

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Josh Cairns, Planner 3

Subject: ADVISORY PLANNING COMMISSION – 2025 ANNUAL REPORT

Date: March 31, 2026 File No: 01-0360-20-0002/2026

ATTACHMENTS

1. 2026 Work Plan (CityDocs [2774771](#))

SUMMARY

The purpose of this report is to provide Council with an update of the Advisory Planning Commission's (APC) achievements over 2025 and to provide a work plan for 2026. The Committees are established to provide advice and recommendations to Council on matters defined in the Committee's Terms of Reference or Bylaw. Staff facilitate this process through creating annual Committee Work Plans.

2025 HIGHLIGHTS AND ACHIEVEMENTS

APC is intended to "provide a community perspective on general planning and land use issues in support of Council's strategic priority to foster a Prosperous, Vibrant City for People".

APC's mandate is to provide advice on community planning aspects, specifically:

- a) the Official Community Plan, including proposed amendments;
- b) federal, provincial, regional or neighbouring municipality development plans which may affect the City's Official Community Plan;
- c) zoning bylaws and amendments referred to APC by the Director, Planning;
- d) matters respecting proposed bylaws and permits under Part 14, Divisions 4-14 and section 546 of the *Local Government Act* that are referred to it by Council or the Director, Planning; and
- e) any other community planning matter referred by Council.

APC, in combination with the City’s other Advisory Committees, offers an important avenue to hear insights regarding residents’ unique lived experiences and their perspectives on how to best approach various challenges and opportunities the City may face.

Over the past year, APC provided valuable contributions to the City by providing reviews and input on various planning and land use matters. Notable achievements are summarized in Table 1.

Table 1 – Advisory Planning Commission – 2025 Achievements

Initiative / Project	Achievement
Official Community Plan and Zoning Bylaw amendments	APC provided input and recommendations on the following Official Community Plan amendments: <ul style="list-style-type: none"> • TransLink Moodyville (502-536 East 3rd Street); • Capilano Mall (925-943 Marine Drive & 925 West 3rd Street); • The Trails (507-651 East 1st Street, 82-94 St. Davids Avenue & 603-609, 631 East 2nd Street); and, • 1540 St Georges Avenue & 215-235 East 16th Street.
City’s response to Provincial legislation as part of the Province’s Local Government Housing Initiatives	APC provided input and discussion on the City’s response to various provincial housing legislation, including: <ul style="list-style-type: none"> • Proposed changes to meet provincial 20-year housing need requirements, including: <ul style="list-style-type: none"> ○ The Growing Livable Neighbourhoods project that resulted in the Ground Oriented Zone; and, ○ Increases in permissible height and density on City-owned properties. • The development of the Ground-Oriented Zone and corresponding Official Community Plan and Zoning Bylaw amendments in response to Bill 44, Housing Statutes (Residential Development) Amendment Act; and, • The Interim Housing Needs Report.
City Grants and Awards	APC reviewed grant applications through the Living City Grants program and recommended the granting of \$30,000 in grants to nine organizations/initiatives that will support the City’s commitment to environmental, social, and economic sustainability.
	APC reviewed nominations and provided recommendations for the 2025 Living City Awards, which recognizes outstanding leadership in environmental sustainability within the city.

2026 WORK PLAN

In 2026, APC will be called upon to review or advise on key City initiatives with potential planning implications. It is anticipated that APC will contribute to:

- City grants and awards (Living City Grants and Living City Awards);
- Major Official Community Plan and Zoning Bylaw amendment applications (as they arise);
- The City’s response to provincial legislation (Bill 25);
- The Zoning Bylaw Update project; and,
- Other City-wide projects and initiatives with planning considerations (e.g. Parks and Public Spaces Plan).

APC’s work in 2026 will provide Council with community perspectives on key planning matters within the mandate of APC, furthering Council’s strategic priorities as outlined in the 2022-2026 Council Strategic Plan.

More information is provided in the 2026 Work Plan (Attachment 1).

INTER-DEPARTMENTAL IMPLICATIONS

APC is supported by staff from the Planning, Development & Real Estate and Legislative Services departments. Additional staff resources may be requested as needed on a project-specific basis.

STRATEGIC PLAN, OCP OR POLICY ALIGNMENT

APC’s work aligns closely with the 2022-2026 Council Strategic Plan, including the strategic priorities to create a City for People and a Vibrant City. APC’s work is also strongly linked to the Housing Action Plan and the Community Wellbeing Strategy.

RESPECTFULLY SUBMITTED:



Josh Cairns
Planner 3

Advisory Planning Commission 2026 Work Plan

Vision / Goal Statement: To provide a community perspective on general planning and land use issues in support of Council's strategic priority to foster a Prosperous, Vibrant City for People.

Note: Initiatives should adhere to the Terms of Reference and align with [Council's Vision & Priorities](#).

Initiative / Project	Actions State what is expected of the members in relation to the Initiative/Project.	Expected Outcome State the expected impact of the actions.
1. City Grants and Awards	<p>1.1 Receive information on and review:</p> <ul style="list-style-type: none"> • applications for the Living City Grants; and, • nominations for the Living City Awards. <p>1.2 Provide recommendations on the allocation of grant funding and issuance of awards.</p>	<ul style="list-style-type: none"> • Recommendations to Council on Living City Grants and Living City Awards recipients informed by the perspectives and recommendations of the APC.
2. Major Official Community Plan and Zoning Bylaw Development Applications	<p>2.1 Receive information from staff and delegations to the APC on proposed amendments to the Official Community Plan and Zoning Bylaw as they arise from time to time.</p> <p>2.2 Provide recommendations to staff on the proposed amendments.</p>	<ul style="list-style-type: none"> • APC awareness of major Official Community Plan and Zoning Bylaw amendment applications. • Community-based planning perspectives offered on the proposed amendments to help inform decision-making.
3. City's Response to Provincial Legislation (Bill 25)	<p>3.1 Receive and review a comprehensive presentation outlining the requirements of Bill 25 and the City's proposed policy and regulatory response.</p> <p>3.2 Provide advisory input on proposed amendments to the Zoning Bylaw and Official Community Plan to support</p>	<ul style="list-style-type: none"> • Robust APC awareness and understanding of Provincial requirements and the City's proposed response. • Advisory feedback/input provided to staff on proposed amendments to the Zoning Bylaw and Official Community Plan.

Advisory Planning Commission 2026 Work Plan

Initiative / Project	Actions State what is expected of the members in relation to the Initiative/Project.	Expected Outcome State the expected impact of the actions.
	alignment with provincial legislation and local planning objectives.	<ul style="list-style-type: none"> • Identification of potential implementation considerations and community impacts.
4. Zoning Bylaw Update	<p>4.1 Receive updates from staff on the Zoning Bylaw Update, including project scope, progression, and relevant points of consideration.</p> <p>4.2 Review and consider the major policy and regulatory changes contemplated through the Zoning Bylaw Update project.</p> <p>4.3 Provide advice and feedback to help inform project progression and decision-making.</p>	<ul style="list-style-type: none"> • Identification of potential policy gaps, unintended consequences, or implementation challenges. • Community-based perspectives provided that may inform the progression of or outcomes of the project. • Enhanced transparency of the Zoning Bylaw Update process.
5. Other Planning Projects and Initiatives	<p>5.1 Receive and review information and presentations from staff on City initiatives with planning considerations, which is expected to include:</p> <ul style="list-style-type: none"> • Parks and Public Space Plan <p>5.2 Consider and discuss community perspectives and relevant planning considerations arising from the reports, including broader implications and alignment with the City’s long-range planning framework.</p>	<ul style="list-style-type: none"> • APC members gain a robust understanding of other planning projects and initiatives underway by the City. • Advisory input offered on planning-related matters that may help inform or influence future stages of the projects, implementation, or long-term policy alignment considerations. • Community-based planning perspectives shared to help support the development of a comprehensive Parks and Public Space Plan.