame, apartment buildings.</p> <p>Max Density Bonus 1.6 FSR A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.</p>
		<p>RESIDENTIAL LEVEL 6 High-Rise Apartment (High Density)</p>	<p>Purpose To provide well-designed high density development in the Lonsdale Regional City Centre.</p> <p>Form Mid-rise and high-rise buildings.</p> <p>Max Density Bonus 2.3 FSR A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.</p>