
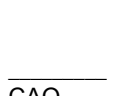
 Department Manager	 Director	 CAO
---	---	--

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Renée de St. Croix, Manager, Long Range & Community Planning
Rupinder Basi, Acting Deputy Director, Planning and Development

Subject: ZONING BYLAW UPDATE PROJECT – PHASE 1 SUMMARY REPORT

Date: November 15, 2023 File No: 09-3900-30-0006/1

ATTACHMENTS

1. Phase 1 Summary Report (CityDocs [#2432204](#))
2. Phase 1 Engagement Summary (CityDocs [2432205](#))

PURPOSE

This report provides an update to Council on the Zoning Bylaw Update project and presents an overview of Phase 1 findings and Key Directions for Phase 2.

DISCUSSION

Staff have completed Phase 1 of the Zoning Bylaw Update project. The work focused on information-gathering and analysis and included a Zoning Bylaw Audit, Policy Review, Emerging Practice Review and Public Engagement. Sections 1.0 through 3.0 below offer highlights of the Phase 1 findings. Section 4.0 introduces the eight Key Directions, which were derived from the Phase 1 findings.

Further details on the findings and Key Directions are provided in Attachment #1 - Phase 1 Summary Report and Attachment #2 - Phase 1 Engagement Summary.

1.0 Key Findings: Zoning Bylaw Audit

During Phase 1, the consultants undertook a Zoning Bylaw Audit to understand the structure and composition of the existing Zoning Bylaw. The audit revealed several issues and opportunities to inform the Phase 2 work. Highlights of the key findings and implications / opportunities are listed in Figure 1 and Table 1.

Figure 1: Zoning Bylaw Audit Composition Findings



- **CD Zones make up 73% of the over 1,400 pages in the Zoning bylaw**
- **Of the 583 CD Zones...**
 - **96%** are based on a standard zone
 - nearly half, **49%**, are based on just two base zones:
 - **26%** on RT-1: two-unit residential
 - **23%** on RM-1: medium-density apartment residential

Table 1: Zoning Bylaw Audit Key Findings and Implications/Opportunities

Key Findings	Implications / Opportunities
<ul style="list-style-type: none"> ▪ The existing Zoning Bylaw is challenging to navigate and understand. It is primarily structured around permitted uses with form and other requirements for a single zone spread throughout the document. ▪ There are many zones with overlapping use permissions, suggesting inefficiencies. 	<ul style="list-style-type: none"> ➤ Restructure and consolidate existing base zones and broaden use categories. ➤ Use more accessible language. ➤ Organize zones around form-based needs to eliminate redundant zones while supporting a more consistent design approach for the public realm.
<ul style="list-style-type: none"> ▪ The City has relied heavily on the use of Comprehensive Development (CD) Zones to regulate development. ▪ CD Zones now make up approximately 73 percent of the Zoning Bylaw, while regulating only 11 percent of total properties. 	<ul style="list-style-type: none"> ➤ Create new zones that are suitable for new development, to avoid the need to create new CD zones. ➤ Address overabundance of existing CD Zones by consolidating the zones into new or existing zones.
<ul style="list-style-type: none"> ▪ Many definitions in the existing Zoning Bylaw are outdated and do not reflect modern uses or building and design practices. 	<ul style="list-style-type: none"> ➤ Review and update definitions as needed to regulate and support modern uses, and to reflect modern building technologies, materials and design.
<ul style="list-style-type: none"> ▪ The existing Zoning Bylaw makes use of some of the Development Permit Areas (DPA) identified in the Official Community Plan (OCP), but not all. 	<ul style="list-style-type: none"> ➤ Consider expanding the use of DPAs as a tool to complement standard zoning regulations, with a goal of streamlining and simplifying processes while achieving City goals and objectives. ➤ Consider opportunities/need for additional DPAs not yet identified in the OCP.
<ul style="list-style-type: none"> ▪ Many regulations do not reflect current City objectives. Examples are a lack of diversity in housing forms, particularly in low-density areas; restrictions on neighbourhood commercial uses that would contribute to complete communities; and regulations for vehicle and bicycle parking, which have not yet been updated to align with recent policies. 	<ul style="list-style-type: none"> ➤ Update these and other misaligned sections to reflect current City policies and objectives.

2.0 Key Findings: Emerging Practice Review

Trends in zoning today point to goals of sustainability, health, and quality of design. While the exact wording of these goals may differ, the approach is almost always the same: to enable and encourage the development of complete communities.

One way that cities are pursuing complete communities is through the use of form based zoning. Form-based zoning offers an alternative approach to traditional exclusionary zoning practices. Rather than separating uses, it focuses instead on how the building itself contributes to the public realm and enables a mixing of uses to ensure more equitable access to daily needs.

The Emerging Practice Review looked at over 11 municipalities and found six key features of modern, form-based zoning bylaws, these are:

1. Clear Communication of Requirements
2. Alignment with Municipal Objectives
3. Web-Accessible Document Design + Online Tools
4. Improved Document Navigation
5. Consolidation of Zones
6. Use of Graphics and Illustrations

From the Emerging Practices Review, staff and consultants will work to include these six features in the creation of the new Zoning Bylaw document.

3.0 Key Findings: Community Engagement

In April 2023, staff presented the project’s Communications and Engagement Approach to support a robust outreach and engagement program. This approach aligns with the City’s upcoming Community Engagement Framework and is based on emerging practices including the International Association for Public Participation (IAP2) Principles.

The engagement undertaken in Phase 1 falls under the “inform” and “consult” columns of the IAP2 Spectrum, meaning the goals were to keep the public informed and to obtain their feedback.

Phase 1 Engagement Highlights:



~650
people engaged in conversation



26+
meetings with interested groups & city committees



~230
surveys submitted



~900
visitors to the project webpage & Let’s Talk page



~168k
social media impressions



~1,200
subscribers on the City’s CityView e-newsletter

Considering the well-known challenges of engaging communities on zoning bylaw reviews and updates, the engagement events were well-attended and there was a high level of engagement with the materials. The topics that people were most interested in were housing, environment, transportation and local businesses.

Overall the feedback to-date has been positive towards the necessity of the update and helpful with several emerging themes:

- Prioritise housing where there is good access to transit and amenities
- Enable more housing options by prioritizing multiplex (duplex, triplex and fourplex) and mid-rise (4-10 storey) development and moving away from single-family zoning and reliance on basement suites as a form of affordable housing.
- Explore innovative ways to address housing affordability through the new Zoning Bylaw.
- Promote car-free or car-light areas throughout the City to promote active transportation.
- Make it easier for people to meet their daily needs without the use of a vehicle by allowing for a greater mix of uses throughout the City, offering more safe and convenient active transportation and transit options, and allowing locally-owned, local-serving businesses to locate within residential neighbourhoods.
- Protect and promote employment and industrial land uses throughout the City.
- Allow neighbourhood-serving commercial, like cafes and small grocers in residential areas.
- Protect and enhance the City's tree canopy, including trees located on private property.
- Focus design efforts on universal accessibility, including age-friendliness, people of diverse incomes, physical ability.
- Promote social connectivity through the intentional design of public spaces, parks, plazas and shared community amenities.

When asked about the structure and functionality of the Zoning Bylaw, staff, stakeholders, and the public shared that they would like the new Zoning Bylaw to be easier to navigate, understand, and interpret – making it more accessible to a broader audience, making it easier to find commonly sought-after information, and enabling greater consistency of interpretation during the development review process.

4.0 Key Directions to Guide Phase 2

Eight key directions to guide Phase 2 work were identified following completion of Phase 1. Further details on these directions can be found in Attachment # 1.

1. *Modernizing and Consolidating Standard Zones*

Revise existing standard zones to remove redundancy and increase both the relevance and usability of the new Zoning Bylaw.

2. *Enabling Diverse Housing Options*

Update residential zoning regulations to enable a broader variety of housing forms, types and tenures to meet people's varied housing needs.

3. *Preparing for Near-Term Changes*

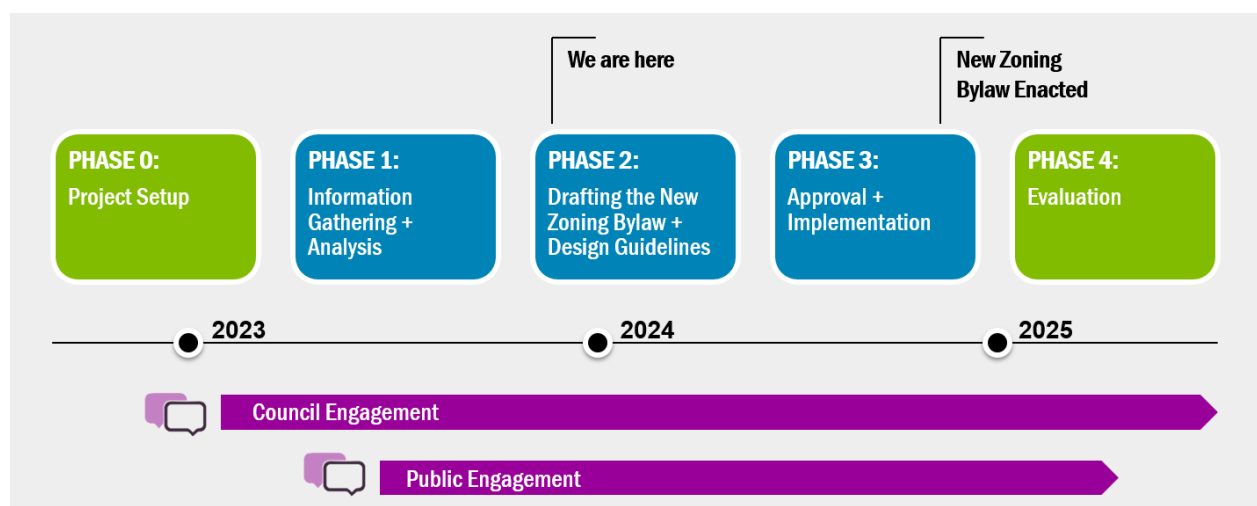
Take a proactive approach in responding to near-term changes by identifying areas that are most likely to see change in the next few years, and establishing regulatory tools to support and manage that growth.

- 4. Supporting Employment and Enterprises that Create Shared Economic Prosperity**
Review commercial, institutional, and industrial zoning provisions to ensure that they respond to contemporary business and employment needs.
- 5. Integrating Equity and Community Wellbeing**
Commit to meaningfully integrating equity, community wellbeing, and resiliency within the new Zoning Bylaw using social equity criteria, metrics, and analyses.
- 6. Supporting Complete and Sustainable Communities**
Enable development that fosters wellbeing and sustainability through a greater mixing of land uses and housing types to better address community needs.
- 7. Aligning Parking Requirements**
Embed a holistic approach to regulating parking based on context, policies, and alignment with the ways people move around the City.
- 8. Applying a Future-Focused and Resiliency Lens**
Consider the adaptability of regulations to current trends, future technologies, and sustainable development.

These key directions will be used to support the creation of a zoning bylaw that has alignment with municipal objectives, enables a streamlined development review process, reduces City resources required to respond to zoning inquiries, supports businesses, and enhances development outcomes in the City.

NEXT STEPS

Staff are moving into Phase 2: Drafting the New Zoning Bylaw + Design Guidelines.



Phase 2 began with the development of the eight Key Directions, which will guide the Phase 2 work. Next steps include drafting new zones, updating definitions and general provisions, developing a new document structure and graphic language, considering development permit guidelines, aligning with and improving the development process, and Phase 2 community engagement.

Staff will continue to provide updates to Council as the work progresses and will report back prior to the launch of the Phase 2 public engagement in the early spring of 2024.

RESPECTFULLY SUBMITTED:



Renée de St. Croix
Manager, Long Range & Community Planning



Rupinder Basi
Acting Deputy Director, Planning and
Development