



# ZONING

for a healthy city

## Zoning Bylaw Update Backgrounder 8

# Zoning for a Healthy City

The City of North Vancouver continues to grow and change, and our Zoning Bylaw needs to change too. We are currently in the process of updating our Zoning Bylaw to be clearer, more effective, and easier to use.

This backgrounder provides an overview of the City's existing Zoning Bylaw, its relationship to health and community wellbeing, and how a new Zoning Bylaw can continue to support the creation of communities that are active, age-friendly and provide access to diverse housing and travel options, local retail, community services and facilities, parks and open spaces.

This backgrounder is one in a series of eight, you can find them all on our project webpage at [cnv.org/zoningupdate](http://cnv.org/zoningupdate).

















# Zoning and a Healthy City

The built environment plays a key role in the health of our communities. The City of North Vancouver and the Metro Vancouver region are growing, therefore, the built environment will have to accommodate a larger population. In the City North Vancouver, our portion of the region’s growth is forecasted to see over 23,000 residents moving to the City, requiring nearly 16,000 more housing units and almost 13,000 new jobs.

An increasing population along with an aging population require us to ensure that current and future residents can access key elements of healthy and complete communities that promote inclusion, accessibility and resilience. As we explore opportunities to support residents’ health and wellbeing through a new Zoning Bylaw we can also consider key resources such as the Social Determinants of Health\* as outlined by the Government of Canada.

## Social and economic influences on health

Broad range of personal, social, economic and environmental factors that determine individual and population health.

 <b>Childhood experiences</b>	 <b>Physical environments</b>	 <b>Social supports and coping skills</b>
 <b>Healthy behaviours</b>	 <b>Access to health services</b>	 <b>Biology and genetic endowment</b>
 <b>Income and social status</b>	 <b>Employment and working conditions</b>	 <b>Education and literacy</b>
 <b>Gender</b>	 <b>Culture</b>	 <b>Race / Racism</b>

### \*Social Determinants of Health

These relate to an individual’s place in society, such as income, education or employment. Experiences of discrimination, racism and historical trauma are important social determinants of health for certain groups such as Indigenous Peoples, LGBTQ2S+ and Black Canadians.

## Health inequalities in Canada



### Health Inequalities

Differences in the health status of individuals and groups.

These differences can be due to your genes and the choices you make.



The social determinants of health can also have an important influence on health.



Canadians with higher incomes are often healthier than those with lower incomes.

Our existing Zoning Bylaw allows for a range of residential, commercial, community and recreational services, parks and open spaces across the city. To protect public health and limit exposure to hazards, it also restricts the location of industrial and other potentially incompatible uses.

Coming out of the COVID-19 pandemic and the realization of the importance of physical, mental and social health and wellbeing, the Zoning Bylaw Update presents a significant opportunity to better achieve our local goal to become the Healthiest Small City in the World.

## Zoning & Equity

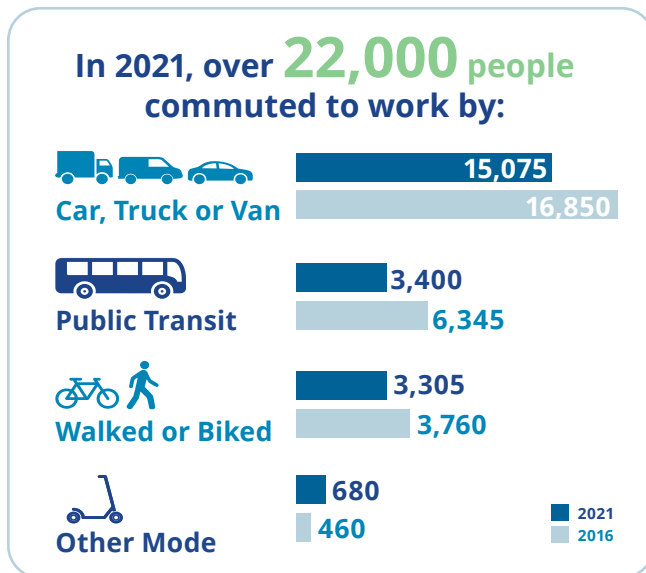
BC Centre for Disease Control estimates that approximately 75% of our overall health is determined by social and ecological factors, such as our working and living conditions, built environmental and educational opportunities. These factors strongly affect rates of chronic disease and injury, which lead to different levels of health and wellbeing, particularly for those who are most marginalized.

Zoning is a land use planning tool that regulates how our built environment takes shape. This includes creating compact, connected and walkable communities that provide a diversity of housing types, services, amenities and access to parks and open spaces that support healthy living.

Advancing health equity through our new Zoning Bylaw requires us to “consider the unique needs of more vulnerable community members, such as children, older adults, people living with physical mobility or chronic health challenges, as well as, low income, housing insecure or other marginalized community members. Health equity means all people (individuals, groups and communities) have a fair chance to reach their full health potential and are not disadvantaged by social, economic and environmental conditions” ([BC Centre for Disease Control - Working with Local Governments to Support Health Equity Through the Built Environment \(2016\)](#), pg. 9).

# Context

Planning for health equity requires us to understand the needs of City residents.



Source: Statistics Canada

The COVID-19 pandemic has further increased the number of residents who are challenged to meet their needs. Weekly food bank distribution has nearly tripled (with a large increase in families seeking support).

# Existing Objectives, Goals and Directions

The Zoning Bylaw Update seeks to build upon and implement policy directions outlined in the **Metro Vancouver 2050 Regional Growth Strategy**, **City of North Vancouver's Official Community Plan (2014)**, and the City's in-progress **Community Wellbeing Strategy** through the new Zoning Bylaw.



## Metro Vancouver



### Regional Growth Strategy

[The Metro 2050 Regional Growth Strategy \(2022\):](#)

- identifies key locations for future growth in the City of North Vancouver;
- sets out strategies to support the development of resilient, healthy, connected and complete communities. These communities are to be compact, mixed-use and should centre on the use of transit, walking, cycling and rolling as ways of moving around the city; and
- recognizes that healthy communities include spaces for community, art, cultural, recreational, institutional, medical/health, social service, education and child care facilities.

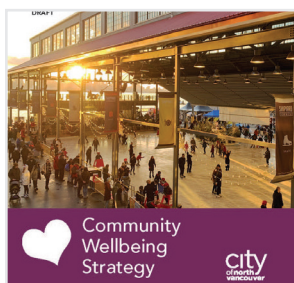


## City of North Vancouver

### Official Community Plan

[The City of North Vancouver Official Community Plan \(OCP\) \(2014\)](#) seeks to create a healthy and inclusive city, which is advanced through community wellbeing policies in Chapter 3 of the Plan.

- The creation of safe and socially inclusive neighbourhoods requires local access to healthy natural environments (parks and open spaces), active living, community gathering places and healthy food networks to support long-term personal wellbeing on public and private lands
- On private lands, key zoning-related tools the City uses are parkland dedication and the Density Bonus and Community Benefits Policy (2019) which provides developers seeking new land use permissions with additional height, variances (building setbacks, site coverage and density) in exchange for public benefits such as new rental housing, public space and community amenity space



### Community Wellbeing Strategy

The City of North Vancouver is creating a new [Community Wellbeing Strategy](#) that will replace the City's existing Social Plan (1998).

- The Strategy will focus on creating a City where everyone belongs and has the opportunity to thrive. This will include topics like complete communities, housing, all ages, inclusive economy and poverty reduction, advocacy, funding, partnerships, and equity, inclusion, diversity, and accessibility.

#### What is community wellbeing?

The City of North Vancouver's Community Wellbeing Strategy defines **"community wellbeing"** as the combination of social, economic, environmental, health, cultural, and political conditions that are essential for individuals and communities to flourish and fulfill their potential. *Which at the heart of it is about your health, happiness, quality of life, and opportunity to thrive.*

## Unlocking Opportunities with a New Zoning Bylaw

An updated zoning bylaw could provide guidance on how buildings, sidewalks and streets can be designed to advance climate resiliency, create enjoyable pedestrian and mobility experiences, and foster human connection. With the Zoning Bylaw Update, we will explore opportunities to promote health and wellness through:

- building features that support positive interactions with neighbours;
- building design and amenities to help integrate physical fitness at work, school and home, building upon the City's Active Design Guidelines (2015);
- private green spaces and development should include places to rest with tree canopy coverage and are age and family friendly;
- equitable access to new and existing public spaces, place-making amenities and facilities;
- improved access to healthy foods with local food production, distribution and more opportunities for neighbourhood shops; and
- climate adaptation measures to protect those most vulnerable to the negative effects of climate change.

The new Zoning Bylaw will make it easier for the City to permit and enable a range of uses in new development that align with the City's housing and complete community priorities for healthy living. Creating these spaces will require working collaboratively with residents, developers and community organizations.

Let's work together to create a new Zoning Bylaw for the City of North Vancouver that works for all of us.



### Stay Informed

For more information on this exciting initiative, please visit the Zoning Bylaw Update [project webpage](#) and subscribe to our mailing list.

### Links To Related Policies + Background Documents

- [Metro 2050: Regional Growth Strategy \(2022\)](#)
- [City of North Vancouver Council Strategic Plan \(2018\)](#)
- [City of North Vancouver Official Community Plan \(2014\)](#)



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of north  
vancouver