



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, NOVEMBER 17, 2025 AT 6:00 PM

Watch Livestream at cnv.org/LiveStreaming
View complete Agenda Package at cnv.org/CouncilMeetings

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and selilwətał (Tseil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 17, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 3, 2025

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *3. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J)
- *4. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan)

REPORT

- *5. 2026 Council Meeting Schedule

PUBLIC HEARING

- A. Land Use Bylaw Amendments – City Initiated Amendments to Meet Provincial Legislation Requirements
- B. City Initiated Amendment to Update Regional Context Statement

BYLAWS – SECOND AND THIRD READINGS

6. “Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114”
(City Initiated Amendment Related to Provincial Legislation Requirements)
7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137”
(City Initiated Amendment Related to Provincial Legislation Requirements)
8. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements)
9. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements)
10. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141”
(City Initiated Amendment to Update Regional Context Statement)

MOTION

11. Development Variance Permit No. PLN2023-00018 (618 East 4th Street)

BYLAW – ADOPTION

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115”
(Vernacular Studio Inc., 618 East 4th Street, RS-2)

NOTICE OF MOTION

13. Encouraging the Safe Use of Electric Mobility Devices – Councillor Valente

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 17, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 3, 2025

PUBLIC INPUT PERIOD

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.” The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers’ comments will be audio recorded, as well as live-streamed on the City’s website, and will form part of the public record.

Speakers may only speak on the same matter once in a 3-month period.

Speakers during the Public Input Period are permitted to join the meeting in person in the Council Chamber or electronically via Webex. There are 2 ways to sign up to speak during the Public Input Period.

- 1) **IN PERSON:** Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:50 pm on the day of the Council meeting.
- 2) **ELECTRONICALLY VIA WEBEX:** Speakers who choose to participate electronically must pre-register by 12:00 pm on the day of the Council meeting by completing the online form at cnv.org/PublicInputPeriod, or by phoning 604-990-4234. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

If a speaker has written material to accompany their comments, the material must be sent to the Corporate Officer at clerks@cnv.org no later than 12:00 pm on the day of the Council Meeting.

The Public Input Period provides an opportunity for comment only and places the speaker’s concern on record, without the expectation of a response from Council. Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2), including Zoning Bylaws for which a Public Hearing will not be held or is prohibited under section 464 of the *Local Government Act*.

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting or to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening’s agenda, as an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as “Your Worship” or “Mayor, followed by their surname”. Councillors should be addressed as “Councillor, followed by their surname”.

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

THAT the recommendations listed within the “Consent Agenda” be approved.

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *3. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan)

RECOMMENDATION:

THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

REPORT

- *5. 2026 Council Meeting Schedule – File: 01-0550-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, October 29, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 29, 2025, entitled “2026 Council Meeting Schedule”:

THAT the 2026 Council Meeting Schedule be endorsed;

AND THAT staff be directed to publish notice of the Council Meeting Schedule in accordance with the *Community Charter*.

END OF CONSENT AGENDA

PUBLIC HEARING

A. Land Use Bylaw Amendments – City Initiated Amendments to Meet Provincial Legislation Requirements

“Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) would amend the Official Community Plan and Zoning Bylaw to meet 20-year housing need requirements on City Lands and low-density residential areas.

Bylaw Nos. 9114 and 9137 to be considered under Items 6 and 7.

AGENDA

Staff presentation

Representations from the public

Questions from Council

B. City Initiated Amendment to Update Regional Context Statement

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) would replace the Regional Context Statement in the Official Community Plan to align with *Metro 2050*.

Bylaw No. 9141 to be considered under Item 10.

AGENDA

Staff presentation

Representations from the public

Questions from Council

Motion to conclude the Public Hearing

BYLAWS – SECOND AND THIRD READINGS

6. “Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements)

RECOMMENDATION:

THAT “Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) be given second and third readings.

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) be given second and third readings.

8. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements)

RECOMMENDATION:

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements) be given second and third readings.

9. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements)

RECOMMENDATION:

THAT “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements) be given second and third readings.

10. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be given second and third readings.

MOTION

11. Development Variance Permit No. PLN2023-00018 (618 East 4th Street)
– File: 08-3400-20-0126/1

RECOMMENDATION:

THAT Development Variance Permit No. PLN2023-00018 (618 East 4th Street) be issued to Vernacular Studio Inc., in accordance with Section 498 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2023-00018 and any other necessary documentation to give effect to this resolution.

No Public Meeting held.

BYLAW – ADOPTION

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115”
(Vernacular Studio Inc., 618 East 4th Street, RS-2)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

NOTICE OF MOTION

13. Encouraging the Safe Use of Electric Mobility Devices
– File: 16-8330-01-0001/2025

Submitted by Councillor Valente

RECOMMENDATION:

WHEREAS the City of North Vancouver’s Council Strategic Plan identifies A *Connected City* as a priority, seeking to encourage active and sustainable ways for people and goods to move safely and efficiently;

WHEREAS the City of North Vancouver is part of the North Shore Connects partnership, working collaboratively across municipalities and Indigenous Nations to improve transportation and reduce congestion on, to, and from the North Shore;

WHEREAS the City of North Vancouver’s *Safe Mobility Strategy*, endorsed in July 2020, envisions “Safe Streets for everyone”, with a focus on promoting safe behaviour through education, Active Travel to School, and evidence-based monitoring and reporting;

Continued...

NOTICE OF MOTION – Continued

13. Encouraging the Safe Use of Electric Mobility Devices
– File: 16-8330-01-0001/2025 – Continued

AND WHEREAS the use of electric mobility devices has grown significantly, offering greater transportation freedom for people of all ages and abilities, including equity-seeking groups such as youth, seniors, and gig workers;

THEREFORE BE IT RESOLVED THAT staff report back to Council with opportunities to support street safety for all vulnerable road users, with a focus on education related to the safe use of electric mobility devices. This report may include consideration of:

1. Feedback from equity-seeking groups on their experiences with mobility infrastructure, and identification of areas where that infrastructure is lacking to inform future mobility network development;
2. Development of a public education campaign on e-mobility safety presented to North Shore Connects to work towards regional consistency. This campaign should consider support for e-mobility safety training through a variety of channels such as schools, HUB etc., to ensure education is delivered for people of all ages and abilities;
3. Incorporating education on encouraging road user communication through voice, bells, and other audible warning devices; and
4. As a last resort, identifying locations where supportive enforcement—consistent across the North Shore—could be provided;

BE IT FURTHER RESOLVED THAT the Mayor, on behalf of Council, write a letter to the Minister of Transportation and Transit advocating for a provincewide program to educate and certify members of the public in the safe use of electric mobility devices.

Background Information, October 7, 2025

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

The purpose of **Public Hearings** is to provide members of the public an opportunity to provide written submissions and make representations to Council regarding proposed changes to zoning bylaws, heritage designations or the Official Community Plan (OCP). Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*. Recent changes to the *Act* provide that Public Hearings are prohibited in respect of some zoning bylaws and not required in respect of others.

The purpose of **Public Meetings** is to provide members of the public an opportunity to make representations to Council regarding various issues and/or proposed changes that have never required a Public Hearing, such as a Development Variance Permit or Temporary Use Permit. North Vancouver residents can participate in the civic process of a Public Meeting on such permit matters that may affect their community, property and interests. These opportunities are generally held in conjunction with Regular Council Meetings.

Subject to the provisions of the *Act* prohibiting or otherwise not requiring a Public Hearing on certain zoning bylaws, all persons who believe their interest in property is affected by a proposed bylaw or permit are afforded a reasonable opportunity at a Public Hearing or Public Meeting to be heard, voice concerns or present written submissions regarding matters contained within the bylaw/permit. **Where a zoning bylaw will not be going to Public Hearing, written submissions are the only means by which the public may address the bylaw.**

All written submissions, regardless of whether a Public Hearing or Public Meeting is held, and all representations made at a Public Hearing or Public Meeting, will form part of the official public record. Minutes of any Public Hearing or Public Meeting and a video recording of the proceedings will be posted on the City's website at cnv.org.

To provide written input: All written submissions must include your name and address. If this information is not provided, it cannot be included as part of the public record. Email submissions addressed to the Corporate Officer at input@cnv.org are preferred, and hand-delivered or mailed submissions will also be accepted. **The deadline for submit written submissions is 12:00 noon on the day of the Public Hearing/Public Meeting or, in the case of no Public Hearing on a zoning bylaw, at a 12 noon on the day of the Council Meeting set for first reading of the bylaw.**

To speak at a Public Hearing or Public Meeting:

In person at City Hall: On the day of the meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, from 5:30 to 5:50 pm. Enter City Hall through the doors at the southwest corner of the building (off 13th Street) after 5:30pm.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Via Webex/Phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4234 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on the day of the Public Hearing/Public Meeting.**

Non-registered speakers: Speakers who have not pre-registered will also have an opportunity to provide input.

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

Comments from the public must specifically relate to the proposed bylaw/permit or subject of the Public Hearing/Public Meeting. Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name for the record and will be provided one 5-minute opportunity to present their comments. Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known.

Procedural rules for the conduct of a Public Hearing/Public Meeting are set at the call of the Chair. Council's main function is to listen to the views of the public regarding the change of land use in the proposed bylaw/permit. It is not the function of Council to debate the merits of an application with speakers. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing/Public Meeting concludes, no further information or submissions can be considered by Council until the bylaw or permit is approved or rejected.

Following adjournment of the Public Hearing/Public Meeting, the Regular meeting of Council reconvenes and the bylaw/permit is discussed and debated by members of Council, followed by consideration of third reading of the bylaw or approval of the permit.



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, NOVEMBER 3, 2025**

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor J. McIlroy
Councillor S. Shahriari
Councillor T. Valente*

**participated electronically*

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
A. Cifarelli, Director, Legislative Services & Corporate Officer
J. Peters, Manager, Legislative & Election Services
L. Sawrenko, Chief Financial Officer
D. Van Heerden, Manager, Financial Planning
A. Pogosjan, City Solicitor
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
D. Hutch, Director, Parks & Public Spaces
A. Man-Bourdon, Manager, Parks & Natural Spaces
M. Chan, General Manager, Planning, Development & Real Estate
J. Greig, Manager, Planning (Development Planning)
L. Mulleder, Development Planner
G. Schalk, General Manager, Public Safety & Fire Chief
A. Gibbs, Director, Communications & Engagement
V. Grammatico, Manager, Economic Development
T. Huckell, Legislative Services Advisor

The meeting was called to order at 6:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Bell

1. Regular Council Meeting Agenda, November 3, 2025

CARRIED UNANIMOUSLY

R2025-11-03/1

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Veterans' Week – November 5-11, 2025

Indigenous Veterans' Day – November 8, 2025

Mayor Buchanan presented framed proclamations to the Colour Party of the Royal Canadian Legion Branch 118; to Celina Dorame, Veteran, sə́lílwətał (Tsleil-Waututh) Nation; and to Sam George, Elder, Skwxwú7mesh (Squamish) Nation.

ADOPTION OF MINUTES

Moved by Councillor McIlroy, seconded by Councillor Back

2. Regular Council Meeting Minutes, October 20, 2025

CARRIED UNANIMOUSLY

R2025-11-03/2

Moved by Councillor Shahriari, seconded by Councillor Girard

3. Council Workshop Minutes, October 27, 2025

CARRIED UNANIMOUSLY

R2025-11-03/3

PUBLIC INPUT PERIOD

Moved by Councillor Girard, seconded by Councillor Bell

THAT the Public Input Period be extended to hear all the speakers listed on the sign-up sheet.

CARRIED UNANIMOUSLY

- Jeremy Heighton, Kamloops North Shore BIA, spoke in favour of the creation of the Central Lonsdale Business Improvement Area.
- Rita Eustergerling, North Vancouver, spoke regarding the West 13th Street and West Keith Road corridor.
- Michael Sale, North Vancouver, spoke regarding the methods of payment for parking in the City.
- Ross McMillan, North Vancouver, spoke regarding gentle density and future Moodyville developments.
- Carl McCreath, North Vancouver, spoke in favour of the creation of the Central Lonsdale Business Improvement Area.
- Heny Mustikasari, North Vancouver, spoke in favour of the creation of the Central Lonsdale Business Improvement Area.
- Tami Paris, North Vancouver, spoke regarding the benefits of gentle infill in Moodyville.

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT Item 6 be removed from the Consent Agenda and the remaining recommendations listed within the Consent Agenda be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

4. “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126”

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-03/4

5. “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142”

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-03/5

END OF CONSENT AGENDA

REPORT

6. Advisory Committee Terms of Reference Updates – File: 01-0360-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, October 15, 2025

Moved by Councillor Shahriari, seconded by Councillor Girard

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 15, 2025, entitled “Advisory Committee Terms of Reference Updates”:

THAT the revised Terms of Reference for the following Advisory Committees be approved:

- Advisory Design Panel;
- Advisory Planning Commission;
- Community Safety Advisory Committee;
- Heritage Advisory Committee;
- Integrated Transportation Committee; and
- Social Planning Advisory Committee.

CARRIED UNANIMOUSLY

R2025-11-03/6

FINANCE COMMITTEE MEETING

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the meeting recess to the Finance Committee Meeting regarding the “Draft 2026-2030 Financial Plan”.

CARRIED UNANIMOUSLY

The meeting recessed to the Finance Committee Meeting at 6:31 pm and reconvened at 8:24 pm with all members of Council present.

Mayor Buchanan declared a recess at 8:24 pm and reconvened the meeting at 8:31 pm with all members of Council present.

REPORTS

7. Draft 2026-2030 Financial Plan – File: 05-1700-01-0001/2026

Report: Chief Financial Officer, October 15, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated October 15, 2025, entitled “Draft 2026-2030 Financial Plan”:

THAT Council provide feedback on the 2026 Draft Operating Budget, 2026 Draft Shipyards Budget, 2026 Draft Curb Access and Parking Budget, and Proposed New Items that reflect a baseline tax rate increase of 0.68%, transfers to Capital of 2.0% and New Items of 0.24%;

THAT Council provide feedback on the 2026 Draft Cemetery Budget;

THAT Council provide feedback on the 2026-2030 Draft Capital Plan;

AND THAT the 2026 Draft Operating Budget, 2026 Draft Curb Access and Parking Budget, 2026 Draft Shipyards Budget, 2026 Draft Cemetery Budget, and 2026-2030 Draft Capital Plan be adjusted on the basis of feedback received and brought back at a subsequent meeting for consideration.

CARRIED UNANIMOUSLY

R2025-11-03/7

REPORTS – Continued

8. 2025-2029 Revised Financial Plan – File: 05-1715-20-0020/2025 – Continued

Report: Chief Financial Officer, October 15, 2025

Moved by Councillor Bell, seconded by Councillor Shahriari

PURSUANT to the report of the Chief Financial Officer, dated October 15, 2025, entitled “2025-2029 Revised Financial Plan”:

THAT the amendments to the 2025-2029 Financial Plan for emerging priority projects to be funded from the General Capital Reserve Fund and Civic Amenity Reserve Fund be endorsed;

THAT (Funding Appropriation #2530) an amount of \$50,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT (Funding Appropriation #2531) an amount of \$375,000 be appropriated from the General Capital Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT (Funding Appropriation #2533) an amount of \$4,950,000 be appropriated from the Parkland and Park Improvements DCC Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT funding in an amount of \$200,000 be transferred to the “HJCRC Outside Consulting” project from the “Fire Hall Dormitory” project;

AND THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan) be considered for readings.

CARRIED UNANIMOUSLY

R2025-11-03/8

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan)

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan) be given first, second and third readings.

CARRIED UNANIMOUSLY

R2025-11-03/9

REPORTS

10. Central Lonsdale Business Improvement Area Formation Bylaw and Petition Process
– File: 13-6750-20-0006/1

Report: Manager, Economic Development, October 15, 2025

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Manager, Economic Development, dated October 15, 2025, entitled “Central Lonsdale Business Improvement Area Formation Bylaw and Petition Process”:

THAT the Central Lonsdale Business Improvement Area Formation Bylaw be referred back to staff to incorporate the following revisions:

- a) reducing the annual budget to:
 - i. \$600,000 with a 3% increase in the third year; or
 - ii. \$500,000 with a 3% increase in the third year; and
- b) changing the Term of Service from eight years to five years;

AND THAT staff bring the revised Central Lonsdale Business Improvement Area Formation Bylaw back to Council by December 8, 2025.

CARRIED UNANIMOUSLY

R2025-11-03/10

11. Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street – File: 08-3400-20-0160/1

Report: Planner 2, October 15, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated October 15, 2025, entitled “Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street”:

THAT the following bylaws be considered for readings and referred to a Public Hearing:

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306);

THAT notification be published in accordance with the *Local Government Act*;

Continued...

REPORTS – Continued

11. Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street – File: 08-3400-20-0160/1 – Continued

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be considered for readings;

AND THAT the community benefits listed in the sections “Density Bonus and Community Benefits” and the off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades” be delivered or secured through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

CARRIED UNANIMOUSLY

R2025-11-03/11

BYLAWS – FIRST READING

12. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/12

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/13

14. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/14

REPORT

15. 2026 General Local Election Planning Update – File: 09-4200-20-0077/1

Report: Director, Legislative Services and Corporate Officer, October 15, 2025

Moved by Councillor Shahriari, seconded by Councillor Girard

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 15, 2025, entitled “2026 General Local Election Planning Update”:

THAT the report of the Director, Legislative Services and Corporate Officer, dated October 15, 2025, entitled “2026 General Local Election Planning Update”, be received for information.

CARRIED UNANIMOUSLY

R2025-11-03/15

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

16. Subject – File: 01-0220-01-0001/2025

Inquiry by Councillor Bell

Councillor Bell inquired about implementing clearer signage regarding where parking in the City is permitted, especially in instances where parking is only permitted on one side of the street.

R2025-11-03/16

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:29 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9136

A Bylaw to amend “Fees and Charges Bylaw, 2024, No. 9000”

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 **“Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J)**.
2. “Fees and Charges Bylaw, 2024, No. 9000” is amended as follows:
 - A. By deleting Schedules A, B, C, D, E, F, G, H, I and J in their entirety and replacing them with the new Schedules A, B, C, D, E, F, G, H, I and J attached to this bylaw.
 - B. The effective dates for each new Schedule are as follows:

Schedule	Description	Effective Date
A	Corporate and Finance Fees	January 7, 2026
B	Protective Services Fees	January 7, 2026
C	Filming Fees	January 7, 2026
D	Development, Permitting and Regulation Fees	January 7, 2026
E	Parks and Recreation Fees	January 7, 2026
F	Licensing Fees	January 7, 2026
G	Cemetery Fees	January 7, 2026
H	Streets and Plazas Fees	January 7, 2026
I	Water Utility Services Fees	January 7, 2026
J	Sewer and Drainage Utility Services Fees	January 7, 2026

READ a first time on the 6th day of October, 2025.

READ a second time on the 6th day of October, 2025.

READ a third time on the 6th day of October, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

SCHEDULE A

CORPORATE AND FINANCE FEES

Fees and Charges Bylaw, 2024, No. 9000

Copies

Printing Fee – 8.5" by 11" to 11" by 17" Black and White (per page)	\$ 0.10
Printing Fee – 8.5" by 11" to 11" by 17" Colour (per page)	\$ 0.20
Official Community Plan	\$ 15.62
Zoning Bylaw - Component One: General Regulations Consolidated	\$ 10.41
Zoning Bylaw - Component Two: Development Regulations	\$ 20.83
Zoning Bylaw - Component Three: Zoning Map - page	\$ 2.74
Zoning Bylaw - Component Three: Zoning Map - each additional page	\$ 1.83
Zoning Bylaw - Component Three: Zoning Map - full map	\$ 41.10
S. 237 Community Charter - Tax Demand Notice	\$ 20.83
S. 258 Community Charter - Certificate of Tax Status - Manual	\$ 36.45
S. 258 Community Charter - Certificate of Tax Status - via Internet and BC Online	\$ 31.24

General Fees

Returned Payment	\$ 26.04
Tax Refund - per property tax roll	\$ 31.24
Mortgage Company Administration Fee for payment of property taxes - per property tax roll	\$ 10.41
Geographic Information System Plots and Reports - administration fee	\$ 26.04
Geographic Information System Plots and Reports - plus per hour processing (minimum 1/2 hour)	\$ 104.14
Paper Map Printing	\$ 30.00
Site History Review	\$ 204.80

Freedom of Information Requests - (in accordance with the Freedom of Information and Protection of Privacy Act)

Fee for Applicants (excluding Commercial Applicants)

1. Application Fee	\$10.00
2. Searching for and retrieving a record, per ¼ hour, after the first 3 hours	\$7.50
3. Producing a record manually, per ¼ hour	\$7.50
4. Producing a record from a machine-readable record from a server or computer, per ¼ hour	\$7.50
5. Preparing a record for disclosure, per ¼ hour	\$7.50
6. Shipping a record	actual cost

Fee for Applicants - Commercial Applicants

1. Application Fee	\$10.00
2. Searching for and retrieving a record, per ¼ hour, after the first 3 hours	actual cost
3. Producing a record manually, per ¼ hour	actual cost
4. Producing a record from a machine-readable record from a server or computer, per ¼ hour	actual cost
5. Preparing a record for disclosure, per ¼ hour	actual cost
6. Shipping a record	actual cost

Building Plans	
Building Plans - paper copy - administration fee	\$ 26.04
Building Plans - paper copy - plus cost of printing	plus cost printing

Survey Information	
Survey Lot Corners or Sewer Inverts	\$ 156.21
Survey and Service Information - Single family dwelling	\$ 229.11
Survey and Service Information - Duplex	\$ 229.11
Survey, Building Grades and Service Information - Multi-family units	\$ 322.84
Survey, Building Grades and Service Information - Commercial	\$ 322.84
Survey, Building Grades and Service Information - Additional copies on request - per copy	\$ 15.62

Liquor Licenses	
Increased Liquor License Capacity - per application, plus actual cost of advertising	\$ 520.70
Increased Liquor License Capacity - actual cost of advertising	at cost
Patron Participation Endorsement - per application	\$ 468.63

Tree Permits	
Tree Permit Fee - Low impact	\$ 78.11
Tree Permit Fee - Moderate impact	\$ 130.18
Tree Permit Fee - High impact	\$ 182.25

Street Tree Planting	
Street Tree Planting - per tree	\$ 781.06

SCHEDULE B

PROTECTIVE SERVICES FEES

POLICE FEES

Fees and Charges Bylaw, 2024, No. 9000

In order to recover some of the costs of various policing services, certain services carry a user

Fees for Police Services

Audio Reproduction - First Hour		\$ 77.20
Audio Reproduction - Each additional hour		\$ 28.70
Audio Reproduction - Cost of CD / DVD		\$ 5.70
CD of Photographs		\$ 44.10
Court Ordered File Disclosure - Fee		\$ 63.40
Court Ordered File Disclosure - Plus Copying Charge	copying charge	
Crash Data Retrieval Report		\$ 198.50
Police Information Check		\$ 64.70
Police Information Check - Volunteers - Local Residents		Free
Field Drawing / Diagram / Reproduction - Cost		Cost
Field Drawing / Diagram / Reproduction - Plus Fee		\$ 44.10
File Research - Cost per Hour		\$ 55.10
Fingerprints (up to 2 sets)		\$ 64.70
Fingerprints - Additional sets		\$ 11.00
Forensic Video Analysis - Cost per hour		\$ 220.50
Full Collision Analyst / Reconstruction Report		\$ 661.50
Insurance Claim Letter		\$ 63.40
Local Police Records Checks		\$ 63.40
Measurements		\$ 228.30
Mechanical Inspection Report - Cost		Cost
Mechanical Inspection Report - Plus Fee		\$63.40
MV6020 - Motor Vehicle Accident Report		\$ 63.40
Name Change Application		\$ 63.40
Passport Letter		\$ 63.40
Photocopying charge per page		\$ 0.85
Photographs (each 4 x 6)		\$ 4.40
Police Certificate (including fingerprints if required)		\$ 63.40
Police Report		\$ 63.40
Security Licence		\$ 99.20
Shipping - Cost		Cost
Shipping - Plus Fee		\$5.60
Taxi Permit Application		\$ 62.69
Taxi Permit Application (2 years)		\$ 122.85
Taxi Permit (lost/replacement fee)		\$ 30.71
Traffic Analyst Investigation Report		\$ 99.20
Video Reproduction - First hour		\$ 77.20
Video Reproduction - Each additional hour		\$ 28.70

Video Reproduction - Cost of CD / DVD		\$ 17.60
Visa Application (including fingerprints if required)		\$ 63.40

Security Alarm System Bylaw, 2022, No. 8931

Security Systems - False Alarms		
Fee Based on Calendar Year		Per Year
First False Alarm		\$ -
Second False Alarm		\$ 156.21
Third False Alarm		\$ 260.35
Fourth False Alarm		\$ 416.56
Fifth False Alarm		\$ 624.84
Subsequent to Fifth False Alarms		\$ 937.27

FIRE DEPARTMENT FEES

Fire Bylaw, 2021, No. 8852

Fire Bylaw Fees		
File Search – Comfort Letter (up to 2 Hours)	per 2 hours	\$ 156.21
Fire Safety Plan Review (up to 2 Hours)	per 2 hours	\$ 156.21
Pre-Incident Fire Plan Review (up to 2 Hours)	per 2 hours	\$ 156.21
Special Effects Application Review (up to 2 Hours)	per 2 hours	\$ 156.21
Development Review Fee	Based on value of Building Permit	0.10%
Development Review Fee	Minimum on Building Permit	\$ 78.11
Hourly Fee (For Reviews, Inspections and File Searches):		
Straight Time	per hour	\$ 104.14
Time & Half	per hour	\$ 156.21
Double Time	per hour	\$ 208.28
Fire Investigation:		
Minimum Fee	per investigation	\$ 781.06
Damaged or Lost Equipment/Supplies		Replacement Cost
After Hours Fire Investigation:		
Straight Time	per hour	\$ 104.14
Time & Half	per hour	\$ 156.21
Double Time	per hour	\$ 208.28
Fire Department Standby (Required by Fire Department):		
After Hours – Straight Time	per hour	\$ 104.14
After Hours – Time & Half	per hour	\$ 156.21
After Hours – Double Time	per hour	\$ 208.28
Vehicle/Apparatus	per hour	\$ 178.08

Fire Permit Fees		
Permit fees must be paid to the Municipality by all applicants for any Permit required by the Fire Bylaw, 2021, No. 8852 or by the regulations passed pursuant to the Fire Services Act (1996) c. 144, as amended or replaced.		
Permit Processing (up to 2 hours):		
Hourly Fees for Permit Processing as per above "Hourly Fee"	per 2 hours	\$ 156.21
Permit Inspections as per above "Hourly Fee"	per 2 hours	\$ 156.21
False Alarms and Nuisance Alarms (Based on Calendar Year)		per calendar year
First False and/or Nuisance Alarm		\$ -
Second False and/or Nuisance Alarm		\$ 156.21
Third False and/or Nuisance Alarm		\$ 260.35
Fourth False and/or Nuisance Alarm		\$ 416.56
Fifth False and/or Nuisance Alarm		\$ 624.84
Subsequent to Fifth False and/or Nuisance Alarm		\$ 937.27

Life Safety Upgrade Bylaw, 2011, No. 8090

Life Safety Upgrade Permit	
Fee payable for the issuance of a Life Safety Upgrade Permit	\$ 104.14

BYLAWS FEES

<i>Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931</i>	
Excessive Nuisance Abatement Fees	
Per "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931", PART 5 - NUISANCES, 40. Repeat Nuisance Service Calls	
Police Nuisance Response and Abatement Service Call, per call	\$ 203.09
City Staff Nuisance Response and Abatement Service Call - per hour	\$ 52.07
Administration Fee - 10% on Total Service Call Fees	10%

SCHEDULE C

FILMING FEES

Fees and Charges Bylaw, 2024, No. 9000

Permit		
Film Permit Fee		\$ 239.50
Material changes to Issued Permit		\$ 78.11
Cancellation of Issued Permit	Permit fee plus all non recoverable costs to the City	
Each additional location		\$ 239.50
Commercial Media: i.e. still photography, reality TV, corporate video		\$ 234.32
Student Film Permit		Free
Damage/Security Deposit	dependant on location/ project	\$ 5,000.00
Administrative Fee (for non-film permit requests) per hour		\$ 81.90
Electrical Permit (GST Exempt)		
Single Location Permit (one inspection / location)		\$ 154.18
as set out in Fees and Charges Bylaw, 2024, No. 9000, Schedule D, Construction Regulation Fees and Deposits, 5.5 Electrical Permit Fees (Temporary Event Connections)		
Annual Permit		\$ 781.06
Parking, Street Use & Tow Shots		
Street Parking Encroachment Fee	per day per 100m block face	\$ 364.49
Missing No Parking Sign, replacement cost	per sign	\$ 15.62
Signage Amendment	per sign	\$ 6.25
Tow Shots		\$ 156.21
Street Filming User Fee	per block	\$ 182.25
Street Meter Charges	Standard vehicle space per day billed per current daily rate of 112 East 1st Street surface lot	
Parking Stall Charges	Stall per day billed per current daily rate of 112 East 1st Street surface lot + Translink tax	
Parking Lots / Gravel Fields	per day	\$ 520.70
RCMP (Minimum 4 Hour Callout and 48 Hour Cancellation Notice)		
Note: Hourly rate includes mileage and meal times. Hourly start time will commence once RCMP Officer and/or Sergeant reaches RCMP detachment.		
RCMP Officer (Cst/Cpl)	per hour	\$ 189.00
RCMP Sergeant	per hour	\$ 225.00
Clerical Staff Time (overtime, no 4 hour minimum)	per hour	\$ 120.00

Fire Department (Minimum 4 Hour Callout and 48 Hour Cancellation Notice)		
Note: Will include charged time for officers to change into uniform, secure vehicles, depart from, and arrive back at the Fire Hall.		
Firefighters & Vehicles	Charged as per "Fire Bylaw, 2021, No. 8852"	
Special Effects Application (Pyrotechnics)		
Special Effects Permit (SPFX)	minimum	\$ 156.21
Special Effects On-Site Inspection by Fire Officer	per hour	\$ 104.14
City Buildings and Plazas: Daily Rate		
Fire Hall, Operations Yard, 14th Street Plaza & other similar sites	per day	\$ 624.84
City Hall (per named component)	per day	\$ 624.84
City Library	per day	\$ 2,603.52
Parks	per day	\$ 624.84
Lunch Tents in Parks	per day	\$ 260.35
Prep and Wrap Days	50% daily amount	
The Shipyards: Daily Rate		
Each named component (e.g. Spirit Trail, Wallace Mews, Shipbuilders' Square, etc.)	per day	\$ 1,041.41
Burrard Dry Dock	per day	\$ 2,603.52
The Shipyard Commons	per day	\$ 4,686.34
The Commons Ice Rink (in addition to the Commons Fee)	per day	\$ 1,562.11
Electrical connection	per day per connection	\$ 156.21
Parking at Wallace Mews	per half block face per day	\$ 364.49
The Shipyards Public Realm Lunch Tents (Shipbuilders' Square or Cates Deck)	daily per tent no larger than 20' x 40'	\$ 260.35
	daily per tent larger than 20' x 40'	\$ 520.70
	daily for tents that encompass the entire space	\$ 1,041.41
Cemetery: Daily Rate		
Cemetery (Heritage Section)	per day	\$ 3,124.22
Prep and Wrap Days		50% daily amount
Cemetery Caretaker (out of hours only)	per hour	\$ 83.29
Cemetery Ground Interment Preparation (incl. digger, truck & two staff)		\$ 1,832.84

Miscellaneous Fees		
Site Meeting / site liaison fee, for City of North Vancouver staff		at cost
Film Liaison on site	per hour	\$ 81.90

GST applies to the fees listed above, except for Electrical Permits. Please note that items in this Schedule of Fees are subject to change without notice.

Fee Reduction
The City's Film Office staff have the authority to consider a request for a one-time 50% fee reduction of the City's location fees, subject to the following criteria:
Productions should be either non-theatrical (such as shorts, student foundation films, documentaries), or
Theatrical productions that are under \$500,000 total gross budget (staff will request they provide their budget top sheet to verify),
Filming will not take place over more than two days in the City location,
This reduction does not apply to the Shipyards Public Realm.

SCHEDULE D

DEVELOPMENT, PERMITTING AND REGULATION FEES

DEVELOPMENT FEES

Development Procedures Bylaw, 2001, No. 7343

INFORMATION

Minor vs. Major Applications

For the purpose of this Bylaw, the following definitions differentiate between the scale of minor and major proposals:

Minor – 1-5 principal residential units, primary child care use, or non-profit applicants (where a minimum of 80% of proposed residential units are secured at a minimum of 10% below market rental rates).

Major – 6 or more principal residential units, mixed-use, commercial, industrial, or institutional uses.

Waived Fees

Fees for City-led projects will be waived.

TYPE OF APPLICATION

1. Official Community Plan (OCP)

OCP Amendment	\$	10,414.08
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The following additional fee applies to any site area exceeding 8,000 m ² or to policy development within any Special Study Area	(per m ² site area x FSR)/2	\$	1.04
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2. Zoning Bylaw Amendment

Text Amendment or Rezoning to an Existing Zone	\$	4,165.63
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Rezoning to a New Comprehensive Development (CD) Zone	\$	6,248.45
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The following additional fees apply to major proposals, to a maximum total rezoning fee of	maximum	\$	26,035.20
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Per proposed principal residential unit	per unit	\$	52.07
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Per m ² of proposed commercial space	per m ²	\$	1.04
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Per m ² of proposed industrial or institutional space	per 2m ²	\$	1.04
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3. Development Permit			
Amendment to Development Permit		\$	1,041.41
Council Consideration of Development Permit (additional fee)		\$	1,562.11
Coach House Development Permit		\$	1,301.76
Rooftop Antenna Development Permit		\$	2,603.52
Other Form and Character Development Permit		\$	4,165.63
<i>The following additional fees apply to major proposals, to a maximum total development permit fee of</i>	maximum	\$	15,621.12
Per principal residential unit	per unit	\$	78.11
Per m ² of proposed commercial space	per m ²	\$	1.04
4. Development Variance Permit			
Variance with staff consideration of variance concurrent with rezoning		\$	1,562.11
Variance with Council consideration		\$	3,124.22
5. Temporary Use Permit (TUP)			
Obtain, amend, or renew a TUP		\$	2,603.52
6. Heritage Revitalization Agreement (HRA)			
Minor HRA (including amendment to existing HRA)		\$	4,165.63
Major HRA		\$	6,248.45
ADDITIONAL ITEMS			
1. Pre-Consultation Application (PCA)			
Minor PCA		\$	520.70
Major PCA		\$	1,562.11
Early direction from Council (additional fee)		\$	1,562.11
2. Public Meeting or Public Hearing			
For any application requiring a public meeting or public hearing (to be charged per instance)		\$	1,822.46
3. Environmental Site Disclosure			
For any application requiring a Site Disclosure Statement (otherwise waived)		\$	109.33
4. Land Title Search			
Land Title Search		\$	25.40

CONSTRUCTION REGULATION FEES AND DEPOSITS

Construction Regulation Bylaw, 2003, No. 7390

1. General Regulations

1. Penalties:

Work that has commenced without a permit subject to double permit fee not exceeding		\$ 20,828.16
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2. Refunds:

Upon receipt of a written request for a refund, accompanied by the originally issued permit, may be refunded on condition that: 1. work has not commenced; 2. the permit has not expired; 3. the permit has not been extended.		50% of total permit fee
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3. Re-inspection Fee:

For inspection of partially-completed work, where more than one inspection of the same type is necessary, then the second (and greater) inspection shall be charged at a rate equal to (plus GST):	\$	124.99
For inspection of fully-completed work, where more than two inspections are necessary due to non-compliance with the provisions of "Construction Regulation Bylaw, 2023, No. 7390", or to correct the violations from previous inspections or a no-show or no access provided, then the third inspection shall be charged at a rate equal to (plus GST):	\$	124.99
4th re-inspection (plus GST)	\$	249.98
5th re-inspection (plus GST)	\$	374.87
6th (and greater) re-inspection (plus GST)	\$	499.86

4. Change of Contractor or Consultants:

An issued and valid permit may be transferred to a new applicant or assigned to new consultants upon the payment of (plus GST)	\$	78.11
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5. Interim Occupancy Certificate:

Residential Occupancies per dwelling unit (plus GST) per 30 days	\$	137.50
Residential Occupancies to a maximum (plus GST) per 30 days	maximum	\$ 6,873.29
Other Occupancies - (plus GST) per 30 days		\$ 687.29

6. Electronic Copy Fee:

All drawings larger than 11" x 17" - per sheet (plus GST)	\$	4.17
All drawings 11" x 17" or smaller - per sheet (plus GST)	\$	1.04

7. Strata Conversion Applications:

Application Fee, and Legal Fee, and Inspection Fee		
Application Fee	\$	520.70
and Legal Fees	\$	520.70
and Inspection Fee		
Inspection Fee - Duplex Building	\$	208.28
Inspection Fee - Multiple unit residential, commercial, industrial or institutional buildings - per unit	\$	208.28

Inspection Fee - Multiple unit residential, commercial, industrial or institutional buildings - to a maximum	maximum	\$ 1,270.52
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8. Alternative Solution Fees:		
Up to two applications under the same cover, each (plus GST)		\$ 562.40
Each subsequent Alternate Solution under the same cover, each (plus GST)		\$ 499.86
9. Plans and Document Revisions:		
Plan revisions are to be charged based on per plan revision as determined by the Building Official (plus GST)		\$ 124.99
A charge shall be applied to any document retrieval and copying for a building permit applicant that is initiated after issuance of the building permit, and shall be charged at a rate per half hour (plus GST)		\$ 62.48
10. Application Extension Fee:		
10% of the original application fee but not less than amount shown, (plus GST) to extend the life of an application beyond its 6 month expiry date for a period not exceeding 6 months	not less than	\$ 124.99
11. Permit Renewal Fee:		
For the first extension not exceeding 6 months, 10% of original permit fee but not less than (plus GST)	not less than	\$ 124.99
The second and subsequent extension shall be charged at 15% of original permit fee but not less than (plus GST)	not less than	\$ 187.43
12. Zoning and Building Compliance Letters:		
Single family or duplex buildings (plus GST)		\$ 114.51
Multiple unit residential (per suite), commercial, industrial or institutional buildings (plus GST)		\$ 218.66
13. Repealed [Bylaw 8477, May 2, 2016]		
14. Temporary Buildings:		
Permit fees will be charged in accordance with Section 2.5 of this schedule. A deposit is required upon application and is refundable only when the building, structure or shelter is removed in it's entirety and the site is left in a safe and sanitary condition.		\$ 781.06
15. Special Inspections:		
Inspections made in response to a request by those having a legal interest in establishing the status of a plumbing, electrical, gas system or building structure (plus GST)		\$ 124.99
16. Overtime Inspection Requests:		
Inspections which are requested outside of normal working hours are subject to the following hourly rate (plus GST):		
Monday-Friday (minimum 1 hour) per hour		\$ 124.99
Saturday-Sunday (minimum 2 hours) per hour		\$ 187.43
17. Occupant Load Calculations:		
For all Licensed beverage establishments (plus GST)		\$ 249.98
18. Plan Retrieval and Copies:		
For a copy of the first page of any drawing (to a max size of 11" x 17") (plus GST)		\$ 37.49
Each subsequent page (to a max size of 11" x 17") (plus GST)		\$ 1.87

19. Waived Fees: [Bylaw 8907, January 31, 2022]		
Permit fees for City-led civic projects on City-owned land may be waived in whole or in part, at the discretion of the Director of Planning and Development.		
2. Building Permit Fees		
1. Building Permit Application Fee:		
An application shall be accompanied by:		
for construction values up to \$200,000: 50% of the fee prescribed and as set out in 2.5 of this schedule but	not less than	\$ 104.14
for construction value from \$200,001 to \$500,000: plus 40% of the fee prescribed and as set out in 2.5 of this schedule	fee and minimum total	\$ 208.28
for construction value more than \$500,001: plus 30% of the fee prescribed and as set out in 2.5 of this schedule	fee and minimum total	\$ 520.70
which said sum shall not be refundable.		
2. Application Extension Fee:		
for an extension not exceeding 6 months, 10% of the original permit fee but not less than (plus GST).	not less than	\$ 124.99
3. Partial Permit Fees:		
Building permit fees for partial permits may be based on the value of the portion of work being permitted, as determined by the building official, plus a partial permit processing fee (plus GST) .	not less than	\$ 124.99
4. Completion Deposit:		
Building permit applications for additions, alterations, renovations, move-on buildings, sign permits and tenant improvements shall be accompanied by a deposit of 2% of the total construction value. The deposit is forfeited if the work is not completed within 2 years.	not less than	\$ 104.14
	not more than	\$ 1,041.41
5. Scale of Building Permit Fees:		
The calculation of building permit values shall be based on the total construction or demolition costs, including materials and labour, as provided by the applicant, subject to approval by the <i>building official</i> .		
If, under Section 7.3.2. of " Contruccion Regulation Bylaw, 2023, No. 7390 ", it has been determined by the <i>Chief Building Official</i> that a Professional Engineer or Architect is required to Certify that the plans, or specified aspects of the plans submitted with the permit application comply with the current <i>Provincial Building Code</i> and other applicable enactments respecting safety, the fees required for that permit will be reduced by five (5) percent, to a maximum of five hundred dollars (\$500).		
Building permit fees payable for a permit for the construction, demolition, addition, alteration, repair of any building or structure or any part thereof, shall be as follows:		
When the cost does not exceed \$5,000		\$ 124.99
For each additional \$1,000 or part thereof by which the cost exceeds \$5,000 up to a maximum of \$15,000		\$ 15.76

For each additional \$1,000 or part thereof by which the cost exceeds \$15,000 up to a maximum of \$50,000		\$ 14.14
For each additional \$1,000 or part thereof by which the cost exceeds \$50,000 up to a maximum of \$100,000		\$ 12.31
For each additional \$1,000 or part thereof by which the cost exceeds \$100,000		\$ 10.17
6. Residential Inspection Fees:		
Where an application is made for a Building Permit with respect to the construction of a self-contained housing unit or units, there shall be, in addition to any other fees payable, an Inspection Fee for each self-contained unit (plus GST)		\$ 249.98
7. Fire-stopping for Plumbing Re-Pipe Permit Fees:		
Building Inspection fees for the re-inspection of firestopping in re-pipe installations is per dwelling unit with a minimum fee	per dwelling unit	\$ 14.03
	minimum	\$ 187.43
3. Plumbing Permit Fees		
1. Plumbing Fixtures:		
When the number of fixtures does not exceed 4		\$ 124.99
Each plumbing fixture in excess of 4 installed or roughed-in		\$ 28.12
(Plumbing Fixture as defined by the BC Plumbing Code including Drains, Hot Tub, Catch Basin, Junction Box, Manhole, O/G Interceptor, Sump, Neutralizer, Inspection Chamber, Back Flow Preventer, Fire Hydrant, Fire Department Connection, Fire Hose Connection, Fire Hose Station)		
2. Service Pipes:		
Service lines including Sanitary Sewer, Storm Sewer, and Water Services		
For the first 30m (100 feet) or part thereof		\$ 124.99
For each additional 30m (100 feet) or part thereof		\$ 34.80
3. Fire Protection Services:		
Installation or alteration of fire sprinkler systems		
First Sprinkler head		\$ 124.99
Each Additional head		\$ 2.19
4. Installation and Alteration of Piping Only:		
For installation or alteration of plumbing piping where no alteration of fixtures is involved:		
For the first 30m (100 feet)		\$ 124.99
For each additional 30m (100 feet) of pipe, or part thereof		\$ 34.80
4. Gas Permit Fees		
For installation, alteration or replacement of appliances, vents for each appliance, or piping for each appliance:		Fee Payable
Installation or replacement: 1 or 2 appliances		\$ 150.00
Fee per appliance - Next 3 to 10 appliances		\$ 78.00
Fee per appliance - Next 11 to 20 appliances		\$ 46.00
Fee per appliance - Next 21 to 100 appliances		\$ 28.00
For each appliance over 100		\$ 12.00
Installation or alteration of <u>venting or gas piping</u> without appliances		\$ 71.00

5. Electrical Permit Fees		
1. Service Installation, Upgrade or Relocation:		
Fees based upon final rating of each service installation, upgrade or relocation.		Service Install, Upgrade or Relocation
Less than or equal to 125A		\$ 513.00
126A-200A		\$ 836.00
201A-400A		\$ 1,223.00
Greater than 400A		\$ 1,706.00
2. Electrical Installation:		
Fees based upon the value of the proposed electrical installation including all material and labour.		
From \$0 to \$250		\$ 53.00
From \$251 to \$1,000		\$ 120.00
From \$1,001 to \$2,500		\$ 207.00
From \$2,501 to \$5,000		\$ 335.00
From \$5,001 to \$10,000		\$ 515.00
From \$10,001 to \$20,000		\$ 543.00
From \$20,001 to \$35,000		\$ 1,236.00
From \$35,001 to \$50,000		\$ 1,722.00
From \$50,001 to \$100,000		\$ 2,469.00
From \$100,001 to \$200,000		\$ 3,699.00
\$200,001 to \$1,000,000		\$ 3,363.00
Fee is based on a fixed fee <u>plus</u> 0.5% of the job value as		
\$1,000,001 and over		\$ 6,728.00
Fee is based on a fixed fee <u>plus</u> 0.25% of the job value as		
3. Temporary Power Connections:		
Temporary Power Pole, per year or portion thereof		\$ 124.99
and Temporary Current Permit, per meter per year or portion thereof		\$ 124.99
4. Sign Connection:		
The first sign connection		\$ 124.99
Each subsequent sign connection for the same site where the permit is issued at the same time		\$ 62.44
5. Electrical Permit Fees (Temporary Event Connections):		
Each Permit		\$ 154.18
6. Deleted [Bylaw 8762, February 24, 2020]		
7. Electrical Permit Fees (Annual Permits):		
1,000 H.P. or less		\$ 255.17
Each additional 100 H.P. or fraction thereof		\$ 32.44
Educational facilities per classroom, shop, laboratory, gymnasium, auditorium, or office		\$ 6.87
Maximum annual fee		\$ 2,436.94

6. Compressed Gas Systems and Oil Storage Tanks

For the installation, replacement, renewal, alteration, removal or repair of any oil or compressed gas system or storage tank:		
1. Commercial or domestic oil burner		\$ 104.14
2. Fuel dispensing nozzle		\$ 104.14
3. Flammable or combustible liquid storage tank:		
Up to 4,546 L		\$ 104.14
Over 4,546 L		\$ 146.85
4. Compressed gas system		\$ 104.14

Noise Control Bylaw, 2021, No. 8885**Noise Exemption by Permission**

Application under Section 6 of the "Noise Control Bylaw, 2021, No. 8885",
Schedule "B"

a non-refundable application fee of:

application submitted at least 5 business days prior to the date of the proposed activity:	\$ 156.21
application submitted less than 5 business days prior to the date of the proposed activity:	\$ 312.42

SUBDIVISION AND DEVELOPMENT CONTROL**Subdivision and Development Control Bylaw, 2010, No. 8014****Landscaping Agreement****2. Landscaping Obligations**

Landscaping Agreement item 2.a.

The Owner: shall, upon execution of this Agreement, deposit the
Deposit with the City to secure due and proper performance of this
Agreement,

together with a non-refundable administration fee to cover the City's administration and processing costs	\$ 52.07
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Fees and Deposits		
Preliminary Application Fees		
Type of Application		
Realignment of Lot Line, per application		\$ 624.84
Creating New Lots, Air Space Subdivision and Bare Land Strata		
Per Application		\$ 1,041.41
For First Lot Created		\$ 104.14
For Each Additional Lot Created		\$ 52.07
Phased Strata Plan		
Per Application		\$ 1,041.41
Fee Calculation Example:		
If you were proposing to split a single lot into two, the fees would be: \$1,000 processing fee + \$100 for the first lot created + \$50 for the second lot created = \$1,150.		
Conditional Approval Extension		
The following fee is payable to extend conditional approval of a subdivision application		
Conditional Approval Extension Fee, for each extension		\$ 260.35
Final Subdivision Review		
The following fee is payable with each request to perform a final subdivision review and receive Approving Officer signature.		
Plan Examination Fee, for each request		\$ 520.70
Payable Prior to Subdivision Approval or Building Permit Issuance		
Servicing Agreement Administration Fee		
Fee covers City cost only for staff processing of servicing agreement preparation.		\$ 520.70
Servicing Agreement Renewal Administration Fee		
Fee covers City cost only for staff processing of servicing agreement preparation.		\$ 520.70
Construction Process Administration Fee		
A construction process administration fee is payable whenever a servicing or landscaping agreement is required. The Fee shall be calculated in accordance with the following table:		
Estimated Value of Engineering Works		% fee
\$1 to \$100,000		5.63%
\$100,001 to \$250,000		5.12%
\$250,001 to \$500,000		4.61%
\$500,001 to \$1,000,000		4.10%
Over \$1,000,000		3.84%
Minimum Construction Process Administration Fee		\$ 104.14
Water Service Severance/Connection as per "Water Utility Bylaw 6417, 1994, No. 6417", as amended		
Water Service Severance / Connection Fee covers City cost only to sever an existing service and/or install a new service or re-connect an existing service.		

Sewer Service Severance / Connection as per “Sewerage and Drainage Utility Bylaw, 1995, No. 6746”, as amended		
Sewer Service Severance / Connection Fee covers City cost only to sever an existing service and/or install an existing service.		
Property Security/Damage Deposit**		
Deposit covers the cost of possible damage to City property which occurs during construction on private property adjacent to City streets. Upon completion of the remedial works, that portion of the deposit not required shall be returned to the Depositor.		
** Where in the opinion of the City Engineer, or the Chief Building Inspector, proposed excavation poses a risk to public property, additional damage deposits may be required, in accordance with Construction Regulation Bylaw No. 7390, 2003, Part 7.3.63 as amended.		
Residential Building Permit application under \$600,000, payable prior to issuance of Building Permit		\$ 1,041.41
Residential Building Permit application \$600,000 or more, per unit		\$ 1,041.41
to a maximum of		\$ 20,828.16
with a minimum of		\$ 2,603.52
Commercial/industrial: per frontage metre of abutting highway		\$ 156.21
minimum, rounded to closest \$100		\$ 5,186.70
Security/Damage Deposit Administration Fee		
Fee covers City cost only for staff processing of deposit management.		\$ 291.57
The developer is responsible for requesting City Staff review the security/damage deposit/bond upon completion of the works and maintenance period. If after 2 years from the date of Certificate of Total Completion or Final Occupancy, the applicant will forfeit the deposit(s)/bond to the City.		
SIGN FEES AND CHARGES		

Sign Bylaw, 1992, No. 6363

Signs Permits		
The following permit fees shall be paid before a sign permit is issued:		
(a) For each sign requiring a permit, where the sign area:		
(i) Does not exceeding an area of 1.86 sq. meters	\$	31.24
(ii) Exceeds an area of 1.86 sq. meters	\$	52.07
(b) Where a sign installation has commenced prior to the issuance of a sign permit required under "Sign Bylaw, 1992, No. 6363" an additional service charge equal to the permit fee shall be paid.		
(c) The fees described above allow for one review of plans or field inspection to the initial sign application. Where additional reviews of structural drawings or field inspections as may be determined by the Building Inspector is required to complete the final approval, an additional fee per inspection equal to the original permit fee will be charged.		
(d) Where a sign application has been approved or refused, no sign application fee shall be refunded but if the application is withdrawn prior to approval or refusal by the City, the Building Inspector shall refund to the applicant 50% of the fee paid.		

BOARD OF VARIANCE

Board of Variance Application Fee Bylaw, 1994, No. 6523

Application Fee

A person making application to the Board of Variance shall at the time of filing the application, pay to the Corporation of the City of North Vancouver a fee as a prerequisite to the processing of such application.		\$ 437.41
If the application is withdrawn prior to a hearing, a refund of 50% of the fee may be returned to the applicant.		

DIVISION VII: DEVELOPMENT PERMIT GUIDELINES

Zoning Bylaw, 1995, No. 6700 - (6700 2C - Division VII)

Division VII contains "Development Permit Guidelines" which apply to specific Development Permit Areas, as designated through the Official Community Plan.

Fees- Streamside Protection and Enhancement

When submitting a Development Permit Application for Streamside Protection and Enhancement Areas, the following fees are applicable:		
Obtain a Development Permit (DP) for Streamside Protection and Enhancement:		
Exemption from DP (alteration or removal of high to extreme risk tree)	\$	26.04
Minor DP (Landscape, Accessory Building or Accessory Structure)	\$	52.07
Full DP (Principal Building in any Zone)	\$	364.49
Full DP with Variance (Variance to Zoning or not meet Guidelines)	\$	1,770.39

CHANGE HOUSE NUMBER

The Street Sign and House Numbering Bylaw, 1908, No. 40

Change of house number	\$	265.54
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SCHEDULE E

PARKS AND RECREATION FEES

PARKS AND GREENWAYS DONATION PROGRAM

Parks Regulation Bylaw, 1996, No. 6611

All donation items come with a powder coated bronze plaque, except for trees which include a commemorative certificate.

		Existing Donation Area	New Donation Area	Renewal (All Sites)
Standard Site Furnishings				
A1 - Tree 2 1/2 inch caliper, species varies with		N/A	\$ 778.82	N/A
B1 - Urban Parks Bench black powder coated steel, 6 ft. length		\$ 3,879.96	\$ 6,505.65	\$ 3,879.96
B2 - Parks and Greenways Bench green powder coated steel, 6 ft. length		\$ 3,753.65	\$ 6,368.35	\$ 3,753.65
Custom Site Furnishings - Limited Quantities in Select Areas				
B5 - Victoria Park Bench black powder coated steel 6 ft. length		\$ 3,239.55	N/A	\$ 3,239.55
B8 - Civic Plaza Wood Bench		\$ 3,753.65	N/A	\$ 3,753.65
Plaque Replacement				
Plaque				\$ 488.16

EVENT FEES

Event Policing

RCMP (Minimum 4 Hour Callout and 48 Hour Cancellation Notice)		
Note: Hourly rate includes mileage and meal times.		
RCMP Officer (Cst/Cpl)	per hour	\$ 189.00
RCMP Sergeant	per hour	\$ 225.00
Clerical Staff Time (overtime, no 4 hour minimum)	per hour	\$ 120.00

The Shipyards and Foot of Lonsdale Events Policy, C59B

Not for Profit and Community Events		Event Size	Free Event	Ticketed Event
Administrative Fee			\$Waived	\$ 51.00
Venue Rental Fee - per hour		<500	\$ 41.00	\$ 76.00
Venue Rental Fee - per day*			\$ 254.00	\$ 509.00
Venue Rental Fee - per hour		>500	\$ 66.00	\$ 102.00
Venue Rental Fee - per day*			\$ 356.00	\$ 509.00
Multiple Events (continues for more than 1 month)			\$ 5,085.00	\$ 5,085.00
Damage Deposit		<500	\$ 254.00	\$ 254.00
Damage Deposit		>500	\$ 509.00	\$ 509.00
Street Closure	Fees and Charges Bylaw, 2024, No. 9000, Schedule H Streets, Temporary Street Closure Fee			
Electrical Permit	Fees and Charges Bylaw, 2024, No. 9000, Schedule D Development, Permitting and Regulation Fees, Electrical Permit Fees (Temporary Event Connections)			

Commercial for Profit Organizations	Event Size	Free Event	Ticketed Event	Corporate Ticketed Event
Administrative Fee		\$ 102.00	\$ 254.00	\$ 254.00
Venue Rental Fee - per hour	<500	\$ 66.00	\$ 137.00	
Venue Rental Fee - per day*		\$ 356.00	\$ 737.00	\$ 2,034.00
Venue Rental Fee - per hour	>500	\$ 76.00	\$ 153.00	
Venue Rental Fee - per day*		\$ 432.00	\$ 839.00	\$ 4,068.00
Multiple Events (continues for more than 1 month)		Negotiable	Negotiable	Not Permitted
Damage Deposit	<500	\$ 509.00	\$ 5,085.00	\$ 5,085.00
Damage Deposit	>500	\$ 1,017.00	\$ 5,085.00	\$ 10,170.00
Street Closure	Fees and Charges Bylaw, 2024, No. 9000, Schedule H Streets, Temporary Street Closure Fee			
Electrical Permit	Fees and Charges Bylaw, 2024, No. 9000, Schedule D, Construction Regulation Fees and Deposits, 5.5 Electrical Permit Fees (Temporary Event Connections)			

* Minimum 3 hour rental

Additional Shipyards and Foot of Lonsdale Events Fees

Daily Rentals	Per Day
Shipbuilders' Square Stage	\$ 1,000.00
Wash Hut - Community Event	\$ 325.00
Wash Hut - Commercial Event	\$ 425.00
Wash Hut - Storage	\$ 200.00
Food Cart - Monday - Thursday	\$ 75.00
Food Cart - Friday - Sunday, and Statutory Holidays	\$ 100.00
Food Truck - Monday - Thursday	\$ 125.00
Food Truck - Friday - Sunday, and Statutory Holidays	\$ 200.00

Shipyard Skate Plaza	Hourly Rental	Per Skate Rental
Skate Plaza - Corporate	\$ 450.00	
Skate Plaza - Private	\$ 285.00	\$ 5.50
Adult Skates		\$ 8.00
Kids Skates		\$ 5.50

Parks Regulation Bylaw, 1996, No. 6611

Events organized by community groups and private events		
Event Type		Fee
Community Event (General public)	per hour	\$ 12.20
Community Event (Children and Seniors, North Vancouver School District)	per hour	\$ 6.10
Weddings, picnics, birthday parties	per hour (market rate)	\$ 24.51
Events organized by commercial or for profit organizations		
Event Size	Number of participants	Park booking fee
Small commercial event	1-250	\$ 260.35
Medium commercial event	251-500	\$ 520.70
Large commercial event	501-1000	\$ 1,041.41
• Events organized by community and commercial groups are required to pay a refundable damage deposit. Refundable damage deposits range between \$100-\$500 dependent upon event size, history, and nature of the event. Amount required for deposit will be specified by the Community Events Programmer during the approval process.		
• The Community Events Programmer will return the damage deposit refund to the event organizer upon the completion of the event and the City inspection of the event site. If after 2 years from the date of the event, and or site inspection, the refund of the deposit is undeliverable to the organizer, the funds will default to the City.		
• Weddings, picnics, and birthday parties are not required to pay a damage deposit.		

• Extra fees to cover additional services by City staff will be charged where appropriate.			
• For more complex commercial events that require more administrative time there is a higher fee structure. Contact the Community Events Programmer for further details.			

Outdoor Sports Facilities - North Vancouver Recreation and Culture

Outdoor Sports Facilities			
Market Rate:			Fee
All Outdoor Facilities (excl. Tennis/Pickle Ball and Artificial Turf)	per facility, per hour	\$	23.49
Outdoor Tennis/Pickleball Courts	per facility, per hour	\$	8.04
Artificial Turf	per field, per hour		
Community Groups:			Fee
All Outdoor Facilities excl. Tennis/Pickle Ball and Fields (ATF, Grass, All-Weather):			
Adult	per facility, per hour	\$	11.75
Youth/Senior	per facility, per hour	\$	5.85
Outdoor Tennis/Pickleball Courts	per facility, per hour	\$	4.55
Artificial Turf Fields:			
Adult	per field, per hour	\$	30.00
Youth/Senior	per field, per hour	\$	26.00
Grass Fields:			
Adult	per field, per hour	\$	9.83
Youth/Senior	per field, per hour	\$	3.62
All Weather Fields:			
Adult	per field, per hour	\$	5.18
Youth/Senior	per field, per hour	\$	2.07
Fields Lighting:			
Adult	per field, per hour	\$	10.35
Youth/Senior	per field, per hour	\$	4.14

WHARF MOORAGE FEES

Wharf Regulation Bylaw, 2005, No. 7665 (St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier)
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1. (a) Moorage fees for the St. Roch Dock			per hour maximum 3 hours	\$ 4.17
2. Moorage Agreement Fees for the Goldsworthy Pier, Burrard Dry Dock Pier, and the St. Roch Dock are as follows:				

(a) Vessel or Watercraft Length and Applicable Moorage Agreement Rates				
Up to 39ft (11.9m)			per foot per day*	\$ 1.87
40ft (12.5m) to 79ft (24m)			per foot per day*	\$ 1.98
80ft (24.4m) to 149ft (45.4m)			per foot per day*	\$ 2.34
150ft (45.7m) to 199ft (60.6m)			per foot per day*	\$ 3.38
200ft (60.9m) or greater			per foot per day*	\$ 4.69
* Day = 24 hour period or portion thereof				
(b) No Moorage is permitted on Burrard Dry Dock Pier without written authorization in the form of a Moorage Agreement signed by the Wharf Manager;				
(c) Notwithstanding (a), a Moorage Agreement is required for Moorage in excess of 3 hours at St. Roch Dock and Goldsworthy Pier;				
(d) Fees are waived for a Vessel that is not of a commercial type or design and belongs to Her Majesty in the right of Canada or to a foreign government that is not engaged in commercial activity;				
(e) For commercial vessel overnight layovers, fees will be calculated hourly for repeated overnight Moorages if the individual Moorages are of five (5) or more individual nonconsecutive nights, calculated based on vessel arrival time, if the booking is made more than two weeks in advance of the initial overnight layover date;				
(f) For non-working commercial Vessels during the shoulder season (beginning of November to end of March, excluding the Easter weekend) , the minimum charge will be:				
per vessel without potable water available			daily	\$ 676.92
per vessel with potable water supply			daily	\$ 833.13
(g) For the docks and piers to be used as film location(s), the Filming Fees in Schedule "C" of "Fees and Charges Bylaw 2024, No. 9000" apply;				
(h) For the booking of the Burrard Dry Dock Pier and/or St. Roch Dock for events, then the applicable fees are those contained in The Shipyards Events Policy (2018); and				
(i) The Wharf Manager may adjust or waive fees for Vessels of significant public interest, and reserves the right, to determine for the purposes of moorage fees, the length of any Vessel.				
3. Emergency Vessel Moorage Fees				
(a) Emergency Service Vessels, while actively performing emergency services or engaged in training exercises, shall not be subject to the Moorage fees listed at this Schedule E.				

SCHEDULE F

LICENSING FEES

ANIMAL CONTROL

Dog Tax and Regulation Bylaw, 2010, No. 8113

Annual Licence Fees

For every Dog	\$ 31.24
For a dog deemed to be vicious	\$ 208.28
For assistance dog, upon application - no charge	\$ -
Replacement licence of valid dog licence from another municipality including City of Vancouver Shall not apply to a Dog declared vicious or dangerous in another municipality and the full Licence amount shall apply to such Dog	\$ 5.21
On or after September 1st in current year, dog reached licence age of four (4) months, or was brought into the City of North Vancouver from outside the Province of British Columbia.	fee at 50%
Duplicate license tag	\$ 5.21

Kennel License Fees

Application for Kennel licence	\$ 62.48
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Pound Fees (excluding vicious dog)

For a licensed dog; first time impounded in a licensing year	\$ 31.24
For a licensed dog; second time impounded in a licensing year	\$ 62.48
For a licensed dog; third time impounded in a licensing year	\$ 104.14
For an unlicensed dog	\$ 156.21
Maintenance cost per day or part thereof, after the first day, for the period a dog is impounded	\$ 10.41

Pound Fees (vicious dog)

Vicious dog; first time impounded in a licensing year	\$ 208.28
Vicious dog; second time impounded in a licensing year	\$ 520.70
Vicious dog; third and subsequent impoundments in a licensing year	\$ 1,041.41
Maintenance cost per day or part thereof, after the first day, for the period a vicious dog is impounded	\$ 31.24

BUSINESS LICENCES

Business Licence Bylaw, 2018, No. 8640

Business Licences - Fees by Business Code

Business Code	Business Classification	Fee or Fee Table
3254	Cannabis-Licensed Medical Production	\$ 3,843.85
3398	Food Manufacturer	\$ 199.94
3399	Manufacturer	IA
4189	Wholesaler	IA
4411	Auto Dealer	IA, IB
4451	Grocery Store	IE
4452	Other Food Retailer	\$ 199.94
4453	Wine/Liquor Store	\$ 399.88
4461	Health and Personal Care Store	\$ 199.94
4462	Pharmacies	\$ 266.56
4471	Gas Station	\$ 266.56
4533	Second Hand Dealer	\$ 266.56
4539	Charitable Sales	\$ 5.00
4546	Peddler	\$ 266.56
4841	Transportation and Support	\$ 199.94
4860	Port Industries	\$ 2,587.86
4931	Warehousing	IB, ID
5120	Movie Theatre	\$ 2,587.86
5191	Photography, Film, TV, etc.	\$ 266.56
5211	Financial Inst. (Bank, Credit Union)	\$ 1,074.77

5121	Adult Movie Theatre	\$ 2,587.86
5222	Pawn Broker	\$ 640.51
5269	Financial Services	\$ 199.94
5312	Real Estate Service	\$ 199.94
5411	Legal Service	\$ 199.94
5413	Architectural and Engineering Service	\$ 199.94
5414	Design Service	\$ 199.94
5611	General and Administrative Support	\$ 199.94
6111	Private Primary/sec. School	\$ 266.56
6211	Medical Office	\$ 199.94
6212	Dentist/Orthodontic office	\$ 199.94
6213	Other Health Office	\$ 199.94
6244	Child Care Facility	\$ 5.00
6245	Group Child Care	\$ 5.00
7131	Amusement Park	\$ 2,587.86
7211	Hotel (excl. leased operations and paid parking areas)	\$ 2,587.86
7212	RV Park and Recreation Camp	\$ 199.94
7223	Food Trucks	\$ 260.35
7226	Licensed (liquor) Restaurant	\$ 199.94
7227	Restaurant Unlicensed	\$ 199.94
7228	Limited Service Restaurant Licensed (liquor)	\$ 199.94
7229	Limited Service Restaurant Unlicensed	\$ 199.94
9115	Inter-Municipal	\$ 60.00
531113	Residential Rental – Long Term per dwelling unit (up to 5) per each subsequent dwelling unit	\$ 76.28
		\$ 25.43

531111	Residential Rental – Short Term	\$ 559.35
721198	Accessory Boarding – Long Term	\$ 124.07
72131	Accessory Boarding – Short Term	\$ 254.25

Business Licences - Fees Tables

TABLE I - AREAS

A.	For areas of sales, service, display and storage space, contained within the building, from:	Per Annum
	0 to 500 sq. me. the sum of	\$ 133.33
	501 to 1,000 sq. me. the sum of	\$ 266.56
	1,001 to 3,000 sq. me. the sum of	\$ 399.88
	3,001 to 5,000 sq. me. the sum of	\$ 520.70
	For each additional 90 sq. me. of sales, service, display and storage space or any portion thereof contained within the building in excess of 5001 sq. me. the sum of	\$ 47.90
	To a maximum of	\$ 2,587.86
	And for outside ground storage area adjacent to the building, as determined by Table IB	
B.	Storage Areas (Open)	Per Annum
	0 to 200 sq. me. of ground space	\$ 43.73
	201 to 500 sq. me. of ground space	\$ 91.63
	501 to 1,500 sq. me. of ground space	\$ 163.53
	1,501 to 1,800 sq. me. of ground space	\$ 326.97
	1,801 to 5,000 sq. me. of ground space	\$ 761.22
	5,001 to 10,000 sq. me. of ground space	\$ 1,147.58
	10,001 to 15,000 sq. me. of ground space	\$ 2,306.76
	15,000+	\$ 2,587.86
C.	Commercial Rental	Per Annum
	For 0 to 93 sq. me. of floor space	\$ 30.20

	and for each additional 93. sq. me. of floor space or any portion thereof	\$ 30.20
D.	General Warehousing & Storage, Other Warehousing & Storage, and Self-Storage Mini-Warehouses	Per Annum
	For each 100 sq. me. of floor space contained within the building, the sum of	\$ 60.41
E.	Department Stores, Supermarkets & Other Grocery Stores, Hardware Stores, and General-Line Building Supplies Wholesaler-Distributor	Per Annum
	For areas of sales, service, display and storage space, contained within the building, from:	
	0 to 500 sq. me. the sum of	\$ 514.50
	501 to 950 sq. me. the sum of	\$ 876.86
	951 to 1,400 sq. me. the sum of	\$ 1,768.36
	For areas in excess of 1400 sq. me. of floor space, the sum of	\$ 2,587.86
	And for outside ground storage area adjacent to the building, as determined by Table IB	
TABLE II - UNITS		
A.	Vending Machine Operators	Per Annum
	For each machine	\$ 91.63
B.	Marinas	Per Annum
	with not more than 50 leased spaces	\$ 115.63
	with 51 to 100 leased spaces	\$ 172.89
	with 101 to 200 leased spaces	\$ 279.06
	with 201 to 300 leased spaces	\$ 386.36
	with 301 to 400 leased spaces	\$ 513.38
	with 401 to 500 leased spaces	\$ 605.01
	with 501 to 600 leased spaces	\$ 714.44
	with 601 to 700 leased spaces	\$ 819.60
	with 701 to 800 leased spaces	\$ 925.78
	with 801 to 900 leased spaces	\$ 1,034.09

	with 901 to 1,000 leased spaces		\$ 1,096.63
C.	Vehicles for Hire		Per Annum
	for each unit		\$ 115.63
D.	Arcades		Per Annum
	Classification 1 - arcade with 3 machines		\$ 457.14
	Classification 2 - arcade with 4 machines		\$ 564.44
	Classification 3 - arcade with 5 machines		\$ 670.71
	Classification 4 - arcade with 6 machines		\$ 776.89
	Classification 5 - arcade with 7 machines		\$ 884.18
	Classification 6 - arcade with 8 machines		\$ 991.37
	Each additional machine located on site exceeding eight (8) shall constitute a change in classification with a corresponding change in numerical designation and the fee shall increase on an increment basis per machine (maximum below).		\$ 105.16
	Each additional machine located on site exceeding eight (8) to a maximum annual fee.		\$ 1,747.51
	Where a device accommodates more than one (1) game or function each game or function shall be regarded as a separate unit and licensed accordingly under the unit designations or classifications as enumerated in this section.		
TABLE III - UNITS			
A.	Business uses	Units	Per Annum
	Accessory Dormitory Use	for each room	\$ 10.93
	Amusement Machines	two (2) or less	\$ 360.33
	Commercial Parking Lot	for each space	\$ 19.79
	Bed & Breakfast	for each room	\$ 19.79
	Billiard/Pool Hall	for each table	\$ 43.74
	Bowling Alley	for each lane	\$ 43.74
	Coin-operated Laundries and Dry Cleaners	for each machine	\$ 15.10

	Curling Rink	for each sheet	\$ 40.09
	Mobile Canteen	for each unit	\$ 172.87
	Automated Teller Machines	for each machine	\$ 451.97
	Mobile Carts	for each unit	\$ 128.09
	Post Box Rental Agency	for each box	\$ 2.08
	Mobile Carts - On-Street	for each unit	\$ 172.87
	Free Publication Boxes	for each box	\$ 87.48
B.	Itinerants		Per Day
	Bingo Operations, Games of Chance		\$ 150.01
	Carnivals		\$ 150.01
	Circuses		\$ 150.01
	Dog & Cat Shows		\$ 150.01
	Exhibitions		\$ 150.01
	Performing Arts Promoters (Presenters) without Facilities		\$ 150.01
	Sports Presenters and Other Presenters without Facilities		\$ 150.01
	Theatrical Shows (when held in other than a duly licensed theatre)		\$ 150.01
	Other forms of itinerant shows, entertainment, amusement or exhibition not hereinbefore enumerated		\$ 150.01
	Soliciting for charity		\$ 5.00
TABLE IV - ENTERTAINMENT, SOCIAL AND RECREATIONAL FACILITIES			
A.	Liquor Primary – Pubs		Per Annum
	For the first 10 seats		\$ 350.97
	For each additional 10 seats or any portion thereof		\$ 40.58
	To a maximum of		\$ 1,562.11
B.	Body Rub Parlour		Per Annum
	Body Rub Parlour		\$ 3,843.85

TABLE V - LIQUOR LICENSING		Per Annum
A.	Non- refundable Liquor Primary application fee	\$ 520.70
B.	Permanent change to existing Liquor Primary Licence	\$ 260.35
C.	Temporary change to existing Liquor Primary Licence where local government input required	\$ 260.35
D.	New Food Primary Licence application fee when local government input is required	\$ 520.70
TABLE VI - CANNABIS SALES		Per Annum
A.	Non-refundable application fee	\$ 5,207.04
B.	Business licence processing fee	\$ 1,562.11
C.	Annual licence fee	\$ 3,843.85
D.	Permanent change to Cannabis licence	\$ 1,562.11
TABLE VII - BUSINESS LICENCE FEE INCREASE EXEMPTIONS		
A.	Future business licence fee increases will not apply to Child Care, Charitable Sales or Registered Society uses.	
TABLE VIII - CRIME FREE MULTI-HOUSING		
A.	The Business Licence annual fee is to be reduced by 10% for those properties participating as active members of the Crime Free Multi-Housing Program, as long as they are current participants in the Program.	
TABLE IX – ALL OTHER BUSINESS FEES		Per Annum
A.	Home based businesses	\$ 127.02
B.	Non-resident business	\$ 266.56
C.	Registered Society	\$ 5.00
D.	All other businesses not specified	\$ 133.33
TABLE X - ADMINISTRATION		
A.	Non-refundable application fee (for new licences for businesses without specific application fees). Child Care and Registered Societies exempt.	\$ 52.07
B.	Any changes to a business licence (ownership, transfer of a valid and current Business Licence from one location to another, business name change etc.)	\$ 52.07

TREE BYLAW FEES		
<i>Tree Bylaw, 2022, 8888</i>		
Permit Fees		
Application Base Fee	per application	\$ 182.25
Tree Removal Fee	per tree removed	\$ 78.11
Inspection Fee	per site visit	\$ 135.36
Replacement Tree Security	per tree replaced	\$ 1,015.37
Tree Replacement Cash-in-Lieu	per tree removed	\$ 781.06
Ecological Compensation	per tree removed	\$ 1,562.11

SCHEDULE G

CEMETERY FEES

North Vancouver Cemetery Bylaw, 2011, No. 8109

All fees shall be paid at the time of application and are subject to applicable taxes.

In-Ground Interments Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement	Liner	Total
Adult Casket - Single Depth	\$3,864	\$2,145	\$6,009	\$1,833	\$1,021	\$8,863
Adult Casket - Single Depth Crypt	\$4,988	\$2,145	\$7,133	\$1,833		\$8,966
Adult Casket - Double Depth Crypt - 1st Casket at Lower Level	\$6,654	\$2,687	\$9,341	\$1,833		\$11,174
Adult Casket - Double Depth Crypt - 2nd Casket at Upper Level		\$864		\$1,833		\$2,697
Infant/Child Casket (2-12 years)	\$1,125	\$1,073	\$2,198	\$926		\$3,124
Infant/Child Casket (0-2 years)						\$0
Cremation Lot - 1st Interment	\$2,145	\$1,021	\$3,166	\$385		\$3,551
Cremated Remains in Occupied Lot		\$541		\$385		\$926
Columbarium Niche Resident Fees	Lot	+ Care Fund	= Right of Interment	Preparation / Placement		Total
Niche with 1st Interment (top 2 rows)	\$2,364	\$1,073	\$3,437	\$271		\$3,708
Niche with 1st Interment (mid 2 rows)	\$1,719	\$1,073	\$2,792	\$271		\$3,063
Niche with 1st Interment (bottom row)	\$1,187	\$1,073	\$2,260	\$271		\$2,531
2nd Interment in niche		\$219		\$271		\$490

In-Ground Interments Non-Resident Fees						
	Lot	+ Care Fund	= Right of Interment	Preparation / Placement	Liner	Total
Adult Casket - Single Depth	\$7,196	\$4,509	\$11,705	\$1,833	\$1,021	\$14,559
Adult Casket - Single Depth Crypt	\$8,643	\$4,291	\$12,934	\$1,833		\$14,767
Adult Casket - Double Depth Crypt - 1st Casket at Lower Level	\$14,267	\$5,364	\$19,631	\$1,833		\$21,464
Adult Casket - Double Depth Crypt - 2nd Casket at Upper Level		\$864	\$864	\$1,833		\$2,697
Infant/Child Casket (0-12 years)	\$2,739	\$2,145	\$4,884	\$968		\$5,852
Cremation Lot with 1st Interment	\$4,020	\$1,937	\$5,957	\$385		\$6,342
Cremated Remains in Occupied Lot		\$541		\$385		\$926
Columbarium Niche Non-Resident Fees						
	Lot	+ Care Fund	= Right of Interment	Preparation / Placement		Total
Niche with 1st Interment (top 2 rows)	\$3,072	\$1,395	\$4,467	\$271		\$4,738
Niche with 1st Interment (mid 2 rows)	\$2,239	\$1,395	\$3,634	\$271		\$3,905
Niche with 1st Interment (bottom row)	\$1,542	\$1,395	\$2,937	\$271		\$3,208
2nd Interment in niche		\$219		\$271		\$490
Memorial Fees						
		Care Fund	Permit			Total
Memorial Permit		\$115	\$135			\$250
Memorial Resetting			\$135			\$135
Memorial Tablet Levelling			\$167			\$167
City Concrete Foundation			\$1,292			\$1,292
Lot Adornment Fees						Total
In-ground Vase (includes installation)						\$104

Disinterment & Exhumation Fees	Total
Adult Casket - Single depth	\$2,260
Adult Casket - Single depth Crypt	\$2,260
Adult Casket - Double depth Crypt: Casket - Upper Level	\$2,260
Adult Casket - Double depth Crypt: Casket - Lower Level	\$2,791
Adult Casket - Double depth Crypt: Casket - Both Caskets (at the same time)	\$5,050
Infant/Child Casket (0 - 12 years)	\$1,292
Cremated Remains (in-ground)	\$489
Cremated Remains (in-ground) with re-interment	\$698
Cremated Remains (niche)	\$240
Additional Fees	Total
After Hours Surcharge for Adult Casket Burial	\$1,719
After Hours Surcharge for Infant/Child Casket Burial	\$562
After Hours Surcharge for In-ground Cremation Interment	\$322
After Hours Surcharge for Niche Interment	\$219
Cremation Urn Vault - Single	\$115
Administration Fee	\$94
Lot Surrender Refund for Lots Purchased on or before June 18, 2006	
See 'Cancellation of Right of Interment' for complete details.	Total
Adult Single Depth Lot	\$1,191
Adult Double Depth Lot	\$1,889
Infant/Child Lot	\$623
Cremation Lot	\$415
Niche in Upper Two Rows	\$1,229
Niche in Lower Two Rows	\$906

SCHEDULE H

STREETS AND PLAZAS FEES

Street and Traffic Bylaw, 1991, No. 6234

s.510 Special Parking Privileges, .2 Resident Exempt Zone, (b)

a shared vehicle organization which applies for an exemption and pays annual application fee, per shared vehicle in the shared vehicle organizations' fleet of shared vehicles.	annual fee, per vehicle	\$ 26.04
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Fees

Permit Type	Authority to Issue*	Processing Fee	Occupancy Fee
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**Authority to Issue sections noted are within "Streets and Traffic Bylaw, 1991, No. 6234"*

Temporary Building Zone	s.404.2	\$ 83.29	per day per 10 m ² of street property, plus GST \$ 3.17
			but not less than, plus GST \$ 104.14
Temporary Street Occupancy	s.404.2	\$ 200.00	per day per 10 m ² of street property, plus GST \$ 3.50
			but not less than, plus GST \$ 115.00
Temporary Street Closure	s.404.2	\$ 200.00	N/A
Block Party*	s.408.5	\$ 26.04	N/A
Moving Day Fee		\$ 100.00	N/A
<i>* Street parties organized by the North Vancouver Block Watch Program are exempt from the processing fee.</i>			
Parade/Procession	s.701	\$ 104.14	N/A
Container on Street Allowance	s.813.2	\$ 89.00	N/A
Extraordinary Traffic - Permit to move over height, over width and overweight loads	s.905	\$ 83.29	N/A

Congestion and Curbside Management (Transportation Network Services) – vehicles other than Zero-emission Vehicles and Accessible Passenger Directed Vehicles	s.520.3	N/A	per pick up and drop off, 7 AM to 9 PM	\$ 0.10
Congestion and Curbside Management (Transportation Network Services – Zero-emission Vehicles)	s.520.3	N/A	per pick up and drop off, 7 AM to 9 PM	\$ 0.05
E-Bike Share Provider - Revenue Base Fee (the greater of \$50.00 per Shared E-bike and \$5,000)	Agreement	N/A	per E-Bike deployed	\$ 50.00
E-Bike Share Provider - Revenue Sharing Fee	Agreement	N/A	per E-Bike trip made	\$ 0.25
E-Bike Share Permit – Security for Performance	Agreement	N/A		\$ 10,000.00

Pay Parking Zone Rates

Pay Parking Zone	Parking Time	Rate
All Zones	First 30 minutes	Free
	Second 30 minutes	\$ 1.00
	Each 1.0 hour following (9AM-6PM)	\$ 3.00
	Each 1.0 hour following (6PM-9PM)	\$ 2.00
Annual rate adjustment		+\$0.25 / -\$0.25 per hour

Resident Exempt Parking Permit Area Rates

Resident Parking Permit	Permit sub-type	Rate
All Permit Areas	Resident Monthly Rate (1st vehicle)	\$ 8.33
	Resident Monthly Rate (2nd vehicle)	\$ 12.50
	Homecare Provider Monthly Rate	\$ 8.33
	Low Income Monthly Rate	\$ 2.10
Annual rate adjustment		+20% / -20%

Short-term and Visitor Parking Permit	Permit sub-type	Monthly Rate
All Permit Areas	Hiring a contractor	\$ 20.00
	Borrowing a vehicle	\$ 30.00
	Courtesy or rental car	\$ 30.00
	Out-of-town visitor	\$ 30.00
	New resident from out of province	\$ 30.00
Annual rate adjustment		+20% / -20%
Day Pass for Visitors of Residents with a valid Parking Permit		Daily Rate
All Permit Areas		\$ 12.50

General Fees	
Administration Fee for processing permit refunds	\$ 10.24

City-owned Electric Vehicle Charging Station User Fees			
Public Level 2 Charging Station			
Fees apply 6am to 10pm	per hour	\$	2.00
	minimum, per minute	\$	0.0333
or, at load-sharing (limited power) stations or stations that are subject to pay parking fees			
Fees apply 6am to 10pm	per hour	\$	1.00
	minimum, per minute	\$	0.0166
Public Level 3 (Fast) Charging Station			
Fees apply 24 hours a day	per hour	\$	16.00
	minimum, per minute	\$	0.2666

SCHEDULE I

WATER UTILITY SERVICES FEES

Water Utility Bylaw, 1994, No. 6417

2026 CONNECTIONS AND SEVERANCE RATES

1. WATER SERVICE CONNECTIONS

Size	Fee
Standard 38 mm	\$ 11,500.00
> 38 mm	at cost with a minimum charge equal to the standard fee.

2. WATER SERVICE SEVERANCE

Size	Fee
For Standard 19 mm Replacement	\$ 1,343.46
> 19 mm service replacement	at cost with a minimum charge equal to the standard fee.

3. WATER CONNECTION REUSE

\$ 2,801.43

4. TURN ON/OFF

\$ 54.15

5. INSTALLATION AND REMOVAL OF TEMPORARY METER

flat fee \$ 447.79

A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.

2026 WATER USE RATES

1. WATER RATES

1.1 Water For Temporary Service during construction

Building Size (Total Floor Area)	Fee
46 sq. m to 460 sq. m	\$ 199.00
Over 460 sq. m but not exceeding 4,600 sq. m	\$ 392.00
Over 4,600 sq. m but not exceeding 23,000 sq. m	\$ 650.00
Over 23,000 sq. m	\$ 1,035.00

1.2 Flat Rates (un-metered premises)

	Per year
Single Unit Dwelling	\$ 663.00
Duplexes (including infills) per unit	\$ 556.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	\$ 390.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	\$ 150.00
Water Cooling Units	\$ 1,029.00
Schools per Classroom	\$ 475.00
Minimum charge for any service	\$ 663.00

2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:

	Per cubic metre
January 1 to May 31	\$ 1.6493
June 1 to September 30	\$ 2.0616
October 1 to December 31	\$ 1.6493
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge

2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703

Water Utility Bylaw, 1994, No. 6417	Fee
For meters 50 mm and smaller	\$ 390.53
For meters over 50 mm	\$ 558.33

4. DATE OF PAYMENT AND PENALTIES

4.1 For Flat Rate (un-metered premises)

Rates set out above shall be due on the last business day in February each year.	
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty 5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty + 5%

4.2 For Metered Premises

A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.	penalty 5%
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Lawn Watering		
Lawn Watering Permit - Single Family / Duplex		\$ 31.22
Lawn Watering Permit - Multi-Family		\$ 78.11
Lawn Watering Permit - Commercial / Industrial		\$ 156.21
Lawn Watering Permit - Lawn with Clover		No fee

SCHEDULE J

SEWER AND DRAINAGE UTILITY SERVICES FEES

Sewerage and Drainage Utility Bylaw, 1995, No. 6746

2026 CONNECTIONS AND SEVERANCE FEES

1. SANITARY CONNECTION

Size	Fee
Standard 100 mm Replacement or Relining	\$ 8,955.70
> 100 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,790.65
Private Sewer Connection Inspection and Certification Deposit	\$ 2,790.65
Sanitary Severance	\$ 1,343.46

2. STORM CONNECTION

Size	Fee
Standard 150 mm Replacement or Relining	\$ 7,186.12
> 150 mm	at cost with a minimum charge equal to the standard fee
Inspection Chamber	\$ 2,790.65
Storm Sewer Extension and Connection for Single Unit Developments exceeding \$150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced \$ 1,395.32
Storm Severance	\$ 1,343.46
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public \$ 35.41

Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe	\$ 281.18
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2026 SEWER AND DRAINAGE RATES

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

1. SANITARY SEWER	2025 Rates per year
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1.1 Annual Sewer Parcel Tax	\$ -
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1.2 Flat Rates (un-metered premises)		
Single Unit Dwelling		\$ 778.00
Duplexes (including infills) per unit		\$ 720.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling	\$ 485.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture	\$ 190.00
Minimum charge for any service is		\$ 778.00
Rate surcharge for combined connections		\$ 778.00

1.3 Metered Rates		
For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:		
Per cubic metre		\$ 3.1600
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.		
Rate surcharge for combined connections	per cubic metre	\$ 3.1600

1.4 GVS & DD Special Industrial User Charge	
Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:	
A. the charges payable under this Schedule, 2025 Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or	
B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.	

1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer		
Ground Water Discharges	per m ³	\$ 0.38
or as determined by the GVS & DD.		

1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of \$400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, 2025 Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.

In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

1.8 Date of Payment, Penalties and Surcharge Fees

A. For Flat Rate (un-metered premises)

Rates set out above shall be due on the last business day in February each year.

A penalty of 5% shall be added to rates that are not paid on or before the last business day of February

penalty 5%

and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.

penalty + 5%

A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.

surcharge 100%

B. For Metered Premises

A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.

penalty 5%

A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.

surcharge 100%

2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

- Residential
- Utility
- Major Industry
- Light Industry
- Business
- Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, 2025 Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty

5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty	5%
and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty	+ 5%

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9145

Financial Plan for the Years 2025 to 2029

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 “**Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145**” (Revised Financial Plan).
2. Schedule “A” attached hereto is the Financial Plan of The Corporation of the City of North Vancouver for the period commencing January 1, 2025, and ending December 31, 2029.

READ a first time on the 3rd day of November, 2025.

READ a second time on the 3rd day of November, 2025.

READ a third time on the 3rd day of November, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

**SCHEDULE "A" TO BYLAW NO. 9145
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2025 – 2029**

(1) 2025 – 2029 Financial Plan (\$000's)

For years ended December 31	2025	2026	2027	2028	2029
Revenue					
Property Value Tax	87,492	90,112	92,934	95,835	98,818
Levies (Storm and Eco)	6,192	6,987	7,904	8,874	9,899
Revenue from Fees and Services	60,856	67,134	75,291	82,461	88,335
Revenue from Other Sources	4,623	4,674	4,725	4,776	4,829
	159,163	168,907	180,854	191,946	201,881
Transfers					
Collections for Other Governments	61,640	62,873	64,130	65,413	66,721
Transfer from Reserves	102,667	62,577	51,132	59,821	41,936
External Contributions	41,643	3,191	4,712	4,444	4,328
Transfer from Capital Assets	18,160	18,523	163,893	19,271	19,656
	224,110	147,165	283,867	148,948	132,640
Total Revenues	383,273	316,072	464,721	340,894	334,521
Expenditures					
Operating Expenses					
General Government	30,836	32,169	33,547	34,972	36,446
Transportation and Transit	9,510	9,498	9,688	9,882	10,080
Health, Social Services, Housing	3,751	3,826	3,903	3,981	4,061
Development Services	10,134	10,337	10,544	10,755	10,970
Protective Services	37,656	38,268	39,033	39,814	40,610
Parks, Recreation and Culture	29,885	30,483	31,093	31,715	32,349
Water	14,335	15,275	15,865	16,448	16,841
Sewer	21,696	26,166	29,766	33,460	37,108
Solid Waste	4,476	4,610	4,748	4,890	5,036
	162,279	170,632	178,187	185,917	193,501
Capital Expenditures	121,760	44,823	40,712	52,610	36,421
Transfers					
Collections for Other Governments	61,640	62,873	64,130	65,413	66,721
Equity	20,349	19,364	19,751	20,146	20,549
Reserves	12,704	15,633	51,816	15,071	14,207
Debt Servicing	4,541	2,746	110,124	1,738	3,122
	99,234	100,616	245,821	102,367	104,600
Total Expenditures	383,273	316,072	464,721	340,894	334,521

**SCHEDULE "A" TO BYLAW NO. 9145
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2025 – 2029**

(2) Revenue Proportions by Funding Source
(Excluding Transfers)

	(\$000's)									
	2025	%	2026	%	2027	%	2028	%	2029	%
Property Value Tax	87,492	55	90,112	53	92,934	51	95,835	50	98,818	49
Levies (Storm and Eco)	6,192	4	6,987	4	7,904	4	8,874	5	9,899	5
Revenue from Fees and Services	60,856	38	67,134	40	75,291	42	82,461	43	88,335	44
Revenue from Other Sources	4,623	3	4,674	3	4,725	3	4,776	2	4,829	2
Total Revenues	159,163	100	168,907	100	180,854	100	191,946	100	201,881	100

Background: Property Taxes are CNV's major source of revenue. CNV's reliance on property tax as a source of revenue has increased gradually over the past several years. This trend is partially due to the lack of access to other types of revenues. Where feasible, CNV charges user fees for services, however this is not possible for many services. The 2025 – 2029 Financial Plan projects the percentage of revenue coming from property taxes to decrease gradually, due to the assumptions in place surrounding growth of revenue from Fees and Services, particularly within Utilities where rate increases need to account for significant future costs from Metro Vancouver.

Policy: CNV will continue to look for ways to reduce the overall percentage of revenue that comes from property tax, by pursuing alternate revenue sources, and remains committed to charging user fees for services where feasible.

(3) Distribution of Property Taxes among the Property Classes

Percentage of Taxes Collected by Property Class		2024 %	2025* %
1	Residential	57.37%	57.78%
2	Utilities	0.43%	0.41%
4	Major Industry	11.09%	10.95%
5	Light Industry	0.95%	0.89%
6	Business And Other	30.12%	29.92%
8	Recreation/Non-Profit	0.04%	0.05%

*2025 estimate based on Completed Roll data

Background: Council adopted a Long Term Property Tax Strategy to shift taxes from the Business and Other and Light Industry tax classes to the Residential tax class. The goal of this strategy was to move CNV's tax rates and tax rate ratios to a competitive position within the Metro Vancouver Region, while maintaining principles of fairness and equity. As CNV's tax rates and tax rate ratios are now competitive within the region, Council endorsed an across the board tax rate increase for 2025.

Policy: CNV will continue to distribute property taxes among the various property classes to keep tax rates and tax rate ratios competitive within the Metro Vancouver Region, while maintaining the principles of fairness and equity.

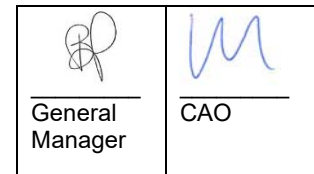
**SCHEDULE “A” TO BYLAW NO. 9145
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2025 – 2029**

(4) Use of Permissive Tax Exemptions

Background: Council currently allows Permissive Tax Exemptions to organizations within the City, in accordance with authority provided under the Community Charter. The Community Charter shows various types of institutions as eligible, including religious institutions, providers of social housing, and not for profit societies and service organizations.

Policy: CNV has adopted a policy that includes a set of criteria for approving Permissive Tax Exemptions. This criteria links taxation exemptions to desired community needs and outcomes. Applications are also assessed on whether or not uses are available to a significant portion of community residents, if there is ongoing involvement of community volunteers, if benefiting organizations have competent management, and if funding comes from multiple sources. Council also carefully considers the total amount of Permissive Tax Exemptions granted each year when reviewing the annual Property Tax Exemption bylaw, giving consideration to the equity of shifting the exempted tax burden to other property owners in the City.

All existing Permissive Tax Exemptions are reviewed each year and staff continue to work with all organizations who receive a Permissive Tax Exemption to ensure that their services align with Council’s Strategic plan.



The Corporation of **THE CITY OF NORTH VANCOUVER**
OFFICE OF THE DEPUTY CHIEF ADMINISTRATIVE OFFICER

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Amelia Cifarelli, Director, Legislative Services and Corporate Officer

Subject: 2026 COUNCIL MEETING SCHEDULE

Date: October 29, 2025 File No: 01-0550-01-0001/2025

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 29, 2025, entitled "2026 Council Meeting Schedule":

THAT the 2026 Council Meeting Schedule be endorsed;

AND THAT staff be directed to publish notice of the Council Meeting Schedule in accordance with the *Community Charter*.

ATTACHMENTS

1. 2026 Council Meeting Schedule (with Workshops) (CityDocs [2723636](#))

PURPOSE

The purpose of this report is for Council to approve the 2026 Council Meeting Schedule.

DISCUSSION

Summary of Council Meetings for 2025

By the end of 2025, it is anticipated that a total of 31 meeting dates will have taken place. This includes Workshops and Special meetings, as well as Finance Committee Meetings and Public Hearings or Public Meetings held within the context of Regular Council meetings. Initially, ten Workshops were scheduled, approximately one per

month. Over the course of the year, two were converted to Regular Council meetings and another two were cancelled, leaving a total of six Workshops held.

Proposed 2026 Council Meeting Schedule

The proposed 2026 Council Meeting Schedule includes Regular Council meetings as well as four scheduled Workshops, one per quarter. The schedule includes winter, spring and summer recesses. The schedule avoids conflict with public holidays, the annual Federation of Canadian Municipalities (FCM) and Union of BC Municipalities (UBCM) conventions, and the 2026 General Local Election.

In regards to the Workshops, the same format as 2025 would apply with the option for Council to consider suspending the rules of procedure, specifically to remove the speaking time limits. The Workshops will be held in Conference Room A/B and will not be livestreamed.

In the event there are no agenda items for any designated Workshop date, the Workshop may be converted to a Regular Council meeting to consider time-sensitive agenda items or it may be cancelled in accordance with the provisions outlined in the Council Procedure Bylaw. This provides flexibility within the established schedule of Council meetings held on Mondays, while also ensuring the business of Council is not delayed and is open to the public, except where required to be closed.

In accordance with the provisions of the *Community Charter*, notice of the Council Meeting Schedule must be posted and advertised on or before January 1st of every year. Staff will publish the required public notice following Council's endorsement of the Schedule.

FINANCIAL IMPLICATIONS

There is a small financial impact of posting, circulating and advertising the Council Meeting schedule, which is accounted for in the Legislative Services Operating Budget.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Providing the Council Meeting Schedule prior to the start of the calendar year supports Council's Strategic Plan by being "A City for People" by connecting and engaging with residents in the community.

RESPECTFULLY SUBMITTED:



Amelia Cifarelli
Director, Legislative Services and Corporate Officer



2026 Council Meeting Schedule

DRAFT

Regular Meetings

Workshops

Statutory Holidays

Inaugural Meeting

Council Breaks *Winter, Spring, Summer*

LMLGA, FCM and UBCM Annual Conferences

2026 General Local Election

Regular meetings begin at 6:00 pm and are held in the Council Chamber at City Hall, 141 West 14th Street, North Vancouver, and are livestreamed.

Workshops begin at 6:00 pm and are held in Conference Room A/B at City Hall but are not livestreamed.

January

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MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 6, 2025

REPORT

6. Land Use Bylaw Amendments for Provincial Legislation Alignment
– File: 09-3900-30-0015/1

Report: Manager, Planning (City Design and Planning), September 17, 2025

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated September 17, 2025, entitled “Land Use Bylaw Amendments for Provincial Legislation Alignment”:

THAT the following bylaws be considered for readings and referred to a Public Hearing:

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements);

THAT notification be published in accordance with the *Local Government Act*;

AND THAT the following bylaws be considered for readings:

- “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements);
- “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements).

CARRIED UNANIMOUSLY

R2025-10-06/6

BYLAWS – FIRST READING

7. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Shahriari, seconded by Councillor McIlroy

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-06/7

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 6, 2025

BYLAWS – FIRST READING – Continued

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-06/8

9. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-06/9

10. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Valente, seconded by Councillor Back

THAT “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-06/10



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Daniella Fergusson, Manager, Planning (City Design and Planning)

Subject: LAND USE BYLAW AMENDMENTS FOR PROVINCIAL LEGISLATION
ALIGNMENT

Date: September 17, 2025 File No: 09-3900-30-0015/1

RECOMMENDATION

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated September 17, 2025, entitled "Land Use Bylaw Amendments for Provincial Legislation Alignment":

THAT the following bylaws be considered for readings and referred to a Public Hearing:

- "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114" (City Initiated Amendment Related to Provincial Legislation Requirements);
- "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137" (City Initiated Amendment Related to Provincial Legislation Requirements);

THAT notification be published in accordance with the *Local Government Act*;

AND THAT the following bylaws be considered for readings:

- "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099" (City Initiated Amendment Related to Provincial Legislation Requirements);
- "Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143" (City Initiated Amendment Related to Provincial Legislation Requirements).

ATTACHMENTS

1. What We Heard Report (CityDocs [2711582](#))
2. Summary of Proposed Ground Oriented Zone – October 2025 (CityDocs [2704866](#))
3. Annotated Version of “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (CityDocs [2712719](#))
4. Annotated Version of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (CityDocs [2719393](#))
5. Tracked Changes Version of “Harry Jerome Neighbourhood Lands Development Permit Area Guidelines” with proposed amendments (CityDocs [2716555](#))
6. Tracked Changes Version of “Development Procedures Bylaw, 2001, No. 7343” with proposed amendments (CityDocs [2712700](#))
7. Tracked Changes Version of “Tree Bylaw, 2022, No. 8888” with proposed amendments (CityDocs [2712702](#))
8. Low Rise Neighbourhoods Development Permit Guidelines (CityDocs [2720456](#))
9. Harry Jerome Neighbourhood Lands Development Permit Area Guidelines (CityDocs [2716544](#))
10. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) (CityDocs [2671291](#))
11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) (CityDocs [2676232](#), [2720456](#) and [2716544](#))
12. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements) (CityDocs [2598003](#))
13. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements) (CityDocs [2709947](#))

SUMMARY

This report introduces bylaws that will complete the 2025 Provincial Legislation Alignment project, bringing the City’s Official Community Plan (OCP) and Zoning Bylaw into alignment with Provincial requirements and introducing design guidelines that are intended to maintain the livability and character of established neighbourhoods. Housekeeping updates to the Official Community Plan are also included in these amendments.

BACKGROUND

Recent Legislative Changes

In November 2023, the Province introduced a suite of legislation intended to build more homes, faster. This report focuses on amendments to City bylaws intended to address new Provincial requirements to accommodate the 20-year housing need into land use bylaws, as specified in *Local Government Act (LGA)* sections 473.1 and 481.7. The legislated deadline to complete and adopt the bylaw amendments is December 31, 2025.

The land use bylaw amendments proposed in this report are intended to meet the City's 20-year housing need, as calculated per the provincially-mandated Interim Housing Needs Report (2024), while retaining the City's structure and priorities as established in the Official Community Plan. The proposed amendments have been designed to maintain the City's livability and existing neighbourhood character through increases in density that will improve housing choice within the City's low-density neighbourhoods.

For clarity, proposed amendments to the Official Community Plan are not a comprehensive update. Instead, they are tactical changes needed to align the Official Community Plan and Zoning Bylaw with new Provincial legislation. Going forward, the City will have an opportunity for a more comprehensive update to the OCP in approximately 2028, with a requirement to update it every five years thereafter.

Meeting Our 20-Year Housing Need

Prior Council reports pertaining to the Provincial Legislation Alignment project include:

- December 9, 2024: Interim Housing Needs Report
- January 20, 2025: Provincial Legislation Alignment (Workshop)
- March 31, 2025: Provincial Legislation Alignment – Residential Growth Capacity
- June 16, 2025: Provincial Legislation Alignment – Options and Proposed Direction
- July 7, 2025: Provincial Legislation Alignment – Development Permit System

The City's [Interim Housing Needs Report](#) (2024) specifies the total housing capacity needed to meet the City's 20-year housing need. Provincial legislation requires that the 20-year housing capacity be accommodated in both the City's OCP and Zoning Bylaw.

In March 2025, the City worked with a consultant to determine how much of the 20-year housing need is already accounted for in the City's land use Bylaws. The findings indicate that there is a shortfall of capacity in the Zoning Bylaw of 6,556 housing units. Following this capacity analysis, staff prepared options for achieving the City's 20-year housing need.

In June 2025, Council gave staff direction to proceed with two strategies: 1) to increase housing options within the City's low-density neighbourhoods, and 2) to add housing capacity on five City-owned sites. Both of these strategies are needed to meet the 20-year housing need and require amendments to the OCP. The strategies were presented at the June 16th Council meeting where the following resolution was made:

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated June 16, 2025, entitled "Provincial Legislation Alignment – Zoning Bylaw Options and Proposed Direction":

THAT staff be directed to initiate an amendment to the Official Community Plan to enable changes to the Zoning Bylaw that would allow for the 20-year housing need;

THAT staff be directed to initiate an amendment to the Zoning Bylaw to accommodate the 20-year housing need;

THAT staff be directed to schedule an 'OCP Facilitated Town Hall' to gather feedback on the proposed amendments to the Official Community Plan;

AND THAT staff be directed to bring back proposed changes to the Official Community Plan and Zoning Bylaw later this year for Council's consideration.

This report follows up on the previous June 16, 2025 Council direction by providing draft bylaw amendments for consideration and by reporting back on community engagement undertaken.

PROJECT DESCRIPTION

Council directed staff to meet the mandated 20-year housing needs via two strategies: 1) low-density housing in residential neighbourhoods, and 2) increasing the housing capacity of certain City-owned Lands.

As described in the June 16 Council Report, the following principles were considered during the development of the strategies:

1. Proximity to infrastructure and amenities;
2. Existing policy framework, including Metro 2050 and the Official Community Plan;
3. Housing choice and diversity considerations from the Interim Housing Needs Report, Community Wellbeing Strategy, and Housing Action Plan;
4. Environmental Protection and Hazard Management considerations; and
5. Pace of Change and Concentration of Impact considerations.

The following illustration summarises the two strategies. The Low-Density Housing strategy would contribute about 6,000 units in capacity (see yellow and orange highlighted areas below), and the City-owned lands strategy would contribute about 900 units in housing capacity (see green highlighted areas below).



Strategy #1: Low-Density Housing in Residential Neighbourhoods

The first strategy, Low-Density Housing, adds one additional housing unit to most properties in the low-density areas of the City. The proposed bylaw amendments attached to this report would increase the number of units permitted on each lot from 3 to 4 on nearly 4,300 properties, and allow up to 6 units per lot, up from 3 or 4 on approximately 600 properties.

To implement the Low-Density Housing strategy, amendments to the Official Community Plan (OCP) and Zoning Bylaw are needed.

Summary of OCP Changes for the Low-Density Housing Strategy

To achieve the Low-Density Housing strategy, the City would need to adopt a new ground oriented zone to replace single-detached and duplex zones, as well as amend the OCP to make the density proposed in the new zone possible.

The following table summarises the proposed OCP changes in support of this strategy. The full proposed OCP Amendment Bylaw is included as Attachment 10. An annotated version that explains the intent of specific amendments is included as Attachment 3.

New Elements of the OCP	Proposed OCP Changes
Low Rise Neighbourhood 1: Low density areas that are outside of the Regional City Centre and Frequent Transit Development Areas (FTDAs) Permits up to 4 units per lot	- Combine the R1, R2, and R3 land use designations <i>outside</i> of the Regional City Centre and FTDAs into a new “Low Rise Neighbourhood 1” land use designation. - Permit up to 0.85 FSR and up to four units of housing in a variety of forms. - Remove current restrictions on stratification of primary units and coach houses. For clarity, even with OCP changes, secondary suites cannot be stratified per the BC Building Code.
Low Rise Neighbourhood 2: Low density areas that are within the Regional City Centre or Frequent Transit Development Areas (FTDAs). Permits up to 6 units per lot.	- Combine the R1, R2, and R3 land use designations into a new “Low Rise Neighbourhood 2” land use designation <i>inside</i> the Regional City Centre and FTDAs. - Permit up to 1.0 FSR and up to 6 units of housing in a variety of forms on standard lots.
Heritage Special Study Area Implemented in Heritage Character Areas: Grand Boulevard, East 10 th , and Finlay's Row.	- Create a new Special Study Area. - Staff to follow-up with residents in the Character Areas on potential next steps to balance development with heritage protections and incentives.
Form and Character Development Permit Area Implemented across City except where Development Permit Guidelines already apply and will be retained.	- Update the Schedule D Development Permit Area map - Update Development Permit Area table in section 2.5 to reflect a new form and character development permit area.

A report on an updated Regional Context Statement will come separately to Council for consideration. The report will include a proposed OCP amendment bylaw to replace the existing Regional Context Statement with a new one that responds to *Metro 2050*. Of note, the updated Regional Context Statement will include a proposed expansion of the Marine Drive Frequent Transit Development Area along West Keith Road to reflect the proposed Low Rise Neighbourhood 2 and R4 land use designations proposed in this OCP bylaw amendment (please see “Townhouses and Rowhouses” section below).

Summary of Zoning Changes for the Low-Density Housing Strategy

The proposed changes to the OCP enable the implementation of a new Ground Oriented Zone and Development Permit Guidelines intended to help maintain the livability of existing neighbourhoods. The proposed Ground Oriented Zone is included as Attachment 11 and the Development Permit Guidelines are Attachment 8. Attachment 4 has an annotated version of the Zoning Amendment Bylaw to help explain the intent of specific proposed amendments. A summary of the proposed Ground Oriented Zone is provided as Attachment 2.

The Ground Oriented Zone was drafted in accordance with objectives from the Zoning Bylaw Update project that was initiated in April 2023.

- **Quality Urban Design and Placemaking:** Greater focus on strengthening the relationship between the street, public realm, and the shape and form of buildings.
- **Engaging and Accessible:** Plain language that's easily understood, with highly accessible language, greater use of visual graphics, diagrams, tables and charts, which is available in print and interactive online formats.
- **Simple to Use and Easier to Administer:** A more user-friendly Zoning Bylaw that contains useful zones, allows a streamlined permitting process, is hyperlinked, and has a clearer amendment record system.
- **Integrated Approach:** A Zoning Bylaw that supports the implementation of the Official Community Plan and other policy and guideline objectives, such as the Council Strategic Plan, the Mobility Strategy, and the Housing Action Plan.
- **Innovative and Equitable:** A Zoning Bylaw with flexibility and social consciousness in mind, to enable innovative and equitable responses to emerging and future social issues, including a broader range of housing forms, climate resiliency, and economic development, among others.

The Ground Oriented Zone permits a broader range of housing options compared to the existing one and two-unit residential zones. Some notable differences are:

- No restrictions on stratification of units (provided that building code, parking, and other requirements can be met).
- Moderate increase in buildable floor area in the 4-unit areas, and a more substantial increase in the 6-unit areas.
- Use of development permit guidelines to promote design that considers livability, neighbourhood character, and green infrastructure like trees and green roofs.
- A more visual and easy-to-understand zone and guidelines.
- A more flexible regulatory tool that enables and rewards good design.

Please note that Council is currently considering amendments to the Zoning Bylaw to add a new Division pertaining to Inclusionary Zoning requirements. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127" (Inclusionary Zoning Requirements for Residential Development) was introduced on July 14, 2025, and consideration of adoption is scheduled for October 6, 2025. If Council proceeds with the adoption, the Division numbers in the Zoning Bylaw will be adjusted accordingly. If Council chooses not to proceed with the adoption of Bylaw No. 9127, the numbering of the Divisions in the Zoning Bylaw will remain the same.

Summary of Development Permit Guidelines and Development Procedure Bylaw

The Development Permit Guidelines were drafted by staff working with consultants and have been informed by input from local designers, developers, and the public via engagement completed in June and July of this year. The What We Heard Report summarising the public engagement process and feedback received is included as Attachment 1.

Provincial guidance on the new legislation recommends that if form and character Development Permits are used, they should support streamlined development approvals. Development Permits can streamline development approvals when there is clear and specific direction to staff to evaluate applications. The proposed Development

Permit Guidelines focus on design outcomes, and identify specific situations where setback, height, or other regulations may need to be varied to achieve the design goals.

The draft Development Procedures Bylaw amendment included as Attachment 12 allows the delegated approval of variances that are specified in the Development Permit Guidelines and that achieve the stated intent of the Guidelines. For clarity, Council would continue to receive Development Variance Permit applications for consideration. A tracked changes version of the bylaw is included as Attachment 6.

The draft Tree Bylaw amendment (Attachment 13) exempts the new Ground Oriented Zone from the Tree Bylaw, matching the existing exemption for single-detached and duplex zones. This is in-line with Provincial guidance. The approach can be considered more holistically at a future date when an Urban Forest Policy is brought forward for consideration. In the meantime, the proposed Development Permit Guidelines encourage the retention of trees and require the planting of new trees when development takes place. A tracked changes version of the Tree Bylaw is included as Attachment 7.

Analysis on the Potential Pace of Change

Staff estimate that the Ground Oriented Zone allows for the development of approximately 6,000 new units of housing without the need for a homeowner to apply for a rezoning. This capacity is intended to support housing needs for 20 years.

How much change, where, and how fast depends on homeowner interest and ability to make changes to their properties. Staff connected with other municipalities in the Lower Mainland to understand the volume of small-scale housing applications being received and processed. Based on those discussions, the City anticipates receiving about 45 Ground Oriented Zone development applications per year totalling approximately 90 new units annually.

For context, between January 2016 and September 2024, the City reported an average of approximately 500 net new units completed per year, with about 10% of those units comprising small-scale developments (1 to 4 storeys and 6 or fewer units). Since 2010, approximately 140 Coach Houses have been built in the City.

Heritage Considerations

The proposed OCP amendment would apply the new Low Rise Neighbourhood designations to the Grand Boulevard, East 10th, and Finlay's Row Heritage Character Areas. However, staff propose including these areas as a Special Study Area so that community engagement can be completed to explore what kind of zoning could be appropriate for each area to balance development with heritage protections and incentives. As a result, the proposed Ground Oriented Zone would not apply in these Heritage Character Areas, and the existing zoning will remain in the interim.

Strategy #2: City-Owned Lands

The City owns a number of properties that are suitable for residential development. This strategy of allowing for more units on City-owned lands will provide the City and Council a higher degree of control over the pace and rate of growth, help optimize the value of City assets, fund City amenities, and provide a diversity of housing types in locations well served by transit and community amenities.

The following table summarises the proposed land use designation changes in the OCP for these City-owned lands. Three of the properties (City Hall, Fire Hall, East 1st Lands) require a Zoning Bylaw amendment to permit the additional height and density already allowed in the OCP. Alder Street Lands and Harry Jerome Neighbourhood Lands require an OCP amendment and rezoning to add residential capacity.

City Property	OCP Land Use Designation	
	Current	Proposed
City Hall 141 W 14th St.	Mixed Use Level 4B	No change
Fire Hall 165 E 13th St.	Mixed Use Level 4B	No change
East 1st Lands 112 E 1st St. – 178 E 1st St. and 131 E 2nd St.	Mixed Use Level 4A	No change
Alder Street Lands 405-423 Alder St. and 439-489 Alder St.	Residential Level 4A	Residential Level 5 (2.6 FSR)
Harry Jerome Neighbourhood Lands 123-125 E 23rd St, 144 E 22nd, 126 E 21 st , 2141 Eastern Ave, 2160 Lonsdale Ave	Mixed Use Level 2	Site-Specific OCP Designation (2.9 FSR), and increase height by 5 storeys

The proposed zoning changes are:

- **City Hall:** Amend the existing Comprehensive Development Zone CD-505 so that the gross floor area and building height permitted for the City Hall site line up with the amount of density permitted in the existing Mixed Use Level 4B OCP land use designation. The intent is to retain City Hall and Library uses on-site.
- **Fire Hall:** Create a new Comprehensive Development Zone CD-771 for the Fire Hall site that permits residential apartments as an accessory use to a civic (e.g. fire hall) use. The proposed density and building height are in line with the existing Mixed Use Level 4B OCP land use designation.
- **East 1st Street Lands:** Create a new Comprehensive Development Zone CD-772 for the East 1st Lands site that permits residential uses, with the proposed base density and building height in line with the existing Mixed Use Level 4A OCP land use designation.
- **Alder Street Lands:** Create a new Mid Rise Zone that allows six storey apartments. This new zone is also a general zone that development applicants can use when applying for a rezoning in the Residential Level 5 OCP land use designation.
- **Harry Jerome Neighbourhood Lands:** Amend the existing Comprehensive Development Zone (CD-703) to increase the permitted height of buildings by five

storeys and to increase the allowable floor space to support the development of an additional 180 housing units.

The proposed OCP Amendment Bylaw is included as Attachment 10, and the proposed Zoning Amendment Bylaw is included as Attachment 11. Updates to the existing Harry Jerome Neighbourhood Lands Development Permit Guidelines to reflect the proposed OCP and Zoning changes and to provide consistency with existing City policy are included as Attachment 9. A tracked-changes version of the Guidelines is included in Attachment 5.

Other City-Initiated OCP Amendments

The OCP amendment also includes map updates to improve clarity regarding permitted heights and densities in the City’s Transit-Oriented Area, a streamlined approach to townhouse development, and housekeeping text amendments to reflect changed or updated legislation, such as new references to *Local Government Act* sections. The following is a summary of these additional amendments.

Transit-Oriented Areas (TOAs)

On June 17, 2024, Council adopted Transit Oriented Area Designation Bylaw, 2024, No. 9029. This bylaw designated prescribed areas of the City as a Transit Oriented Area (TOA), pursuant to the *Local Government Transit Oriented Areas Regulation*. The bylaw establishes minimum allowable residential heights and densities within 200 metres and 400 metres of the Lonsdale Quay Bus Exchange TOA.

The City’s Transit Oriented Area Designation Bylaw permits heights and densities beyond what is permitted in the OCP. The Provincial TOA Policy Manual states that local governments are not required to update OCPs to address TOAs by December 31, 2025. However, for consistency and transparency, it is recommended to amend the OCP to align with the Province’s TOA requirements.

The following table compares the Province’s TOA requirements with the currently permitted heights and densities in the OCP, and the proposed OCP amendments:

Provincial TOA Requirement	OCP Land Use Designation	
	Current	Proposed
200 metre catchment • 4.0 FSR • 12 storeys in height	Mixed Use Level 4A	• Mixed Use Level 4B • Amend heights where necessary
400 metre catchment • 3.0 FSR • 8 storeys in height	Mixed Use Level 4A	• Amend heights where necessary
	Residential Level 5	• Residential Level 6 • Amend heights where necessary

To ensure consistency between bylaws and transparency regarding permitted heights and densities, staff recommend updating the OCP to reflect Provincial TOA requirements. The recommended amendments to the OCP are included in the proposed

OCP Bylaw Amendments (Attachment 10). The recommended amendments will update the OCP Land Use Designation map to help communicate what kind of development applications could be possible in this area, rather than the current situation where someone would need to know the specific bylaw to review.

Townhouses and Rowhouses

The OCP and the [Community Wellbeing Strategy](#) encourage more diverse housing forms, including townhouses and rowhouses. In an effort to meet this policy intent, a simplification of City bylaws and streamlining of development application reviews will help promote other forms of housing, like townhouses and rowhouses. Therefore, staff recommend combining the Residential Level 4A and 4B OCP land use designations into a single “R4” Residential Level 4 designation. This report focuses on a potential OCP change for townhouses and rowhouses. Any change to zoning would be brought forward to Council in a separate report at a later date.

The proposed OCP changes for townhouses and rowhouses are intended to accomplish three goals: 1) complete the Duplex Special Study, 2) allow for more family-sized homes, 3) and respond to community input.

First, the Duplex Special Study began in 2017 with community engagement to understand potential interest in changing the OCP to allow more ground-oriented housing for properties within the 300 blocks of East 13th Street to East 16th Street. The OCP and Zoning Bylaws were amended in 2021 to allow duplex developments in the northern portion of the Study Area. The southern portion of the Area was proposed to be redesignated to Residential Level 3 and Level 4 to accommodate townhouses, rowhouses, and garden apartments. But, the changes were paused until such a time that corresponding zoning could be developed. The proposed OCP changes attached to this report would increase the development potential for the properties in the southern portion of the Study Area, and complete the Special Study.

Second, the single “R4” land use designation would permit a 1.25 FSR maximum density for townhouses/rowhouses. Currently the OCP supports a 1.25 FSR for townhouses, rowhouses, stacked townhouses, garden apartments, and fourplexes in the Residential Level 4B land use designation, which is located entirely in Moodyville. The Residential Level 4A land use designation permits the same housing forms, but at a lower 1.0 FSR density. Zone testing shows that it is challenging to fit three or four bedroom units in a townhouse form at a 1.0 FSR; so, staff recommend combining the designations and applying the higher 1.25 FSR. This would also help simplify the application of Development Permit Guidelines for those areas.

Third, in response to public feedback it is recommended to permit a townhouse level of density along West Keith Road from Bewicke to Mahon due to frequent transit service.

In summary, a single townhouse R4 land use designation would make the OCP simpler and create the possibility for the City to initiate a zoning change in those areas at a later date.

Housekeeping Changes

A number of provincial changes have passed since the City's OCP was introduced in 2014, namely to the *Local Government Act* and procedural changes regarding public hearings. On January 1, 2016, the *Local Government Act* was revised, consolidating the previously existing act and its amendments, simplifying the numbering, and updating the style and language.

In November 2023, the Province amended the *Local Government Act* to remove the option to hold a public hearing where a proposed zoning bylaw would permit residential development consistent with an existing OCP, and where a proposed bylaw relates to small-scale multi-family housing developments.

Amendments to the OCP are intended to reflect these Provincial changes, which include updating references to the *Local Government Act*, and removing references to public hearings where necessary. Other housekeeping amendments include text updates to some definitions, and to match language used by the Province regarding OCP and Zoning Bylaw updates.

Summary of Land Use Bylaw Changes

Amendments to Support 20-Year Housing Needs		
	Proposed Changes to OCP	Proposed Changes to Other Bylaws
Strategy 1: Low-Density Housing	New Land Use Designations: - Low Rise Neighbourhoods 1 - Low Rise Neighbourhoods 2 Low Rise Form and Character Development Permit Area Creation of Heritage Special Study Areas Completion of the Duplex Special Study	New Ground Oriented Zone New Ground Oriented Development Permit Guidelines Reclassification of properties to Ground Oriented Zone Development Procedures Bylaw Amendment (regarding delegation of Development Permit Issuance)
Strategy 2: City-owned lands	OCP Amendments for City-owned lands: - Alder St. Lands - Harry Jerome Neighbourhood Lands	Site-Specific Zoning Bylaw amendments for all five sites

Other City-Initiated OCP Amendments	
Transit Oriented Area	OCP amendment to density and height for properties within the TOA
Townhouses and Rowhouses	OCP amendment to the R4A and R4B land use designations to combine into a single R4 designation, with an FSR of 1.25
Housekeeping	- Update references to LGA - Align Public Hearing Requirements with LGA

COMMUNICATIONS AND ENGAGEMENT

Staff developed a community engagement process designed to seek specific and meaningful feedback on the two strategies (as above) for achieving increased housing capacity, namely: how to maintain livability and existing neighbourhood character in lower density neighbourhoods and understanding the opportunities and implications of increasing housing capacity on specific City-owned lands. The engagement was conducted online and in person via a scheduled workshop, an OCP Town Hall meeting, and pop-up engagement activities. Engagement opportunities were promoted via paid and earned online and print media, including a City-wide mailout.

To share information about the proposed changes and to gather input, staff hosted the following engagement opportunities:

- Two (2) Builder and Designer Workshops
 - o June 13 at City Hall – 13 participants
 - o July 30 at City Hall – 16 participants
- One (1) Youth “Studio in the City” Workshop on Livability
 - o July 16 at Anne Macdonald Studio – 10 youth participants
- Six (6) Pop-Ups in public spaces
 - o July 10 at Polygon Gallery – 39 attendees
 - o July 12 at Mahon Park – 24 attendees
 - o July 13 at Moodyville Park – 36 attendees
 - o July 14 at City Library – 41 attendees
 - o July 28 at City Library – 43 attendees
 - o July 31 at City Library – 41 attendees
- One (1) Community Workshop
 - o July 22 at John Braithwaite Community Centre – 27 participants
- One (1) OCP Town Hall Meeting
 - o July 24 at John Braithwaite Community Centre – 52 participants
- Online Survey through the City’s Let’s Talk platform
 - o July 14 through July 31 – 370 respondents
- Committee Presentations
 - o February 12 – Advisory Planning Committee – Interim Housing Needs Report
 - o May 14 – Advisory Planning Committee – Provincial Legislation Alignment
 - o July 9 – Advisory Planning Committee – Growing Livable Neighbourhoods

A summary of the approach, input and promotion of the engagement is provided in the report entitled “What We Heard”. (Attachment 1).

Key Findings

The following highlights some of the key themes heard:

Strategy #1: Low Rise Neighbourhoods

- Importance of dedicated outdoor space including:
 - Quality landscaping, gardens, and trees to help create enjoyable living spaces and increase the appeal of homes from the street.
 - Desire for usable and functional yards, and support for porches, balconies, and roof decks.
 - Survey results show landscaping/trees and access to outdoor space as the top two most important things when it comes to low-density housing.
- Ensuring there is an appropriate amount of parking onsite.
- Providing variation in building design, while maintaining the character of the surrounding neighbourhood.
- Managing how bulky buildings feel from the street through building height limits, roof shape, and building design.

Strategy #2: City-Owned Lands

- Opportunity to provide more diverse housing types and sizes for people of all ages, stages of life, and abilities.
- Importance of preserving community character including views, heritage, and general look and feel of City neighbourhoods.
- Improve public spaces and expand community amenities to support the proposed increase in density (e.g. daycares, parks, green spaces).
- Support better access to transit and active transportation infrastructure.
- Concern about the impact of growth and increased density on infrastructure (e.g. water, sewer) and transportation.
- Maintaining Civic Plaza, City Library, and City Hall in future development plans.

Feedback gathered was used to revise the proposed bylaws, including:

- Reducing the proposed maximum building heights and changing method for calculating building heights in the Low-Density Housing areas;
- Using Development Permit Guidelines to encourage peaked roofs, outdoor spaces, and quality landscaping;
- Increasing the proposed density along West Keith Road to a townhouse-level density; and
- Reducing the amount of on-site parking in the Low-Density Housing areas.

Ongoing Communications & Education

To support ongoing communications and education in the community, in early September, the City distributed its city-wide newsletter mailout to all residents with an update on this project.

To support the rollout of the proposed new Ground Oriented Zone, staff will prepare internal and external educational materials with illustrative graphics to help explain what

is permitted in the zone and how to submit an application. Staff also plan to hold sessions for real estate professionals, developers, builders, and other interested members of the public about the proposed zone.

As of the writing of this report, further presentations to the Advisory Planning Committee and Advisory Design Panel are scheduled for September 10th and 18th, respectively, and a Development Industry Liaison Committee presentation is scheduled for October 6.

FINANCIAL CONSIDERATIONS

When an amendment to the OCP is being considered, the *Local Government Act* requires municipalities to consider the change in conjunction with the City's Financial Plan. As a part of the Provincial legislation changes of November 2023, the Province amended the *Local Government Act* and *Community Charter* to modernize and expand the tools available to local governments for financing infrastructure and amenities needed to support new development. It introduced changes to Development Cost Charges (DCCs) and added a new mechanism called Amenity Cost Charges (ACCs).

Updates to the City's DCCs received first readings by Council on July 14, 2025 and have been submitted to the Inspector of Municipalities for approval. City staff are working on an ACC program for Council consideration ahead of the June 30, 2026 deadline.

INTER-DEPARTMENTAL IMPLICATIONS

Servicing Capacity

Servicing capacity analysis was completed for all of the low-density areas of the City early in 2025. Results of the modelling identified areas of the systems that would require increased capacity to support the growth. However, it is anticipated that build-out of the zone will likely be gradual over time and, therefore, staff expect that upgrades will be required only when sufficient growth is developed. With this assumption, additional construction-related impacts are expected to be minimal.

Building and Development

To understand and evaluate the pace of change for this strategy, staff looked to other municipalities who have implemented small-scale multi-unit housing zones recently. The uptake on the added development potential in other municipalities ranged from several applications, to several hundred. Considering population size and adjusting uptake estimates based on the relative increase in development potential, staff estimate that there would be roughly 45 ground oriented applications per year. This is approximately one percent of properties that would be subject to the new zone that would be likely to apply for redevelopment per year. There are numerous factors that will influence the actual uptake, including construction and borrowing costs, and some lots will be more likely to redevelop than others, largely based on age of existing buildings and individual owners' choices.

Real Estate

In 2022, Council approved a funding strategy for the new Harry Jerome Community Recreation Centre, which is scheduled to open in 2026, at a cost of \$230 million. This funding strategy includes the sale or long-term lease of Harry Jerome Neighbourhood Lands. Some of the site has already been leased and developed, such as the Lonsdale Square and Sunrise Senior Living projects. Another portion of the site will be retained by the City for park uses. The remaining lands have existing zoning and Development Permit Guidelines to allow for the development of high-rise buildings and mid-rise buildings. The proposed bylaw changes would increase the permitted height of two high-rise buildings by five storeys and would increase the allowable floor space to support the development of an additional 180 housing units. The proposed bylaw changes would enable increased housing supply, added population to support local retail and service businesses, and additional revenue for the City relative to the funding strategy for the new Harry Jerome Community Recreation Centre. The proposed changes are anticipated to have minor impacts, and staff consider the changes reasonable in the context of allowable height and density in the area.

CONCLUSION

In conclusion, the purpose of this OCP update is to support Zoning Bylaw changes that are required to meet Provincial legislative requirements pertaining to the 20-year housing need via two strategies: low-density housing and City-owned lands. To enable enough residential units in the Zoning Bylaw, some amendments to the OCP are required, such as changing the land use designations for two City-owned lands and reconfiguring the Residential Level 1, 2, and 3 land use designations. To support more diverse housing forms, streamline bylaws, and improve transparency, the combination of the Residential Level 4A and 4B land use designations and changes to the land use designation map to show Provincial Transit-Oriented Area (TOA) requirements are recommended.

The proposed Zoning Bylaw changes are: 1) a new Ground-Oriented zone and Development Permit Guidelines, 2) updated Harry Jerome Neighbourhood Lands zone and Development Permit Guidelines, and 3) updated zoning for City Hall, the Fire Hall, Alder Street Lands, and East First Lands to support future housing capacity.

NEXT STEPS

After First Reading, the OCP statutory approvals process begins, which includes referrals to neighbouring municipalities, First Nations, and government agencies. Then, the City hosts an OCP Public Hearing and a Zoning Bylaw Public Hearing to gather input on the proposed bylaw changes. The Public Hearings can be held during the same meeting. Following Public Hearings, the OCP, Zoning Bylaw, and Development Procedures Bylaw receive second and third readings, and all bylaws can be adopted at the same meeting.

The Province now requires OCPs to be updated every five years to respond to the Housing Needs Reports. The next OCP update will need to be considered by Council prior to December 31, 2030. Staff will seek direction to initiate an update of the OCP at a future date.

RESPECTFULLY SUBMITTED:

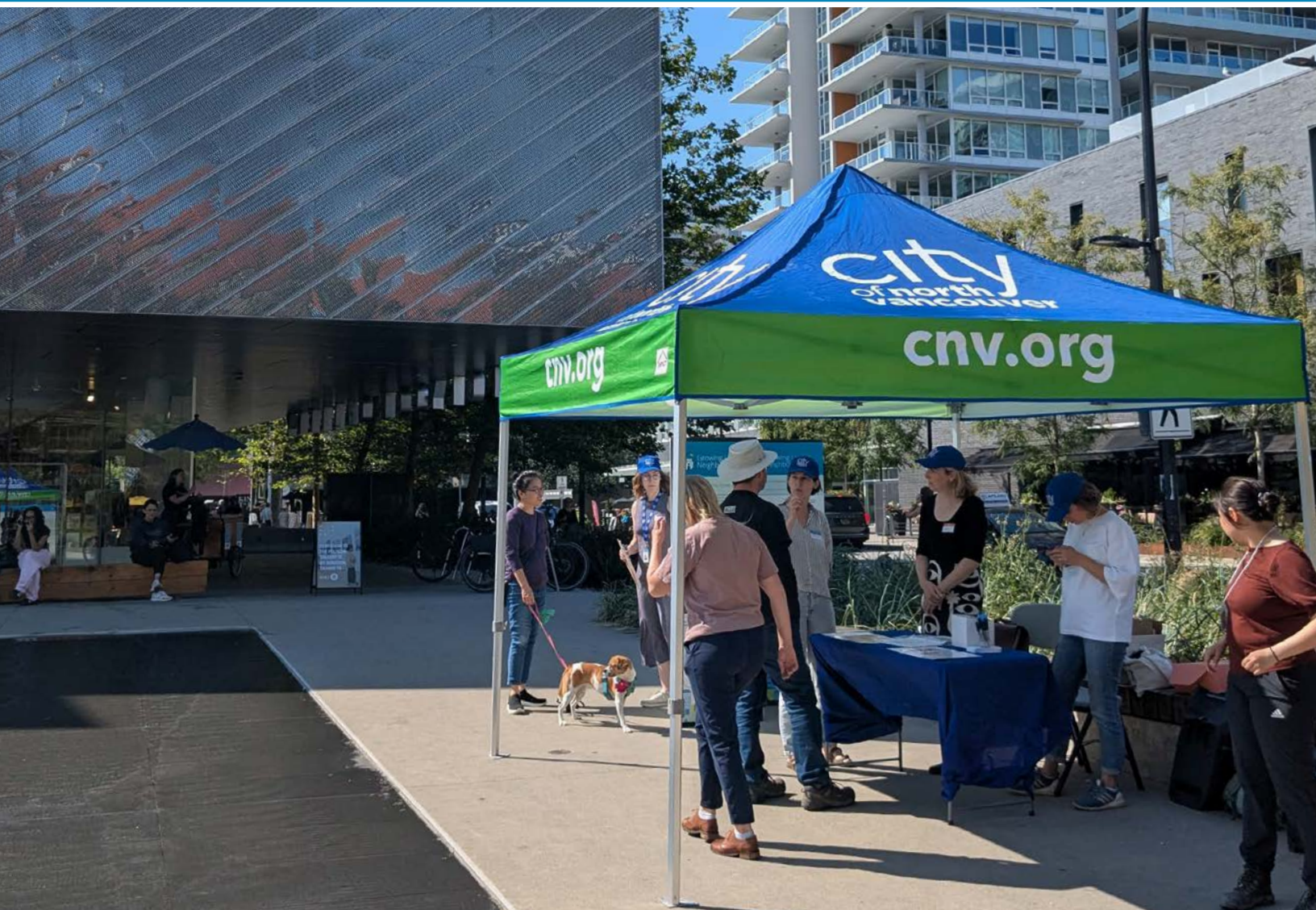


Daniella Fergusson
Manager, Planning (City Design and Planning)



Growing Livable Neighbourhoods

WHAT WE HEARD



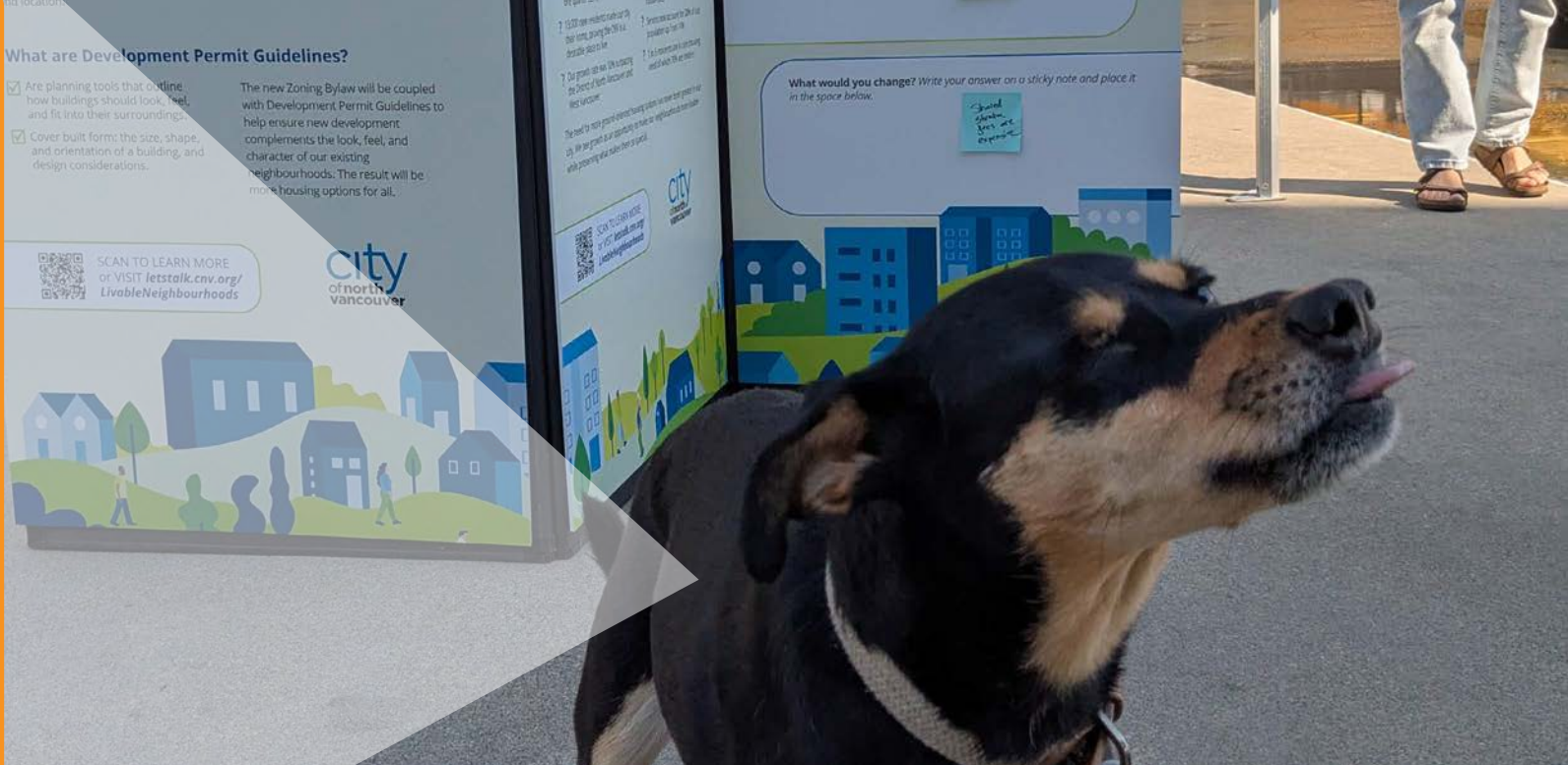


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About this Report

This What We Heard report provides a summary of the community engagement carried out for the Growing Livable Neighbourhoods project, led by the City of North Vancouver (the City) Planning Team. More than 670 instances of participation were recorded across a range of activities throughout July 2025 – we thank everyone for sharing their time and thoughts. This report summarizes what we heard from participants. These findings will help shape updates to the City's planning tools.



370 surveys submitted



36,000+ postcards mailed out to households and businesses



224 visitors to
6 pop-up events



157,000+ impressions across digital media campaign



52 Town Hall Meeting participants



Promotion in **3** editions of CityView newsletter



27 Community Workshop participants



3,800 visits to project engagement page

About the Growing Livable Neighbourhoods Project

Recently, the British Columbia Provincial Government imposed changes that require municipalities to update their planning tools to improve housing availability over the next 20 years. For more information about the changes, please visit cnv.org/OCPUpdate.

In response to these provincial housing changes, the City is updating the tools we use to plan our communities. These tools include our Official Community Plan (OCP) and Zoning Bylaw. As we plan for future growth, we're committed to keeping our city welcoming, friendly and vibrant.

The City is currently exploring two (2) strategies to grow in a livable way, which were explored with the public through engagement activities:



Add more low-density housing to grow livable neighbourhoods by gently increasing the availability of homes, while still maintaining the existing look and feel of our residential neighbourhoods. Low-density housing includes: single-detached houses, coach houses or laneway homes, secondary suites, duplexes, triplexes, fourplexes, townhomes, and row houses (up to six (6) units on a property).

Shown as “Gentle Infill” on the map below



Increase density on 5 City-owned lands near the city centre and frequent transit areas. This will provide the City and Council a higher degree of control over the pace and rate of growth, help optimize the value of City assets, fund City amenities, and provide a diversity of housing types.

Shown as “City Lands” on the map below



How We Engaged

Community engagement for the Growing Livable Neighbourhoods project was carried out in July 2025. The goals of this engagement were to:

- Inform the public about **Growing Livable Neighbourhoods in response to Provincial housing changes.**
- Inform the public about the **City-owned properties for potential redevelopment, and options for gentle density.**
- Collect public input on **what makes a community look and feel livable**, to feed into the creation of Development Permit Guidelines.

This report provides an overview of this community engagement, summarizing how engagement was conducted with the community, and the feedback received, highlighting common themes.

Engagement activities

A mix of in-person and virtual engagement opportunities were offered for the community to learn about the Growing Livable Neighbourhoods project and provide feedback. This range of engagement facilitated meaningful conversations and provided valuable insights that will help shape the City's updated planning tools. In total, there were 673 instances of public participation in data collection activities.

The engagement opportunities are summarised in the following table, and more detail is provided in

Appendix 1: Engagement Activity Details.

Engagement Opportunity	Description	Participation
Online Survey	An online survey for people to share their thoughts on livable growth, also available in hard copy at the in-person events.	370 survey responses were received.
Pop-Ups	Pop-up events held at different locations and times across the city.	Six (6) pop-ups were held, engaging 224 people.
Community Workshop	An in-person workshop to inform and gather feedback from the community.	One (1) workshop was held, engaging 27 participants.
Town Hall Meeting	A traditional, in-person town hall meeting to inform, gather feedback, and answer questions from the community.	One (1) town hall was held, engaging 52 people.
Project Engagement Page	A project page was created on the City's Let's Talk engagement platform, to share information about the project, including timelines and engagement event details.	The project page received over 3,800 visits during the engagement period.
Digital Media Campaign	A digital media campaign shared information about the project and promoted engagement.	There were over 157,000 impressions across the digital media campaign.



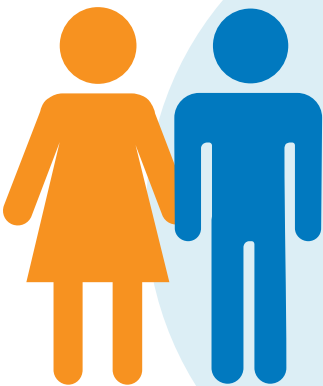
Promotion of engagement activities

Engagement opportunities were shared with the community through a variety of different channels. The promotion activities are summarised in the following table.

Promotion Activity	Description
Postcard	A City-wide postcard mail-out to 36,000+ households and businesses (arriving the week of July 14), with extra distribution at the City Library, City Hall, and North Vancouver Recreation and Culture locations. Included translation into three (3) of the City's most commonly spoken languages. Postcards were distributed to raise awareness of the project, direct people to the project engagement page, and share details of the engagement events.
CityView Newsletter	Promotion in bi-weekly CityView Newsletter on July 3, July 17 and July 31.
Online Ads	Online ads with North Shore News and other Glacier Media channels.

Who Participated

There were more than 670 instances of public participation in the community engagement opportunities. We heard from those living in different neighbourhoods across the City, in different housing situations, of different ages, and with a diverse range of personal circumstances and identities. The following are demographic statistics of our survey respondents, for those individuals who elected to answer relevant questions.



GENDER

- 51% identify as a woman
- 39% identify as a man
- 1% identify as non-binary or gender non-conforming
- 2% selected "Other"
- 4% were unsure / prefer not to say
- 4% did not respond

Who participated in the survey?

Of the 370 survey participants...

AGE

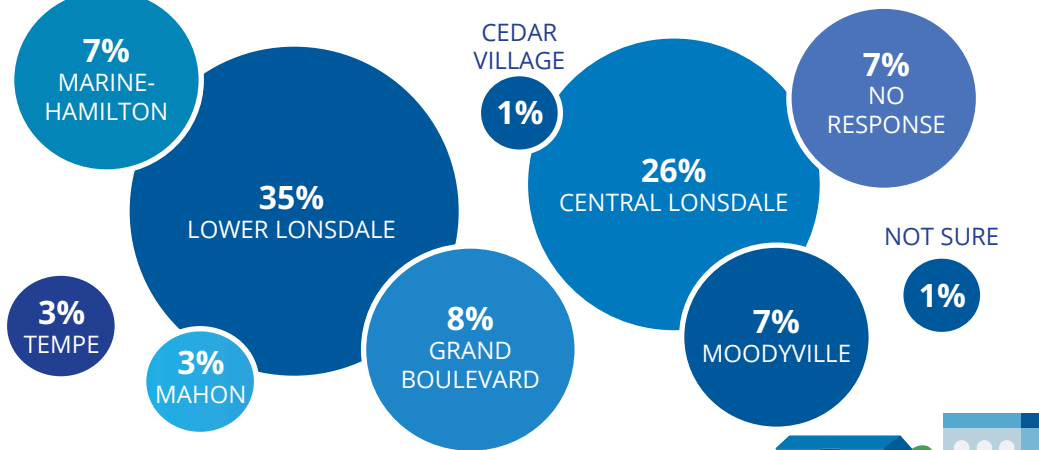


Where do survey respondents live?

Of the 370 survey respondents...

- 88% live in the City of North Vancouver
- 7% live in the District of North Vancouver
- 1% live in the City of Vancouver (mainland)
- 4% did not respond

Of the 324 survey respondents who live in the City of North Vancouver, people indicated they lived in the following neighbourhoods:



What kind of housing do people live in?

Of the 370 survey respondents, people indicated they live in the following housing types:

49% Apartment:

35% Apartment in a building with 6 floors or less

14% Apartment in a building with 7 floors or more

26% Detached single-family home

18% Duplex, triplex, fourplex, or townhome

2% Secondary suite

3% Other



Of the 370 survey respondents...

70% own their home

24% rent their home

3% live with family or friends

1% specified "Other"

How do survey respondents identify?



26%

My household is a single income household



19%

There are children or teens (under 18 years of age) living in my household



11%

I or someone in my household is a person living with a mental or intellectual disability, learning disability, and/or is neurodivergent



11%

I am or someone in my household is a person from a racialized community / person of colour



10%

There are adult children, parents or other adults living in my household which I financially support and/or care for



9%

I identify or someone in my household identifies as a member of the 2SLGBTQI+ community



6%

I am or someone in my household is a person with lived experience of addiction, homelessness, or accessing mental health services



6%

I or someone in my household is a person living with a physical disability (including mobility challenges)



4%

I live in a multi-generational household (with 3 or more generations, e.g., including grandparents or grandchildren)



3%

The primary language we speak at home is not one of Canada's official languages (i.e. not English or French)



2%

I am First Nations, Inuit, Métis or otherwise identify as Indigenous



2%

I am new to Canada (less than 5 years)



2%

I am the lone parent or caregiver to children / youth (18 years old and under) living in my house



2%

I or someone in my household has spent time in the foster care / child welfare system



What We Heard

The following sections outline key themes heard in community feedback. Data collected across the survey, pop-ups, Community Workshop, and Town Hall meeting are presented together, as they relate to the two strategies being considered by the City.

What We Heard about Strategy 1: Low-density Housing

Across the engagement activities, we collected community input on what makes a neighbourhood look and feel livable, to feed into the creation of Development Permit Guidelines for low-density housing. The following section explores what we heard with respect to low-density housing in the City of North Vancouver.

Quantitative data

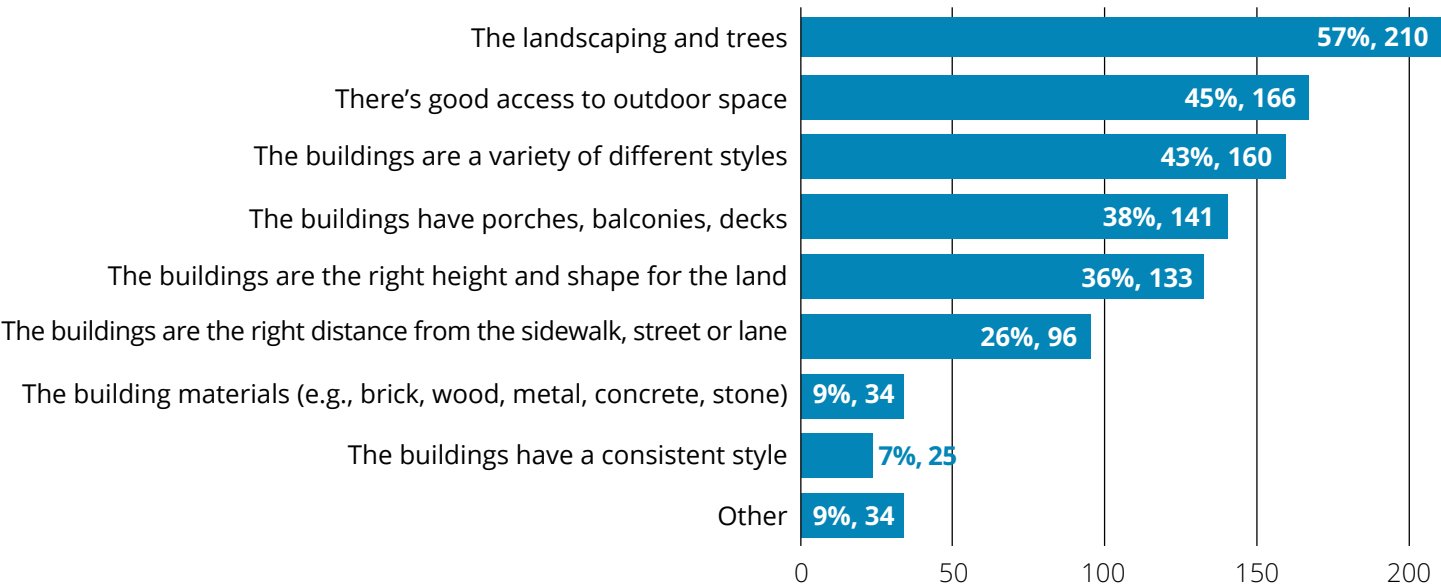
The following sections draw on quantitative data collected through the survey and pop-ups, where participants were asked to select choices from a list of options.

What do you like most about the housing in your neighbourhood?

Survey respondents were invited to think about where they live and indicate up to three characteristics they like most about the housing in their neighbourhood. The answer most frequently selected by respondents was the presence of landscaping or trees (210 people, or 57%), followed by good access to outdoor space (166 people, or 45%).

The graph below shows the number of people who chose each option as one of their top three choices. A total of 364 people responded to this question.

SURVEY: WHAT DO YOU LIKE MOST ABOUT THE HOUSING IN YOUR NEIGHBOURHOOD



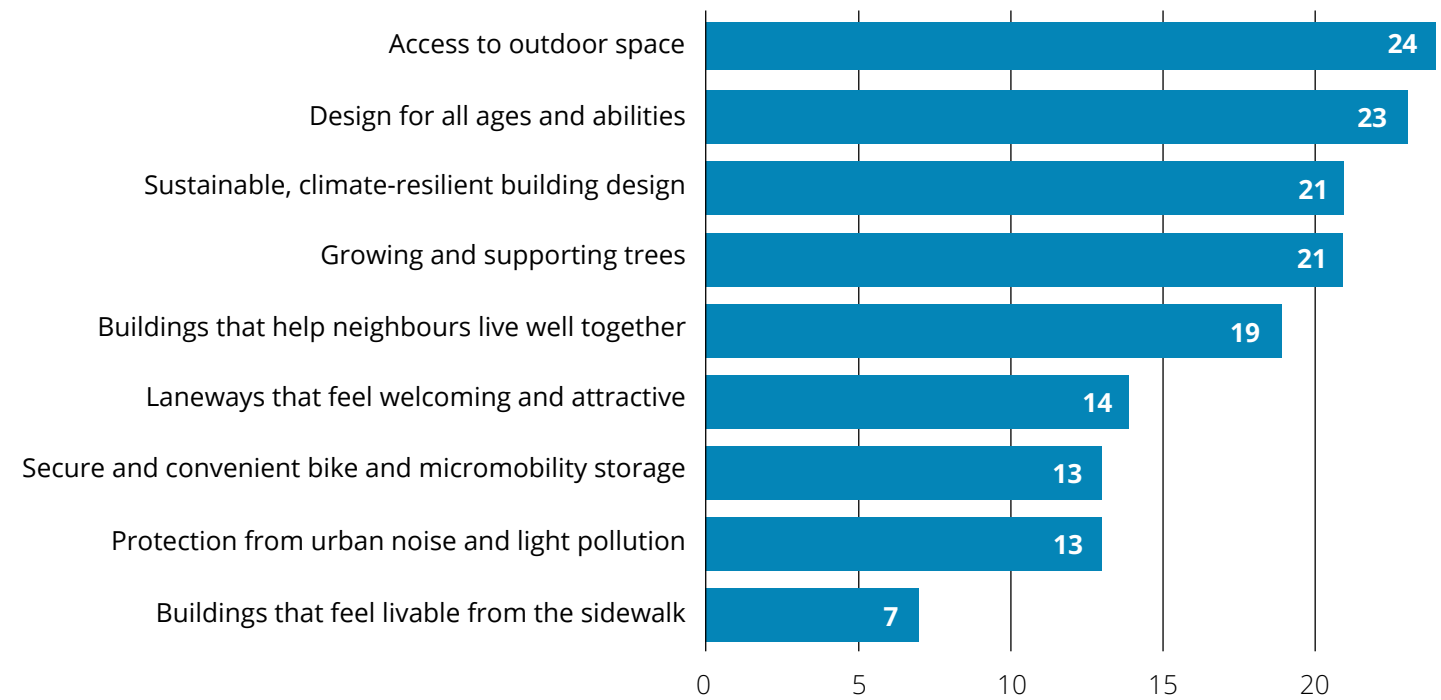


What priorities are most important to growing livable neighbourhoods?

A similar multiple-selection question was posed at the in-person City pop-ups. Attendees were asked, “The City seeks to use its planning tools to grow in a way that protects or enhances the livability of our neighbourhoods. Some of the priorities the City wants to advance are listed below. Which priorities are most important to you?”

Participants were invited to select up to three options. The most frequently selected priority was access to outdoor space, with 24 people selecting this option as one of their priorities. It was closely followed by prioritizing design for all ages and abilities, selected by 23 people. The graph below shows the number of people who selected each of the priorities as one of their three top choices.

POP-UPS: WHICH PRIORITIES ARE THE MOST IMPORTANT TO YOU?





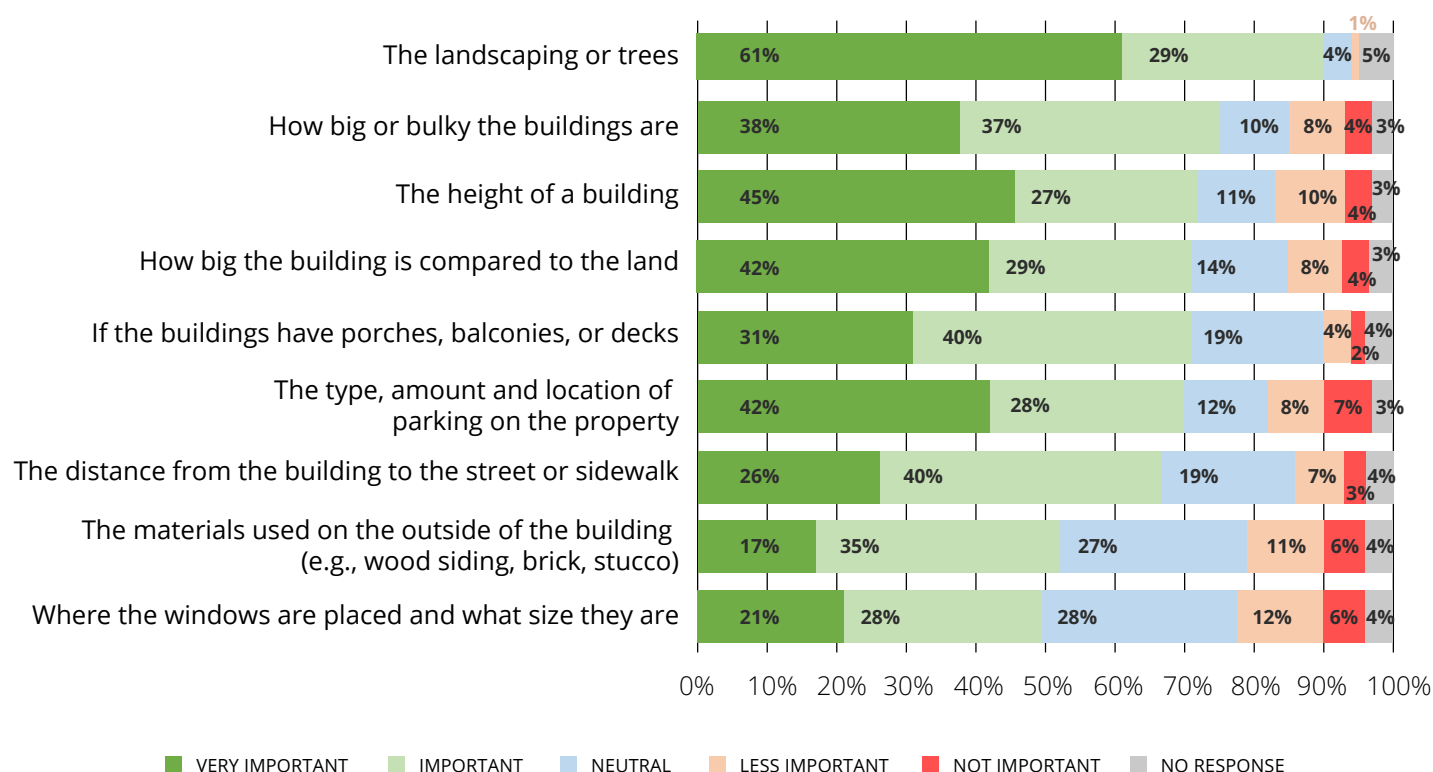
What characteristics make housing welcoming and vibrant?

Survey respondents shared their opinions about the characteristics that make low-density housing feel welcoming and vibrant. Participants were invited to indicate how important certain characteristics were to them.

The most highly-rated characteristic by a significant margin was landscaping or trees, with 226 people indicating it was very important, and an additional 108 indicating it was important. In other words, of the 370 survey respondents, 90% indicated landscaping or trees were very important or important.

The next most important characteristics were how big or bulky buildings are (considered very important or important by 75% of respondents) and the height of buildings (considered very important or important by 72% of respondents). Full results are shared in the graph below.

SURVEY: HOW IMPORTANT ARE EACH OF THE FOLLOWING CHARACTERISTICS TO YOU?



Qualitative data

The following questions explore qualitative data, where respondents gave free-form, open-ended answers to questions about low-density housing. Participants were invited to share the kinds of characteristics that make housing feel vibrant, attractive and welcoming. Additionally, they were provided with a number of example photos of low-density housing and asked to indicate what they found attractive about the designs and what they would change.

Below, key themes are highlighted. They represent the most frequently commented themes collected across the survey, pop-ups, Community Workshop and Town Hall, presented in terms of survey respondents (the largest quantifiable data source).

Many survey respondents mentioned the same themes multiple times across different questions. For the purposes of this report, the themes below are presented in terms of how many survey respondents mentioned that theme in response to at least one question. Percentages are based on the total number of survey respondents (370).

Support for low-density housing

Many participants explicitly expressed their support for the generation of more low-density housing options (138 respondents, 37%). The examples of low-density housing presented by the City were generally well supported by attendees across engagement activities. There was also general opposition to high-rises among participants. Note, high-rises are not part of the low-density housing strategy being considered by the City.

Height, size, and shape

The importance of **street presence** (78 respondents, 21%), particularly reducing the **appearance of height from the street** (45 respondents, 12%), was an important consideration for low-density housing. Low-rise developments, particularly duplexes, rowhomes and townhomes, were generally well liked in this regard. Participants noted that these lower buildings (particularly those with tiered storeys, i.e, higher levels being set back) were less overwhelming from the street and helped maintain natural light and views.

Buildings not being too **boxy or bulky** was a particularly important consideration (104 respondents, 28%), along with **roof design** (77 respondents, 21%). Generally, more traditional rooflines (pitched or sloped, with some overhang) were preferred over flat rooflines (except for those who valued rooftop decks or gardens).



“Different roof lines help to break up a bulky home.” – survey quote

Outdoor spaces

Engagement participants emphasized the importance of outdoor space in low-density neighborhoods. **Gardens, trees, and landscaping** were particularly important for outdoor spaces (194 respondents, 52%). Participants indicated that quality landscaping, gardens and trees create more attractive, enjoyable spaces for residents and increase the appeal of homes from the street.



“Trees, shrubs and other forms of landscaping around a building or neighbourhood improves mental health, has positive environmental effects, and allows residents to let their kids play on the building grounds” – survey quote

The **amount and placement** of outdoor space was also considered important (129 respondents, 35%). Participants expressed the need for large, usable yards, particularly front yards. **Porches and balconies** – including rooftop decks – were another component of outdoor space that were particularly important to engagement participants (87 respondents, 24%). Participants indicated that these various outdoor spaces are essential for creating enjoyable, livable homes – they provide space to relax, recreate, and play and dine with friends and family.



“Decks! Decks! Decks! Patios, back yards, front yards! So one can enjoy bbq in summer and making snow men in winter.” – survey quote

Comments around these outdoor spaces highlighted the need for a balance between **privacy** (54 respondents, 15%) and **community connection** (32 respondents, 9%), both of which were important to engagement participants. Front yards provide some separation between homes and sidewalks, increasing feelings of privacy. However, it was suggested that being too separated from sidewalks or neighbours can limit feelings of community connection, or casual social interactions. Some participants even suggested shared outdoor spaces be integrated into low-density neighbourhoods (e.g., shared courtyards within townhome complexes, shared yards between neighbouring homes) to encourage more community connection. Porches and balconies can also create both private or semi-private living space, and opportunities for spontaneous neighborly interactions.



“Porches, balconies, or roof decks are providing semi-private outdoor spaces that support greenery, relaxation, and casual interaction” – survey quote



Parking considerations

Parking considerations were another prominent theme across engagement activities (149 respondents, 40%), although responses indicated contrasting opinions about whether parking should be increased or decreased.

Many participants expressed the need for more **onsite, off-street parking** in low-density neighbourhoods, particularly for multi-unit complexes (i.e., one space per unit is considered essential) and in neighbourhoods with limited transit where residents will largely rely on cars. Participants also noted that not including enough onsite parking could put pressure on street parking (which is already limited in some areas).

Some participants also suggested that, while important to include, parking should be removed from the fronts of properties, i.e., limited to the rear of buildings or alleyways. Participants noted that driveways or unattractive garages can reduce both the street appeal of homes, and the amount of usable outdoor space. As such, participants suggested that fronts of lots should be reserved for outdoor space like yards and gardens (the importance of which is described above), and attractive, visible entranceways. This concept of **“friendly front doors”** was important to several participants (66 respondents, 18%), as it makes homes feel more welcoming.



“Garages if necessary, should be behind the homes to create a more welcoming environment.”

– survey quote

“Driveways and front-facing garages are dominating the facade, making the street feel car-centric and less welcoming”

– survey quote

Variation and character in design

Low-density housing design that **matches the character of the surrounding neighbourhood** was very important to engagement participants (116 respondents, 31%). **Variation in design** was also important (99 respondents, 27%). This balance appears key to participants – attractive, appealing housing fits in with its surroundings, while being unique and interesting, not “cookie cutter.”



“Different designs are great and allow for more personality in the neighborhood.” – survey quote

“Stop the cookie cutter look, it’s boring and unattractive.” – survey quote

While preference for variety was clear, there was some difference in opinion over **traditional versus modern designs**. Traditional designs were preferred by more participants (52 respondents, 14%), but modern designs were still preferred by a notable number (23 respondents, 6%), and some suggested a combination of the two works well.



“A lot of low-density townhomes in modern west-coast style with brick and wood lend a nice feel to the area” – survey quote

“... traditional homes which appear calming and welcoming, rather than institutions or modern art pieces that people happen to live in” – survey quote

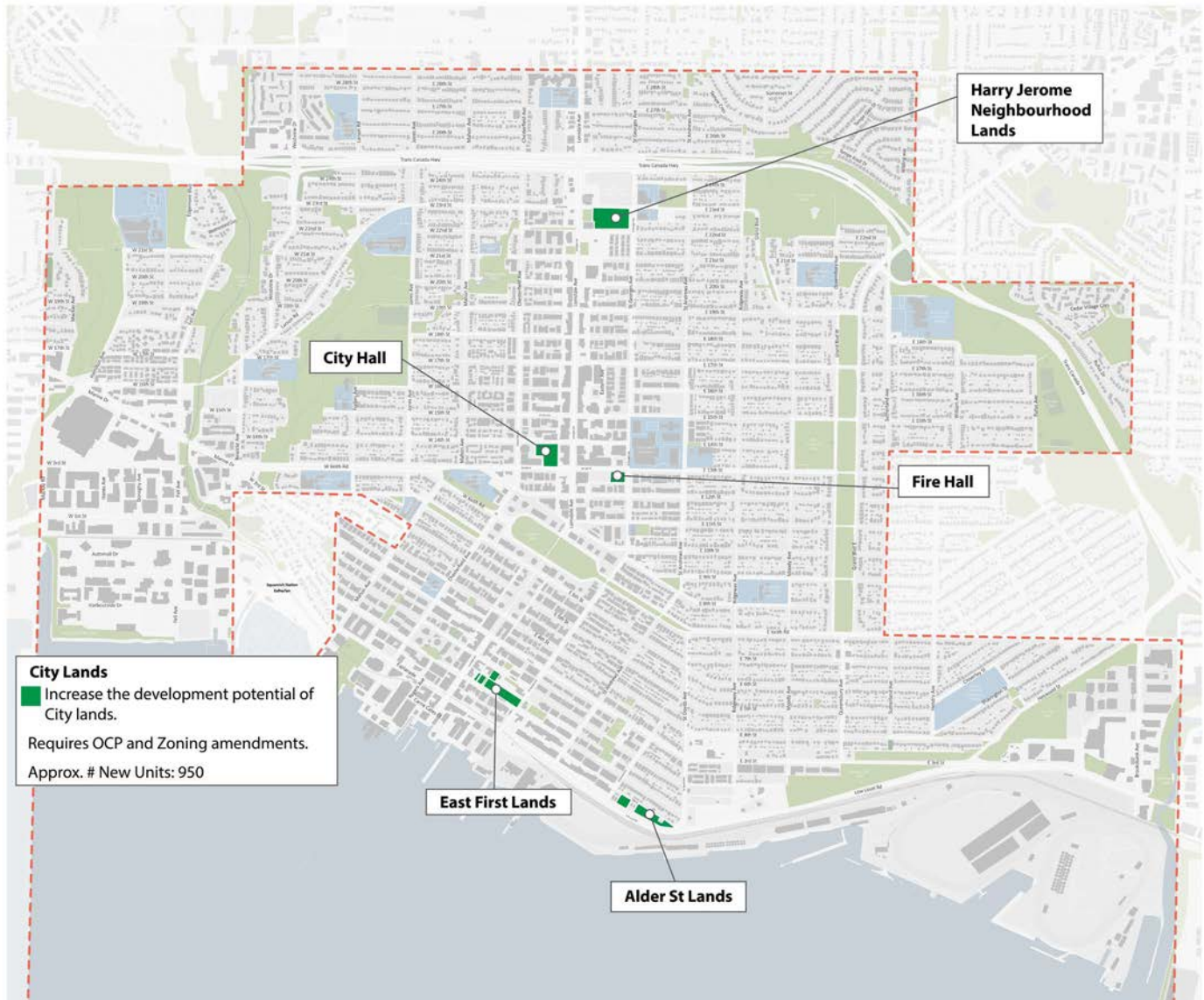
“Contemporary design with traditional features, traditional brick material... the blend of both is balanced” – survey quote

Colour and material were also important design considerations (94 respondents, 25%). There was a general preference for more natural colours and materials (e.g., wood, stone, brick), while some preferred brighter, more unique colours as they create a more interesting look.



What We Heard about Strategy 2: City-Owned Lands

Feedback on increasing density on City-owned lands was collected at the Community Workshop and the Town Hall Meeting. Workshop attendees were shown a map of the five (5) City sites being considered for redevelopment, and asked, “What are the opportunities and challenges to adding future housing at these City sites?” Town Hall attendees provided feedback through a question-and-answer session with City staff. The most frequently heard themes are summarized below.





Opportunities and challenges to adding housing on City sites

CREATING DIVERSE BUT LIVABLE OPTIONS

Workshop attendees saw the opportunity for **more diverse housing types** to be developed. This includes more mixed-use housing developments, rental housing, workforce housing, homes suitable for aging in place, and homes of different sizes. The desire for more diverse housing types was expressed at both the Community Workshop and the Town Hall, with some interest in affordable housing, co-op housing and below-market housing being included in City-owned developments.

Preservation of **community character** was another opportunity shared by Workshop attendees. Participants indicated that the views, heritage, and general look and feel of the City's neighbourhoods should be preserved through City-driven redevelopment of these lands. Maintaining Civic Plaza, City Library, and City Hall was also noted as particularly important by some Workshop attendees.

Workshop attendees also saw the opportunity for the **livability** of surrounding neighbourhoods to be enhanced through development of City properties. They expressed that improved public spaces and expanded community amenities (e.g., daycares) would create more livable areas and support more social connections. **Parks and green spaces** could also be maintained and expanded, a priority for both Workshop and Town Hall attendees.

TRANSPORTATION AND INFRASTRUCTURE

Participants shared that redevelopment of these sites could also support better access to **transit and active transportation**, and provide an opportunity to make improvements to active transportation infrastructure (e.g., wayfinding and signage). However, Town Hall attendees were concerned that transit alone would not be enough to accommodate a growing population, and emphasized the need to improve road infrastructure. This concern about the **impact of growth** and increased density on infrastructure (e.g., water and sewer, as well as transportation), was heard across the Workshop and Town Hall.

CITY CONTROL OVER DEVELOPMENT

Some attendees saw City ownership of these lands as beneficial, as it could ensure appropriate management of development timing, as well as heights and setbacks. However, other attendees thought development rights being limited to the City was unfair, as it removed potential development opportunities from others.



How will these results be used?

The data collected through these engagement activities will be used by City staff to update the City's planning tools – including the Official Community Plan, Zoning Bylaw and Development Permit Guidelines – in alignment with provincial requirements for the City's 20-year housing needs. Engagement results and staff recommendations will be presented to City Council for direction in Fall 2025.

The City of North Vancouver thanks everyone who completed the survey, visited a pop-up event, attended the Community Workshop or Town Hall Meeting, and shared feedback on Growing Livable Neighbourhoods. The input provided by community is a valued part of planning processes, and will enrich the technical and operational knowledge the City applies to decision-making.



Appendix 1: Engagement Activity Detail

The table below provides more detail on the engagement activities.

Growing Livable Neighbourhoods: Engagement Opportunities Detail				
Event Type	Location	Date	Time	Number of Participants
Pop-up	Outside Polygon Gallery	July 10	5pm – 7pm	39
Pop-up	Mahon Park	July 12	2pm – 4pm	24
Pop-up	Moodyville Park	July 13	10am – 12pm	36
Pop-up	City Library	July 14	12pm – 2pm	41
Community Workshop	John Braithwaite Community Centre	July 22	5pm – 7pm	27
Town Hall Meeting	John Braithwaite Community Centre	July 24	5pm – 7pm	52
Pop-up	Civic Plaza	July 28	11am – 1pm	43
Pop-up	Civic Plaza	July 31	3pm – 5pm	41
Survey	Online	July 10 – July 31	-	370
Total				673

Proposed Ground Oriented Zone

Summary of proposed zoning changes (October 2025)

Purpose

The proposed Ground Oriented Zone would permit a range of low density, ground-oriented residential housing in forms that enhance neighbourhood comfort, walkability and connectedness, and that support a healthy tree canopy. Permitted uses would include residential, supportive community uses and home-based businesses.

Where it applies

This zone would apply primarily to properties that were previously zoned for single-family and duplex dwellings – excluding certain heritage areas and properties.

Maximum housing units

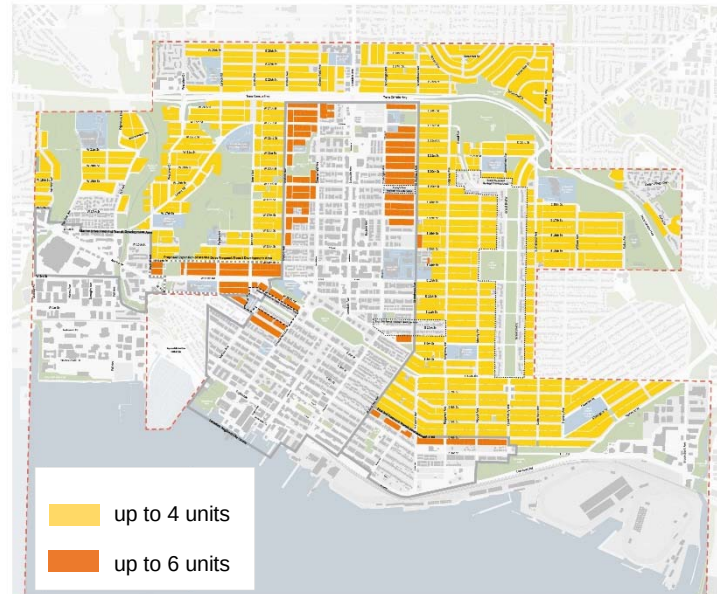
Stratified and non-stratified housing units would be permitted as indicated:

Lot Area and Location	Dwelling Units Permitted
Lot Area $\leq$ 280 sqm	3 units
Lot Area $\geq$ 280 sqm, and within Low Rise Neighbourhood 1 Designation	4 units
Lot Area $\geq$ 280 sqm, and within Low Rise Neighbourhood 2 or Designation	6 units

Key regulations

OCP Designation	Minimum Lot Dimensions	Maximum Gross Floor Area (Exclusions per the zone)
Low Rise Neighbourhood 1	7.5 m width* *conditions apply	0.85 FSR
Low Rise Neighbourhood 2	15 m width	1.0 FSR

Dwelling Units	Maximum Lot Coverage	Minimum Permeable Area
1	30%	50%
2	35%	45%
3-4	40%	35%
5-6	45%	30%



Minimum Siting

- Front: 3m
- Rear: 1.5m
- Interior: 1.2m
- Exterior: lesser of 3m or 0.2x lot width

Maximum Height

- 3 Storeys; maximum meters per the zone
- Exemptions per the zone, e.g. for roof decks

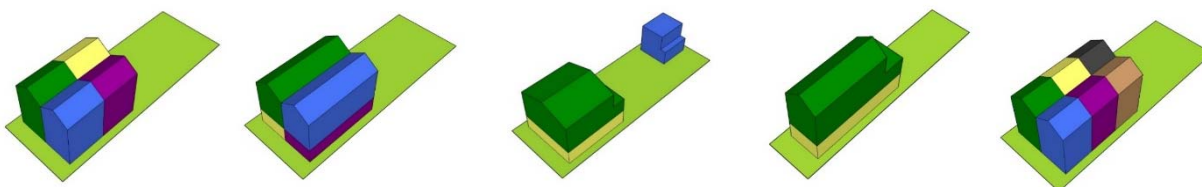
Minimum Vehicle Parking

- 0.5 parking spaces per Dwelling Unit

Storage

- Bicycling Parking, or Mobility Parking and Recreational Storage Area required

Examples of ground-oriented housing forms



Annotated Version of Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114

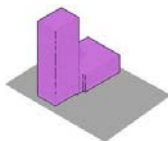
THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9114

A Bylaw to amend “Official Community Plan Bylaw, 2014, 8400”

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 **“Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements).**
2. “Part 1 – Foundation” of “Official Community Plan Bylaw, 2014, 8400” is hereby amended by:
 - A. Replacing Subsection “Regional Priorities” and “Working With Neighbours and Community Partners” under Section “Plan Context” in its entirety and replacing it with “Regional Priorities” and “Working With Neighbours and Community Partners” attached to this Bylaw as Schedule A.
 - B. Replacing Table 3 “OCP Requirements and Plan Content by Chapter” under Section “Legislative Authority and Scope” with Table 3 “OCP Requirements and Plan Content by Chapter” attached to this Bylaw as Schedule B.
3. “Chapter 1 Land Use: Housing, Population & Employment” of “Part 2 Community Directions” of “Official Community Plan Bylaw, 2014, 8400” is hereby amended by:
 - A. Deleting Section 1.0 “Key Issues and Trends” in its entirety and replacing it with Section 1.0 “Key Issues and Trends” attached to this Bylaw as Schedule C.
 - B. Replacing Subsection 2.1.1 “Residential Land Use Designations” under Section 2.1 “Density, Height, and Development” with Subsection 2.1.1 “Residential Land Use Designations” attached to this Bylaw as Schedule D.
 - C. Inserting the following Land Use Designation in Subsection 2.1.3 “Other Land Use Designations” in-between the “Harbourside Waterfront (Mixed-Use)” and “School and Institutional” designations:

		Harry Jerome Neighbourhood Lands (Mixed Use)	<table><tr><td>Purpose</td><td>To allow a mix of residential and commercial development on the Harry Jerome Neighbourhood Lands. See further description in Section 2.4.1.</td></tr><tr><td>Form</td><td>Mid-rise and high-rise buildings up to 103 metres in height for the tallest building.</td></tr><tr><td>Max Density</td><td>2.9 FSR</td></tr><tr><td>Max Bonus</td><td>n/a</td></tr></table>	Purpose	To allow a mix of residential and commercial development on the Harry Jerome Neighbourhood Lands. See further description in Section 2.4.1.	Form	Mid-rise and high-rise buildings up to 103 metres in height for the tallest building.	Max Density	2.9 FSR	Max Bonus	n/a
Purpose	To allow a mix of residential and commercial development on the Harry Jerome Neighbourhood Lands. See further description in Section 2.4.1.										
Form	Mid-rise and high-rise buildings up to 103 metres in height for the tallest building.										
Max Density	2.9 FSR										
Max Bonus	n/a										

Commented [AK1]: Item 2A is a housekeeping change that updates references, tables, and figures to align with the new Regional Growth Strategy, *Metro 2050*. Demographic information is also updated based on data from Metro Vancouver.

Commented [AK2]: Item 2B is a housekeeping change that updates outdated *Local Government Act* references.

Commented [AK3]: Item 3A updates language to provide additional background, modernize context, and align with *Metro 2050*.

Commented [AK4]: Items 3B & 3C add three new Land Use Designations

- Low Rise Neighbourhood 1
- Low Rise Neighbourhood 2
- Harry Jerome Neighbourhood Lands (created for HJNL)

- D.** Deleting the first paragraph of Subsection 2.2.2 "Density Bonus Application" under Section 2.2 "Density Bonusing" and replacing it with the following:

"An OCP Density Bonus is subject to a rezoning process. Council is under no obligation to approve a proposed density bonus regardless of compliance with this section of the Plan or the related Density Bonus and Community Amenity Policy."

Commented [AK5]: Item 3D is a housekeeping change that removes reference to public hearings which no longer applies here.

- E.** Deleting the last sentence of Section 2.3 "Density Transfer" and replacing it with the following:

"Density transfers require a rezoning and, if approved, require that a Land Title Act covenant be registered on all affected properties confirming that the transfer has occurred."

Commented [AK6]: Item 3E is a housekeeping change that removes reference to public hearings which no longer applies here.

- F.** Deleting the paragraph starting "In 2012" under subsection 2.4.1 "Harry Jerome Recreational Complex" within Section 2.4 "Area-Specific Planning Policies" in its entirety and replacing it with the following:

"A. In 2012 City Council directed staff to consult with the public on options for the renewal of Harry Jerome Community Recreation Centre (HJCRC) and adjacent public lands. Since then, the City has engaged with stakeholders and the public regarding the scope and direction for the HJCRC, and Council has reviewed a number of reports and studies. The final design was approved by Council in April 2021, and construction began in 2022. The HJCRC is expected to open to the public in spring 2026.

Commented [AK7]: Item 3F amends language to reflect the progress and direction taken for the Harry Jerome Recreational Complex since 2014.

B. Development of the Harry Jerome Neighbourhood Lands is intended to support the funding strategy for the HJCRC. Development will be in accordance with the land use designation shown on Schedule A Land Use (Appendix 1.0), the applicable zoning, and the Harry Jerome Neighbourhood Lands Development Permit Area Guidelines.

The vision is for the Harry Jerome Neighbourhood Lands to be redeveloped with a mix of residential and commercial uses in mid-rise and high-rise buildings that, together with the nearby new Harry Jerome Community Recreation Centre, park lands, and Green Necklace greenway, will create a vibrant urban community anchoring the northern end of the Lonsdale Corridor. Ground level commercial uses help activate and frame the park and provide an edge for the Green Necklace, with commercial frontage wrapping around East 23rd Street. The development will also enrich the public realm by orienting buildings to City streets, avoiding vacant frontage, and by animating the public realm through ground-level residential and commercial units."

- G.** Deleting the paragraph starting "Stretching from" in subsection 2.4.4 "Lower Lonsdale" within Section 2.4 "Area-Specific Planning Policies" in its entirety and replacing it with the following:

"Stretching from the waterfront north to 3rd Street, Lower Lonsdale is the City's transportation hub and growing cultural and entertainment district. Lower Lonsdale underwent extensive redevelopment in the decade prior to 2014 and has not been identified as an area of change in the Plan. In 2023, the Province amended the *Local Government Act* to establish minimum allowable height and density for areas designated as Transit Oriented Areas. On June 17, 2024, Council adopted Transit Oriented Area Designation Bylaw, 2024, No. 9029 to designate the area as a Transit Oriented Area. As per the 2002 OCP, high-density mixed-use development supporting

Commented [AK8]: Item 3G adds language to introduce Transit Oriented Areas from the province and adoption of the Transit Oriented Area Designation Bylaw.

a variety of commercial uses and active public spaces, including significant waterfront lands, continues to be supported. As new development occurs in the Lower Lonsdale area, the presence of small-scale commercial spaces and established light-industrial/mixed employment uses are expected to be maintained.”

- H.** Deleting the paragraph starting “(See Chapter 2,” in subsection 2.4.5 “Marine Drive Frequent Transit Development Area” within Section 2.4 “Area-Specific Planning Policies” in its entirety and replacing it with the following:

“(See Chapter 2, Transportation Objective 2.2.4 of this plan for further details). Marine Drive serves as the main east-west corridor in the City, connecting the City to all the other jurisdictions on the North Shore. The Marine Drive Frequent Transit Development Area (FTDA) includes two sections: one along Marine Drive and West Keith Road to the west, and the other along 3rd Street to the east, with the Lonsdale Regional City Centre located between them.

Collectively, these areas will provide a mix of land uses and densities that support frequent transit service, ensuring consistency with the Metro Vancouver Regional Growth Strategy. A mixture of mixed-use buildings and commercial developments will continue to replace existing low intensity development such as car dealerships along the western corridor. Additional effort will be required to maintain and expand the existing right-of-way in some areas to enable future transit expansion along the full length of the east-west corridor.”

- I.** Replacing Figure 7 “Frequent Transit Development Areas” under Section 2.4 “Area-Specific Planning Policies” with Figure 7 “Frequent Transit Development Areas” attached to this Bylaw as Schedule E.

- J.** Replacing Table 4 “Area-Specific Development Permit Areas (DPAs)” under Section 2.5 “Development Permit Areas” with Table 4 “Area-Specific Development Permit Areas (DPAs)” attached to this Bylaw as Schedule F.

- K.** Replacing Table 5 “Category Specific Development Permit Areas (DPAs)” under Section 2.5 “Development Permit Areas” with Table 5 “Category Specific Development Permit Areas (DPAs)” attached to this Bylaw as Schedule G.

- L.** Amending Subsection 2.6.1 “Objectives” under Section 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1” to “614”.

- M.** Amending Subsection 2.6.2.1 under Section 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1(3)(b)” to “614(3)(b)”.

- N.** Amending Subsection 2.6.3.1 under Subsection 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1(3)(a)” to “614(3)(a)”.

- O.** Deleting the three paragraphs under Section 2.7 “Temporary Use Permits” in and replacing them with the following:

Commented [AK9]: Item 3H adds language to introduce the extension of the Marine Drive FTDA along W Keith Rd.

Commented [AK10]: Item 3I updates Figure 7 to show the Marine Drive FTDA extension, and adoption of the Transit Oriented Area Bylaw and new land designations.

Commented [AK11]: Item 3J adds 2 new Area-Specific DPAs

- Form & Character DPA
- Harry Jerome Neighbourhood Lands DPA

Commented [AK12]: Item 3K removes 2 Category Specific DPAs

- Duplex DPA
- Harry Jerome Neighbourhood Lands DPA

Commented [AK13]: Items 3L – 3N are housekeeping changes that update outdated *Local Government Act* references.

Commented [AK14]: Item 3O is a housekeeping change that updates an outdated *Local Government Act* reference and removes reference to public hearings which no longer applies here.

"Occasionally, long-term plans do not provide enough flexibility to allow for short-term responses to site-specific opportunities. To address these opportunities on a case-by-case basis the City will consider the issuance of a Temporary Use Permit (TUP) in accordance with the provisions of Section 493 of the *Local Government Act*.

All areas within the City are designated TUP areas where TUPs can be granted. TUPs will only be permitted where the City judges a temporary use to be in the interest of the public in general, and where the following conditions are satisfied:

- The development of a temporary use should not unduly curtail the redevelopment of land in accordance with the interests of the Official Community Plan;
- A temporary use should not be permitted where, in Council's opinion, such a use would have negative impacts on adjoining property;
- A temporary use permit should not be used to resolve ongoing land use problems on private property;
- A temporary use permit is intended for short-term community benefit purposes where a broad range of the public benefit from its issuance."

P. Deleting Subsection 2.8.3 "Duplex Special Study Area" under Section 2.8 "Special Study Areas" in its entirety.

Commented [AK15]: Item 3P removes the Duplex SSA following the completion of the study.

Q. Inserting Subsection 2.8.6 "Heritage Special Study Area" following Subsection "2.8.5 Deleted" under Section 2.8 "Special Study Areas" as follows:

Commented [AK16]: Item 3Q adds a new Heritage Special Study Area with the intention of following up with residents in these areas to balance development with heritage protection and incentives.

"2.8.6 Heritage Special Study Area

The Heritage Special Study Area is comprised of the Grand Boulevard, East 10th Street, and Finlay's Row Heritage Character Areas. Each area contains a large concentration of heritage properties, with some dating back to the early 20th century. These heritage areas serve as an important connection to the City's natural and cultural past. Special consideration will be taken with these areas to preserve their character and legacy as the City continues to develop into the future. The City will undergo a careful study of these areas to determine the best direction forward in balancing preservation with infill development. A full list of the properties with heritage value can be found in the City's Heritage Register (2013)."

4. "Chapter 10 Checking Progress" of "Part 3 Acting on the Plan" of "Official Community Plan Bylaw, 2014, 8400" is hereby amended by replacing the text below the heading "Updating the Plan" with the following:

Commented [AK17]: Item 4 amends language to align with provincial requirements which require OCP and Zoning Bylaws to be updated every 5 years following each iteration of the Housing Needs Reports.

"An OCP provides a general direction for the future of the community and indicates the changes that can be anticipated over the long-term. As the Province is shifting towards a more proactive, long-term approach to planning, the City of North Vancouver is required to review the OCP and Zoning Bylaw every five years to consider current and anticipated housing needs."

5. "Schedule A Land Use" of "Official Community Plan Bylaw, 2014, 8400" is hereby amended by:

A. Reclassifying properties designated as "Residential Level 1", "Residential Level 2", or "Residential Level 3" to "Low Rise Neighbourhood 1" or "Low Rise Neighbourhood 2" as indicated in Schedule H attached to this Bylaw.

Commented [AK18]: Item 5A combines Residential Levels 1 – 3 Land Use Designations into the new "Low Rise Neighbourhood 1 – 2" in the OCP Land Use map, separating based on location in relation to the Regional City Centre and FTDA.

- B. Reclassifying properties designated as “Residential Level 4A” or “Residential Level 4B” to “Residential Level 4” as indicated in Schedule H attached to this Bylaw.

Commented [AK19]: Item 5B combines Residential Levels 4A & 4B into a new “Residential Level 4” Land Use Designation.

- C. Reclassifying the following properties from “Residential Level 3” to “Residential Level 4” as indicated in Schedule H attached to this Bylaw.

Commented [AK20]: Item 5C redesignates Residential Level 3 properties that were in the Duplex SSA to Residential Level 4

Lot	Block	D.L.	Plan
B	52	550	16191
H	33	549/550	20932
G	33	549/550	20932
F	33	549/550	20392
C	33	549/550	15877
B	33	549/550	15877
A	33	549/550	15877

- D. Reclassifying the Land Use Designation for the Harry Jerome Neighborhood Lands from “Mixed Use Level 2 (Medium Density)” to “Harry Jerome Neighbourhood Lands (Mixed Use)” as indicated in Schedule H attached to this Bylaw.

Commented [AK21]: Item 5D changes the designation for HJNL from Mixed Use Level 2 to the new Harry Jerome Neighbourhood Lands (Mixed Use) designation.

- E. Revising the height limit indicated for the portion of the Harry Jerome Neighbourhood Lands outlined in black from 88 to 103 metres.

Commented [AK22]: Item 5E amends the height limit for HJNL from 88m to 103m (35 storeys).

- F. Identifying the Lonsdale Quay Transit Oriented Area as outlined in “Transit Oriented Area Designation Bylaw, 2024, No. 9029” by:

Commented [AK23]: Item 5F displays the changes that came from the adoption of the Transit Oriented Bylaw, which include:

- (1) Indicating a 200 meter and a 400 meter radius circle from the Lonsdale Quay Bus Depot (TOA).
- (2) Reclassifying properties within a 200 meter catchment of the Lonsdale Quay Bus Depot (TOA) designated as “Mixed Use Level 4A” to “Mixed Use Level 4B”.
- (3) Reclassifying properties within 400 meters of the Lonsdale Quay Bus Depot (TOA) designated as “Residential Level 5” to “Residential Level 6”.
- (4) Revising the maximum allowable residential heights for new development based on the *Local Government Transit Oriented Areas Regulation* (B.C Reg. 263/2023).

- Adding the 200m/400m radiuses from the Lonsdale Quay Bus Depot (the TOA)
- Redesignating any Mixed Use Level 4A properties within a 200m catchment of the TOA to Mixed Use Level 4B
- Redesignating any Residential Level 5 properties within a 400m catchment of the TOA to Residential Level 6
- Updating any maximum heights that don't meet the provincial requirements to meet the provincial requirements

- G. Reclassifying the following City-owned properties from “Residential Level 4A” to “Residential Level 5” as indicated in Schedule H attached to this Bylaw.

Commented [AK24]: Item 5G redesignates City-Owned properties on Alder St. from Residential Level 4A to Residential Level 5.

Lot	Block	D.L.	Plan
3	170	274	972
4	170	274	972
5	170	274	972
8	170	274	972
9	170	274	972
10	170	274	972
11	170	274	972
12	170	274	972

13	170	274	972
14	170	274	972
15	170	274	972
16	170	274	972
17	170	274	972
18	170	274	972

H. Reclassifying the following properties to "Residential Level 4" as indicated in Schedule H attached to this Bylaw.

Commented [AK25]: Item 5H redesignates properties fronting onto W Keith Rd in the new Marine Drive FTDA extension to Residential Level 4.

Lot	Block	D.L.	Plan	Previous Designation
26	67	547	750	Residential Level 3
1-2		547	BCS940	Residential Level 3
1-2		547	BCS306	Residential Level 3
1/2/3		271/547	VR1372	Residential Level 3
1-3		271	LMS624	Residential Level 3
1-4		271	BCS2553	Residential Level 2
1-2		271	BCS1422	Residential Level 2
1-2		271	BCS1632	Residential Level 2
W	66	271	1914	Residential Level 2
20	66	271	750	Residential Level 2
19	66	271	750	Residential Level 2
1-2	66	271	LMS3076	Residential Level 2
1-2		271	VR158	Residential Level 2
H	66	271	1226	Residential Level 2
1	66	271	17227	Residential Level 2
2	66	271	17227	Residential Level 2
1-2		271	LMS1134	Residential Level 2
1-2		271	LMS1135	Residential Level 2
1-2		271	BCS2403	Residential Level 2
1-2		271	BCS2504	Residential Level 2
1-2		271	EPS5557	Residential Level 2
1-2		271	VR1355	Residential Level 2
1-2		271	VR1354	Residential Level 2
D	65	271	17150	Residential Level 2
E	65	271	17150	Residential Level 2
F	65	271	17071	Residential Level 2
G	65	271	17071	Residential Level 2
B	65	271	1288	Residential Level 2
A	65	271	1288	Residential Level 2
1-4		271	EPS1481	Residential Level 2
1-3	65	271	LMS4610	Residential Level 2
13	65	271	750	Residential Level 2
13	65	271	750, Part W1/2	Residential Level 2
13	65	271	750, Part E1/2	Residential Level 2
1-2		271	VR2494	Residential Level 2
1-4		271/274	EPS8514	Residential Level 3
1-3	64	271	LMS3714	Residential Level 3
20	64	271	750	Residential Level 3

1-2		271	VR2117	Residential Level 3
1-3		271	BCS1307	Residential Level 3
1-4	64	271/274	BCS3129	Residential Level 3
16	64	271	750	Residential Level 3
1-3		271/548	VR1400	Residential Level 3
E	64	548	16794	Residential Level 3
F	64	548	16794	Residential Level 3
1-2		548	VR511	Residential Level 3
1-2		548	VR512	Residential Level 3
1-2		271	LMS4723	Residential Level 2
1-2		271	LMS4611	Residential Level 2
3	70	271	1420	Residential Level 2
4	70	271	1420	Residential Level 2
5	70	271	1420	Residential Level 2
1-2	70	271	LMS4649	Residential Level 2
7	70	271	1420	Residential Level 2
1-2		271	EPS8997	Residential Level 2
1-2		271	EPS9432	Residential Level 2
10	70	271	1420	Residential Level 2
1-2		271	EPS4074	Residential Level 2
1-2		271	EPS5514	Residential Level 2
1-2		271	VR2329	Residential Level 2
1	71	271	750	Residential Level 3
2	71	271	750	Residential Level 3
1-2	71	271	VR2788	Residential Level 3
5	71	271	750	Residential Level 3
6	71	271	750	Residential Level 3
7	71	271	750	Residential Level 3

6. "Schedule E Regional Context Statement" of "Official Community Plan Bylaw, 2014, 8400" is hereby amended by replacing Schedule E with "Schedule E Regional Context Statement" attached to this Bylaw as Schedule I.

Commented [AK26]: Item 6 updates the Regional Context Statement map to show the Marine Drive FTDA extension.

7. Appendix 2.0 "Definitions" of "Official Community Plan Bylaw, 2014, 8400" is hereby amended by:

Commented [AK27]: Item 7 replaces the previous Regional Context Statement (based on *Metro Vancouver 2040: Shaping our Future*) with a new Regional Context Statement (based on *Metro 2050*)

A. Replacing the definition of "Density" as follows:

Commented [AK28]: Item 7A expands on the definition of "Density"

"**Density** means the intensity of use permitted on a property. This can be defined as:

- (1) The Gross Floor Area (or total area of all the floors of each building) permitted to be built on the property, usually presented in the form of a Floor Space Ratio;
- (2) The number of units permitted on a lot and/or building; or,
- (3) The number of storeys permitted in a building.

B. Replacing the definition of "Heritage Conservation Area" as follows:

Commented [AK29]: Item 7B is a housekeeping change to update an outdated *Local Government Act* reference.

"**Heritage Conservation Area** is an area of the City that has a significant grouping of heritage inventoried properties and is designated pursuant to Section 614 of the *Local*

Government

Act.”

8. Appendix 4.0 “Regional Context Statement” is hereby amended by replacing Appendix 4.0 “Regional Context Statement” in its entirety with Appendix 4.0 “Regional Context Statement” attached to this Bylaw as Schedule J.

9. “Table of Contents” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended to reflect amendments made in “**Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114**” (City Initiated Amendment Related to Provincial Legislation Requirements).

Commented [AK30]: Item 9 updates the Table of Contents to reflect all the changes made in this bylaw.

READ a first time on the <> day of <>, 20<>.

READ a second time on the <> day of <>, 20<>.

READ a third time on the <> day of <>, 20<>.

ADOPTED on the <> day of <>, 20<>.

MAYOR

CORPORATE OFFICER

SCHEDULE A

Regional Priorities

The Metro Vancouver region's Regional Growth Strategy (RGS), *Metro 2050*, was adopted on February 24, 2023. Metro 2050 is the regional federation's collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities.

Metro 2050 is the region's shared vision of how projected population, housing, and job growth will be managed over the next 30 years. The strategy considers significant drivers of change in the region and integrates closely with *Transport 2050*, the Regional Transportation Strategy.

There are five fundamental strategies within *Metro 2050* designed to achieve a more livable and balanced region:

Goal 1: Create a Compact Urban Area

Goal 2: Support a Sustainable Economy

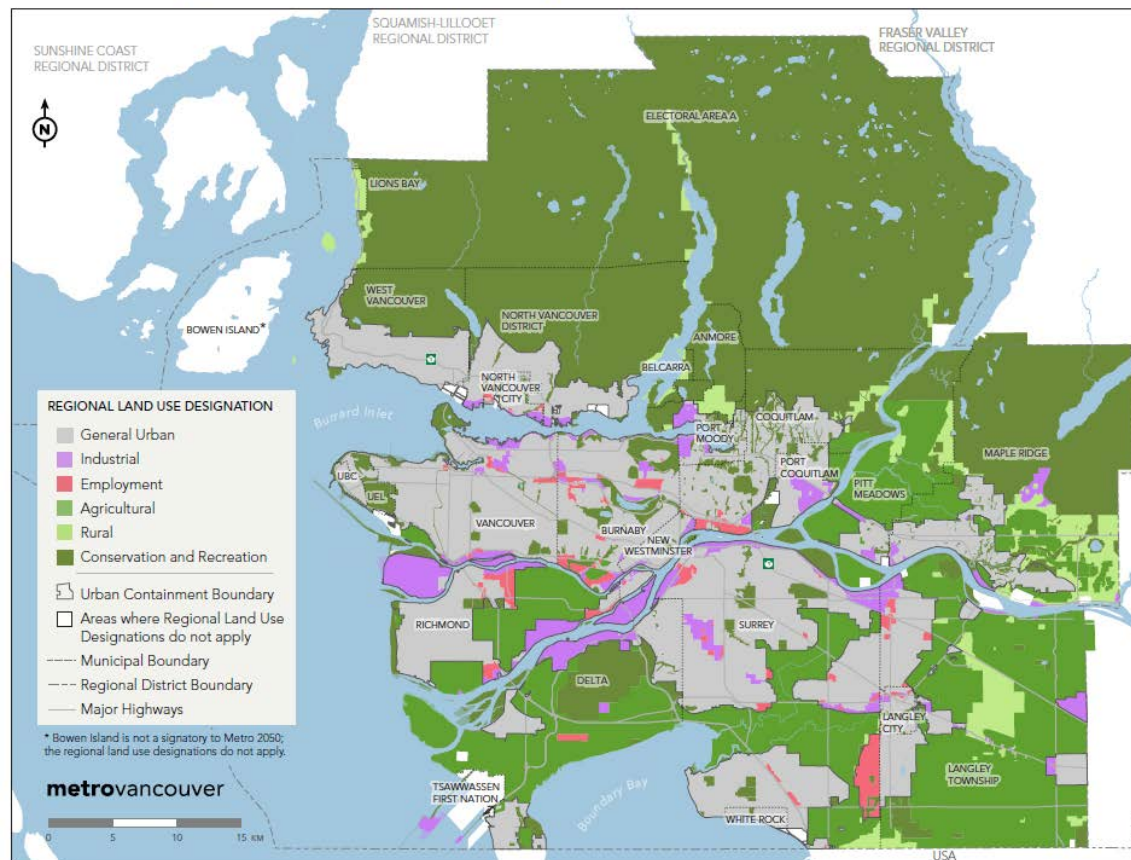
Goal 3: Protecting the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 5: Support Sustainable Transportation Choices

Like the predecessor Regional Growth Strategy, *Metro 2040*, *Metro 2050* establishes a hierarchy of urban centres (see Figure 2), urban land use designations and non-urban land use designations. Within this hierarchy the Lonsdale core is the only urban centre on the North Shore that is designated as a Regional City Centre. Urban centres are intended to be priority locations for employment, services, higher density housing, commercial, cultural, entertainment and institutional uses. It is in this context that the Lonsdale Regional City Centre acts as the "downtown" for the entire North Shore.

MAP 2 Regional Land Use Designations



This map is a small scale representation of the parcel-based Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land-use designation boundaries. The official Regional Land Use Designation Map can be found at metrovancover.org. Revised by Bylaw 1392, 2024

Figure 2 The Regional Context (Metro Vancouver 2050, Metro Vancouver 2024)

The *Local Government Act* requires that each municipality prepare a Regional Context Statement (RCS) as part of its OCP. This document identifies the relationship between the local plan and the Regional Growth Strategy (RGS), and is updated over time as new RGSs are adopted. The City’s OCP contains goals and objectives that support the fundamental strategies of the RGS, and specifically includes policies to meet the population, housing and employment projections set out in the RGS. An RCS map (Schedule E in Appendix 1.0), a summary chart (Table 2 on the following page) and complete document (Appendix 4.0) have been prepared to indicate how the City’s Plan supports the Regional Growth Strategy.

The RGS projections for the City are as follows:

Table 1 The Regional Context (Metro Vancouver 2050, Growth Projections 2024 Update)

	Census (Statistics Canada)		Metro Vancouver Medium Growth Scenario Projection		
	2011	2021	2030	2040	2050
Population	48,196	58,120	76,260	89,210	99,080
Dwelling Units	24,206	29,021	35,760	41,880	46,530
Employment	30,422	32,620	39,270	44,730	48,770

Per the 2024 Interim Housing Needs Report, the City’s 20-year housing need is 21,301 housing units. This is in addition to the existing 29,021 residential units within the City as recorded by the 2021 Census. A total of 50,322 units of capacity are needed to meet the City’s 20 year housing need. In early 2025, the City determined that the OCP land use designations provide for a gross residential capacity of more than 71,000 units. Growth is directed to the Regional City Centre and Frequent Transit Development Areas so that employment and housing options and are located within short distances to employment areas, services, and schools. In particular, a broader range of housing types, supported by local commercial uses is anticipated along the City’s current and planned transit routes. Figure 6 illustrates this basic City Structure.

Working With Neighbours and Community Partners

Success in the development and implementation of the OCP will be achieved through ongoing collaboration with our neighbouring jurisdictions, including the Squamish Nation, the District of North Vancouver and the District of West Vancouver. As well, ongoing collaboration will be needed with Vancouver Coastal Health, the North Vancouver School District and various community agencies that provide services to the community and support the development of the next generation.

Table 2 Regional Context Statement Summary Chart

		OCP Chapter & Goal							
		1	2	3	4	5	6	7	8
Regional Context Statement: Required Policies and Content	RCS Policy	Housing, Population & Employment	Transportation, Mobility & Access	Community Well-being	Natural Environment, Climate & Energy	Parks, Recreation & Open Space	Arts, Culture & Heritage	Employment & Economic Development	Municipal Services & Infrastructure
Goal 1: Create a Compact Urban Area									
Contain urban development within the Urban Containment Boundary	1.1	Goal 1.1							Goal 8.2
Focus growth in Urban Centres and Frequent Transit Development Areas	1.2	Goal 1.1	Goal 2.2					Goal 7.2	Goal 8.2
Develop resilient, healthy, connected, and complete communities with a range of services and amenities	1.3	Goal 1.1 – 1.5	Goal 2.1, 2.3	Goal 3.1 – 3.5	Goal 4.3	Goal 5.2, 5.3	Goal 6.1 – 6.3	Goal 7.1	Goal 8.1, 8.2
Protect Rural lands from urban development	1.4				Goal 4.2				
Goal 2: Support a Sustainable Economy									
Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live	2.1	Goal 1.1						Goal 7.1, 7.2	
Protect the supply and enhance the efficient use of Industrial land	2.2	Goal 1.1			Goal 4.2			Goal 7.1, 7.2	
Protect the supply of agricultural land and strengthen Agricultural viability	2.3								
Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards									
Protect and enhance Conservation and Recreation lands	3.1	Goal 1.2			Goal 4.2	Goal 5.2			Goal 8.1
Protect, enhance, restore, and connect ecosystems	3.2				Goal 4.2	Goal 5.1			Goal 8.1
Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality	3.3	Goal 1.2	Goal 2.1 – 2.3		Goal 4.1				Goal 8.1, 8.3
Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards	3.4	Goal 1.2	Goal 2.1, 2.2	Goal 3.2, 3.3	Goal 4.1 – 4.3				Goal 8.1, 8.3
Goal 4: Provide Diverse and Affordable Housing Choices									
Expand the supply and diversity of housing to meet a variety of needs	4.1	Goal 1.1, 1.5							
Protect tenants and expand, retain, and renew rental housing supply	4.2	Goal 1.1, 1.5							
Meet the housing needs of lower income households and populations experiencing or at risk of homelessness	4.3	Goal 1.1, 1.5		Goal 3.1					
Goal 5: Support Sustainable Transportation Choices									
Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking	5.1		Goal 2.1, 2.2, 2.3			Goal 5.1			
Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services	5.2		Goal 2.1, 2.2, 2.3					Goal 7.2	

SCHEDULE B

Table 3 OCP Requirements and Plan Content by Chapter

OCP Required Policies and Content		Local Government Act Section	OCP Chapter								
			2	3	4	5	6	7	8	9	10
			Land Use: Housing, Population & Employment	Transportation, Mobility Access	Community Wellbeing	Natural Environment, Energy & Climate	Parks, Recreation & Open Space	Arts, Culture, & Heritage	Employment & Economic Development	Municipal Services & Infrastructure	Acting on the Plan
Regional Growth Strategy Consistency	473										
Residential Development Policies	473(1)(a)										
Commercial, Industrial, Institutional, Agricultural, Recreational and Public Utility Land Use Policies	473(1)(b)										
Hazardous and Sensitive Lands Restrictions	473(1)(d)										
Major Road, Sewer and Water Infrastructure Systems	473(1)(e)										
Present and Proposed Public Facilities	473(1)(f)										
Affordable Housing, Rental Housing and Special Needs Housing	473(2)										
Greenhouse Gas Emission Reduction Targets and Actions	473(3)										
Optional Plan Content											
Social Needs, Social Well-being and Social Development Policies	474(1)(a)										
Policies for Preservation, Protection, Restoration and Enhancement of the Natural Environment	474(1)(d)										

SCHEDULE C

1.0 Key Issues and Trends

A Growing Community

The City of North Vancouver was incorporated on May 13, 1907, with an estimated population between 1,500 and 2,000. Over a century later, the residential population has grown to an estimated 67,300 in 2024. BC Stats, the provincial government's statistical office, projects that the population will continue to grow, reaching nearly 90,000 by 2041.

Throughout its nearly 120-year history, the City has never experienced a period of decline. Population growth has been a consistent trend, with three distinct boom periods: the incorporation boom from 1907 to 1921; the wartime and post-war boom from 1941 to 1971; and the present-day boom, beginning around 2011.

The City's population grew by more than one quarter (29%) between 2006 and 2021, with nearly 13,000 new residents calling the City of North

Vancouver home. This growth outpaced both the North Shore (12%) and the region overall (23%). This shows that the City is a highly desirable place to live, and that ongoing consideration needs to be given to the impacts of this growth. To accommodate this growth, the City's housing stock has shifted towards a greater number of multifamily developments. Apartment development constitutes the majority of new residential units, followed by ground-oriented missing middle housing. More information is contained in the City's 2024 *Interim Housing Needs Report*.

A Changing Community

The City's demographics have shifted in recent years. Statistics show an increase in seniors – from 14% of the population in 2006 to 20% today– and a significant number of families with children, who represent over one quarter of households. The community remains diverse, with immigrants consistently representing over one third of the population since 2006. However, in this time the City has seen a smaller share of new immigrants in

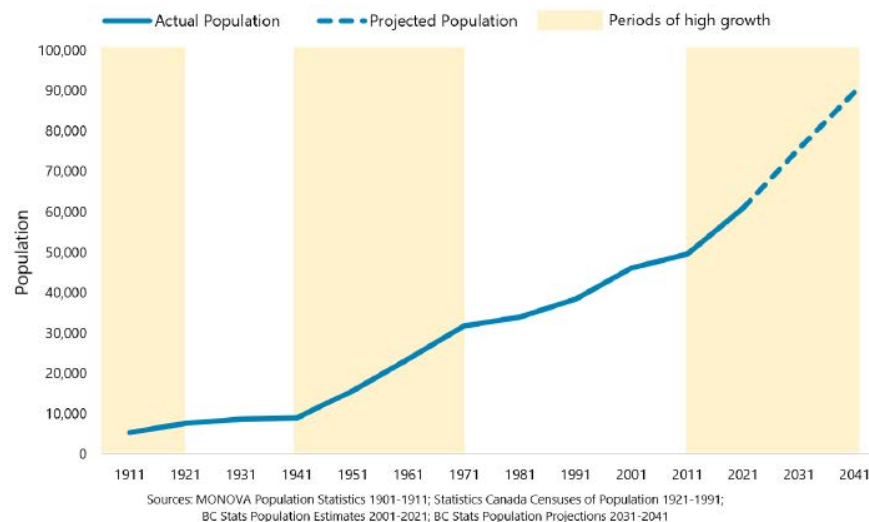


Figure 4 Historic and Projected CNV Population Growth

the last 5 years, down 5% since 2006. These residents live in a range of housing types, including apartments, single-family houses, and ground-oriented missing middle units. Nearly half of City residents rent their homes. To support the needs of the changing population, the City will need to continue providing a diversity of housing types and tenures including supports for aging-in-place and multi-bedroom units to accommodate children and multigenerational families.

An Economically Vital City

Commercial centres and corridors are the backbone of the City's tax base and are a key part of its economic engine. These areas include Central and Lower Lonsdale, the Marine Drive corridor, and the Harbourside area. Commercial areas within Central and Lower Lonsdale alone provide approximately 14 percent of the City's property tax revenue. Matching the City's anticipated population increase with new jobs will be increasingly challenging. To match Metro Vancouver's Regional Growth Strategy projections, the City will have to efficiently manage land and space for employment uses, adopt creative strategies, and make a commitment to attracting and retaining employers.

An Energy-Efficient City

Population growth and the impacts of climate change (e.g. extreme hot and cold weather) will have an impact on the demand for energy and other resources in the future. While challenges exist in reducing energy demand per capita and transitioning to sustainable sources of energy, the City has some control over the regulation of buildings. Buildings account for nearly half of the City's GHG emissions, mainly from space and water heating. Energy efficiency policies are in place, including Energy Efficiency Bylaws for single family houses, duplexes and residential, commercial, industrial and institutional buildings. A more compact and complete community uses less energy and produces fewer GHG emissions.

An Affordable City

Providing accessible, affordable and appropriate housing in a variety of forms that match the diverse needs of local residents is essential to the City's success. Over the past decades both rental rates and housing prices have increased dramatically. The growing difference between income and housing prices means that many City residents continue to struggle to secure appropriate, affordable housing. Many families are finding that the only housing choices they can afford are too small for their needs. Many other families and individuals are unable to find any housing on the North Shore that they are able to afford.

With 47 percent of the City's residents renting rather than owning their homes, the rental housing stock is critical to ensuring secure, affordable housing. The primary supply of rental housing is the aging, purpose-built rental building stock which is increasingly at risk of redevelopment. The challenge for the City is to create residential livability through the creation of vibrant public streets and green spaces, and enhancing social, recreational, cultural and leisure opportunities in increasingly dense neighbourhoods.

The Provincial Housing Needs Report (HNR) legislation calculates the projected 5 and 20 year housing need for the City of North Vancouver by the total number of new housing units required (Figure 5). The OCP provides enough capacity to meet the identified 20 year housing need. The 5 and 20 year housing need are highlighted in Figure 5, with further details available in the City's Interim Housing Needs Report 2024:

Number of New Housing Units	
5 Year Need (2026)	20 Year Need (2041)
6,606	21,301

Figure 5 Five and Twenty Year Housing Need for the City of North Vancouver (Provincial HNR Calculation)

While the City has limited tools to address housing affordability, making land use decisions which allow for variety of housing forms, types, and sizes to meet the needs of its residents and identifying opportunities to incentivize new affordable and rental housing can help address the City’s housing challenges.

Sense of Place and Urban Form

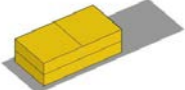
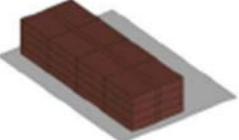
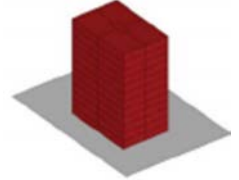
The local character and ‘sense of place’ of North Vancouver is a valued quality that this plan seeks to maintain and advance. This includes the prominence of Lonsdale as the urban core and centre of the City and the North Shore, the relationship of urban development to the waterfront, the City’s forest ecology and sloping topography, views of mountains to the north and the Burrard Inlet and Vancouver skyline to the south, compactness with a strong street grid pattern, the variety of residential neighbourhoods, the vibrancy and walkability of commercial avenues, and the diversity and vitality of the community. The character of the City’s built form is reflected in the plan and informs the City’s policies: from the higher-density core along Lonsdale (a mixed-use avenue with nodes at Lower, Central, and Upper Lonsdale), transitioning down to established residential neighbourhoods comprised primarily of detached housing that are densifying in hidden ways with secondary suites and coach houses, and finally a working port and mixed-use commercial corridor along Marine Drive (see Figure 6). New development is expected to respect the established urban form and pattern and to demonstrate sensitivity to the unique urban and natural context of the City. Individual developments should have a strong exterior character and respect surrounding buildings, consideration of public view corridors, the design of active frontages along commercial streets, and the use of open space around and through the development.

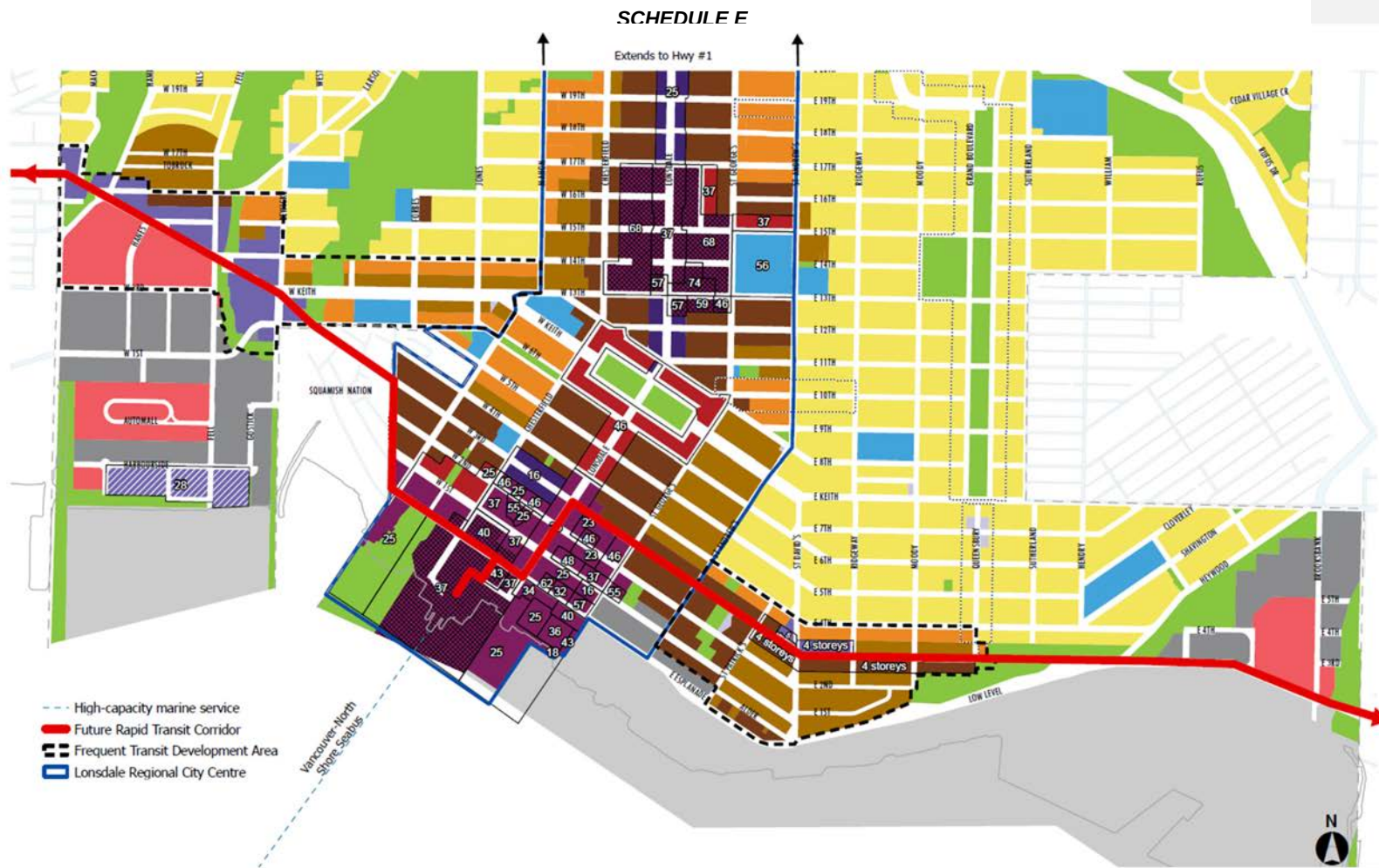
City Structure

The overall profile of the City is based on key principles of urban design including transitional density from high to low density neighbourhoods and focused nodes of density near key transit corridors. This pattern is highlighted in Figure 6, illustrating how the OCP Land Use map (Schedule A in Appendix 1.0) reinforces this urban design vision.

SCHEDULE D

2.1.1 Residential Land Use Designation

		Low Rise Neighbourhood 1 Mixed Housing (Low Density)	Purpose To provide a range of housing types and sizes in neighbourhoods outside of the Lonsdale Regional City Centre or Frequent Transit Development Areas. Form Detached Single Family Dwellings with Secondary Suites/Coach Houses, Duplexes with Secondary Suites, Laneway Houses, Four-plexes up to 3 storeys in height. Max Density 0.85 FSR Max Bonus n/a
		Low Rise Neighbourhood 2 Mixed Housing (Low Density)	Purpose To provide a range of housing types and sizes in neighbourhoods within the Lonsdale Regional City Centre or Frequent Transit Development Areas. Form Townhouses, Duplexes, Rowhouses, Stacked Townhouses, Garden Apartments, Four-plexes up to 3 storeys in height Max Density 1.0 FSR Max Bonus n/a
		Residential Level 4 Townhouse and Low-Rise Apartment (Medium Density)	Purpose To provide a range of moderately higher-density housing types and sizes close to transit and services including smaller, more affordable housing types. Form Townhouses, Rowhouses, Stacked Townhouses, Garden Apartments, Four-plexes up to 4 storeys in height. Max Density 1.25 FSR Max Bonus n/a
		Residential Level 5 Mid-Rise Apartment (Medium Density)	Purpose To provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. Form Mid-Rise Apartment Buildings –primarily wood-frame. Max Density 1.6 FSR Max Bonus A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.
		Residential Level 6 High-Rise Apartment (High Density)	Purpose To provide well-designed high density development in the Lonsdale Regional City Centre. Form Mid-Rise and High-Rise Buildings. Max Density 2.3 FSR Max Bonus A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.



SCHEDULE F

Table 4 Area-Specific Development Permit Areas (DPAs)

Development Permit Areas	LGA Reference [488 (1)]	Objectives	Applicability
SH – The Shipyards	(a), (b), (d), (e), (f).	To protect the natural environment from hazardous conditions, guide commercial revitalization, and to control the form and character of commercial and residential development.	As shown on Schedule D in Appendix 1.0.
CL – Central Lonsdale	(d), (f), (h), (i), (j).	To guide the form and character of multi-family and mixed-use development in Central Lonsdale and establish objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions.	All Residential Levels 5 and 6 and Mixed-Use Levels 3 and 4 designated properties within the Central Lonsdale Area shown on Schedule D in Appendix 1.0.
MD – Marine Drive	(e), (f), (h), (i), (j).	To guide the form and character of medium density multi-family and mixed-use developments in the Marine Drive area to encourage a pedestrian-friendly and transit-supportive environment.	As shown on Schedule D in Appendix 1.0.
E3 – East 3 rd Street Area (Moodyville)	(e), (f), (h), (i), (j).	To guide the form and character of ground-oriented townhouses and multi-family housing in proximity to employment, services and schools to encourage a pedestrian-friendly and transit-supportive environment. Additional effort will be required to maintain and expand the existing right-of-way in some areas to enable future transit expansion.	As shown on Schedule D in Appendix 1.0.
HW - Harbourside Waterfront	(d), (e), (f), (h), (i), (j).	To create a vibrant residential/commercial mixed-use community and guide the form and character of multi-family and mixed-use development in the Harbourside Waterfront area. The guidelines will direct development to ensure that energy conservation, water conservation and greenhouse gas emissions reduction objectives are supported.	As shown on Schedule D in Appendix 1.0.
SP – Streamside Protection Area	(a).	To ensure that development does not negatively impact watercourse environments and, where such impacts are unavoidable due to the existing configuration of parcels of	As shown on Schedule C and D in Appendix 1.0.

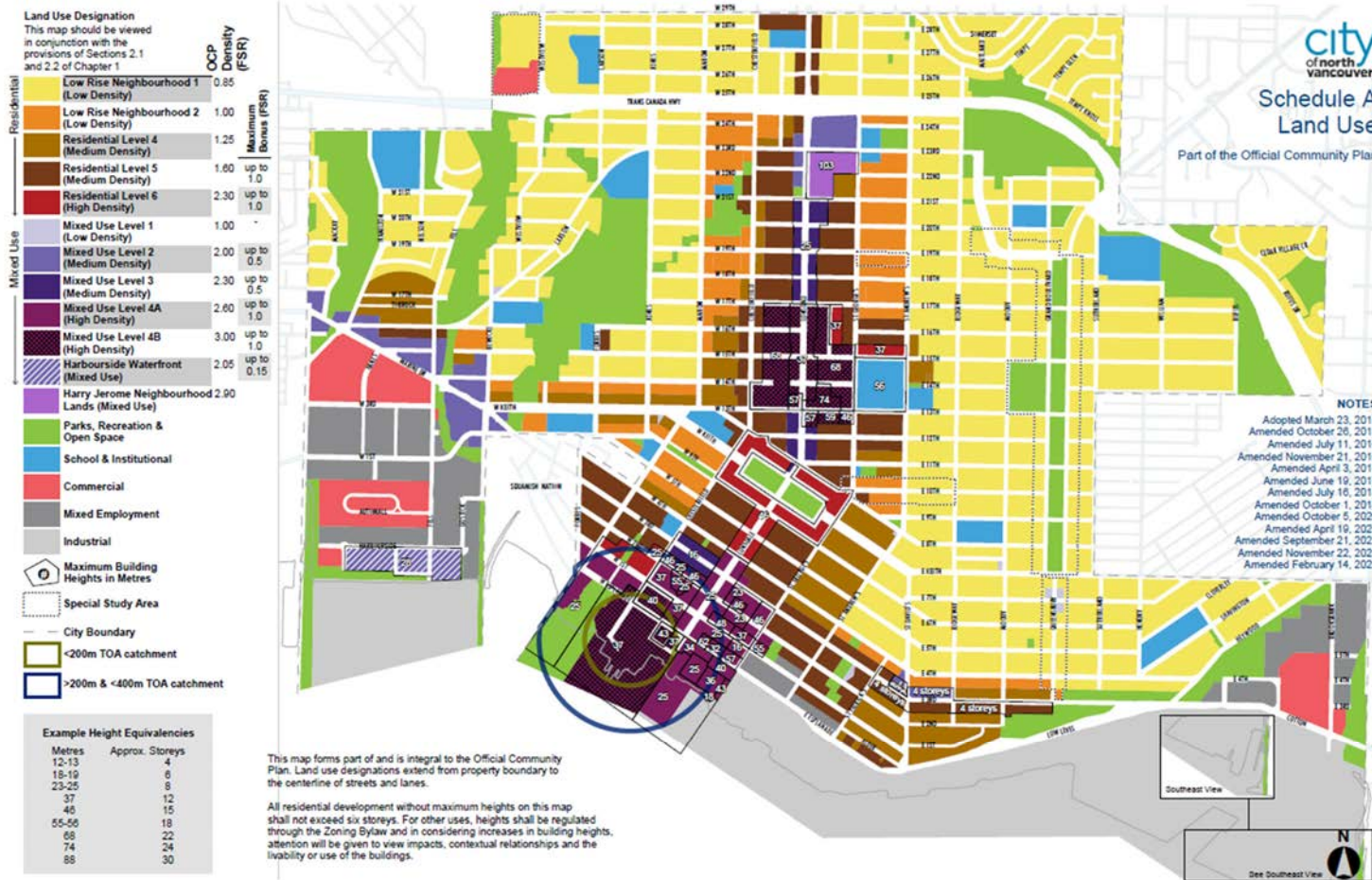
		land in relation to watercourses and wetlands, to ensure that development does not result in a net loss of productive fish habitat.	
HZ – Hazard Lands	(b).	To identify lands within the 200-year flood plain or steep areas in order to protect property and life, and minimize risks posed by development in areas with identified hazards including: flood-prone areas, steep-sloped areas, and coastal hazard areas.	As shown on Schedule D in Appendix 1.0.
FC – Form & Character	(e), (f), (h), (i), (j).	To guide the form and character of residential and mixed-use development (excluding East 3 rd Street Area (Moodyville), Harbourside Waterfront, and Harry Jerome Neighbourhood Lands (HJNL) DPAs) to encourage a pedestrian-friendly, transit-supportive environment and establish objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions from these developments.	All residential and mixed-use designations, except those within an existing DPA as shown on Schedule D in Appendix 1.0.
HJ – Harry Jerome Neighbourhood Lands	(e), (f), (h), (i), (j).	To guide the form and character of mixed use development on the Harry Jerome Neighborhood Lands in alignment with the Sustainable City Framework in the Official Community Plan. Development will enhance the public realm, support energy conservation, water conservation and the reduction of greenhouse gas emissions.	As shown on Schedule D in Appendix 1.0.

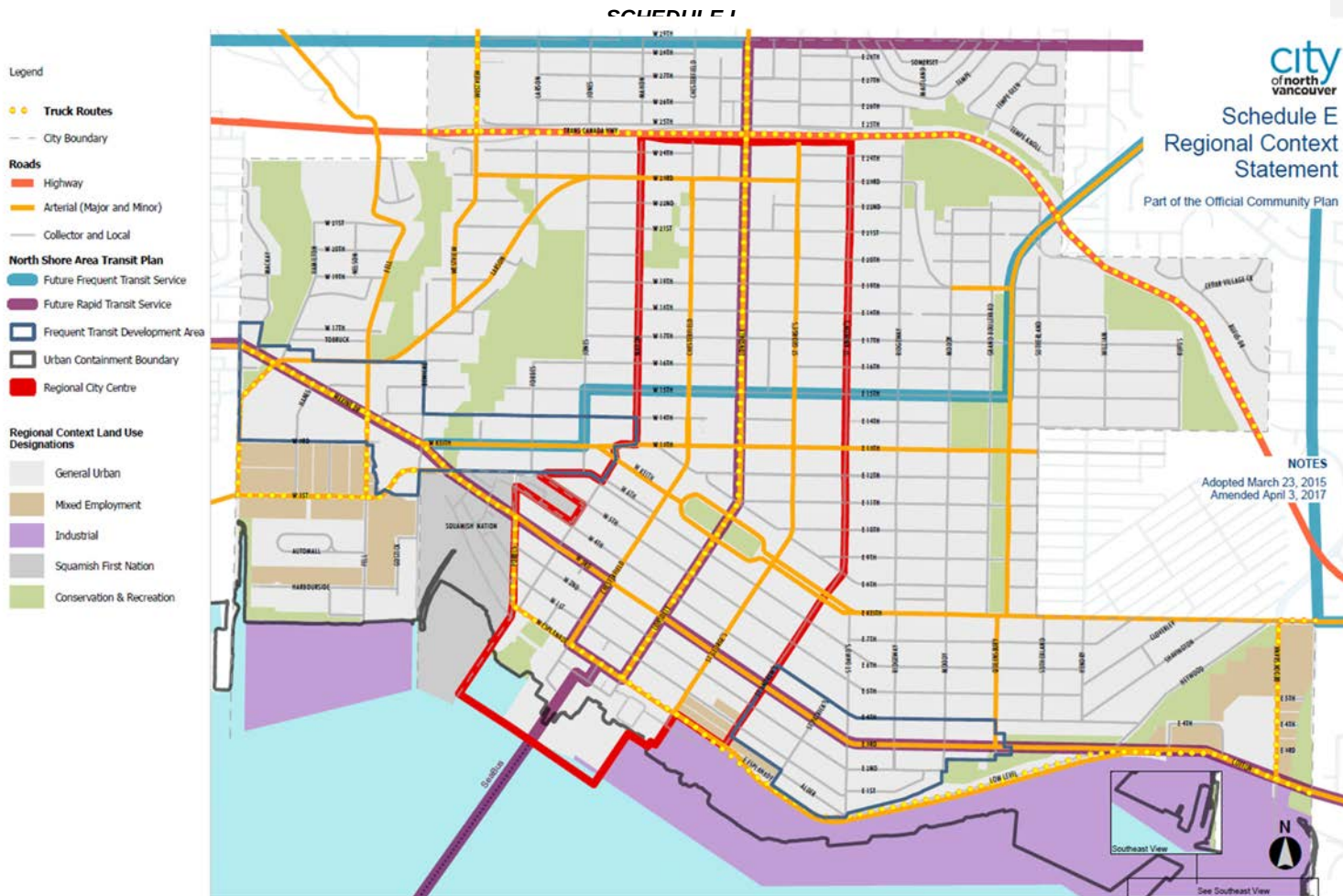
SCHEDULE G

Table 5 Category Specific Development Permit Areas (DPAs)

Development Permit Areas	LGA Reference [488 (1)]	Objectives	Applicability
CH – Intensive Residential (Coach House Levels A and B)	(e).	To Integrate detached accessory secondary suites (coach houses) into existing one-unit neighbourhoods by considering the appropriate size and massing, and their potential impact on adjacent neighbours.	All residential properties in a non-Ground-oriented zone as indicated on Schedule A in Appendix 1.0, which meet the required conditions for coach house development.
R5 & R6 – Residential Apartment Levels 5 & 6	(f), (h), (i), (j).	To guide the form and character of multi-family residential development on properties with Residential Apartment Levels 5 or 6 designations and for the purpose of establishing objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions.	All Residential Levels 5 and 6 designated properties on Schedule A in Appendix 1.0.
ANT – Rooftop Antennas	(f).	To provide guidance on the siting, design and public consultation of Federally-regulated wireless communication antennas on building rooftops in the City.	Any lands where antennas are proposed. Antennas are preferred in Residential Levels 5 and 6, Mixed-Use, Commercial, Industrial, and Mixed Employment designated lands on Schedule A in Appendix 1.0 and discouraged from locating on buildings near school and institutional or on buildings in lower density residential areas. (No map reference).
TP – Tenant Protection	(k), 491(11)	To mitigate the effects of tenant displacement resulting from a proposed redevelopment by requiring compliance with all applicable provisions of a Tenant Protection Bylaw (TPB) as a condition of development permit issuance, prior to issuance of a building permit.	Apply to all purpose-built rental buildings with five or more rental dwelling units within the Lonsdale Regional City Centre as shown on Schedule E in Appendix 1.0.

SCHEDULE H





Annotated Version of Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9137

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, 2025, No. 9137" (City Initiated Amendment Related to Provincial Legislation Requirements)**.
2. Division VII: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying all of the Lots that are described in Schedule A, attached hereto, to GO (Ground Oriented).
3. Division VII: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the lands described below to MID (Mid Rise)

Commented [EM1]: Item 2: Rezones properties to the Ground Oriented (GO) zone

Commented [EM2]: Item 3: Rezones properties to the Mid Rise (MID) Zone

015-045-722	Type:LOT; Lot:3; Block:170; DL:274; Plan:972
015-045-731	Type:LOT; Lot:4; Block:170; DL:274; Plan:972
015-045-757	Type:LOT; Lot:5; Block:170; DL:274; Plan:972
015-045-781	Type:LOT; Lot:8; Block:170; DL:274; Plan:972
015-045-820	Type:LOT; Lot:9; Block:170; DL:274; Plan:972
015-045-838	Type:LOT; Lot:10; Block:170; DL:274; Plan:972
015-045-854	Type:LOT; Lot:11; Block:170; DL:274; Plan:972
015-045-871	Type:LOT; Lot:12; Block:170; DL:274; Plan:972
015-045-889	Type:LOT; Lot:13; Block:170; DL:274; Plan:972
015-045-901	Type:LOT; Lot:14; Block:170; DL:274; Plan:972
015-045-951	Type:LOT; Lot:15; Block:170; DL:274; Plan:972
015-045-960	Type:LOT; Lot:16; Block:170; DL:274; Plan:972
015-045-978	Type:LOT; Lot:17; Block:170; DL:274; Plan:972
015-045-803	Type:LOT; Lot:18; Block:170; DL:274; Plan:972

from zone RT-1.

4. Division VII: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the lands currently having a civic address of 165 East 13th Street and legally described below to CD-771 (Comprehensive Development 771 Zone):

Commented [EM3]: Item 4: Rezones the City Fire Hall site

009-572-252	Type:LOT; Lot:7; Block:74; DL:549; Plan:10231
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from zone P-1.

5. Division VII: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the lands described below to CD-772 (Comprehensive Development 772 Zone):

015-086-488	Type:LOT; Lot:8 & 9; Block:155; DL:274; Plan:878
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from zone LL-4;

015-086-569	Type:LOT; Lot:46; Block:155; DL:274; Plan:878
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from zone LL-2;

015-087-263	Type:LOT; Lot:44; Block:155; DL:274; Plan:878
015-087-191	Type:LOT; Lot:43; Block:155; DL:274; Plan:878
015-087-255	Type:LOT; Lot:42; Block:155; DL:274; Plan:878
015-087-247	Type:LOT; Lot:41; Block:155; DL:274; Plan:878
015-087-239	Type:LOT; Lot:40; Block:155; DL:274; Plan:878
015-087-221	Type:LOT; Lot:39; Block:155; DL:274; Plan:878
015-086-526	Type:LOT; Lot:38; Block:155; DL:274; Plan:878
015-087-212	Type:LOT; Lot:37; Block:155; DL:274; Plan:878
015-086-640	Type:LOT; Lot:36; Block:155; DL:274; Plan:878
015-087-182	Type:LOT; Lot:35; Block:155; DL:274; Plan:878
015-087-174	Type:LOT; Lot:34; Block:155; DL:274; Plan:878
015-086-615	Type:LOT; Lot:33; Block:155; DL:274; Plan:878
015-087-166	Type:LOT; Lot:32; Block:155; DL:274; Plan:878
015-086-607	Type:LOT; Lot:31; Block:155; DL:274; Plan:878
015-086-593	Type:LOT; Lot:30; Block:155; DL:274; Plan:878
015-087-140	Type:LOT; Lot:29; Block:155; DL:274; Plan:878
015-086-712	Type:LOT; Lot:28; Block:155; DL:274; Plan:878
015-086-691	Type:LOT; Lot:27; Block:155; DL:274; Plan:878
015-087-301	Type:LOT; Lot:B; Block:155; DL:274; Plan:878
015-086-674	Type:LOT; Lot:24; Block:155; DL:274; Plan:878
015-086-666	Type:LOT; Lot:23; Block:155; DL:274; Plan:878
015-086-585	Type:LOT; Lot:22; Block:155; DL:274; Plan:878
015-086-577	Type:LOT; Lot:21; Block:155; DL:274; Plan:878
015-086-518	Type:LOT; Lot:20; Block:155; DL:274; Plan:878
015-086-500	Type:LOT; Lot:19; Block:155; DL:274; Plan:878

from zone LL-3.

Commented [EM4]: Item 5: Rezones City owned properties along the 100-block of East 1st Street, and 131 East 2nd Street

6. Division I: Administration, Part 2: Interpretation of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended as follows:

- A. By deleting the Definition of "Accessory Apartment Use" and replacing it with the following:

"Accessory Apartment Use" means an Accessory Use to a Civic Use or Retail-Service Group 1 Use or Retail-Service Group 1A Use where a Principal Building includes one or more Dwelling Units."

Commented [EM5]: Item 6(A): amends the definition of Accessory Apartment Use to allow it to be accessory to a Civic Use (like City Hall or the Fire Hall), rather than only a Commercial Use.

- B. By deleting the Definition of "Dwelling Unit" and replacing it with the following:

"Dwelling Unit" means a building, or portion of a building that is self-contained and is used for the living accommodation of one or more persons.

Commented [EM6]: Item 6(B): amends the definition of Dwelling Unit to remove mention of "Second-Cooking Facilities", instead relying on "self-contained" to define individual units.

- C. By deleting the Definition of "Height" with reference to an Accessory Structure and replacing it with the following:

"Height" with reference to an Accessory Structure, means the vertical distance between the top of a Structure and the highest finished ground elevation within 0.3 metres of such Structure, or, when fixed to a roof, the vertical distance between the top of a Structure and the roof at the point of fixation.

Commented [EM7]: Item 6(C): corrects an error in the Zoning Bylaw that affects how the height of fences and similar structures is measured.

7. Division III: Zone Standards of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended as follows:

- A. Under the heading "Purpose" by adding, after Special Residential (Part 5A):

"Ground Oriented (Part 5B)";

and

"Mid Rise (Part 5C)".

Commented [EM8]: Item 7(A): adds sections for the two new base zones.

- B. After PART 5A: SPECIAL RESIDENTIAL ZONE REGULATIONS, by adding the following text:

"PART 5B: GROUND ORIENTED ZONE REGULATIONS:

Purpose:

The Ground Oriented (GO) Zone permits a range of low density, ground-oriented residential housing in forms that enhance neighbourhood comfort, walkability and connectedness, and that support a healthy urban tree canopy. Permitted uses include residential, supportive community uses and home-based businesses.

The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Ground Oriented Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

Commented [EM9]: Item 7(B): adds the regulations for the Ground Oriented Zone and the Mid Rise Zone.

573 Permitted Uses and Use-Specific Conditions

In the Ground Oriented Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Residential Use, including stratified and non-stratified Dwelling Units, subject to:
 - (a) No Dwelling Unit shall have an interior floor area of less than 50 square metres.
 - (b) Each Dwelling Unit shall be able to be accessed from a Street via a clear path that is at least 1.0 metres wide and well-lit at night.
 - (c) The number of Dwelling Units permitted on a Lot shall be as indicated in Table 573-1.

Table 573-1
Maximum Dwelling Units in the Ground Oriented Zone

Lot Area and Location	Number of Dwelling Units Permitted
A Lot with a Lot Area of less than or equal to 280 square metres:	3 units
A Lot with a Lot Area of greater than 280 square metres:	
Within the OCP Low Rise Neighbourhood 1 Designation:	4 units
Within the OCP Low Rise Neighbourhood 2 or Residential Level 4 Designations:	6 units

- (2) Child Care Facility, subject to:
 - (a) A Child Care Facility Use is only permitted on a Lot containing no more than three (3) Dwelling Units;
 - (b) A Child Care Facility Use is only permitted within a Dwelling Unit in which the Child Care Facility Operator resides;
 - (b) A Child Care Facility is only permitted to operate with a valid license provided by a Health Authority or other Provincial agency, and shall:
 - i. post no signage advertising the facility except for one name-plate of not greater than 0.1 square metres in area;
 - ii. not exceed a maximum of 16 children in care at any one time and be operated by a resident of the Dwelling Unit to which the Child Care Facility is Accessory;
 - iii. be physically separated in its entirety, for both indoor and outdoor areas, from other Dwelling Units and other Uses on the Lot;
- (3) Home Office
 - (a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.
- (4) Home Occupation
 - (a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;

- i. must be fully enclosed within a Building;
 - ii. is limited to one Home Occupation Use per Dwelling Unit;
 - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;
- (b) A Home Occupation Use may not:
- i. except for one name-plate of up to 0.1 square metres in area, advertise or indicate from the exterior that the Premises are being so Used;
 - ii. include outdoor services, display or storage;
 - iii. sell, lease or rent physical goods directly on the Lot;
 - iv. include automobile servicing or repair;
 - v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

574 Minimum Lot Width and Size

- (1) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within the Low Rise Neighbourhood 1 Land Use Designation is 7.5 metres except for a corner lot, which must have a minimum Lot Width of no less than 10.0 meters.
- (2) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within any Land Use Designation other than Low Rise Neighbourhood 1 is 15.0 metres.

575 Maximum Gross Floor Area

- (1) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 1 Land Use Designation shall be 0.85 times the Lot Area (0.85 FSR)
- (2) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 2 Land Use Designation or Residential Level 4 Land Use Designation shall be 1.0 times the Lot Area (1.0 FSR)
- (3) For development within the Ground Oriented Zone, Gross Floor Area shall be measured to the outside of Exterior Walls, and shall exclude:
 - (a) A Crawl Space;
 - (b) A room used only for electrical and/or mechanical equipment serving more than two Dwelling Units on the Lot;
 - (c) A room used exclusively for storage of garbage, organics and recycling, up to a maximum area equal to double the minimum required areas listed in Table 581-2;
 - (d) A room used exclusively for secure bicycle parking, provided in accordance with Part 10A.
 - (e) Any portion of a floor containing an elevator.
 - (f) Any portion of a floor containing stairs where the stairs provide access from an entrance at-grade to a Dwelling Unit located above or below grade.

- b. For each Dwelling Unit with a Mobility Parking and Recreational Storage Area, the floor area being so used, up to 8 square metres;

576 Lot Coverage

- (1) Lot Coverage shall not exceed the maximum percentages in Table 575-1.

Table 576-1
Maximum Lot Coverage in the Ground Oriented Zone

Number of Dwelling Units on the Lot	Maximum Lot Coverage
1 Dwelling Unit	30% of Lot Area
2 Dwelling Units	35% of Lot Area
3 or 4 Dwelling Units	40% of Lot Area
5 or 6 Dwelling Units	45% of Lot Area

577 Permeable Area and Landscaped Area

- (1) The minimum percentages for Permeable Area and Landscaped Area must be provided and maintained on a Lot in accordance with Table 577-1.

Table 577-1
Minimum Permeable Landscaping

Number of Dwelling Units on the Lot	Minimum Permeable Area	Minimum Landscaped Area
1 Dwelling Unit	50% of Lot Area	35% of Lot Area
2 Dwelling Units	45% of Lot Area	30% of Lot Area
3 or 4 Dwelling Units	35% of Lot Area	20% of Lot Area
5 or 6 Dwelling Units	30% of Lot Area	15% of Lot Area

- (2) Where a pad-mounted transformer is required to be installed on the Lot, the required minimum area for Permeable Area and Landscaped Area is reduced by the area required for the pad-mounted transformer.

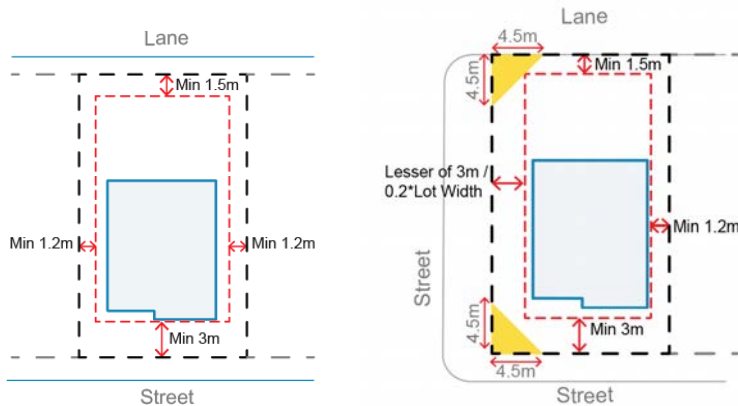
The diagram illustrates a residential lot layout with the following components and coverage types:

- Surface/Carport Parking:** A pink rectangular area at the top of the lot.
- Covered Patio:** A white rectangular area adjacent to the parking area.
- Deck:** A white rectangular area below the covered patio.
- Building:** A large blue rectangular area in the center of the lot.
- Pathway (pavers):** A narrow, patterned area on the left side of the lot.
- Pathway & Stairs (Concrete):** A narrow, patterned area at the bottom left of the lot.
- Gravel:** A patterned area on the right side of the lot, adjacent to the building.
- Landscaped Area:** Green areas with tree symbols surrounding the building and other structures.
- Lot Coverage:** The blue grid pattern used for the building.
- Permeable Area:** The diagonal line pattern used for the pathways and gravel area.

The lot is bounded by a **Lane** at the top, **Adjacent Lot** on the left and right, and a **Street** at the bottom.

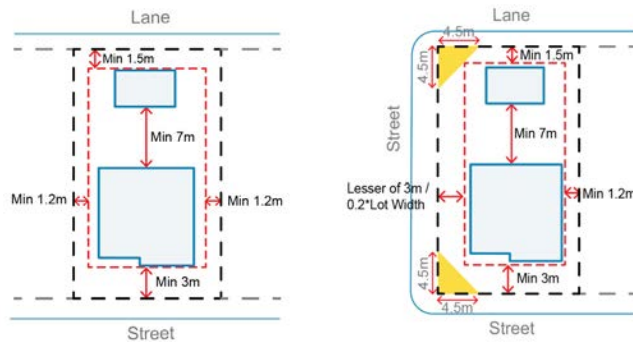
- (1) All Buildings shall be sited:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From the Rear Lot Line, no less than 1.5 metres;
 - (c) From an Interior Side Lot Line, no less than 1.2 metres; and
 - (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width, whichever is less.
- (2) No dimension of a Building shall exceed 21 metres.

Figure 578-1: One-Building Scenario Siting Requirements Illustration



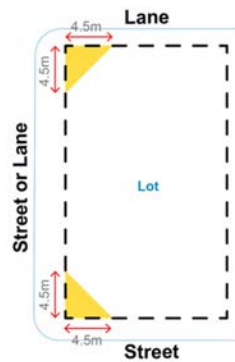
- (3) Where there are two (2) or more Buildings containing Dwelling Units on a Lot the minimum distance between the Buildings is 7.0 metres, measured between the outside of the Exterior Walls of the Buildings.

Figure 578-2: Two-Building Scenario Siting Requirements Illustration



- (4) On a Corner Lot, all Structures over 1.0 metres in Height must be located outside of the triangle-shaped area located and measured horizontally between the following three points:
- (a) the point of intersection of the Streets or Lanes onto which the Corner Lot fronts; and
 - (b) points 4.5 metres along each Street or Lane from such point of intersection.

Figure 578-3: Siting Restrictions on Corner Lots Illustration

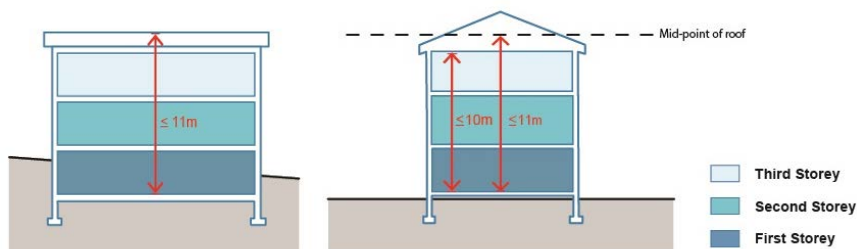


- (5) The following projections are permitted within the required Building setbacks:
- (a) A horizontal roof overhang of up to 0.6 metres, including gutters and any other elements affixed to the roof.
 - (b) Exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, provided that they do not impede access to side or rear yards for fire or other emergency services.

579 Building Height

- (1) No portion of a Building shall exceed three (3) Storeys.
- (2) Portions of a Building that are located within 5 metres of a Rear Lot Line shall have a Height of no more than 7.0 metres, measured from the average of the corner grades at the Rear Lot Line.
- (3) For any portion of a Building, the maximum distance between the lowest floor and highest point of the uppermost ceiling directly above shall be 10.0 metres.

Figure 579-1: Examples of Three-Storey Buildings Illustration

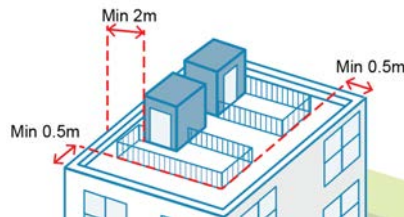


- (4) Notwithstanding subsections 1 through 3, projections are permitted as listed in Table 579-1, subject to conditions where indicated in the second column:

Table 579-1
Permitted Height Projections

Permitted Projections	Conditions
Roofs	A. Except for portions of a Building located within 5 metres of a Rear Lot Line, Roofs may project up to 11 metres above the floor level of the lowest storey directly below, and shall be measured to the top of a flat roof or the mid-point of a pitched roof
Vaulted Ceilings	B. Vaulted ceilings may project beyond the maximum permitted height provided that no more than 50 percent of the area of a single plane is more than 10 metres above the lowest floor level below.
Enclosed landings providing access to a Roof Deck	C. Enclosed landings shall be permitted only for Dwelling Units with a Roof Deck; D. The interior floor area of the landing shall not exceed 1.2 square metres; E. The vertical extent of the enclosed landing shall not project more than 2 metres above the surface of the Roof Deck to which it is providing access. F. All portions of the enclosed landing, including Exterior Walls and roof, shall be sited at least 2.0 metres from the nearest roof edge of the Storey directly below.
Roof Deck weather protection structures	G. Structures providing weather protection may project up to 2.0 metres above the surface of the Roof Deck, provided that they are sited at least 2.0 metres from the nearest roof edge of the Storey directly below
Venting and architectural structures encasing the venting	H. Projections shall extend no higher than the minimum height necessary to meet applicable safety requirements set by any government agency.
All other projections	I. Shall not project more than 1.2 metres above the surface to which they are affixed, at their point of contact, and shall be sited a minimum of 0.5 metres from the outer extent of the Storey directly below.

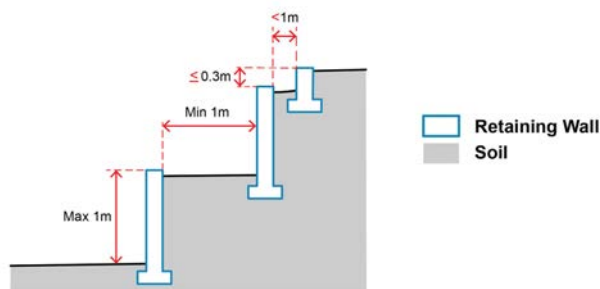
**Figure 579-2:
Examples of Permitted Height Projections (Enclosed Landings)**



580 Siting and Height of Accessory Structures

- (1) Accessory Structures not exceeding 1.2 metres in height may be located on any portion of the lot.
- (2) Accessory Structures up to 1.5 metres in height may be located on any portion of the lot except within a yard that is adjacent to a Front Lot Line or an Exterior Side Lot Line.
- (3) On a Lot containing no more than two (2) Dwelling Units, Accessory Structures of up to 1.8 metres in Height may be located behind the front face of a building, except for a Corner Lot, in which case, Accessory Structures may not exceed 1.2 metres in Height when located in a yard adjacent to an Exterior Side Lot Line.
- (4) Retaining Walls shall be regulated as follows:
 - (a) Height shall be measured as the vertical distance between the lower of the ground levels on either side of the wall and the top of the wall.
 - (b) A Retaining Wall may not exceed a height of 1.0 metres at any point along its length.
 - (c) A Retaining Wall must be sited a minimum of 1.0 metres from any other Retaining Wall, whether it is on the same Lot or an adjoining Lot or Right-of-Way, unless the difference between the top-of-wall elevations of the walls is less than 0.3 metres.

Figure 580-1: Retaining Wall Height and Siting Requirements Illustration



- (5) Portions of a fence that are within 0.5 metres of a Retaining Wall may be no more than 1.2 metres in Height, measured from the top of the Retaining Wall.
- (6) Mechanical equipment for Heating, Ventilation and Air Conditioning at ground level shall be sited as follows:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From the Rear Lot Line, no less than 1.5 metres;
 - (c) From an Interior Side Lot Line, no less than 1.2 metres; and
 - (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width, whichever is less.
- (7) Notwithstanding Sections 579(1) and (2), any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of up to 2.0 metres in Height.

581 Vehicle Parking Requirements

- (1) Parking regulations shall be as in Part 9, with the following substitutions:
 - a. A minimum of 0.5 Parking Spaces shall be required for each Dwelling Unit on a Lot.
 - b. When the calculation of parking requirements results in a fraction of 0.5 or more of a space, one Parking Space shall be provided to meet this fractional requirement.
 - c. Parking Spaces that are located within a garage shall be set back a minimum of 1.0 metres from all walls and other fixed obstructions.

582 Bicycle Parking Requirements

- (1) Minimum Bicycle Parking for Lots containing three (3) or more Dwelling Units shall be as required for Residential Uses, as indicated in part 10A, Figure 10A-02.
- (2) Notwithstanding subsection 581(1), where a Mobility Parking and Recreational Storage Area of at least 4 square metres has been provided for a Dwelling Unit, the requirements of Section 10A shall be waived.

583 Garbage, Organics and Recycling Storage Requirements

- (1) Notwithstanding Section 417, in the Ground Oriented Zone requirements for garbage, organics and recycling storage facilities and access, shall be as outlined in this section;
- (2) Lots containing three (3) or more Dwelling Units shall provide a storage area for garbage, organics and recycling;
- (3) Required storage areas for garbage, organics and recycling shall be sized as indicated in Table 582-1:

Table 583-1: Minimum Required Storage Area for Garbage, Organics and Recycling

Number of Dwelling Units	Minimum Storage Area
1 or 2 units	0 square metres

3 units	1.9 square metres
4 units	2.2 square metres
5 units	2.6 square metres
6 units	3.0 square metres

- (4) The required garbage, organics, and recycling storage facility must:
- (a) Be able to be accessed from each of the Dwelling Units and other uses on the lot via a clear access path of at least 1.0 metres in width;
 - (b) Be provided within a Building or other animal-proof enclosure;
 - (c) Have access to an acceptable pickup location that complies with relevant City Bylaws regulating solid waste pickup via a clear pathway with a minimum width of 1.2 metres, with no steps, and with slopes no greater than 5 percent and a crossfall no greater than 2 percent;
- (5) Required pathways providing access to and from the storage area for garbage, organics and recycling must be separated from vehicle parking and maneuvering areas by a physical barrier, landscaping or change in paving materials. Where a Building on a Lot is Used only for the storage of garbage, organics and recycling and does not exceed an area of 4.5 square metres, nor a height of 1.8 metres, it may be excluded from Lot Coverage, and may be sited anywhere on the Lot.

584 Mid Rise Zone

"PART 5C: MID RISE ZONE REGULATIONS:

Purpose:

The Mid Rise Zone permits housing that meets a broad range of housing needs, at densities supporting businesses and services within the urban centre and along key transit routes, while contributing to attractive streetscapes and lanes through quality urban design.

The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Mid Rise Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

585 Permitted Uses and Use-Specific Conditions

In the Mid Rise Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Apartment Residential Use and Rental Apartment Residential Use, subject to:
 - (a) No Dwelling Unit shall have an interior floor area of less than 37 square metres.
- (2) Home Office, subject to:

- (a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.
- (3) Home Occupation, subject to:
 - (a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;
 - i. must be fully enclosed within a Building;
 - ii. is limited to one Home Occupation Use per Dwelling Unit;
 - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;
 - (b) A Home Occupation Use may not:
 - i. except for one name-plate of up to 0.1 square metres in area, advertise or indicate from the exterior that the Premises are being so Used;
 - ii. include outdoor services, display or storage;
 - iii. sell, lease or rent physical goods directly on the Lot;
 - iv. include automobile servicing or repair;
 - v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

586 Building Height

- (1) No portion of a Building may exceed six (6) Storeys.
- (2) For any portion of a Building, the maximum distance between the lowest floor containing Dwelling Units and the highest point of the uppermost ceiling directly above shall be 21 metres.
- (3) Within the Mid Rise Zone, the following shall not be considered a Storey:
 - a. a floor level containing no Dwelling Units that is located wholly or partly below grade;
 - b. a floor level containing no Dwelling Units and having an area of no more than 5 percent of the Lot Area.

587 Lot Coverage and Landscaped Areas

- (1) Lot Coverage shall not exceed the maximum percentages in Table 587-1.

Table 587-1
Maximum Lot Coverage in the Mid Rise Zone

Lot Size	Maximum Lot Coverage
≤ 1100 sq. m.	40% of Lot Area
> 1100 sq. m. to < 1400 sq. m.	50% of Lot Area
≥ 1400 sq. m.	60% of Lot Area

588 Permeable Area and Landscaped Area

- (1) The following Permeable Area and Landscaped Area must be provided and maintained on a Lot:

- a. Permeable Area: 25 percent of Lot Area
- b. Landscaped Area: 10 percent of Lot Area

589 Maximum Gross Floor Area

- (1) The maximum permitted Gross Floor Area for properties within the Mid Rise Zone shall be 2.6 times the Lot Area (2.6 FSR).
- (2) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.
- (3) For development within the Mid Rise Zone, Gross Floor Area shall be measured to the outside of Exterior Walls of each floor level containing one or more Dwelling Units.

590 Building Siting and Dimensions

- (1) All Buildings shall be sited:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From an Interior Side Lot Line, 4.0 metres;
 - (c) From an Exterior Side Lot Line, 3.0 metres;
 - (d) From a Rear Lot Line, 6.0 metres;

591 Dwelling Dimensions

- (1) No Dwelling Unit shall have a depth greater than 9.6 metres for a Single-Aspect unit or 14.0 metres for a Dual-Aspect unit.

592 Unit Mix

- (1) Where the total number of Dwelling Units on a Lot exceeds 12, the following minimum unit mixes shall apply:
 - a. A minimum of 15 percent of all stratified Dwelling Units on a Lot must contain 3 or more bedrooms;
 - b. A minimum of 10 percent of all rental Dwelling Units on a Lot must contain 3 or more bedrooms.

593 Definitions Pertaining to the Mid Rise Zone and Ground Oriented Zone

- (1) All definitions contained in Division I, Part 2: Interpretation of Zoning Bylaw, 1995, No. 6700 apply to the Mid Rise Zone and Ground Oriented Zone, except where revised by the following:

“Child Care Facility” means a premises providing temporary care for children that is licensed and regulated by a Health Authority or other Provincial government agency.

“Child Care Facility Operator” means a person who is licensed by a Health Authority or other Provincial agency to provide a child care program.

“Corner Lot” means a Lot which fronts on two or more Streets, or a Street and a Lane, which intersect at an interior angle of 135 degrees or less.

“Dual-Aspect” means a Dwelling Unit that has been designed with openable windows on two or more walls.

“Exterior Wall” means an outermost portion of a Building that is a vertical structure providing weather protection that may or may not be insulated.

“Home Office” means a room or portion of a room where a person who resides on the Lot practices a profession or conducts work using only standard office equipment, and where other persons do not conduct any work or provide or receive goods or services.

“Home Occupation” means a business, occupation or professional Use, other than a Home Office or Child Care Facility, where the business operator or practitioner resides in a Dwelling Unit on the Lot.

“Landscaped Area” means soil-based, planted areas on a Lot, where trees, shrubs, and plants are grown. Areas must be no less than 1.0 metres at the narrowest dimension and may not be covered by materials that would restrict the growth of trees, shrubs and plants, including, but not limited to: various paving materials, decorative stonework, gravel, artificial turf, inorganic mulch. No Structures or pathways are permitted within Landscaped Areas, at, above or below grade, except that:

- (1) Groundwater infiltration equipment that supports groundwater recharge may be sited partly or fully within a Landscaped Area; and,
- (2) Horizontal roof overhangs, including gutters and any other elements affixed to the roof that are a minimum of two storeys above the Landscaped Area are permitted to project up to 0.6 metres into a Landscaped Area.

“Lot Coverage” means portions of the Lot covered by Buildings, measured to the outside of the Exterior Walls.

“Lot Width”, where a lot has two Interior Side Lot Lines or an Interior Side Lot Line and an Exterior Lot line that are parallel, means the distance between those two Lot Lines; or, where those two Lot Lines are not parallel, shall mean the average length of the Front Lot Line and the Rear Lot Line.

“Mobility Parking and Recreational Storage Area” means an area that is dedicated for the parking of mobility devices and/or the storage of various household items, and that is accessible from a Street or Lane via a path of adequate qualities and dimensions that allows for daily access to those items and/or mobility devices.

“Parking” means the use of land or Building for the storage of a vehicle or vehicles.

“Residential Use” means a Building containing one or more Dwelling Units, on a Lot within the Ground Oriented (GO) Zone.

“Retaining Wall” means a predominantly vertical, rigid structure that retains soil, gravel or other medium in order to allow for two different ground surface levels on either side of the structure.

“Permeable Area” means the sum of all areas of the Lot that are free of Structures, whether the Structures are at, above, or below grade; that are not a Parking Space or Driveway; and that consist of a permeable material, including soil, gravel, pavers and other materials that allow for the absorption and release of ground water through infiltration and evaporation.

“Single-Aspect” means a Dwelling Unit that has been designed with openable windows on one wall.

“Storey” means the space between a floor level and the ceiling directly above it and includes:

- (1) A floor that is partly or wholly below the level of the ground surrounding the Building;
- (2) Except for a Crawl Space, an area directly beneath a floor level that can be accessed and used, whether it is enclosed by Exterior Walls or not.

8. Part 12 of Division VI: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

A. **In Comprehensive Development 505 (CD-505) Zone, making the following changes:**

- (1) In Sub-Section (3) by deleting “Principal Buildings shall not exceed a total Gross Floor Area of 2.6 times the Combined Site Area as shown on Schedule 72 page 2” and replacing it with the following:

Principal Buildings shall not exceed a total Gross Floor Area of 3.2 times the Combined Site Area as shown on Schedule 72 page 2

- (2) By replacing Sub-Section (3)(c) with the following:

(c) The Gross Floor Area on Site 1 as shown on Schedule 72 page 2 shall not exceed 16,639 square metres (179,100 square feet);

- (i) For purposes of the CD-505 Zone, buildings for Civic Use shall be excluded from Gross Floor Area calculations.

- (3) By replacing Sub-Section (5)(a) with the following:

(a) Site 1, the maximum Height shall be 68 metres (223 feet).

- (4) By deleting Sub-Section (12) “All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel.” in its entirety.

- (5) By deleting Schedule 72 Page 3 of 3 in its entirety.

B. **In Comprehensive Development 703 (CD-703) Zone, making the following changes:**

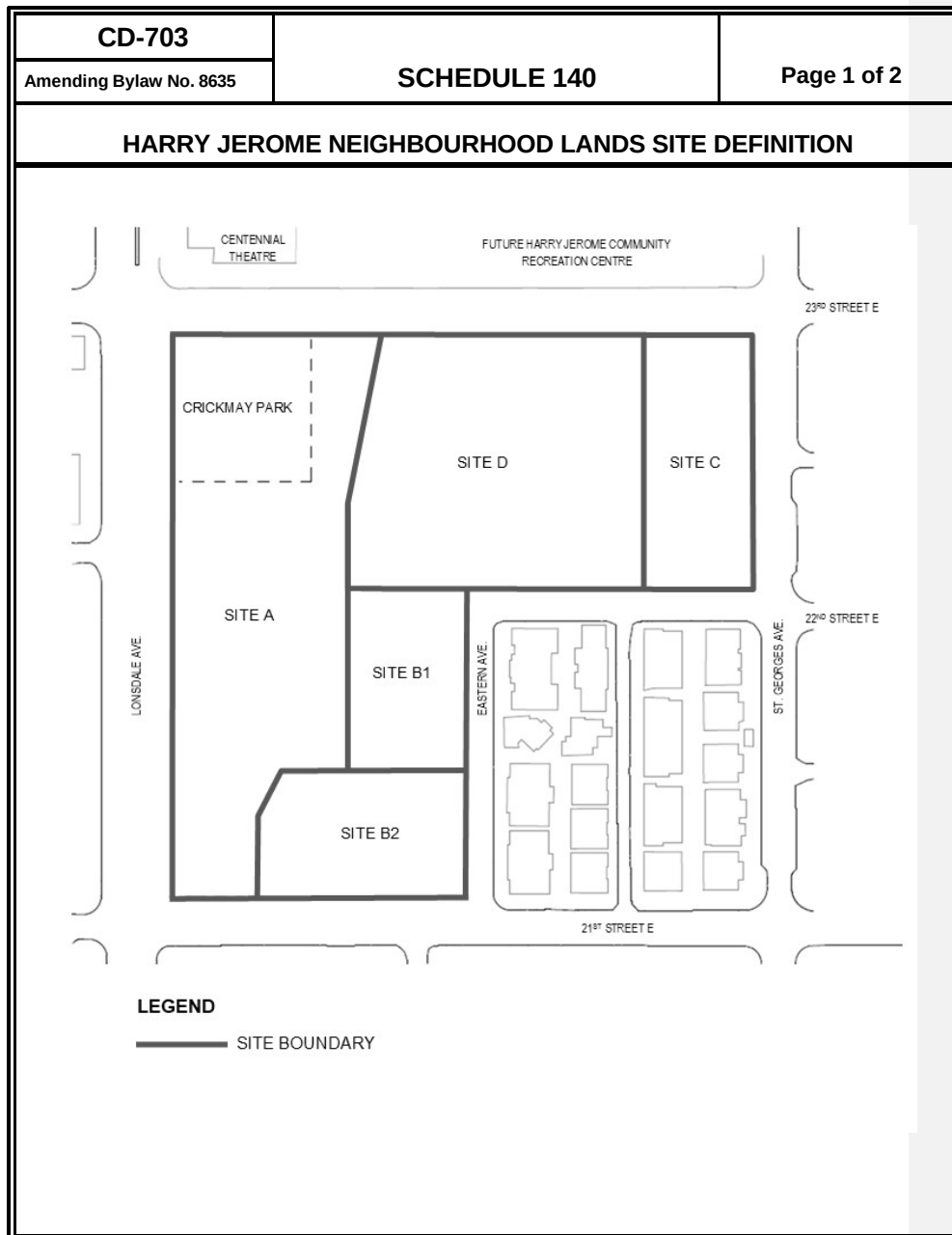
- (1) By replacing the words “Sites B and D” with the words “Sites B1, B2, and D” in Section (1)(b);
- (2) By inserting the words “and 510(1)” after the words “Section 423” in Section (1)(b)(i) and (1)(c)(i);
- (3) By inserting the words “subject to Section 423 and 510(1)” after the words “Rental Apartment Residential Use” in Section (1)(b)(ii) and (1)(c)(ii);

Commented [EM10]: Item 8(A): amends the CD-505 Zone, Site 1 (City Hall and Library), by increasing maximum permitted height and density to match OCP maximums.

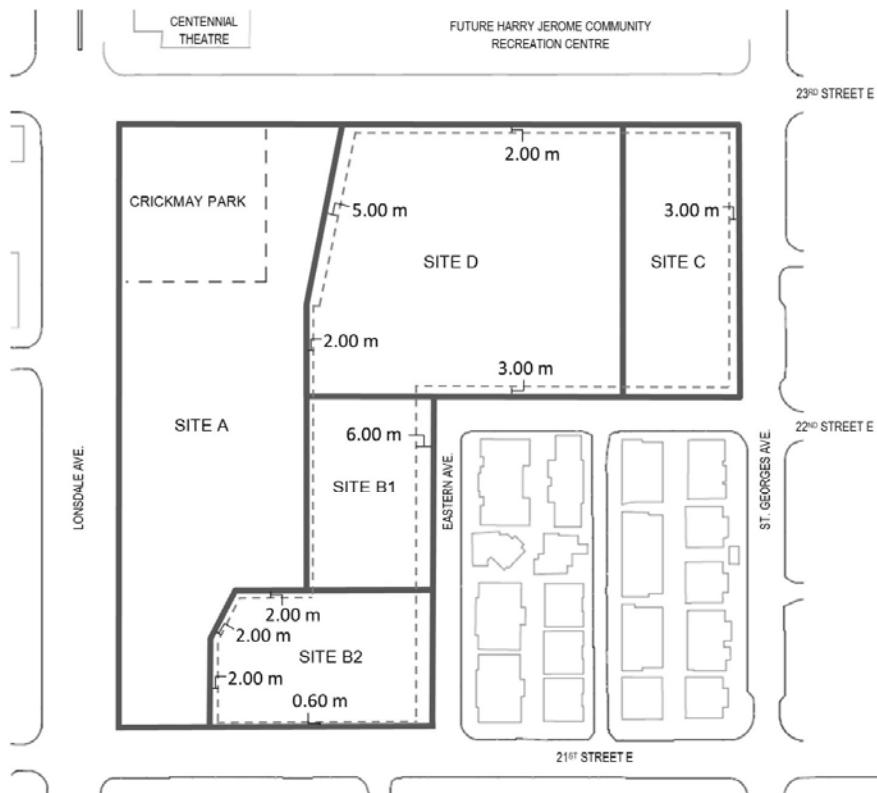
Commented [EM11]: Item 8(B): amends the CD-703 zone (Harry Jerome Neighbourhood Lands, located at East 23rd and Lonsdale)

- (4) By inserting the words “permitted uses shall be as follows” after the words “On Site C” in Section (1)(c);
- (5) By inserting a new sub-section after Section (1)(c) as follows:
- (d) On Sites C and D, Hotel Use is also permitted.
- (6) By deleting Section (3) in its entirety and replacing it with the following:
- (3) Density:
- (a) The combined Gross Floor Area (GFA) for Sites A, B1, B2, C, and D shall not exceed 84,500 sq. m.;
- (b) The maximum allowable GFA for each Site is:
- i. 7,620 sq. m. for Site B1;
- ii. 8,450 sq. m. for Site B2;
- iii. 68,430 sq. m. for Sites C and D combined;
- (7) Replacing ‘Section 510(3)’ with ‘Section 510(2)’ in Section (7);
- (8) By replacing the words “88 m and one Building may be built to a maximum Building Height of 76 m” with the words “103 m and one Building on Site D may be built to a maximum Building Height of 88 m” in Section (9)(a);
- (9) Adding Section (9)(a)(i), which is as follows:
- i. Building heights are to be measured from the average grade of the northern property line of the corresponding parcel;
- (10) By deleting the text in 9(b) in its entirety and replacing it with the following;
- (b) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
- i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet);
- ii. Fully screened mechanical equipment, located at least 2 metres (6.6 feet) from the roof edge, by not more than 6.1 metres (20 feet);
- (11) By inserting the words “on each of Sites B1 and B2” between the words “units” and “will” in Section (11)(a);
- (12) By inserting the words “on each of Sites B1 and B2” between the words “units” and “will” in Section (11)(b);

- (13) By inserting the following new sub-sections after Section (11)(b):
- (c) A minimum of 10% of units on each of Sites C and D will be under 51 sq. m. (549 sq.ft.), except that if Sites C and D are developed as a combined site, a minimum of 10% of units on Sites C and D combined will be under 51 sq. m. (549 sq. ft.);
 - i. Notwithstanding Section (11)(c), no residential units are to be less than 37.16 sq. m. (400 sq. ft.);
 - (d) A minimum of 10% of units on each of Sites C and D will be 3 bedrooms; except that if Sites C and D are developed as a combined site, a minimum of 10% of units on Sites C and D combined will be 3 bedrooms.
- (14) By inserting the words “of this Bylaw” between the words “609” and “shall” in Section (13);
- (15) By adding a new Section (16) that reads as follows:
- (16) Division V, Inclusionary Zoning Requirements for Residential Development shall not apply.
- (16) By deleting Schedule 140 pages 1 to 3 in their entirety and inserting Schedule 140 pages 1 and 2 as follows:



SETBACKS



C. Adding the following Comprehensive Development Zone to Section 1200 in numerical order:

"CD-771 Comprehensive Development 771 Zone" (165 East 13th Street)

In the CD-771 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 C-1B Zone, except that:

(1) Permitted Uses shall be limited to:

- (a) Retail Service Group 1 Use;
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Off-Street Loading Use.
- (b) Civic Use;
 - i. Accessory Apartment Residential Use, subject to Section 607(1);
 - ii. Accessory Rental Apartment Residential Use;
 - iii. Accessory Non-Commercial Social & Recreational Facilities;
 - iv. Accessory Off-Street Parking Use;
 - v. Accessory Off-Street Loading Use.
- (c) Child Care Use subject to section 607(9).
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Off-Street Loading Use.

(2) In the CD-771 Zone an Accessory Apartment Residential Use and Accessory Rental Apartment Residential Use shall be accessory to a Civic Use located on the same site.

(3) A maximum Gross Floor Area of 4.0 times the Lot Area shall be permitted.

(4) For the purposes of the CD-771 Zone, a Civic Use shall be excluded from Gross Floor Area calculations.

(5) Principal Buildings shall not exceed a maximum height of 46 metres (150 feet).

D. Adding the following Comprehensive Development Zone to Section 1200 in numerical order:

"CD-772 Comprehensive Development 772 Zone" (131 East 2nd Street and 112-178 East 1st St)

In the CD-772 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 LL-3 Zone, except that:

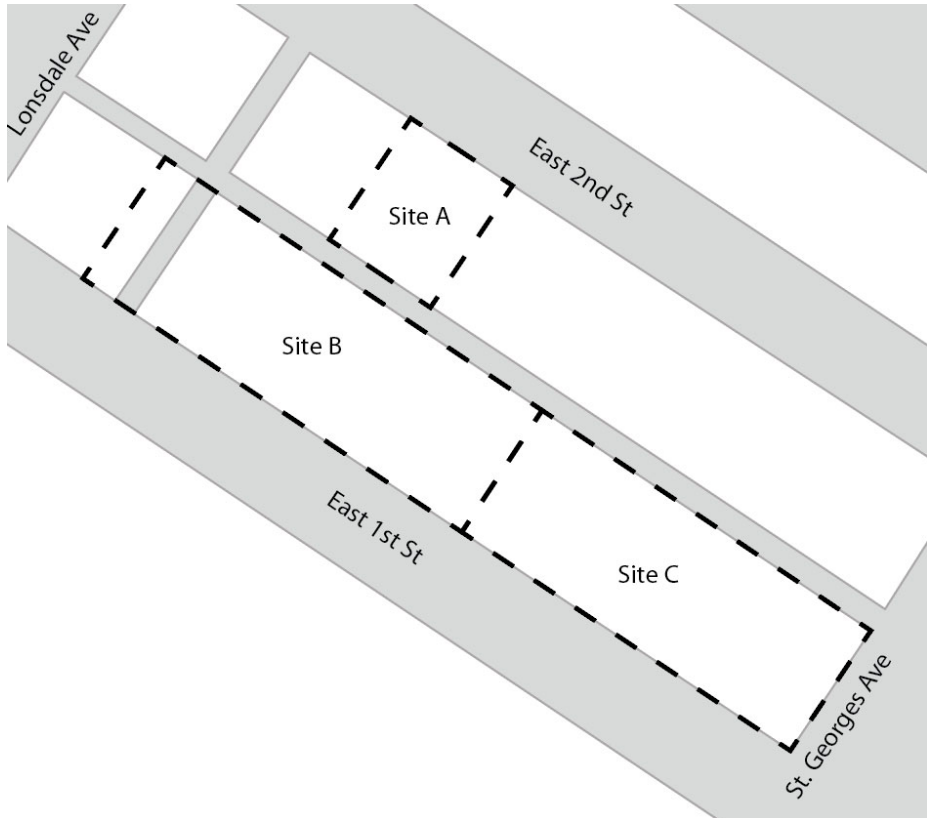
Commented [EM12]: Item 8(C): creates a new CD zone for 165 E 13th St (Fire Hall) and permits uses and densities matching the OCP.

Commented [EM13]: Item 8(D): creates a new zone for the City-owned East 1st Lands, permitting heights and densities matching the OCP.

- (1) The CD-772 Zone shall be comprised of Sites A, B and C as described in Schedule 148.
- (2) A maximum Gross Floor Area of 3.6 times the Lot Area shall be permitted;
- (3) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.
- (4) Maximum permitted Building Height shall be as follows:
 - a. On Site A, 23.0 metres;
 - b. On Site B, 48.0 metres;
 - c. On Site C, 37.0 metres.

CD-772	SCHEDULE 148	Page 1 of 1
Amending Bylaw No. 9137		

CD-772 ZONE SITE DEFINITION



Sites A, B and C include properties having the following civic addresses on the date of adoption of this Bylaw:

Site A: 131 East 2nd Street

Site B: 112-146 East 1st Street

Site C: 148-178 East 1st Street

9. Division VIII: Development Permit Guidelines of "Zoning Bylaw, 1995, No. 6700" is hereby amended by deleting and replacing Document H "Harry Jerome Neighbourhood Lands Development Permit Area Guidelines", with revised Document H, attached to this Bylaw.
10. Division VIII: Development Permit Guidelines of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:
 - A. Adding "Low Rise Neighbourhoods Development Permit Guidelines" to the list of adopted Guidelines.
 - B. adding after Document H "Harry Jerome Neighbourhood Lands Development Permit Area Guidelines", Document I "Low Rise Neighbourhoods Development Permit Guidelines", attached to this Bylaw.

READ a first time on the <> day of <>, 2025.

READ a second time on the <> day of <>, 2025.

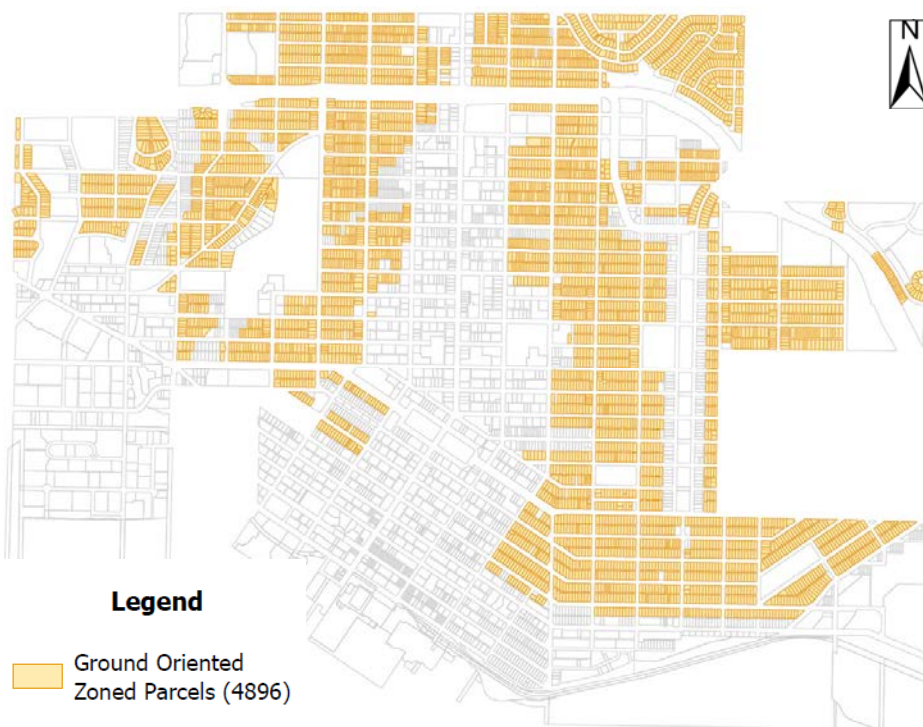
READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE



LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

The following properties are to be reclassified to the Ground Oriented Zone:

- 1) All properties within the Low Rise Neighbourhood 1 and Low Rise Neighbourhood 2 Land Use Designations as identified in the Official Community Plan Bylaw 8400, Schedule A, with the exception of Lots that meet one or more of the following criteria:
 - Lots that have been designated, in whole or in part, as protected heritage property pursuant to a Heritage Designation Bylaw adopted under Section 611 of the *Local Government Act*;
 - Lots that are located within the Ottawa Gardens Heritage Conservation Area, or within a Heritage Character Area, as identified in the Official Community Plan Bylaw, 2014, No. 8400;
 - Lots having a Lot Area greater than 4,050 square metres;
 - Lots with a Comprehensive Development (CD) zone permitting 5 or more residential dwelling units on a single Lot, except for those Lots that were subject to Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031 and are located within the Low Rise Neighbourhood 2 Land Use Designation.
 - Lots within subareas 1, 4, or 5 of the Moodyville (East 3rd Street Area) Development Permit Guidelines;
 - Lots with any of the following zones: P-1, P-2, M-1.
- 2) Lots subject to redesignation from Residential Level 2, or Residential Level 3 Land use Designations to Residential Level 4 Land Use Designation per Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114" (City Initiated Amendment Related to Provincial Legislation Requirements, as listed in the table on pages 3 and 4 of this Schedule A.

In the event of any conflict between the description above and the map on page 1 of this Schedule A (LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE), the description above shall prevail.

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

Lot	Block	D.L.	Plan	Previous Designation
B	52	550	16191	Residential Level 3
H	33	549/550	20932	Residential Level 3
G	33	549/550	20932	Residential Level 3
F	33	549/550	20392	Residential Level 3
C	33	549/550	15877	Residential Level 3
B	33	549/550	15877	Residential Level 3
A	33	549/550	15877	Residential Level 3
26	67	547	750	Residential Level 3
1-2		547	BCS940	Residential Level 3
1-2		547	BCS306	Residential Level 3
1/2/3		271/547	VR1372	Residential Level 3
1-3		271	LMS624	Residential Level 3
1-4		271	BCS2553	Residential Level 2
1-2		271	BCS1422	Residential Level 2
1-2		271	BCS1632	Residential Level 2
W	66	271	1914	Residential Level 2
20	66	271	750	Residential Level 2
19	66	271	750	Residential Level 2
1-2	66	271	LMS3076	Residential Level 2
1-2		271	VR158	Residential Level 2
H	66	271	1226	Residential Level 2
1	66	271	17227	Residential Level 2
2	66	271	17227	Residential Level 2
1-2		271	LMS1134	Residential Level 2
1-2		271	LMS1135	Residential Level 2
1-2		271	BCS2403	Residential Level 2
1-2		271	BCS2504	Residential Level 2
1-2		271	EPS5557	Residential Level 2
1-2		271	VR1355	Residential Level 2
1-2		271	VR1354	Residential Level 2
D	65	271	17150	Residential Level 2
E	65	271	17150	Residential Level 2
F	65	271	17071	Residential Level 2
G	65	271	17071	Residential Level 2
B	65	271	1288	Residential Level 2
A	65	271	1288	Residential Level 2
1-4		271	EPS1481	Residential Level 2
1-3	65	271	LMS4610	Residential Level 2
13	65	271	750	Residential Level 2

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

Lot	Block	D.L.	Plan	Previous Designation
13	65	271	750, Part W1/2	Residential Level 2
1-2		271	VR2494	Residential Level 2
1-4		271/274	EPS8514	Residential Level 3
1-3	64	271	LMS3714	Residential Level 3
20	64	271	750	Residential Level 3
1-2		271	VR2117	Residential Level 3
1-3		271	BCS1307	Residential Level 3
1-4	64	271/274	BCS3129	Residential Level 3
16	64	271	750	Residential Level 3
1-3		271/548	VR1400	Residential Level 3
E	64	548	16794	Residential Level 3
F	64	548	16794	Residential Level 3
1-2		548	VR511	Residential Level 3
1-2		548	VR512	Residential Level 3
1-2		271	LMS4723	Residential Level 2
1-2		271	LMS4611	Residential Level 2
3	70	271	1420	Residential Level 2
4	70	271	1420	Residential Level 2
5	70	271	1420	Residential Level 2
1-2	70	271	LMS4649	Residential Level 2
7	70	271	1420	Residential Level 2
1-2		271	EPS8997	Residential Level 2
1-2		271	EPS9432	Residential Level 2
10	70	271	1420	Residential Level 2
1-2		271	EPS4074	Residential Level 2
1-2		271	EPS5514	Residential Level 2
1-2		271	VR2329	Residential Level 2
1	71	271	750	Residential Level 3
2	71	271	750	Residential Level 3
1-2	71	271	VR2788	Residential Level 3
5	71	271	750	Residential Level 3
6	71	271	750	Residential Level 3
7	71	271	750	Residential Level 3



Delete image

Harry Jerome Neighbourhood Lands

Development Permit Area Guidelines



Amended June 20, 2022, Bylaw No. [89289137](#)

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Update page #s in final copy

Part I: General Regulations

1.1 Introduction

The Harry Jerome Neighbourhood Lands Development Permit Area boundary and justification is described in Section 2.5 of the Official Community Plan. These guidelines are to be read in conjunction with the Zoning Bylaw.



Figure 1. Harry Jerome Neighbourhood Lands Development Permit Area boundaries

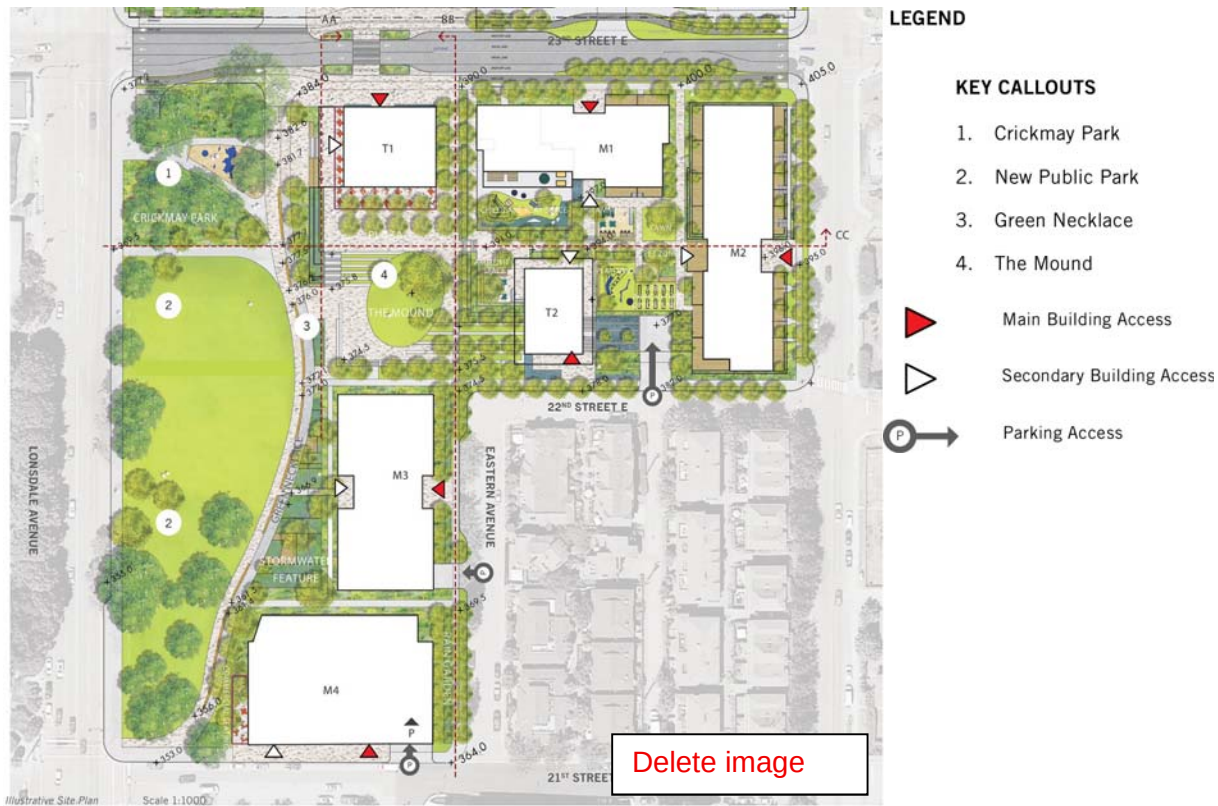


Figure 2. Conceptual Site Plan and Key Elements

The City designates Development Permit Areas (DPAs) with accompanying Guidelines to provide Council and staff with the ability to shape development beyond what is possible through policy or zoning regulations. This DPA is intended to shape development of the Harry Jerome Neighbourhood Lands to help deliver a high-quality environment for people in the City of North Vancouver through multifamily and commercial development which has: 1) form of development, character and open space design of high quality; 2) conservation of energy; 3) conservation of water; and 4) reduction of greenhouse gas emissions.

Where land has been designated by the City of North Vancouver as a Development Permit Area (DPA), the landowner or lessee must first be issued a Development Permit by the City before developing the land. In accordance with Section 489 of the Local Government Act, RSBC 2015, c 1, land within a DPA must not be subdivided, and construction of, addition to, or alteration of a building or other structure must not be commenced, until the landowner or lessee obtains a development permit [\(unless an exemption under Section 1.3 applies\)](#).

These Development Permit Guidelines (the “Guidelines”) are to be considered as part of development proposals on the site and in conjunction with any zoning provisions and development covenant(s) for the Harry Jerome Neighbourhood Lands area. The issuance of a Development Permit must be in accordance with all applicable Guidelines [and Strategies](#).

1.2 Submission Requirements

Every application for a Development Permit must be accompanied by relevant development information in the form prescribed by the City. This information includes, but is not limited to:

- 1) Plans demonstrating:
 - a. the proposed location of all buildings and structures by use;
 - b. the proposed siting of parking areas, and mobility networks and access (walking, bikes, cars, transit);
 - c. the extent and nature of existing and proposed landscaping; ~~{Bylaw 8928, June 20, 2022}~~
 - d. the proposed character, materials and colour of buildings, roofs and open spaces;
 - e. location of exterior lighting;
 - f. an indication of proposed location, number and type of signage;
 - g. an emergency response plan that includes: locations of emergency response points, locations of Fire Department Siamese connections, location of existing and proposed hydrants, clear widths of streets, and access points to parkades;
 - h. A certified arborist report if any protected trees are planned to be removed, detailing trees retained, proposed to be planted, and reasons for removal to comply with the City's "Tree Bylaw, 2022, No. 8888". ~~{Bylaw 8928, June 20, 2022}~~
- 2) Preliminary engineering site plans, including a Preliminary Stormwater Management Strategy.
- 3) Description of how the development will comply with the City's:
 - a. energy performance requirements and sustainability goals;
 - b. adaptable design requirements;
 - c. ~~community amenities requirements associated with that particular phase of the development as outlined within the legal agreements on title~~ other applicable Guidelines and Strategies.
- 4) A summary report outlining transportation management plans; ~~;~~
- 5) A synopsis of design intent indicating how the proposal meets the objectives of the overall community, as well as the role it plays in its specific site location in relation to the precinct characteristics; ~~;~~ ~~and~~
- 6) Sun/shade diagrams of the subject development and the surrounding properties.
- 6) ~~7)~~ A Public Art Plan.

The landowner or lessee is required to provide a checklist or statement indicating how their proposal complies with the Guidelines. Where some element of the design does not comply with a Guideline, a justification describing the divergence and the reason must be provided.

At Development Permit stages, the City will require security to ensure the installation and maintenance of landscaping in compliance with the Guidelines. All Development Permit applications must include a professional landscape plan prepared by a Landscape Architect (BCSLA).

1.3 Exemptions

Notwithstanding the designation of an area as a DPA, the Local Government Act provides that conditions may be specified under which a development permit is not required. In the Harry Jerome Neighbourhood Lands DPA, a development permit is not required in the case of:

- A subdivision which consists of a parcel line adjustment or consolidation where no additional lots are created;
- A subdivision for park purposes;
- An internal alteration (a change or extension in the interior of a building relating to any matter or thing regulated by the B.C. Building Code) that does not substantially change the current use previously approved through a DPA;
- Temporary buildings or structures that are erected either for offices for construction or marketing purposes for a period that is not expected to exceed the duration of such construction;
- Minor external renovations to existing buildings which do not significantly alter the footprint or exterior character of the building (at the discretion of the Director of Planning);
- Accessory buildings and structures which do not result in a change to the parking configuration;
- Road or utility works or landscaping within a dedicated road right of way or strata road; and/or
- Green space or trail improvements [on public land](#).

1.4 Amendments

A Development Permit amendment may be required for minor amendments to Development Permits already issued and registered on title, at the discretion of the Director of Planning.

1.5 Variances

To facilitate implementation of these guidelines, any Development Permit issued within this Development Permit Area may, subject to the restrictions of the Local Government Act and unless otherwise specified in these guidelines, vary or supplement any provisions of the bylaws regulating zoning, parking, works and services, drainage, signs, screening, landscaping, and subdivision.

Part II: Conservation Guidelines

2.1 Objective

The mixed-use development of the Harry Jerome Neighbourhood Lands shall make an important contribution to the City's current and future needs of the community with a holistic approach in alignment with the OCP's Sustainable City Framework including Natural Systems, Physical Structures/Infrastructure, Local Economy, Human Potential, Social Connections and Cultural Diversity.

2.2 Energy Conservation and Reduction of Greenhouse Gas Emissions

- 1) All Buildings will be constructed to achieve ~~a minimum of Step 3 of the BC Energy Step Code for Part 3 Buildings and Step 4 of the Step Code for Part 9 Buildings or exceed the City's standards for energy efficiency and reduction of greenhouse gas emissions (e.g. Energy Step Code and greenhouse gas emissions requirements in the City's "Construction Regulation Bylaw, 2003, No. 7390")~~. Best efforts will be used to augment energy performance beyond this required level, with demonstrated measures incorporated to ensure the project achieves industry leading levels of energy efficiency;
- 2) Work with Lonsdale Energy Corporation to reduce carbon intensity beyond typical construction in the City for equivalent buildings through the district energy system;
- 3) Use efficient pumps, heat pumps, fans and mechanical equipment.
- 4) Provide enhanced commissioning.
- 5) Within site constraints, develop building siting, form, and scale to minimize interference with view corridors or solar access for existing or anticipated development, and shadowing impacts on adjacent ~~residential~~ buildings and usable open spaces. Include sun/shade diagrams of the subject development and the surrounding properties at the following times:

March 21: 10 am, 12 noon, 2 pm
June 21: 10 am, 12 noon, 2 pm
- 6) Design landscaping to provide solar access in winter, and in summer shading of afternoon sun and management of the urban heat island effect. While retaining as many existing healthy trees as practical on the site, plant deciduous trees and landscaping and/or provide shading devices on southern and western exposures to reduce undesired solar gain in summer and filter solar heat and light in the ~~summer~~winter.
- 7) Use light coloured roofs, sidewalks, plazas, greenways and paths to reduce the urban heat island effect.
- 8) Integrate courtyards and greenways into the design to allow direct sunlight penetration.

- 9) Maximize daylight penetration by locating windows high on walls or by using clerestories and light shelves. To limit solar gain in summer months, external solar shading (e.g. recessed balconies, overhangs, and louvers), should be considered, especially on the south and west elevations of buildings. Balance the benefits of reducing solar gains in summer with the benefit of increasing solar gains in the winter by taking advantage of the different seasonal sun angles which can be evaluated through energy modeling.
- 10) Provide enhanced building control systems such as the installation of smart automation technologies such as timers or occupancy sensors, and programmable thermostats.
- 11) Use Energy Star appliances.
- 12) Use high efficiency exterior private realm lighting, such as LEDs, and direct and shade lighting to minimize light pollution and maximize energy service. Energy efficient motion or photo-sensitive technologies should be considered, along with safety and security considerations.
- 13) Provide energy conservation, operation and maintenance information to tenants and residents.
- 14) Reduce water usage with water efficient fixtures and fittings.
- 15) Consider providing energy and water monitoring and metering systems.
- 16) Improve occupant health by reducing or eliminating indoor air pollutants through the choice of healthy building materials.
- 17) Commit to diversion of construction waste per prevailing City policy.
- 18) Establish and implement an appropriate recycling and composting framework to ensure minimum waste production from the community.

2.3 Water Conservation and Stormwater Management

Developments are required to construct—and to report on—stormwater management works treating water from roads and laneways. This infrastructure must be designed to include allowances for climate change in accordance with the City's Subdivision and Development Control Bylaw.

- 1) Reduce stress on existing stormwater infrastructure and protect aquatic ecosystems in order to keep urban watersheds clean, by designing the landscape with sufficient permeable surfaces and native species that will reduce or eliminate runoff.
- 2) On-site stormwater infrastructure management facility (detention ponds, bioswales, detention tanks, etc.) should be addressed on site and located on private (leased or owned) land outside of dedicated park space as per the City's "Sewerage and Drainage Utility Bylaw, 1995, No. 6746". ~~Where this proves impractical to achieve, maintenance of such infrastructure shall be the responsibility of the lessee/strata corporation, and secured through a covenant. A performance requirement will be required from the developer and future strata corporation.~~
- 3) Reduce or eliminate the need for irrigation by designing the landscape with drought-resistant native species.
- 4) Retain existing healthy trees on the site wherever possible. A Tree Removal Permit must first be issued for any protected tree removal, and removal must comply with the City's "Tree Bylaw, 2022, No. 8888". ~~{Bylaw 8928, June 20, 2022}~~

- 5) Minimize impervious surfaces through use of the following materials:
 - a. pavers, placed stone or river rock for tree surrounds and areas with infrequent pedestrian use;
 - b. extensive groundcover and planters over parkades; and
 - c. permeable paving for walkways, driveways, exterior courtyard driveways and surface parking, particularly where stormwater discharge into on-site infiltration facilities is not practical.
- 6) Incorporate on-site landscaping infiltration strategies including:
 - a. finish grading comprised of topsoil or composted waste;
 - b. engineered rock pits and soil cells; and
 - c. visible features such as rain gardens or linked bioswales.
- 7) Minimize hard surface pathways to only those providing access to dwelling units, common outdoor space and on-site service infrastructure.
- 8) Consider active and/or passive green roofs to reduce the impact of increased building lot coverage on stormwater runoff and urban heat island effect.

2.4 Transportation Demand Management

- 1) Provide a range of emission-free mobility options including bike sharing, dedicated spots for car sharing and carpools.
- 2) Consider various transportation demand management (TDM) strategies to encourage walking, cycling, car share, and transit use over vehicle use, such as:
 - a. secure bicycle parking for a range of device sizes;
 - b. car share vehicles, membership or minutes, and other shared mobility options;
 - c. transit passes or subsidies;
 - d. parking management tools such as unbundled parking;
- 2)3) Design the public and private circulation network to support direct, simple, and visible access to transit facilities and easy and accessible navigation along cycling and walking paths.

Part III: Form & Character Guidelines

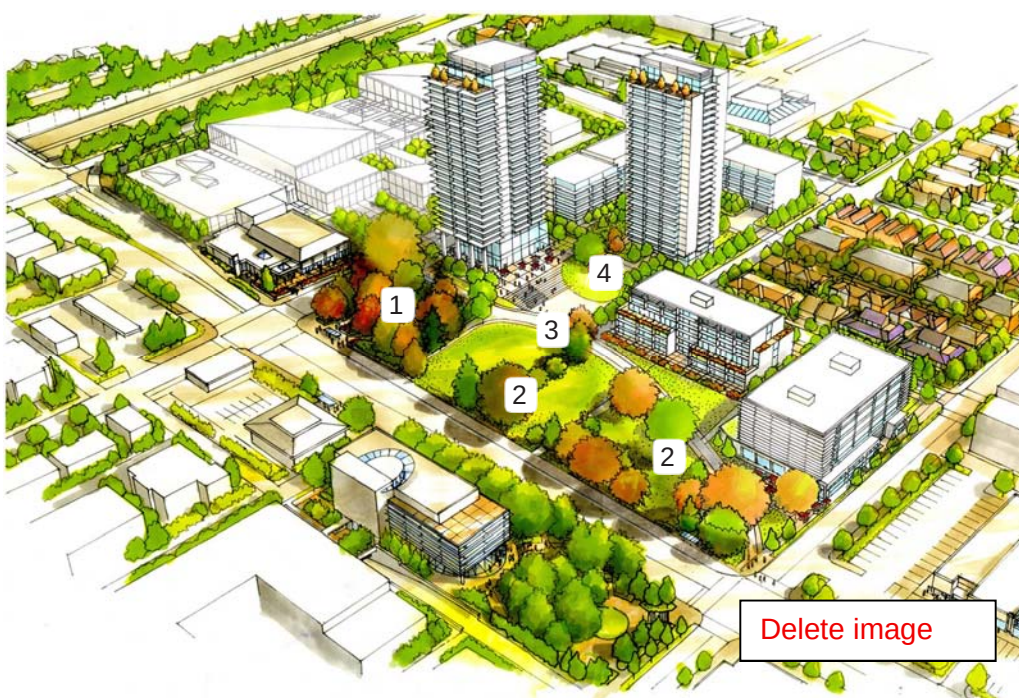
3.1 Objective

Along with development of the adjacent new Harry Jerome Community Recreation Centre, the mixed-use development of the Harry Jerome Neighbourhood Lands aims to create a vibrant urban community, anchoring the northern end of the Lonsdale Corridor and enhancing the pedestrian experience along Lonsdale Avenue. Development of the Harry Jerome Neighbourhood Lands aims to create an attractive urban environment with a mix of ~~retail, office and diverse~~ residential and commercial uses that serve to animate and enhance public spaces and amenities in this precinct.

Specific form and character objectives:

- Ensure that the form and character of residential, multi-family, mixed use and other development is a desirable, attractive addition to the City of North Vancouver; and
- Ensure that development delivers desirable public realm, landscaping, exterior design and finish of buildings and structures at each phase of development.

3.2 Site Planning



Legend

- 1. Crickmay Park
- 2. Public Park
- 3. Green Necklace
- 4. The Mound

Figure 3. Conceptual Illustration of Focal Points and Gathering Places

The conceptual site plan in Figure 2 illustrates one approach to laying out buildings and floorspace on-site taking into consideration the Guidelines. This is provided for illustrative purposes only.

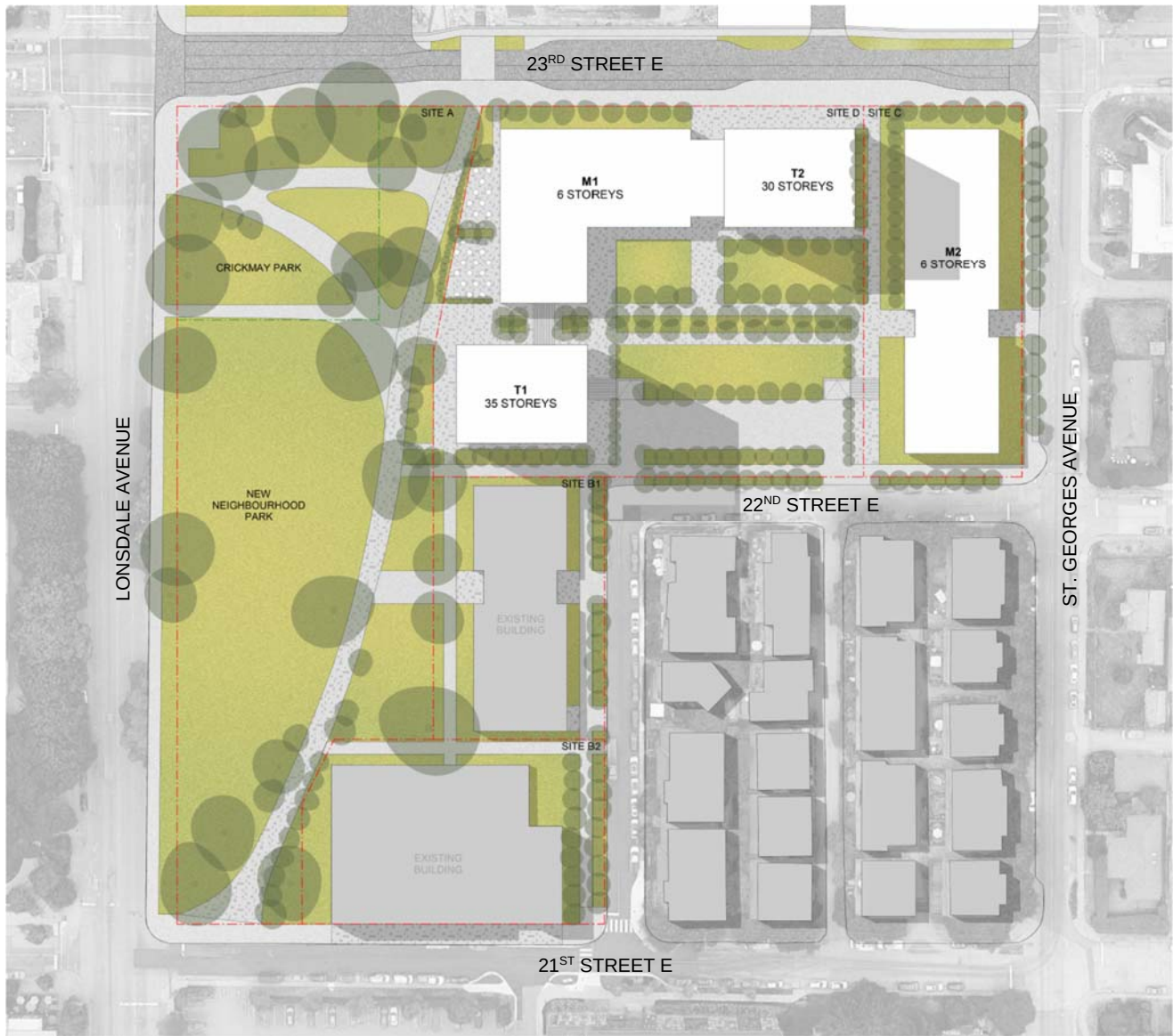
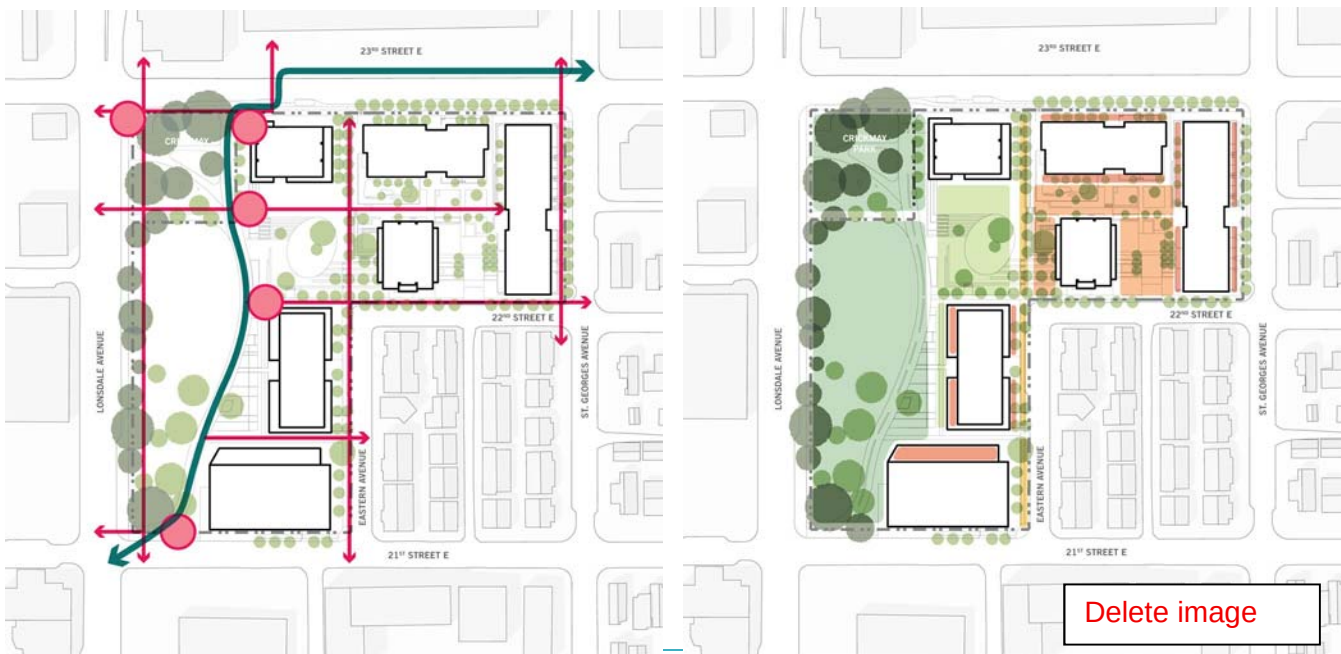
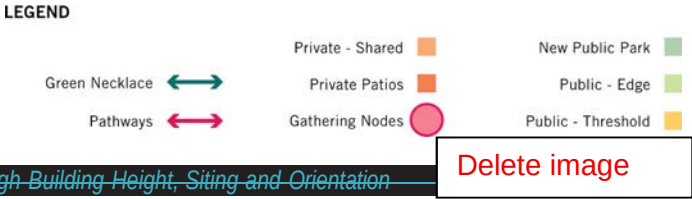


Figure 2. Illustrative Site Plan

- Guideline 3.2.1 Animate the overall site by creating open spaces and gathering nodes that foster socializing, recreation and play, and that incorporate public art.
- Guideline 3.2.2 Incorporate open spaces as site organizing features.
- Guideline 3.2.3 Locate and orient a minimum 0.9 ha public park along Lonsdale Avenue spanning between 21st and 23rd streets.
- Guideline 3.2.4 Connect adjacent areas by pedestrian and bicycle paths to create a walking and cycling friendly addition to the neighbourhood.
- Guideline 3.2.5 Accommodate the Green Necklace, serving both cyclists and pedestrians, ~~diagonally across the site~~ on the portion of the Harry Jerome Neighbourhood Lands allocated for park, connecting from the southwest corner of the park (at Lonsdale Avenue and 21st Street) to the northeast corner of the park to a midblock pedestrian crossing ~~at~~ on 23rd Street.
- Guideline 3.2.6 Respond to the sloping site topography by ensuring that the Green Necklace is accessible along its entire length, with a gradient of no more than 5%. The Green Necklace should encourage walking and rolling in a way that is intuitive, direct, comfortable, accessible, and mode separated where possible.
- Guideline 3.2.7 Provide public pedestrian pathway access into the park along the east-west alignment of 22nd Street and the north-south alignment of Eastern Avenue.
- Guideline 3.2.8 Provide secondary pedestrian pathway accesses into and across the site as determined by use, ~~and connect these to key nodes~~ facilitate connections to the park and new Harry Jerome Community Recreation Centre via the Green Necklace, while preserving large open space areas.





Guideline 3.2.9 Retain existing healthy trees on the site wherever possible and retain all healthy trees on the west side of the site. Where mature, protected trees are required to be removed as per permitted reasons under the City's "Tree Bylaw, 2022, No. 8888", provide a certified arborist report detailing the trees to be removed, indicate where planting will occur, providing space within the development for new replacement trees. Provide a tree protection plan to identify trees that will be retained and a tree replacement plan. *[Bylaw 8928, June 20, 2022]*

Guideline 3.2.10 Refer to the City's arborist report on recommendations for removal of large trees. Trees shall be replaced at a minimum replacement ratio of 3:1, and will require the payment of an ecological compensation fee as per the "Tree Bylaw, 2022, No. 8888". New tree planting regime should be of sufficient standard to ensure that replacement trees will grow and have healthy establishment. This includes minimum standards for caliper, size, soil, volume, etc. that can be referred to in the ANSI A300 Standard Guidelines and in the City's "Tree Bylaw, 2022, No. 8888". *[Bylaw 8928, June 20, 2022]*

3.3 Building Envelope

Guideline 3.3.1 Building siting and orientation should respond to the siting and orientation of the new Harry Jerome Community Recreation Centre, ~~and maintain visual connections between the HJCRC and the new park.~~

Guideline 3.3.2 A maximum of two towers (any building over 6 storeys in height) will be permitted on the site: ~~with the northernmost tower built taller and the southernmost tower built lower, to differentiate the towers. The towers should preferably be offset, with the southernmost tower being the higher tower.~~

Guideline 3.3.3 ~~The towers shall be located towards the north end of the site, with building heights decreasing across the site towards the south. The towers should be sited to reduce shading on the new Harry Jerome Community Recreation Centre and its outdoor open spaces.~~

Guideline 3.3.4 A minimum separation distance of 30.48 m (100 ft.) should be maintained between the extreme corners of towers that are directly opposite one another. A minimum separation distance of 24.38m (80 ft.) will be considered provided the towers are sufficiently offset to minimize overlook and direct views into each other. Refer to Fig. 53 below.

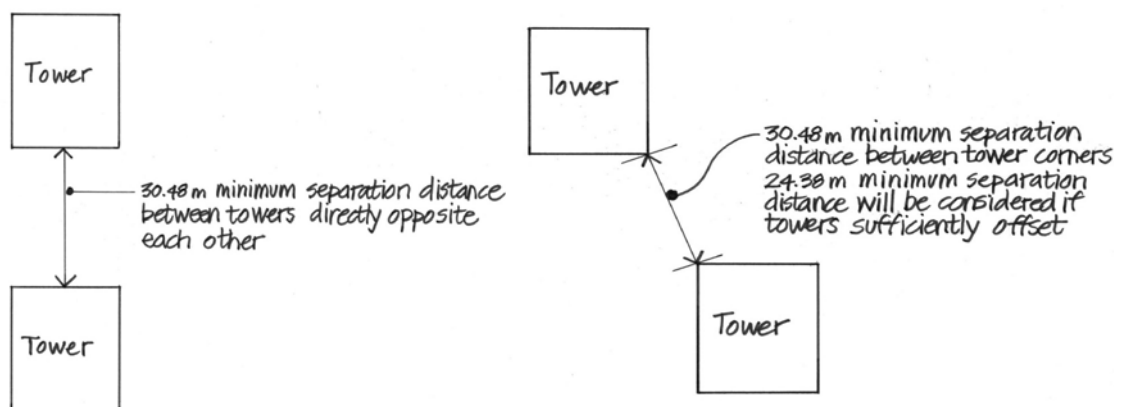


Figure 53. Minimum separation distances between towers

- Guideline 3.3.5** A minimum separation distance of 6.7 m (22 ft.) should be maintained between the lower (ground and second) floors of buildings that are directly opposite each other.
- Guideline 3.3.6** Optimize minimum separation distances between floors above the second floor of buildings that are directly opposite each other, in order to reduce privacy overlook and maximize sunlight penetration.
- Guideline 3.3.7** Taller buildings should employ passive solar controls, in order to reduce energy consumption, and should be oriented to optimize daylight access to public and private spaces, reduce shadowing across the future Harry Jerome Community Recreation Centre to the north, and maximize public views to and from the HJCRC, the North Shore Mountains to the north and Burrard Inlet to the south and west.
- Guideline 3.3.8**
Figure 64 The maximum floor plate dimension, exclusive of balconies, in any one direction of portions of buildings exceeding 6 storeys in height should be approximately 35.0 m (115 ft.), to reduce the bulk and massing of towers. Refer to Fig. 64 below.

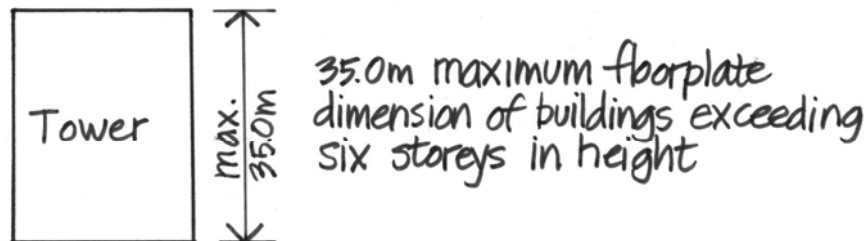
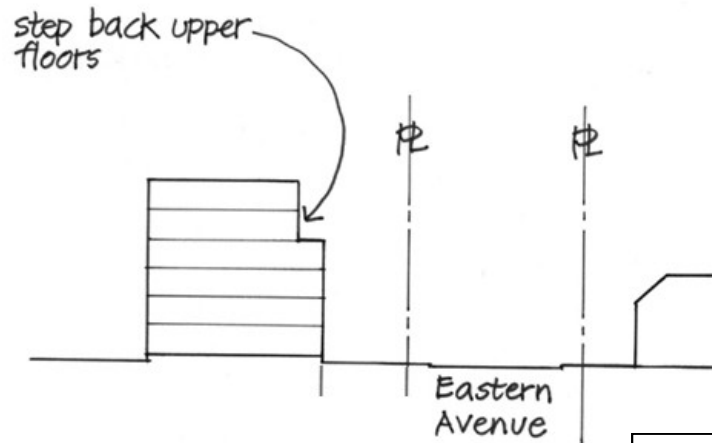


Figure 64. Maximum floorplate dimension for taller buildings

- Guideline 3.3.9** Tower footprints should be articulated to support and help define the urban realm. This means building edges that frame and align with adjacent pathways and open spaces. The footprint of the northwestern-most building (i.e. building M1 in Figure 2) does not need to frame and align with the Green Necklace trail, so that there can be sufficient patio space to activate the retail frontage facing the park.
- ~~**Guideline 3.3.10**
Figure 7 A minimum setback of 2.1 m (7 ft.) from the property line facing any street is required for all residential buildings. This minimum setback shall be increased to 6.0 m (20 ft.) for all buildings fronting onto Eastern Avenue, in order to minimize shadowing and scale impacts of such buildings on the existing neighbouring townhouses across Eastern Avenue. Refer to Fig. 7 below.~~
- Guideline 3.3.10**
Figure 75 Further minimize shadowing and scale impacts of new buildings on the existing neighbouring townhouses on Eastern Avenue by considering terracing/stepping back upper building floors, breaking up long building facades into smaller discrete sections that reflect the scale of existing built forms opposite, and extensive landscaping to screen new buildings. Refer to Fig. 75 below.



Deleted 6m minimum setback note in image

Figure 75. Setback and sStep back of buildings facing Eastern Ave

Guideline 3.3.12
Figure 8

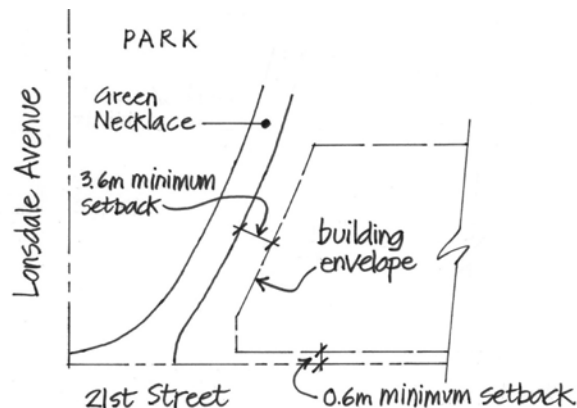
A minimum setback of 0.6 m (2 ft.) from the property line facing any street is required for all ground floor commercial/retail use buildings, to help accommodate outdoor commercial displays, signage and/or seating. Refer to Fig. 8 below.

Guideline 3.3.11

Building siting and orientation should help to clearly define and animate the public realm. This means low-rise and mid-rise residential buildings should address surrounding streets with direct individual unit access at grade facing the street where practical. It also means retail commercial uses should be directly visible and accessible from the street or public park. Where appropriate, buildings should be set back to support patio activations.

Guideline 3.3.14
Figure 8

Building edges should frame and follow the alignment of the edge of the new park and Green Necklace. Buildings should be set back a minimum of 3.6m (12 ft.) from the eastern edge of the Green Necklace. Refer to Fig. 8 below.



Delete image

Figure 8. Building setbacks to park, Green Necklace, and streets

Guideline 3.3.12

Consider increased setbacks along 23rd Street (i.e. more than the 2.0 metre setback required in the CD-703 Zone) if there are townhouse units that face 23rd Street.

Guideline 3.3.13

Figure 96

Buildings with commercial uses (e.g. grocery stores, restaurants, coffee shops, etc.) at grade facing the new park and Green Necklace and/or streets should incorporate active, transparent ground floor facades providing visibility into commercial interiors from the park and Green Necklace and/or adjacent streets. This guideline targets a minimum glazing area of approximately 75% of the total facade length for commercial frontages facing the park and/or adjacent streets. Predominantly opaque, translucent or blank facades facing the park and/or adjacent streets are not permitted. Tenants shall not block windows and must maintain their transparency. Refer to Fig. 96 below.

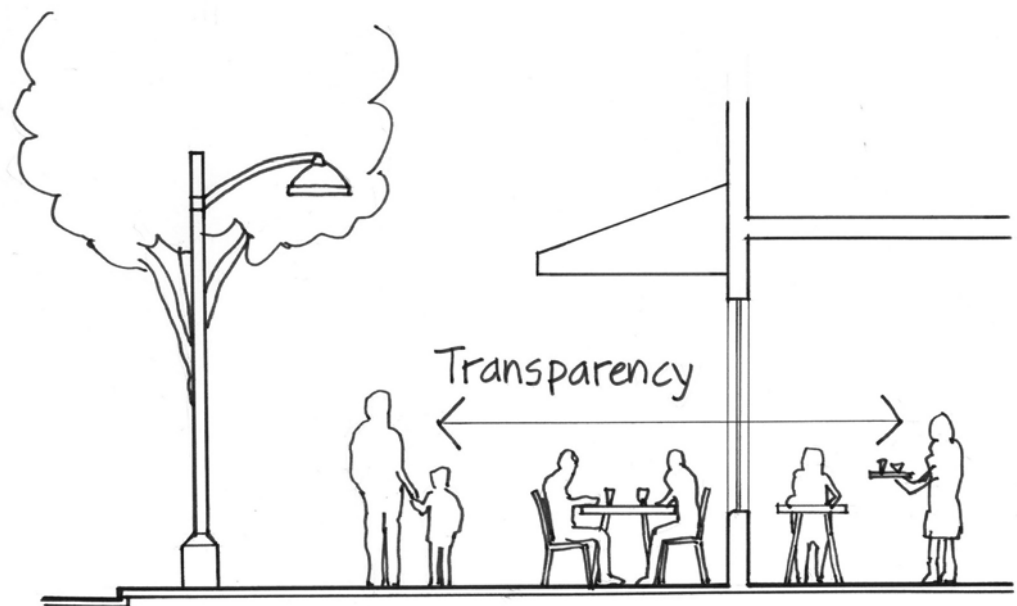


Figure 96. Active, transparent ground floor facades for commercial buildings, with visibility into interiors from the park and/or adjacent streets



This



Not This

- Guideline 3.3.14** Provide fixed weather protection extending at least 1.5 m (5 ft.) out for pedestrians on all commercial frontages. Such protection should be located at a height that optimizes weather protection while ensuring adequate serviceability.
- Guideline 3.3.15** An appropriate floor to floor height of approximately 4.26 m (14 ft.) should be provided for all ground floor commercial space, which may vary depending on specific uses.
- Guideline 3.3.16** In order to achieve a desirable streetscape and to communicate a pedestrian scale, any building over 61 m (200 ft.) in length should have a ground floor break, or a setback that meets the following minimum standards:
- (a) 7.3 metre (24 ft.) length of the building frontage that includes the midpoint of the building frontage;
 - (b) 3.6 metre (12 ft.) depth from the building face;
 - (c) building program variation to emphasize this separation through the location of lobby, common amenity areas, visual permeability and/or active design elements; and
 - (d) design variation to emphasize this separation through a physical breezeway through the building, or changes in setback from the Front Lot Line, materiality and facade elements.
- Guideline 3.3.17** Ground floor residential units in low-rise buildings should contribute to residential identity and neighbourhood vitality, by having direct front door access from the street where practical, and being designed to provide “eyes on the street.”
- Guideline 3.3.18** Subject to accessibility considerations, ground floor residential units facing a street should be raised a minimum of 0.6 m (2 ft.) above adjacent grade, to provide for a clear separation of public and private realms and enhance “eyes on the street”. Refer to Fig. 107 below.
- Guideline 3.3.19** Transitional private and semi-private spaces between buildings and public open space should be clearly defined. Where practical, ground floor street-facing residential units should have steps up to a private front porch to provide this transition. Refer to Fig. 10 below slightly raised entries and patios or achieve this separation through landscaping, planting, and/or fencing/gates.

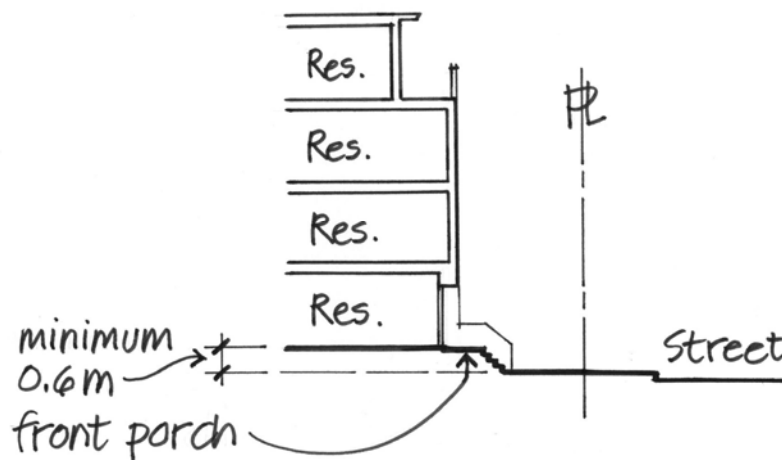


Figure 107. Illustration of ground floor residential units facing a street raised a minimum of 0.6 m with steps to a front porch

Guideline 3.3.20

At-grade units facing a public park or semi-private open space should have direct access to such open space and parks, and be gently stepped to grade, for the enjoyment of families with children.

Guideline 3.3.21

Site buildings to maximize opportunities for creating usable, well-integrated private open spaces for residents.



Figure 11. Building Form Plan Diagram

3.4 Building Design

Guideline 3.4.1

Strive for design excellence by employing contemporary architectural expression, with a family of varied yet related forms. Contemporary architectural expression means, in this context, clean, simple built form massing and building profiles; predominantly flat roofs; extensive use of contemporary materials such as concrete, glass, aluminum and wood; contemporary facades that are free of visual clutter; and avoiding ornate and traditional design elements such as trim associated with single-family housing.

Guideline 3.4.2

Towers should be designed to be distinctive, yet clearly part of an overall shared expression.

Guideline 3.4.3

Towers should be designed with a distinct expression of the base, middle and top.

Guideline 3.4.4 Figure 128

~~The northernmost~~At least one tower should be designed as an iconic, distinctive vertical building form that acts as a landmark gateway to the Lonsdale Corridor from the north. This can be achieved by employing a unique, distinctive footprint and floorplate shape, and use of such design strategies as curved, angled or faceted facades, exterior vertical design elements, stepping/terracing towards the top, a distinctive roof profile and/or mast, a distinctive exterior materials palette with more than one colour, and exterior feature lighting. Refer to Fig. 128 below.

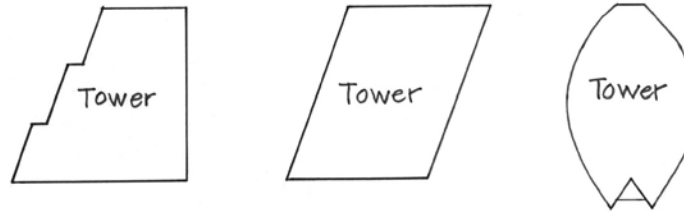


Figure 128. Distinctive floorplate shape options for ~~northernmost~~ landmark tower



Examples of iconic, distinctive residential towers

1. Aspire Apartments
2. A'Beckett Tower

Sydney, Australia (source: Marchese Partners)
Melbourne, Australia (source: Elenberg Fraser)

Guideline 3.4.5

Authentic, high quality, durable and regionally available exterior materials should be used. Materials such as HardiPlank, stucco and vinyl siding are not allowed.

Guideline 3.4.6

Durable and distinctive weather protection should be provided at residential lobbies, along commercial frontages, and above all entries.



Durable and distinctive weather protection features

Guideline 3.4.7

Roof forms of high-rise buildings should contribute to a distinctive skyline. Mechanical units and equipment should be screened [and integrated into the architecture of the building](#).

Guideline 3.4.8

Facade treatments should respond appropriately to solar orientation, with sunscreens, recesses, overhangs, etc., to minimize direct sunlight, and with smaller window areas facing north to minimize winter heat loss. Fenestration materials and envelope design should meet current best practices for retaining heat (i.e. C values).



High-rises with distinctive roof forms

Guideline 3.4.9

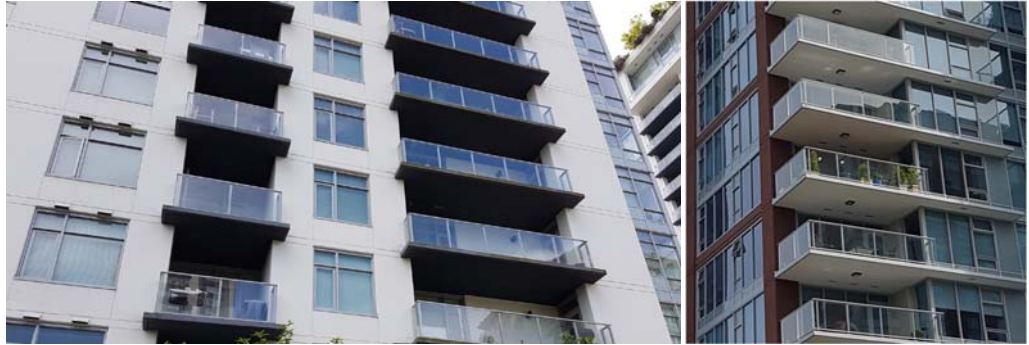
Balconies, solar controls, overhangs, roof decks, rooftop appurtenances and other architectural elements should fit with the overall building expression.

Guideline 3.4.10

Generally, all dwelling units should have directly accessible and usable private space, in the form of patios, balconies, Juliet balconies, sliders with railings, terraces or roof decks.

Guideline 3.4.11 Design balconies to maximize usability and comfort, with an approximate minimum depth of 1.5 m (5 ft.).

Guideline 3.4.12 Avoid designs which increase the apparent visual mass of a tower (e.g. wrap around balconies).



Examples of well-designed, usable balconies

Guideline 3.4.13 ~~Publicly accessible roofs on concrete buildings~~ **Rooftop amenities** should be designed to contribute to the social life of residents with opportunities for passive enjoyment, through combinations of extensive greenery and gathering spaces.

Guideline 3.4.14 Explore opportunities for incorporating greenery as a defining element of building designs above the ground level wherever possible in order to soften the appearance and ensure all residents have visual access to greenery, which could include integrated planters, green wall systems, trellises, vines, etc.

Guideline 3.4.15 Building corners facing a street should be accentuated through the use of architectural details, massing, and other design expression.

Guideline 3.4.16 Design private open spaces to increase livability in the neighbourhood by balancing the need for privacy with the desire for vibrancy and public activity.



Greenery as an element of above-ground building design



Accentuated building corner design expression facing the street

3.5 Open Space and Access

- Guideline 3.5.1 ~~Ensure rights-of-way are acquired for adequate sidewalk, boulevard, roadway and drop-off space along East 23rd Street.~~
- Guideline 3.5.1 Accommodate the Green Necklace, serving both cyclists and pedestrians, diagonally across the site on the park, connecting from the southwest corner of the park (at Lonsdale Avenue and 21st Street) to the northeast corner of the park to a new at-grade pedestrian crossing on 23rd Street connecting the park to the new Harry Jerome Community Recreation Centre.
- Guideline 3.5.2 The Green Necklace should include separated and parallel pedestrian and cycle routes.
- Guideline 3.5.3 The Green Necklace should be universally accessible, with a gradient of no more than 5%.
- Guideline 3.5.4 The Green Necklace interface with the northwestern-most building (i.e. building M1 in Figure 2) should be enhanced by providing casual surveillance and active uses such as cafes and restaurants, and through building details such as transparent building facades facing the park. Where practical, back of house, service rooms, and blank walls should preferably not face the park.
- Guideline 3.5.5 Include an east-west public pedestrian route and visual axis from St. George's Avenue to the park, along the 22nd Street alignment (north side of the street).
- Guideline 3.5.6 ~~Include a north-south public pedestrian route from 23rd Street to 21st Street along the Eastern Avenue alignment (west side of the street).~~
- Guideline 3.5.6 Enhance the prominence of public assets (e.g. the Harry Jerome Community Recreation Centre and the park) through the design of the Green Necklace and connections to it. Connections to the park should be straight pathways and should be accessible. Tree canopies on both sides of pathways are encouraged.
- Guideline 3.5.7 Open spaces on development sites should be designed with permeability and visual access towards public spaces.
- Guideline 3.5.7 ~~Incorporate a public plaza fronting 23rd Street facing the new Harry Jerome—Community Recreation Centre entrance. If retaining is required between the plaza and the adjacent park to the west, consider seat walls or other ways to improve connection between these areas.~~



Conceptual illustration of the Green Necklace Network across the Neighbourhood Lands

~~Guideline 3.5.8~~

~~The public plaza should have at-grade active uses such as retail and/or commercial to animate the space.~~

Guideline 3.5.8

Provide a new at-grade pedestrian crosswalk across 23rd Street. The specific location of this crosswalk will be determined through a City-led technical exercise.

Guideline 3.5.9

Provide landscaped transition areas between private open spaces (including ground floor residential [or retail/service](#) patios) and public park space. If grade changes are required, retaining walls are to be accommodated on private property.

Guideline 3.5.10

To facilitate an appropriate transition between public and private open spaces, avoid the use of large blank retaining walls adjacent to public areas through effective terracing that responds to site topography.



Examples of effective terracing in response to site topography

Guideline 3.5.11

For public-private open space interface between street-facing residential buildings, wherever practical a minimum 1.2 m (4 ft.) landscaped area should adjoin the street with limited hardscape, such as paths, stairways, retaining walls, decks and [porches/patios](#).

Guideline 3.5.12

Incorporate urban agriculture/community gardens for residents either on roofs or in private open space, where practical.



Examples of landscaped public-private open space interfaces

- [Guideline 3.5.13](#) Fences within required front, rear or exterior side lot setback should be:
- (a) visually open;
 - (b) no greater than 1.2 m (4 ft.) in height, where possible;
 - (c) when upslope from the street defining the setback, the maximum fence height should be measured from the lowest finished grade within 0.5 m (1.6 ft.), where possible; and
 - (d) integrated with landscaping through use of trellises, planted screens and low hedges, where possible.
- [Guideline 3.5.14](#) Planting should be drought resistant and pollinator friendly.
- [Guideline 3.5.15](#) Green spaces, including courtyards and street boulevards, should contribute to increasing the City's urban tree canopy, in support of the goals set out in the City's *Climate and Environment Strategy*.
- [Guideline 3.5.16](#) Where feasible, underground parking structures should be set back from the Green Necklace interface to allow generous soil volume and water infiltration on development sites.
- [Guideline 3.5.17](#) Consider incorporating dog facilities including relief areas in open spaces in alignment with the City's *Dog Friendly City Framework*.

3.6 Circulation and Parking

- [Guideline 3.6.1](#) No parking garage entrances will be permitted off Lonsdale Avenue or 23rd Street.
- [Guideline 3.6.2](#) No above-grade parking structures will be permitted.
- [Guideline 3.6.3](#) All required on-site parking is to be contained within site boundaries. No underground parking will be permitted beneath streets or [City-owned](#) park area;
- [Guideline 3.6.4](#) Parking garage layouts and access should take into account development phasing;
- [Guideline 3.6.5](#) Location of parking entrances to underground parking structures must mitigate the impacts of motor vehicles on pedestrians and the public realm.
- [Guideline 3.6.6](#) Parking entrances must be integrated into the buildings or landscape, and exposed walls and soffits must be architecturally treated and/or screened.
- [Guideline 3.6.7](#) Sight visibility requirements must be met at parkade entrances to ensure safety for vehicles and pedestrians, ~~while also screening such entrances as noted in 3.6.16.~~
- [Guideline 3.6.8](#) Loading areas should be located on development sites with a loading management plan provided.
- [Guideline 3.6.9](#) Clearance at garage entrances must be able to accommodate the largest commercial vehicle accessing any internal loading bay, and have a minimum clearance height of 2.134m (7 ft.).

- Guideline 3.6.10 Access to ~~R~~secured residential parking ~~access~~, loading and service areas ~~are~~ encouraged to be shared by adjacent commercial uses, but separate parking access should be encouraged in the case of a hotel use.
- Guideline 3.6.11 Consideration may be given to reducing the required residential and commercial parking below the amounts required under the Zoning Bylaw, including through the shared use of parking stalls between commercial and visitors, provided that:
- the decrease can be justified based on a parking demand study;
 - means of meeting anticipated parking demand have been identified (e.g. the availability of parking in a nearby facility); and,
 - means of reducing anticipated parking demand have been identified (e.g. the availability of high level public transit service, use of transportation demand management (TDM) measures).
- Guideline 3.6.12 Provide ~~separate and~~ secure parking for each residential building with direct vertical access to each main building entrance.
- Guideline 3.6.13 Consider ~~Pool~~combining visitor parking for residential and commercial buildings ~~where possible~~.
- Guideline 3.6.14 Include clearly identified visitor parking. Consider short term retail parking regulations and/or fees, to encourage a high turnover of users
- Guideline 3.6.15 Incorporate preferential parking for carpool and car share to encourage alternative modes of transportation.
- Guideline 3.6.16 Waste collection, staging, and tipping as well as general loading areas should preferably be located away from the public realm and hidden from direct views onto the public realm in general.
- Guideline 3.6.17 The circulation, access, and parking network, and associated building amenities, should be designed with consideration of transportation demand management (TDM) measures, to encourage walking, cycling, car share, and transit use over personal vehicle use.
- Guideline 3.6.18 Parkade entries should have clear and effective wayfinding signage and incorporate CPTED strategies to create safe, secure areas for users.
- Guideline 3.6.19 Parking garage ramps and/or loading entrances should be unobtrusive and ~~deeply~~-recessed, screened, or incorporated into the building in a manner that contributes to the attractiveness of the streetscape and minimizes the impact on the public realm.
- Guideline 3.6.20 All residential parking spaces shall feature an energized outlet capable of providing charging to the parking space with ~~the following~~ specifications as outlined in the Zoning Bylaw:
- ~~Energized outlets shall be labeled for their intended use for electric vehicle charging;~~
 - ~~Where an electric vehicle energy management system is implemented, the Director of Planning may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging;~~
 - ~~Energized outlets shall meet applicable established minimum performance standards in place at the time of development.~~



Recessed parking garage ramp



Electrical vehicle charging station

3.7 Safety and Accessibility

- Guideline 3.7.1** Apply principles of Crime Prevention Through Environmental Design (CPTED) to create safe, secure and pleasant buildings and open spaces accessible to people of all abilities.
- Guideline 3.7.2** Encourage casual surveillance and “eyes on the street,” through the placement of windows, balconies and active street-level uses. Avoid blank, windowless walls.
- Guideline 3.7.3** Take into account the following factors to design urban spaces which people feel safe to use:
- Lighting (designed to maximize visibility of faces and minimize glare);
 - Sightlines (ability to see the route ahead, and to observe open spaces from buildings);
 - Entrapment Spots (avoid small areas shielded on three sides);
 - Movement Predictors (avoid unchangeable routes or paths which offer no choice to pedestrians);
 - Visibility by Others (design for seeing and being seen);
 - Wayfinding is clear and universally accessible; and
 - Sense of Ownership (linked with responsive space management and participatory design; fits with the features of street-facing layouts, well-defined access, through routes and well-used public spaces).
- Guideline 3.7.4** Consider ‘visitability’ access for all residences. Consider additional adaptive features for ‘aging in place’ and universal accessibility.
- Guideline 3.7.5** Create universally accessible public and private spaces that consider all users such as people with disabilities, the elderly, parents with strollers, and young children.
- Guideline 3.7.6** Accommodate people of all abilities by ensuring that pedestrian routes and access points are fully accessible to people with limited mobility (including those with strollers), with a minimum clear width of 2 m (6.5 ft.).
- Guideline 3.7.7** Create spaces that are inclusive of all people by integrating seamless grade changes (wide and accessible ramps) into overall circulation routes (i.e. without use of separate ramps).

Guideline 3.7.8

Avoid the use of “stramps” or ramps with drop-offs to stairs, which are a hazard to wheelchair users and the blind and partially sighted.

Guideline 3.7.9

Ensure that pedestrian routes and access points are fully accessible to people with limited mobility or pushing wheeled devices such as strollers. Incorporate flat transition areas into the design.

Guideline 3.7.10

Integrate high contrast colours and design elements as well as legible tactile surfaces at key wayfinding points and design elements (including stairs and intersections), in order to address the needs of the blind and partially sighted.

Guideline 3.7.11

Consider the impact on all users when designing outdoor flooring and paving materials. High contrast patterns and painted designs can be disorienting to blind and partially sighted pedestrians, and pavers or paving with frequent expansion joints are uncomfortable for people using mobility devices.

Guideline 3.7.12

Include two let-downs at intersections for improved directionality and other standard designs where possible, such that streetscapes and the public realm can be “read” and understood by people who are visually impaired.

Guideline 3.7.13

Where appropriate, consider physically separated paths between different modes of travel.

Guideline 3.7.14

Avoid slip hazards by applying maintenance guidelines that incorporate best practices for surface cleaning (with regard to leaf / snow removal), or consider planting evergreen trees instead of deciduous trees in proximity to major pedestrian pathways.



Examples of usable outdoor seating

Guideline 3.7.15

Encourage seating with backrests in publicly accessible areas. A minimum seat depth of 40 cm should be provided for seats without backrests or with backrests less than 30 cm high. A minimum seat depth of 35 cm should be provided for seats with backrests at least 30 cm high.

Guideline 3.7.16

Accessible parking spaces should be located as close to the main entrances of buildings as possible.

- Guideline 3.7.16

~~Identify strategic locations for mid-block mountable curbs in order to improve site access for people using mobility devices.~~
- Guideline 3.7.17

Landscaping along the sidewalk should be strategically located so as to not restrict movements by mobility device users exiting their vehicles.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**“Development Procedures Bylaw,
2001, No. 7343”**

CONSOLIDATED FOR CONVENIENCE – JULY 22, 2024

Amendment #	Adoption Date	Subject
7760	March 27, 2006	Development Permit Areas for Streamside Protection and Enhancement
8066	April 26, 2010	Accessory Coach House Development
8136	January 24, 2011	Streamside Protection and Enhancement Development Permit Guidelines
8240	May 28, 2012	Sections 3 and 5
8348	June 9, 2014	Sections 2, 3, 4, 9, 13 and Schedule A
8408	July 13, 2015	Schedule A / Level-B Accessory Coach House
8424	June 22, 2015	Approval of Strata Conversions Less Than Three Dwelling Units
8454	December 9, 2015	Clarification of Public Meeting Requirement
8485	December 11, 2017	Schedule A Fees
8538	March 27, 2017	Schedule A Fees
8906	January 31, 2022	Schedule A Fees (effective March 1, 2022)
8916	July 11, 2022	Bill 26 Update for Minor Development Variance Permits
9038	July 22, 2024	Fees and Charges

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7343

A Bylaw to establish procedures to amend the Official Community Plan, the Zoning Bylaw, adopt a Heritage Revitalization Agreement Bylaw, or to issue permits under Part 26 of the *Local Government Act*

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. TITLE

This bylaw shall be cited as the City of North Vancouver “**Development Procedures Bylaw, 2001, No. 7343**”.

2. DEFINITIONS *[Bylaw 8348, June 9, 2014]*

“**Applicant**” means a person who is an owner of the property which is the subject of an application, or a person acting with the written consent of the owner;

“**City**” means the City of North Vancouver;

“**Minor Development Variance Permit**” means a Development Variance Permit for a variance to the “Zoning Bylaw, 1995, No. 6700” that meets the following criteria:

- (a) 10% for minimum parking space provision for vehicles and bicycles, and this reduction may be increased to 25% if the variance is required for the preservation of mature on-site trees;
- (b) Any variance related to parking design standards, such as dimensions, siting and access;
- (c) Any variance related to loading requirements, including number of required loading spaces and design standards, such as dimensions, siting and access;
- (d) One parking space in areas designated ‘R1’ and ‘R2’ in the “Official Community Plan Bylaw, 2014, No. 8400”;
- (e) Any variance related to garbage and recycling storage facilities;
- (f) 25% for building setbacks and separations, lot coverage, open site space, and permeable surfaces;
- (g) Any variance related to patios and decks;
- (h) The lesser of 10% or one storey for building height; and
- (i) Less than 10% for building envelope dimensions, such as building width and length, upper storey step-backs and angular planes;

and any variance related to the “Sign Bylaw, 1992, No. 6363”.

[Bylaw 8916, July 11, 2022]

3. SCOPE

This bylaw shall apply to:

- (a) An amendment to:
 - (i) The Official Community Plan
 - (ii) The Zoning Bylaw
 - (iii) A Land Use Contract

- (b) Issuance of:
 - (i) Development Permits; (ii) Development Variance Permits; (iii) Temporary Use Permits.

[Bylaw 8348, June 9, 2014]

- (c) The adoption of a Heritage Revitalization Agreement Bylaw.

4. APPLICANT, FEES, LEGAL FEES, AND REFUND POLICY

[Bylaw 8348, June 9, 2014]

- (a) Applications for bylaw amendments, permits, and permit extensions shall be submitted in writing to the City by the Applicant, and shall be accompanied by all information relevant to the proposed development required by the City to conduct a thorough review and analysis of the proposed development. The Applicant must apply in the form prescribed by the City and must provide the information required by the form.
 - (i) If the Director of Planning and Development is not satisfied that the information is sufficient either in scope, level of detail, accuracy or in any other respect, the Director of Planning and Development may, within 30 business days of receipt of the information submitted by the applicant, require the applicant to provide, at the applicant's expense, further information reasonably required to comply with this section;
 - (ii) Every report or other document provided to the municipality must contain an express grant of permission to the municipality to use and reproduce the information contained in the report or other document for non-commercial purposes.
- (b) All legal fees directly associated with amendments or permits covered by this bylaw shall be borne by the applicant. *[Bylaw 8454, December 9, 2015]*
- (c) Refunds of application fees shall be made on the following basis:
 - (i) If the application is rejected by the Council of the Corporation of the City of North Vancouver (Council) prior to any Public Hearing or Public Meeting process being authorized by Council, 50 percent of the application fee shall be refunded to the applicant;
 - (ii) If prior to any Public Hearing or Public Meeting process being authorized by Council the applicant withdraws the application within six months of submission, 50 percent of the application fee shall be refunded;
 - (iii) If an application is withdrawn prior to any significant work being commenced by the City, an amount up to the full application fee may be refunded to the applicant at the discretion of the Director of Planning and Development;
 - (iv) If the applicant fails within one year to respond to requests for further information in support of the application, the application shall be deemed void and in which case no refund of fee will be granted.

5. PROCESS

- ~~(a) An application under Section 3 shall be processed by the Director of Planning and Development, or their designate, who shall, other for than applications which may be approved by the Director of Planning and Development, submit a report to Council for consideration.~~
- ~~(a) An application under Section 2 shall be processed by the Director of Planning and Development, or his designate, who shall submit a report to Council for consideration other than applications which may be approved by the Director of Planning and Development.~~
- (b) The review of applications by the Council or the Director of Planning and Development may include referrals to persons or groups for such reports or advice as is deemed necessary to evaluate the application.
- (c) In the event the Director of Planning and Development rejects a Development Permit, the applicant may apply to the Council for reconsideration of the application.
[Bylaw 8454, December 9, 2015]

6. DELEGATION OF COUNCIL POWERS

- ~~(a) The Council delegates to the Director of Planning and Development the powers of the Council under s.490 of the *Local Government Act* to issue Development Permits in respect of Development Permit Areas established by the "Official Community Plan, 2014, No. 8400", provided that any bylaw variance authorized through the issuance of a Development Permit is in accordance with permissions outlined in the applicable Development Permit Area Guidelines, however:~~
 - ~~(i) The Director of Planning and Development may refer any particular Development Permit application to Council for consideration, in which case Council shall decide whether or not to issue the permit.~~
- ~~(a) The Council delegates to the Director of Planning and Development the powers of the Council under s.490 of the *Local Government Act* to issue Development Permits in respect of Development Permit Areas established by the Official Community Plan, 2014, No. 8400, provided that they do not involve a variance to the Zoning Bylaw, 1995, No.6700, including the powers of the Council to require that the applicant provide security for the purposes of s.502 of the *Local Government Act*, however:~~
 - ~~(i) The Director of Planning and Development reserves the ability to refer the Development Permit application to Council for consideration.~~
- (b) The Council delegates to the Director of Planning and Development the powers of the Council, pursuant to s.498.1 of the *Local Government Act*, to issue a Minor Development Variance Permit, subject to guidelines set out in Schedule "B".
- (c) In imposing security requirements under s.502 of the *Local Government Act*, the Director of Planning and Development may require the applicant to provide as security:

- (i) undertaking works, construction or other activities to satisfy a condition in the permit respecting landscaping; plus
- (ii) provide a letter of credit in the amount of 1% of the estimated value of all construction occurring within the scope of the permit as calculated by a quantity surveyor, to be cashed if conditions of the permit with respect to development energy usage are not met and certified as such by a recognized professional within a period of 24 months following the issuance of a certificate of occupancy and/or at the discretion of the Director of Planning and Development.
- (d) In imposing the security requirements set out in section 6(d), the Director of Planning and Development may require security to be maintained for so long as there is a reasonable possibility of contravention of a landscaping condition, the creation of an unsafe condition, and the causing of harm to the environment in connection with the development authorized by the permit.
- (e) An owner of land whose Development Permit application or Minor Development Variance Permit application is subject to this section may, at any time following application submission or within 10 business days following being notified in writing of the Director of Planning and Development's decision on their application, request Council reconsideration of their application by giving notice in writing to the Corporate Officer setting out the grounds for Council consideration, provided the owner has paid the applicable fee as set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9038, July 22, 2024]*
- (f) The Corporate Officer must notify the applicant of the date of the meeting at which the reconsideration will occur.
- (g) The Council may either confirm the decision of the Director of Planning and Development; or substitute its own decision, including the Development Permit or Minor Development Variance Permit conditions and amounts of security.
- (h) The Council delegates to the Director of Planning and Development the powers of the Council under s.242 of the *Strata Property Act* to act as the approving authority for applications to convert previously occupied buildings with fewer than three units to strata title.

[Bylaw 8916, July 11, 2022]

7. AMENDMENTS TO OFFICIAL COMMUNITY PLAN, ZONING BYLAW OR LAND USE CONTRACTS AND ADOPTION OF HERITAGE REVITALIZATION AGREEMENT BYLAWS

Council shall, following receipt of a staff report with respect to an application to amend the Official Community Plan, the Zoning Bylaw, or a Land Use Contract, or adopt a Heritage Revitalization Agreement Bylaw: *[Bylaw 8454, December 9, 2015]*

- (a) Proceed with the consideration of the bylaw or bylaws as set forth in Part 26 or 27 of the *Local Government Act*;
- (b) Withhold consideration of the bylaw or bylaws pending further input from the

applicant or City staff;

- (c) Reject the application.

8. DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS

[Bylaw 8454, December 9, 2015]

Following receipt of a staff report with respect to a Development Permit or a Development Variance Permit application, Council may, at its discretion, hold a Public Meeting to provide an enhanced opportunity for public input. In the event that a development application involves a zoning amendment and a Development Permit / Development Variance Permit, the requirement for a Public Meeting shall be waived in lieu of the Public Hearing for the Zoning Amendment Bylaw.

Upon receipt of a staff report with respect to the Development Permit or a Development Variance Permit, Council shall:

- (a) Issue the permit; or
- (b) Withhold the permit pending resolution of issues raised by Council, staff or the public; or
- (c) Reject the permit application.

9. TEMPORARY USE PERMITS *[Bylaw 8348, June 9, 2014]*

Council may, following receipt of a staff report with respect to a Temporary Use Permit Application, hold a Public Meeting, and shall: *[Bylaw 8454, December 9, 2015]*

- (a) Upon compliance with the requirements of the *Local Government Act*, issue the permit with or without conditions and undertakings; or
- (b) Withhold the permit pending resolution of issues raised by Council, staff, or the public; or
- (c) Reject the permit application.

10. POSTING OF A SIGN

A sign may be required to be posted at the development site for public information prior to a Public Hearing, Public Meeting or public information meeting. Failure to post the sign may result in a delay in the process. *[Bylaw 8454, December 9, 2015]*

11. REFUSAL

Where an application under Section 2 has been rejected by Council, the City Clerk shall notify the applicant in writing within fifteen (15) days of the date of Council's rejection.

12. RE-APPLICATION

Where an application under Section 2 has been rejected by Council, no re-application for the same amendment shall be considered within one year from the date of Council's rejection.

13. EFFECT OF THIS BYLAW

Nothing in this bylaw shall be construed as:

- (a) Preventing Council from initiating an application to amend any plan, bylaw or land use contract or issuing to itself any permit;
- (b) Affecting the referral of any plan, bylaw, amendment or permit to any Council Committee, Commission or Panel; *[Bylaw 8348, June 9, 2014]*
- (c) Preventing the Council from tabling or otherwise dealing with any application in the manner it deems appropriate;
- (d) Compelling the Council to consider an application provided for in this bylaw.

14. SEVERABILITY

If any portion of this bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the portion that is invalid shall not affect the validity of the remainder of this bylaw.

15. REPEAL

"Development Procedures Bylaw, 1998, No. 7000" is hereby repealed.

READ a first time by the Council on the 23rd day of July, 2001.

READ a second time by the Council on the 23rd day of July, 2001.

READ a third time and passed by the Council on the 23rd day of July, 2001.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 30th day of July, 2001.

"Barbara A. Sharp"

MAYOR

"Bruce A. Hawkshaw"

CITY CLERK

SCHEDULE "A" – DELETED *[Bylaw 9038, July 22, 2024]*

SCHEDULE "B"

MINOR DEVELOPMENT VARIANCE PERMIT CONSIDERATION GUIDELINES

The following guidelines must be considered in the evaluation of Minor Development Variance Permit applications:

1. The proposed variance should be consistent with the goals, objectives and policies within the Official Community Plan and any other relevant policy documents including, but not limited to, the City's housing policies, Mobility Strategy, Well-being Strategy, Climate and Environment Strategy, and Economic Strategy.
2. The proposed variance should be supported by a sound justification based on one or more of the following:
 - (a) an inability to reasonably develop a site in an efficient and effective manner while complying with bylaw requirements;
 - (b) a benefit to the community or surrounding properties as a result of a preferable form of development or outcome that is enabled through the proposed variance.
3. The proposed variance should not result in an unacceptable negative impact on neighbouring properties and should fully consider mitigation measures to reduce any identified negative impacts.
4. The proposed variance should not impose any costs on the municipality.
5. The proposed variance should not defeat the explicit or implicit intent of the bylaw requirement being varied.
6. The proposed variance should not result in any safety issues.

Assessment by Categories

In addition to the general guidelines above, the Director of Planning and Development shall consider the following specific guidelines for each type of variance outlined below:

1. Sign Bylaw Variances:

- the variance request respecting size, number and placement of signs does not result in a significant increase in the total number or size of on-site signage and is in keeping with the aesthetic and character of the buildings and surrounding area; and
- the effect of the variance does not result in safety concerns or adverse impact to neighbouring properties, such as light pollution.

2. Parking Variances:

- the reduction is not expected to have undue impact on the on-street parking in the area;
- if there is a reasonable alternative to the minimum parking standard, particularly taking the intended uses of the building into consideration. These alternatives may include bicycle parking, personalized mobility aids parking, public transit passes or other measures as the Director of Planning & Development may deem appropriate;
- in the case of a parking variance for the protection of mature on-site trees, the parking variance is a direct result of the reduction of parking stalls to ensure adequate soil volume for the long term health of said trees; and
- any variance to the parking design, location would not result in any safety concerns or operational issues.

3. Garbage and Recycling Storage Facility Variances:

- consultation with the facility operator, as well as consultation with City Engineer, is required to ensure changes are operationally feasible; and
- noise impacts should be considered and the variance should not result in an increase in disruptive intermittent noise.

4. Building Siting Variances:

- that the variance to building siting requirements does not decrease the liveability of residential units and that there is a demonstration that the variance request does not result in undue impact on access to light and privacy.

5. Patio and Deck Variances:

- variance not to create undue privacy impact on adjoining neighbours; and
- variance does not result in a significant increase of site coverage or impermeable surface on the lot.

6. Building Envelope Variances:

- variance to the building envelope or height be accompanied by supporting information clearly illustrating shadow and view impacts in a format acceptable to the Director of Planning & Development;
- variance to building envelope and height be assessed for compatibility with adjacent land uses (both existing and as proposed in the OCP);
- variance does not result in significant incremental shadow impacts, particularly where such an impact is to a sensitive public site, such as a park or greenspace; and
- variance does not result in significant public view impacts as seen from the street or public spaces.

[Bylaw 8916, July 11, 2022]



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

“Tree Bylaw, 2022, No. 8888”

CONSOLIDATED FOR CONVENIENCE – JULY 22, 2024

Amendment #	Adoption Date	Subject
9049	July 22, 2024	Fees and Charges

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8888

A Bylaw to establish “Tree Bylaw, 2022, No. 8888”

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 “**Tree Bylaw, 2022, No. 8888**”.
2. Application
 - A. This Bylaw applies to trees on land throughout the City, but does not apply to a tree if the entire trunk of the tree is on a highway, or is on land zoned GO (Ground Oriented Zone), RS-1, RS-2, RS-4B, RT-1 or RT-2, or in a CD zone for which the permitted uses are based on any of the aforementioned zones.
 - B. This Bylaw only applies to trees having a DBH of 20 centimetres or more.
 - C. This Bylaw does not apply to trees on property if the City issues a building permit authorizing redevelopment of the property and either:
 - (1) A complete application for the building permit was submitted, with fees paid, before the date this Bylaw is adopted; or
 - (2) A complete zoning amendment or development permit application for the redevelopment was submitted, with fees paid, before the date this Bylaw is adopted and a complete application for the building permit is submitted, with fees paid, within 12 months of the date this bylaw is adopted,except that in either case, if the building permit expires or is cancelled or revoked, or when the construction authorized by the building permit is complete, then this Bylaw will apply to the property.

3. Definitions

In this Bylaw:

“Certified Arborist” means a trained arborist who has been certified and is in good standing with the International Society of Arboriculture (ISA).

“Certified Tree Risk Assessor” means a Certified Arborist with additional current training and certification in tree risk assessment determined by Worksafe BC.

“Critical Root Zone” is the area of soil immediately adjacent to the trunk where roots essential for tree health and stability are located (6 x DBH in cm), providing a radial zone extending from the tree.

“DBH” means diameter at breast height, measured 1.4 m above the highest immediately adjacent natural ground level.

“Director” means the City’s Director of Planning and Development, or any person acting in that person’s capacity or at that person’s direction.

“Hazardous Tree” means a tree which, due to structural defects or disease is likely to cause infrastructure damage or personal injury; identified in writing by a “Certified Tree Risk Assessor” as having defects sufficient to significantly increase the likelihood that all or part of the tree will fail.

“Owner” means the registered owner of land or, in the case of land that is shown as common property on a strata plan, the strata corporation.

“Permitted Building Envelope” means any part of a parcel that, under the City’s zoning bylaw, may be occupied by buildings or structures.

“Shared Tree” means a tree whose trunk is straddling the boundary between a parcel, and any other land that is not part of the parcel.

“Supportive Guidelines” means the most current version of the Tree Care Industry Association’s ANSI A300 standards.

“tree” means a woody perennial plant having one or more stems, with at least one stem having a diameter of 10 centimeters or more, measured at 1.3 metres above the natural grade on the uphill side of the tree, and includes the Critical Root Zone.

4. Prohibition and Exemption

A. Except as specifically authorized by a permit issued under this Bylaw, or by a development permit issued by the City, no person shall:

- (1) Cut, remove or damage a tree, or any part of a tree;
- (2) Cause or allow a tree or any part of a tree to be cut, removed or damaged;
- (3) Take, cause or allow any other action likely to compromise the health or structural integrity of a tree.

B. Section 4.A does not apply:

- (1) To the pruning of a tree, carried out in accordance with sound arboricultural practice and the American National Standards Institute (ANSI) A300 and the latest edition of the companion publication “Best Management Practices – Tree Pruning”, published by the International Society of Arboriculture;
- (2) To the cutting or removal of tree that, due to natural causes only, presents an imminent danger to persons or property, in which case the Owner may cut the

tree, but shall report the cutting to the Director within the next business day along with at least one photograph of the tree prior to such cutting, and shall not remove the tree until authorized to do so by the Director;

- (3) To the cutting or removal of a tree that has been specifically authorized following an application made under the City's "Tree Policy for the Management of Trees on City Property", or any other policy addressing the same subject matter and adopted for the same purpose.
- C. Trees cut under the authority of section 4.B(2) must be replaced, with security provided, as if the tree was cut pursuant to a permit under this Bylaw.

5. Application for Tree Cutting or Removal Permit

- A. An Owner, or a person acting on behalf of the Owner with written authorization of the Owner, may apply to the Director for a permit to cut or remove a tree by paying the non-refundable application fee set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" and providing all of the following information: *[Bylaw 9049, July 22, 2024]*
 - (1) The civic address and legal description of the parcel where the tree or trees are located;
 - (2) A site plan or survey showing:
 - (a) Parcel lines and easements or rights of way;
 - (b) The location of all existing trees, including Shared Trees, on the parcel;
 - (c) Buildings and structures;
 - (d) Hard surface landscaping or pathways;
 - (e) Underground and above ground utilities and infrastructure;
 - (3) Statement of purpose and intent for tree removal, method of removal, and proposed dates for removal, excavation, and replacement;
 - (4) If the application is to cut or remove a Shared Tree, written consent from every Owner of property on which any part of the trunk of the tree is located;
 - (5) An arborist report prepared by a Certified Arborist that includes photographs of all trees on the site specifies:
 - (a) The location, size, and health of trees to be cut or removed,
 - (b) Health of trees in proximity to trees being cut or removed;

- (c) The extent of disturbed soil, on private and public land;
- (6) A tree protection plan showing the location of all trees on the land that are not proposed for cutting or removal, their tree protection zones, recommended protection measures, the location of tree protection fencing, any specifying any further requirements to ensure compliance with the Supportive Guidelines;
- (7) A tree replacement plan specifying:
 - (a) The location, species, caliper, and clearance of all replacement trees, to be planted, and distance to any nearby buildings or structures; (b) Accessible soil volume;
 - (c) An irrigation plan for all replacement trees;
- (8) The name of any company or individual who will do any work to be authorized by the permit, and proof that such company or individual is properly qualified and insured;
- (9) Any further information the Director reasonably requires to decide whether or not to issue the permit, and what conditions, if any to include in the permit.
- B. The City may retain an independent arborist to review information submitted as part of a permit application, and the original reports/plans are determined to be incomplete or inaccurate, the costs of an independent arborist's report under this section will be paid by the applicant prior to issuance of tree removal permit.

6. Tree Removal Permits

- A. If a tree is located on a parcel that is the subject of an active building permit application, the Director may only issue a permit authorizing the cutting or removal of the tree if it is:
 - (1) Located within the Permitted Building Envelope;
 - (2) Located such that the retention of the tree would, in the opinion of the Director having regard to site planning, architecture, engineering, cost of construction or other matters the Director considers relevant, place unreasonable constraints on development of the parcel to its permitted density, in accordance with any approved site plans;
 - (3) Within an area required to provide access during the construction of a proposed building or structure, and for this purpose the Director must rely on the determination of the City's Chief Building Official;
 - (4) Dead, dying, or hazardous, as confirmed in writing by a Certified Arborist;

- (5) Directly interfering with utility wires, and not amenable to pruning to address the interference without compromising the health of the tree, as confirmed in writing by a Certified arborist; or,
 - (6) Directly blocking or interfering with sewer or drainage systems, as certified by an accredited plumber or civil engineer.
- B. Before issuing a permit under section 6.A(1), (2) or (3), the Director must consider whether the proposed cutting or removal could be avoided by the issue of a development variance permit under s. 498 of the *Local Government Act*.
- C. If a tree is located on a parcel that is not the subject of an active development permit or building permit application the Director may only issue a permit for the cutting or removal of the tree if it is:
 - (1) Dead, dying, or hazardous, as confirmed in writing by a Certified Arborist;
 - (2) Directly interfering with utility wires, and not amenable to pruning to address the interference without compromising the health of the tree, as confirmed in writing by a Certified Arborist; or,
 - (3) Directly blocking or interfering with sewer or drainage systems, as certified by an accredited plumber or civil engineer.

7. Tree Replacement and Compensation

- A. Every person who cuts or removes a tree pursuant to a permit issued under this Bylaw shall within 6 months following the issuance of the permit or within such other time as may be specified by the Director, plant replacement trees on the same parcel as the parcel from which the trees are being cut or removed, as follows (and every such tree is, for the purpose of this Bylaw, a “replacement tree”):
 - (1) 1 replacement tree for each dead, dying, or Hazardous Tree that is cut or removed;
 - (2) 3 replacement trees for each tree other than a dead, dying or Hazardous Tree that is cut or removed;
 - (3) Additional replacement trees if the applicant is seeking a reduction in the ecological compensation fee under section 7.G below.
- B. Except as may be required or authorized by the Director, having regard to the size, health and species of the tree being replaced, or based on the recommendations of a Certified Arborist, at least one replacement tree must be a conifer, and the caliper for a replacement tree must be at least 5 cm.
- C. Replacement trees shall be planted under the direction and supervision of a Certified Arborist or landscape architect retained by the applicant, and in accordance with the Supportive Guidelines.

- D. If, in the opinion of a Certified Arborist, the parcel from which trees are being cut or removed cannot accommodate some or all of the required replacement trees, the applicant shall pay cash-in-lieu to the City in the amount set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”. *[Bylaw 9049, July 22, 2024]*
- E. The permit holder shall maintain replacement trees for two years from the date of planting, or such longer period as the Director may order having regard to the species and size of the tree and the location where it is to be planted (the “maintenance period”), but in no case shall the maintenance period for a replacement tree be longer than 4 years.
- F. If a replacement tree does not survive the maintenance period the permit holder shall, as soon as possible, replace the tree with another replacement tree approved by the Director in the same manner as a replacement tree under s. 7.A., and subject to a further maintenance period in accordance with s. 7.E.
- G. The Director must not issue a permit under 6. A. (1), (2), or (3) unless the applicant first pays to the City the ecological compensation fee, as set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, for every tree to be cut or removed pursuant to the permit, except that the ecological compensation fee shall be reduced by \$750 for each additional replacement tree the applicant agrees to plant. *[Bylaw 9049, July 22, 2024]*

8. Permit Conditions

- A. The Director must not issue a permit unless the applicant:
 - (1) Posts security for every replacement tree to be planted, in the amount set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, with the security to be returned to the person who provided it only if, at the end of the maintenance period, the Director is satisfied the tree(s) is healthy, and otherwise the security shall be forfeited to the City; and,
 - (2) Pays to the City the inspection fee set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000”, to cover the City’s costs of carrying out inspections to determine whether replacement trees have survived the maintenance period.
[Bylaw 9049, July 22, 2024]
- B. The Director may make permits subject to such other conditions as the Director deems advisable to protect other trees, vegetation, soils, watercourses, habitat, or municipal works, or for the health, safety or convenience of neighbours or other members of the community, including any of the following conditions:
 - (1) Conditions to minimize disturbance of or damage to bird nests;
 - (2) Each tree to be cut or removed shall be clearly identified with a mark of highly visible paint;

- (3) Public notice of a permit posted on the parcel at least 2 days before trees are to be removed;
- (4) A tree protection barrier around the Critical Root Zone of all retained trees identified in the tree protection plan;
- (5) Tree parts and wood waste shall be properly disposed of by chipping or removal from the site;
- (6) All watercourses, waterworks, ditches, drains, sewers, or other established drainage facilities shall be kept free of all wood waste arising from or caused by tree cutting or removal activities.

9. Right to Reconsideration by Council

- A. A person dissatisfied with the Director's decision to refuse a permit, or include a condition in a permit, may appeal the decision to council by delivering written notice to the City Clerk within 14 calendar days of the decision, with the notice to include a brief explanation of the basis for the appeal, and any further information the Clerk considers necessary to assist council in making a decision on the appeal.
- B. The Clerk will:
 - (1) Provide Council with copies of any notice delivered under s. 19, together with copies of the original tree removal permit application and the Director's reasons, if any were provided to the applicant, for the refusal or condition that is the subject of the appeal; and,
 - (2) Place the matter on an agenda for Council's consideration as soon as is reasonably possible.

10. Enforcement and Penalties for Contravention

- A. Every person who violates a provision of this Bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw, and is guilty of a separate offence each day that a violation continues to exist.
- B. Every person who commits an offence is liable on summary conviction to a fine to imprisonment, or to both a fine and imprisonment, to a maximum of \$50,000 in fines or 6 months incarceration as authorized by the Community Charter.
- C. If a person cuts, removes or damages or causes or allows a tree to be cut, removed or damaged other than as authorized by this Bylaw or a permit issued under this Bylaw,

the Director or a Bylaw enforcement officer may impose, in writing, a requirement that the person do one or both of the following, by a specified date:

- (1) Pay a fee equal to 250% of the Ecological Compensation Fee as set out in Schedule F of the “Fees and Charges Bylaw, 2024, No. 9000” for every tree that has been cut, removed or damaged; *[Bylaw 9049, July 22, 2024]*
 - (2) Plant replacement trees that would be required under section 7, plus at least two additional replacement trees, with the type, caliper and location of the replacement trees, and any other requirements in respect of the replacement trees, to be determined either by the Director or, at the Director’s discretion, by a Certified Arborist hired at the expense of the person who is subject to the requirement.
- D. If a person fails to plant trees in accordance with a requirement imposed under section 7, the City may, by its employees or others, at least 7 days after giving a further written notice of the requirement imposed under section 7, enter on land and fulfill the requirement at the expense of the Owner, and the City may recover its costs as special fees, including in the same manner as property taxes, under Division 14 of Part 7 of the *Community Charter*.

READ a first time on the 28th day of February, 2022.

READ a second time on the 28th day of February, 2022.

READ a third time on the 28th day of February, 2022.

RESCINDED third reading on the 7th day of March, 2022.

READ a third time, as amended, on the 7th day of March, 2022.

ADOPTED on the 28th day of March, 2022.

“Linda C. Buchanan”

MAYOR

“Karla D. Graham”

CORPORATE OFFICER

SCHEDULE A

Deleted – *[Bylaw 9049, July 22, 2024]*

An aerial photograph of a city, likely Vancouver, showing a dense urban area with numerous buildings and streets. In the background, there are large, rugged mountains under a clear sky. The lighting suggests it might be early morning or late afternoon, with a warm glow on the mountains.

Provincial Legislation Alignment **Land Use Bylaw Amendments**

Presented November 17, 2025

Planning, Development & Real Estate

Agenda

- Context
- Proposed Bylaw Changes
 - o Strategy #1: Low Rise Neighbourhoods
 - o Strategy #2: City-Owned Lands
 - o Other Changes
- Next Steps

New Provincial Legislation

Aimed at increasing and accelerating housing supply



Accommodate 20-year housing needs in bylaws



Transit-Oriented Area



Small-Scale Multi-Unit Housing



New development financing rules

2024

2025

2026

2024-2025 **ALIGN**

CAPACITY COMPLIANCE
Dec 31

2026-2030 **REFINE**

JAN FEB MAR APR MAY JUN JULY AUG SEP OCT NOV DEC

DIRECT MAILOUT

SSMUH COUNCIL
REPORT
Apr 14

SSMUH ZB
ADOPTION
Notice of PPH
May 28
1st-Adoption June 9

DIRECT MAILOUT

GROWTH SCENARIOS
with minimum SSMUH

COUNCIL
WORKSHOP
Jan 20

COMPLETE
COMMUNITIES
Feb

COUNCIL
MEETING
Mar 31

SERVICING STUDIES
Sep 2024 to Feb 2025

ACCS, DCCS & INCLUSIONARY
ZONING (IZ) REPORT

DRAFT PLANS

OPTIONS &
DIRECTIONS
REPORT
Jun 16

POP-UPS &
COMMITTEES
Jun - Jul

OCP & ZONING BYLAW
INTRODUCTION REPORT
Oct 6

BYLAW AMENDMENTS

REFERRALS
OCP, ZONING BYLAW &
DP GUIDELINES STATUTORY
PROCESS
Public Hearing
Bylaw Readings

OCP & ZB ADOPTION
Dec 8

- Prepare 2028 Housing Needs Report
- Update land use bylaws per 20-yr housing need
- Prepare Development Permit Guidelines
- Incorporate City strategies into policy
- Refine implementation

LEGEND

- COUNCIL WORKSHOP
- COUNCIL MEETING
- COMMITTEE & PUBLIC ENGAGEMENT
- OTHER RELATED INITIATIVES

How Did We Engage?

- Promotion through digital and print media, City-wide postcard, social media, and CityView Newsletter
- Multiple engagement opportunities:
 - Survey: **370 responses**
 - Six Pop-Ups: **224 participants**
 - Community Workshop: **27 participants**
 - Town Hall Meeting: **52 participants**
 - Builder and Designer Workshops
 - Youth “Studio in the City” Workshop
 - One on one meetings



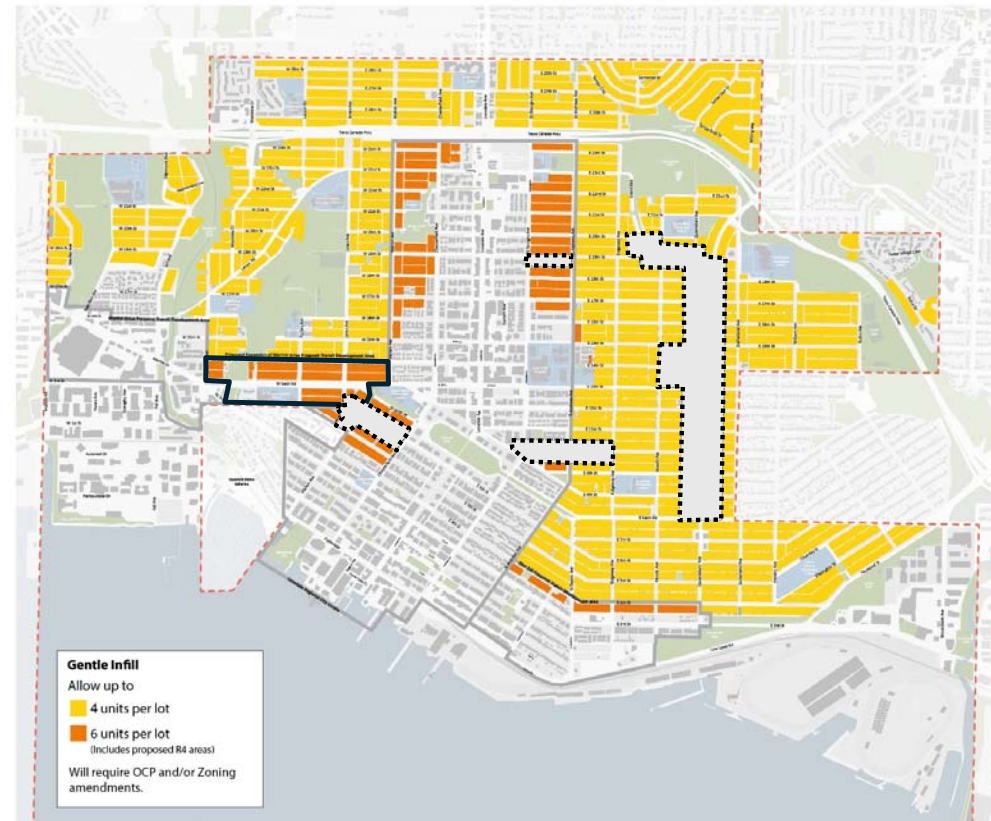
Two Strategies to Meet Housing Capacity:

1. Increase Housing Options in **Low Density Areas**
2. Increase Housing Capacity on **City Lands**



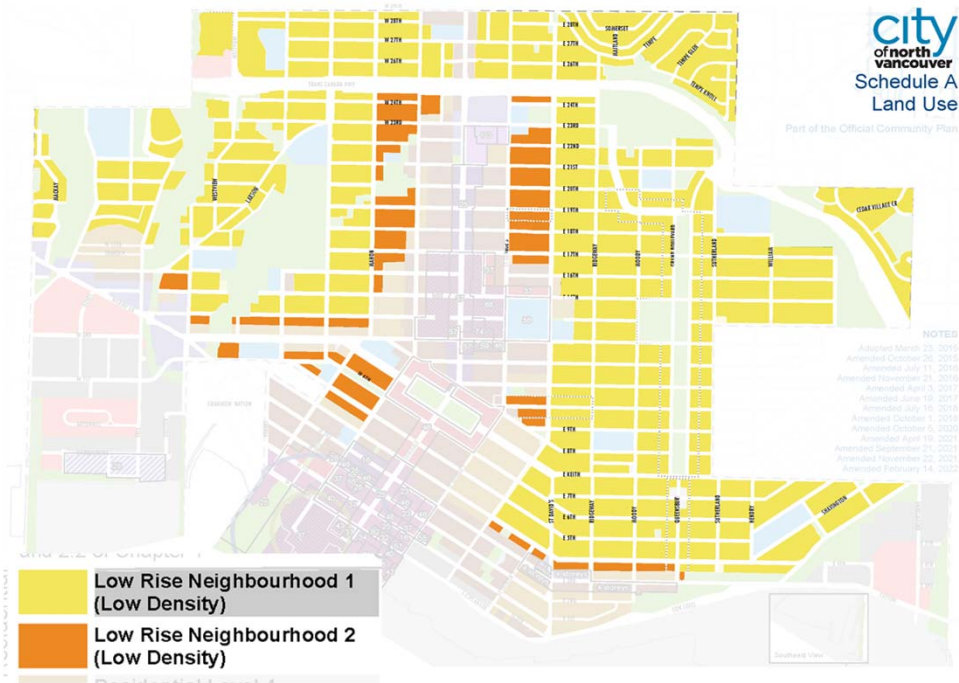
Strategy #1: Low Density Areas

- Ground Oriented Zone:
 -  Up to **4 units** per lot
 -  Up to **6 units** per lot
 - **Development Permit Guidelines** to require features for livability and neighbourhood character
-  Expand the Marine Drive **Frequent Transit Development Area**
-  Engage with **heritage** neighbourhoods

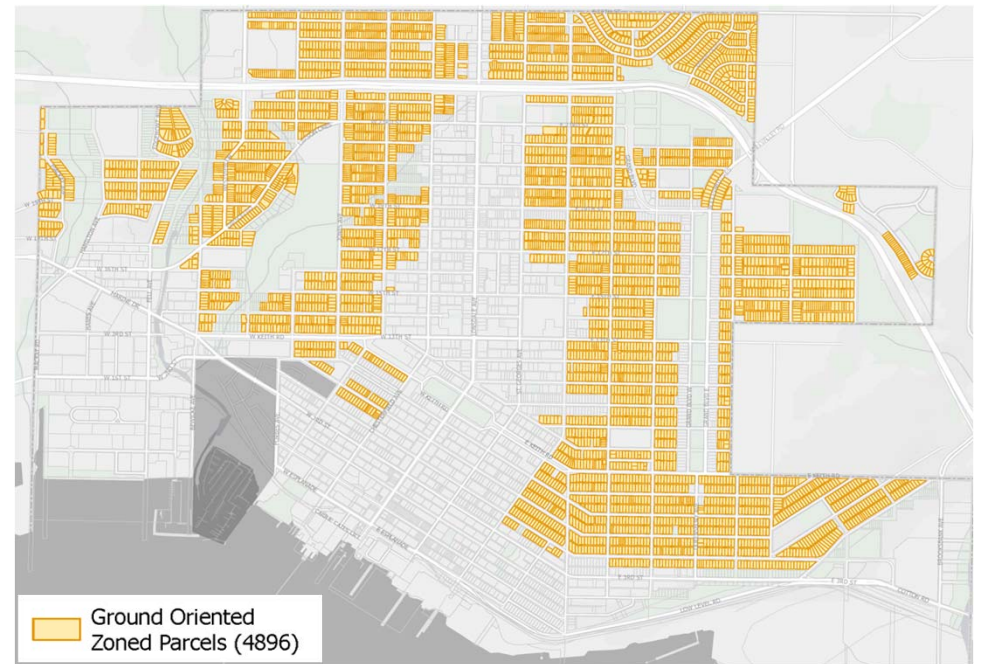


Strategy #1: Low Density Areas

OCP Amendment: Affected Area



Zoning Bylaw Amendment: Affected Area



Strategy #1: Low Density Areas – What We Heard

- Importance of outdoor space
- Quality landscaping & trees
- Appropriate amount of parking
- Variation in building design
- Maintaining neighbourhood character
- Managing bulky buildings



How Engagement Feedback Was Used

To revise the proposed bylaws, specifically:

- Reducing maximum building heights and changing the method for calculating building height
- Using Development Permit Guidelines to encourage peaked roofs, friendly building entrances, quality outdoor spaces, and attractive landscaping
- Increasing the proposed density along West Keith Road to a townhouse-level density
- Reducing the amount of on-site parking in the Low Density Housing Areas

Strategy #2: City Lands

Why City Lands?

- Allows the City to control when and how we move forward with development.
- The City has the ability to diversify the housing types included in future development projects on these lands.
- Provides revenue for the City to fund other City services and projects.



For **3 of the 5 properties**, the proposed heights and densities are already in our existing OCP.

We only need to adjust our Zoning Bylaw to match.

Strategy #2: City Lands

Update Zoning only:

- City Hall Lands
- Fire Hall Lands
- East First Lands

Update OCP and Zoning:

- **Harry Jerome Neighbourhood Lands:** increase height by 5 storeys on two buildings and create site-specific OCP designation
- **Alder Street Lands:** New 6-storey Mid Rise Zone



Strategy #2: City Lands – What We Heard

- Opportunity for more diverse housing
- Preserve community character
- Improve public spaces & expand amenities
- Support access to transit & active transportation
- Impact of growth on infrastructure & transportation demand



Transit-Oriented Areas (TOAs)

- Province established Transit Oriented Areas requirements
- City adopted Transit Oriented Area Designation Bylaw in June 2024
- Proposed Official Community Plan land use designation map updates to align with Provincial legislation and City Bylaw

Townhouses & Rowhouses

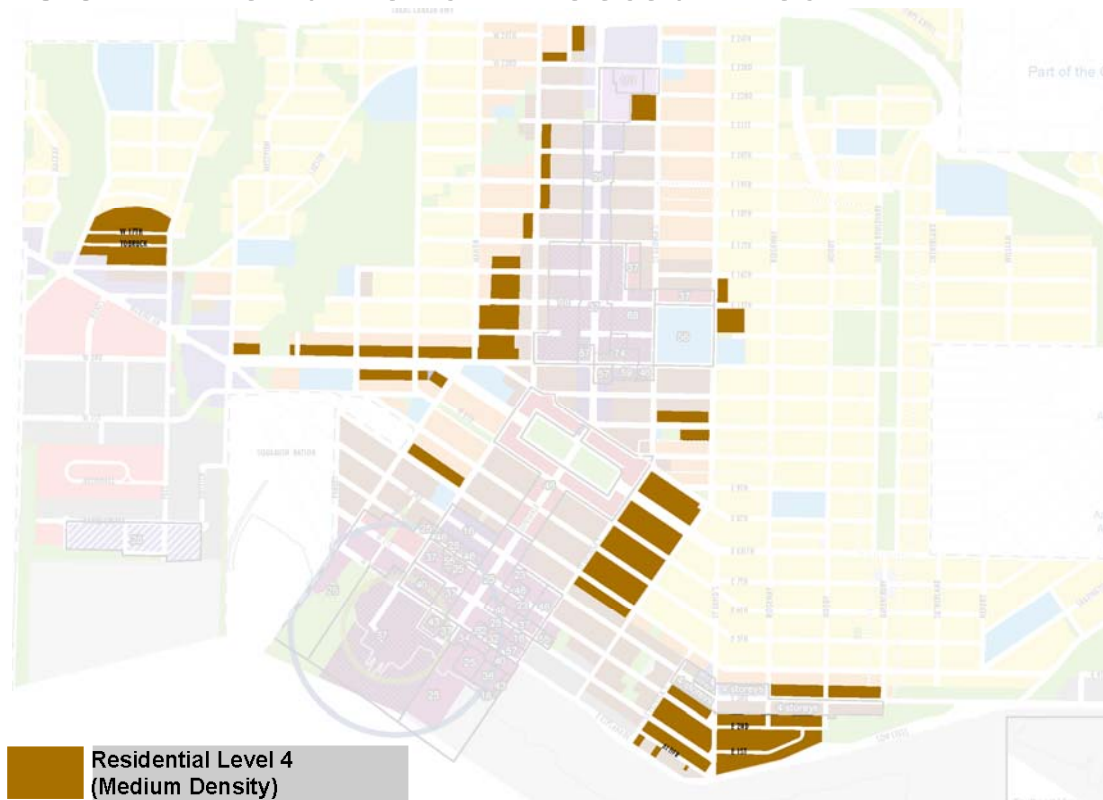
OCP Land Use Designations:

- Combine Residential Level 4A & 4B into one new Residential Level 4 (R4) designation
- Complete the Duplex Special Study
- Apply R4 on West Keith Road

Intent:

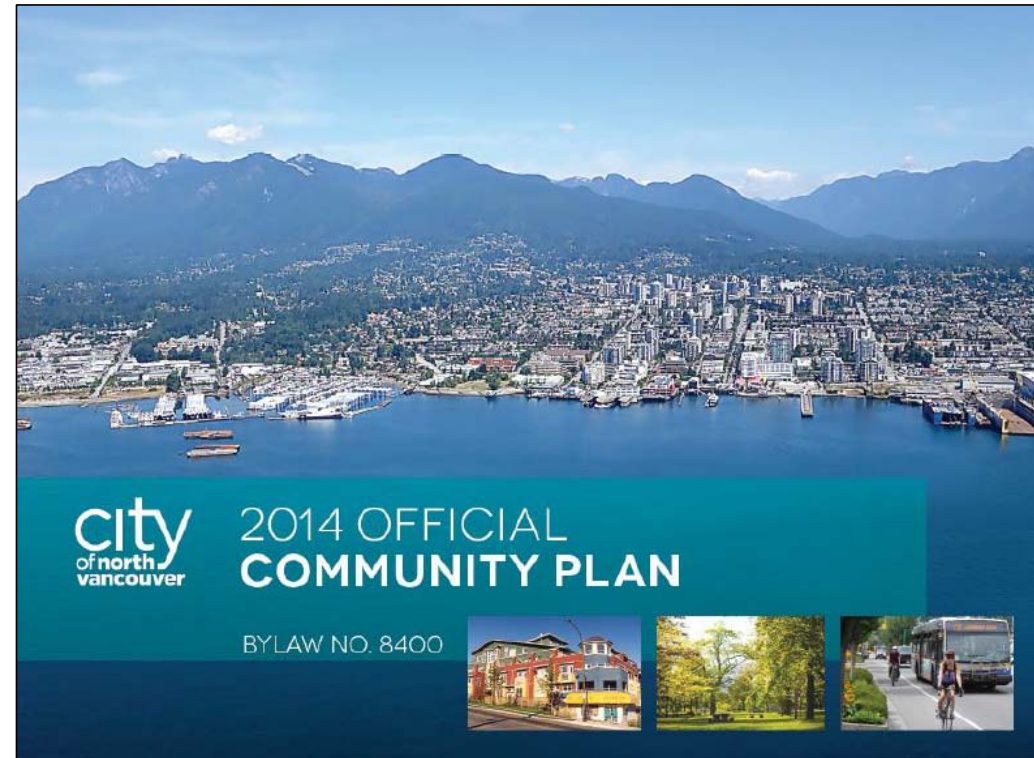
- Encourage more diverse housing forms
- Streamline development application reviews
- Enable density that supports family-sized townhouses (3-4 bedrooms)

OCP Amendment: Affected Area



Housekeeping Changes

- Update numbering & references to *Local Government Act*
- Update Public Hearing requirements per Provincial legislation
- General text, language & definition updates to reflect Provincial changes



Summary of Bylaw Changes

Amendments to Support 20-Year Housing Needs

Proposed Changes to OCP		Proposed Changes to Other Bylaws
Strategy 1: Low Rise Neighbourhoods	• New Land Use Designations • New Development Permit Area • Expansion of Marine Drive Frequent Transit Development Area • Creation of Heritage Special Study Areas	• New Ground Oriented Zone • New Development Permit Guidelines • Development Procedures Bylaw and Tree Bylaw amendments
Strategy 2: City-Owned Lands	OCP Amendments for two City Lands: • Alder St. Lands • Harry Jerome Neighbourhood Lands	• Site-Specific Zoning Bylaw amendments for all five sites

Summary of Bylaw Changes

Other City-Initiated OCP Amendments

Proposed Changes to OCP	
Transit Oriented Area	• Change density and height to align with Provincial TOA legislation and City bylaw
Townhouses and Rowhouses	• Combine R4A & R4B land use designations into a new R4 land use designation • Complete the Duplex Special Study • Apply the R4 designation on West Keith Road
Housekeeping	• Update references to LGA • Align Public Hearing Requirements with LGA

Next Steps



Capacity Analysis

- OCP and Zoning Capacity Study
- March 31, 2025: Council



Draft Plans

- June 16, 2025: Council Report on Zoning Options and Directions
- June – July 2025: Communications & Engagement
- Prepare Bylaw Amendments



Bylaw Amendments

- October 6: Introduction of OCP and Zoning Bylaw Amendments
- October - November: Referrals & Statutory processes

Consideration

- November 17: OCP Public Hearing
- November 17: Zoning Bylaw Public Hearing
- December 8: Consideration for Adoption



Thank you.

October 17, 2025



Attention

**Mayor Buchanan and esteemed Council
City of North Vancouver**

My name is Paul Berrettoni and reside in the city of North Vancouver at 602 B Forbes Ave.

I wholly support the Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114 and Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137.

I am long time resident, business operator, and property owner of 602 & 608 Forbes Ave in the City Of North Vancouver.

The current strategies recommended by the City of North Vancouver Planning department relating to provincial legislation requirements, in my opinion, are beneficial for current and future residents in the city.

I am available for further contact, in person or via electronic means.

Yours Truly;

Paul Berrettoni

602 Forbes Ave
North Vancouver B C
V7M 2X8

A handwritten signature in black ink, appearing to read "Paul Berrettoni", written over the printed address.

Subject: Public Hearing Input – OCP & Zoning Amendment Bylaws (November 17, 2025)

From: LAURA VAN DER PAS

Sent: November-12-25 1:40 PM

To: Submissions <input@cnv.org>

Subject: Public Hearing Input – OCP & Zoning Amendment Bylaws (November 17, 2025)

Corporate officer

To Mayor and Council, City of North Vancouver:

Thank you for the opportunity to provide comments on the proposed OCP and zoning amendments. I understand these updates are required to meet Provincial planning requirements, and I appreciate the City's careful approach to managing growth.

My husband and I have been longtime residents (on and off) of Lower Lonsdale for over 30 years. We were among the first homeowners at the Pinnacle Residences when the area was still known as Lot Five — then a gravel lot with open waterfront views, long before Shipbuilders Square took shape. I now live at the Promenade, and I have seen the waterfront evolve into the lively, welcoming public district it is today.

As redevelopment is considered in the Lonsdale Quay area, including the ICBC site, I encourage the City to continue applying the design principles that have contributed to the success of the waterfront district:

- Appropriate height transitions toward the shoreline
- Sunlight and openness for public spaces
- Protection of key public view corridors to the harbour and mountains
- Active, pedestrian-oriented ground-level uses

I support thoughtful growth that maintains a vibrant and inviting public waterfront.

Thank you for your consideration.

Sincerely,
Laura (Laurie) van der Pas
The Promenade
118 Carrie Cates Court
North Vancouver, BC

Subject: Submission for Nov 17 Public Hearing
Attachments: CNV Public Hearing 20251117 - ARobertson.pdf

From: Andrew Robertson
Sent: November-12-25 8:59 PM
To: Submissions <input@cnv.org>
Subject: Submission for Nov 17 Public Hearing

Dear CNV Corporate Officer,

Please find attached a written submission for the November 17th, 2025 Public Hearing on OCP and zoning amendments to meet 20-year housing need.

If possible could you kindly confirm receipt and that this document will be included

Kind regards,

Andrew

Andrew Robertson, PhD, MCCPM
16th Street East, North Vancouver BC, V7L 2T6

City of North Vancouver Public Hearing Submission – Nov 17th, 2025

OCF and Zoning Amendments to Meet 20-Year Housing Need

Summary

CNV's proposed OCP and zoning changes to ground-oriented neighbourhoods are an exciting first step toward improving how growth is planned in our community¹. The approach allows established neighbourhoods to grow and change through strata multiplex housing, increasing the variety of housing choices and price points available to residents. The plan also redirects growth towards more affordable, more climate friendly construction methods and the building of much-needed family-sized homes for middle-income workers.

However, the scale of allowed change is incredibly small compared to the severity of our housing shortage and details of the plan contain significant issues that will completely undermine any potential for multiplex housing to meet CNV's housing target or our community's needs. Without changes, this plan will allow multiplexes and increased housing choices on paper alone and fail to provide liveable housing for CNV's future families.

This submission outlines both exciting and concerning aspects of the growth plan, and includes recommendations for improvement.

Positive Elements

1. Allows existing neighbourhoods to grow and change
2. Brings strata housing to all neighbourhoods
3. Increases the variety of housing choices
4. Growth focuses on more affordable and climate-friendly construction methods
5. Supports an overdue focus on family-sized homes
6. Removes requirements to subdivide to achieve full allowable density

Key Concerns

1. Density on paper, but not in practice
2. Liveability focused solely on neighbourhood aesthetics
3. Zoning still favours single-family homes
4. Plan will not support multi-generational housing
5. Excludes neighbourhoods closest to parks and transportation
6. Entirely market-driven housing supply
7. City-owned land strategy should complement, not limit, market housing delivery
8. Misalignment with provincial standards

Recommendations

1. Actually increase the number of allowed homes per area
2. Bring housing options to all neighbourhoods
3. Further expand housing type and size choices
4. Support owner-occupant developers and multi-generational housing
5. Eliminate FSR limits for multiplexes to encourage their construction
6. Re-legalise larger buildings
7. Replace parking requirements with transportation and affordability choices

Positive Elements

1. Allows existing neighbourhoods to grow and change

For decades, 70% of CNV's residential land has been prevented from evolving alongside changes in our community's population and demographics². This has pushed most new housing into a few high-rise corridors, making it hard for families, seniors, and young people to stay in their neighbourhoods. Allowing gentle density across all areas will help CNV grow in a more balanced and inclusive way.

2. Brings strata housing to all neighbourhoods

Currently, most single-family properties in CNV are zoned to allow up to three dwellings. However, these dwellings must be purchased together, effectively bundling multiple homes into a single unaffordable transaction. This excludes younger residents and most of CNV's workforce from our

neighbourhoods. Allowing strata multiplex zoning allows homes to be purchased individually, making established neighbourhoods more financially accessible.

3. Increases the variety of housing choices

CNV's housing stock is currently skewed toward single-family homes (22%) and small apartments (67%), with just 11% missing-middle housing³. This imbalance makes it difficult for middle-income households to find appropriately sized and priced homes. Multiplex zoning expands the variety of housing forms, sizes, and price points, which better meets the diverse housing needs of our households.

4. Growth focuses on more affordable and climate-friendly construction methods

Multiplex housing uses wood-frame construction which reduces construction costs by 30-40% compared to the steel and concrete required for high-rise buildings⁴. Wood-frame construction also produces fewer greenhouse gas emissions. This makes it easier and faster to build homes that are more affordable and climate-friendly. It also allows small builders and homeowners to help create housing, instead of relying on a handful of big developers to build expensive towers.

5. Supports an overdue focus on family-sized homes

One third of CNV's households are families with children yet 86% of net-new homes built in the last 5 years have been small apartments^{3,5}. This massive mismatch has left many young families underhoused or displaced from their community. Multiplexes create 2- to 4-bedroom homes in existing areas, helping families stay in their communities in homes that fit their needs.

6. Removes requirement to subdivide to achieve full allowable density

Most lots in CNV's low-density areas are 50 feet wide. Right now, they can be split into two 25-foot lots, each with a main home and a suite — that's four homes total. The new plan allows four homes on a single lot without needing to subdivide. This change will make building homes faster. It will also make homes more affordable by avoiding extra costs like separate utility hookups for divided lots, and lowering construction costs by allowing all four homes to share walls.

Key Concerns

1. Density on paper, but not in practice

The plan focuses narrowly on increasing the number of homes allowed per lot without actually increasing the amount of housing in each area or the scale of housing that can be built. Most 50-foot lots already allow four homes through subdivision. The new rules allow four homes without subdivision — so **the overall housing density stays the same**. The allowed building size also barely changes. Most areas still have the same 40% lot coverage and 3-floor limit. The proposed floor space ratio (FSR) of 0.85 is only a 21% increase over the current effective FSR of 0.7.

This means that when we measure housing by how liveable it is — how much space it offers for families to live and gather — the increase is just 21%. That's far below the 73% increase in homes CNV needs over the next 20 years⁵.

By focusing only on unit counts and not on the space and function of homes, the plan risks repeating past mistakes: building smaller, less useful homes that don't meet the needs of future generations. To solve the housing shortage while maintaining home liveability, we need to increase both the number of homes and the space they're allowed to occupy — so future North Vancouverites can live as well as past generations have.

2. Liveability focused solely on neighbourhood aesthetics

CNV and this plan talk a lot about neighbourhood liveability in a way that focuses only on preserving the visual character of neighbourhoods and limiting change. Absent from the discussion is a meaningful consideration of what it means to live in increasingly smaller homes, and how size constraints may affect occupant wellbeing and homes as social infrastructure (ex. homes with living dining spaces large enough to host another family for dinner). If we only protect appearances, we risk building a city that looks familiar but doesn't work for the people living in it.

This narrow view of liveability also perpetuates intergenerational housing inequality, where an older well-housed generation resists modest neighbourhood changes while younger residents and essential workers face shrinking and less liveable housing options.

3. Zoning still favours single-family homes

The proposed zoning gives the same square footage limit to multiplex projects as to single-family or duplex homes. This creates a financial incentive for developers to build fewer, larger units which command higher sale prices and lower construction costs due to fewer kitchens, bathrooms, and per-unit development charges.

This completely undermines the potential of a multiplex growth strategy's ability to increase the supply of middle-income housing. If the zoning framework is not changed to actively encourage the construction of multiple units per lot, this plan will fail to meet CNV's housing targets or address our housing and affordability crises.

4. Plan will not support multi-generational housing

The proposed zoning misses a big opportunity to support families who want to rebuild older homes into multiple units for different generations. A common approach is to sell half the new homes to pay for construction and keep the rest for younger adult family members. This reduces community displacement by helping older homeowners downsize within their community while also giving younger family members a chance to live nearby in homes they can afford.

This kind of housing helps solve many problems:

- **Housing affordability:** half the new homes are provided at below market rates to long-time residents, without any public funding
- **Transportation and climate:** families living close together commute less
- **Aging population:** seniors are able to downsize within their neighbourhoods, near their support networks, reducing isolation; more middle-income homes are created for those who are replacing the retiring workforce
- **Overburdened social services:** families can help care for each other, easing pressure on public services like child care and senior care

But the current plan makes this nearly impossible because the limits on floor space and number of units are too strict. To make this work, most families need zoning that allows 6 units and an FSR of 1.2–1.5. Without these changes, CNV won't be supporting multi-generational housing — even though it's one of the most community-friendly ways to grow.

5. Excludes neighbourhoods closet to parks and transportation

Grand Boulevard is the largest area to be excluded from this plan, despite it being our largest landscaped park and a major arterial route for drivers, buses, and cyclists. Since its creation, Grand Boulevard has connected Lonsdale and Lynn Valley, the centres of the City and District (when it was first built, an electric street car connecting Lonsdale Quay and the top of Lynn Valley Rd ran through the centre of the boulevard). Today, its buses connect Lynn Valley and eastern CNV even further to downtown, Capilano University, and Park Royal.

Areas with great access to green space and transportation are exactly where more ground-oriented, family-sized homes should be built. As a resident of this neighbourhood, I believe this exclusion is unfair and works against the goals of inclusive and sustainable growth.

6. Entirely market-driven housing supply

Most of the new housing in this plan will be built by the private market in low-density areas. While apartment projects often include tools like inclusionary zoning or other incentives to create below-market housing, this new gentle density growth strategy doesn't offer similar options.

7. City-owned land strategy should complement, not limit, market housing delivery

It's encouraging that CNV is considering using City-owned land for public housing benefit. But this strategy should add to — not replace — zoning enough private land to meet our 20-year housing needs. The plan keeps roughly 25% of the pre-zoned homes in City hands, which limits how much housing the private market can deliver. Since most homes are built by private builders, we need to make sure enough land is available for them to act quickly and with confidence. Holding back too

much land from the market slows down housing delivery, contributes to higher land prices, and works against the provincial goal of aligning zoning with market housing need.

8. Misalignment with provincial standards

Creating a CNV-specific and scaled-down version of multiplex zoning that does not align with the provincial Small-Scale Multi-Unit Housing (SSMUH) standards creates market uncertainty that will continue to delay the new housing we need. Many housing projects in our neighbourhoods have been paused for the past 2 years ago due to ongoing multiplex rezoning uncertainty.

The loophole in the 2022 SSMUH legislation that exempted North Shore's municipalities – the most affluent in the province – from multiplex rezoning requirements was obviously politically unsustainable. Recent provincial legislation (Bill 25) aims to address this. Creating our own multiplex zoning standards that will eventually be overruled by the province is wasteful of City money and time and is a disservice to underhoused families for whom the housing shortage is urgent. CNV should work in full cooperation with senior governments to improve housing and affordability.

Recommendations for Improvement

1. Actually increase the number of allowed homes per area

To meet CNV's housing needs faster, zoning must actually increase the number of allowed homes within the 70% of CNV residential land that is currently low density. This means increasing the number of homes per area, not just per lot. Consider allowing more than four units on standard 50' lots, especially in areas with existing infrastructure to support higher density (ex. corner lots, lots near transit or within 15 minutes walking distance of Lonsdale, Lynn Valley, or Marine Drive).

2. Bring housing options to all neighbourhoods

Excluding well-connected and amenity-rich areas like Grand Boulevard undermines the equity and effectiveness of the plan. This neighbourhood is ideal for gentle density due to its proximity to parks, schools, and transit. Including all neighbourhoods ensures that growth is distributed fairly and that all residents can benefit from increased housing options. Including Grand Boulevard in the new development permitting process would also give protections to its cherished heritage character that currently don't exist.

3. Further expand housing type and size choices

Instead of limiting the number of units per lot, regulate buildings by size, height, and design guidelines alone. This gives homeowners and builders more flexibility to create homes that match real community needs. Removing unit caps allows a broader mix of home sizes and price points, helping build inclusive neighbourhoods for all types of households.

4. Support owner-occupant developers and multi-generational housing

Create a program that allows long-time residents of a home to redevelop with higher unit caps and FSR limits if a portion of new homes will be reserved for extended family members or below-market rentals. This would support community retention and enable multi-generational housing solutions without allowing commercial developers to run over neighbourhood character for profit.

5. Eliminate FSR limits for multiplexes to encourage their construction

Retain FSR limits for single-family and duplex construction but remove them for multiplex projects. Instead, regulate multiplexes solely by lot coverage, building height, and design guidelines. This would encourage the construction of more, smaller units rather than fewer, larger ones. This shift is essential to meet CNV's housing targets and affordability goals while ensuring that new housing serves our residents and workforce rather than reinforcing exclusivity.

6. Re-legalise larger buildings

Many of CNV's original homes from 1910-1920 are still present in our low-density neighbourhoods. Some examples are shown below. These homes have 4-floors (2.5 stories above grade, plus a partially below grade basement) and/or large square footages that would be illegal to build again today. Given our housing and affordability crisis, it is absurd that our homes are mandated to stay smaller than they were a century ago. Re-legalisation of 4-floor buildings with large square footage, regulated by design guidelines, could meaningfully address our community's housing need while upholding the original character of colonial neighbourhoods.

7. Replace parking requirements with transportation and affordability choices

Parking requirements contribute to housing unaffordability by blocking home building projects and by increasing home purchase prices and rents. Key findings from this year's Metro Vancouver parking study include: 1) parking is overbuilt, with utilisation of only 77% in CNV (better than the Metro average of 66%), and 2) each parking stall adds an average of \$117,400 to \$137,000 to the purchase price of a home⁶.

Removing parking minimums removes an unaffordability mandate for residents to pay increased housing costs for something that many do not use and replaces it with market-driven transportation and affordability choices. For many, it will make choosing affordability easier. Those who choose to live a costly car-based lifestyle will still be free to fund their own private vehicle storage.

Respectfully submitted,

Andrew Robertson, PhD, MCCPM
16th Street East, North Vancouver BC V7L 2T6

Examples of 4-floor heritage homes in CNV that are larger than what can legally be built under current or proposed zoning bylaws.



References

1. [Growing Liveable Neighbourhoods, City of North Vancouver](#)
2. [Schedule A Land Use Map, 2014 Official Community Plan, City of North Vancouver](#)
3. [2025 Housing Data Book, Metro Vancouver](#)
4. [2025 Canadian Cost Guide, Altus Group](#)
5. [2024 Interim Housing Needs Report, City of North Vancouver](#)
6. [Private Off-Street Parking Study, Metro Vancouver \(2025\)](#)

Subject: Referral Letter - Squamish Nation - Official Community Plan, Zoning Bylaw, and Development Permit Guidelines Updates in Response to Recent Provincial Housing Legislation

From: Darius Lewis <Darius_Lewis@squamish.net>

Sent: November-12-25 4:11 PM

To: Edytha Barker <ebarker@cnv.org>

Cc: Munmun Nagpal <Munmun_Nagpal@squamish.net>

Subject: Referral Letter - Squamish Nation - Official Community Plan, Zoning Bylaw, and Development Permit Guidelines Updates in Response to Recent Provincial Housing Legislation

City of North Vancouver,

On behalf of the Squamish Nation, we appreciate the opportunity to provide comments on the proposed updates to the Official Community Plan, Zoning Bylaw, and Development Permit Guidelines in response to recent provincial housing legislation. Please note these are our preliminary reviews based on referral letter submitted. We are still waiting for a formal referral submission for a thorough review and engagement.

Our preliminary review identifies the following priorities and considerations:

1. Housing & Social Infrastructure: Ensure safe, equitable, and affordable housing options for Squamish Nation members within new developments, including assisted living homes and elders' centers.
2. Economic Development: Incorporate procurement opportunities for Squamish-owned businesses in construction and services, and provide employment and training programs for Squamish members.
3. Cultural Recognition: Commit to Snichem naming for streets, parks, and public spaces; include Squamish artists and cultural signage in design guidelines; and require cultural training for staff involved in planning and implementation.
4. Climate & Sustainability: Reference Squamish Nation's Climate Legacy Strategy and adopt net-zero building standards (clean energy, renewables, water conservation, stormwater management). Ensure environmentally safe materials for any in-water or structural works.
5. Environmental & Archaeological Considerations: Require Archaeological Overview Assessments for all areas with ground disturbance potential and implement environmental monitoring by a QEP during construction and maintenance (up to five years).
6. Connectivity & Services: Improve transportation links to reserves for access to amenities and ensure health and emergency services are accessible to Squamish members.
7. Referral Process: Upload individual project referrals for any construction or ground disturbance under this initiative for Squamish Nation review via Squamish Connect.

We look forward to continued engagement on these updates and request confirmation that these considerations will be integrated into the planning process.

Thanks,
Darius

Huy chexw a (Thank you),
Darius Lewis
Referral Analyst, Rights & Title



**Skwxwú7mesh
Úxwumixw**

Ta na wa Yúus ta Stitúyntsam
Rights & Title

T 604-982-0510
F 604-982-0515
Squamish.net

PUBLIC HEARING

Monday, November 17, 2025 at 6:00 pm

**Official Community Plan Amendment Bylaw,
No. 9114, 2025 (City Initiated Amendment to Meet
Provincial Legislation Requirements) and
Zoning Amendment Bylaw, No. 9137, 2025
(City Initiated Amendment to Meet Provincial
20-Year Housing Need Requirements)**

PURPOSE: To amend the Official Community Plan and Zoning Bylaw to meet 20-year housing need requirements on City Lands and low-density residential areas.

PROVIDE WRITTEN INPUT: All persons who believe their interest in property may be affected by the proposed Bylaws may provide a written submission to the Corporate Officer by email (input@cnv.org), mail or delivered to City Hall no later than 12:00 pm on **Monday, November 17, 2025**. *All submissions must include your full name and residential address.* Council will be provided with a copy of your submission at the Council meeting. No further information or submissions will be accepted after the conclusion of the Public Hearing.

SPEAK AT THE MEETING: In person at City Hall: On the day of the Public Meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, between 5:30-5:50 pm. Enter City Hall from 13th Street after 5:30 pm.

By Webex or phone: Pre-register online at cnv.org/PublicMeetings, or by phoning 604.990.4234 to provide contact details. Login instructions will be forwarded to you. *All Webex/phone pre-registration must be submitted no later than 12:00 pm on Monday, November 17, 2025.*

ACCESS THE DOCUMENTS: Online at cnv.org/PublicHearings anytime from November 5 to November 17, 2025.

QUESTIONS? Contact Daniella Fergusson at zoningupdate@cnv.org or T 604.982.8320

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 20, 2025

REPORT

7. Provincial Legislation Alignment: Regional Context Statement – File: 13-6500-20-0001/1

Report: Manager, Planning (City Design and Planning), October 1, 2025

Moved by Councillor Valente, seconded by Councillor Back

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated October 1, 2025, entitled “Provincial Legislation Alignment: Regional Context Statement”:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be considered for readings and referred to a Public Hearing;

AND THAT notification be published in accordance with the *Local Government Act*.

CARRIED UNANIMOUSLY

R2025-10-20/7

BYLAW – FIRST READING

8. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement)

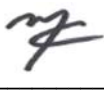
Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-20/8



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Daniella Fergusson, Manager, Planning (City Design and Planning)

Subject: PROVINCIAL LEGISLATION ALIGNMENT: REGIONAL CONTEXT STATEMENT

Date: October 1, 2025 File No: 13-6500-20-0001/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated October 1, 2025, entitled “Provincial Legislation Alignment: Regional Context Statement”:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be considered for readings and referred to a Public Hearing;

AND THAT notification be published in accordance with the *Local Government Act*.

ATTACHMENTS

1. Annotated Version of “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (CityDocs [2722483](#))
2. Proposed “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) (CityDocs [2714568](#))

REFERENCE

1. [Metro 2050: Regional Growth Strategy](#)

SUMMARY

The purpose of this report is to introduce an amendment to the Official Community Plan (OCP) to update the Regional Context Statement.

BACKGROUND

The Regional Context Statement identifies the relationship between the City of North Vancouver's Official Community Plan (OCP) and *Metro 2050: Regional Growth Strategy*, including information about how the OCP will be made consistent with the Regional Growth Strategy over time.

Per the *Local Government Act*, municipalities in a Regional District with a Regional Growth Strategy are required to have a Regional Context Statement within their OCP. The City's current Regional Context Statement represents its consistency with the previous Regional Growth Strategy: *Metro 2040*. The updated Regional Context Statement proposed in this OCP amendment represents consistency with the current Regional Growth Strategy: *Metro 2050*.

The *Local Government Act* stipulates that member jurisdictions have two years after the adoption of the Regional Growth Strategy to develop and submit an RCS, giving a submission deadline of February 2025. In November 2023, the Provincial government passed a number of new pieces of housing legislation that require local governments to update their OCPs and Zoning Bylaws by December 31, 2025. Due to capacity and work plan challenges identified by many local governments to make these changes, Metro Vancouver has stated they may receive RCS submissions past the deadline.

DISCUSSION

[Metro 2050](#) is Metro Vancouver's Regional Growth Strategy (adopted February 2023). It represents the region's shared vision for how projected population, housing, and job growth will be managed over the next 30 years. It provides the land use framework for planning related to regional utilities (water, liquid waste, and solid waste), transportation, housing, and air quality. This includes a series of targets, goals, strategies, policies, and regional land use designations for member jurisdictions to incorporate into their Official Community Plans (OCP) in order to deliver on the shared regional vision.

Metro 2050 includes the following five regional planning goals:

- Goal 1: Create a Compact Urban Area
- Goal 2: Support a Sustainable Economy
- Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards
- Goal 4: Provide Diverse and Affordable Housing Choices
- Goal 5: Support Sustainable Transportation Choices

Key changes between Metro 2040 and Metro 2050 include:

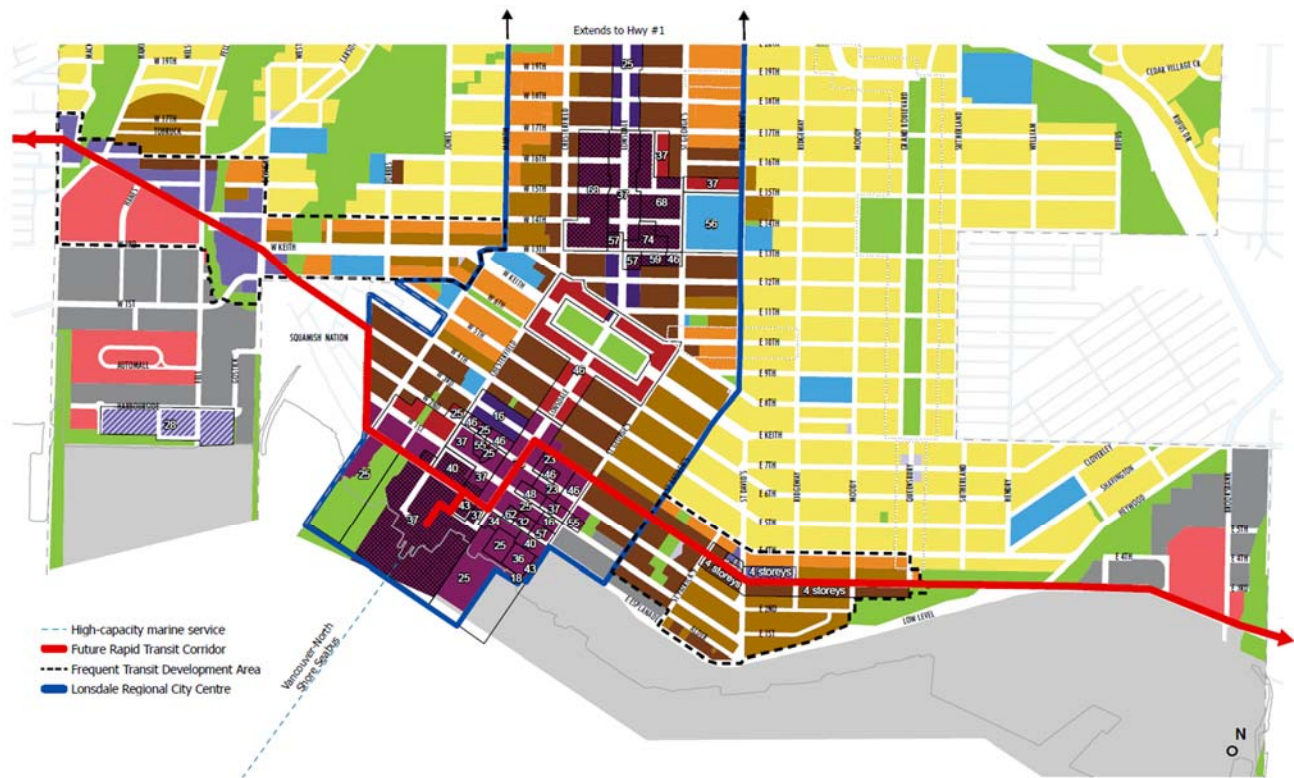
- New policies that support resilience to climate and natural hazards;
- Expanded policies on housing choice and affordability;
- New region-wide targets including:
 - o Protecting 50% of the regional land base for nature;
 - o Expanding tree canopy cover in the regional urban area from 32% to 40%, and;
 - o Ensuring at least 15% of new and redeveloped housing units in regional urban centres and frequent transit development areas (FTDAs) are affordable rental housing;
- Tools to help the region direct more growth to transit-oriented locations and to protect the supply of trade-oriented industrial lands.

Developing the Draft RCS

To help member jurisdictions prepare their RCS, Metro Vancouver provides a *Regional Context Statement Template*. The template outlines the applicable Metro Vancouver target, goal or policy and then provides an opportunity for the City to demonstrate how they are achieving it through their OCP policies or other supplemental City documents. The City can alternatively explain how it intends to achieve the target, goal, or policy over time.

Because *Metro 2050* has new and expanded policy areas and targets compared to *Metro 2040*, the proposed Regional Context Statement does reference future work that may need to be done to achieve consistency with the Regional Context Statement. At the same time, the City has completed a significant amount of policy work since adoption of the 2014 OCP, including the Climate and Environment Strategy, the Community Wellbeing Strategy, the Mobility Strategy, the Economic Strategy, and Housing Needs Reports. These City policies and strategies help supplement the Regional Context Strategy and demonstrate consistency with the Regional Growth Strategy.

Additionally, to support proposed OCP amendments as part of the Provincial Legislation Alignment project, the Regional Context Statement includes an expanded Marine Drive Frequent Transit Development Area, shown in the map below. The expanded Frequent Transit Development Area connects the Lonsdale Regional City Centre with the existing Marine Drive Frequent Transit Development Area to support frequent transit service.



Staff have shared the draft Regional Context Statement informally with Metro Vancouver staff, and have received feedback. The Regional Context Statement included as the proposed OCP amendment bylaw (Attachment 1) reflects feedback from Metro Vancouver staff.

NEXT STEPS

After First Reading, the OCP amendment is referred to neighbouring municipalities, First Nations, and government agencies. Then, the City hosts a Public Hearing to gather input on the proposed OCP changes. After Third Reading, the City submits the Regional Context Statement to the Metro Vancouver Regional District Board for acceptance via Council Resolution. After Metro Vancouver Regional District Board accepts the Regional Context Statement, Council can give final reading and adopt the OCP amendments.

RESPECTFULLY SUBMITTED:

Daniella Fergusson
Manager, Planning (City Design and Planning)

Annotated version of "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141 (City Initiated Amendment to Update Regional Context Statement)"

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9141

A Bylaw to amend "Official Community Plan Bylaw, 2014, No. 8400"

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 **"Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141 (City Initiated Amendment to Update Regional Context Statement)"**
2. "Part 1 – Foundation" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by:
 - A. Replacing Subsection "Regional Priorities" and "Working With Neighbours and Community Partners" under Section "Plan Context" in its entirety and replacing it with "Regional Priorities" and "Working With Neighbours and Community Partners" attached to this Bylaw as Schedule A.
3. "Chapter 1 Land Use: Housing, Population & Employment" of "Part 2 Community Directions" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by:
 - A. Replacing Figure 7 "Frequent Transit Development Areas" under Section 2.4 "Area-Specific Planning Policies" with Figure 7 "Frequent Transit Development Areas" attached to this Bylaw as Schedule B.
4. "Schedule E Regional Context Statement" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by replacing Schedule E with "Schedule E Regional Context Statement" attached to this Bylaw as Schedule C.
5. Appendix 4.0 "Regional Context Statement" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by replacing Appendix 4.0 "Regional Context Statement" in its entirety with Appendix 4.0 "Regional Context Statement" attached to this Bylaw as Schedule D.

Commented [AK1]: Item 2A is a housekeeping change that updates references, tables, and figures to align with the new Regional Growth Strategy, *Metro 2050*. Demographic information is also updated based on data from Metro Vancouver.

Commented [AK2]: Item 3A updates Figure 7 to show the Marine Drive FTDA extension, and adoption of the Transit Oriented Area Bylaw and new land designations.

Commented [AK3]: Item 8 updates the Regional Context Statement map to show the Marine Drive FTDA extension.

Commented [AK4]: Item 9 replaces the previous Regional Context Statement (based on *Metro Vancouver 2040: Shaping our Future*) with a new Regional Context Statement (based on *Metro 2050*)

READ a first time on the <> day of <>, 20<>.

READ a second time on the <> day of <>, 20<>.

READ a third time on the <> day of <>, 20<>.

ADOPTED on the <> day of <>, 20<>.

MAYOR

CORPORATE OFFICER

SCHEDULE A

Regional Priorities

The Metro Vancouver region's Regional Growth Strategy (RGS), *Metro 2050*, was adopted on February 24, 2023. Metro 2050 is the regional federation's collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities.

Metro 2050 is the region's shared vision of how projected population, housing, and job growth will be managed over the next 30 years. The strategy considers significant drivers of change in the region and integrates closely with *Transport 2050*, the Regional Transportation Strategy.

There are five fundamental strategies within *Metro 2050* designed to achieve a more livable and balanced region:

Goal 1: Create a Compact Urban Area

Goal 2: Support a Sustainable Economy

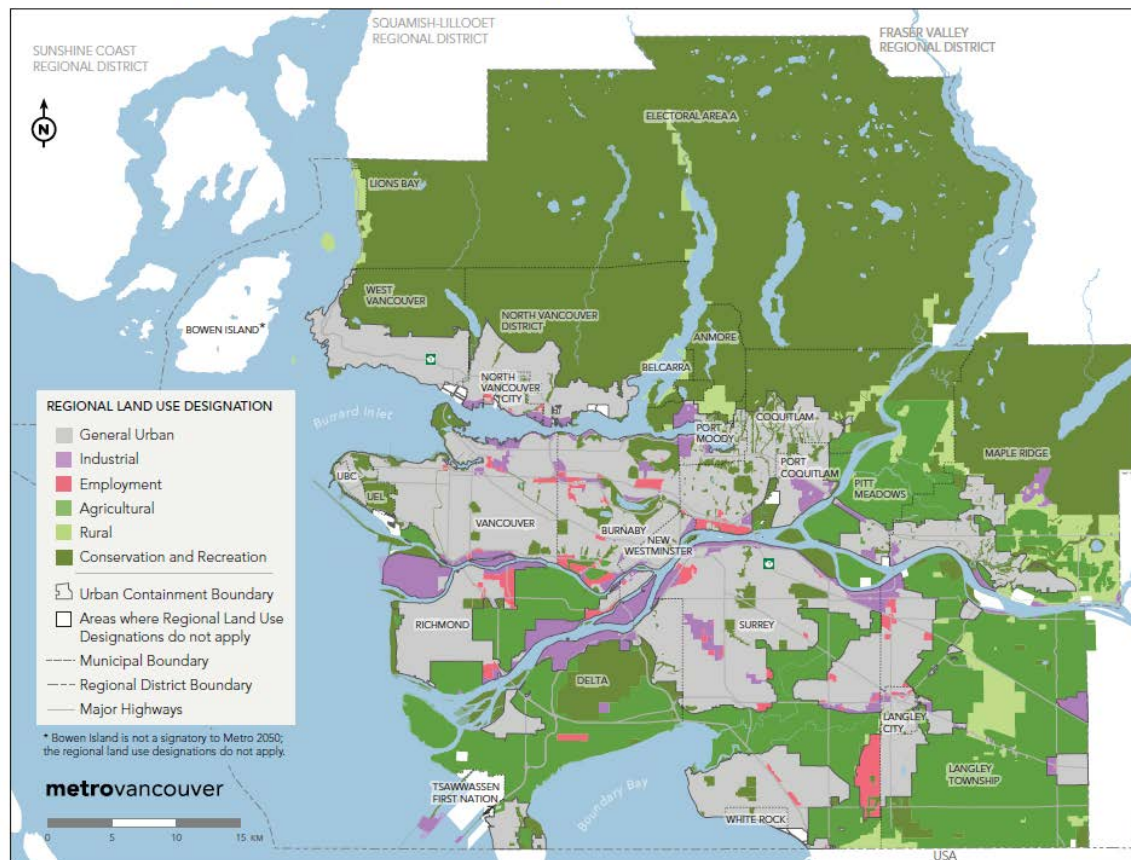
Goal 3: Protecting the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 5: Support Sustainable Transportation Choices

Like the predecessor Regional Growth Strategy, *Metro 2040*, *Metro 2050* establishes a hierarchy of urban centres (see Figure 2), urban land use designations and non-urban land use designations. Within this hierarchy the Lonsdale core is the only urban centre on the North Shore that is designated as a Regional City Centre. Urban centres are intended to be priority locations for employment, services, higher density housing, commercial, cultural, entertainment and institutional uses. It is in this context that the Lonsdale Regional City Centre acts as the "downtown" for the entire North Shore.

MAP 2 Regional Land Use Designations



This map is a small scale representation of the parcel-based Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land-use designation boundaries. The official Regional Land Use Designation Map can be found at metrovancover.org. Revised by Bylaw 1392, 2024

Figure 2 The Regional Context (Metro Vancouver 2050, Metro Vancouver 2024)

The *Local Government Act* requires that each municipality prepare a Regional Context Statement (RCS) as part of its OCP. This document identifies the relationship between the local plan and the Regional Growth Strategy (RGS), and is updated over time as new RGSs are adopted. The City’s OCP contains goals and objectives that support the fundamental strategies of the RGS, and specifically includes policies to meet the population, housing and employment projections set out in the RGS. An RCS map (Schedule E in Appendix 1.0), a summary chart (Table 2 on the following page) and complete document (Appendix 4.0) have been prepared to indicate how the City’s Plan supports the Regional Growth Strategy.

The RGS projections for the City are as follows:

Table 1 The Regional Context (Metro Vancouver 2050, Growth Projections 2024 Update)

	Census (Statistics Canada)		Metro Vancouver Medium Growth Scenario Projection		
	2011	2021	2030	2040	2050
Population	48,196	58,120	76,260	89,210	99,080
Dwelling Units	24,206	29,021	35,760	41,880	46,530
Employment	30,422	32,620	39,270	44,730	48,770

Per the 2024 Interim Housing Needs Report, the City’s 20-year housing need is 21,301 housing units. This is in addition to the existing 29,021 residential units within the City as recorded by the 2021 Census. A total of 50,322 units of capacity are needed to meet the City’s 20 year housing need. In early 2025, the City determined that the OCP land use designations provide for a gross residential capacity of more than 71,000 units. Growth is directed to the Regional City Centre and Frequent Transit Development Areas so that employment and housing options and are located within short distances to employment areas, services, and schools. In particular, a broader range of housing types, supported by local commercial uses is anticipated along the City’s current and planned transit routes. Figure 6 illustrates this basic City Structure.

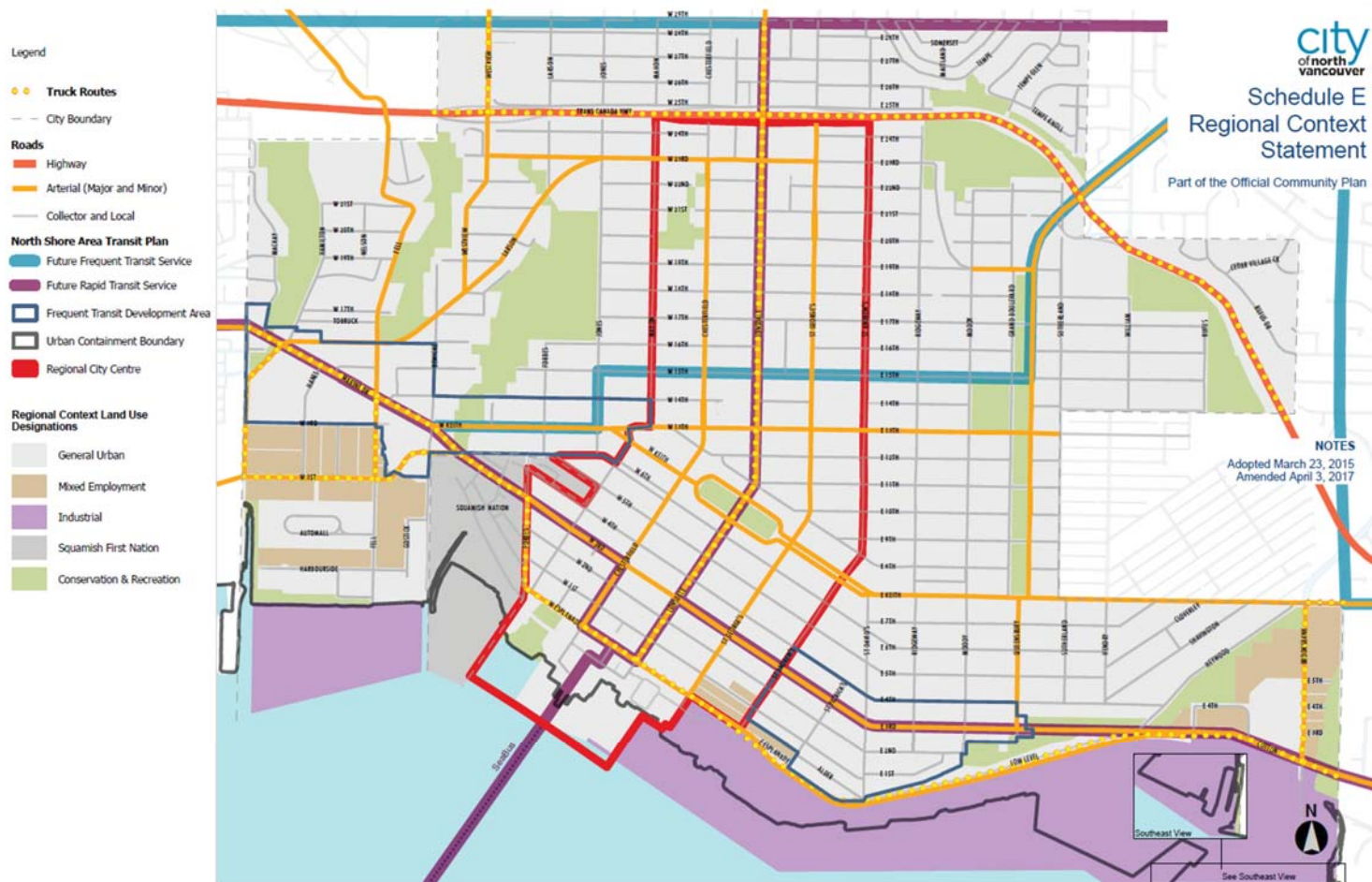
Working With Neighbours and Community Partners

Success in the development and implementation of the OCP will be achieved through ongoing collaboration with our neighbouring jurisdictions, including the Squamish Nation, the District of North Vancouver and the District of West Vancouver. As well, ongoing collaboration will be needed with Vancouver Coastal Health, the North Vancouver School District and various community agencies that provide services to the community and support the development of the next generation.

Table 2 Regional Context Statement Summary Chart

		OCP Chapter & Goal							
		1	2	3	4	5	6	7	8
Regional Context Statement: Required Policies and Content		Housing, Population & Employment	Transportation, Mobility & Access	Community Well-being	Natural Environment, Climate & Energy	Parks, Recreation & Open Space	Arts, Culture & Heritage	Employment & Economic Development	Municipal Services & Infrastructure
		RCS Policy							
Goal 1: Create a Compact Urban Area									
Contain urban development within the Urban Containment Boundary	1.1	Goal 1.1							Goal 8.2
Focus growth in Urban Centres and Frequent Transit Development Areas	1.2	Goal 1.1	Goal 2.2					Goal 7.2	Goal 8.2
Develop resilient, healthy, connected, and complete communities with a range of services and amenities	1.3	Goal 1.1 – 1.5	Goal 2.1, 2.3	Goal 3.1 – 3.5	Goal 4.3	Goal 5.2, 5.3	Goal 6.1 – 6.3	Goal 7.1	Goal 8.1, 8.2
Protect Rural lands from urban development	1.4				Goal 4.2				
Goal 2: Support a Sustainable Economy									
Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live	2.1	Goal 1.1						Goal 7.1, 7.2	
Protect the supply and enhance the efficient use of Industrial land	2.2	Goal 1.1			Goal 4.2			Goal 7.1, 7.2	
Protect the supply of agricultural land and strengthen Agricultural viability	2.3								
Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards									
Protect and enhance Conservation and Recreation lands	3.1	Goal 1.2			Goal 4.2	Goal 5.2			Goal 8.1
Protect, enhance, restore, and connect ecosystems	3.2				Goal 4.2	Goal 5.1			Goal 8.1
Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality	3.3	Goal 1.2	Goal 2.1 – 2.3		Goal 4.1				Goal 8.1, 8.3
Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards	3.4	Goal 1.2	Goal 2.1, 2.2	Goal 3.2, 3.3	Goal 4.1 – 4.3				Goal 8.1, 8.3
Goal 4: Provide Diverse and Affordable Housing Choices									
Expand the supply and diversity of housing to meet a variety of needs	4.1	Goal 1.1, 1.5							
Protect tenants and expand, retain, and renew rental housing supply	4.2	Goal 1.1, 1.5							
Meet the housing needs of lower income households and populations experiencing or at risk of homelessness	4.3	Goal 1.1, 1.5		Goal 3.1					
Goal 5: Support Sustainable Transportation Choices									
Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking	5.1		Goal 2.1, 2.2, 2.3			Goal 5.1			
Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services	5.2		Goal 2.1, 2.2, 2.3					Goal 7.2	

SCHEDULE C



SCHEDULE D

**Metro 2050
Implementation Guideline
Regional Context Statement**

July 2025

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050 Targets

In the following section please outline the Official Community Plan policies (or equivalent) that demonstrate your Member Jurisdiction's contribution to reaching the regional federation's Regional Growth Strategy targets. Please also provide supplementary information on how these policies, along with any other applicable plans or strategies, will work together to contribute to meeting these regional targets. For the environmental and housing targets, Metro 2050 recognizes that the targets are regional in scale and long term to the year 2050; Member Jurisdiction local context is expected.

Metro 2050 Regional Targets		
Goal 1 Create a Compact Urban Area Targets		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	The entirety of the City of North Vancouver is within the Urban Containment Boundary. Please see Table A for population, dwelling unit, and employment projections. Objectives 1.2.1, 4.2.2, 7.2.2, 8.1.1 speak to how projected growth will be directed within the Urban Containment Boundary.	Current population, dwelling unit, and employment projections indicate that the City of North Vancouver is making healthy progress in sustaining the medium growth scenario provided by Metro Vancouver (2024 Update).

Table A: Population, Dwelling Unit, Employment Projections

	2021	2030	2040	2050
Population	61,550	76,260	89,210	99,080
Dwelling Units	28,770	35,760	41,880	46,530
Employment	32,620	39,720	44,730	48,770

Source: Metro Vancouver Growth Projection Tables – June 2024 Update, Medium Growth Scenario.

Metro 2050 Policy with Target	Applicable OCP Policies	Supplementary Information
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location:	Sections 2.4.3 – 2.4.6 highlight the Lonsdale Regional City Centre and adjacent Frequent Transit Development Areas (FTDAs) as areas where growth will be concentrated into new multi-family and mixed-use developments to 2041 and beyond. Objectives 1.1.4, 1.3.1, 1.4.3, 1.4.5, 2.2.4, 6.2.1, 6.2.2, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards	The City of North Vancouver is planning a comprehensive OCP update, which will include a more detailed analysis and projections of population and employment growth by location. The OCP update will also include extending the Marine Drive Frequent Transit Development Area (FTDA) to accommodate and support the

• All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	the Regional City Centre and the Frequent Transit Development Areas, ensuring the primacy of the Regional City Centre in the City.	anticipated residential and employment growth. See OCP Schedule E Regional Context Statement Map which shows the proposed expansion to the Marine Drive FTDA.
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> <i>c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i>	Objectives 1.1.4, 1.3.1, 1.4.3, 1.4.5, 2.2.4, 6.2.1, 6.2.2, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards the Regional City Centre and the Frequent Transit Development Areas, ensuring the primacy of the Regional City Centre in the City. Please see OCP Schedule E Regional Context Statement Map for the boundaries of the Urban Containment Boundary, Regional City Centre, and the two FTDAs, where growth is focused with consistency to the guidelines in Metro 2050 Table 3.	The proposed extension of the Marine Drive Frequent Transit Development Area (FTDA) will accommodate and support the anticipated residential and employment growth.
<u>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature from 40% to 50% of the	Objectives 4.2.3, 4.2.9, and 4.2.12 speak to protecting the local ecosystem and environmentally sensitive areas, riparian and wetlands areas, and expanding the urban forest.	The Climate & Environment Strategy (2024) sets a canopy target of 22-24% by 2035. Pathway 1 of this strategy supports the protection of local ecosystems and the protection and expansion of tree canopy.

region's land base by the year 2050; and increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	The City of North Vancouver has identified lands protected for nature through its OCP, but recognizes Metro Vancouver's desire for lands that are protected for nature through more secure means. The City is working on identifying existing and potential lands for protection through means such as covenants and bylaws, and will be included in a future OCP update.	The City has an Urban Forest Implementation Project that aims to add canopy cover and biodiversity by funding density planting projects in Natural Areas. The City is developing an Urban Forest Plan that will provide a roadmap for protecting and enhancing the City's tree canopy.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Objective 4.1.1 states the City's greenhouse gas emissions target of reducing community-wide emissions by 15% below 2007 levels by 2020, and 50% below 2007 levels by 2050. These figures were adopted in 2014. Chapters 1 & 2 in the City's OCP contain land use and transportation policies that support the regional GHG emissions reduction target. The City's land use designations direct growth to the Regional City Centre and the Frequent Transit Development Areas, which brings homes, shops, jobs, and services close together to reduce trips and increase access to transit.	The City's Climate & Environment Strategy (2024) provides an updated target for reducing greenhouse gas emissions, committing to becoming net zero by 2050. Pathways 2 and 3 of this strategy support the reduction of GHG emissions. This is further supported by the City's Mobility Strategy (2022) which aims to increase mode share of active transportation and transit to 50% of all trips in the City by 2030.

Goal 4 Provide Diverse and Affordable Housing Choices Target

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Objectives 1.1.4, 1.3.1, 2.2.4, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards the Regional City Centre and the Frequent Transit Development Areas. Objectives 1.5.2 – 1.5.5, and 1.5.7 – 1.5.9 supports the development of a range of affordable housing options including non-market housing, non-profit and affordable	The City has a Housing Target Order that requires the completion of 3,320 net new housing units by June 2029, a portion of which will include below-market rental units. To meet the legislated 20-year housing needs set by the Province, the City's OCP and Zoning Bylaw has added additional housing capacity to meet the identified need.

	rental housing, supportive housing, and other tenure types. Section 2.2 provides additional support for acquiring rental housing by permitting density bonusing.	Council has recently endorsed an Inclusionary Housing policy and adopted Zoning Bylaw changes to adapt the City's existing Mid-Market Housing policy into the new Provincial legislative framework. Additional reports and policy documents published by the City that support the OCP in the provision of affordable rental include the Housing Needs Report (2021), Housing Action Plan (2016), Community Well-being Strategy (2024), North Shore Poverty Reduction Strategy (2023), and Inclusionary Housing Policy (2025).
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Metro 2050 Goal 1: Create a Compact Urban Area

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The policies in the City of North Vancouver's OCP help direct growth and redevelopment into a compact urban form by focusing on the Lonsdale Regional City Centre and adjacent Frequent Transit Development Areas (FTDAs) as urban centres (Chapter 1). Subsequent chapters of the OCP support the concentration of this growth and redevelopment by ensuring that complementary transportation, environmental, recreational, social, and servicing infrastructure are provided (Chapters 2–8). Additional plans and policies that support the OCP include the **Housing Action Plan (2016)**, **Community Wellbeing Strategy (2024)**, and **Climate & Environment Strategy (2024)**.

Goal 1 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>

Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> <i>c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i>		
Strategy 1.1: Contain urban development within the Urban Containment Boundary		
Policy 1.1.9	Section	Policy
	Applicable OCP Policies	
	Adopt Regional Context Statements that:	
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)
	b)	Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers
		See OCP Schedule E Regional Context Statement Map , which indicates that the entirety of the City is located within the Metro Vancouver Urban Containment Boundary.
		<i>Please provide response in Targets section</i>
		This policy is not included in the current OCP but will be added in the next OCP update.

d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Objectives 2.3.4 and 4.2.2 relate to minimizing the effects of development to residents and the environment. There are no airports in the vicinity of the City of North Vancouver.
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Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP Policies
Policy 1.2.23	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please provide response in Targets section</i>
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	<i>See below</i>
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	See OCP Schedule E Regional Context Statement Map .
	ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	<i>Please provide response in Targets section</i>
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Objectives 1.1.4 and 1.1.5 identify the Lonsdale Regional City Centre as the commercial core of the City, encouraging a concentration of uses – including office, into this core. Objectives 7.2.1, 7.2.2, 7.2.9, 7.2.10, and 7.2.11 seek to increase the concentration of economic activity – including the provision of office space, in the Lonsdale Regional City Centre and FTDA's.
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	Objectives 2.2.2 and 7.2.10 support a modal shift by prioritizing sustainable forms of transportation and reducing

		parking requirements in areas in close proximity to transit. Action 8C of the City's Mobility Strategy (2022) further supports these objectives.
v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Objectives 1.1.4 and 1.5.1 support Lonsdale as the Regional City Centre and enable a wide range of housing types to allow for flexible infill densification. Objectives 1.3.1 – 1.5.9 , and 3.1.1 – 3.5.4 relate to the diversity, resiliency, equitability, and liveability of densification and development in the City. Pathways 1, 4 , and 5 of the City's Community Wellbeing Strategy (2024) , as well as the Residential Tenant Displacement Policy (2021) further support these objectives.
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Objectives 1.1.7 and 1.4.1 encourage child care services and amenities in residential areas and multi-family developments. Action 12 of the City's Child Care Action Plan (2020) further supports these objectives.
vii)	consider the implementation of green infrastructure	Objective 8.3.3 refers to the implementation of green infrastructure.
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	Objectives 1.4.5, 2.2.4, 8.1.1 , and 8.2.3 address the corresponding investment in and intensification of infrastructure in the Lonsdale Regional City Centre, FTDAs, and other locations along transit corridors experiencing growth. Objectives 1.1.2, 1.1.6, 1.4.3, 1.4.5 and 2.1.3 refer to the investment in commercial,

		residential, and cultural amenities in the Lonsdale Regional City Centre, FTDAs, and other locations along transit corridors experiencing growth. The City's Asset Management Plans support these objectives and are being updated in anticipation of future growth.
ix)	support the provision of community services and spaces for non-profit organizations	Objective 1.4.3 supports the provision of community services and spaces, particularly in high-density neighbourhoods. Pathway 6 of the City's Community Wellbeing Strategy (2024) further supports this objective.
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Objectives 1.1.3 – 1.1.5, 2.2.4, 7.2.2, 7.2.6 – 7.2.9, and 7.2.12 recognize and support the different uses of the overlapping areas between Urban Centre, FTDA, and Employment lands.
xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Objective 4.2.2 and 4.2.14 refer to minimizing environmental impacts and its effects on residents of new development. Action 7D of the City's Mobility Strategy (2022) further supports these objectives.
c)	Include policies for General Urban lands that:	See below.
i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	See OCP Schedule E Regional Context Statement Map .
ii)	exclude new non-residential Major Trip-Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	See OCP Schedule A Land Use Map which show the Urban Centre and FTDA, where Major-Trip-Generating Uses are permitted. Objectives 1.1.4, 7.1.5, and 7.2.2 support the concentration of Major-Trip-Generating Uses in the Urban Centre and FTDA.

	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Objective 2.2.4 encourages infill and intensification in appropriate locations within walking distance of FTDA's. The City's Community Wellbeing Strategy (2024) and Density Bonus and Community Benefits Policy (2018) further support this objective.
	iv)	encourage neighbourhood-serving commercial uses	Objective 1.1.6 supports the provision of strategically located neighbourhood-serving commercial uses.
	d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of "non-residential Major Trip Generating uses" that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	This definition is not in the current OCP but will be added in the next OCP update.
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	See OCP Schedule E Regional Context Statement Map which shows the proposed expansion to the Marine Drive FTDA.
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Objectives 2.1.5, 2.1.8, and 2.2.4 refer to the collaboration between different organizations in considering long-term growth and transportation planning.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

Policy 1.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	Objectives 2.1.1 – 2.3.10 support alternative modes of transportation across the City. Direction 1 of the City's Community Wellbeing Strategy (2024) supports building complete, connected, social active communities, where daily needs are met within a short walk or roll of every home.

		Action 8A of the City's Mobility Strategy (2022) further supports these objectives.
b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Objectives 1.4.3, 6.2.2, and 7.1.4 support Lonsdale Regional City Centre and other high-density neighbourhoods in accommodating a variety of community, arts, cultural, recreational, and other uses.
c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Objectives 1.4.3, 5.1.2, 5.1.4, 5.1.5, and 5.2.1 – 5.3.6 support the provision of public spaces and other place-making amenities and facilities for people of all ages and abilities in every season.
d)	respond to health and climate change-related risks by providing equitable access to:	See below.
i)	recreation facilities	Objective 5.1.2, 5.2.3, 5.2.4, and 5.2.5 promote accessibility to recreation facilities in the City. The City's Community Recreation Strategy (2020) further supports these objectives.
ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Objectives 1.3.10, 5.1.2, 5.2.3, 5.3.1, and 5.3.5 promote accessibility to green spaces and other public spaces in the City. The City's Parks Master Plan (2010) further supports these objectives.
iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Objectives 2.1.1, 2.3.2, and 2.3.5 support safe and accessible active transportation throughout the City. Strategy 1 of the City's Mobility Strategy (2022) further supports these objectives. The City is developing a city-wide sidewalk assessment which will identify and quantify the condition, function, and

			accessibility of existing sidewalks.
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Objectives 3.4.1 – 3.4.5 recognize the City's role in providing nutritious, healthy, and local food opportunities for its residents. The City's Community Wellbeing Strategy (2024) further supports these objectives.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Objectives 1.4.4, 1.3.10, and 5.2.8 relate to mitigating the negative social and health impacts of new development through thoughtful planning and design principles and practices. Pathways 1 and 4 of the City's Community Wellbeing Strategy (2024) further support these objectives.
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Objectives 1.3.10, and 3.2.1 – 3.2.3 promote social connectedness, accessibility, and crime prevention through thoughtful planning and design principles and practices. These objectives are supported by the Development Permit Guidelines in Division VII of the City's Zoning Bylaw (1995).
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	Objective 7.2.1 relates to the partnership and collaboration with Indigenous Groups to achieve economic objectives. The City's Community Wellbeing Strategy (2024) further supports this objective.
Strategy 1.4: Protect Rural lands from urban development			
Policy	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	N/A

	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	N/A
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	N/A
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	N/A
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	N/A

Metro 2050 **Goal 2: Support a Sustainable Economy**

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The policies within the City of North Vancouver's OCP recognize the importance of supporting and enhancing its existing local economy while fostering an environment that encourages new economic pursuits to create a diverse economy. The City is fortunate to have a vibrant urban centre, as well as a thriving port, which provide abundant economic opportunities. Chapters 2 and 8 of the OCP support the existing and future economy by directing economic growth to these hubs, optimizing the movement of people and goods, and aligning infrastructure and servicing needs accordingly. The OCP is strongly supported by the City's **Economic Development Strategy (2023)**, which provides updated guidance to support innovation-driven employment growth, marine and logistics sector expansion, and retention of commercial and office uses in key nodes. The Strategy also emphasizes workforce attraction, land intensification, and targeted support for key sectors including health, clean tech, and the creative economy.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP Policies
Policy 2.1.10	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Objectives 1.1.3 and 1.1.5 support economic support through provision of jobs and commercial uses. Objectives 1.1.4, 2.2.4, 7.2.2, and 7.2.8 support the concentration of economic growth around the Lonsdale Regional City Centre and FTDA's. Objectives 2.5.3, 7.2.6, 7.2.7, 7.2.9, and 7.2.12 provide support for the City's industrial and employment lands. Tactic 1.3 of the City's Economic Development Strategy (2023) further supports these objectives.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	Objectives 1.1.4, 1.1.5, and 7.2.2 support the appropriate development and expansion of office and commercial uses in the Urban Centre and FTDA's. Objective 7.2.8 encourages additional floor area devoted to employment-generating uses.

c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	Objectives 1.1.4, 7.1.5, and 7.2.2 support Lonsdale Regional City Centre and the FTDAs as the commercial and institutional cores of the City, discouraging development and expansion elsewhere.
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Strategy 2.2 Protect the supply and enhance the efficient use of Industrial land

	Section	Policy Text	Applicable OCP Policies
Policy 2.2.9	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	See OCP Schedule E Regional Context Statement Map .
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	See OCP Schedule A Land Use Map , which identifies industrial lands situated around the City's waterfront port that are crucial in supporting inter-regional, provincial, national, and international trade.
	c)	include policies for Industrial lands that:	See below.
	i)	consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Objectives 7.2.6, 7.2.7, and 7.2.9 provide support to and protect the City's industrial land. Objective 7.2.12 ensures that uses on industrial lands are appropriate for their location and consistent with the intent of the industrial lands.
	ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Objectives 7.2.7 and 7.2.12 support auxiliary uses on these lands, such as limited-scale ancillary commercial spaces and caretaker units.
	iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	Objective 7.2.12 ensures that uses on industrial lands are appropriate for their location and consistent with the intent of the industrial lands.
	iv)	encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Objective 7.2.6, 7.2.9, and 7.2.12 refer to the improved utilization and increased intensification of industrial lands.
	v)	review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and	Objectives 2.2.2 and 7.2.10 support the strategic managing of parking and loading requirements to reflect changes in activities and demand,

	reflect improvements to transit service, in an effort to avoid the over- supply of parking	ensure better integration with surrounding character, encourage alternative modes of transportation, and avoid an over-supply of parking. Tactic 1.6 of the City's Economic Development Strategy (2023) further supports these objectives.
vi)	explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Objectives 7.2.9 and 7.2.12 influence land use planning to support the economic growth and intensification of industrial lands. Tactic 1.3 of the City's Economic Development Strategy (2023) further supports these objectives.
vii)	provide infrastructure and services in support of existing and expanding Industrial activities	Objective 7.2.9 provides infrastructure and servicing support for industrial activities. Additional support for industrial uses will be incorporated into future updates to the City's Asset Management Plans.
viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Objective 2.1.10 and 7.2.6 support the goods movement and infrastructure needs of the Port lands.
ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Objectives 1.2.1, 4.2.2, 4.2.3 and 4.2.5 address the relationship between industrial land uses and other land uses, aiming to minimize the effects of industrial uses and improve environmental resilience. The City does not have design guidelines for industrial lands.
x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	The current OCP does not prohibit the stratification or subdivision of Trade-Oriented lands, but will be added in the next OCP update.
d)	include policies for Employment lands that:	See below.
i)	support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	Section 2.4.4 identifies Lower Lonsdale as a mixed employment hub supporting industrial and small-scale commercial uses. Objectives 7.2.7, 7.2.9, and 7.2.12 support the City's mixed employment areas.
ii)	allow large and medium format retail, where appropriate, provided that such development will not	The current OCP does not explicitly support large and medium format retail development, but are implicitly

	undermine the broad objectives of the Regional Growth Strategy	encouraged to be located in the Urban Centre and FTDA's.
iii)	support the objective of concentrating larger-scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Objectives 1.1.4, 1.1.5, 7.2.2, and 7.2.8 support the concentration of larger-scale commercial, higher forms of residential, and other Major Trip-Generating Uses in the City's Urban Centre, and local-scale uses in FTDA's.
iv)	support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Objectives 1.1.4, 7.2.7, and 7.2.9 support the appropriate density forms and uses of development within the Urban Centre, FTDA's, and other lower density areas.
v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Objective 7.2.12 ensures that the permitted uses on these lands are the most appropriate for the location and land designation.
e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Objectives 4.1.1, 4.1.2, and 4.3.4 support existing and new businesses in reducing their climate footprint and improving environmental sustainability. Tactic 4.2 of the City's Economic Development Strategy (2023) further supports these objectives.
f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	Objectives 3.3.3 – 3.3.5, and 4.1.3 support existing and new businesses in adapting to climate change, reducing exposure to natural hazard risks, and responding to natural hazards. The City works together with North Shore Emergency Management (NSEM) to help residents and prepare for, respond to, and recover from emergencies and disasters.

Strategy 2.3 Protect the supply of agricultural land and strengthen Agricultural viability			
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	Metro 2050 does not identify Agricultural Lands within the City of North Vancouver.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	N/A
	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	N/A
	i)	assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	N/A
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	N/A
	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies	N/A
	iv)	protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	N/A
	v)	demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	N/A
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	N/A
PO	Section	Policy	Supplementary Information

		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	N/A
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Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver's parks, open spaces, and natural environment are key elements that contribute to the beauty and identity of the city. The policies within the OCP recognize the importance of the environmental features and functions these spaces provide and seek to protect, preserve, and reacquire them. Chapters 1, 2, 4 and 5 of our OCP aim to preserve, protect, enhance, and acquire existing and future conservation and recreation lands; reduce greenhouse gas emissions and energy consumption across transportation and development sectors; and mitigate challenges related to climate change and natural hazards. Additional plans and policies supporting the OCP include the **Climate & Environment Strategy (2024)**, **Community Energy and Emissions Plan (2010)**, **100-Year Sustainability Vision (2009)**, **Urban Forest Management Plans (2007)**, **Parks Master Plan (2010)**, **Stream and Drainage System Protection Bylaw (2003)**, **Integrated Stormwater Management Plan (2016)**, and **Streamside Protection & Enhancement Development Permit Guidelines (2022)**.

Goal 3 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>

Strategy 3.1: Protect and enhance Conservation and Recreation lands

	Section	Policy	Applicable OCP Policies
Policy 3.1.9		Adopt Regional Context Statements that:	
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	See OCP Schedule E Regional Context Statement Map .
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	See below.

i)	drinking water supply areas	Objectives 4.2.15, 8.1.7, and 8.2.1 support the drinking water supply areas within the City. The City is supportive of a Regional Water System Risk Assessment Plan with Metro Vancouver and the North Shore municipalities.
ii)	environmental conservation areas	Objectives 4.2.3 and 4.2.4 supports the identification and acquisition of environmentally sensitive properties, and the protection and enhancement of these areas.
iii)	wildlife management areas and ecological reserves	Objectives 4.2.3, 4.2.8, and 4.2.10 support the protection, enhancement, and restoration of environmentally sensitive areas and wildlife habitats. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives.
iv)	forests	Objective 4.2.12 supports the protection and expansion of the urban forest in the City. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives.
v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	Objectives 4.2.8 – 4.2.10 supports the protection and restoration of riparian and wetland areas in the City. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives. The City's Stream and Drainage System Protection Bylaw (2003) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	N/A
viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: major parks and outdoor recreation areas;	Section 2.1.3 outlines the intent of the City's Parks, Recreation, and Open Space land use designation.

		- o education, research and training facilities, and associated uses that serve conservation and/or recreation users; - o commercial uses, tourism activities, and public, cultural, or community amenities; - o limited agricultural use, primarily soil-based; and - o land management activities needed to minimize vulnerability / risk to climate change impacts	Objectives 1.2.1, 4.2.2, 4.2.3, 5.1.1, and 5.1.9 support the intended uses of this designation. The City's Urban Forest Management Plans (2007), Parks Master Plan (2010), and Climate & Environment Strategy (2024) further support these objectives.
	c)	Include policies that:	See below.
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Objective 1.2.1, 4.2.2, and 4.2.3 ensure the protection of conservation and recreational land from activities from adjacent land uses. Special consideration will be given to Streamside Protection Areas outlined in Section 2.5 .
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Objectives 4.2.8, and 4.2.9 relate to the protection and restoration of isolated environmentally sensitive areas.
Strategy 3.2: Protect, enhance, restore, and connect ecosystems			
Policy 3.2.7	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>Please provide response in Targets section</i>
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	See below.
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	Objectives 4.2.4, 4.2.5, 5.1.1, and 5.1.9 support the protection, enhancement, and restoration of ecosystems through means like land acquisition, density bonusing, and other creative solutions.
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Objectives 4.2.4, 4.2.9, 4.2.10, and 5.1.3 relate to the acquisition, restoration, enhancement, protection, and collaboration with other jurisdictions and partners concerning conservation and recreation lands. The City's Biodiversity and Natural Areas Report (2023) identifies the natural habitat network which aligns with the Regional Green Infrastructure Network identified by Metro Vancouver.

iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Objectives 4.2.2 – 4.2.6 encourage sustainable development and growth that minimizes environmental impacts and place protections on environmentally sensitive areas.
iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	Section 2.5 and Objectives 4.2.3, 4.2.5, and 4.2.6 relate to the use of creative solutions and re-greening to manage ecological integrity between ecosystems and other land uses. The City's Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
c)	Include policies that:	See below.
i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Objective 8.3.3 supports the consideration of natural assets, green infrastructure, and other naturalized development strategies in land use decision-making and management. The City is planning on developing an inventory and valuation of existing ecosystem services to inform a natural asset management plan.
ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Objectives 4.2.3, 4.2.4, 4.2.10, and 4.2.12 support the protection, restoration, and expansion of urban forests through land acquisition and land use controls. The City's Climate & Environment Strategy (2024), Urban Forest Management Plans (2007), Parks Master Plan (2010), and Tree Bylaw (2022) further support these objectives.
iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Objectives 4.2.11 aims to reduce the density and distribution of invasive species to protect biodiversity and ensure public safety. The City's Invasive Plant Management Strategy (2013) further supports this objective. The City also conducts a city-wide Invasive Species Inventory every 5 years which is used on a yearly basis

			to inform invasive species treatment programs.
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Objectives 5.1.1, 5.1.3, and 5.1.4 support the continual maintenance, improvement, and expansion of the City's existing trail/greenway network that reflects the needs and expectations of the community.
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Objectives 1.3.9, 8.1.3, 8.1.7, 8.1.8, 8.2.1, 8.3.2, and 8.3.3 currently support watershed and ecosystem planning. The City's Integrated Stormwater Management Plan (2016) further supports these objectives. The City works together with the Provincial and Local governments, and the Tsleil-Waututh Nation to support the Burrard Inlet Water Quality Objectives, which help manage the water quality and protect the water values associated with the Burrard Inlet's marine waters and freshwater tributaries.
Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality			
Policy 3.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	<i>Please provide response in Targets section</i>
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such	Objectives 1.2.1 – 1.2.3 support the retrofitting of existing buildings and construction of new buildings to meet new energy, waste, and GHG standards and practices. Objective 8.3.1 ensures that new and retrofitted buildings are adapted and resilient to future climatic conditions throughout its lifespan. Pathway 2 of the City's Climate & Environment Strategy (2024) further supports these objectives.

	as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure; and community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	Objectives 1.1.1, 1.1.2, 1.1.4, 1.2.1, 1.4.4, and 1.4.5 refer to the design and infrastructure that supports active transportation. Objectives 1.3.10, 2.1.1, 2.1.4 – 2.1.9, 2.2.1 – 2.2.6, and 2.3.1 – 2.3.10 refer to the programs, initiatives, and supports that encourage a modal shift to sustainable transportation.
c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	Objectives 1.1.2, 1.1.6, 1.4.3, 1.4.5, 2.1.3, 2.2.4, 8.1.1, and 8.2.3 refer to the focus of infrastructure and amenity investments in the Urban Centre, FTDA, and other appropriate locations. The City's Asset Management Plans support these objectives and are being updated in anticipation of future growth.

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP Policies
Policy 3.4.5	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Objectives 1.2.1, 1.2.2d, and 8.3.1 ensure that new and existing development is adaptable, resilient, and informed by climate science in the face of climate change and natural hazards. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which provides protections for hazardous land within 200-year flood plains or steep areas. The City's Integrated Stormwater Management Plan (2016) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
	b)	include policies that discourage new development in current and future hazardous	Objectives 1.2.1, 3.2.4, 4.1.4, and 8.1.2 ensure that new developments

		areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	avoid hazardous areas where possible, and risks are mitigated through climate-proofing development and regular climate change research and consideration. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which provides protections for hazardous land within 200-year flood plains or steep areas.
Policy 3.4.6	Section	Policy	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Objectives 1.2.1, 4.1.3, 4.1.4, 4.2.16, and 8.1.2 support the continual, iterative process of integrating climate change research and natural hazard risk assessments into planning decisions. Utility modeling and IDF curve monitoring are examples of how the City incorporates climate change and natural hazard research into local planning and infrastructure decision making.
Policy 3.4.7	Section	Policy	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Objectives 3.3.1 – 3.3.6, 4.1.3, and 4.2.2 support the incorporation of mitigation and recovery strategies into broader plans and policy documents to support communities in the face of climate change and emergency events. Action 11D of the City's Mobility Strategy (2022) further supports these objectives. The City's Municipal Emergency Plan (2007) , created with North Shore Emergency Management (NSEM), further supports these objectives.
Policy 3.4.8	Section	Policy	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	Objective 4.1.4 relates to the management of development in relation to climate-related hazards such as unstable slopes and floods. Objective 8.3.3 relate to the use of green infrastructure or naturalized

			engineering strategies to mitigate risk of storms and flooding. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which guide development in hazardous areas. The City's Integrated Stormwater Management Plan (2016) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further supports these objectives.
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Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver recognizes its role in providing diverse and affordable housing options in a market facing an affordability and supply crisis. The policies in the Official Community Plan (OCP), along with supporting plans and strategies, reflect the City's commitment to being a place where residents can afford to live, work, and play. Chapter 1 of the OCP contains policies that support the provision of a range of housing types and tenures, from non-market rental housing to supportive housing. Additional plans and policies that support the OCP include the **Housing Needs Report (2021)**, **Interim Housing Needs Report (2024)**, **Housing Action Plan (2016)**, **Community Well-being Strategy (2024)**, **Economic Development Strategy (2023)**, **North Shore Poverty Reduction Strategy (2023)**, **Residential Tenant Displacement Policy (2021)**, and **Mid-Market Rental Policy (2022)**.

Goal 4 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>

Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP Policies
Policy 4.1.8	Adopt Regional Context Statements that:		
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	Objectives 1.5.1 – 1.5.9 informed the City's Housing Needs Report (2021), which indicates the City's commitment to meeting current and future housing needs and demand. The City's Interim Housing Needs Report (2024) identified a 20-year housing unit need using Provincial methodology. The City is working to ensure that the Zoning Bylaw (1995) and OCP will allow the necessary capacity to accommodate the housing unit needs identified by the Province.

b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Objectives 1.5.1 – 1.5.9 support the provision of affordable and diverse housing options. Local plans and policies supporting the OCP include but are not limited to our: Housing Action Plan (2016), Housing Needs Report (2021), CNV4ME (2016), Mid-Market Rental Policy (2022), Adaptable Design Policy (1998), and Active Design Guidelines (2015). The City is working on an inclusionary housing framework, which will include a revised inclusionary housing policy, and the integration of inclusionary zoning into the City's Zoning Bylaw.
c)	identify policies and actions that contribute to the following outcomes	See below.
i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Objective 1.5.1 – 1.5.5, and 1.5.7 relate to increasing the diverse supply of adequate, suitable, and affordable housing along the housing continuum. Pathway 2 of the City's Community Wellbeing Strategy (2024) further supports these objectives.
ii)	increased supply of family-friendly, age-friendly, and accessible housing	Objectives 1.4.2, 1.5.1, 1.5.5 and 1.5.6 support the provision of family-friendly, age-friendly, and accessible housing. Actions under the City's CNV4ME (2016), Housing Action Plan (2016), and Community Wellbeing Strategy (2024) further support the provision of housing for all ages and abilities.
iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Objectives 1.5.1 – 1.5.5, and 1.5.8 support a range of options for housing tenures and types. The City's Housing Action Plan (2016) and Pathway 2 of the Community Wellbeing Strategy (2024) further support these objectives.
iv)	increased density and supply of diverse ground-oriented and infill housing forms in	Objectives 1.5.1 and 2.2.4a support increasing density in the urban core

Policy 4.1.9		low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	and in proximity to transit with the development of infill housing forms.
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Objectives 1.1.4, 1.1.6, 2.2.1 and 2.2.3 relate to the integration of land use and transportation planning to reduce housing and transportation costs.
	vi)	increased social connectedness in multi-unit housing	Objectives 1.4.3 and 1.4.4 support the use of active-design principles and other recreational, cultural, and community spaces to enhance social connectedness. Objectives 3.1.1 and 3.1.2 foster social connectedness by encouraging inclusive environments, reducing barriers to participation, and empowering residents of the community. The City's Community Wellbeing Strategy (2024) and Active Design Guidelines (2015) further support these objectives.
	vii)	integrated housing within neighbourhood contexts and high quality urban design	Objectives 1.3.1, 1.3.5, and 1.3.6 ensure that new housing units are high quality and integrated within neighbourhood contexts in an appropriate way
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	Objectives 1.2.1 and 4.1.4 ensure that existing and future housing stock are resilient to climate change and related hazards. Pathway 2 of the City's Climate & Environment Strategy (2024) further supports these objectives.
	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Please see the City of North Vancouver's Housing Action Plan (2016) , Housing Needs Report (2021) , Interim Housing Needs Report (2024) , and Pathway 2 of the Community Wellbeing Strategy (2024) . The City's Interim Housing Needs Report (2024) found that over the next 20 years, the City of North

		Vancouver will need 21,301 additional housing units to address both its underlying and future housing needs. The City's Community Wellbeing Strategy (2024) addresses housing need through Tactic 2.14 to enable and promote housing densities that reflect the City's housing need, as established through the City's Housing Needs Report.
b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), and Interim Housing Needs Report (2024). The City's Interim Housing Needs Report (2024) assesses the City's demographics and current and future housing context, with the following key takeaways: (1) the City is growing faster than the region, (2) housing needs in the City are evolving with changing demographics, and (3) housing affordability continues to be a significant issue in the City.
c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). The City's Interim Housing Needs Report (2024) identifies key statements of housing need, including the need for housing for seniors, housing for families, housing for Indigenous households, and special needs housing among others. These housing priorities are addressed in the City's Community Wellbeing Strategy (2024) tactics, including Tactic 2.18 to promote family friendly units, Tactic 2.20 to partner and collaborate with

			Skwxwu7mesh Úxwumixw (Squamish Nation) and səilwətał (Tsleil-Waututh Nation) to learn about housing needs of local First Nations members and the City's urban Indigenous population, and Tactic 2.22 to support accessibility and aging in place.
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). Pathway 2 in the City's Community Wellbeing Strategy (2024) to expand the supply and improve the quality, diversity, and affordability of housing in the City addresses actions set out in Action 4.1.8. Key tactics to support implementation include Tactic 2.7 to develop an inclusionary housing policy, Tactic 2.11 to leverage senior government funding and programs to deliver affordable housing, and Priority Project Two for Housing Supply, Affordability, Suitability + Adequacy Initiatives.
Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply			
Policy 4.2.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please provide response in Targets section</i>
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	The City's Residential Tenant Displacement Policy (2021) supports the OCP in mitigating impacts to tenants during displacement events through enhanced notice and financial assistance.

	c)	identify the use of regulatory tools that protect and preserve rental housing	Objective 1.5.4 supports the retention, renewal, and replacement of rental housing units. The City's Density Bonus and Community Benefits Policy (2018) provides additional support to the protection and preservation of rental housing.
	d)	identify policies and actions that contribute to the following outcomes:	See Below.
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Objectives 1.5.3 – 1.5.5 encourage the development of affordable rental housing through collaboration with housing partners, and using tools like density bonusing and density transfers. The City's Housing Action Plan (2016) and Density Bonus and Community Benefits Policy (2018) further support these objectives.
	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Objectives 1.5.2 – 1.5.5 support the provision of market and below-market housing, and preservation of existing rental units. The City's Density Bonusing and Community Benefits Policy (2018) and Community Wellbeing Strategy (2024) further support these objectives.
	iii)	protection and renewal of existing non-market rental housing	Objective 1.5.4 incentivizes the retention, renewal, and replacement of existing rental units with density bonusing and transfers. The City's Density Bonus and Community Benefits Policy (2018) further supports this objective.
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	The City's Residential Tenant Displacement Policy (2021) supports the OCP by requiring enhanced notice and financial assistance for renters displaced due to redevelopment.

Policy 4.2.8			Pathway 2 of the City's Community Wellbeing Strategy (2024) further supports this objective.
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Objectives 1.2.2, 1.2.3, and 4.1.1 support existing and future housing stock to be more energy-efficient, produce zero-waste, and reduce GHG emissions. The City's Climate & Environment Strategy (2024) further supports these objectives by providing a strategic framework to advance resilience and sustainability across housing typologies.
	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Density Bonus and Community Benefits Policy (2018). Pathway 2 of the City's Community Wellbeing Strategy (2024) supports developing inclusionary policies, regulations, and incentives to increase the supply of non-market housing in the City. Strategy 7 of the City's Housing Action Plan (2016) focuses on sustaining and enhancing non-market housing through support for non-profit societies in preserving existing stock and pursuing regeneration opportunities as they arise. The City's Density Bonus and Community Benefits Policy (2018) protects existing purpose-built rental housing and, when rental sites are rezoned, limits the future use to rental housing.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Please see the City of North Vancouver's Housing Action Plan (2016) , Housing Needs Report (2021) , Interim Housing Needs Report (2024) , and Pathway 2 of

			the Community Wellbeing Strategy (2024). The City's Community Wellbeing Strategy (2024) supports renters through Pathway 2 – Tactic 2.21, by using the City's Tenant Displacement Policy and other regulatory tools. The City's Residential Tenant Displacement Policy (2021) protects tenants who are displaced as a result of redevelopment of rental accommodations with enhanced notice and assistance beyond that required under the Residential Tenancy Act (RTA). Under the Inclusionary Housing Policy (2025), eligible tenants displaced by redevelopment are given first priority for 10% Inclusionary Housing Rental units in the new building.
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), and Interim Housing Needs Report (2024). The City's Housing Action Plan (2016) emphasizes cross-sector partnerships to advance housing initiatives in Strategy 6, including to collaborate with organizations including Metro Vancouver to support the development of diverse housing types and tenures.
Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness			
Policy 4.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Objective 1.5.8 refers to the collaboration with senior levels of government to produce new supportive housing units. The City is advancing nine housing initiatives, funded by the Federal Housing Accelerator Fund (HAF), to

Policy 4.3.8			increase the supply of and improve the quality, diversity, and affordability of housing. The City is coordinating with non-profit organizations and senior levels of government to lead capital projects on City-owned land that focus on expanding rental housing and community-based services through a not-for-profit model
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Objective 1.5.7 supports the provision of various housing options along the housing spectrum, including shelters, safe houses, transitional housing, and supportive housing. Objective 3.1.6 refers to the collaboration with community partners to provide support and assistance for people in need, including transitioning out from homelessness. Pathways 2 and 6 of the City's Community Wellbeing Strategy (2024) further support these objectives.
	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). Pathway 2 of the City's Community Wellbeing Strategy (2024) includes Tactic 2.11 to leverage senior government funding and programs for non-market housing and capitalize on partnership opportunities.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of

		the Community Wellbeing Strategy (2024). Pathway 2 of the City's Community Wellbeing Strategy (2024) includes the following relevant tactics: Tactic 2.6 to reduce the stigma associated with being unhoused by increasing awareness of the root causes, including the individual, economic, and societal factors. Tactic 2.26 to increase public access to the City's housing data, policies, and information. Tactic 5.5 to work with partners to de-stigmatize and raise awareness in the community about poverty, share information on available services and resources, and to motivate the community to take action.
c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), Pathway 2 of the Community Wellbeing Strategy (2024), and North Shore Poverty Reduction Strategy (2023). The City's Community Wellbeing Strategy (2024) includes the following relevant pathways and tactics to address Homelessness and reduce poverty: Pathway 2 includes several tactics to support individuals and families experiencing, or at risk of, homelessness. Tactic 6.10 under Pathway 6 focuses on strategic advocacy and financial support with senior levels of government to secure funding and partnership opportunities that address the needs of those at risk of, or experiencing, homelessness. Pathway 5 employs multiple tactics to build a people-centered local

		economy and foster collaboration to break the cycle of poverty. In 2023, the City endorsed the North Shore Poverty Reduction Strategy , a collaborative, cross-government initiative to reduce poverty through coordinated actions across the region.
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Metro 2050 **Goal 5: Support Sustainable Transportation Choices**

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver encourages sustainable mobility choices, as reflected in the Official Community Plan (OCP). In collaboration with partners such as TransLink and other municipalities, the City is committed to maintaining, enhancing, and expanding its transportation network to meet the objectives outlined in the OCP and the Mobility Strategy. Chapters 1 and 2 of the OCP aim to support sustainable modes of transportation—such as walking, cycling, micro-mobility, electric vehicles, car-sharing, and transit—optimize routes for all travel modes, and ensure accessibility for people of all backgrounds. Additional plans and policies that support the OCP include the **Mobility Strategy (2022)**, **Curb Access and Parking Plan (2025)**, **Community Wellbeing Strategy (2024)**, **Climate & Environment Strategy (2024)**, **Economic Development Strategy (2023)**, **Safe Mobility Strategy (2020)**, **North Shore Area Transit Plan (2012)**, **Electric Vehicle Strategy (2018)**, **Walk CNV Pedestrian Plan Framework (2017)**, and **Bicycle Master Plan (2012)**.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

	Section	Policy	Applicable OCP Policies
Policy 5.1.14	Adopt Regional Context Statements that:		
	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	Objectives 2.1.1, 2.1.2, 2.1.4 – 2.1.9, 2.2.1, 2.2.2, and 2.2.4 – 2.2.7 support, encourage, and strive to improve sustainable transportation methods in the City. Action 8A of the City's Mobility Strategy (2022) further supports these objectives.
	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Objective 2.1.8 and 7.2.10 refer to the collaboration between the City and transportation partners to implement transportation demand strategies that simultaneously encourage active transportation and support local businesses with parking. Actions 4B, 4E, 6A, and 8B of the City's Mobility Strategy (2022), and the City's Curb Access and Parking Plan (2025) further support these objectives.

	c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	Objectives 1.1.2, 1.4.5, 2.1.1, 2.1.4, 2.1.6, 2.3.1 – 2.3.3, 2.3.5, and 2.3.9 refer to the management of sustainable transportation infrastructure, including their development, maintenance, improvement, and provision. Strategies 1, 2, 5, 6, and 7 of the City's Mobility Strategy (2022) further support these objectives.
	d)	support the transition to zero-emission vehicles	Objectives 2.2.2 and 2.3.8 support the transition to zero-emission vehicles. Actions 3Bii and 3Biii of the City's Mobility Strategy (2022) further support these objectives.
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	Objective 5.1.3 refers to connecting the City's trail/greenway network beyond municipal boundaries. Action 11Diii of the City's Mobility Strategy (2022) provides additional support to this objective. The City continues to work closely with TransLink and Metro Vancouver on the implementation of the Major Bikeway Network and Regional Greenway Network
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Objectives 2.1.1, 2.1.2, and 2.2.2 support investment in active transportation facilities to encourage people of all ages and abilities to pursue active transportation methods. Actions 1Bi, 1Diii, 1Div, and 1E of the City's Mobility Strategy (2022) provide additional support to these objectives.
Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services			
Polic	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		

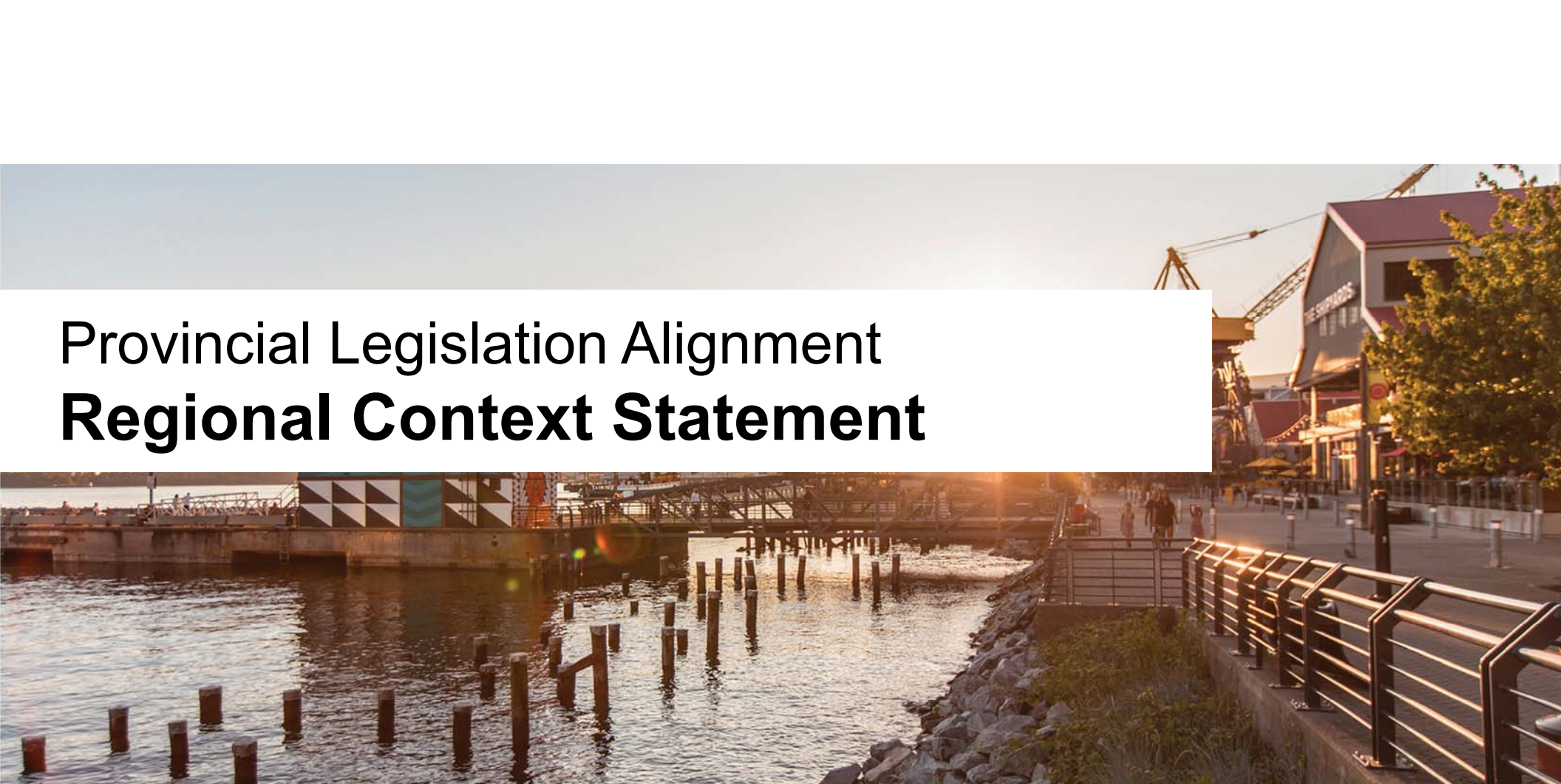
a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	See the OCP Schedule E Regional Context Statement Map .
b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	Objective 2.1.10 and 2.3.10 refer to the collaboration with other municipalities and levels of government to optimize the efficiency and safety of trade routes. Strategy 9 of the City's Mobility Strategy (2022) provides additional support to these objectives.
c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Objectives 2.1.6, 2.1.10, 2.2.5, 2.3.10, and 7.2.6 refer to the collaboration with other municipalities to implement transportation system management strategies to improve overall traffic network efficiency. Strategy 10 of the City's Mobility Strategy (2022) provides additional support to these objectives.
d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Objective 7.2.6 supports the City's existing rail network and its role in delivering goods and services to the port. Strategy 9 of the City's Mobility Strategy (2022) provides additional support to this objective.
e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Objectives 2.3.3, 2.3.4, and 4.2.14 relate to mitigating the noise and air pollution impacts of development and infrastructure. Action 7D of the City's Mobility Strategy (2022) provides additional support to these objectives.
f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution	Objective 2.1.10, 2.3.8, 2.3.10, and 7.2.6 relate to the optimization of the City's transportation system and

		centres, and mitigate any negative impacts of these uses on neighbourhoods	options to improve goods movement and reduce environmental impacts. Strategy 9 and 10 of the City's Mobility Strategy (2022) provide additional support to these objectives.
--	--	--	---

Metro 2050 [Implementation](#)

Metro 2050 includes some policies that can be used if the Member Jurisdiction includes language permitting them, either below or in statements elsewhere in the RCS.

	Policy	Member Jurisdiction Response
Policy 6.2.7	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality's Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows: a) the Member Jurisdiction may re-designate land from one regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare; b) notwithstanding section 6.2.7 (a), for sites that are greater than one (1) hectare and less than three (3) hectares in area, the Member Jurisdiction may redesignate land: - from Industrial to General Urban regional land use designation, if the site is contiguous with an Industrial site and the developable portion of the site will be predominantly within 150 metres of an existing or approved rail rapid transit station; or - from Industrial to Employment regional land use designation if the developable portion of the site will be predominantly within 250 metres of an existing or approved rail rapid transit station, provided that: - the re-designation does not impede rail, waterway, road, or highway access for industrial uses; and - the aggregate area of all proximate sites so re-designated does not exceed three (3) hectares; c) the aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the Member Jurisdiction's total lands within each applicable regional land use designation as of July 29, 2011.	The City of North Vancouver's Regional Context Statement hereby permits this.
Policy 6.2.8	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the Regional Growth Strategy.	The City of North Vancouver's Regional Context Statement hereby permits this.



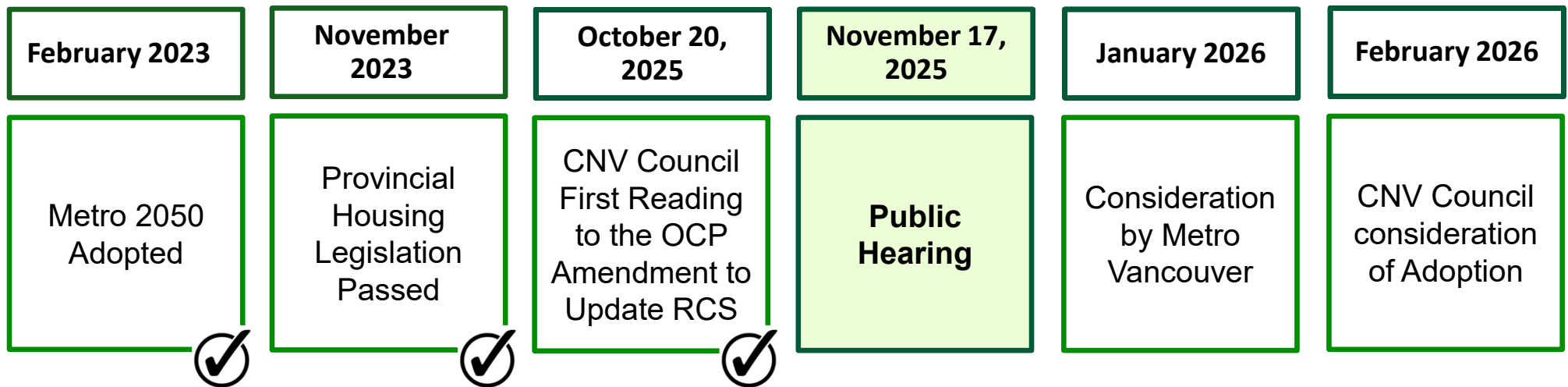
Provincial Legislation Alignment **Regional Context Statement**

Presented November 17, 2025
Planning, Development & Real Estate

city
of north
vancouver

Background

The **Regional Context Statement** outlines how the City of North Vancouver's **OCP** aligns with **Metro 2050: Regional Growth Strategy** and how consistency will be maintained over time.



Metro 2050 Regional Planning Goal

Goal 1: Create a Compact Urban Area

Goal 2: Support a Sustainable Economy

Goal 3: Protect the Environment, Address Climate Change, and
Respond to Natural Hazards

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 5: Support Sustainable Transportation Choices

Key changes between Metro 2040 and Metro 2050



1. Climate & Resilience

- New policies on climate adaptation and hazard preparedness.



2. Housing

- Stronger focus on housing diversity and affordability.



3. Regional Targets

- Protect 50% of land base for nature.
- Increase tree canopy from 32% to 40%.
- 15% of new housing in Urban Centres & FTDAs as affordable rental.

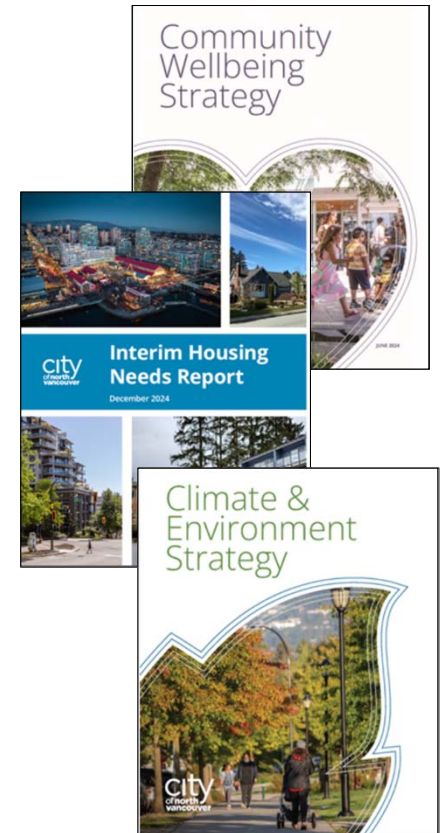


4. Growth Management

- More tools to direct growth near transit and protect industrial lands.

Changes in CNV Regional Context Statement

- Updated to align with **Metro 2050** policies and targets.
- Integrates **recent City strategies** (Climate & Environment Strategy, Community Wellbeing Strategy, Mobility Strategy, Economic Strategy, and Housing Needs Reports)
- Expands **Marine Drive Frequent Transit Area** connecting Lonsdale Regional City Centre with existing transit corridors.



Legend

●●● Truck Routes

--- City Boundary

Roads

— Highway

— Arterial (Major and Minor)

— Collector and Local

North Shore Area Transit Plan

— Future Frequent Transit Service

— Future Rapid Transit Service

— Frequent Transit Development Area

— Urban Containment Boundary

— Regional City Centre

Regional Context Land Use Designations

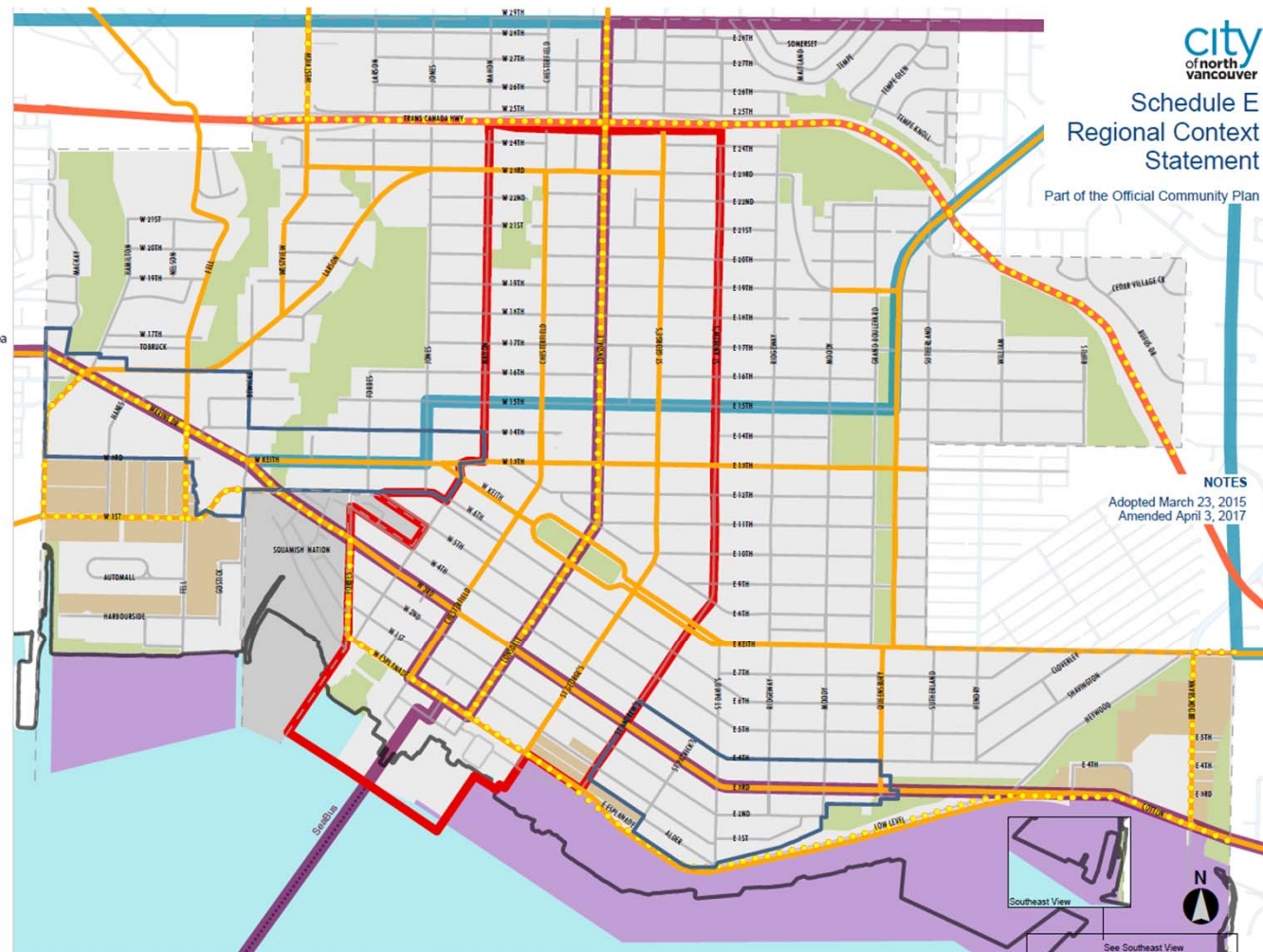
General Urban

Mixed Employment

Industrial

Squamish First Nation

Conservation & Recreation





Thank you.

PUBLIC HEARING

Monday, November 17, 2025 at 6:00 pm

Official Community Plan Amendment Bylaw, No. 9141, 2025 (City Initiated Amendment to Update Regional Context Statement)

PURPOSE: To replace the Regional Context Statement in the Official Community Plan to align with *Metro 2050*.

PROVIDE WRITTEN INPUT: All persons who believe their interest in property may be affected by the proposed Bylaw may provide a written submission to the Corporate Officer by email (input@cnv.org), mail or delivered to City Hall no later than 12:00 pm on **Monday, November 17, 2025**. *All submissions must include your full name and residential address.* Council will be provided with a copy of your submission at the Council meeting. No further information or submissions will be accepted after the conclusion of the Public Hearing.

SPEAK AT THE MEETING: In person at City Hall: On the day of the Public Meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, between 5:30-5:50 pm. Enter City Hall from 13th Street after 5:30 pm.

By Webex or phone: Pre-register online at cnv.org/PublicMeetings, or by phoning 604.990.4234 to provide contact details. Login instructions will be forwarded to you. *All Webex/phone pre-registration must be submitted no later than 12:00 pm on Monday, November 17, 2025.*

ACCESS THE DOCUMENTS: Online at cnv.org/PublicHearings anytime from November 5 to November 17, 2025.

QUESTIONS? Contact Daniella Fergusson at zoningupdate@cnv.org or T 604.982.8320

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9114

A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”

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 **“Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements)**.
2. “Part 1 – Foundation” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:
 - A. Replacing Table 3 “OCP Requirements and Plan Content by Chapter” under Section “Legislative Authority and Scope” with Table 3 “OCP Requirements and Plan Content by Chapter” attached to this Bylaw as Schedule A.
3. “Chapter 1 Land Use: Housing, Population & Employment” of “Part 2 Community Directions” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:
 - A. Deleting Section 1.0 “Key Issues and Trends” in its entirety and replacing it with Section 1.0 “Key Issues and Trends” attached to this Bylaw as Schedule B.
 - B. Replacing Subsection 2.1.1 “Residential Land Use Designations” under Section 2.1 “Density, Height, and Development” with Subsection 2.1.1 “Residential Land Use Designations” attached to this Bylaw as Schedule C.
 - C. Inserting the following Land Use Designation in Subsection 2.1.3 “Other Land Use Designations” in-between the “Harbourside Waterfront (Mixed-Use)” and “School and Institutional” designations:

		Harry Jerome Neighbourhood Lands (Mixed Use)		Purpose	To allow a mix of residential and commercial development on the Harry Jerome Neighbourhood Lands. See further description in Section 2.4.1.
				Form	Mid-rise and high-rise buildings up to 103 metres in height for the tallest building.
				Max Density	2.9 FSR
				Max Bonus	n/a

- D. Deleting the first paragraph of Subsection 2.2.2 “Density Bonus Application” under Section 2.2 “Density Bonusing” and replacing it with the following:

“An OCP Density Bonus is subject to a rezoning process. Council is under no obligation to approve a proposed density bonus regardless of compliance with this section of the Plan or the related Density Bonus and Community Amenity Policy.”

- E. Deleting the last sentence of Section 2.3 “Density Transfer” and replacing it with the following:

“Density transfers require a rezoning and, if approved, require that a Land Title Act covenant be registered on all affected properties confirming that the transfer has occurred.”

- F. Deleting the paragraph starting “In 2012” under subsection 2.4.1 “Harry Jerome Recreational Complex” within Section 2.4 “Area-Specific Planning Policies” in its entirety and replacing it with the following:

“A. In 2012 City Council directed staff to consult with the public on options for the renewal of Harry Jerome Community Recreation Centre (HJCRC) and adjacent public lands. Since then, the City has engaged with stakeholders and the public regarding the scope and direction for the HJCRC, and Council has reviewed a number of reports and studies. The final design was approved by Council in April 2021, and construction began in 2022. The HJCRC is expected to open to the public in 2026.

B. Development of the Harry Jerome Neighbourhood Lands is intended to support the funding strategy for the HJCRC. Development will be in accordance with the land use designation shown on Schedule A Land Use (Appendix 1.0), the applicable zoning, and the Harry Jerome Neighbourhood Lands Development Permit Area Guidelines.

The vision is for the Harry Jerome Neighbourhood Lands to be redeveloped with a mix of residential and commercial uses in mid-rise and high-rise buildings that, together with the nearby new Harry Jerome Community Recreation Centre, park lands, and Green Necklace greenway, will create a vibrant urban community anchoring the northern end of the Lonsdale Corridor. Ground level commercial uses (such as cafes, restaurants) will be encouraged to help activate and frame the park and provide an edge for the Green Necklace. The development will also enrich the public realm by orienting buildings to City streets, avoiding blank frontages, and by animating the public realm through ground-level residential and commercial units.”

- G. Deleting the paragraph starting “Stretching from” in subsection 2.4.4 “Lower Lonsdale” within Section 2.4 “Area-Specific Planning Policies” in its entirety and replacing it with the following:

“Stretching from the waterfront north to 3rd Street, Lower Lonsdale is the City’s transportation hub and growing cultural and entertainment district. Lower Lonsdale underwent extensive redevelopment in the decade prior to 2014 and has not been identified as an area of change in the Plan. In 2023, the Province amended the *Local Government Act* to establish minimum allowable height and density for areas designated as Transit Oriented Areas. On June 17, 2024, Council adopted Transit Oriented Area Designation Bylaw, 2024, No. 9029 to designate the area as a Transit Oriented Area. As per the 2002 OCP, high-density mixed-use development supporting a variety of commercial uses and active public spaces, including significant waterfront lands, continues to be supported. As new development occurs in the Lower Lonsdale

area, the presence of small-scale commercial spaces and established light-industrial/mixed employment uses are expected to be maintained.”

- H. Deleting the paragraph starting “(See Chapter 2,” in subsection 2.4.5 “Marine Drive Frequent Transit Development Area” within Section 2.4 “Area-Specific Planning Policies” in its entirety and replacing it with the following:

“(See Chapter 2, Transportation Objective 2.2.4 of this plan for further details). Marine Drive serves as the main east-west corridor in the City, connecting the City to all the other jurisdictions on the North Shore. The Marine Drive Frequent Transit Development Area (FTDA) includes two sections: one along Marine Drive and West Keith Road to the west, and the other along 3rd Street to the east, with the Lonsdale Regional City Centre located between them.

Collectively, these areas will provide a mix of land uses and densities that support frequent transit service, ensuring consistency with the Metro Vancouver Regional Growth Strategy. A mixture of mixed-use buildings and commercial developments will continue to replace existing low intensity development such as car dealerships along the western corridor. Additional effort will be required to maintain and expand the existing right-of-way in some areas to enable future transit expansion along the full length of the east-west corridor.”

- I. Replacing Table 4 “Area-Specific Development Permit Areas (DPAs)” under Section 2.5 “Development Permit Areas” with Table 4 “Area-Specific Development Permit Areas (DPAs)” attached to this Bylaw as Schedule D.
- J. Replacing Table 5 “Category Specific Development Permit Areas (DPAs)” under Section 2.5 “Development Permit Areas” with Table 5 “Category Specific Development Permit Areas (DPAs)” attached to this Bylaw as Schedule E.
- K. Amending Subsection 2.6.1 “Objectives” under Section 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1” to “614”.
- L. Amending Subsection 2.6.2.1 under Section 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1(3)(b)” to “614(3)(b)”.
- M. Amending Subsection 2.6.3.1 under Subsection 2.6 “Ottawa Gardens Heritage Conservation Area” to update the *Local Government Act* reference from “970.1(3)(a)” to “614(3)(a)”.
- N. Deleting the three paragraphs under Section 2.7 “Temporary Use Permits” and replacing them with the following:

“Occasionally, long-term plans do not provide enough flexibility to allow for short-term responses to site-specific opportunities. To address these opportunities on a case-by-case basis the City will consider the issuance of a Temporary Use Permit (TUP) in accordance with the provisions of Section 493 of the *Local Government Act*.

All areas within the City are designated TUP areas where TUPs can be granted. TUPs will only be permitted where the City judges a temporary use to be in the interest of the public in general, and where the following conditions are satisfied:

- The development of a temporary use should not unduly curtail the redevelopment of land in accordance with the interests of the Official Community Plan;
 - A temporary use should not be permitted where, in Council's opinion, such a use would have negative impacts on adjoining property;
 - A temporary use permit should not be used to resolve ongoing land use problems on private property;
 - A temporary use permit is intended for short-term community benefit purposes where a broad range of the public benefit from its issuance."
- O. Deleting Subsection 2.8.3 "Duplex Special Study Area" under Section 2.8 "Special Study Areas" in its entirety.
- P. Inserting Subsection 2.8.6 "Heritage Special Study Area" following Subsection "2.8.5 Deleted" under Section 2.8 "Special Study Areas" as follows:

"2.8.6 Heritage Special Study Area

The Heritage Special Study Area is comprised of the Grand Boulevard, East 10th Street, and Finlay's Row Heritage Character Areas. Each area contains a large concentration of heritage properties, with some dating back to the early 20th century. These heritage areas serve as an important connection to the City's natural and cultural past. Special consideration will be taken with these areas to preserve their character and legacy as the City continues to develop into the future. The City will undergo a careful study of these areas to determine the best direction forward in balancing preservation with infill development. A full list of the properties with heritage value can be found in the City's Heritage Register (2013)."

4. "Chapter 10 Checking Progress" of "Part 3 Acting on the Plan" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by replacing the text below the heading "Updating the Plan" with the following:

"An OCP provides a general direction for the future of the community and indicates the changes that can be anticipated over the long-term. As the Province is shifting towards a more proactive, long-term approach to planning, the City of North Vancouver is required to review the OCP and Zoning Bylaw every five years to consider current and anticipated housing needs."

5. "Schedule A Land Use" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by:
- A. Reclassifying properties designated as "Residential Level 1", "Residential Level 2", or "Residential Level 3" to "Low Rise Neighbourhood 1" or "Low Rise Neighbourhood 2" as indicated in Schedule F attached to this Bylaw.
 - B. Reclassifying properties designated as "Residential Level 4A" or "Residential Level 4B" to "Residential Level 4" as indicated in Schedule F attached to this Bylaw.

- C. Reclassifying the following properties from “Residential Level 3” to “Residential Level 4” as indicated in Schedule F attached to this Bylaw.

Lot	Block	D.L.	Plan
B	52	550	16191
H	33	549/550	20932
G	33	549/550	20932
F	33	549/550	20392
C	33	549/550	15877
B	33	549/550	15877
A	33	549/550	15877

- D. Reclassifying the Land Use Designation for the Harry Jerome Neighborhood Lands from “Mixed Use Level 2 (Medium Density)” to “Harry Jerome Neighbourhood Lands (Mixed Use)” as indicated in Schedule F attached to this Bylaw.
- E. Revising the height limit indicated for the portion of the Harry Jerome Neighbourhood Lands outlined in black from 88 to 103 metres as indicated in Schedule F attached to this Bylaw.
- F. Identifying the Lonsdale Quay Transit Oriented Area as outlined in “**Transit Oriented Area Designation Bylaw, 2024, No. 9029**” by:
- (1) Indicating a 200 meter and a 400 meter radius circle from the Lonsdale Quay Bus Depot (TOA).
 - (2) Reclassifying properties within a 200 meter catchment of the Lonsdale Quay Bus Depot (TOA) designated as “Mixed Use Level 4A” to “Mixed Use Level 4B”.
 - (3) Reclassifying properties within 400 meters of the Lonsdale Quay Bus Depot (TOA) designated as “Residential Level 5” to “Residential Level 6”.
 - (4) Revising the maximum allowable residential heights for new development based on the *Local Government Transit Oriented Areas Regulation* (B.C Reg. 263/2023).
- G. Reclassifying the following City-owned properties from “Residential Level 4A” to “Residential Level 5” as indicated in Schedule F attached to this Bylaw.

Lot	Block	D.L.	Plan
3	170	274	972
4	170	274	972
5	170	274	972
8	170	274	972
9	170	274	972
10	170	274	972
11	170	274	972
12	170	274	972
13	170	274	972
14	170	274	972
15	170	274	972

16	170	274	972
17	170	274	972
18	170	274	972

- H. Reclassifying the following properties to “Residential Level 4” as indicated in Schedule F attached to this Bylaw.

Lot	Block	D.L.	Plan	Previous Designation
26	67	547	750	Residential Level 3
1-2		547	BCS940	Residential Level 3
1-2		547	BCS306	Residential Level 3
1/2/3		271/547	VR1372	Residential Level 3
1-3		271	LMS624	Residential Level 3
1-4		271	BCS2553	Residential Level 2
1-2		271	BCS1422	Residential Level 2
1-2		271	BCS1632	Residential Level 2
W	66	271	1914	Residential Level 2
20	66	271	750	Residential Level 2
19	66	271	750	Residential Level 2
1-2	66	271	LMS3076	Residential Level 2
1-2		271	VR158	Residential Level 2
H	66	271	1226	Residential Level 2
1	66	271	17227	Residential Level 2
2	66	271	17227	Residential Level 2
1-2		271	LMS1134	Residential Level 2
1-2		271	LMS1135	Residential Level 2
1-2		271	BCS2403	Residential Level 2
1-2		271	BCS2504	Residential Level 2
1-2		271	EPS5557	Residential Level 2
1-2		271	VR1355	Residential Level 2
1-2		271	VR1354	Residential Level 2
D	65	271	17150	Residential Level 2
E	65	271	17150	Residential Level 2
F	65	271	17071	Residential Level 2
G	65	271	17071	Residential Level 2
B	65	271	1288	Residential Level 2
A	65	271	1288	Residential Level 2
1-4		271	EPS1481	Residential Level 2
1-3	65	271	LMS4610	Residential Level 2
13	65	271	750	Residential Level 2
13	65	271	750, Part W1/2	Residential Level 2
13	65	271	750, Part E1/2	Residential Level 2
1-2		271	VR2494	Residential Level 2
1-4		271/274	EPS8514	Residential Level 3
1-3	64	271	LMS3714	Residential Level 3
20	64	271	750	Residential Level 3
1-2		271	VR2117	Residential Level 3
1-3		271	BCS1307	Residential Level 3
1-4	64	271/274	BCS3129	Residential Level 3

16	64	271	750	Residential Level 3
1-3		271/548	VR1400	Residential Level 3
E	64	548	16794	Residential Level 3
F	64	548	16794	Residential Level 3
1-2		548	VR511	Residential Level 3
1-2		548	VR512	Residential Level 3
1-2		271	LMS4723	Residential Level 2
1-2		271	LMS4611	Residential Level 2
3	70	271	1420	Residential Level 2
4	70	271	1420	Residential Level 2
5	70	271	1420	Residential Level 2
1-2	70	271	LMS4649	Residential Level 2
7	70	271	1420	Residential Level 2
1-2		271	EPS8997	Residential Level 2
1-2		271	EPS9432	Residential Level 2
10	70	271	1420	Residential Level 2
1-2		271	EPS4074	Residential Level 2
1-2		271	EPS5514	Residential Level 2
1-2		271	VR2329	Residential Level 2
1	71	271	750	Residential Level 3
2	71	271	750	Residential Level 3
1-2	71	271	VR2788	Residential Level 3
5	71	271	750	Residential Level 3
6	71	271	750	Residential Level 3
7	71	271	750	Residential Level 3

6. Appendix 2.0 “Definitions” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:

- A. Replacing the definition of “Density” as follows:

“**Density** means the intensity of use permitted on a property. This can be defined as:

- (1) The Gross Floor Area (or total area of all the floors of each building) permitted to be built on the property, usually presented in the form of a Floor Space Ratio;
- (2) The number of units permitted on a lot and/or building; or,
- (3) The number of storeys permitted in a building.

- B. Replacing the definition of “Heritage Conservation Area” as follows:

“**Heritage Conservation Area** is an area of the City that has a significant grouping of heritage inventoried properties and is designated pursuant to Section 614 of the *Local Government Act*.”

7. “Table of Contents” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended to reflect amendments made in “**Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114**” (City Initiated Amendment Related to Provincial Legislation Requirements).

READ a first time on the 6th day of October,
2025.

READ a second time on the <> day of <>,
20<>.

READ a third time on the <> day of <>, 20<>.

ADOPTED on the <> day of <>, 20<>.

MAYOR

CORPORATE OFFICER

SCHEDULE A

Table 3 OCP Requirements and Plan Content by Chapter

OCP Required Policies and Content		Local Government Act Section		OCP Chapter								
				2	3	4	5	6	7	8	9	10
				Land Use: Housing, Population & Employment	Transportation, Mobility Access	Community Wellbeing	Natural Environment, Energy & Climate	Parks, Recreation & Open Space	Arts, Culture, & Heritage	Employment & Economic Development	Municipal Services & Infrastructure	Acting on the Plan
Regional Growth Strategy Consistency	473											
Residential Development Policies	473(1)(a)											
Commercial, Industrial, Institutional, Agricultural, Recreational and Public Utility Land Use Policies	473(1)(b)											
Hazardous and Sensitive Lands Restrictions	473(1)(d)											
Major Road, Sewer and Water Infrastructure Systems	473(1)(e)											
Present and Proposed Public Facilities	473(1)(f)											
Affordable Housing, Rental Housing and Special Needs Housing	473(2)											
Greenhouse Gas Emission Reduction Targets and Actions	473(3)											
Optional Plan Content												
Social Needs, Social Well-being and Social Development Policies	474(1)(a)											
Policies for Preservation, Protection, Restoration and Enhancement of the Natural Environment	474(1)(d)											

SCHEDULE B

1.0 Key Issues and Trends

A Growing Community

The City of North Vancouver was incorporated on May 13, 1907, with an estimated population between 1,500 and 2,000. Over a century later, the residential population has grown to an estimated 67,300 in 2024. BC Stats, the provincial government's statistical office, projects that the population will continue to grow, reaching nearly 90,000 by 2041.

Throughout its nearly 120-year history, the City has never experienced a period of decline. Population growth has been a consistent trend, with three distinct boom periods: the incorporation boom from 1907 to 1921; the wartime and post-war boom from 1941 to 1971; and the present-day boom, beginning around 2011.

The City's population grew by more than one quarter (29%) between 2006 and 2021, with nearly 13,000 new residents calling the City of North

Vancouver home. This growth outpaced both the North Shore (12%) and the region overall (23%). This shows that the City is a highly desirable place to live, and that ongoing consideration needs to be given to the impacts of this growth. To accommodate this growth, the City's housing stock has shifted towards a greater number of multifamily developments. Apartment development constitutes the majority of new residential units, followed by ground-oriented missing middle housing. More information is contained in the City's 2024 *Interim Housing Needs Report*.

A Changing Community

The City's demographics have shifted in recent years. Statistics show an increase in seniors – from 14% of the population in 2006 to 20% today– and a significant number of families with children, who represent over one quarter of households. The community remains diverse, with immigrants consistently representing over one third of the population since 2006. However, in this time the City has seen a smaller share of new immigrants in

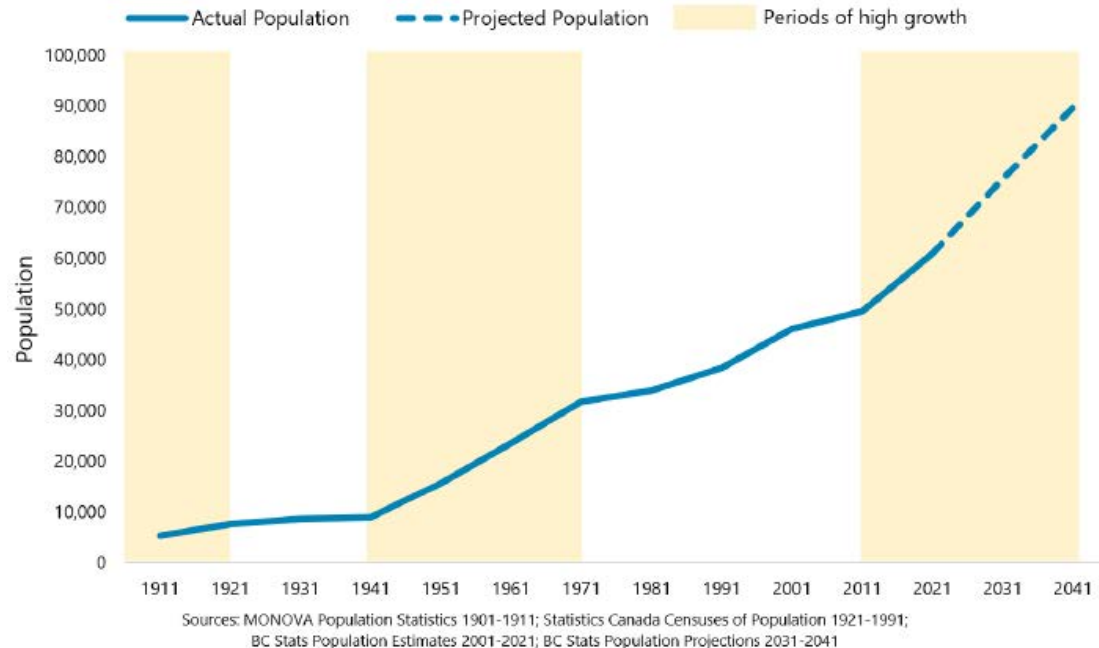


Figure 4 Historic and Projected CNV Population Growth

the last 5 years, down 5% since 2006. These residents live in a range of housing types, including apartments, single-family houses, and ground-oriented missing middle units. Nearly half of City residents rent their homes. To support the needs of the changing population, the City will need to continue providing a diversity of housing types and tenures including supports for aging-in-place and multi-bedroom units to accommodate children and multigenerational families.

An Economically Vital City

Commercial centres and corridors are the backbone of the City's tax base and are a key part of its economic engine. These areas include Central and Lower Lonsdale, the Marine Drive corridor, and the Harbourside area. Commercial areas within Central and Lower Lonsdale alone provide approximately 14 percent of the City's property tax revenue. Matching the City's anticipated population increase with new jobs will be increasingly challenging. To match Metro Vancouver's Regional Growth Strategy projections, the City will have to efficiently manage land and space for employment uses, adopt creative strategies, and make a commitment to attracting and retaining employers.

An Energy-Efficient City

Population growth and the impacts of climate change (e.g. extreme hot and cold weather) will have an impact on the demand for energy and other resources in the future. While challenges exist in reducing energy demand per capita and transitioning to sustainable sources of energy, the City has some control over the regulation of buildings. Buildings account for nearly half of the City's GHG emissions, mainly from space and water heating. Energy efficiency policies are in place, including Energy Efficiency Bylaws for single family houses, duplexes and residential, commercial, industrial and institutional buildings. A more compact and complete community uses less energy and produces fewer GHG emissions.

An Affordable City

Providing accessible, affordable and appropriate housing in a variety of forms that match the diverse needs of local residents is essential to the City's success. Over the past decades both rental rates and housing prices have increased dramatically. The growing difference between income and housing prices means that many City residents continue to struggle to secure appropriate, affordable housing. Many families are finding that the only housing choices they can afford are too small for their needs. Many other families and individuals are unable to find any housing on the North Shore that they are able to afford.

With 47 percent of the City's residents renting rather than owning their homes, the rental housing stock is critical to ensuring secure, affordable housing. The primary supply of rental housing is the aging, purpose-built rental building stock which is increasingly at risk of redevelopment. The challenge for the City is to create residential livability through the creation of vibrant public streets and green spaces, and enhancing social, recreational, cultural and leisure opportunities in increasingly dense neighbourhoods.

The Provincial Housing Needs Report (HNR) legislation calculates the projected 5 and 20 year housing need for the City of North Vancouver by the total number of new housing units required (Figure 5). The OCP provides enough capacity to meet the identified 20 year housing need. The 5 and 20 year housing need are highlighted in Figure 5, with further details available in the City's Interim Housing Needs Report 2024:

Number of New Housing Units	
5 Year Need (2026)	20 Year Need (2041)
6,606	21,301

Figure 5 Five and Twenty Year Housing Need for the City of North Vancouver (Provincial HNR Calculation)

While the City has limited tools to address housing affordability, making land use decisions which allow for variety of housing forms, types, and sizes to meet the needs of its residents and identifying opportunities to incentivize new affordable and rental housing can help address the City’s housing challenges.

Sense of Place and Urban Form

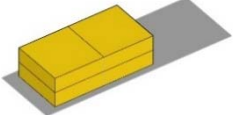
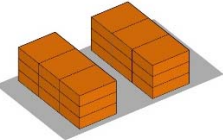
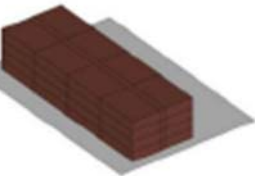
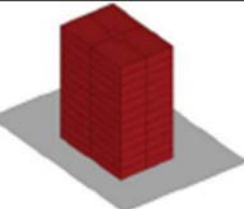
The local character and ‘sense of place’ of North Vancouver is a valued quality that this plan seeks to maintain and advance. This includes the prominence of Lonsdale as the urban core and centre of the City and the North Shore, the relationship of urban development to the waterfront, the City’s forest ecology and sloping topography, views of mountains to the north and the Burrard Inlet and Vancouver skyline to the south, compactness with a strong street grid pattern, the variety of residential neighbourhoods, the vibrancy and walkability of commercial avenues, and the diversity and vitality of the community. The character of the City’s built form is reflected in the plan and informs the City’s policies: from the higher-density core along Lonsdale (a mixed-use avenue with nodes at Lower, Central, and Upper Lonsdale), transitioning down to established residential neighbourhoods comprised primarily of detached housing that are densifying in hidden ways with secondary suites and coach houses, and finally a working port and mixed-use commercial corridor along Marine Drive (see Figure 6). New development is expected to respect the established urban form and pattern and to demonstrate sensitivity to the unique urban and natural context of the City. Individual developments should have a strong exterior character and respect surrounding buildings, consideration of public view corridors, the design of active frontages along commercial streets, and the use of open space around and through the development.

City Structure

The overall profile of the City is based on key principles of urban design including transitional density from high to low density neighbourhoods and focused nodes of density near key transit corridors. This pattern is highlighted in Figure 6, illustrating how the OCP Land Use map (Schedule A in Appendix 1.0) reinforces this urban design vision.

SCHEDULE C

2.1.1 Residential Land Use Designations

		Low Rise Neighbourhood 1 Mixed Housing (Low Density)	Purpose To provide a range of housing types and sizes in areas outside of the Lonsdale Regional City Centre and Frequent Transit Development Areas. Form Detached Single Family Dwellings with Secondary Suites/ Coach Houses, Duplexes with Secondary Suites, Laneway Houses, Tri-Plexes and Four-plexes up to 3 storeys in height. Max Density 0.85 FSR Max Bonus n/a
		Low Rise Neighbourhood 2 Mixed Housing (Low Density)	Purpose To provide a range of housing types and sizes in areas within the Lonsdale Regional City Centre and Frequent Transit Development Areas. Form Townhouses, Duplexes, Rowhouses, Stacked Townhouses, Garden Apartments, Tri-plexes and Four-plexes up to 3 storeys in height Max Density 1.0 FSR Max Bonus n/a
		Residential Level 4 Townhouse and Low-Rise Apartment (Medium Density)	Purpose To provide a range of moderately higher-density housing types and sizes close to transit and services including smaller, more affordable housing types. Form Townhouses, Rowhouses, Stacked Townhouses, Garden Apartments, Four-plexes up to 4 storeys in height. Max Density 1.25 FSR Max Bonus n/a
		Residential Level 5 Mid-Rise Apartment (Medium Density)	Purpose To provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. Form Mid-Rise Apartment Buildings –primarily wood-frame. Max Density 1.6 FSR Max Bonus A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.
		Residential Level 6 High-Rise Apartment (High Density)	Purpose To provide well-designed high density development in the Lonsdale Regional City Centre. Form Mid-Rise and High-Rise Buildings. Max Density 2.3 FSR Max Bonus A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.

SCHEDULE D

Table 4 Area-Specific Development Permit Areas (DPAs)

Development Permit Areas	LGA Reference [488 (1)]	Objectives	Applicability
SH – The Shipyards	(a), (b), (d), (e), (f).	To protect the natural environment from hazardous conditions, guide commercial revitalization, and to control the form and character of commercial and residential development.	As shown on Schedule D in Appendix 1.0.
CL – Central Lonsdale	(d), (f), (h), (i), (j).	To guide the form and character of multi-family and mixed-use development in Central Lonsdale and establish objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions.	All Residential Levels 5 and 6 and Mixed-Use Levels 3 and 4 designated properties within the Central Lonsdale Area shown on Schedule D in Appendix 1.0.
MD – Marine Drive	(e), (f), (h), (i), (j).	To guide the form and character of medium density multi-family and mixed-use developments in the Marine Drive area to encourage a pedestrian-friendly and transit-supportive environment.	As shown on Schedule D in Appendix 1.0.
E3 – East 3 rd Street Area (Moodyville)	(e), (f), (h), (i), (j).	To guide the form and character of ground-oriented townhouses and multi-family housing in proximity to employment, services and schools to encourage a pedestrian-friendly and transit-supportive environment. Additional effort will be required to maintain and expand the existing right-of-way in some areas to enable future transit expansion.	As shown on Schedule D in Appendix 1.0.
HW - Harbourside Waterfront	(d), (e), (f), (h), (i), (j).	To create a vibrant residential/commercial mixed-use community and guide the form and character of multi-family and mixed-use development in the Harbourside Waterfront area. The guidelines will direct development to ensure that energy conservation, water conservation and greenhouse gas emissions reduction objectives are supported.	As shown on Schedule D in Appendix 1.0.
SP – Streamside Protection Area	(a).	To ensure that development does not negatively impact watercourse environments and, where such impacts are unavoidable due to the existing configuration of parcels of	As shown on Schedule C and D in Appendix 1.0.

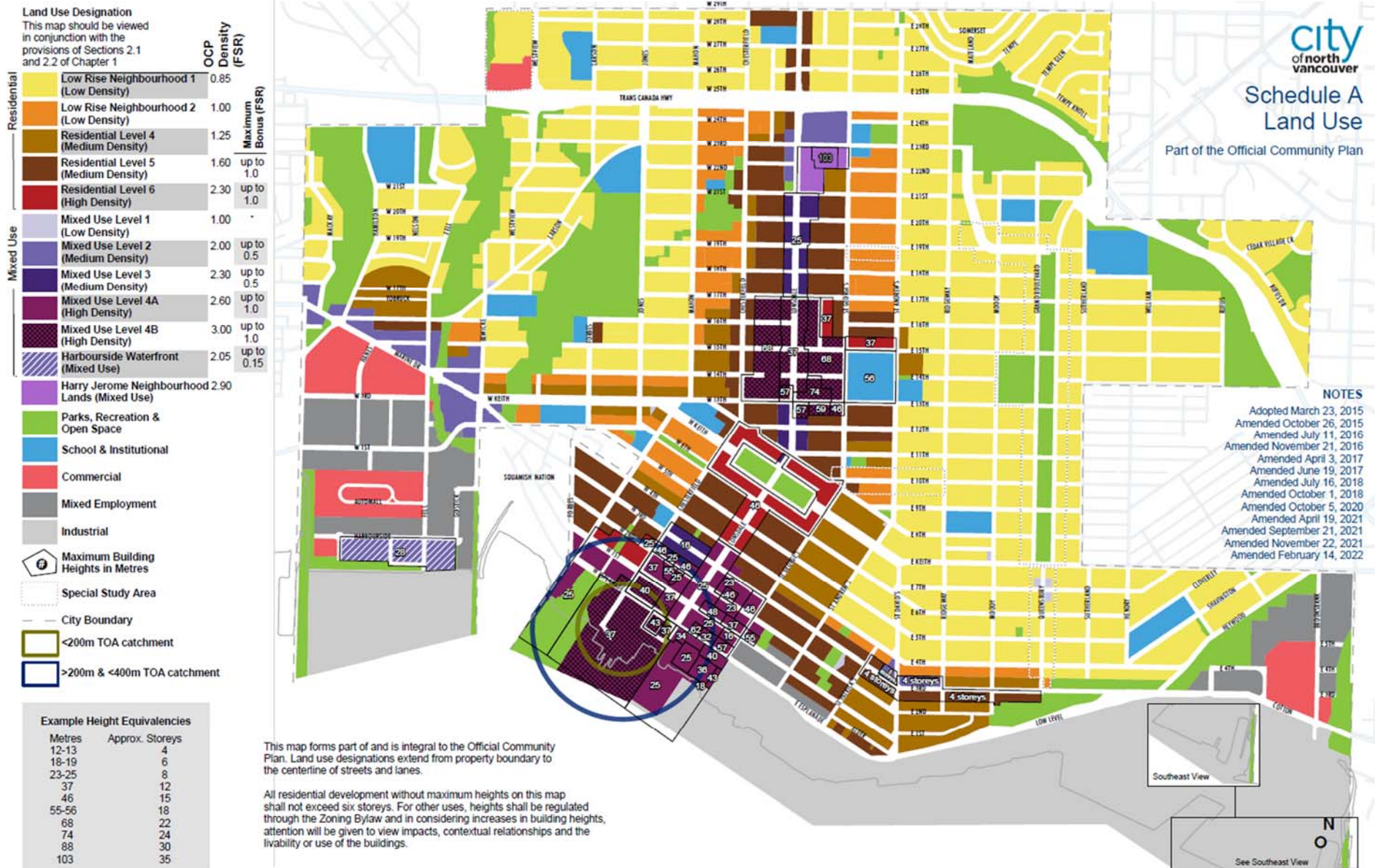
		land in relation to watercourses and wetlands, to ensure that development does not result in a net loss of productive fish habitat.	
HZ – Hazard Lands	(b).	To identify lands within the 200-year flood plain or steep areas in order to protect property and life, and minimize risks posed by development in areas with identified hazards including: flood- prone areas, steep-sloped areas, and coastal hazard areas.	As shown on Schedule D in Appendix 1.0.
FC – Form & Character	(e), (f), (h), (i), (j).	To guide the form and character of residential and mixed-use development to encourage a pedestrian-friendly, transit-supportive environment and establish objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions from these developments.	All land designated as Low Rise Neighbourhood Level 1 or 2, or Residential Level 4, under sections 2.1.1 and 2.1.2 of this official community plan, but not including land within the Shipyards, Central Lonsdale, Marine Drive, East 3rd Street (Moodyville), Harbourside Waterfront or Harry Jerome development permit areas.
HJ – Harry Jerome Neighbourhood Lands	(e), (f), (h), (i), (j).	To guide the form and character of mixed use development on the Harry Jerome Neighborhood Lands in alignment with the Sustainable City Framework in the Official Community Plan. Development will enhance the public realm, support energy conservation, water conservation and the reduction of greenhouse gas emissions.	As shown on Schedule D in Appendix 1.0.

SCHEDULE E

Table 5 Category Specific Development Permit Areas (DPAs)

Development Permit Areas	LGA Reference [488 (1)]	Objectives	Applicability
CH – Intensive Residential (Coach House)	(e).	To Integrate detached accessory secondary suites (coach houses) into existing one-unit neighbourhoods by considering the appropriate size and massing, and their potential impact on adjacent neighbours.	All residential properties, as indicated on Schedule A in Appendix 1.0, which meet the required conditions for coach house development.
R5 & R6 – Residential Apartment Levels 5 & 6	(f), (h), (i), (j).	To guide the form and character of multi-family residential development on properties with Residential Apartment Levels 5 or 6 designations and for the purpose of establishing objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions.	All Residential Levels 5 and 6 designated properties on Schedule A in Appendix 1.0.
ANT – Rooftop Antennas	(f).	To provide guidance on the siting, design and public consultation of Federally-regulated wireless communication antennas on building rooftops in the City.	Any lands where antennas are proposed. Antennas are preferred in Residential Levels 5 and 6, Mixed-Use, Commercial, Industrial, and Mixed Employment designated lands on Schedule A in Appendix 1.0 and discouraged from locating on buildings near school and institutional or on buildings in lower density residential areas. (No map reference).

SCHEDULE F



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9137

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, 2025, No. 9137**” (City Initiated Amendment Related to Provincial Legislation Requirements).
2. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying all of the Lots that are described in Schedule A, attached hereto, to GO (Ground Oriented).
3. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the lands described below to MID (Mid Rise)

015-045-722	Type:LOT; Lot:3; Block:170; DL:274; Plan:972
015-045-731	Type:LOT; Lot:4; Block:170; DL:274; Plan:972
015-045-757	Type:LOT; Lot:5; Block:170; DL:274; Plan:972
015-045-781	Type:LOT; Lot:8; Block:170; DL:274; Plan:972
015-045-820	Type:LOT; Lot:9; Block:170; DL:274; Plan:972
015-045-838	Type:LOT; Lot:10; Block:170; DL:274; Plan:972
015-045-854	Type:LOT; Lot:11; Block:170; DL:274; Plan:972
015-045-871	Type:LOT; Lot:12; Block:170; DL:274; Plan:972
015-045-889	Type:LOT; Lot:13; Block:170; DL:274; Plan:972
015-045-901	Type:LOT; Lot:14; Block:170; DL:274; Plan:972
015-045-951	Type:LOT; Lot:15; Block:170; DL:274; Plan:972
015-045-960	Type:LOT; Lot:16; Block:170; DL:274; Plan:972
015-045-978	Type:LOT; Lot:17; Block:170; DL:274; Plan:972
015-045-803	Type:LOT; Lot:18; Block:170; DL:274; Plan:972

from zone RT-1.

4. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the lands currently having a civic address of 165 East 13th Street and legally described below to CD-771 (Comprehensive Development 771 Zone):

009-572-252	Type:LOT; Lot:7; Block:74; DL:549; Plan:10231
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from zone P-1.

5. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the lands described below to CD-772 (Comprehensive Development 772 Zone):

015-086-488	Type:LOT; Lot:8 & 9; Block:155; DL:274; Plan:878
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from zone LL-4;

015-086-569	Type:LOT; Lot:46; Block:155; DL:274; Plan:878
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from zone LL-2;

015-087-263	Type:LOT; Lot:44; Block:155; DL:274; Plan:878
015-087-191	Type:LOT; Lot:43; Block:155; DL:274; Plan:878
015-087-255	Type:LOT; Lot:42; Block:155; DL:274; Plan:878
015-087-247	Type:LOT; Lot:41; Block:155; DL:274; Plan:878
015-087-239	Type:LOT; Lot:40; Block:155; DL:274; Plan:878
015-087-221	Type:LOT; Lot:39; Block:155; DL:274; Plan:878
015-086-526	Type:LOT; Lot:38; Block:155; DL:274; Plan:878
015-087-212	Type:LOT; Lot:37; Block:155; DL:274; Plan:878
015-086-640	Type:LOT; Lot:36; Block:155; DL:274; Plan:878
015-087-182	Type:LOT; Lot:35; Block:155; DL:274; Plan:878
015-087-174	Type:LOT; Lot:34; Block:155; DL:274; Plan:878
015-086-615	Type:LOT; Lot:33; Block:155; DL:274; Plan:878
015-087-166	Type:LOT; Lot:32; Block:155; DL:274; Plan:878
015-086-607	Type:LOT; Lot:31; Block:155; DL:274; Plan:878
015-086-593	Type:LOT; Lot:30; Block:155; DL:274; Plan:878
015-087-140	Type:LOT; Lot:29; Block:155; DL:274; Plan:878
015-086-712	Type:LOT; Lot:28; Block:155; DL:274; Plan:878
015-086-691	Type:LOT; Lot:27; Block:155; DL:274; Plan:878
015-087-301	Type:LOT; Lot:B; Block:155; DL:274; Plan:878
015-086-674	Type:LOT; Lot:24; Block:155; DL:274; Plan:878
015-086-666	Type:LOT; Lot:23; Block:155; DL:274; Plan:878
015-086-585	Type:LOT; Lot:22; Block:155; DL:274; Plan:878
015-086-577	Type:LOT; Lot:21; Block:155; DL:274; Plan:878
015-086-518	Type:LOT; Lot:20; Block:155; DL:274; Plan:878
015-086-500	Type:LOT; Lot:19; Block:155; DL:274; Plan:878

from zone LL-3.

6. Division I: Administration, Part 2: Interpretation of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
- A. By deleting the Definition of “Accessory Apartment Use” and replacing it with the following:
- “Accessory Apartment Use” means an Accessory Use to a Civic Use or Retail-Service Group 1 Use or Retail-Service Group 1A Use where a Principal Building includes one or more Dwelling Units.”
- B. By deleting the Definition of “Dwelling Unit” and replacing it with the following:
- “Dwelling Unit” means a building, or portion of a building that is self-contained and is used for the living accommodation of one or more persons.
- C. By deleting the Definition of “Height” with reference to an Accessory Structure and replacing it with the following:
- “Height” with reference to an Accessory Structure, means the vertical distance between the top of a Structure and the highest finished ground elevation within 0.3 metres of such Structure, or, when fixed to a roof, the vertical distance between the top of a Structure and the roof at the point of fixation.
7. Division III: Zone Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
- A. Under the heading “Purpose” by adding, after Special Residential (Part 5A):
- “Ground Oriented (Part 5B)”;
- and
- “Mid Rise (Part 5C)”.
- B. After PART 5A: SPECIAL RESIDENTIAL ZONE REGULATIONS, by adding the following text:
- “PART 5B: GROUND ORIENTED ZONE REGULATIONS:
- Purpose:
- The Ground Oriented (GO) Zone permits a range of low density, ground-oriented residential housing in forms that enhance neighbourhood comfort, walkability and connectedness, and that support a healthy urban tree canopy. Permitted uses include residential, supportive community uses and home-based businesses.
- The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Ground Oriented Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

573 Permitted Uses and Use-Specific Conditions

In the Ground Oriented Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Residential Use, including stratified and non-stratified Dwelling Units, subject to:
 - (a) No Dwelling Unit shall have an interior floor area of less than 50 square metres.
 - (b) Each Dwelling Unit shall be able to be accessed from a Street via a clear path that is at least 1.0 metres wide and well-lit at night.
 - (c) The number of Dwelling Units permitted on a Lot shall be as indicated in Table 573-1.

Table 573-1
Maximum Dwelling Units in the Ground Oriented Zone

Lot Area and Location	Number of Dwelling Units Permitted
A Lot with a Lot Area of less than or equal to 280 square metres:	3 units
A Lot with a Lot Area of greater than 280 square metres:	
Within the OCP Low Rise Neighbourhood 1 Designation:	4 units
Within the OCP Low Rise Neighbourhood 2 or Residential Level 4 Designations:	6 units

- (2) Child Care Facility, subject to:
 - (a) A Child Care Facility Use is only permitted on a Lot containing no more than three (3) Dwelling Units;
 - (b) A Child Care Facility Use is only permitted within a Dwelling Unit in which the Child Care Facility Operator resides;
 - (b) A Child Care Facility is only permitted to operate with a valid license provided by a Health Authority or other Provincial agency, and shall:
 - i. post no signage advertising the facility except for one name-plate of not greater than 0.1 square metres in area;
 - ii. not exceed a maximum of 16 children in care at any one time and be operated by a resident of the Dwelling Unit to which the Child Care Facility is Accessory;
 - iii. be physically separated in its entirety, for both indoor and outdoor areas, from other Dwelling Units and other Uses on the Lot;
- (3) Home Office
 - (a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.
- (4) Home Occupation
 - (a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;

- i. must be fully enclosed within a Building;
 - ii. is limited to one Home Occupation Use per Dwelling Unit;
 - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;
- (b) A Home Occupation Use may not:
 - i. except for one name-plate of up to 0.1 square metres in area, advertise or indicate from the exterior that the Premises are being so Used;
 - ii. include outdoor services, display or storage;
 - iii. sell, lease or rent physical goods directly on the Lot;
 - iv. include automobile servicing or repair;
 - v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

574 Minimum Lot Width and Size

- (1) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within the Low Rise Neighbourhood 1 Land Use Designation is 7.5 metres except for a corner lot, which must have a minimum Lot Width of no less than 10.0 meters.
- (2) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within any Land Use Designation other than Low Rise Neighbourhood 1 is 15.0 metres.

575 Maximum Gross Floor Area

- (1) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 1 Land Use Designation shall be 0.85 times the Lot Area (0.85 FSR)
- (2) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 2 Land Use Designation or Residential Level 4 Land Use Designation shall be 1.0 times the Lot Area (1.0 FSR)
- (3) For development within the Ground Oriented Zone, Gross Floor Area shall be measured to the outside of Exterior Walls, and shall exclude:
 - (a) A Crawl Space;
 - (b) A room used only for electrical and/or mechanical equipment serving more than two Dwelling Units on the Lot;
 - (c) A room used exclusively for storage of garbage, organics and recycling, up to a maximum area equal to double the minimum required areas listed in Table 581-2;
 - (d) A room used exclusively for secure bicycle parking, provided in accordance with Part 10A.
 - (e) Any portion of a floor containing an elevator.
 - (f) Any portion of a floor containing stairs where the stairs provide access from an entrance at-grade to a Dwelling Unit located above or below grade.

- (4) The following shall be deducted from the Gross Floor Area:
 - (a) For each Dwelling Unit with a Parking Space provided within a garage, 16.0 square metres;
 - (b) For each Dwelling Unit with a Mobility Parking and Recreational Storage Area, the floor area being so used, up to 8 square metres;

576 Lot Coverage

- (1) Lot Coverage shall not exceed the maximum percentages in Table 575-1.

Table 576-1
Maximum Lot Coverage in the Ground Oriented Zone

Number of Dwelling Units on the Lot	Maximum Lot Coverage
1 Dwelling Unit	30% of Lot Area
2 Dwelling Units	35% of Lot Area
3 or 4 Dwelling Units	40% of Lot Area
5 or 6 Dwelling Units	45% of Lot Area

577 Permeable Area and Landscaped Area

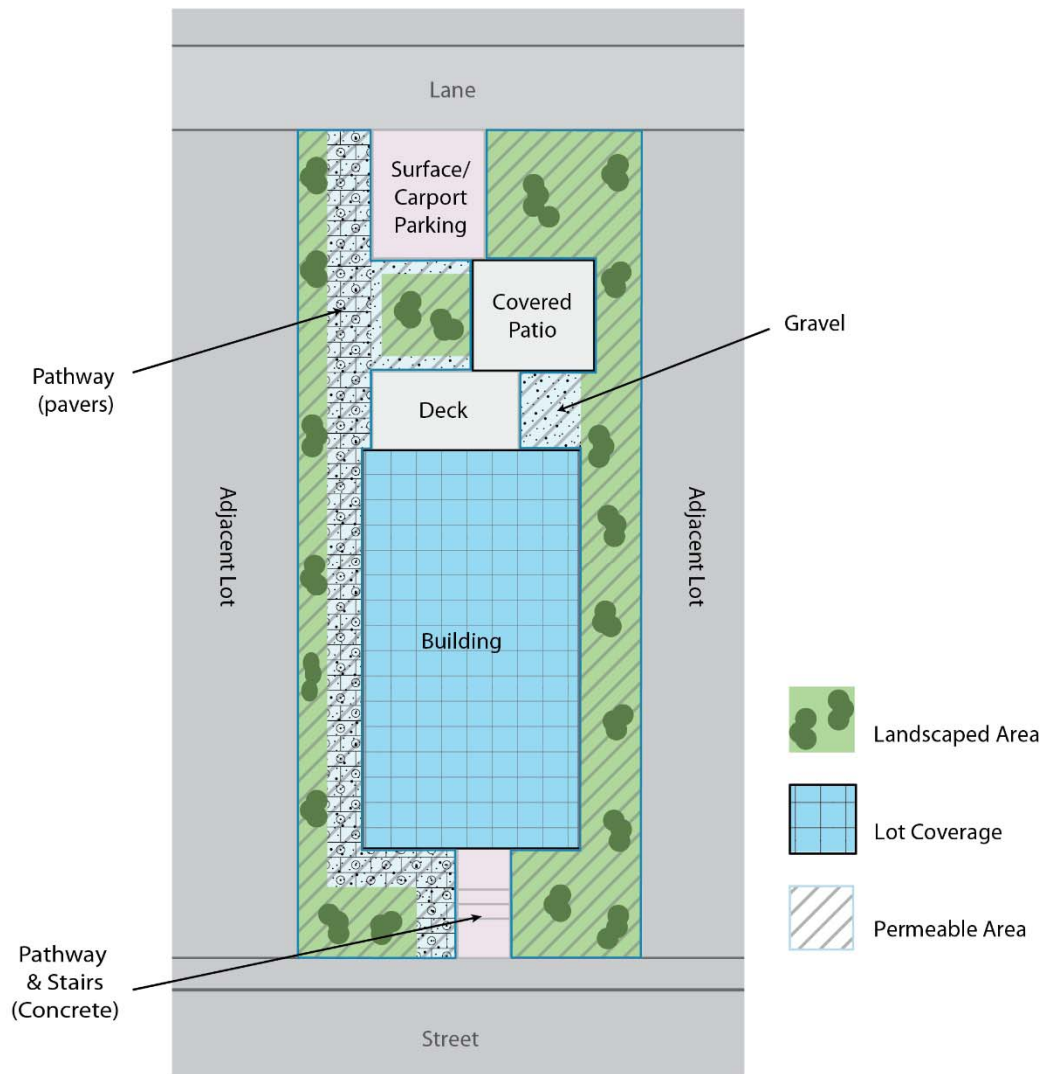
- (1) The minimum percentages for Permeable Area and Landscaped Area must be provided and maintained on a Lot in accordance with Table 577-1.

Table 577-1
Minimum Permeable Landscaping

Number of Dwelling Units on the Lot	Minimum Permeable Area	Minimum Landscaped Area
1 Dwelling Unit	50% of Lot Area	35% of Lot Area
2 Dwelling Units	45% of Lot Area	30% of Lot Area
3 or 4 Dwelling Units	35% of Lot Area	20% of Lot Area
5 or 6 Dwelling Units	30% of Lot Area	15% of Lot Area

- (2) Where a pad-mounted transformer is required to be installed on the Lot, the required minimum area for Permeable Area and Landscaped Area is reduced by the area required for the pad-mounted transformer.

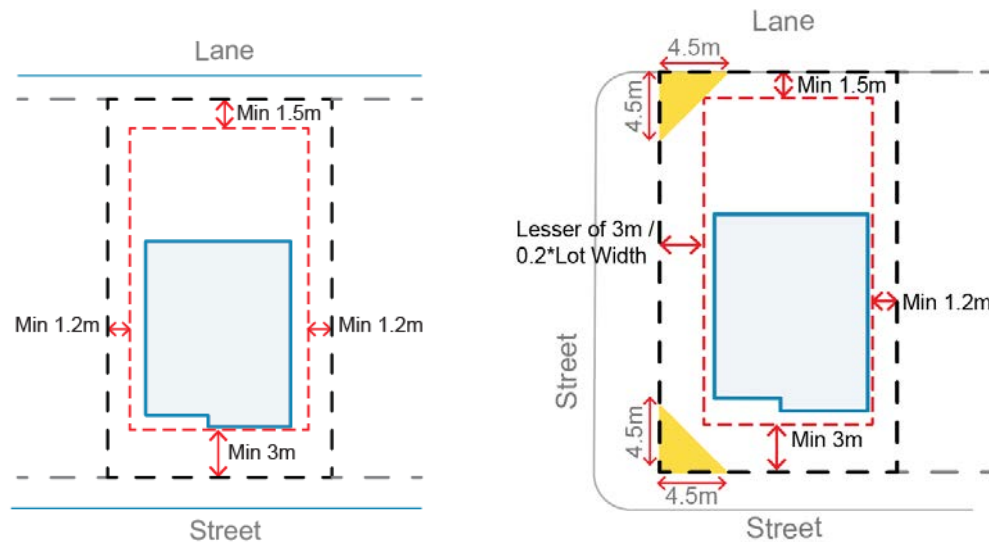
**Figure 575-1
Lot Coverage Illustration**



578 Building Siting and Dimensions

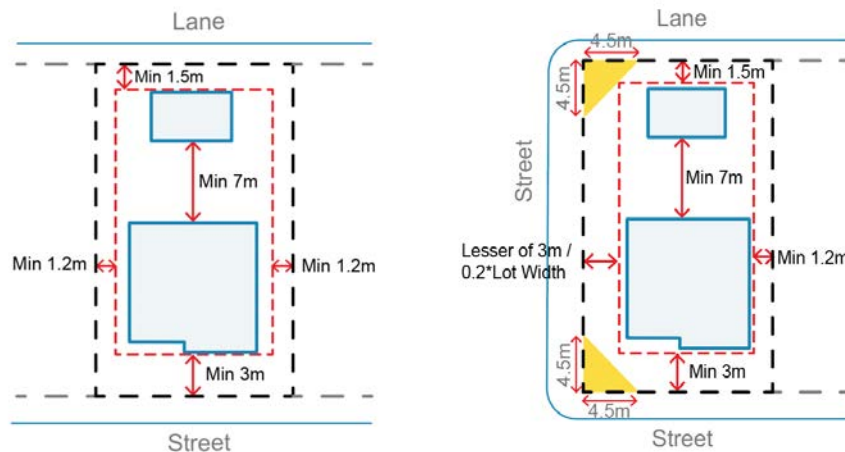
- (1) All Buildings shall be sited:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From the Rear Lot Line, no less than 1.5 metres;
 - (c) From an Interior Side Lot Line, no less than 1.2 metres; and
 - (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width, whichever is less.
- (2) No dimension of a Building shall exceed 21 metres.

Figure 578-1: One-Building Scenario Siting Requirements Illustration



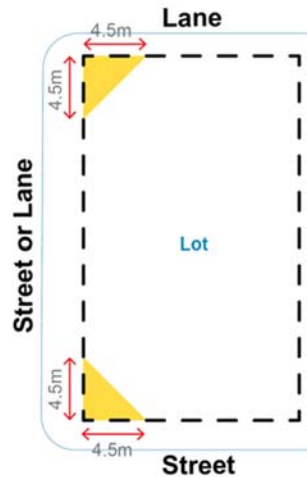
- (3) Where there are two (2) or more Buildings containing Dwelling Units on a Lot the minimum distance between the Buildings is 7.0 metres, measured between the outside of the Exterior Walls of the Buildings.

Figure 578-2: Two-Building Scenario Siting Requirements Illustration



- (4) On a Corner Lot, all Structures over 1.0 metres in Height must be located outside of the triangle-shaped area located and measured horizontally between the following three points:
- (a) the point of intersection of the Streets or Lanes onto which the Corner Lot fronts; and
 - (b) points 4.5 metres along each Street or Lane from such point of intersection.

Figure 578-3: Siting Restrictions on Corner Lots Illustration

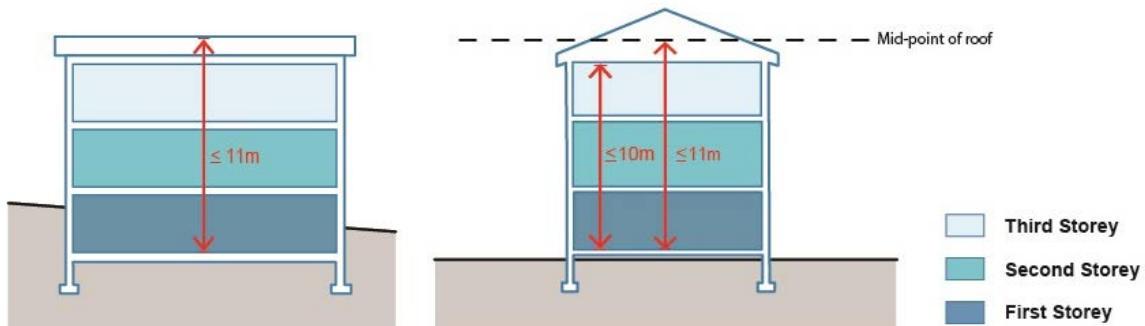


- (5) The following projections are permitted within the required Building setbacks:
- (a) A horizontal roof overhang of up to 0.6 metres, including gutters and any other elements affixed to the roof.
 - (b) Exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, provided that they do not impede access to side or rear yards for fire or other emergency services.

579 Building Height

- (1) No portion of a Building shall exceed three (3) Storeys.
- (2) Portions of a Building that are located within 5 metres of a Rear Lot Line shall have a Height of no more than 7.0 metres, measured from the average of the corner grades at the Rear Lot Line.
- (3) For any portion of a Building, the maximum distance between the lowest floor and highest point of the uppermost ceiling directly above shall be 10.0 metres.

Figure 579-1: Examples of Three-Storey Buildings Illustration

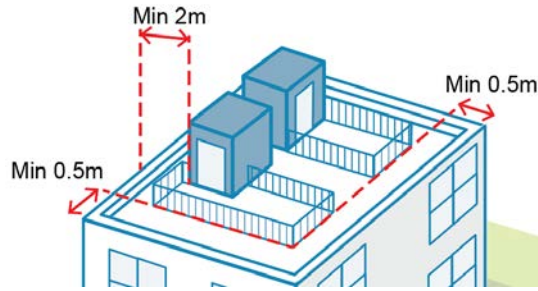


- (4) Notwithstanding subsections 1 through 3, projections are permitted as listed in Table 579-1, subject to conditions where indicated in the second column:

**Table 579-1
Permitted Height Projections**

Permitted Projections	Conditions
Roofs	A. Except for portions of a Building located within 5 metres of a Rear Lot Line, Roofs may project up to 11 metres above the floor level of the lowest storey directly below, and shall be measured to the top of a flat roof or the mid-point of a pitched roof
Vaulted Ceilings	B. Vaulted ceilings may project beyond the maximum permitted height provided that no more than 50 percent of the area of a single plane is more than 10 metres above the lowest floor level below.
Enclosed landings providing access to a Roof Deck	C. Enclosed landings shall be permitted only for Dwelling Units with a Roof Deck; D. The interior floor area of the landing shall not exceed 1.2 square metres; E. The vertical extent of the enclosed landing shall not project more than 2 metres above the surface of the Roof Deck to which it is providing access. F. All portions of the enclosed landing, including Exterior Walls and roof, shall be sited at least 2.0 metres from the nearest roof edge of the Storey directly below.
Roof Deck weather protection structures	G. Structures providing weather protection may project up to 2.0 metres above the surface of the Roof Deck, provided that they are sited at least 2.0 metres from the nearest roof edge of the Storey directly below
Venting and architectural structures encasing the venting	H. Projections shall extend no higher than the minimum height necessary to meet applicable safety requirements set by any government agency.
All other projections	I. Shall not project more than 1.2 metres above the surface to which they are affixed, at their point of contact, and shall be sited a minimum of 0.5 metres from the outer extent of the Storey directly below.

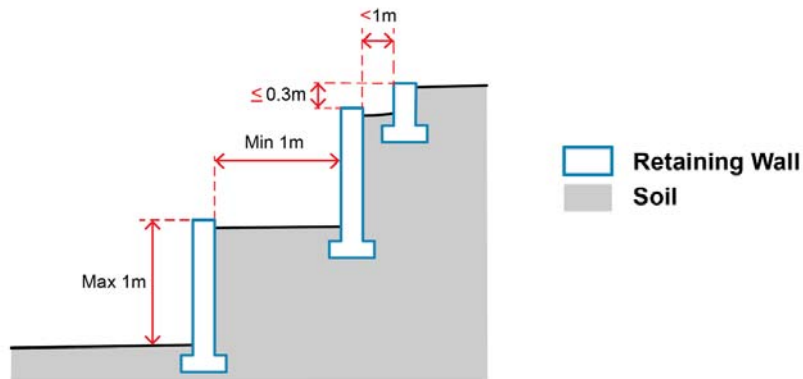
**Figure 579-2:
Examples of Permitted Height Projections (Enclosed Landings)**



580 Siting and Height of Accessory Structures

- (1) Accessory Structures not exceeding 1.2 metres in height may be located on any portion of the lot.
- (2) Accessory Structures up to 1.5 metres in height may be located on any portion of the lot except within a yard that is adjacent to a Front Lot Line or an Exterior Side Lot Line.
- (3) On a Lot containing no more than two (2) Dwelling Units, Accessory Structures of up to 1.8 metres in Height may be located behind the front face of a building, except for a Corner Lot, in which case, Accessory Structures may not exceed 1.2 metres in Height when located in a yard adjacent to an Exterior Side Lot Line.
- (4) Retaining Walls shall be regulated as follows:
 - (a) Height shall be measured as the vertical distance between the lower of the ground levels on either side of the wall and the top of the wall.
 - (b) A Retaining Wall may not exceed a height of 1.0 metres at any point along its length.
 - (c) A Retaining Wall must be sited a minimum of 1.0 metres from any other Retaining Wall, whether it is on the same Lot or an adjoining Lot or Right-of-Way, unless the difference between the top-of-wall elevations of the walls is less than 0.3 metres.

Figure 580-1: Retaining Wall Height and Siting Requirements Illustration



- (5) Portions of a fence that are within 0.5 metres of a Retaining Wall may be no more than 1.2 metres in Height, measured from the top of the Retaining Wall.
- (6) Mechanical equipment for Heating, Ventilation and Air Conditioning at ground level shall be sited as follows:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From the Rear Lot Line, no less than 1.5 metres;
 - (c) From an Interior Side Lot Line, no less than 1.2 metres; and
 - (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width, whichever is less.
- (7) Notwithstanding Sections 579(1) and (2), any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of up to 2.0 metres in Height.

581 Vehicle Parking Requirements

- (1) Parking regulations shall be as in Part 9, with the following substitutions:
 - a. A minimum of 0.5 Parking Spaces shall be required for each Dwelling Unit on a Lot.
 - b. When the calculation of parking requirements results in a fraction of 0.5 or more of a space, one Parking Space shall be provided to meet this fractional requirement.
 - c. Parking Spaces that are located within a garage shall be set back a minimum of 1.0 metres from all walls and other fixed obstructions.

582 Bicycle Parking Requirements

- (1) Minimum Bicycle Parking for Lots containing three (3) or more Dwelling Units shall be as required for Residential Uses, as indicated in part 10A, Figure 10A-02.
- (2) Notwithstanding subsection 581(1), where a Mobility Parking and Recreational Storage Area of at least 4 square metres has been provided for a Dwelling Unit, the requirements of Section 10A shall be waived.

583 Garbage, Organics and Recycling Storage Requirements

- (1) Notwithstanding Section 417, in the Ground Oriented Zone requirements for garbage, organics and recycling storage facilities and access, shall be as outlined in this section;
- (2) Lots containing three (3) or more Dwelling Units shall provide a storage area for garbage, organics and recycling;
- (3) Required storage areas for garbage, organics and recycling shall be sized as indicated in Table 582-1:

Table 583-1: Minimum Required Storage Area for Garbage, Organics and Recycling

Number of Dwelling Units	Minimum Storage Area
1 or 2 units	0 square metres

3 units	1.9 square metres
4 units	2.2 square metres
5 units	2.6 square metres
6 units	3.0 square metres

- (4) The required garbage, organics, and recycling storage facility must:
 - (a) Be able to be accessed from each of the Dwelling Units and other uses on the lot via a clear access path of at least 1.0 metres in width;
 - (b) Be provided within a Building or other animal-proof enclosure;
 - (c) Have access to an acceptable pickup location that complies with relevant City Bylaws regulating solid waste pickup via a clear pathway with a minimum width of 1.2 metres, with no steps, and with slopes no greater than 5 percent and a crossfall no greater than 2 percent;
- (5) Required pathways providing access to and from the storage area for garbage, organics and recycling must be separated from vehicle parking and maneuvering areas by a physical barrier, landscaping or change in paving materials. Where a Building on a Lot is Used only for the storage of garbage, organics and recycling and does not exceed an area of 4.5 square metres, nor a height of 1.8 metres, it may be excluded from Lot Coverage, and may be sited anywhere on the Lot.

584 Mid Rise Zone

"PART 5C: MID RISE ZONE REGULATIONS:

Purpose:

The Mid Rise Zone permits housing that meets a broad range of housing needs, at densities supporting businesses and services within the urban centre and along key transit routes, while contributing to attractive streetscapes and lanes through quality urban design.

The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Mid Rise Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

585 Permitted Uses and Use-Specific Conditions

In the Mid Rise Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Apartment Residential Use and Rental Apartment Residential Use, subject to:
 - (a) No Dwelling Unit shall have an interior floor area of less than 37 square metres.
- (2) Home Office, subject to:

- (a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.
- (3) Home Occupation, subject to:
 - (a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;
 - i. must be fully enclosed within a Building;
 - ii. is limited to one Home Occupation Use per Dwelling Unit;
 - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;
 - (b) A Home Occupation Use may not:
 - i. except for one name-plate of up to 0.1 square metres in area, advertise or indicate from the exterior that the Premises are being so Used;
 - ii. include outdoor services, display or storage;
 - iii. sell, lease or rent physical goods directly on the Lot;
 - iv. include automobile servicing or repair;
 - v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

586 Building Height

- (1) No portion of a Building may exceed six (6) Storeys.
- (2) For any portion of a Building, the maximum distance between the lowest floor containing Dwelling Units and the highest point of the uppermost ceiling directly above shall be 21 metres.
- (3) Within the Mid Rise Zone, the following shall not be considered a Storey:
 - a. a floor level containing no Dwelling Units that is located wholly or partly below grade;
 - b. a floor level containing no Dwelling Units and having an area of no more than 5 percent of the Lot Area.

587 Lot Coverage and Landscaped Areas

- (1) Lot Coverage shall not exceed the maximum percentages in Table 587-1.

Table 587-1
Maximum Lot Coverage in the Mid Rise Zone

Lot Size	Maximum Lot Coverage
≤ 1100 sq. m.	40% of Lot Area
> 1100 sq. m. to < 1400 sq. m.	50% of Lot Area
≥ 1400 sq. m.	60% of Lot Area

588 Permeable Area and Landscaped Area

- (1) The following Permeable Area and Landscaped Area must be provided and maintained on a Lot:

- a. Permeable Area: 25 percent of Lot Area
- b. Landscaped Area: 10 percent of Lot Area

589 Maximum Gross Floor Area

- (1) The maximum permitted Gross Floor Area for properties within the Mid Rise Zone shall be 2.6 times the Lot Area (2.6 FSR).
- (2) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.
- (3) For development within the Mid Rise Zone, Gross Floor Area shall be measured to the outside of Exterior Walls of each floor level containing one or more Dwelling Units.

590 Building Siting and Dimensions

- (1) All Buildings shall be sited:
 - (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From an Interior Side Lot Line, 4.0 metres;
 - (c) From an Exterior Side Lot Line, 3.0 metres;
 - (d) From a Rear Lot Line, 6.0 metres;

591 Dwelling Dimensions

- (1) No Dwelling Unit shall have a depth greater than 9.6 metres for a Single-Aspect unit or 14.0 metres for a Dual-Aspect unit.

592 Unit Mix

- (1) Where the total number of Dwelling Units on a Lot exceeds 12, the following minimum unit mixes shall apply:
 - a. A minimum of 15 percent of all stratified Dwelling Units on a Lot must contain 3 or more bedrooms;
 - b. A minimum of 10 percent of all rental Dwelling Units on a Lot must contain 3 or more bedrooms.

593 Definitions Pertaining to the Mid Rise Zone and Ground Oriented Zone

- (1) All definitions contained in Division I, Part 2: Interpretation of Zoning Bylaw, 1995, No. 6700 apply to the Mid Rise Zone and Ground Oriented Zone, except where revised by the following:

“Child Care Facility” means a premises providing temporary care for children that is licensed and regulated by a Health Authority or other Provincial government agency.

“Child Care Facility Operator” means a person who is licensed by a Health Authority or other Provincial agency to provide a child care program.

“Corner Lot” means a Lot which fronts on two or more Streets, or a Street and a Lane, which intersect at an interior angle of 135 degrees or less.

“Dual-Aspect” means a Dwelling Unit that has been designed with openable windows on two or more walls.

“Exterior Wall” means an outermost portion of a Building that is a vertical structure providing weather protection that may or may not be insulated.

“Home Office” means a room or portion of a room where a person who resides on the Lot practices a profession or conducts work using only standard office equipment, and where other persons do not conduct any work or provide or receive goods or services.

“Home Occupation” means a business, occupation or professional Use, other than a Home Office or Child Care Facility, where the business operator or practitioner resides in a Dwelling Unit on the Lot.

“Landscaped Area” means soil-based, planted areas on a Lot, where trees, shrubs, and plants are grown. Areas must be no less than 1.0 metres at the narrowest dimension and may not be covered by materials that would restrict the growth of trees, shrubs and plants, including, but not limited to: various paving materials, decorative stonework, gravel, artificial turf, inorganic mulch. No Structures or pathways are permitted within Landscaped Areas, at, above or below grade, except that:

- (1) Groundwater infiltration equipment that supports groundwater recharge may be sited partly or fully within a Landscaped Area; and,
- (2) Horizontal roof overhangs, including gutters and any other elements affixed to the roof that are a minimum of two storeys above the Landscaped Area are permitted to project up to 0.6 metres into a Landscaped Area.

“Lot Coverage” means portions of the Lot covered by Buildings, measured to the outside of the Exterior Walls.

“Lot Width”, where a lot has two Interior Side Lot Lines or an Interior Side Lot Line and an Exterior Lot line that are parallel, means the distance between those two Lot Lines; or, where those two Lot Lines are not parallel, shall mean the average length of the Front Lot Line and the Rear Lot Line.

“Mobility Parking and Recreational Storage Area” means an area that is dedicated for the parking of mobility devices and/or the storage of various household items, and that is accessible from a Street or Lane via a path of adequate qualities and dimensions that allows for daily access to those items and/or mobility devices.

“Parking” means the use of land or Building for the storage of a vehicle or vehicles.

“Residential Use” means a Building containing one or more Dwelling Units, on a Lot within the Ground Oriented (GO) Zone.

“Retaining Wall” means a predominantly vertical, rigid structure that retains soil, gravel or other medium in order to allow for two different ground surface levels on either side of the structure.

“Permeable Area” means the sum of all areas of the Lot that are free of Structures, whether the Structures are at, above, or below grade; that are not a Parking Space or Driveway; and that consist of a permeable material, including soil, gravel, pavers and other materials that allow for the absorption and release of ground water through infiltration and evaporation.

“Single-Aspect” means a Dwelling Unit that has been designed with openable windows on one wall.

“Storey” means the space between a floor level and the ceiling directly above it and includes:

- (1) A floor that is partly or wholly below the level of the ground surrounding the Building;
- (2) Except for a Crawl Space, an area directly beneath a floor level that can be accessed and used, whether it is enclosed by Exterior Walls or not.

8. Part 12 of Division VI: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

A. In Comprehensive Development 505 (CD-505) Zone, making the following changes:

- (1) In Sub-Section (3) by deleting “Principal Buildings shall not exceed a total Gross Floor Area of 2.6 times the Combined Site Area as shown on Schedule 72 page 2” and replacing it with the following:

Principal Buildings shall not exceed a total Gross Floor Area of 3.2 times the Combined Site Area as shown on Schedule 72 page 2

- (2) By replacing Sub-Section (3)(c) with the following:

(c) The Gross Floor Area on Site 1 as shown on Schedule 72 page 2 shall not exceed 16,639 square metres (179,100 square feet);

- (i) For purposes of the CD-505 Zone, buildings for Civic Use shall be excluded from Gross Floor Area calculations.

- (3) By replacing Sub-Section (5)(a) with the following:

(a) Site 1, the maximum Height shall be 68 metres (223 feet).

- (4) By deleting Sub-Section (12) “All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel.” in its entirety.

- (5) By deleting Schedule 72 Page 3 of 3 in its entirety.

B. In Comprehensive Development 703 (CD-703) Zone, making the following changes:

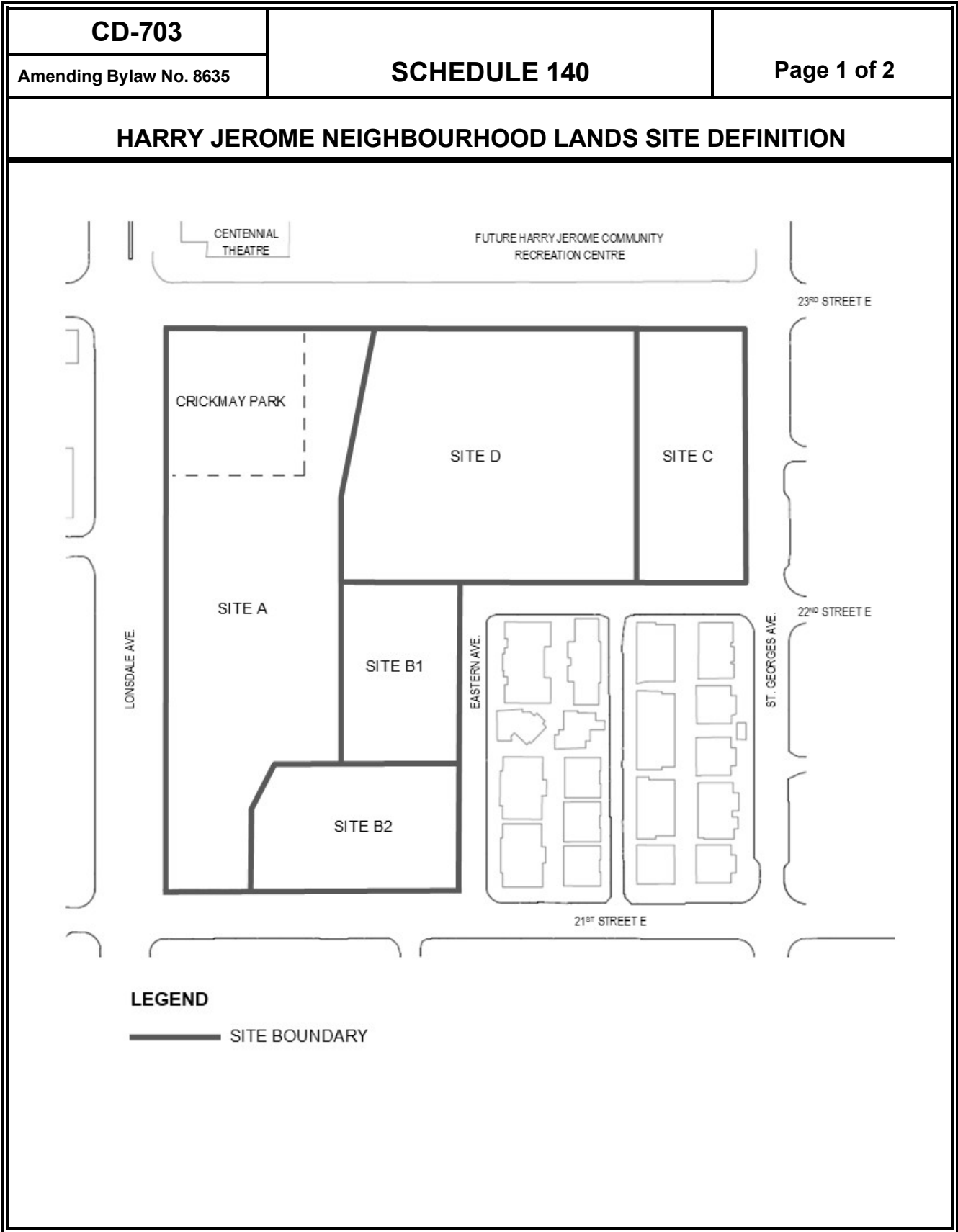
- (1) By replacing the words “Sites B and D” with the words “Sites B1, B2, and D” in Section (1)(b);

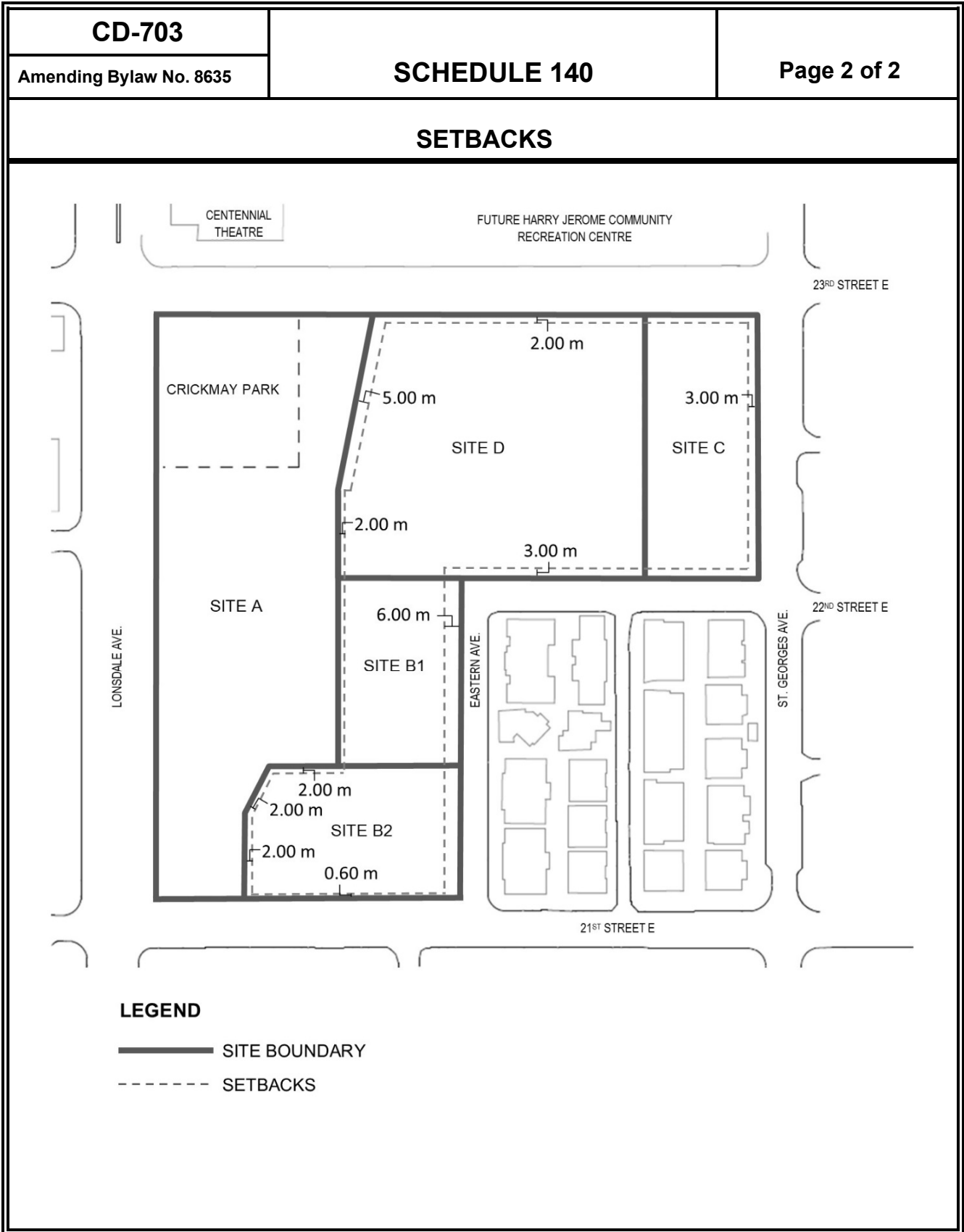
- (2) By inserting the words “and 510(1)” after the words “Section 423” in Section (1)(b)(i) and (1)(c)(i);

- (3) By inserting the words “subject to Section 423 and 510(1)” after the words “Rental Apartment Residential Use” in Section (1)(b)(ii) and (1)(c)(ii);

- (4) By inserting the words “permitted uses shall be as follows” after the words “On Site C” in Section (1)(c);
- (5) By inserting a new sub-section after Section (1)(c) as follows:
 - (d) On Sites C and D, Hotel Use is also permitted.
- (6) By deleting Section (3) in its entirety and replacing it with the following:
 - (3) Density:
 - (a) The combined Gross Floor Area (GFA) for Sites A, B1, B2, C, and D shall not exceed 84,500 sq. m.;
 - (b) The maximum allowable GFA for each Site is:
 - i. 7,620 sq. m. for Site B1;
 - ii. 8,450 sq. m. for Site B2;
 - iii. 68,430 sq. m. for Sites C and D combined;
- (7) Replacing ‘Section 510(3)’ with ‘Section 510(2)’ in Section (7);
- (8) By replacing the words “88 m and one Building may be built to a maximum Building Height of 76 m” with the words “103 m and one Building on Site D may be built to a maximum Building Height of 88 m” in Section (9)(a);
- (9) Adding Section (9)(a)(i), which is as follows:
 - i. Building heights are to be measured from the average grade of the northern property line of the corresponding parcel;
- (10) By deleting the text in 9(b) in its entirety and replacing it with the following:
 - (b) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
 - i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet);
 - ii. Fully screened mechanical equipment, located at least 2 metres (6.6 feet) from the roof edge, by not more than 6.1 metres (20 feet);
- (11) By inserting the words “on each of Sites B1 and B2” between the words “units” and “will” in Section (11)(a);
- (12) By inserting the words “on each of Sites B1 and B2” between the words “units” and “will” in Section (11)(b);

- (13) By inserting the following new sub-sections after Section (11)(b):
- (c) A minimum of 10% of units on each of Sites C and D will be under 51 sq. m. (549 sq.ft.), except that if Sites C and D are developed as a combined site, a minimum of 10% of units on Sites C and D combined will be under 51 sq. m. (549 sq. ft.);
 - i. Notwithstanding Section (11)(c), no residential units are to be less than 37.16 sq. m. (400 sq. ft.);
 - (d) A minimum of 10% of units on each of Sites C and D will be 3 bedrooms; except that if Sites C and D are developed as a combined site, a minimum of 10% of units on Sites C and D combined will be 3 bedrooms.
- (14) By inserting the words “of this Bylaw” between the words “609” and “shall” in Section (13);
- (15) By adding a new Section (16) that reads as follows:
- (16) Division V, Inclusionary Zoning Requirements for Residential Development shall not apply.
- (16) By deleting Schedule 140 pages 1 to 3 in their entirety and inserting Schedule 140 pages 1 and 2 as follows:





- C. Adding the following Comprehensive Development Zone to Section 1200 in numerical order:

“CD-771 Comprehensive Development 771 Zone” (165 East 13th Street)

In the CD-771 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 C-1B Zone, except that:

- (1) Permitted Uses shall be limited to:
 - (a) Retail Service Group 1 Use;
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Off-Street Loading Use.
 - (b) Civic Use;
 - i. Accessory Apartment Residential Use, subject to Section 607(1);
 - ii. Accessory Rental Apartment Residential Use;
 - iii. Accessory Non-Commercial Social & Recreational Facilities;
 - iv. Accessory Off-Street Parking Use;
 - v. Accessory Off-Street Loading Use.
 - (c) Child Care Use subject to section 607(9).
 - i. Accessory Off-Street Parking Use;
 - ii. Accessory Off-Street Loading Use.
- (2) In the CD-771 Zone an Accessory Apartment Residential Use and Accessory Rental Apartment Residential Use shall be accessory to a Civic Use located on the same site.
- (3) A maximum Gross Floor Area of 4.0 times the Lot Area shall be permitted.
- (4) For the purposes of the CD-771 Zone, a Civic Use shall be excluded from Gross Floor Area calculations.
- (5) Principal Buildings shall not exceed a maximum height of 46 metres (150 feet).

- D. Adding the following Comprehensive Development Zone to Section 1200 in numerical order:

“CD-772 Comprehensive Development 772 Zone” (131 East 2nd Street and 112-178 East 1st St)

In the CD-772 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 LL-3 Zone, except that:

- (1) The CD-772 Zone shall be comprised of Sites A, B and C as described in Schedule 148.

- (2) A maximum Gross Floor Area of 3.6 times the Lot Area shall be permitted;
- (3) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.
- (4) Maximum permitted Building Height shall be as follows:
 - a. On Site A, 23.0 metres;
 - b. On Site B, 48.0 metres;
 - c. On Site C, 37.0 metres.

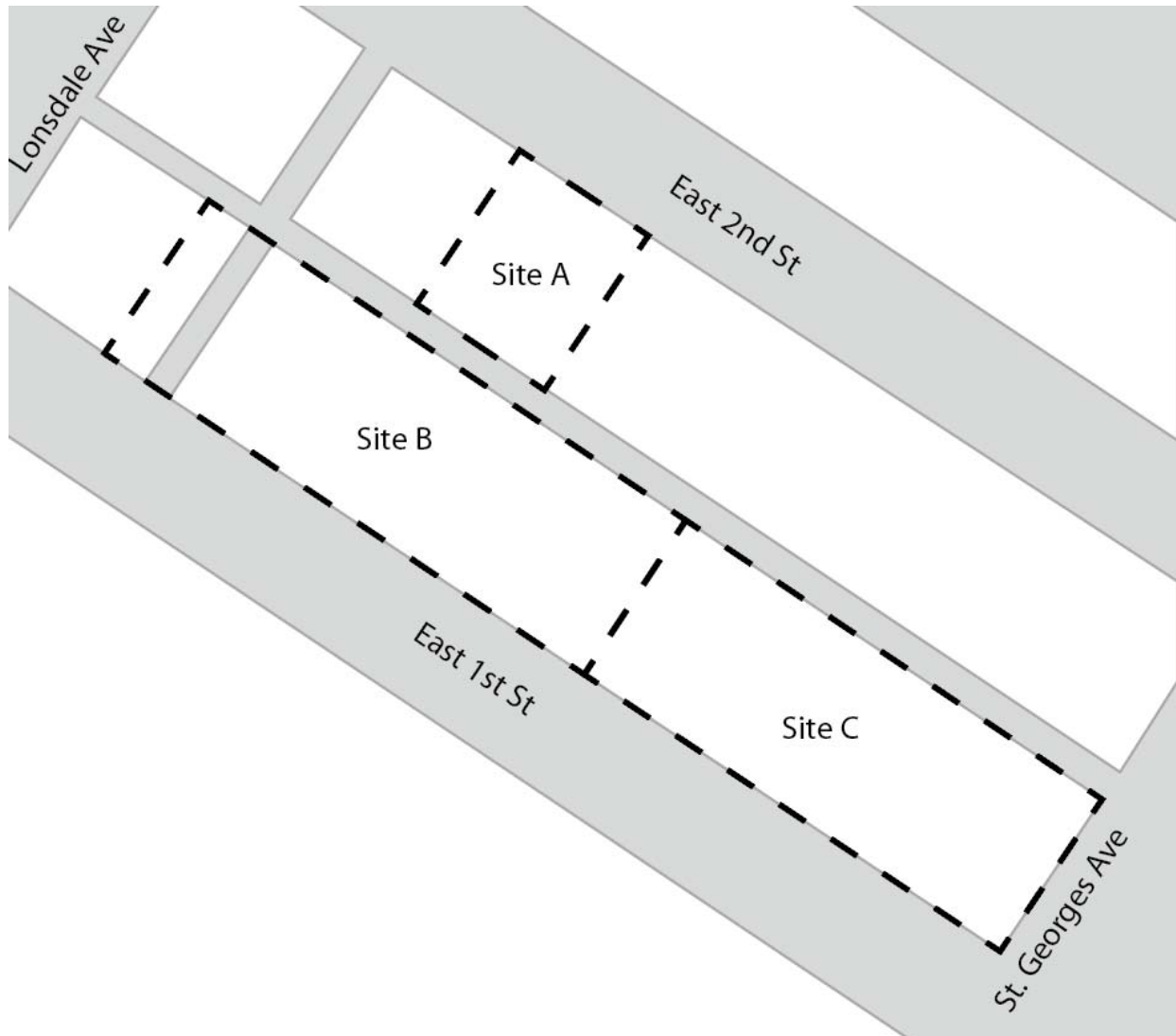
CD-772

SCHEDULE 148

Page 1 of 1

Amending Bylaw No. 9137

CD-772 ZONE SITE DEFINITION



Sites A, B and C include properties having the following civic addresses on the date of adoption of this Bylaw:

Site A: 131 East 2nd Street

Site B: 112-146 East 1st Street

Site C: 148-178 East 1st Street

9. Division VIII: Development Permit Guidelines of “Zoning Bylaw, 1995, No. 6700” is hereby amended by deleting and replacing Document H “Harry Jerome Neighbourhood Lands Development Permit Area Guidelines”, with revised Document H, attached to this Bylaw.
10. Division VIII: Development Permit Guidelines of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding “Low Rise Neighbourhoods Development Permit Guidelines” to the list of adopted Guidelines.
 - B. Adding after Document H “Harry Jerome Neighbourhood Lands Development Permit Area Guidelines”, Document I “Low Rise Neighbourhoods Development Permit Guidelines”, attached to this Bylaw.

READ a first time on the 6th day of October, 2025.

READ a second time on the <> day of <>, 2025.

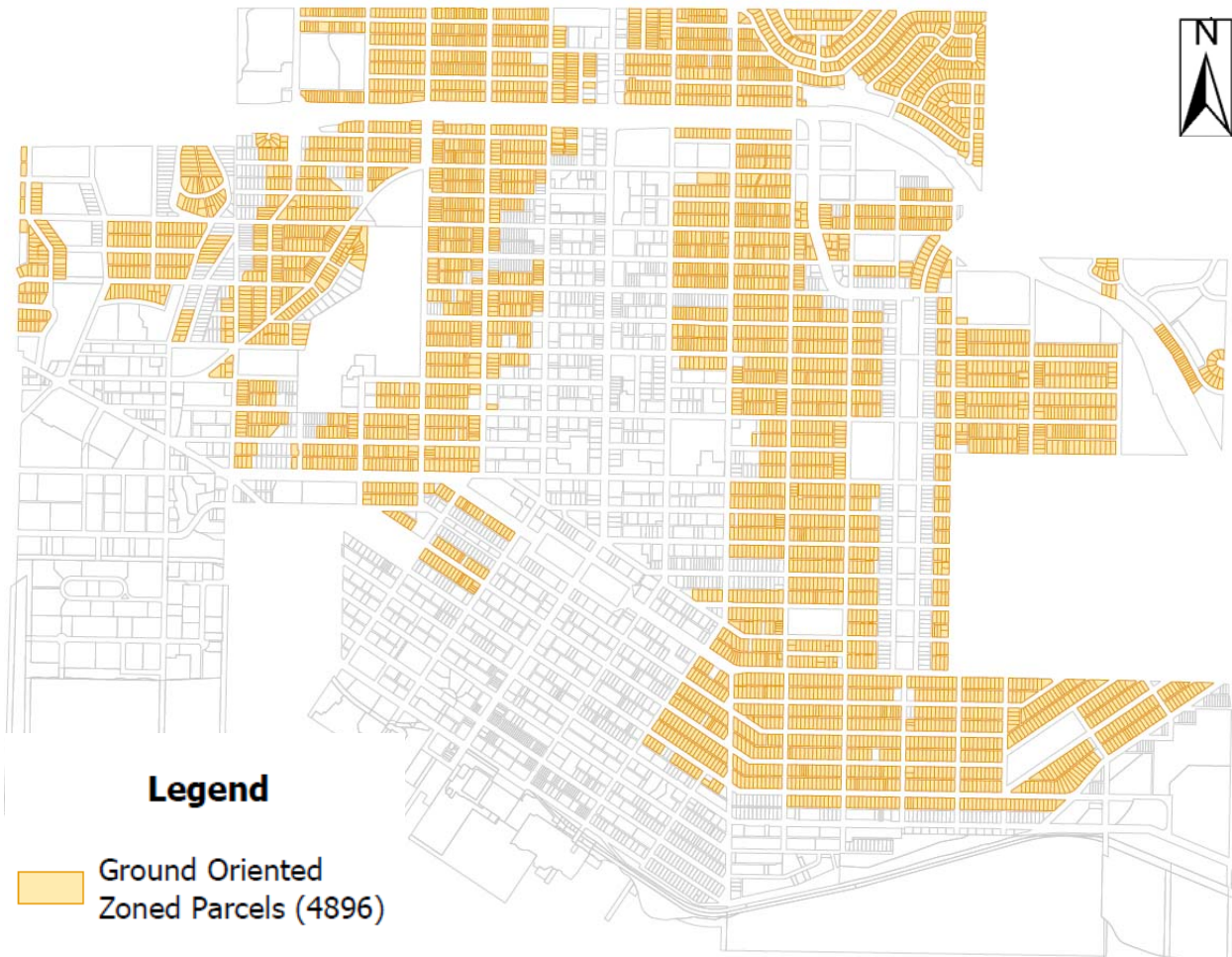
READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE



LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

The following properties are to be reclassified to the Ground Oriented Zone:

- 1) All properties within the Low Rise Neighbourhood 1 and Low Rise Neighbourhood 2 Land Use Designations as identified in the Official Community Plan Bylaw 8400, Schedule A, with the exception of Lots that meet one or more of the following criteria:
 - Lots that have been designated, in whole or in part, as protected heritage property pursuant to a Heritage Designation Bylaw adopted under Section 611 of the *Local Government Act*;
 - Lots that are located within the Ottawa Gardens Heritage Conservation Area, or within a Heritage Character Area, as identified in the Official Community Plan Bylaw, 2014, No. 8400;
 - Lots having a Lot Area greater than 4,050 square metres;
 - Lots with a Comprehensive Development (CD) zone permitting 5 or more residential dwelling units on a single Lot, except for those Lots that were subject to Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031 and are located within the Low Rise Neighbourhood 2 Land Use Designation.
 - Lots within subareas 1, 4, or 5 of the Moodyville (East 3rd Street Area) Development Permit Guidelines;
 - Lots with any of the following zones: P-1, P-2, M-1.
- 2) Lots subject to redesignation from Residential Level 2, or Residential Level 3 Land use Designations to Residential Level 4 Land Use Designation per Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114" (City Initiated Amendment Related to Provincial Legislation Requirements, as listed in the table on pages 3 and 4 of this Schedule A.

In the event of any conflict between the description above and the map on page 1 of this Schedule A (LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE), the description above shall prevail.

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

Lot	Block	D.L.	Plan	Previous Designation
B	52	550	16191	Residential Level 3
H	33	549/550	20932	Residential Level 3
G	33	549/550	20932	Residential Level 3
F	33	549/550	20392	Residential Level 3
C	33	549/550	15877	Residential Level 3
B	33	549/550	15877	Residential Level 3
A	33	549/550	15877	Residential Level 3
26	67	547	750	Residential Level 3
1-2		547	BCS940	Residential Level 3
1-2		547	BCS306	Residential Level 3
1/2/3		271/547	VR1372	Residential Level 3
1-3		271	LMS624	Residential Level 3
1-4		271	BCS2553	Residential Level 2
1-2		271	BCS1422	Residential Level 2
1-2		271	BCS1632	Residential Level 2
W	66	271	1914	Residential Level 2
20	66	271	750	Residential Level 2
19	66	271	750	Residential Level 2
1-2	66	271	LMS3076	Residential Level 2
1-2		271	VR158	Residential Level 2
H	66	271	1226	Residential Level 2
1	66	271	17227	Residential Level 2
2	66	271	17227	Residential Level 2
1-2		271	LMS1134	Residential Level 2
1-2		271	LMS1135	Residential Level 2
1-2		271	BCS2403	Residential Level 2
1-2		271	BCS2504	Residential Level 2
1-2		271	EPS5557	Residential Level 2
1-2		271	VR1355	Residential Level 2
1-2		271	VR1354	Residential Level 2
D	65	271	17150	Residential Level 2
E	65	271	17150	Residential Level 2
F	65	271	17071	Residential Level 2
G	65	271	17071	Residential Level 2
B	65	271	1288	Residential Level 2
A	65	271	1288	Residential Level 2
1-4		271	EPS1481	Residential Level 2
1-3	65	271	LMS4610	Residential Level 2
13	65	271	750	Residential Level 2

LOTS TO BE RECLASSIFIED TO GROUND ORIENTED ZONE

Lot	Block	D.L.	Plan	Previous Designation
13	65	271	750, Part W1/2	Residential Level 2
1-2		271	VR2494	Residential Level 2
1-4		271/274	EPS8514	Residential Level 3
1-3	64	271	LMS3714	Residential Level 3
20	64	271	750	Residential Level 3
1-2		271	VR2117	Residential Level 3
1-3		271	BCS1307	Residential Level 3
1-4	64	271/274	BCS3129	Residential Level 3
16	64	271	750	Residential Level 3
1-3		271/548	VR1400	Residential Level 3
E	64	548	16794	Residential Level 3
F	64	548	16794	Residential Level 3
1-2		548	VR511	Residential Level 3
1-2		548	VR512	Residential Level 3
1-2		271	LMS4723	Residential Level 2
1-2		271	LMS4611	Residential Level 2
3	70	271	1420	Residential Level 2
4	70	271	1420	Residential Level 2
5	70	271	1420	Residential Level 2
1-2	70	271	LMS4649	Residential Level 2
7	70	271	1420	Residential Level 2
1-2		271	EPS8997	Residential Level 2
1-2		271	EPS9432	Residential Level 2
10	70	271	1420	Residential Level 2
1-2		271	EPS4074	Residential Level 2
1-2		271	EPS5514	Residential Level 2
1-2		271	VR2329	Residential Level 2
1	71	271	750	Residential Level 3
2	71	271	750	Residential Level 3
1-2	71	271	VR2788	Residential Level 3
5	71	271	750	Residential Level 3
6	71	271	750	Residential Level 3
7	71	271	750	Residential Level 3

CITY OF NORTH VANCOUVER
Development Permit Area Guidelines

Low Rise Neighbourhoods







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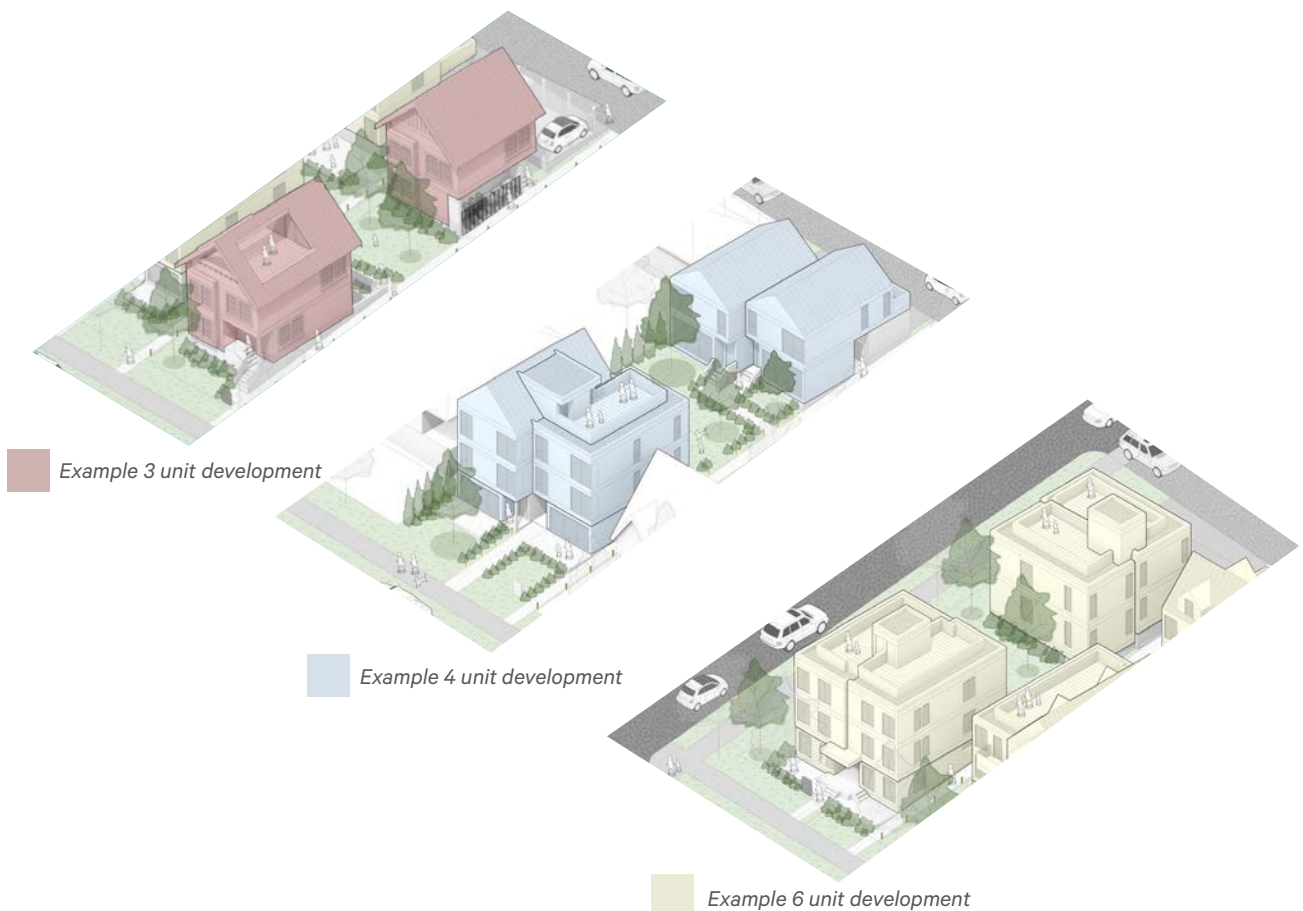
Introduction

Introduction

Preface

Ground-oriented housing contributes to the overall quality, livability, sustainability, and sociability of the City as a whole, and creates distinct and memorable neighbourhoods. The Guidelines are intended to ensure development that fits well into the existing neighbourhood fabric, while offering a greater variety of highly livable housing options.

These Guidelines are intended for the development of ground-oriented housing, including developments of up to 6 units per lot in the Lonsdale City Centre and frequent transit areas, and up to 4 units per lot in the City's lower density neighbourhoods. The Guidelines offer design flexibility to support streets with diverse housing types and architectural expression.



Exemptions

A Development Permit shall be required for all subdivisions and for all development on a lot unless one or more of the following conditions applies:

1. A subdivision consists of a parcel line adjustment or consolidation where:
 - a. no additional lots are created,
 - b. no proposed lot would have a width of less than 10 metres, and
 - c. no proposed lot causes non-conformance;
2. A subdivision is undertaken for park purposes;
3. For properties located in zones other than the Ground Oriented Zone: the use permitted on the lot is One-Unit Residential Use, and development is limited to an Accessory Coach House Use;
4. The development is limited to one or more of the following alterations to an existing building:
 - a. Replacement or alteration to a building siding, roofing, doors, building trim, awnings, and/or windows;
 - b. An addition to the rear of the building that does not negatively impact the overall form and character of the building and does not impact the access conditions on site; or
 - c. Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and character;
5. The development is limited to one or more of the following improvements:
 - a. Landscaping alterations and would result in a net increase in Landscaped Area;
 - b. Solid waste management for the property;
 - c. Bicycle and micro-mobility device parking and access;
6. The development is limited to interior renovations;
7. The development is limited to a “minor alteration” to an issued development permit.

Minor alterations to an issued Development Permit, which do not change the manner in which the building or other development authorized by the permit meets the intent of the guidelines, may be permitted without an amendment of the Development Permit, subject to the approval from the City.

Interpretation

Guidelines that use the term **‘shall’** are expectations. An application that fails to demonstrate alignment with these guidelines will not be approved.

Development that will maintain or result in no more than two Dwelling Units on a Lot, and no more than one Building containing Dwelling Units, is only required to meet the Guidelines marked by **‘shall’** expectations.

Guidelines that use the term **‘should’** are also expectations, though unique circumstances may warrant flexible approaches or exceptions. A project that fails to demonstrate alignment with these guidelines and lacks a clear rationale for the misalignment will not be approved. However, a project that fails to demonstrate alignment with these guidelines but does provide a clear rationale as to why—and incorporates alternative measures to support the intention of the guidelines—may be approved.

Guidelines that use the term **‘encourage’** are provided to support the overall design and review process. They address design criteria that generally improve the design quality of a project but may not be suitable in every situation, or essential to a successful project. There is no expectation that every project must meet every guideline that uses the term ‘encourage’. However, a project that comprehensively fails to demonstrate alignment with all of these guidelines may not be approved, as it would be broadly misaligned with the City’s stated expectations of achieving design quality.

Lastly, the graphics are provided for illustrative purposes only to help explain concepts.

Variances

To facilitate implementation of these guidelines, any Development Permit issued for property within this Development Permit Area may, subject to the restrictions of the Local Government Act and unless otherwise specified in these guidelines, vary or supplement any provisions of the bylaws regulating zoning, parking, works and services, drainage, signs, screening, landscaping and subdivision.

The guidelines intentionally leave room for interpretation and creative flexibility. Unique approaches not considered in these guidelines are more likely to be supported when the applicant demonstrates that the intent of the guidelines has been met.

1. Buildings & the Public Realm

INTENT: The siting and design of buildings is important for creating opportunities for neighbourly interactions while maintaining privacy. High quality building materials and attractive design enhance the developments' identity and character, while contributing to the local neighbourhood vernacular.

1.1 Building Siting

Buildings **shall** be located to:

- a. frame the public realm,
- b. create usable private or shared outdoor space on site, and
- c. allow for direct and convenient access from the public sidewalk to dwelling entrances and between buildings.

1.2 Relationship to the Street

Locate buildings close to the street to create a comfortable pedestrian environment:

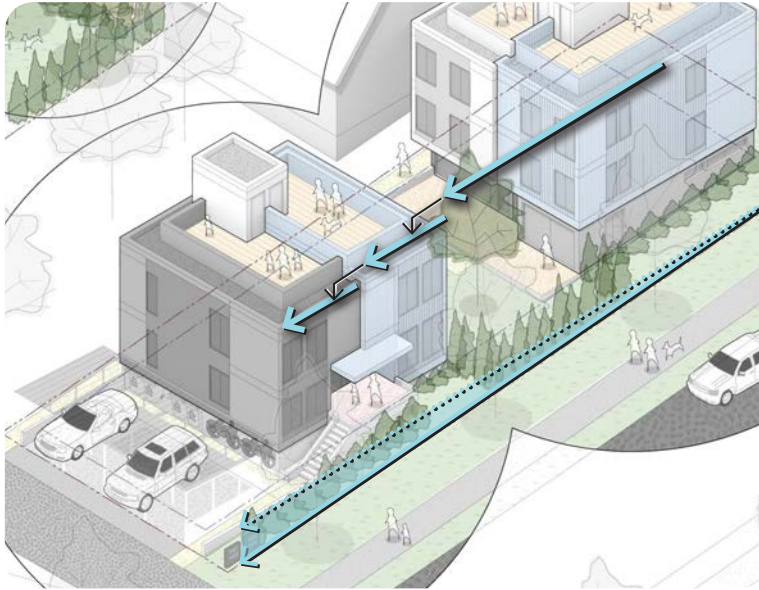
- a. Buildings **shall** be located or set back in a way that is consistent with the intended planned vision of the street. Alternative solutions may be considered for sites that are adjacent to buildings not anticipated to change.
- b. On corner properties, buildings **shall** be located at the corner.
- c. Sites **should** be arranged to maximize the amount of building along the public streets. Additional buildings **should** be located along the laneway.
- d. Any built elements located in the front setback **should** be coordinated with the materials of the building, as well as those of the streetscape.
- e. The use of retaining walls that cut off development from the streetscape and pedestrian network **shall** be minimized.

1.3 Relationship to Open Spaces

- a. Development adjacent to parks, pathways and statutory rights-of-way **should** be oriented to and frame the open space.
- b. Building design and site planning **should** maintain views to open spaces and focal points.
- c. Building design **shall** be used to define usable shared or private outdoor space.

1.4 Responding to Grade

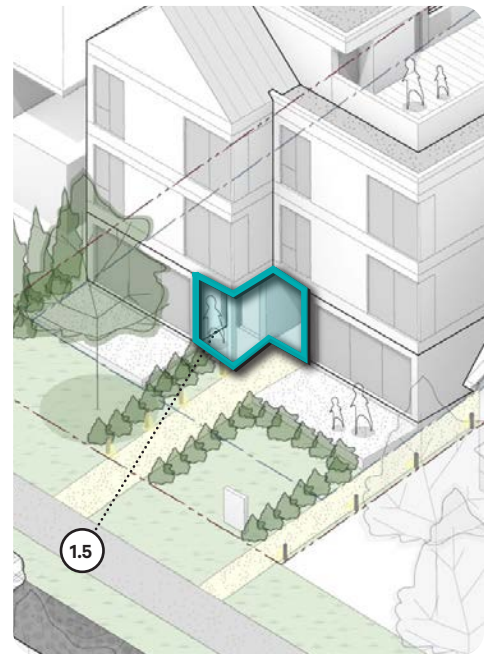
Ground floors **should** step to meet grade on sloped sites, particularly corner lots where the meeting of grade facilitates ground level entries and an improved street relationship.



In this example of a 6-unit development, both ground floors and rooftops step down in a manner consistent with the sloping of the site. This results in articulation of rooftops (even when a project only incorporates flat roofs) and a continuous positive relationship to the street.

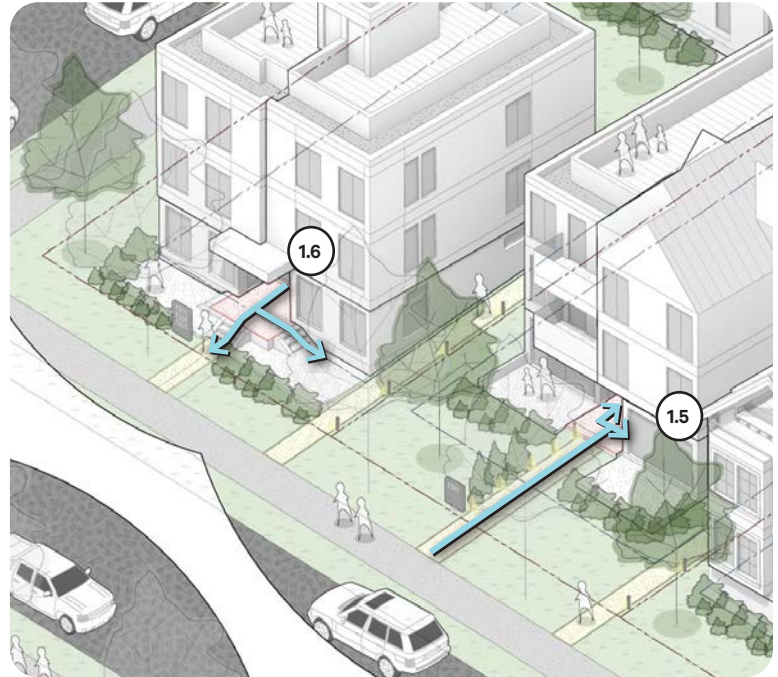
1.5 Building Entrances

- All units **shall** have direct ground-oriented access. This means incorporating an entry door within six steps of finished grade. This prevents excessive stairs connecting spaces either above or below grade and maintains a simplified, harmonized appearance to the building's exterior.
- Front doors **should** have direct walkway connections on façades that face public streets, public parks and open spaces.
- Barrier-free access for single-level, fully accessible units is **encouraged**.
- Ground-floor residential units **should** be raised slightly for privacy.
- Entries **should** be expressed architecturally through the inclusion of a front porch, a recessed entry, or roof overhang. Porches, recessed entries, and roof overhangs tend to be better integrated into overall building design than canopies.



Entries that are recessed and incorporated into the overall architecture of the building are preferred over entries with canopies.

- f. If canopies are included, the design **should** match the overall architectural expression of the building by utilizing materials used elsewhere in the design, mimicking the roof line, and be of modest scale aligning with the door below.
- g. Porches, stoops or terraces with landscaping **should** be provided to support more privacy for ground floor units.



These are examples of 6-unit and 4-unit developments with shared building entrances and individual building entrances that are oriented to the street.

1.6 Shared Building Entrances

- a. For multi-unit buildings in the Regional City Centre, single lobby entrances **should** be designed with weather protection, be easily identifiable, and be integrated into the architectural expression of the building.
- b. When multiple entries are accessed from a shared front porch, the porch **should** be designed as a place of neighbourly interaction and be designed without privacy screens. Private outdoor space should be located elsewhere.

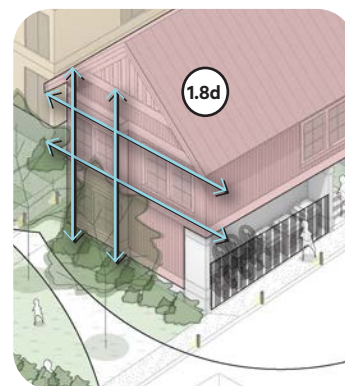
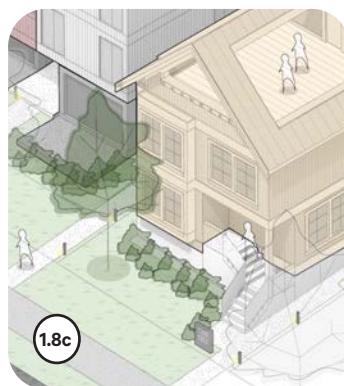
1.7 Buildings and Laneways

- a. Lane frontages **shall** accommodate required parking, garbage/recycling storage areas, and site access requirements.
- b. Remaining space **should** be used for livability enhancements, including one or more of:
 - i. Landscaping and trees, provided that trees are sited such that the majority of their mature canopy diameter will be located within the Lot;
 - ii. Shared outdoor space;
 - iii. Lane-fronting dwelling unit(s) with a rear setback of 2.0 metres or less.
- c. The design **should** incorporate clear visual connections from the lane towards rear yard space, especially when the rear yard includes common or shared amenities.
- d. Rear yard units **should** be oriented to the laneway with shared access paths directly connected to the lane.

- e. Paths from a building that lead to a laneway **shall** have a minimum 1 m deep flush landing without obstructed sightlines to ensure pedestrian visibility when stepping into the laneway.
- f. Active uses in rooms adjacent to the lane are **encouraged**, such as kitchens, living rooms and offices.

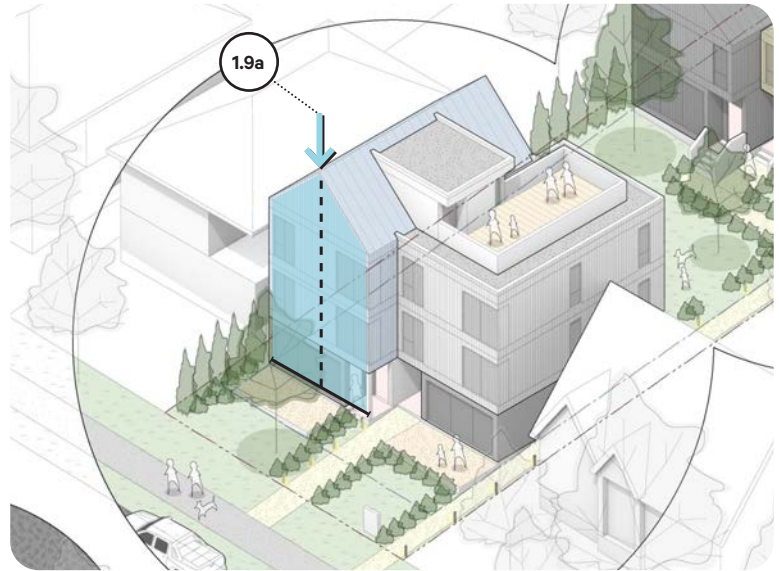
1.8 Building Façades

- a. Tactile materials, appropriate wall openings, ornamentation around windows, and capping **should** be used where appropriate given the architectural expression of the building to enhance the attractiveness and comfort of the public realm.
- b. Natural, low embodied-carbon, durable, and high quality materials **should** be used.
- c. Building entrance design, such as a front porch, **should** create a semi-private space that encourages people to linger and interact with neighbours in the public realm.
- d. Windows **should** align with other windows or building elements either along their vertical or horizontal edges so that they appear harmonized and avoid visual disruption along the façade.
- e. Lobby entrances **should** be differentiated from individual unit entrances through glazing, canopy and/or signage.
- f. Long building façades **shall** be broken up through articulation and/or material change. Materials should generally wrap around exterior corners and change on interior corners.
- g. For townhouses and multi-unit buildings on corner lots, building façade design **shall** establish an edge by massing buildings to the corner and providing a height element, material change, or special architectural features.
- h. Blank walls **should** be avoided. Where non-active façades cannot be avoided, they should be located away from street-facing or lane-facing façades and minimized where possible. Material changes, building articulation and creative lighting may be used to make blank walls appear less imposing, but are not a replacement for such walls and active ground floor uses.



1.9 Building Height and Massing

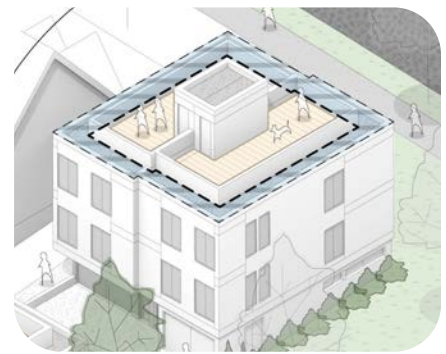
- a. Designs **should** aim to reduce mass and shadow on adjacent sites and maximize visual interest from the street. This can be achieved by the incorporation of peaked roofs, where appropriate.
- b. The following will be considered when evaluating a variance to height for a building:
 - i. Impact of massing on neighbouring properties, in particular, on their amenity/private open spaces;
 - ii. The transition of height between neighbouring buildings;
 - iii. The form, character and the planned vision of the surrounding neighbourhood;
 - iv. The impact of grade on accentuating the height and how that impacts neighbouring sites; and,
 - v. The impact of the requested height on adjacent heritage properties or the design guidelines of a heritage district if the subject site is located in one.
- c. Where it has been demonstrated that a proposed design has met all of the guidelines in section 3.1, the maximum height permitted for rooftop projections may be varied to the extent necessary to support the proposed design.
- d. For townhouses and multi-unit buildings, an appropriate transition of building height, scale, and massing **shall** be provided to ensure potential impacts on neighbouring properties are mitigated through considerate design.



The illustration above indicates the tallest part of the roof is oriented to the street, not the adjacent side yard. The centrepont of the façade is considered to be the façade that is located under the pitched roof, not the centrepont of the building.

1.10 Provide Vertical Articulation for Flat Roofs

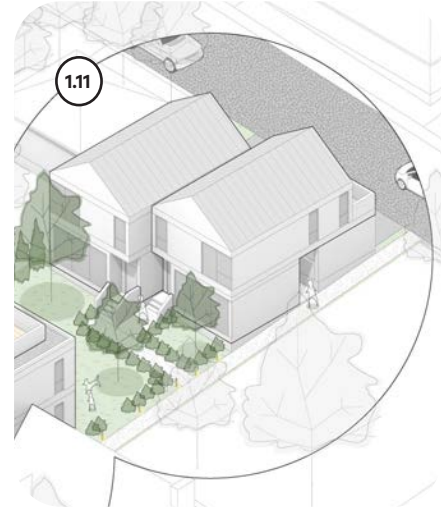
- a. On larger buildings with flat roofs, variations in massing **should** be introduced by limiting the extent of each roof element. For flat roofs, a maximum of 75% of the total building footprint area is appropriate for a single plane. Variations in the building footprint in plan will also help avoid visual monotony in flat roof buildings.



Limit the flat plane of the usable rooftop space and offset it from the building's edge.

1.11 Pitched Roofs

- a. On buildings with three or more units, pitched roofs that are in alignment with individual units and express individual units are **encouraged**.
- b. If rooftops utilize a combination of pitched and flat roof areas, pitched roof designs **should** be located in areas facing the street.



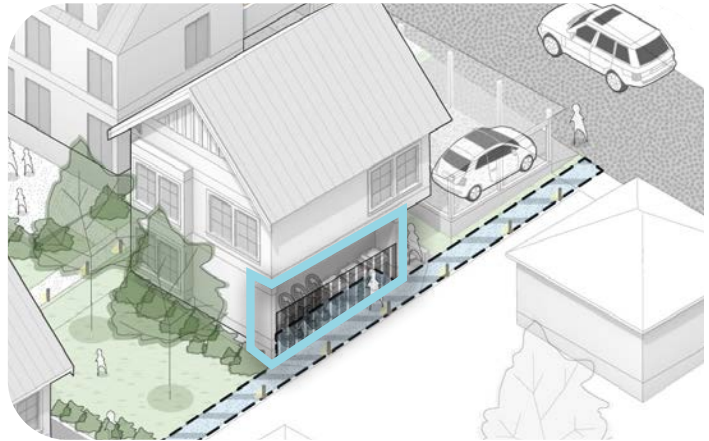
In this example, buildings are offset and have individual roof designs to distinguish each unit.

1.12 Buildings and Narrow Lots

- a. Although the Zoning Bylaw may permit lots as narrow as 7.5 metres, development permits for subdivisions that would create any lots less than 10 metres wide will only be considered in exceptional circumstance. While perfect compliance with all guidelines is rarely feasible, subdivisions proposing these narrow parcels **shall** be subject to a stricter and more rigorous application of the development permit guidelines.
- b. In addition to the other Guidelines, the following will be considered when evaluating a development permit application for subdivision that would create any lot of 10 metres or less in lot width:
 - i. The form, character and the planned vision of the surrounding neighbourhood;
 - ii. The impact of grade on the ability to provide direct ground-oriented access to the front doors of units, and how grade and site planning impact neighbouring sites;
 - iii. Impact of massing on neighbouring properties, in particular, on their amenity/private open spaces;
 - iv. Impact of development on mature tree retention and landscaping requirements;
 - v. Site access and servicing, including parking, garbage/recycling storage areas, site access requirements, and outdoor livability enhancements; and,
 - vi. The ability to meet all life safety and fire protection access requirements.

1.13 Support Active Lifestyles with Functional Storage

- a. Accessible, secure storage solutions for bikes, sports equipment, and other large mobility and recreational items (Mobility Parking and Recreational Storage) **shall** be designed to encourage active transportation and outdoor recreation.
- b. These storage areas **should** be located in areas with direct access to the street or laneway without the use of stairs.



Provide ample room for Mobility Parking and Recreational Storage in an easy-to-access space.

1.14 Location of Parking

- a. Parking **shall** be located at the rear of the lot and off of the laneway.
- b. In rare situations where parking has been permitted to be accessed from a street, a single shared driveway **shall** be used for all parking. Pavement shall consist of high-quality, permeable specialty pavers.



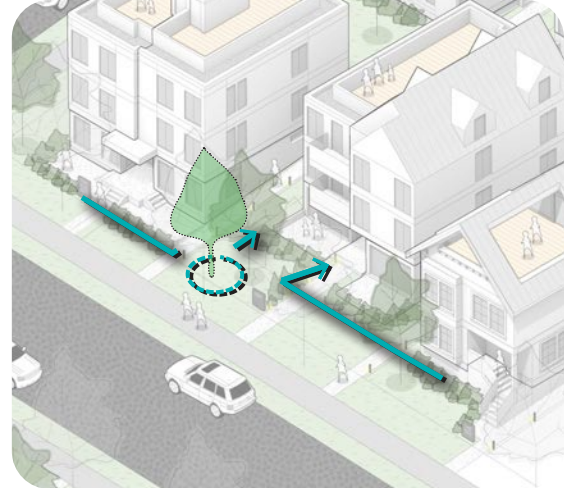
The illustrations above depict multiple potential scenarios along the laneways. In these cases, parking is the predominant element—yet landscape, balconies, and safe pathways are all incorporated.

2. Trees, Soils & Landscape

INTENT: Context sensitive landscape design can enhance the public realm's attractiveness, improve on-site amenity spaces, and contribute to neighbourly interaction. It will also serve a functional purpose by improving stormwater management, reducing the urban heat island effect, and growing the urban tree canopy.

2.1 Respect Site Context

- a. Site planning **shall** respond to existing topography, trees, and site-specific features. Adjust building setbacks where appropriate to preserve natural assets, cultural elements, or enhance pedestrian and ecological connectivity.
- b. Developments **shall** take advantage of site topography and existing trees to minimize impacts on neighbouring sites, for example using terraced retaining walls or by stepping a project to match the slope.



2.2 Retain Existing Mature Trees and Native Soil

- a. Existing mature trees **should** be retained when located within 3m of a front lot line– unless there is a conflict with existing utilities and services or confirmation of pests, disease, or structural defects provided by a certified arborist.
- b. Existing mature trees **should** be retained when located within 3m of any rear lot line – unless there is a conflict with existing utilities and services or confirmation of pests, disease, or structural defects provided by a certified arborist.
- c. Variances in building height, siting, parking and retaining walls may be considered where it can be demonstrated that they support the retention and long-term health of an existing mature and healthy tree.
- d. Retaining native soil on-site is **encouraged**.

Setting buildings back further may allow for the retention of existing mature trees.

2.3 Maintain Low-level Landscaping in Front Yards

- a. Areas within front setbacks **should** incorporate low-level plantings integrated with entryways, porches, and pathways to create a green interface between buildings and streets while maintaining a visual connection between people on the ground floor and the people on the street.
- b. Applicants **should** demonstrate compliance through documenting plant species selection, suitability, and anticipated plant height when mature.

2.4 Grow the Urban Canopy

Zoning requires a minimum amount of landscaped area. Site design **should** thoughtfully arrange these landscaped areas to support a robust and healthy urban tree canopy.

- a. A minimum number of medium* trees **shall** be provided on the lot in accordance with the following table:

Dwelling Units on the Lot	Number of Medium* Trees Required			
	Lot Area (m ²)			
	< 450	≥ 450 to < 550	≥ 550 to < 650	≥ 650
1	2	3	4	5
2	2	2	3	4
3 or more	1	1	2	2



Medium trees are considered to have a canopy width of at least 6 metres **once they reach maturity**. However:

- One medium tree may be considered equivalent to three small trees with canopy width of less than 6 metres but greater than 3 metres **once they reach maturity**.
- Two medium trees may be considered equivalent to one large tree or retention of a significant tree. A **significant tree** means a tree that is 60cm Diameter at Breast Height (DBH) or larger, and a Certified Arborist has provided a statement that the tree is in good health and is expected to remain in good health under the proposed development scheme.

- b. Adequate high quality, uncontaminated soil volumes to support healthy tree growth **shall** be provided.
- c. Soil volumes **should** be provided in accordance with the following table (assuming 1m soil depth):

Tree Size	Minimum Soil Volume (m ³) per Tree	Minimum Shared Soil Volume (m ³) per Tree
Small Tree (canopy width: 3m to 6m)	12	10
Medium Tree (canopy width: 6m to 10m)	20	15
Large Tree (canopy width: greater than 10m)	35	30

- d. The minimum separation distance between new trees and buildings **should** be 3m.

2.5 Use Plantings that Support Habitat Creation and Climate Resilience

- a. Proposed plants **should** include the use of native, adaptive, and drought-tolerant species to protect and improve biodiversity and soil health in a changing climate.
- b. Use of the City's *Urban Tree Species List for a Changing Climate* and *Metro Vancouver's Urban Tree List for Metro Vancouver in a Changing Climate* is **encouraged**.
- c. Rooftop container gardens and urban agriculture is strongly **encouraged** in order to improve the quality of outdoor amenity space and provide additional environmental benefits such as habitat for biodiversity, and passive cooling.
- d. Green infrastructure, such as rain gardens and green roofs, is **encouraged** in order to support stormwater management and the health of the City's waterways.

2.6 Soften Retaining Walls with Landscaping on Steep Sites

Landscaping **should** soften the appearance of retaining walls. The following approaches can help to achieve this guideline:

- Integrate planters into guardrails or other structures on the top of walls, allowing plants to overhang;
- Provide active green walls (vertical structures that are comprised of different types of plants) set within growing medium (soil, stone, or sometimes water) and including built-in irrigation; and
- Provide stepped planters with shrubbery or climbing vines growing from the base with installation of an appropriate irrigation system.

2.7 Maintain Neighbourly Fencing

- a. The maximum fence height in the front setback **shall** be 1.2m.
- b. The maximum fence height in the sideyard setback is 1.6m. The sideyard fence **shall** not project beyond the front building façade.
- c. The rearyard fence **shall** not project beyond the building façade of a rear building.

2.8 Use Dark Sky Lighting

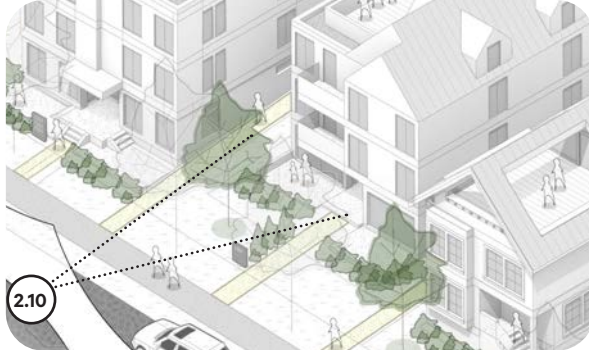
Low-level pathway lighting **shall** be incorporated. This lighting **shall** be dark-sky compliant (shielded fixtures that direct light downwards) and positioned to avoid emitting glare into adjacent buildings.

2.9 Wayfinding

- a. Addresses **shall** be clearly signed and visible from the street for emergency response.
- b. Pathways **should** be shared and legible. This means that they are enhanced through landscaping, planters, wayfinding, or unique paving materials to enhance visibility and placemaking at key entry points.

2.10 Minimize Paved Areas

- a. When two or more units are accessed from the same street, pathways **should** be combined to reduce paved areas in front yards and publicly-facing areas.
- b. For corner lots, a pathway to both the primary street and side street is **encouraged**.
- c. Using paved areas for multiple functions is **encouraged**. Pathways and fire lanes can be designed as multi-functional spaces by widening them, adding linear gardens, seating and vertical garden walls.
- d. The use of specialty pavers that provide for natural drainage of water into the soil are strongly **encouraged**.



Pathways are to be kept to a minimum and designed to be shared, multi-functional spaces.

3. Rooftop Amenity

INTENT: Rooftops enhance livability by providing usable amenity space. These spaces should be designed to integrate with the building's architecture. Impacts to the street and neighbours are to be mitigated by providing varied massing and visual interest.

3.1 Minimal Projections Above Roof Height

The inclusion of stair access boxes, railings, and privacy screens are necessary for the safe access and use of rooftop space. The location of these elements should be designed to mitigate negative impacts on adjacent properties. This means:

- a. The placement of access boxes **should** be near the side or rear of the rooftop space so as to minimize visual impact from the street. These **should** be offset away from adjacent properties to avoid shadowing.
- b. Building walls/parapets **should** be incorporated for safety rather than railings. When using railings, integrate into the overall design using complementary colour and materials to the rest of the building.
- c. Planters and vegetation **should** be integrated in tandem with railings so as to balance the potential for residential privacy while creating positive visual interest from the street.
- d. The use of privacy screens **should** be minimized. The rooftop amenity space **should** be less visible from the street and neighbouring properties by integrating outdoor space into the roof design or design of the building. If privacy screens are used, they **should** be offset from the building edge,
- e. If included, solar panels, solar hot water heating, skylights, and other rooftop elements **should** be integrated into the design of the building. If not included, future locations of these components **should** be identified so as to future-proof the design.



Variations in roof forms contribute to an interesting and visually appealing roofscape that complements neighbourhood character. The guidelines do not set out a single, preferred approach to roof forms. Instead, they encourage the creation of usable rooftop space and embrace variations while mitigating against excessive projections above permitted roof height.

4. Equipment & Services

INTENT: These Guidelines ensure equipment and services are integrated into sites and buildings with careful consideration of the effects on overall building design, mitigating impacts on the public realm and neighbours, and implications on future access and servicing requirements.

4.1 Consolidate Service Utility Connections

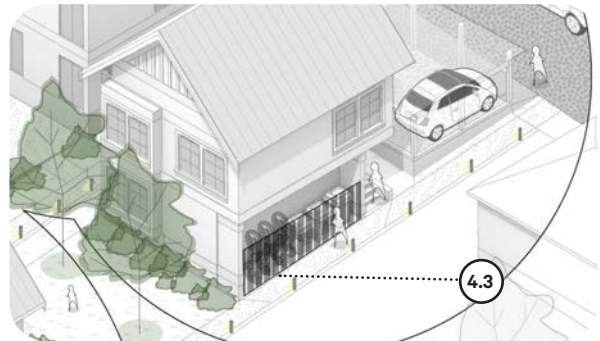
- a. When the existing location of utility connections cannot be kept, connection locations **should** be consolidated to minimize potential future disturbance of the site.
- b. Service utility connections **should** not be located at the front of buildings.

4.2 Screen Heat Pumps

- a. Heat pumps and other mechanical equipment **shall** be placed out of view.
- b. Heat pumps **should** not be placed on individual balconies as these may render the balcony unusable.

4.3 Screened Garbage and Recycling

- a. Areas for parking, garbage/recycling storage, and site access pathways **shall** be visually distinct and clearly identifiable.
- b. Garbage areas **shall** be screened from view and located away from public streets. Side yard locations or areas adjacent to parking with easy access to the laneway are preferred.
- c. Materials consistent with the overall design **should** be used for any area utilized for garbage and recycling.



Garbage and recycling are screened from view. In this case, it is combined with bike storage.

4.4 Align Vents, Gutters, and Other Elements

Vents, gutters, and other external building elements **should** be integrated into the architectural composition of the building. The approximate locations of these **should** be shown in early drawings and applicants are **encouraged** to commit to aligning these elements so as to mitigate against cluttered façades.

Harry Jerome Neighbourhood Lands

Development Permit Area Guidelines

Bylaw No. 9137



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Part I: General Regulations

1.1 Introduction

The Harry Jerome Neighbourhood Lands Development Permit Area boundary and justification is described in Section 2.5 of the Official Community Plan. These guidelines are to be read in conjunction with the Zoning Bylaw.

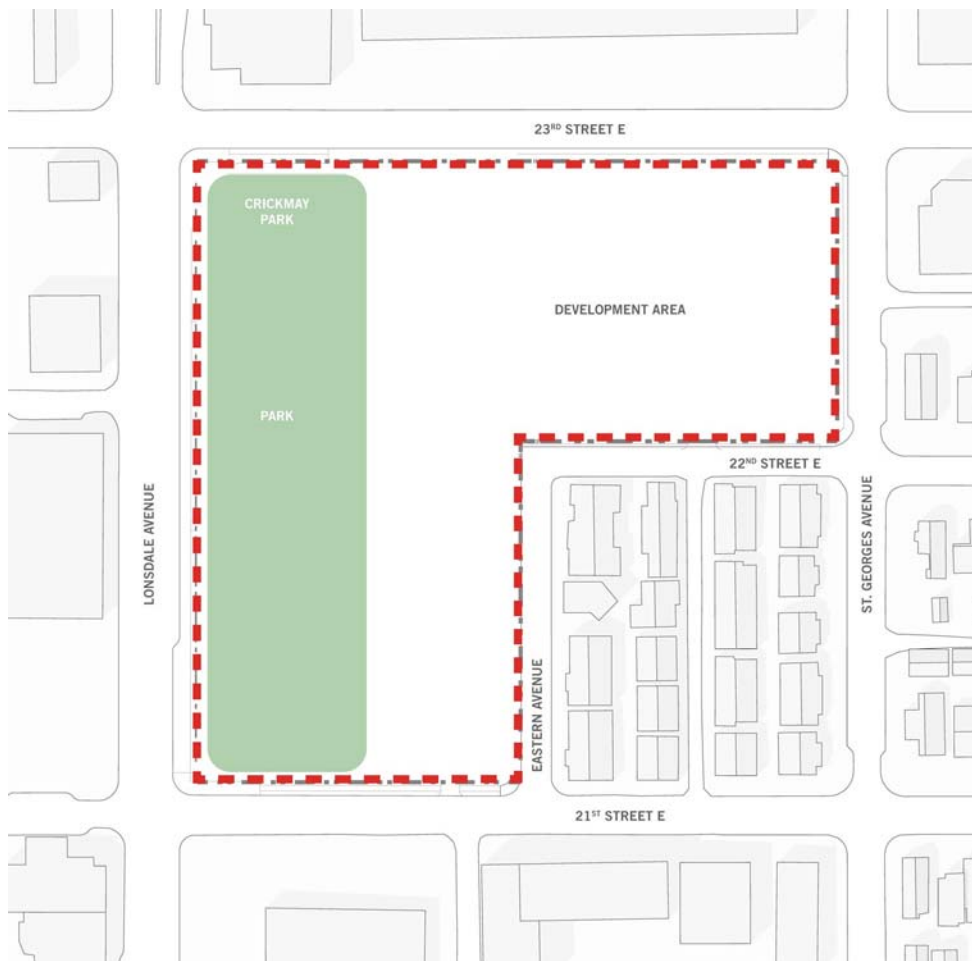


Figure 1. Harry Jerome Neighbourhood Lands Development Permit Area boundaries

The City designates Development Permit Areas (DPAs) with accompanying Guidelines to provide Council and staff with the ability to shape development beyond what is possible through policy or zoning regulations. This DPA is intended to shape development of the Harry Jerome Neighbourhood Lands to help deliver a high-quality environment for people in the City of North Vancouver through multifamily and commercial development which has: 1) form of development, character and open space design of high quality; 2) conservation of energy; 3) conservation of water; and 4) reduction of greenhouse gas emissions.

Where land has been designated by the City of North Vancouver as a Development Permit Area (DPA), the landowner or lessee must first be issued a Development Permit by the City before developing the land. In accordance with Section 489 of the Local Government Act, RSBC 2015, c 1, land within a DPA must not be subdivided, and construction of, addition to, or alteration of a building or other structure must not be commenced, until the landowner or lessee obtains a development permit (unless an exemption under Section 1.3 applies).

These Development Permit Guidelines (the “Guidelines”) are to be considered as part of development proposals on the site and in conjunction with any zoning provisions and development covenant(s) for the Harry Jerome Neighbourhood Lands area. The issuance of a Development Permit must be in accordance with all applicable Guidelines and Strategies.

1.2 Submission Requirements

Every application for a Development Permit must be accompanied by relevant development information in the form prescribed by the City. This information includes, but is not limited to:

- 1) Plans demonstrating:
 - a. the proposed location of all buildings and structures by use;
 - b. the proposed siting of parking areas, and mobility networks and access (walking, bikes, cars, transit);
 - c. the extent and nature of existing and proposed landscaping;
 - d. the proposed character, materials and colour of buildings, roofs and open spaces;
 - e. location of exterior lighting;
 - f. an indication of proposed location, number and type of signage;
 - g. an emergency response plan that includes: locations of emergency response points, locations of Fire Department Siamese connections, location of existing and proposed hydrants, clear widths of streets, and access points to parkades;
 - h. A certified arborist report if any protected trees are planned to be removed, detailing trees retained, proposed to planted, and reasons for removal to comply with the City's “Tree Bylaw, 2022, No. 8888”.
- 2) Preliminary engineering site plans, including a Preliminary Stormwater Management Strategy.
- 3) Description of how the development will comply with the City's:
 - a. energy performance requirements and sustainability goals;
 - b. adaptable design requirements;
 - c. other applicable Guidelines and Strategies.
- 4) A summary report outlining transportation management plans.
- 5) A synopsis of design intent indicating how the proposal meets the objectives of the overall community, as well as the role it plays in its specific site location in relation to the precinct characteristics.
- 6) Sun/shade diagrams of the subject development and the surrounding properties.
- 7) A Public Art Plan.

The landowner or lessee is required to provide a checklist or statement indicating how their proposal complies with the Guidelines. Where some element of the design does not comply with a Guideline, a justification describing the divergence and the reason must be provided.

At Development Permit stages, the City will require security to ensure the installation and maintenance of landscaping in compliance with the Guidelines. All Development Permit applications must include a professional landscape plan prepared by a Landscape Architect (BCSLA).

1.3 Exemptions

Notwithstanding the designation of an area as a DPA, the Local Government Act provides that conditions may be specified under which a development permit is not required. In the Harry Jerome Neighbourhood Lands DPA, a development permit is not required in the case of:

- A subdivision which consists of a parcel line adjustment or consolidation where no additional lots are created;
- A subdivision for park purposes;
- An internal alteration (a change or extension in the interior of a building relating to any matter or thing regulated by the B.C. Building Code) that does not substantially change the current use previously approved through a DPA;
- Temporary buildings or structures that are erected either for offices for construction or marketing purposes for a period that is not expected to exceed the duration of such construction;
- Minor external renovations to existing buildings which do not significantly alter the footprint or exterior character of the building (at the discretion of the Director of Planning);
- Accessory buildings and structures which do not result in a change to the parking configuration;
- Road or utility works or landscaping within a dedicated road right of way or strata road; and/or
- Green space or trail improvements on public land.

1.4 Amendments

A Development Permit amendment may be required for minor amendments to Development Permits already issued and registered on title, at the discretion of the Director of Planning.

1.5 Variances

To facilitate implementation of these guidelines, any Development Permit issued within this Development Permit Area may, subject to the restrictions of the Local Government Act and unless otherwise specified in these guidelines, vary or supplement any provisions of the bylaws regulating zoning, parking, works and services, drainage, signs, screening, landscaping, and subdivision.

Part II: Conservation Guidelines

2.1 Objective

The mixed-use development of the Harry Jerome Neighbourhood Lands shall make an important contribution to the City's current and future needs of the community with a holistic approach in alignment with the OCP's Sustainable City Framework including Natural Systems, Physical Structures/Infrastructure, Local Economy, Human Potential, Social Connections and Cultural Diversity.

2.2 Energy Conservation and Reduction of Greenhouse Gas Emissions

- 1) All Buildings will be constructed to achieve or exceed the City's standards for energy efficiency and reduction of greenhouse gas emissions (e.g. Energy Step Code and greenhouse gas emissions requirements in the City's "Construction Regulation Bylaw, 2003, No. 7390"). Best efforts will be used to augment energy performance beyond this required level, with demonstrated measures incorporated to ensure the project achieves industry leading levels of energy efficiency;
- 2) Work with Lonsdale Energy Corporation to reduce carbon intensity beyond typical construction in the City for equivalent buildings through the district energy system;
- 3) Use efficient pumps, heat pumps, fans and mechanical equipment.
- 4) Provide enhanced commissioning.
- 5) Within site constraints, develop building siting, form, and scale to minimize interference with view corridors or solar access for existing or anticipated development, and shadowing impacts on adjacent buildings and usable open spaces. Include sun/shade diagrams of the subject development and the surrounding properties at the following times:

March 21: 10 am, 12 noon, 2 pm
June 21: 10 am, 12 noon, 2 pm
- 6) Design landscaping to provide solar access in winter, and in summer shading of afternoon sun and management of the urban heat island effect. While retaining as many existing healthy trees as practical on the site, plant deciduous trees and landscaping and/or provide shading devices on southern and western exposures to reduce undesired solar gain in summer and filter solar heat and light in the winter.
- 7) Use light coloured roofs, sidewalks, plazas, greenways and paths to reduce the urban heat island effect.
- 8) Integrate courtyards and greenways into the design to allow direct sunlight penetration.

- 9) Maximize daylight penetration by locating windows high on walls or by using clerestories and light shelves. To limit solar gain in summer months, external solar shading (e.g. recessed balconies, overhangs, and louvers), should be considered, especially on the south and west elevations of buildings. Balance the benefits of reducing solar gains in summer with the benefit of increasing solar gains in the winter by taking advantage of the different seasonal sun angles which can be evaluated through energy modeling.
- 10) Provide enhanced building control systems such as the installation of smart automation technologies such as timers or occupancy sensors, and programmable thermostats.
- 11) Use Energy Star appliances.
- 12) Use high efficiency exterior private realm lighting, such as LEDs, and direct and shade lighting to minimize light pollution and maximize energy service. Energy efficient motion or photo-sensitive technologies should be considered, along with safety and security considerations.
- 13) Provide energy conservation, operation and maintenance information to tenants and residents.
- 14) Reduce water usage with water efficient fixtures and fittings.
- 15) Consider providing energy and water monitoring and metering systems.
- 16) Improve occupant health by reducing or eliminating indoor air pollutants through the choice of healthy building materials.
- 17) Commit to diversion of construction waste per prevailing City policy.
- 18) Establish and implement an appropriate recycling and composting framework to ensure minimum waste production from the community.

2.3 Water Conservation and Stormwater Management

Developments are required to construct—and to report on—stormwater management works treating water from roads and laneways. This infrastructure must be designed to include allowances for climate change in accordance with the City's Subdivision and Development Control Bylaw.

- 1) Reduce stress on existing stormwater infrastructure and protect aquatic ecosystems in order to keep urban watersheds clean, by designing the landscape with sufficient permeable surfaces and native species that will reduce or eliminate runoff.
- 2) On-site stormwater management facility (detention ponds, bioswales, detention tanks, etc.) should be addressed on site and located on private (leased or owned) land outside of dedicated park space as per the City's "Sewerage and Drainage Utility Bylaw, 1995, No. 6746".
- 3) Reduce or eliminate the need for irrigation by designing the landscape with drought-resistant native species.
- 4) Retain existing healthy trees on the site wherever possible. A Tree Removal Permit must first be issued for any protected tree removal, and removal must comply with the City's "Tree Bylaw, 2022, No. 8888".

- 5) Minimize impervious surfaces through use of the following materials:
 - a. pavers, placed stone or river rock for tree surrounds and areas with infrequent pedestrian use;
 - b. extensive groundcover and planters over parkades; and
 - c. permeable paving for walkways, driveways, exterior courtyard driveways and surface parking, particularly where stormwater discharge into on-site infiltration facilities is not practical.
- 6) Incorporate on-site landscaping infiltration strategies including:
 - a. finish grading comprised of topsoil or composted waste;
 - b. engineered rock pits and soil cells; and
 - c. visible features such as rain gardens or linked bioswales.
- 7) Minimize hard surface pathways to only those providing access to dwelling units, common outdoor space and on-site service infrastructure.
- 8) Consider active and/or passive green roofs to reduce the impact of increased building lot coverage on stormwater runoff and urban heat island effect.

2.4 Transportation Demand Management

- 1) Provide a range of emission-free mobility options including bike sharing, dedicated spots for car sharing and carpools.
- 2) Consider various transportation demand management (TDM) strategies to encourage walking, cycling, car share, and transit use over vehicle use, such as:
 - a. secure bicycle parking for a range of device sizes;
 - b. car share vehicles, membership or minutes, and other shared mobility options;
 - c. transit passes or subsidies;
 - d. parking management tools such as unbundled parking;
- 3) Design the public and private circulation network to support direct, simple, and visible access to transit facilities and easy and accessible navigation along cycling and walking paths.

Part III: Form & Character Guidelines

3.1 Objective

Along with development of the adjacent new Harry Jerome Community Recreation Centre, the mixed-use development of the Harry Jerome Neighbourhood Lands aims to create a vibrant urban community, anchoring the northern end of the Lonsdale Corridor and enhancing the pedestrian experience along Lonsdale Avenue. Development of the Harry Jerome Neighbourhood Lands aims to create an attractive urban environment with a mix of residential and commercial uses that serve to animate and enhance public spaces and amenities in this precinct.

Specific form and character objectives:

- Ensure that the form and character of residential, multi-family, mixed use and other development is a desirable, attractive addition to the City of North Vancouver; and
- Ensure that development delivers desirable public realm, landscaping, exterior design and finish of buildings and structures at each phase of development.

3.2 Site Planning

The conceptual site plan in Figure 2 illustrates one approach to laying out buildings and floorspace on-site taking into consideration the Guidelines. This is provided for illustrative purposes only.

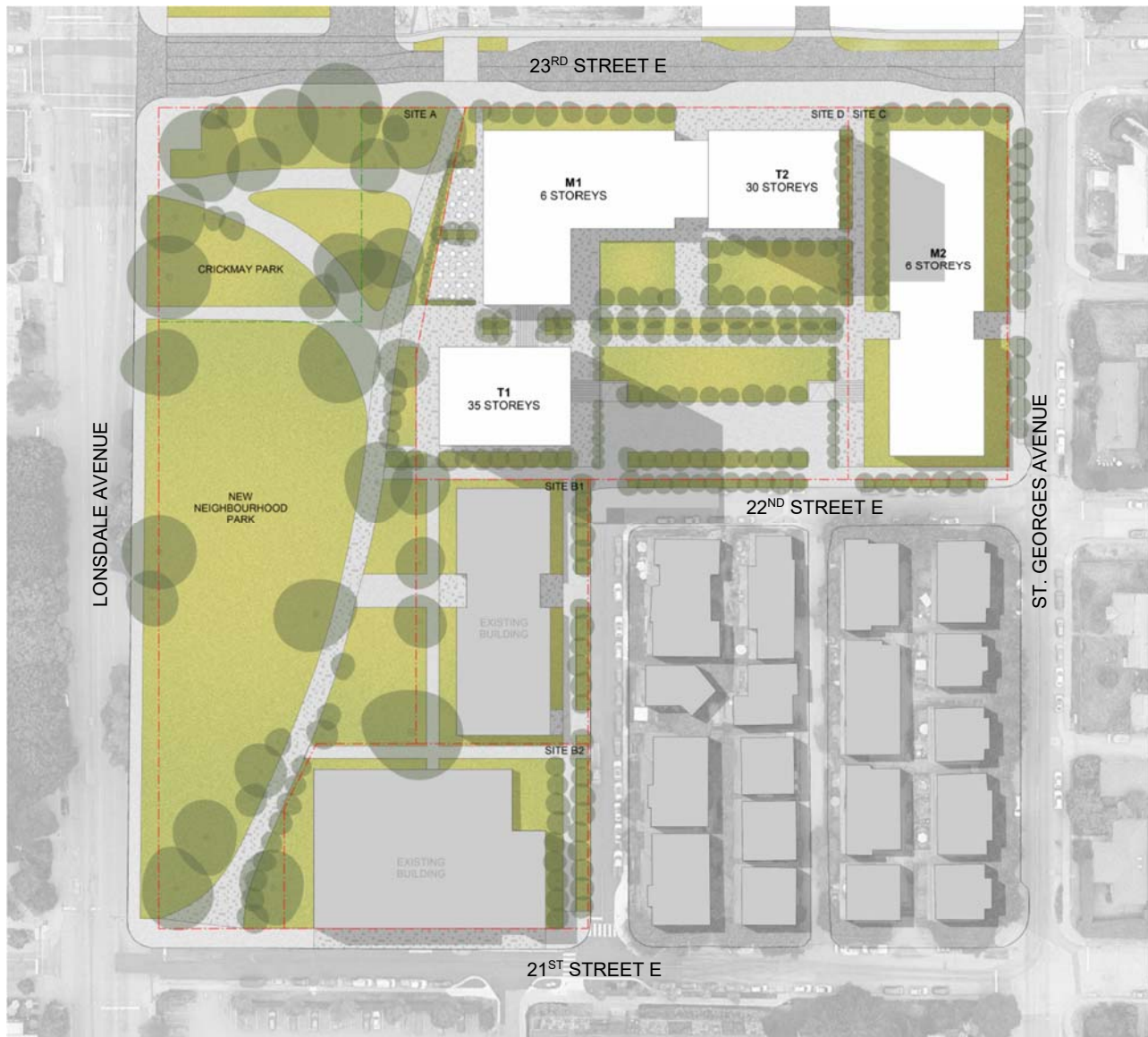


Figure 2. Illustrative Site Plan

- Guideline 3.2.1 Animate the overall site by creating open spaces and gathering nodes that foster socializing, recreation and play, and that incorporate public art.
- Guideline 3.2.2 Incorporate open spaces as site organizing features.
- Guideline 3.2.3 Locate and orient a minimum 0.9 ha public park along Lonsdale Avenue spanning between 21st and 23rd streets.
- Guideline 3.2.4 Connect adjacent areas by pedestrian and bicycle paths to create a walking and cycling friendly addition to the neighbourhood.
- Guideline 3.2.5 Accommodate the Green Necklace, serving both cyclists and pedestrians, on the portion of the Harry Jerome Neighbourhood Lands allocated for park, connecting from the southwest corner of the park (at Lonsdale Avenue and 21st Street) to the northeast corner of the park to a midblock pedestrian crossing on 23rd Street.
- Guideline 3.2.6 Respond to the sloping site topography by ensuring that the Green Necklace is accessible along its entire length, with a gradient of no more than 5%. The Green Necklace should encourage walking and rolling in a way that is intuitive, direct, comfortable, accessible, and mode separated where possible.
- Guideline 3.2.7 Provide public pedestrian pathway access into the park along the east-west alignment of 22nd Street and the north-south alignment of Eastern Avenue.
- Guideline 3.2.8 Provide secondary pedestrian pathway accesses into and across the site as determined by use, to facilitate connections to the park and new Harry Jerome Community Recreation Centre via the Green Necklace, while preserving large open space areas.
- Guideline 3.2.9 Retain existing healthy trees on the site wherever possible and retain all healthy trees on the west side of the site. Where mature, protected trees are required to be removed as per permitted reasons under the City's "Tree Bylaw, 2022, No. 8888", provide a certified arborist report detailing the trees to be removed, indicate where planting will occur, providing space within the development for new replacement trees. Provide a tree protection plan to identify trees that will be retained and a tree replacement plan.
- Guideline 3.2.10 Refer to the City's arborist report on recommendations for removal of large trees. Trees shall be replaced at a minimum replacement ratio of 3:1, and will require the payment of an ecological compensation fee as per the "Tree Bylaw, 2022, No. 8888". New tree planting regime should be of sufficient standard to ensure that replacement trees will grow and have healthy establishment. This includes minimum standards for caliper, size, soil, volume, etc. that can be referred to in the ANSI A300 Standard Guidelines and in the City's "Tree Bylaw, 2022, No. 8888".

3.3 Building Envelope

- Guideline 3.3.1** Building siting and orientation should respond to the siting and orientation of the new Harry Jerome Community Recreation Centre.
- Guideline 3.3.2** A maximum of two towers (any building over 6 storeys in height) will be permitted on the site. The towers should preferably be offset, with the southernmost tower being the higher tower.
- Guideline 3.3.3** The towers should be sited to reduce shading on the new Harry Jerome Community Recreation Centre and its outdoor open spaces.
- Guideline 3.3.4** A minimum separation distance of 30.48 m (100 ft.) should be maintained between the extreme corners of towers that are directly opposite one another. A minimum separation distance of 24.38m (80 ft.) will be considered provided the towers are sufficiently offset to minimize overlook and direct views into each other. Refer to Fig. 3 below.

Figure 3

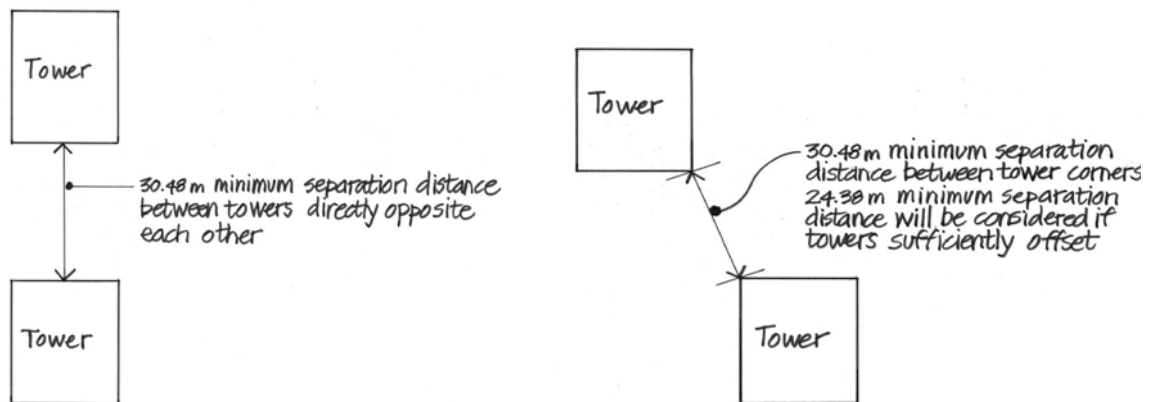


Figure 3. Minimum separation distances between towers

- Guideline 3.3.5** A maximum separation distance of 6.7 m (22 ft.) should be maintained between the lower (ground and second) floors of buildings that are directly opposite each other.
- Guideline 3.3.6** Optimize minimum separation distances between floors above the second floor of buildings that are directly opposite each other, in order to reduce privacy overlook and maximize sunlight penetration.
- Guideline 3.3.7** Taller buildings should employ passive solar controls, in order to reduce energy consumption, and should be oriented to optimize daylight access to public and private spaces, reduce shadowing across the future Harry Jerome Community Recreation Centre to the north, and maximize public views to and from the HJCRC, the North Shore Mountains to the north and Burrard Inlet to the south and west.

Guideline 3.3.8
Figure 4

The maximum floor plate dimension, exclusive of balconies, in any one direction of portions of buildings exceeding 6 storeys in height should be approximately 35.0 m (115 ft.), to reduce the bulk and massing of towers. Refer to Fig. 4 below.

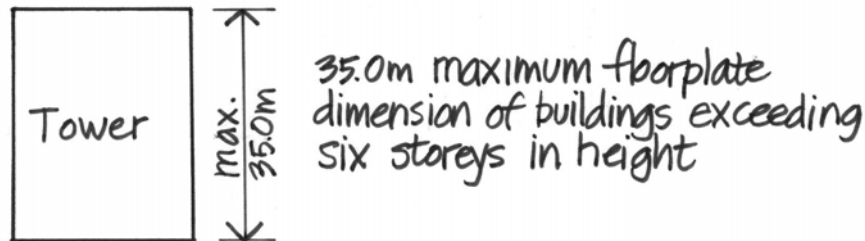


Figure 4. Maximum floorplate dimension for taller buildings

Guideline 3.3.9

Tower footprints should be articulated to support and help define the urban realm. This means building edges that frame and align with adjacent pathways and open spaces. The footprint of the northwestern-most building (i.e. building M1 in Figure 2) does not need to frame and align with the Green Necklace trail, so that there can be sufficient patio space to activate the retail frontage facing the park.

Guideline 3.3.10
Figure 5

Minimize shadowing and scale impacts of new buildings on the existing neighbouring townhouses on Eastern Avenue by considering terracing/stepping back upper building floors, breaking up long building facades into smaller discrete sections that reflect the scale of existing built forms opposite, and extensive landscaping to screen new buildings. Refer to Fig. 5 below.

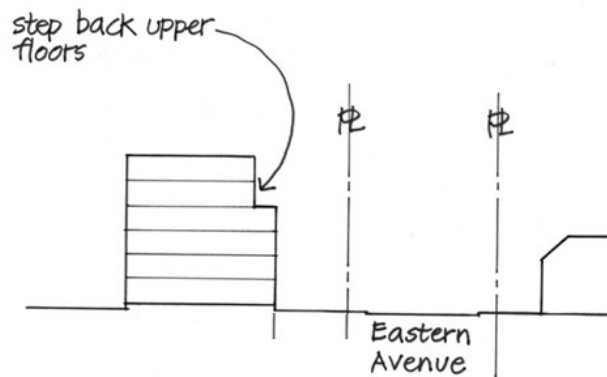


Figure 5. Step back of buildings facing Eastern Avenue

Guideline 3.3.11

Building siting and orientation should help to clearly define and animate the public realm. This means low-rise and mid-rise residential buildings should address surrounding streets with direct individual unit access at grade facing the street where practical. It also means retail commercial uses should be directly visible and accessible from the street or public park. Where appropriate, buildings should be set back to support patio activations.

Guideline 3.3.12

Consider increased setbacks along 23rd Street (i.e. more than the 2.0 metre setback required in the CD-703 Zone) if there are townhouse units that face 23rd Street.

Guideline 3.3.13

Figure 6

Buildings with commercial uses (e.g. grocery stores, restaurants, coffee shops, etc.) at grade facing the new park and Green Necklace and/or streets should incorporate active, transparent ground floor facades providing visibility into commercial interiors from the park and Green Necklace and/or adjacent streets. This guideline targets a minimum glazing area of approximately 75% of the total facade length for commercial frontages facing the park and/or adjacent streets. Predominantly opaque, translucent or blank facades facing the park and/or adjacent streets are not permitted. Tenants shall not block windows and must maintain their transparency. Refer to Fig. 6 below.

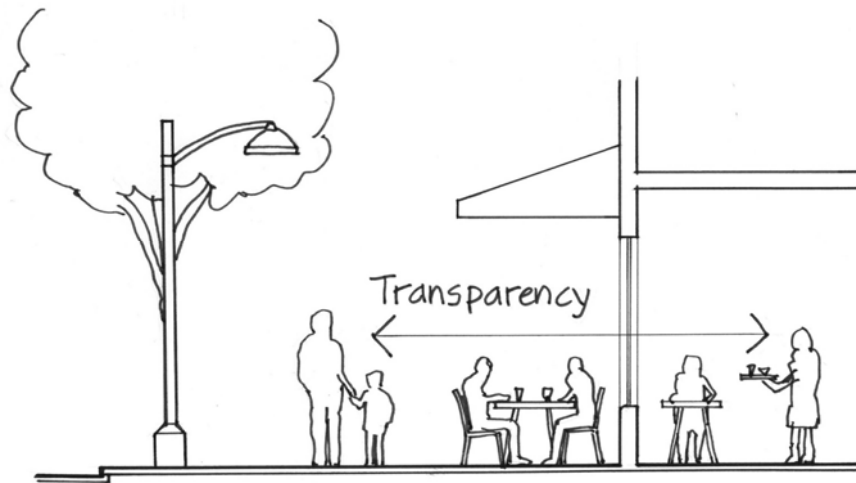


Figure 6. Active, transparent ground floor facades for commercial buildings, with visibility into interiors from the park and/or adjacent streets



This



Not This

- Guideline 3.3.14** Provide fixed weather protection extending at least 1.5 m (5 ft.) out for pedestrians on all commercial frontages. Such protection should be located at a height that optimizes weather protection while ensuring adequate serviceability.
- Guideline 3.3.15** An appropriate floor to floor height of approximately 4.26 m (14 ft.) should be provided for all ground floor commercial space, which may vary depending on specific uses.
- Guideline 3.3.16** In order to achieve a desirable streetscape and to communicate a pedestrian scale, any building over 61 m (200 ft.) in length should have a ground floor break, or a setback that meets the following minimum standards:
- (a) 7.3 metre (24 ft.) length of the building frontage that includes the midpoint of the building frontage;
 - (b) 3.6 metre (12 ft.) depth from the building face;
 - (c) building program variation to emphasize this separation through the location of lobby, common amenity areas, visual permeability and/or active design elements; and
 - (d) design variation to emphasize this separation through a physical breezeway through the building, or changes in setback from the Front Lot Line, materiality and facade elements.
- Guideline 3.3.17** Ground floor residential units in low-rise buildings should contribute to residential identity and neighbourhood vitality, by having direct front door access from the street where practical, and being designed to provide “eyes on the street.”
- Guideline 3.3.18**
Figure 7 Subject to accessibility considerations, ground floor residential units facing a street should be raised a minimum of 0.6 m (2 ft.) above adjacent grade, to provide for a clear separation of public and private realms and enhance “eyes on the street”. Refer to Fig. 7 below.
- Guideline 3.3.19**
Figure 7 Transitional private and semi-private spaces between buildings and public open space should be clearly defined. Where practical, ground floor street-facing residential units should have slightly raised entries and patios or achieve this separation through landscaping, planting, and/or fencing/gates.

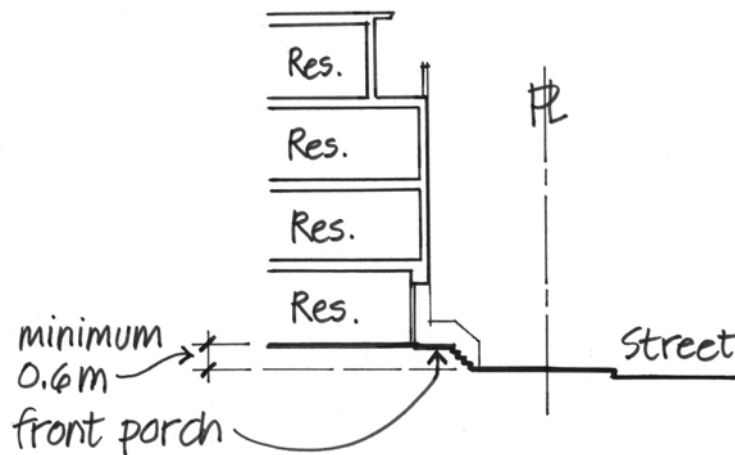


Figure 7. Ground floor residential units facing a street raised a minimum of 0.6 m

- Guideline 3.3.20** At-grade units facing a public park or semi-private open space should have direct access to such open space and parks, and be gently stepped to grade, for the enjoyment of families with children.
- Guideline 3.3.21** Site buildings to maximize opportunities for creating usable, well-integrated private open spaces for residents.

3.4 Building Design

- Guideline 3.4.1** Strive for design excellence by employing contemporary architectural expression, with a family of varied yet related forms. Contemporary architectural expression means, in this context, clean, simple built form massing and building profiles; predominantly flat roofs; extensive use of contemporary materials such as concrete, glass, aluminum and wood; contemporary facades that are free of visual clutter; and avoiding ornate and traditional design elements such as trim associated with single-family housing.
- Guideline 3.4.2** Towers should be designed to be distinctive, yet clearly part of an overall shared expression.
- Guideline 3.4.3** Towers should be designed with a distinct expression of the base, middle and top.
- Guideline 3.4.4** At least one tower should be designed as an iconic, distinctive vertical building form that acts as a landmark gateway to the Lonsdale Corridor from the north. This can be achieved by employing a unique, distinctive footprint and floorplate shape, and use of such design strategies as curved, angled or faceted facades, exterior vertical design elements, stepping/terracing towards the top, a distinctive roof profile and/or mast, a distinctive exterior materials palette with more than one colour, and exterior feature lighting. Refer to Fig. 8 below.

Figure 8

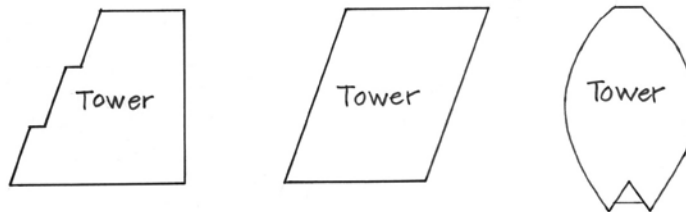


Figure 8. Distinctive floorplate shape options for landmark tower



Examples of iconic, distinctive residential towers

1. Aspire Apartments
2. A'Beckett Tower

Sydney, Australia (source: Marchese Partners)
Melbourne, Australia (source: Elenberg Fraser)

Guideline 3.4.5

Authentic, high quality, durable and regionally available exterior materials should be used. Materials such as HardiPlank, stucco and vinyl siding are not allowed.

Guideline 3.4.6

Durable and distinctive weather protection should be provided at residential lobbies, along commercial frontages, and above all entries.



Durable and distinctive weather protection features

Guideline 3.4.7 Roof forms of high-rise buildings should contribute to a distinctive skyline. Mechanical units and equipment should be screened and integrated into the architecture of the building.

Guideline 3.4.8 Facade treatments should respond appropriately to solar orientation, with sunscreens, recesses, overhangs, etc., to minimize direct sunlight, and with smaller window areas facing north to minimize winter heat loss. Fenestration materials and envelope design should meet current best practices for retaining heat (i.e. C values).



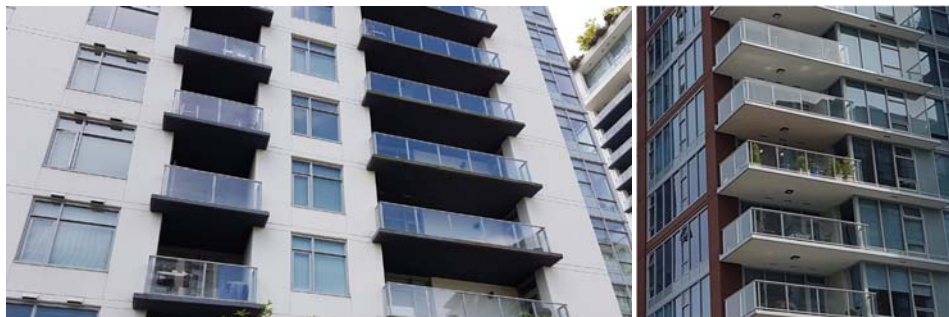
High-rises with distinctive roof forms

Guideline 3.4.9 Balconies, solar controls, overhangs, roof decks, rooftop appurtenances and other architectural elements should fit with the overall building expression.

Guideline 3.4.10 Generally, all dwelling units should have directly accessible and usable private space, in the form of patios, balconies, Juliet balconies, sliders with railings, terraces or roof decks.

Guideline 3.4.11 Design balconies to maximize usability and comfort, with an approximate minimum depth of 1.5 m (5 ft.).

Guideline 3.4.12 Avoid designs which increase the apparent visual mass of a tower (e.g. wrap around balconies).



Examples of well-designed, usable balconies

- Guideline 3.4.13** Rooftop amenities should be designed to contribute to the social life of residents with opportunities for passive enjoyment, through combinations of extensive greenery and gathering spaces.
- Guideline 3.4.14** Explore opportunities for incorporating greenery as a defining element of building designs above the ground level wherever possible in order to soften the appearance and ensure all residents have visual access to greenery, which could include integrated planters, green wall systems, trellises, vines, etc.
- Guideline 3.4.15** Building corners facing a street should be accentuated through the use of architectural details, massing, and other design expression.
- Guideline 3.4.16** Design private open spaces to increase livability in the neighbourhood by balancing the need for privacy with the desire for vibrancy and public activity.



Greenery as an element of above-ground building design



Accentuated building corner design expression facing the street

3.5 Open Space and Access

- Guideline 3.5.1** Accommodate the Green Necklace, serving both cyclists and pedestrians, on the park, connecting from the southwest corner of the park (at Lonsdale Avenue and 21st Street) to the northeast corner of the park to a new at-grade pedestrian crossing on 23rd Street connecting the park to the new Harry Jerome Community Recreation Centre.
- Guideline 3.5.2** The Green Necklace should include separated and parallel pedestrian and cycle routes.
- Guideline 3.5.3** The Green Necklace should be universally accessible, with a gradient of no more than 5%.
- Guideline 3.5.4** The Green Necklace interface with the northwestern-most building (i.e. building M1 in Figure 2) should be enhanced by providing casual surveillance and active uses such as cafes and restaurants, and through building details such as transparent building facades facing the park. Where practical, back of house, service rooms, and blank walls should preferably not face the park.
- Guideline 3.5.5** Include an east-west public pedestrian route and visual axis from St. George's Avenue to the park, along the 22nd Street alignment (north side of the street).
- Guideline 3.5.6** Enhance the prominence of public assets (e.g. the Harry Jerome Community Recreation Centre and the park) through the design of the Green Necklace and connections to it. Connections to the park should be straight pathways and should be accessible. Tree canopies on both sides of pathways are encouraged.
- Guideline 3.5.7** Open spaces on development sites should be designed with permeability and visual access towards public spaces.



Conceptual illustration of the Green Necklace Network across the Neighbourhood Lands

- Guideline 3.5.8** Provide a new at-grade pedestrian crosswalk across 23rd Street. The specific location of this crosswalk will be determined through a City-led technical exercise.
- Guideline 3.5.9** Provide landscaped transition areas between private open spaces (including ground floor residential or retail/service patios) and public park space. If grade changes are required, retaining walls are to be accommodated on private property.
- Guideline 3.5.10** To facilitate an appropriate transition between public and private open spaces, avoid the use of large blank retaining walls adjacent to public areas through effective terracing that responds to site topography.



Examples of effective terracing in response to site topography

- Guideline 3.5.11** For public-private open space interface between street-facing residential buildings, wherever practical a minimum 1.2 m (4 ft.) landscaped area should adjoin the street with limited hardscape, such as paths, stairways, retaining walls, decks and patios.
- Guideline 3.5.12** Incorporate urban agriculture/community gardens for residents either on roofs or in private open space, where practical.



Examples of landscaped public-private open space interfaces

- Guideline 3.5.13 Fences within required front, rear or exterior side lot setback should be:
- (a) visually open;
 - (b) no greater than 1.2 m (4 ft.) in height, where possible;
 - (c) when upslope from the street defining the setback, the maximum fence height should be measured from the lowest finished grade within 0.5 m (1.6 ft.), where possible; and
 - (d) integrated with landscaping through use of trellises, planted screens and low hedges, where possible.
- Guideline 3.5.14 Planting should be drought resistant and pollinator friendly.
- Guideline 3.5.15 Green spaces, including courtyards and street boulevards, should contribute to increasing the City's urban tree canopy, in support of the goals set out in the City's *Climate and Environment Strategy*.
- Guideline 3.5.16 Where feasible, underground parking structures should be set back from the Green Necklace interface to allow generous soil volume and water infiltration on development sites.
- Guideline 3.5.17 Consider incorporating dog facilities including relief areas in open spaces in alignment with the City's *Dog Friendly City Framework*.

3.6 Circulation and Parking

- Guideline 3.6.1 No parking garage entrances will be permitted off Lonsdale Avenue or 23rd Street.
- Guideline 3.6.2 No above-grade parking structures will be permitted.
- Guideline 3.6.3 All required on-site parking is to be contained within site boundaries. No underground parking will be permitted beneath streets or City-owned park area;
- Guideline 3.6.4 Parking garage layouts and access should take into account development phasing;
- Guideline 3.6.5 Location of parking entrances to underground parking structures must mitigate the impacts of motor vehicles on pedestrians and the public realm.
- Guideline 3.6.6 Parking entrances must be integrated into the buildings or landscape, and exposed walls and soffits must be architecturally treated and/or screened.
- Guideline 3.6.7 Sight visibility requirements must be met at parkade entrances to ensure safety for vehicles and pedestrians.
- Guideline 3.6.8 Loading areas should be located on development sites with a loading management plan provided.
- Guideline 3.6.9 Clearance at garage entrances must be able to accommodate the largest commercial vehicle accessing any internal loading bay, and have a minimum clearance height of 2.134m (7 ft.).

Guideline 3.6.10	Access to secured residential parking, loading and service areas is encouraged to be shared by adjacent commercial uses, but separate parking access should be encouraged in the case of a hotel use.
Guideline 3.6.11	Consideration may be given to reducing the required residential and commercial parking below the amounts required under the Zoning Bylaw, including through the shared use of parking stalls between commercial and visitors, provided that: • the decrease can be justified based on a parking demand study; • means of meeting anticipated parking demand have been identified (e.g. the availability of parking in a nearby facility); and, • means of reducing anticipated parking demand have been identified (e.g. the availability of high level public transit service, use of transportation demand management (TDM) measures).
Guideline 3.6.12	Provide secure parking for each residential building with direct vertical access to each main building entrance.
Guideline 3.6.13	Consider combining visitor parking for residential and commercial buildings.
Guideline 3.6.14	Include clearly identified visitor parking. Consider short term retail parking regulations and/or fees, to encourage a high turnover of users
Guideline 3.6.15	Incorporate preferential parking for carpool and car share to encourage alternative modes of transportation.
Guideline 3.6.16	Waste collection, staging, and tipping as well as general loading areas should preferably be located away from the public realm and hidden from direct views onto the public realm in general.
Guideline 3.6.17	The circulation, access, and parking network, and associated building amenities, should be designed with consideration of transportation demand management (TDM) measures, to encourage walking, cycling, car share, and transit use over personal vehicle use.
Guideline 3.6.18	Parkade entries should have clear and effective wayfinding signage and incorporate CPTED strategies to create safe, secure areas for users.
Guideline 3.6.19	Parking garage ramps and/or loading entrances should be unobtrusive and recessed, screened, or incorporated into the building in a manner that contributes to the attractiveness of the streetscape and minimizes the impact on the public realm.
Guideline 3.6.20	All residential parking spaces shall feature an energized outlet capable of providing charging to the parking space with specifications as outlined in the Zoning Bylaw.



Recessed parking garage ramp



Electrical vehicle charging station

3.7 Safety and Accessibility

- Guideline 3.7.1** Apply principles of Crime Prevention Through Environmental Design (CPTED) to create safe, secure and pleasant buildings and open spaces accessible to people of all abilities.
- Guideline 3.7.2** Encourage casual surveillance and “eyes on the street,” through the placement of windows, balconies and active street-level uses. Avoid blank, windowless walls.
- Guideline 3.7.3** Take into account the following factors to design urban spaces which people feel safe to use:
- Lighting (designed to maximize visibility of faces and minimize glare);
 - Sightlines (ability to see the route ahead, and to observe open spaces from buildings);
 - Entrapment Spots (avoid small areas shielded on three sides);
 - Movement Predictors (avoid unchangeable routes or paths which offer no choice to pedestrians);
 - Visibility by Others (design for seeing and being seen);
 - Wayfinding is clear and universally accessible; and
 - Sense of Ownership (linked with responsive space management and participatory design; fits with the features of street-facing layouts, well-defined access, through routes and well-used public spaces).
- Guideline 3.7.4** Consider ‘visitability’ access for all residences. Consider additional adaptive features for ‘aging in place’ and universal accessibility.
- Guideline 3.7.5** Create universally accessible public and private spaces that consider all users such as people with disabilities, the elderly, parents with strollers, and young children.
- Guideline 3.7.6** Accommodate people of all abilities by ensuring that pedestrian routes and access points are fully accessible to people with limited mobility (including those with strollers), with a minimum clear width of 2 m (6.5 ft.).
- Guideline 3.7.7** Create spaces that are inclusive of all people by integrating seamless grade changes (wide and accessible ramps) into overall circulation routes (i.e. without use of separate ramps).

- Guideline 3.7.8** Avoid the use of “stramps” or ramps with drop-offs to stairs, which are a hazard to wheelchair users and the blind and partially sighted.
- Guideline 3.7.9** Ensure that pedestrian routes and access points are fully accessible to people with limited mobility or pushing wheeled devices such as strollers. Incorporate flat transition areas into the design.
- Guideline 3.7.10** Integrate high contrast colours and design elements as well as legible tactile surfaces at key wayfinding points and design elements (including stairs and intersections), in order to address the needs of the blind and partially sighted.
- Guideline 3.7.11** Consider the impact on all users when designing outdoor flooring and paving materials. High contrast patterns and painted designs can be disorienting to blind and partially sighted pedestrians, and pavers or paving with frequent expansion joints are uncomfortable for people using mobility devices.
- Guideline 3.7.12** Include two let-downs at intersections for improved directionality and other standard designs where possible, such that streetscapes and the public realm can be “read” and understood by people who are visually impaired.
- Guideline 3.7.13** Where appropriate, consider physically separated paths between different modes of travel.
- Guideline 3.7.14** Avoid slip hazards by applying maintenance guidelines that incorporate best practices for surface cleaning (with regard to leaf / snow removal), or consider planting evergreen trees instead of deciduous trees in proximity to major pedestrian pathways.



Examples of usable outdoor seating

- Guideline 3.7.15** Encourage seating with backrests in publicly accessible areas. A minimum seat depth of 40 cm should be provided for seats without backrests or with backrests less than 30 cm high. A minimum seat depth of 35 cm should be provided for seats with backrests at least 30 cm high.
- Guideline 3.7.16** Accessible parking spaces should be located as close to the main entrances of buildings as possible.
- Guideline 3.7.17** Landscaping along the sidewalk should be strategically located so as to not restrict movements by mobility device users exiting their vehicles.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9099

A Bylaw to amend “Development Procedures Bylaw, 2001, No. 7343”

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 “**Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099**” (City Initiated Amendment Related to Provincial Legislation Requirements).
2. “Development Procedures Bylaw, 2001, No. 7343” is amended as follows:
 - A. In Section 5 – Process, by deleting subsection (a) in its entirety and replacing it with:
 - (a) An application under Section 3 shall be processed by the Director of Planning and Development, or their designate, who shall, other for than applications which may be approved by the Director of Planning and Development, submit a report to Council for consideration.
 - B. In Section 6 – Delegation of Council Powers, by deleting subsection (a) in its entirety and replacing it with:
 - (a) The Council delegates to the Director of Planning and Development the powers of the Council under s.490 of the *Local Government Act* to issue Development Permits in respect of Development Permit Areas established by the “Official Community Plan, 2014, No. 8400”, provided that any bylaw variance authorized through the issuance of a Development Permit is in accordance with permissions outlined in the applicable Development Permit Area Guidelines, however:
 - (i) The Director of Planning and Development may refer any particular Development Permit application to Council for consideration, in which case Council shall decide whether or not to issue the permit.

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MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9143

A Bylaw to amend “Tree Bylaw, 2022, No. 8888”

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 **“Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements)**.
2. “Tree Bylaw, 2022, No. 8888” is amended as follows:
 - A. In Section 2. – Application, by deleting Subsection A in its entirety and replacing it with the following:
 - A. This Bylaw applies to trees on land throughout the City, but does not apply to a tree if the entire trunk of the tree is on a highway, or is on land zoned GO (Ground Oriented Zone), RS-1, RS-2, RS-4B, RT-1 or RT-2, or in a CD zone for which the permitted uses are based on any of the aforementioned zones.

READ a first time on the 6th day of October, 2025.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9141

A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”

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 **“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement)**.
2. “Part 1 – Foundation” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:
 - A. Replacing Subsections “Regional Priorities” and “Working With Neighbours and Community Partners” under Section “Plan Context” in its entirety and replacing it with “Regional Priorities” and “Working With Neighbours and Community Partners” attached to this Bylaw as Schedule A.
3. “Chapter 1 Land Use: Housing, Population & Employment” of “Part 2 Community Directions” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:
 - A. Replacing Figure 7 “Frequent Transit Development Areas” under Section 2.4 “Area-Specific Planning Policies” with Figure 7 “Frequent Transit Development Areas” attached to this Bylaw as Schedule B.
4. “Schedule E Regional Context Statement” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by replacing Schedule E with “Schedule E Regional Context Statement” attached to this Bylaw as Schedule C.

5. Appendix 4.0 "Regional Context Statement" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by replacing Appendix 4.0 "Regional Context Statement" in its entirety with Appendix 4.0 "Regional Context Statement" attached to this Bylaw as Schedule D.

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2025.

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20<>.

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SCHEDULE A

Regional Priorities

The Metro Vancouver region's Regional Growth Strategy (RGS), *Metro 2050*, was adopted on February 24, 2023. Metro 2050 is the regional federation's collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities.

Metro 2050 is the region's shared vision of how projected population, housing, and job growth will be managed over the next 30 years. The strategy considers significant drivers of change in the region and integrates closely with *Transport 2050*, the Regional Transportation Strategy.

There are five fundamental strategies within *Metro 2050* designed to achieve a more livable and balanced region:

Goal 1: Create a Compact Urban Area

Goal 2: Support a Sustainable Economy

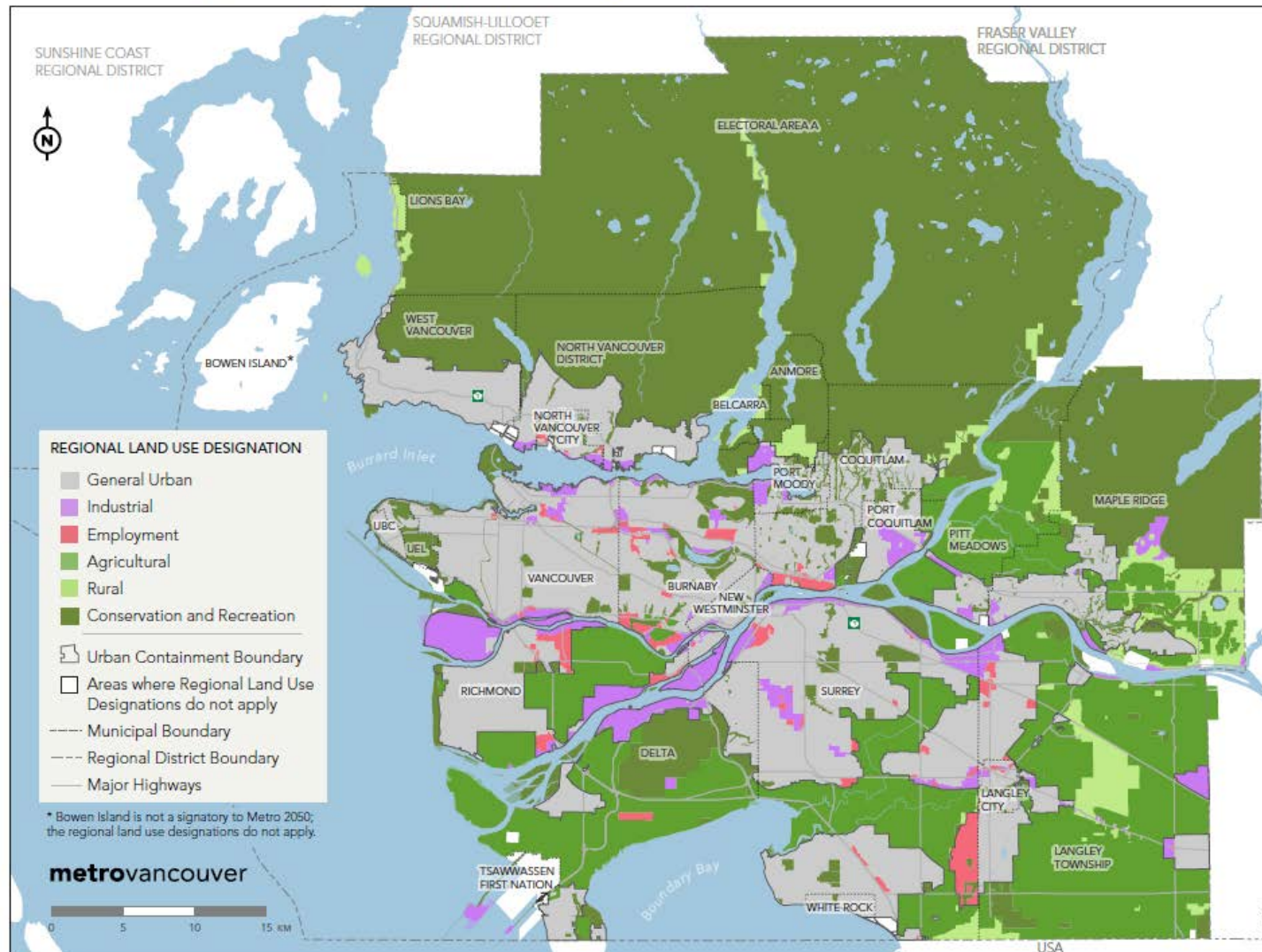
Goal 3: Protecting the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 5: Support Sustainable Transportation Choices

Like the predecessor Regional Growth Strategy, *Metro 2040*, *Metro 2050* establishes a hierarchy of urban centres (see Figure 2), urban land use designations and non-urban land use designations. Within this hierarchy the Lonsdale core is the only urban centre on the North Shore that is designated as a Regional City Centre. Urban centres are intended to be priority locations for employment, services, higher density housing, commercial, cultural, entertainment and institutional uses. It is in this context that the Lonsdale Regional City Centre acts as the "downtown" for the entire North Shore.

MAP 2 Regional Land Use Designations



This map is a small scale representation of the parcel-based Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land-use designation boundaries. The official Regional Land Use Designation Map can be found at metrovanancouver.org. Revised by Bylaw 1392, 2024

Figure 2 The Regional Context (Metro Vancouver 2050, Metro Vancouver 2024)

The *Local Government Act* requires that each municipality prepare a Regional Context Statement (RCS) as part of its OCP. This document identifies the relationship between the local plan and the Regional Growth Strategy (RGS), and is updated over time as new RGSs are adopted. The City's OCP contains goals and objectives that support the fundamental strategies of the RGS, and specifically includes policies to meet the population, housing and employment projections set out in the RGS. An RCS map (Schedule E in Appendix 1.0), a summary chart (Table 2 on the following page) and complete document (Appendix 4.0) have been prepared to indicate how the City's Plan supports the Regional Growth Strategy.

The RGS projections for the City are as follows:

Table 1 The Regional Context (Metro Vancouver 2050, Growth Projections 2024 Update)

	Census (Statistics Canada)		Metro Vancouver Medium Growth Scenario Projection		
	2011	2021	2030	2040	2050
Population	48,196	58,120	76,260	89,210	99,080
Dwelling Units	24,206	29,021	35,760	41,880	46,530
Employment	30,422	32,620	39,270	44,730	48,770

Per the 2024 Interim Housing Needs Report, the City's 20-year housing need is 21,301 housing units. This is in addition to the existing 29,021 residential units within the City as recorded by the 2021 Census. A total of 50,322 units of capacity are needed to meet the City's 20 year housing need. In early 2025, the City determined that the OCP land use designations provide for a gross residential capacity of more than 71,000 units. Growth is directed to the Regional City Centre and Frequent Transit Development Areas so that employment and housing options and are located within short distances to employment areas, services, and schools. In particular, a broader range of housing types, supported by local commercial uses is anticipated along the City's current and planned transit routes. Figure 6 illustrates this basic City Structure.

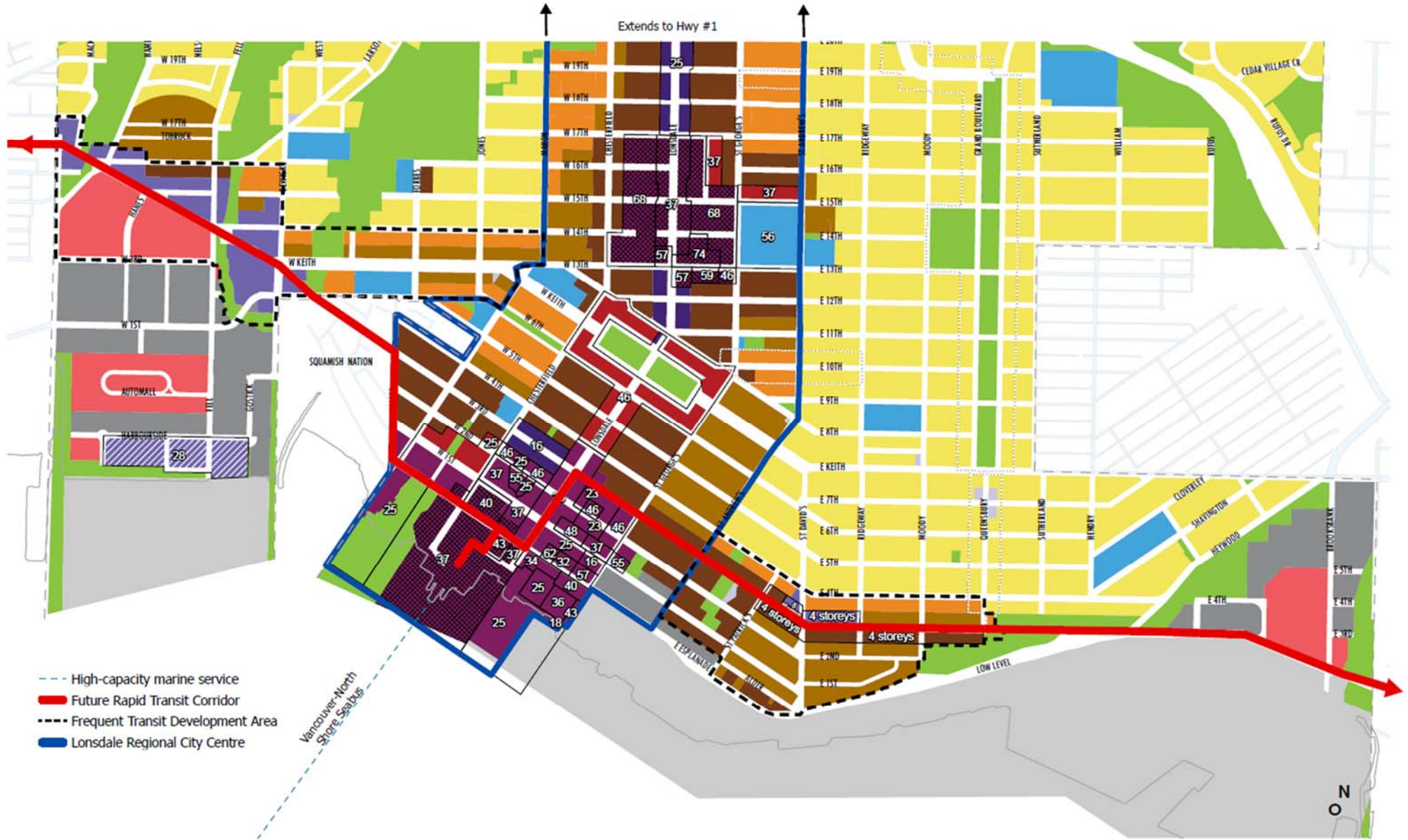
Working With Neighbours and Community Partners

Success in the development and implementation of the OCP will be achieved through ongoing collaboration with our neighbouring jurisdictions, including the Squamish Nation, the District of North Vancouver and the District of West Vancouver. As well, ongoing collaboration will be needed with Vancouver Coastal Health, the North Vancouver School District and various community agencies that provide services to the community and support the development of the next generation.

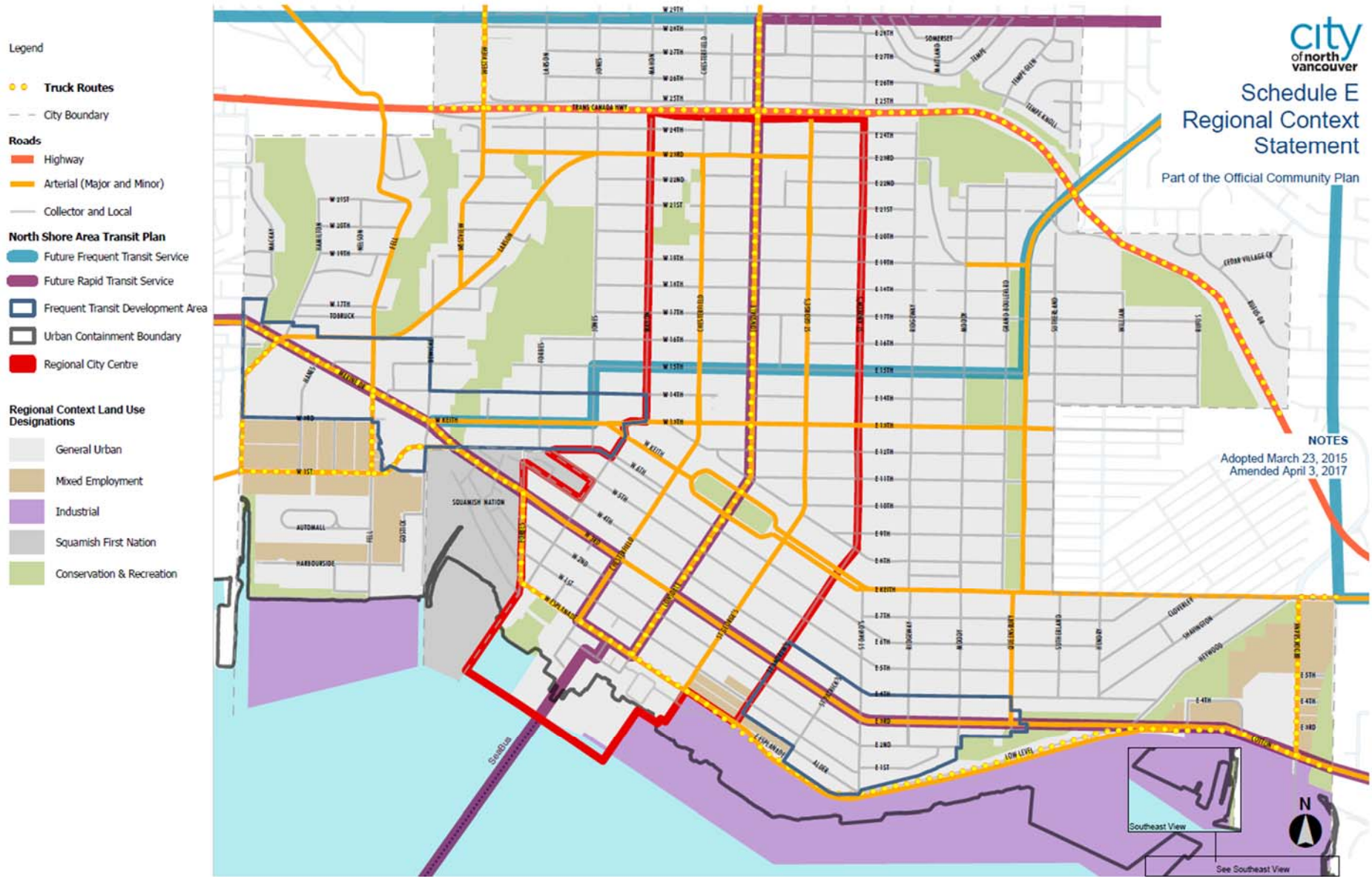
Table 2 Regional Context Statement Summary Chart

Regional Context Statement: Required Policies and Content		OCP Chapter & Goal							
		1	2	3	4	5	6	7	8
		Housing, Population & Employment	Transportation, Mobility & Access	Community Well-being	Natural Environment, Climate & Energy	Parks, Recreation & Open Space	Arts, Culture & Heritage	Employment & Economic Development	Municipal Services & Infrastructure
RCS Policy									
Goal 1: Create a Compact Urban Area									
Contain urban development within the Urban Containment Boundary	1.1	Goal 1.1							Goal 8.2
Focus growth in Urban Centres and Frequent Transit Development Areas	1.2	Goal 1.1	Goal 2.2					Goal 7.2	Goal 8.2
Develop resilient, healthy, connected, and complete communities with a range of services and amenities	1.3	Goal 1.1 – 1.5	Goal 2.1, 2.3	Goal 3.1 – 3.5	Goal 4.3	Goal 5.2, 5.3	Goal 6.1 – 6.3	Goal 7.1	Goal 8.1, 8.2
Protect Rural lands from urban development	1.4				Goal 4.2				
Goal 2: Support a Sustainable Economy									
Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live	2.1	Goal 1.1						Goal 7.1, 7.2	
Protect the supply and enhance the efficient use of Industrial land	2.2	Goal 1.1			Goal 4.2			Goal 7.1, 7.2	
Protect the supply of agricultural land and strengthen Agricultural viability	2.3								
Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards									
Protect and enhance Conservation and Recreation lands	3.1	Goal 1.2			Goal 4.2	Goal 5.2			Goal 8.1
Protect, enhance, restore, and connect ecosystems	3.2				Goal 4.2	Goal 5.1			Goal 8.1
Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality	3.3	Goal 1.2	Goal 2.1 – 2.3		Goal 4.1				Goal 8.1, 8.3
Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards	3.4	Goal 1.2	Goal 2.1, 2.2	Goal 3.2, 3.3	Goal 4.1 – 4.3				Goal 8.1, 8.3
Goal 4: Provide Diverse and Affordable Housing Choices									
Expand the supply and diversity of housing to meet a variety of needs	4.1	Goal 1.1, 1.5							
Protect tenants and expand, retain, and renew rental housing supply	4.2	Goal 1.1, 1.5							
Meet the housing needs of lower income households and populations experiencing or at risk of homelessness	4.3	Goal 1.1, 1.5		Goal 3.1					
Goal 5: Support Sustainable Transportation Choices									
Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking	5.1		Goal 2.1, 2.2, 2.3			Goal 5.1			
Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services	5.2		Goal 2.1, 2.2, 2.3					Goal 7.2	

SCHEDULE B



SCHEDULE C



SCHEDULE D

**Metro 2050
Implementation Guideline
Regional Context Statement**

July 2025

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050 Targets

In the following section please outline the Official Community Plan policies (or equivalent) that demonstrate your Member Jurisdiction's contribution to reaching the regional federation's Regional Growth Strategy targets. Please also provide supplementary information on how these policies, along with any other applicable plans or strategies, will work together to contribute to meeting these regional targets. For the environmental and housing targets, Metro 2050 recognizes that the targets are regional in scale and long term to the year 2050; Member Jurisdiction local context is expected.

Metro 2050 Regional Targets		
Goal 1 Create a Compact Urban Area Targets		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	The entirety of the City of North Vancouver is within the Urban Containment Boundary. Please see Table A for population, dwelling unit, and employment projections. Objectives 1.2.1, 4.2.2, 7.2.2, 8.1.1 speak to how projected growth will be directed within the Urban Containment Boundary.	Current population, dwelling unit, and employment projections indicate that the City of North Vancouver is making healthy progress in sustaining the medium growth scenario provided by Metro Vancouver (2024 Update).

Table A: Population, Dwelling Unit, Employment Projections

	2021	2030	2040	2050
Population	61,550	76,260	89,210	99,080
Dwelling Units	28,770	35,760	41,880	46,530
Employment	32,620	39,720	44,730	48,770

Source: Metro Vancouver Growth Projection Tables – June 2024 Update, Medium Growth Scenario.

Metro 2050 Policy with Target	Applicable OCP Policies	Supplementary Information
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location:	Sections 2.4.3 – 2.4.6 highlight the Lonsdale Regional City Centre and adjacent Frequent Transit Development Areas (FTDAs) as areas where growth will be concentrated into new multi-family and mixed-use developments to 2041 and beyond. Objectives 1.1.4, 1.3.1, 1.4.3, 1.4.5, 2.2.4, 6.2.1, 6.2.2, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards	The City of North Vancouver is planning a comprehensive OCP update, which will include a more detailed analysis and projections of population and employment growth by location. The OCP update will also include extending the Marine Drive Frequent Transit Development Area (FTDA) to accommodate and support the

• All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	the Regional City Centre and the Frequent Transit Development Areas, ensuring the primacy of the Regional City Centre in the City.	anticipated residential and employment growth. See OCP Schedule E Regional Context Statement Map which shows the proposed expansion to the Marine Drive FTDA.
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> <i>c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i>	Objectives 1.1.4, 1.3.1, 1.4.3, 1.4.5, 2.2.4, 6.2.1, 6.2.2, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards the Regional City Centre and the Frequent Transit Development Areas, ensuring the primacy of the Regional City Centre in the City. Please see OCP Schedule E Regional Context Statement Map for the boundaries of the Urban Containment Boundary, Regional City Centre, and the two FTDA's, where growth is focused with consistency to the guidelines in Metro 2050 Table 3.	The proposed extension of the Marine Drive Frequent Transit Development Area (FTDA) will accommodate and support the anticipated residential and employment growth.
<u>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature from 40% to 50% of the	Objectives 4.2.3, 4.2.9, and 4.2.12 speak to protecting the local ecosystem and environmentally sensitive areas, riparian and wetlands areas, and expanding the urban forest.	The Climate & Environment Strategy (2024) sets a canopy target of 22-24% by 2035. Pathway 1 of this strategy supports the protection of local ecosystems and the protection and expansion of tree canopy.

region's land base by the year 2050; and increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	The City of North Vancouver has identified lands protected for nature through its OCP, but recognizes Metro Vancouver's desire for lands that are protected for nature through more secure means. The City is working on identifying existing and potential lands for protection through means such as covenants and bylaws, and will be included in a future OCP update.	The City has an Urban Forest Implementation Project that aims to add canopy cover and biodiversity by funding density planting projects in Natural Areas. The City is developing an Urban Forest Plan that will provide a roadmap for protecting and enhancing the City's tree canopy.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Objective 4.1.1 states the City's greenhouse gas emissions target of reducing community-wide emissions by 15% below 2007 levels by 2020, and 50% below 2007 levels by 2050. These figures were adopted in 2014. Chapters 1 & 2 in the City's OCP contain land use and transportation policies that support the regional GHG emissions reduction target. The City's land use designations direct growth to the Regional City Centre and the Frequent Transit Development Areas, which brings homes, shops, jobs, and services close together to reduce trips and increase access to transit.	The City's Climate & Environment Strategy (2024) provides an updated target for reducing greenhouse gas emissions, committing to becoming net zero by 2050. Pathways 2 and 3 of this strategy support the reduction of GHG emissions. This is further supported by the City's Mobility Strategy (2022) which aims to increase mode share of active transportation and transit to 50% of all trips in the City by 2030.
<u>Goal 4 Provide Diverse and Affordable Housing Choices Target</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Objectives 1.1.4, 1.3.1, 2.2.4, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards the Regional City Centre and the Frequent Transit Development Areas. Objectives 1.5.2 – 1.5.5, and 1.5.7 – 1.5.9 supports the development of a range of affordable housing options including non-market housing, non-profit and affordable	The City has a Housing Target Order that requires the completion of 3,320 net new housing units by June 2029, a portion of which will include below-market rental units. To meet the legislated 20-year housing needs set by the Province, the City's OCP and Zoning Bylaw has added additional housing capacity to meet the identified need.

	rental housing, supportive housing, and other tenure types. Section 2.2 provides additional support for acquiring rental housing by permitting density bonusing.	Council has recently endorsed an Inclusionary Housing policy and adopted Zoning Bylaw changes to adapt the City's existing Mid-Market Housing policy into the new Provincial legislative framework. Additional reports and policy documents published by the City that support the OCP in the provision of affordable rental include the Housing Needs Report (2021), Housing Action Plan (2016), Community Well-being Strategy (2024), North Shore Poverty Reduction Strategy (2023), and Inclusionary Housing Policy (2025).
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Metro 2050 Goal 1: Create a Compact Urban Area

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The policies in the City of North Vancouver's OCP help direct growth and redevelopment into a compact urban form by focusing on the Lonsdale Regional City Centre and adjacent Frequent Transit Development Areas (FTDAs) as urban centres (Chapter 1). Subsequent chapters of the OCP support the concentration of this growth and redevelopment by ensuring that complementary transportation, environmental, recreational, social, and servicing infrastructure are provided (Chapters 2–8). Additional plans and policies that support the OCP include the **Housing Action Plan (2016)**, **Community Wellbeing Strategy (2024)**, and **Climate & Environment Strategy (2024)**.

Goal 1 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>

Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>a) focus 98% of the region’s dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>b) focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and</i> <i>c) focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas.</i>			
Strategy 1.1: Contain urban development within the Urban Containment Boundary			
Policy 1.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	See OCP Schedule E Regional Context Statement Map , which indicates that the entirety of the City is located within the Metro Vancouver Urban Containment Boundary.
	b)	Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<i>Please provide response in Targets section</i>
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	This policy is not included in the current OCP but will be added in the next OCP update.

	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Objectives 2.3.4 and 4.2.2 relate to minimizing the effects of development to residents and the environment. There are no airports in the vicinity of the City of North Vancouver.
Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas			
Policy 1.2.23	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please provide response in Targets section</i>
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	<i>See below</i>
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	See OCP Schedule E Regional Context Statement Map .
	ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	<i>Please provide response in Targets section</i>
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Objectives 1.1.4 and 1.1.5 identify the Lonsdale Regional City Centre as the commercial core of the City, encouraging a concentration of uses – including office, into this core. Objectives 7.2.1, 7.2.2, 7.2.9, 7.2.10, and 7.2.11 seek to increase the concentration of economic activity – including the provision of office space, in the Lonsdale Regional City Centre and FTDA's.
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	Objectives 2.2.2 and 7.2.10 support a modal shift by prioritizing sustainable forms of transportation and reducing

		parking requirements in areas in close proximity to transit. Action 8C of the City's Mobility Strategy (2022) further supports these objectives.
v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Objectives 1.1.4 and 1.5.1 support Lonsdale as the Regional City Centre and enable a wide range of housing types to allow for flexible infill densification. Objectives 1.3.1 – 1.5.9, and 3.1.1 – 3.5.4 relate to the diversity, resiliency, equitability, and liveability of densification and development in the City. Pathways 1, 4, and 5 of the City's Community Wellbeing Strategy (2024) , as well as the Residential Tenant Displacement Policy (2021) further support these objectives.
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Objectives 1.1.7 and 1.4.1 encourage child care services and amenities in residential areas and multi-family developments. Action 12 of the City's Child Care Action Plan (2020) further supports these objectives.
vii)	consider the implementation of green infrastructure	Objective 8.3.3 refers to the implementation of green infrastructure.
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	Objectives 1.4.5, 2.2.4, 8.1.1, and 8.2.3 address the corresponding investment in and intensification of infrastructure in the Lonsdale Regional City Centre, FTDA's, and other locations along transit corridors experiencing growth. Objectives 1.1.2, 1.1.6, 1.4.3, 1.4.5 and 2.1.3 refer to the investment in commercial,

		residential, and cultural amenities in the Lonsdale Regional City Centre, FTDA's, and other locations along transit corridors experiencing growth. The City's Asset Management Plans support these objectives and are being updated in anticipation of future growth.
ix)	support the provision of community services and spaces for non-profit organizations	Objective 1.4.3 supports the provision of community services and spaces, particularly in high-density neighbourhoods. Pathway 6 of the City's Community Wellbeing Strategy (2024) further supports this objective.
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Objectives 1.1.3 – 1.1.5, 2.2.4, 7.2.2, 7.2.6 – 7.2.9, and 7.2.12 recognize and support the different uses of the overlapping areas between Urban Centre, FTDA's, and Employment lands.
xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Objective 4.2.2 and 4.2.14 refer to minimizing environmental impacts and its effects on residents of new development. Action 7D of the City's Mobility Strategy (2022) further supports these objectives.
c)	Include policies for General Urban lands that:	See below.
i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	See OCP Schedule E Regional Context Statement Map .
ii)	exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	See OCP Schedule A Land Use Map which show the Urban Centre and FTDA's, where Major-Trip-Generating Uses are permitted. Objectives 1.1.4, 7.1.5, and 7.2.2 support the concentration of Major-Trip-Generating Uses in the Urban Centre and FTDA's.

	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Objective 2.2.4 encourages infill and intensification in appropriate locations within walking distance of FTDA's. The City's Community Wellbeing Strategy (2024) and Density Bonus and Community Benefits Policy (2018) further support this objective.
	iv)	encourage neighbourhood-serving commercial uses	Objective 1.1.6 supports the provision of strategically located neighbourhood-serving commercial uses.
	d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	This definition is not in the current OCP but will be added in the next OCP update.
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	See OCP Schedule E Regional Context Statement Map which shows the proposed expansion to the Marine Drive FTDA.
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Objectives 2.1.5, 2.1.8, and 2.2.4 refer to the collaboration between different organizations in considering long-term growth and transportation planning.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP Policies
Policy 1.3.7	Adopt Regional Context Statements that:		
	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	Objectives 2.1.1 – 2.3.10 support alternative modes of transportation across the City. Direction 1 of the City's Community Wellbeing Strategy (2024) supports building complete, connected, social active communities, where daily needs are met within a short walk or roll of every home.

			Action 8A of the City's Mobility Strategy (2022) further supports these objectives.
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Objectives 1.4.3, 6.2.2, and 7.1.4 support Lonsdale Regional City Centre and other high-density neighbourhoods in accommodating a variety of community, arts, cultural, recreational, and other uses.
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Objectives 1.4.3, 5.1.2, 5.1.4, 5.1.5, and 5.2.1 – 5.3.6 support the provision of public spaces and other place-making amenities and facilities for people of all ages and abilities in every season.
	d)	respond to health and climate change-related risks by providing equitable access to:	See below.
	i)	recreation facilities	Objective 5.1.2, 5.2.3, 5.2.4, and 5.2.5 promote accessibility to recreation facilities in the City. The City's Community Recreation Strategy (2020) further supports these objectives.
	ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Objectives 1.3.10, 5.1.2, 5.2.3, 5.3.1, and 5.3.5 promote accessibility to green spaces and other public spaces in the City. The City's Parks Master Plan (2010) further supports these objectives.
	iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Objectives 2.1.1, 2.3.2, and 2.3.5 support safe and accessible active transportation throughout the City. Strategy 1 of the City's Mobility Strategy (2022) further supports these objectives. The City is developing a city-wide sidewalk assessment which will identify and quantify the condition, function, and

			accessibility of existing sidewalks.
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Objectives 3.4.1 – 3.4.5 recognize the City's role in providing nutritious, healthy, and local food opportunities for its residents. The City's Community Wellbeing Strategy (2024) further supports these objectives.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Objectives 1.4.4, 1.3.10, and 5.2.8 relate to mitigating the negative social and health impacts of new development through thoughtful planning and design principles and practices. Pathways 1 and 4 of the City's Community Wellbeing Strategy (2024) further support these objectives.
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Objectives 1.3.10, and 3.2.1 – 3.2.3 promote social connectedness, accessibility, and crime prevention through thoughtful planning and design principles and practices. These objectives are supported by the Development Permit Guidelines in Division VII of the City's Zoning Bylaw (1995).
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	Objective 7.2.1 relates to the partnership and collaboration with Indigenous Groups to achieve economic objectives. The City's Community Wellbeing Strategy (2024) further supports this objective.
Strategy 1.4: Protect Rural lands from urban development			
Policy	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	N/A

	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	N/A
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	N/A
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	N/A
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	N/A

Metro 2050 Goal 2: Support a Sustainable Economy

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The policies within the City of North Vancouver's OCP recognize the importance of supporting and enhancing its existing local economy while fostering an environment that encourages new economic pursuits to create a diverse economy. The City is fortunate to have a vibrant urban centre, as well as a thriving port, which provide abundant economic opportunities. Chapters 2 and 8 of the OCP support the existing and future economy by directing economic growth to these hubs, optimizing the movement of people and goods, and aligning infrastructure and servicing needs accordingly. The OCP is strongly supported by the City's **Economic Development Strategy (2023)**, which provides updated guidance to support innovation-driven employment growth, marine and logistics sector expansion, and retention of commercial and office uses in key nodes. The Strategy also emphasizes workforce attraction, land intensification, and targeted support for key sectors including health, clean tech, and the creative economy.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP Policies
Policy 2.1.10	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Objectives 1.1.3 and 1.1.5 support economic support through provision of jobs and commercial uses. Objectives 1.1.4, 2.2.4, 7.2.2, and 7.2.8 support the concentration of economic growth around the Lonsdale Regional City Centre and FTDA's. Objectives 2.5.3, 7.2.6, 7.2.7, 7.2.9, and 7.2.12 provide support for the City's industrial and employment lands. Tactic 1.3 of the City's Economic Development Strategy (2023) further supports these objectives.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	Objectives 1.1.4, 1.1.5, and 7.2.2 support the appropriate development and expansion of office and commercial uses in the Urban Centre and FTDA's. Objective 7.2.8 encourages additional floor area devoted to employment-generating uses.

	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	Objectives 1.1.4, 7.1.5, and 7.2.2 support Lonsdale Regional City Centre and the FTDA's as the commercial and institutional cores of the City, discouraging development and expansion elsewhere.
Strategy 2.2 Protect the supply and enhance the efficient use of Industrial land			
Policy 2.2.9	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	See OCP Schedule E Regional Context Statement Map .
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	See OCP Schedule A Land Use Map , which identifies industrial lands situated around the City's waterfront port that are crucial in supporting inter-regional, provincial, national, and international trade.
	c)	include policies for Industrial lands that:	See below.
	i)	consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Objectives 7.2.6, 7.2.7, and 7.2.9 provide support to and protect the City's industrial land. Objective 7.2.12 ensures that uses on industrial lands are appropriate for their location and consistent with the intent of the industrial lands.
	ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Objectives 7.2.7 and 7.2.12 support auxiliary uses on these lands, such as limited-scale ancillary commercial spaces and caretaker units.
	iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	Objective 7.2.12 ensures that uses on industrial lands are appropriate for their location and consistent with the intent of the industrial lands.
	iv)	encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Objective 7.2.6, 7.2.9, and 7.2.12 refer to the improved utilization and increased intensification of industrial lands.
	v)	review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and	Objectives 2.2.2 and 7.2.10 support the strategic managing of parking and loading requirements to reflect changes in activities and demand,

	reflect improvements to transit service, in an effort to avoid the over- supply of parking	ensure better integration with surrounding character, encourage alternative modes of transportation, and avoid an over-supply of parking. Tactic 1.6 of the City's Economic Development Strategy (2023) further supports these objectives.
vi)	explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Objectives 7.2.9 and 7.2.12 influence land use planning to support the economic growth and intensification of industrial lands. Tactic 1.3 of the City's Economic Development Strategy (2023) further supports these objectives.
vii)	provide infrastructure and services in support of existing and expanding Industrial activities	Objective 7.2.9 provides infrastructure and servicing support for industrial activities. Additional support for industrial uses will be incorporated into future updates to the City's Asset Management Plans.
viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Objective 2.1.10 and 7.2.6 support the goods movement and infrastructure needs of the Port lands.
ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Objectives 1.2.1, 4.2.2, 4.2.3 and 4.2.5 address the relationship between industrial land uses and other land uses, aiming to minimize the effects of industrial uses and improve environmental resilience. The City does not have design guidelines for industrial lands.
x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	The current OCP does not prohibit the stratification or subdivision of Trade-Oriented lands, but will be added in the next OCP update.
d)	include policies for Employment lands that:	See below.
i)	support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	Section 2.4.4 identifies Lower Lonsdale as a mixed employment hub supporting industrial and small-scale commercial uses. Objectives 7.2.7, 7.2.9, and 7.2.12 support the City's mixed employment areas.
ii)	allow large and medium format retail, where appropriate, provided that such development will not	The current OCP does not explicitly support large and medium format retail development, but are implicitly

		undermine the broad objectives of the Regional Growth Strategy	encouraged to be located in the Urban Centre and FTDA's.
	iii)	support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Objectives 1.1.4, 1.1.5, 7.2.2, and 7.2.8 support the concentration of larger-scale commercial, higher forms of residential, and other Major Trip-Generating Uses in the City's Urban Centre, and local-scale uses in FTDA's.
	iv)	support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Objectives 1.1.4, 7.2.7, and 7.2.9 support the appropriate density forms and uses of development within the Urban Centre, FTDA's, and other lower density areas.
	v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Objective 7.2.12 ensures that the permitted uses on these lands are the most appropriate for the location and land designation.
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Objectives 4.1.1, 4.1.2, and 4.3.4 support existing and new businesses in reducing their climate footprint and improving environmental sustainability. Tactic 4.2 of the City's Economic Development Strategy (2023) further supports these objectives.
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	Objectives 3.3.3 – 3.3.5, and 4.1.3 support existing and new businesses in adapting to climate change, reducing exposure to natural hazard risks, and responding to natural hazards. The City works together with North Shore Emergency Management (NSEM) to help residents and prepare for, respond to, and recover from emergencies and disasters.

Strategy 2.3 Protect the supply of agricultural land and strengthen Agricultural viability			
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	Metro 2050 does not identify Agricultural Lands within the City of North Vancouver.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	N/A
	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	N/A
	i)	assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	N/A
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	N/A
	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies	N/A
	iv)	protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	N/A
	v)	demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	N/A
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	N/A
PO	Section	Policy	Supplementary Information

		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	N/A
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Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver's parks, open spaces, and natural environment are key elements that contribute to the beauty and identity of the city. The policies within the OCP recognize the importance of the environmental features and functions these spaces provide and seek to protect, preserve, and reacquire them. Chapters 1, 2, 4 and 5 of our OCP aim to preserve, protect, enhance, and acquire existing and future conservation and recreation lands; reduce greenhouse gas emissions and energy consumption across transportation and development sectors; and mitigate challenges related to climate change and natural hazards. Additional plans and policies supporting the OCP include the **Climate & Environment Strategy (2024)**, **Community Energy and Emissions Plan (2010)**, **100-Year Sustainability Vision (2009)**, **Urban Forest Management Plans (2007)**, **Parks Master Plan (2010)**, **Stream and Drainage System Protection Bylaw (2003)**, **Integrated Stormwater Management Plan (2016)**, and **Streamside Protection & Enhancement Development Permit Guidelines (2022)**.

Goal 3 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>

Strategy 3.1: Protect and enhance Conservation and Recreation lands

	Section	Policy	Applicable OCP Policies
Policy 3.1.9	Adopt Regional Context Statements that:		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	See OCP Schedule E Regional Context Statement Map .
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	See below.

	i)	drinking water supply areas	Objectives 4.2.15, 8.1.7, and 8.2.1 support the drinking water supply areas within the City. The City is supportive of a Regional Water System Risk Assessment Plan with Metro Vancouver and the North Shore municipalities.
	ii)	environmental conservation areas	Objectives 4.2.3 and 4.2.4 supports the identification and acquisition of environmentally sensitive properties, and the protection and enhancement of these areas.
	iii)	wildlife management areas and ecological reserves	Objectives 4.2.3, 4.2.8, and 4.2.10 support the protection, enhancement, and restoration of environmentally sensitive areas and wildlife habitats. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives.
	iv)	forests	Objective 4.2.12 supports the protection and expansion of the urban forest in the City. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives.
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	Objectives 4.2.8 – 4.2.10 supports the protection and restoration of riparian and wetland areas in the City. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives. The City's Stream and Drainage System Protection Bylaw (2003) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
	vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	N/A
	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: O major parks and outdoor recreation areas;	Section 2.1.3 outlines the intent of the City's Parks, Recreation, and Open Space land use designation.

	- o education, research and training facilities, and associated uses that serve conservation and/or recreation users; - o commercial uses, tourism activities, and public, cultural, or community amenities; - o limited agricultural use, primarily soil-based; and - o land management activities needed to minimize vulnerability / risk to climate change impacts	Objectives 1.2.1, 4.2.2, 4.2.3, 5.1.1, and 5.1.9 support the intended uses of this designation. The City's Urban Forest Management Plans (2007), Parks Master Plan (2010), and Climate & Environment Strategy (2024) further support these objectives.
c)	Include policies that:	See below.
i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Objective 1.2.1, 4.2.2, and 4.2.3 ensure the protection of conservation and recreational land from activities from adjacent land uses. Special consideration will be given to Streamside Protection Areas outlined in Section 2.5 .
ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Objectives 4.2.8, and 4.2.9 relate to the protection and restoration of isolated environmentally sensitive areas.

Strategy 3.2: Protect, enhance, restore, and connect ecosystems

	Section	Policy Text	Applicable OCP Policies
Policy 3.2.7	Adopt Regional Context Statements that:		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>Please provide response in Targets section</i>
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	See below.
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	Objectives 4.2.4, 4.2.5, 5.1.1, and 5.1.9 support the protection, enhancement, and restoration of ecosystems through means like land acquisition, density bonusing, and other creative solutions.
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Objectives 4.2.4, 4.2.9, 4.2.10, and 5.1.3 relate to the acquisition, restoration, enhancement, protection, and collaboration with other jurisdictions and partners concerning conservation and recreation lands. The City's Biodiversity and Natural Areas Report (2023) identifies the natural habitat network which aligns with the Regional Green Infrastructure Network identified by Metro Vancouver.

	iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Objectives 4.2.2 – 4.2.6 encourage sustainable development and growth that minimizes environmental impacts and place protections on environmentally sensitive areas.
	iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	Section 2.5 and Objectives 4.2.3, 4.2.5, and 4.2.6 relate to the use of creative solutions and re-greening to manage ecological integrity between ecosystems and other land uses. The City's Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
	c)	Include policies that:	See below.
	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Objective 8.3.3 supports the consideration of natural assets, green infrastructure, and other naturalized development strategies in land use decision-making and management. The City is planning on developing an inventory and valuation of existing ecosystem services to inform a natural asset management plan.
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Objectives 4.2.3, 4.2.4, 4.2.10, and 4.2.12 support the protection, restoration, and expansion of urban forests through land acquisition and land use controls. The City's Climate & Environment Strategy (2024), Urban Forest Management Plans (2007), Parks Master Plan (2010), and Tree Bylaw (2022) further support these objectives.
	iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Objectives 4.2.11 aims to reduce the density and distribution of invasive species to protect biodiversity and ensure public safety. The City's Invasive Plant Management Strategy (2013) further supports this objective. The City also conducts a city-wide Invasive Species Inventory every 5 years which is used on a yearly basis

			to inform invasive species treatment programs.
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Objectives 5.1.1, 5.1.3, and 5.1.4 support the continual maintenance, improvement, and expansion of the City's existing trail/greenway network that reflects the needs and expectations of the community.
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Objectives 1.3.9, 8.1.3, 8.1.7, 8.1.8, 8.2.1, 8.3.2, and 8.3.3 currently support watershed and ecosystem planning. The City's Integrated Stormwater Management Plan (2016) further supports these objectives. The City works together with the Provincial and Local governments, and the Tsleil-Waututh Nation to support the Burrard Inlet Water Quality Objectives, which help manage the water quality and protect the water values associated with the Burrard Inlet's marine waters and freshwater tributaries.

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

	Section	Policy	Applicable OCP Policies
Policy 3.3.7	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	<i>Please provide response in Targets section</i>
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such	Objectives 1.2.1 – 1.2.3 support the retrofitting of existing buildings and construction of new buildings to meet new energy, waste, and GHG standards and practices. Objective 8.3.1 ensures that new and retrofitted buildings are adapted and resilient to future climatic conditions throughout its lifespan. Pathway 2 of the City's Climate & Environment Strategy (2024) further supports these objectives.

		as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure; and community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	Objectives 1.1.1, 1.1.2, 1.1.4, 1.2.1, 1.4.4, and 1.4.5 refer to the design and infrastructure that supports active transportation. Objectives 1.3.10, 2.1.1, 2.1.4 – 2.1.9, 2.2.1 – 2.2.6, and 2.3.1 – 2.3.10 refer to the programs, initiatives, and supports that encourage a modal shift to sustainable transportation.
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	Objectives 1.1.2, 1.1.6, 1.4.3, 1.4.5, 2.1.3, 2.2.4, 8.1.1, and 8.2.3 refer to the focus of infrastructure and amenity investments in the Urban Centre, FTDAs, and other appropriate locations. The City's Asset Management Plans support these objectives and are being updated in anticipation of future growth.

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP Policies
Policy 3.4.5	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Objectives 1.2.1, 1.2.2d, and 8.3.1 ensure that new and existing development is adaptable, resilient, and informed by climate science in the face of climate change and natural hazards. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which provides protections for hazardous land within 200-year flood plains or steep areas. The City's Integrated Stormwater Management Plan (2016) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
	b)	include policies that discourage new development in current and future hazardous	Objectives 1.2.1, 3.2.4, 4.1.4, and 8.1.2 ensure that new developments

		areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	avoid hazardous areas where possible, and risks are mitigated through climate-proofing development and regular climate change research and consideration. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which provides protections for hazardous land within 200-year flood plains or steep areas.
Policy 3.4.6	Section	Policy	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Objectives 1.2.1, 4.1.3, 4.1.4, 4.2.16, and 8.1.2 support the continual, iterative process of integrating climate change research and natural hazard risk assessments into planning decisions. Utility modeling and IDF curve monitoring are examples of how the City incorporates climate change and natural hazard research into local planning and infrastructure decision making.
Policy 3.4.7	Section	Policy	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Objectives 3.3.1 – 3.3.6, 4.1.3, and 4.2.2 support the incorporation of mitigation and recovery strategies into broader plans and policy documents to support communities in the face of climate change and emergency events. Action 11D of the City’s Mobility Strategy (2022) further supports these objectives. The City’s Municipal Emergency Plan (2007) , created with North Shore Emergency Management (NSEM), further supports these objectives.
Policy 3.4.8	Section	Policy	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	Objective 4.1.4 relates to the management of development in relation to climate-related hazards such as unstable slopes and floods. Objective 8.3.3 relate to the use of green infrastructure or naturalized

			engineering strategies to mitigate risk of storms and flooding. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which guide development in hazardous areas. The City's Integrated Stormwater Management Plan (2016) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further supports these objectives.
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Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices			
Describe how the OCP and other supporting plans and policies contribute to this Goal:			
The City of North Vancouver recognizes its role in providing diverse and affordable housing options in a market facing an affordability and supply crisis. The policies in the Official Community Plan (OCP), along with supporting plans and strategies, reflect the City’s commitment to being a place where residents can afford to live, work, and play. Chapter 1 of the OCP contains policies that support the provision of a range of housing types and tenures, from non-market rental housing to supportive housing. Additional plans and policies that support the OCP include the Housing Needs Report (2021) , Interim Housing Needs Report (2024) , Housing Action Plan (2016) , Community Well-being Strategy (2024) , Economic Development Strategy (2023) , North Shore Poverty Reduction Strategy (2023) , Residential Tenant Displacement Policy (2021) , and Mid-Market Rental Policy (2022) .			
Goal 4 Targets			
Policy with Target		Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)		<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>
Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs			
Policy 4.1.8	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	Objectives 1.5.1 – 1.5.9 informed the City’s Housing Needs Report (2021) , which indicates the City’s commitment to meeting current and future housing needs and demand. The City’s Interim Housing Needs Report (2024) identified a 20-year housing unit need using Provincial methodology. The City is working to ensure that the Zoning Bylaw (1995) and OCP will allow the necessary capacity to accommodate the housing unit needs identified by the Province.

	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Objectives 1.5.1 – 1.5.9 support the provision of affordable and diverse housing options. Local plans and policies supporting the OCP include but are not limited to our: Housing Action Plan (2016), Housing Needs Report (2021), CNV4ME (2016), Mid-Market Rental Policy (2022), Adaptable Design Policy (1998), and Active Design Guidelines (2015). The City is working on an inclusionary housing framework, which will include a revised inclusionary housing policy, and the integration of inclusionary zoning into the City’s Zoning Bylaw.
	c)	identify policies and actions that contribute to the following outcomes	See below.
	i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Objective 1.5.1 – 1.5.5, and 1.5.7 relate to increasing the diverse supply of adequate, suitable, and affordable housing along the housing continuum. Pathway 2 of the City’s Community Wellbeing Strategy (2024) further supports these objectives.
	ii)	increased supply of family-friendly, age-friendly, and accessible housing	Objectives 1.4.2, 1.5.1, 1.5.5 and 1.5.6 support the provision of family-friendly, age-friendly, and accessible housing. Actions under the City’s CNV4ME (2016), Housing Action Plan (2016), and Community Wellbeing Strategy (2024) further support the provision of housing for all ages and abilities.
	iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Objectives 1.5.1 – 1.5.5, and 1.5.8 support a range of options for housing tenures and types. The City’s Housing Action Plan (2016) and Pathway 2 of the Community Wellbeing Strategy (2024) further support these objectives.
	iv)	increased density and supply of diverse ground-oriented and infill housing forms in	Objectives 1.5.1 and 2.2.4a support increasing density in the urban core

		low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	and in proximity to transit with the development of infill housing forms.
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Objectives 1.1.4, 1.1.6, 2.2.1 and 2.2.3 relate to the integration of land use and transportation planning to reduce housing and transportation costs.
	vi)	increased social connectedness in multi-unit housing	Objectives 1.4.3 and 1.4.4 support the use of active-design principles and other recreational, cultural, and community spaces to enhance social connectedness. Objectives 3.1.1 and 3.1.2 foster social connectedness by encouraging inclusive environments, reducing barriers to participation, and empowering residents of the community. The City's Community Wellbeing Strategy (2024) and Active Design Guidelines (2015) further support these objectives.
	vii)	integrated housing within neighbourhood contexts and high quality urban design	Objectives 1.3.1, 1.3.5, and 1.3.6 ensure that new housing units are high quality and integrated within neighbourhood contexts in an appropriate way
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	Objectives 1.2.1 and 4.1.4 ensure that existing and future housing stock are resilient to climate change and related hazards. Pathway 2 of the City's Climate & Environment Strategy (2024) further supports these objectives.
	Section	Policy	Supplementary Information
Policy 4.1.9	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). The City's Interim Housing Needs Report (2024) found that over the next 20 years, the City of North

		Vancouver will need 21,301 additional housing units to address both its underlying and future housing needs. The City's Community Wellbeing Strategy (2024) addresses housing need through Tactic 2.14 to enable and promote housing densities that reflect the City's housing need, as established through the City's Housing Needs Report.
b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), and Interim Housing Needs Report (2024). The City's Interim Housing Needs Report (2024) assesses the City's demographics and current and future housing context, with the following key takeaways: (1) the City is growing faster than the region, (2) housing needs in the City are evolving with changing demographics, and (3) housing affordability continues to be a significant issue in the City.
c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). The City's Interim Housing Needs Report (2024) identifies key statements of housing need, including the need for housing for seniors, housing for families, housing for Indigenous households, and special needs housing among others. These housing priorities are addressed in the City's Community Wellbeing Strategy (2024) tactics, including Tactic 2.18 to promote family friendly units, Tactic 2.20 to partner and collaborate with

			Skwxwu7mesh Úxwumixw (Squamish Nation) and səliłwətał (Tsleil-Waututh Nation) to learn about housing needs of local First Nations members and the City's urban Indigenous population, and Tactic 2.22 to support accessibility and aging in place.
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). Pathway 2 in the City's Community Wellbeing Strategy (2024) to expand the supply and improve the quality, diversity, and affordability of housing in the City addresses actions set out in Action 4.1.8. Key tactics to support implementation include Tactic 2.7 to develop an inclusionary housing policy, Tactic 2.11 to leverage senior government funding and programs to deliver affordable housing, and Priority Project Two for Housing Supply, Affordability, Suitability + Adequacy Initiatives.

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply

	Section	Policy	Applicable OCP Policies
Policy 4.2.7	Adopt Regional Context Statements that:		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please provide response in Targets section</i>
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	The City's Residential Tenant Displacement Policy (2021) supports the OCP in mitigating impacts to tenants during displacement events through enhanced notice and financial assistance.

	c)	identify the use of regulatory tools that protect and preserve rental housing	Objective 1.5.4 supports the retention, renewal, and replacement of rental housing units. The City's Density Bonus and Community Benefits Policy (2018) provides additional support to the protection and preservation of rental housing.
	d)	identify policies and actions that contribute to the following outcomes:	See Below.
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Objectives 1.5.3 – 1.5.5 encourage the development of affordable rental housing through collaboration with housing partners, and using tools like density bonusing and density transfers. The City's Housing Action Plan (2016) and Density Bonus and Community Benefits Policy (2018) further support these objectives.
	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Objectives 1.5.2 – 1.5.5 support the provision of market and below-market housing, and preservation of existing rental units. The City's Density Bonusing and Community Benefits Policy (2018) and Community Wellbeing Strategy (2024) further support these objectives.
	iii)	protection and renewal of existing non-market rental housing	Objective 1.5.4 incentivizes the retention, renewal, and replacement of existing rental units with density bonusing and transfers. The City's Density Bonus and Community Benefits Policy (2018) further supports this objective.
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	The City's Residential Tenant Displacement Policy (2021) supports the OCP by requiring enhanced notice and financial assistance for renters displaced due to redevelopment.

			Pathway 2 of the City's Community Wellbeing Strategy (2024) further supports this objective.
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Objectives 1.2.2, 1.2.3, and 4.1.1 support existing and future housing stock to be more energy-efficient, produce zero-waste, and reduce GHG emissions. The City's Climate & Environment Strategy (2024) further supports these objectives by providing a strategic framework to advance resilience and sustainability across housing typologies.
Policy 4.2.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Density Bonus and Community Benefits Policy (2018). Pathway 2 of the City's Community Wellbeing Strategy (2024) supports developing inclusionary policies, regulations, and incentives to increase the supply of non-market housing in the City. Strategy 7 of the City's Housing Action Plan (2016) focuses on sustaining and enhancing non-market housing through support for non-profit societies in preserving existing stock and pursuing regeneration opportunities as they arise. The City's Density Bonus and Community Benefits Policy (2018) protects existing purpose-built rental housing and, when rental sites are rezoned, limits the future use to rental housing.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Please see the City of North Vancouver's Housing Action Plan (2016) , Housing Needs Report (2021) , Interim Housing Needs Report (2024) , and Pathway 2 of

			the Community Wellbeing Strategy (2024). The City's Community Wellbeing Strategy (2024) supports renters through Pathway 2 – Tactic 2.21, by using the City's Tenant Displacement Policy and other regulatory tools. The City's Residential Tenant Displacement Policy (2021) protects tenants who are displaced as a result of redevelopment of rental accommodations with enhanced notice and assistance beyond that required under the Residential Tenancy Act (RTA). Under the Inclusionary Housing Policy (2025), eligible tenants displaced by redevelopment are given first priority for 10% Inclusionary Housing Rental units in the new building.
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), and Interim Housing Needs Report (2024). The City's Housing Action Plan (2016) emphasizes cross-sector partnerships to advance housing initiatives in Strategy 6, including to collaborate with organizations including Metro Vancouver to support the development of diverse housing types and tenures.
Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness			
Policy 4.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Objective 1.5.8 refers to the collaboration with senior levels of government to produce new supportive housing units. The City is advancing nine housing initiatives, funded by the Federal Housing Accelerator Fund (HAF), to

			increase the supply of and improve the quality, diversity, and affordability of housing. The City is coordinating with non-profit organizations and senior levels of government to lead capital projects on City-owned land that focus on expanding rental housing and community-based services through a not-for-profit model
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Objective 1.5.7 supports the provision of various housing options along the housing spectrum, including shelters, safe houses, transitional housing, and supportive housing. Objective 3.1.6 refers to the collaboration with community partners to provide support and assistance for people in need, including transitioning out from homelessness. Pathways 2 and 6 of the City's Community Wellbeing Strategy (2024) further support these objectives.
Policy 4.3.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). Pathway 2 of the City's Community Wellbeing Strategy (2024) includes Tactic 2.11 to leverage senior government funding and programs for non-market housing and capitalize on partnership opportunities.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of

			the Community Wellbeing Strategy (2024). Pathway 2 of the City's Community Wellbeing Strategy (2024) includes the following relevant tactics: Tactic 2.6 to reduce the stigma associated with being unhoused by increasing awareness of the root causes, including the individual, economic, and societal factors. Tactic 2.26 to increase public access to the City's housing data, policies, and information. Tactic 5.5 to work with partners to de-stigmatize and raise awareness in the community about poverty, share information on available services and resources, and to motivate the community to take action.
c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness		Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), Pathway 2 of the Community Wellbeing Strategy (2024), and North Shore Poverty Reduction Strategy (2023). The City's Community Wellbeing Strategy (2024) includes the following relevant pathways and tactics to address Homelessness and reduce poverty: Pathway 2 includes several tactics to support individuals and families experiencing, or at risk of, homelessness. Tactic 6.10 under Pathway 6 focuses on strategic advocacy and financial support with senior levels of government to secure funding and partnership opportunities that address the needs of those at risk of, or experiencing, homelessness. Pathway 5 employs multiple tactics to build a people-centered local

			economy and foster collaboration to break the cycle of poverty. In 2023, the City endorsed the North Shore Poverty Reduction Strategy , a collaborative, cross-government initiative to reduce poverty through coordinated actions across the region.
Metro 2050 Goal 5: Support Sustainable Transportation Choices			
<i>Describe how the OCP and other supporting plans and policies contribute to this Goal:</i> The City of North Vancouver encourages sustainable mobility choices, as reflected in the Official Community Plan (OCP). In collaboration with partners such as TransLink and other municipalities, the City is committed to maintaining, enhancing, and expanding its transportation network to meet the objectives outlined in the OCP and the Mobility Strategy. Chapters 1 and 2 of the OCP aim to support sustainable modes of transportation—such as walking, cycling, micro-mobility, electric vehicles, car-sharing, and transit—optimize routes for all travel modes, and ensure accessibility for people of all backgrounds. Additional plans and policies that support the OCP include the Mobility Strategy (2022), Curb Access and Parking Plan (2025), Community Wellbeing Strategy (2024), Climate & Environment Strategy (2024), Economic Development Strategy (2023), Safe Mobility Strategy (2020), North Shore Area Transit Plan (2012), Electric Vehicle Strategy (2018), Walk CNV Pedestrian Plan Framework (2017), and Bicycle Master Plan (2012).			
Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking			
Policy 5.1.14	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	Objectives 2.1.1, 2.1.2, 2.1.4 – 2.1.9, 2.2.1, 2.2.2, and 2.2.4 – 2.2.7 support, encourage, and strive to improve sustainable transportation methods in the City. Action 8A of the City’s Mobility Strategy (2022) further supports these objectives.
	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Objective 2.1.8 and 7.2.10 refer to the collaboration between the City and transportation partners to implement transportation demand strategies that simultaneously encourage active transportation and support local businesses with parking. Actions 4B, 4E, 6A, and 8B of the City’s Mobility Strategy (2022), and the City’s Curb Access and Parking Plan (2025) further support these objectives.

	c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	Objectives 1.1.2, 1.4.5, 2.1.1, 2.1.4, 2.1.6, 2.3.1 – 2.3.3, 2.3.5, and 2.3.9 refer to the management of sustainable transportation infrastructure, including their development, maintenance, improvement, and provision. Strategies 1, 2, 5, 6, and 7 of the City's Mobility Strategy (2022) further support these objectives.
	d)	support the transition to zero-emission vehicles	Objectives 2.2.2 and 2.3.8 support the transition to zero-emission vehicles. Actions 3Bii and 3Biii of the City's Mobility Strategy (2022) further support these objectives.
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	Objective 5.1.3 refers to connecting the City's trail/greenway network beyond municipal boundaries. Action 11Diii of the City's Mobility Strategy (2022) provides additional support to this objective. The City continues to work closely with TransLink and Metro Vancouver on the implementation of the Major Bikeway Network and Regional Greenway Network
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Objectives 2.1.1, 2.1.2, and 2.2.2 support investment in active transportation facilities to encourage people of all ages and abilities to pursue active transportation methods. Actions 1Bi, 1Diii, 1Div, and 1E of the City's Mobility Strategy (2022) provide additional support to these objectives.
Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services			
Polici	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		

	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	See the OCP Schedule E Regional Context Statement Map .
	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	Objective 2.1.10 and 2.3.10 refer to the collaboration with other municipalities and levels of government to optimize the efficiency and safety of trade routes. Strategy 9 of the City's Mobility Strategy (2022) provides additional support to these objectives.
	c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Objectives 2.1.6, 2.1.10, 2.2.5, 2.3.10, and 7.2.6 refer to the collaboration with other municipalities to implement transportation system management strategies to improve overall traffic network efficiency. Strategy 10 of the City's Mobility Strategy (2022) provides additional support to these objectives.
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Objective 7.2.6 supports the City's existing rail network and its role in delivering goods and services to the port. Strategy 9 of the City's Mobility Strategy (2022) provides additional support to this objective.
	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Objectives 2.3.3, 2.3.4, and 4.2.14 relate to mitigating the noise and air pollution impacts of development and infrastructure. Action 7D of the City's Mobility Strategy (2022) provides additional support to these objectives.
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution	Objective 2.1.10, 2.3.8, 2.3.10, and 7.2.6 relate to the optimization of the City's transportation system and

		centres, and mitigate any negative impacts of these uses on neighbourhoods	options to improve goods movement and reduce environmental impacts. Strategy 9 and 10 of the City's Mobility Strategy (2022) provide additional support to these objectives.
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Metro 2050 Implementation

Metro 2050 includes some policies that can be used if the Member Jurisdiction includes language permitting them, either below or in statements elsewhere in the RCS.

	Policy	Member Jurisdiction Response
Policy 6.2.7	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality's Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows: a) the Member Jurisdiction may re-designate land from one regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare; b) notwithstanding section 6.2.7 (a), for sites that are greater than one (1) hectare and less than three (3) hectares in area, the Member Jurisdiction may redesignate land: - from Industrial to General Urban regional land use designation, if the site is contiguous with an Industrial site and the developable portion of the site will be predominantly within 150 metres of an existing or approved rail rapid transit station; or - from Industrial to Employment regional land use designation if the developable portion of the site will be predominantly within 250 metres of an existing or approved rail rapid transit station, provided that: - the re-designation does not impede rail, waterway, road, or highway access for industrial uses; and - the aggregate area of all proximate sites so re-designated does not exceed three (3) hectares; c) the aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the Member Jurisdiction's total lands within each applicable regional land use designation as of July 29, 2011.	The City of North Vancouver's Regional Context Statement hereby permits this.
Policy 6.2.8	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the Regional Growth Strategy.	The City of North Vancouver's Regional Context Statement hereby permits this.

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MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 7, 2025

REPORT

9. Rezoning Application: 618 East 4th Street (Vernacular Studio Inc.)
– File: 08-3400-20-0126/1

Report: Planner 1, July 7, 2025

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Planner 1, dated July 7, 2025, entitled “Rezoning Application: 618 East 4th Street (Vernacular Studio Inc.)”:

THAT the application submitted by Vernacular Studio Inc., to rezone the property located at 618 East 4th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT Development Variance Permit No. PLN2023-00018 (Vernacular Studio Inc., 618 East 4th Street) be considered for issuance in accordance with Section 498 of the *Local Government Act* with no Public Meeting held;

AND THAT notification be published in accordance with the *Local Government Act*.

CARRIED UNANIMOUSLY

R2025-07-07/9

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2) be given first, second and third readings.

CARRIED UNANIMOUSLY

R2025-07-07/10



 Department Manager	 Director	 CAO
--	---	--

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sara Rasooli, Planner 1

Subject: REZONING APPLICATION: 618 EAST 4TH STREET (VERNACULAR STUDIO INC.)

Date: July 7, 2025 File No: 08-3400-20-0126/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated July 7, 2025, entitled “Rezoning Application: 618 East 4th Street (Vernacular Studio Inc.)”:

THAT the application submitted by Vernacular Studio Inc., to rezone the property located at 618 East 4th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act*, Section 464(3) [public hearing prohibited];

THAT Development Variance Permit No. PLN2023-00018 (Vernacular Studio Inc., 618 East 4th Street) be considered for issuance in accordance with Section 498 of the *Local Government Act* with no Public Meeting held;

AND THAT notification be published in accordance with the *Local Government Act*.

ATTACHMENTS

1. Context Map (CityDocs [2663880](#))
2. Existing Statutory Right-of-Way (SRW) agreement (CityDocs [2661838](#))
3. Public Consultation Summary (CityDocs [2666272](#))

4. Development Variance Permit No. PLN2023-00018 (CityDocs [2663816](#))
5. Architectural Drawings Illustrating the Variances (CityDocs [2666269](#))
6. Overview of Zoning Variances (CityDocs [2669293](#))
7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115" (Vernacular Studio Inc., 618 East 4th Street, RS-2) (CityDocs [2665216](#))

SUMMARY

This report presents an application to rezone 618 East 4th Street from One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone to allow for future subdivision of the existing lot into two lots, and a Development Variance Permit.

BACKGROUND

Applicant / Architect:	Vernacular Studio Inc.
Official Community Plan Designation:	Residential Level 1 (R1)
Existing Zoning:	One Unit Residential 1 (RS-1)

PROJECT DESCRIPTION

The intent is to develop a single-family dwelling with a secondary suite and detached garage on each subdivided lot. A Development Variance Permit (DVP) is required to reduce the rear setback on Lot B affected by an existing registered Statutory Right-of-Way in favour of the City for a stormwater connection. A variance is also proposed to reduce the required distance between the principal building and accessory building, on the same lot.

Table 1. Requested Changes to the Zoning Bylaw

	Current RS-1 Zone	Proposed RS-2 Zone	Development Variance Permit
Buildings	One Principal Building per lot	One Principal Building per lot	
Use	One-Unit Residential Use	One-Unit Residential Use	
Units	3 Units (One Principal Dwelling Unit, one Accessory Secondary Suite, one Coach House)	2 Units per lot (one Principal Dwelling Unit, one Accessory Secondary Suite)	
GFA	Lesser of 0.3 FSR + 92.9 sq. m (1,000 sq. ft), or 0.5 FSR.	Lesser of 0.3 FSR + 92.9 sq. m (1,000 sq. ft), or 0.5 FSR.	
Lot Coverage	30 % for Principal Building	30 % per Principal Building	

Minimum Lot Frontage	10 m (32.8 ft)	7.5 m (24.6 ft)	
Minimum Rear Set-Back	To be sited 14.6 m (47.9 feet) away from the rear lot line	To be sited 14.6 m (47.9 feet) away from the rear lot line	Lot B: proposed rear set-back is 10.2 metres (33.5 feet) No variance for Lot A
Accessory Building (i.e. garage) Siting	To be sited not less than 3.048 metres (10 feet) from a Principal Building on the Lot	To be sited not less than 3.048 metres (10 feet)	Lot B: proposed accessory building is sited 2.5 metres (8.5 feet) from the principal building No variance for Lot A

Site Context and Surrounding Use

The property at 618 East 4th Street is located in the Moodyville Neighborhood, between Queensbury Avenue to the east and Moody Avenue to the west. While townhouses dominate the southern sides of 4th Street, most properties on the north side of 4th Street are single-family homes.

The buildings and uses immediately surrounding the subject site are described in Table 2 below.

Table 2. Surrounding Uses

Direction	Address	Description	Zoning
North – across the lane	619 East 5 th Street	Single family home	RS-1
South – across East 4 th Street	619 East 4 th Street	Single family home	RS-1
East	629 East 4 th Street	Single family home	RS-1
West	614 East 4 th Street	Single family home	RS-1

POLICY FRAMEWORK

The Official Community Plan (OCP) designates the subject site as Residential Level 1 (R1), which provides for ground-oriented housing with non-strata accessory uses with a maximum density of 0.5 FSR.

The proposal represents a minimal increase in the number of units to the land area with one additional net unit being permitted through the RS-2 rezoning and subdivision. The proposed density is consistent with the OCP and planned character of the neighbourhood.

Table 3. Policy Alignment

Metro 2050 – Regional Growth Strategy	
Strategy 1.3 Develop resilient, healthy, connected, and complete communities with a range of services and amenities	The proposed development seeks to permit context appropriate development that ensures a compact community and continues to support businesses and transit in the City.
Official Community Plan	
Policy 1.1.2 Align growth with the development of community amenities and infrastructure;	The development provides additional housing that supports investments in infrastructure that align with where growth is being directed through the Official Community Plan.
Policy 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.	The proposed development and its density is compatible with the surrounding urban context and provides a built form that is consistent with the neighbouring character.
Policy 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	The proposed development of single detached dwellings is consistent with the form and character of the surrounding neighbourhoods.
CNV Community Well-Being Strategy	
Direction #2 Expand the supply and improve the quality, diversity, and affordability of housing in the City.	The proposed development adds to the supply and diversity of housing types in the City
CNV Climate and Environment Strategy	
Direction #1 Restore, protect, and enhance natural areas and biodiversity on public and private property.	Through the development of this site enhancements will be made to the public realm and laneway area that will support greening and tree planting opportunities on public and private property.

Landscaping and Tree Retention

The City's Tree Bylaw, 2022, No. 8888 does not apply to sites within the RS-2 zone. Staff encourage applicants to take measures to retain trees on site where possible and to plant new trees where the site plan permits. However, the proposed removal of four on-site trees is due to their location on the Statutory Right-of-Way. Four new street trees and four new on-site trees are considered in the proposal as replacement.

PLANNING ANALYSIS

The rezoning from RS-1 to RS-2 aligns with the community's development policies by promoting higher density residential use, which supports the strategic goals of increasing housing availability. This change facilitates a more diverse housing stock and encourages sustainable growth within the neighborhood, while maintaining the character of the area. Additionally, the rezoning is consistent with the objectives of enhancing community resilience and ensuring equitable access to housing for all residents.

The requested zoning changes and variances to the Zoning Bylaw to permit this development are identified in Table 1. The proposal would comply with all requirements of the One-Unit Residential 2 (RS-2) Zone with the exception of a rear setback and the distance between principal building and Accessory Building for Lot B.

The proposed variances are necessary to construct a new building on Lot B, which has an existing City stormwater pipe running through a portion of the property. A plan showing the Statutory Right-of-Way Area is on Sheet A-01 of the Architectural Drawings (Attachment #5).

To keep construction outside the Statutory Right-of-Way Area, the new building must be sited in the rear portion of Lot B. This means that variances to the rear setback and the distance between the principal building and accessory building are required. These proposed variances are supported by staff because they allow development to occur in accordance with the OCP designation, while keeping City infrastructure secure.

While the pipe and Statutory Right-of-Way Area also appear on Lot A, they do not inhibit the ability of the proposed development to comply with all the zoning requirements for the RS-2 zone.

The proposed amendments and variances are consistent with the policy framework noted above. They are required to facilitate density in an appropriate location given the policies of the OCP.

COMMUNITY CONSULTATION

The applicant was required to follow the City's procedures for community consultation, which includes a neighbourhood notification including site sign, and mailed notification to nearby properties. The applicant received a total of five comments during a set comment period of four weeks.

The feedback from the community were in support of this project. However, there were concerns regarding:

- Street parking demand,
- The amount of on-site parking,
- The removal of existing trees on site, and
- Site affordability and improvement.

The applicant responded to comments and made improvements to the proposal based on the feedback. Given that the proposal complies with the Official Community Plan in terms of density, and no variances to the parking requirements are proposed, staff believe that there will be minimal impacts to street parking demand as a result of the development. Furthermore, while the property is not covered by the City's Tree Bylaw, four new trees will be planted on the site.

A summary of the public consultation, as prepared by the applicant, is available in Attachment #3.

Off-Site Works and Infrastructure Upgrades

The proposed development will provide appropriate off-site public realm upgrades and service connections consistent with the Subdivision and Development Control Bylaw. This includes the reconstruction of the frontage on East 4th Street with the installation of new sidewalk, curb and gutter, street trees, street lighting, and road paving. In addition, the proposed development will deliver lane reconstruction to full width adjacent to site. In addition to the Subdivision and Development Control Bylaw, the application is subject to the standard requirements of other City bylaws and policies, including but not limited to, the Street and Traffic Bylaw, Sewerage and Drainage Utility Bylaw, and Tree Policy for the Management of Trees on City Property.

There is an existing storm main located within the development site and an existing Statutory Right-of-Way Agreement was registered on title. However, the width of the existing SRW Agreement is insufficient for the City to undertake operation and maintenance works. The City is seeking to replace the existing SRW Agreement with a new SRW agreement with a 3m width to enable access to the sewer infrastructure on the development site.

Should Council approve the proposal, the following legal documents would be required for completion prior to final adoption of the Bylaw:

- Storm main Statutory Right-of-Way (SRW)
- Servicing Agreement
- Community Good Neighbour Agreement
- Flooding Covenant

NO PUBLIC HEARING FOR OCP COMPLIANT RESIDENTIAL DEVELOPMENT

Pursuant to recent Provincial amendments to Section 464 of the *Local Government Act*, which came into force on November 30, 2023, the City must not hold a public hearing on a proposed rezoning bylaw if: an OCP is in place for the subject site; the bylaw is consistent with the OCP; the purpose of the bylaw is to permit a development that is residential; and that residential component is at least half of the gross floor area for the development. Since all of these factors apply to these developments, no public hearing will be held and notices have been published prior to First Reading of the Bylaw, as required by the *Local Government Act*.

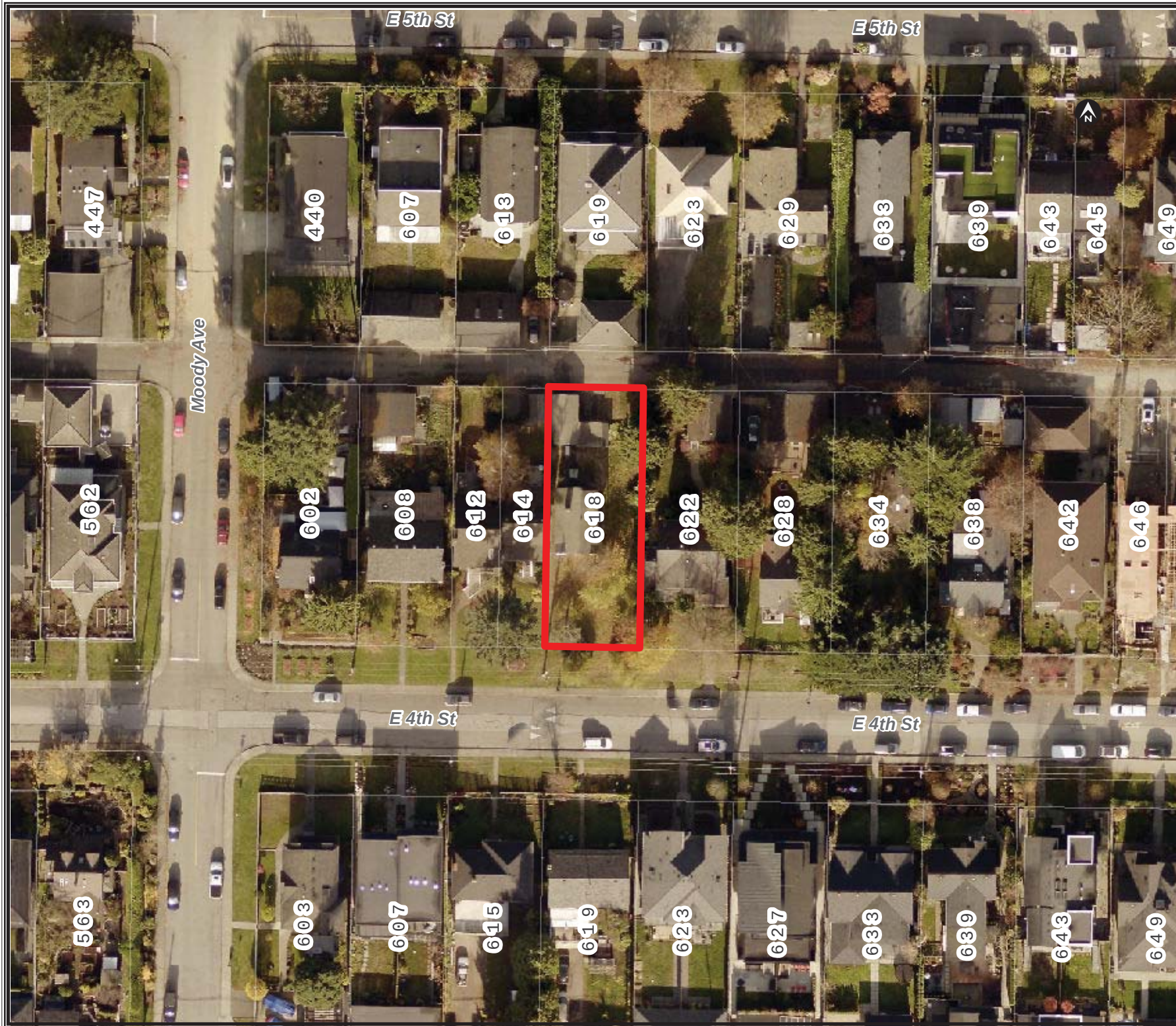
CONCLUSION

This application has been assessed and is in alignment with the policy framework set out in the Official Community Plan, which is to increase and diversify the residential housing stock within the City. The proposal represents good planning and it creates housing opportunities that support servicing and infrastructure investment.

RESPECTFULLY SUBMITTED:



Sara Rasooli
Planner 1



City of North Vancouver
Context Map

618 East 4th
Street



DISCLAIMER

This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

GIS Division, Information Technology,
City of North Vancouver

PLOTTED: 4/20/2018
SOURCE: Various
COORDINATE SYSTEM: NAD 83 UTM Zone 18

city
of north
vancouver

Status: Registered

Doc #: 514184M

RCVD: 1970-08-26 RQST: 2025-04-10.31.

514184

No.

514184-M

LAND REGISTRY
VANCOUVER, B.C.

LAND REGISTRY ACT

FORM C

(Section 128)

Application for Registration of Charge

19th August

Date 19.70

I, Frederick James Roder, solemnly declare
that I am ~~for Solicitor for~~ the duly authorized Agent of The Corporation of the City of
North Vancouver and that he is] entitled to a

* charge by way of a Right-of-Way,
over the land hereunder described, and hereby make application under the provisions of the "Land Registry Act"
and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the charge is
The Corporation of the City of North Vancouver
209 West 4th Street, North Vancouver, B.C.

† Not applicable
where the
applicant
is a corporation.
Strike out words
not applicable.

~~Land or British subject~~ [Or]
~~Land or British subject~~ † [Or]

I am informed by XXXXXXXXXXXXXXXXXXXX, and
(Adapt to suit circumstances.)

‡ For use where
the application
is made by a
solicitor or agent.

verily believe, that the person so entitled to be registered as owner of the charge is a British
subject [or] is not a British subject. ‡

The fee-simple is registered in Vol. 2145, Fol. 345046-1 of the Register.

DESCRIPTION OF LAND

MUNICIPALITY OR ASSESSMENT DISTRICT	LOT OR SECTION	ADMEASUREMENT OR ACREAGE
<u>City of North Vancouver</u>	<u>Part of Lot 23, Blk 18, D.L. 273, Grp 1, N.W.D., Plan 1063. As shown on the map.</u>	<u>105.97</u> 10.00

LIST OF INSTRUMENTS

DATE	PARTIES	CHARACTER OF DEED
<u>18th August, 1970.</u>	<u>John Henry Donnelly and Kathleen Mary Donnelly</u> <u>T O</u> <u>The Corporation of the City of North Vancouver</u>	<u>Easement Agreement.</u> <u>Tax Certificate,</u> <u>C of T in LRO.</u>

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby applied for, and that the true value thereof at the date of this application is 1.00 dollars: (In the case of a Solicitor or Agent, add) and I am duly authorized by the owner to make this application (In the case of an Agent, add) and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 19th

day of August, 1970

(Signature)

(F.J. Roder)

(Full post-office address) 209 West 4th Street, N.V.at North Vancouver, British Columbia.

A Commissioner for taking affidavits for British

Columbia (D.A. Houlding)

* NOTE.—Insert here the estate less than the fee-simple, or encumbrance or equitable interest claimed in, over, or upon the land; e.g., mortgage in fee-simple for \$500, estate for life, its pendants (according to circumstances, upon, in, over).

514184

M-AB1112

Application	\$ 1 00
Registration of Charge	2 00
Deposit of Deeds	2 00
Deposit of Map	
Documents filed	
1/10 of 1% on \$	
Cash	\$

RED ON PLAN PREPARED BY
A.C. LOACH, D.C.L.S. AND DATED
THE 13TH DAY OF MARCH 1970,
A PRINT OF WHICH IS ATTACHED
HERE TO.

514184.

10.3

THIS INDENTURE is made the ^{18th}~~23rd~~ day of ^{August}~~March~~, *EHR*

A.D. 1970.

BETWEEN:

JOHN HENRY DONNELLY, Bridgeman,
and KATHLEEN MARY DONNELLY, his wife, both residing
at, 618 East 4th Street, in the City of North Vancouver,
in the Province of British Columbia.

"Joint Tenants".

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER
209 West 4th Street, in the City of North Vancouver,
in the Province of British Columbia.

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS,

John Henry Donnelly and Kathleen Mary Donnelly,
of 618 East 4th Street, North Vancouver, B.C.

are the owners of that certain parcel or tract of land and
premises situate, lying and being in the City of North Vancouver,
in the Province of British Columbia, more particularly known
and described as:

Lot Twenty-three (23),
Block Eighteen (18),
District Lot Two Hundred and Seventy-three (273),
Group One (1),
New Westminster District,
Plan 1063.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. The Grantor in consideration of the sum of One Dollar
(\$1.00) now paid by the Grantee to the Grantor (the receipt of
which is hereby acknowledged) and the covenants of the Grantee
herein contained, hereby grants unto the Grantee the full and free
right and liberty for the Grantee, its servants, employees, agents
and all others the licencees of the Grantee, firstly from time to
time to construct, operate and maintain and repair a storm-sewer
covered by soils, and its attachments in and under

FORM 501 (SECTION 501)
MEMORANDUM OF REGISTRATION
REGISTERED

4/9 1970

on application received at the time written
or stamped on the application.

J. M. D. TROTILL, Registrar

VANCOUVER LAND REGISTRATION DISTRICT

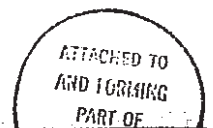
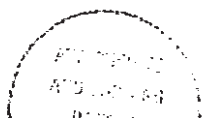
514184

DESCRIPTION Right-of-Way in Lot 23

All that portion of Lot 23, Block 18, District Lot 273, Group One, New Westminster District, Plan 1063 which said portion may be more particularly described as follows:-

Commencing at a point in the south boundary of said Lot 23 said point being distant 13.30 feet on a bearing of east from the south-west corner of said Lot 23; thence N $31^{\circ}36'26''$ E a distance of 62.82 feet; thence N $11^{\circ}50'$ E a distance of 18.41 feet more or less to an intersection with the east boundary of said Lot 23; thence south along the east boundary of Lot 23 a distance of 27.15 feet; thence S $31^{\circ}36'26''$ W a distance of 52.10 feet more or less to an intersection with the south boundary of said Lot 23; thence west along the south boundary of Lot 23 a distance of 9.40 feet more or less to the point of commencement. Said portion is shown outlined red on plan prepared by A.C. Loach, B.C.L.S. and dated the 13th day of March 1970, a print of which is attached hereto.

PLAN REFERRED TO HEREIN
PRESERVED AND HELD UNDER
DOCUMENT NUMBER 514184M



514184

2. The Grantor hereby covenants with the Grantee:

(a) That he, the Grantor, will not construct or place any structure of any kind whatsoever, or plant or maintain any trees, shrubs or gardens of any kind whatsoever except a lawn or construct any rockeries on the right-of-way without the consent in writing of the Grantee first had obtained.

(b) That he, the Grantor, will not store any material on the right-of-way without the written consent of the Grantee.

(c) That he, the Grantor, will not plant, make, place or maintain any growth, excavation, pile of material or obstruction on the right-of-way so as at any time to obstruct access by the Grantee's servants, employees, agents, licencees, vehicles or equipment to, or interfere with any of the things to be constructed, erected or maintained as aforesaid.

(d) That he, the Grantor, will from time to time and at all times upon every reasonable request and at the cost and charges of the Grantee, do and execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices, conveyances and assurances in law whatsoever for the better assuring unto the Grantee of the Easements hereby granted.

(e) That he, the Grantor, will not do or knowingly permit to be done any act or thing which will interfere with, or injure, any of the things constructed, erected or maintained as aforesaid, or the operation thereof:-

(f) That he, the Grantee, may at any time for the purpose of performing work on the said lands, remove therefrom any structure thereon, provided however that the said structure is replaced by the Grantee on the said lands, after the work undertaken thereon by the Grantee is completed.

514184

3. It is mutually understood, agreed and declared by and between the parties hereto:-

(a) That this Agreement shall be construed as running with the land and that no part of the fee of the soil thereof shall pass to or be vested in the Grantee under and by these presents.

(b) That notwithstanding anything contained in this Agreement there are hereby reserved to the Grantee all its rights and powers of expropriation or other powers or privileges granted to the Grantee, or enjoyed by it, by or under any act of the Legislature of the Province of British Columbia.

(c) That the expressions "Grantor" and "Grantee" herein contained shall be deemed to include the executors, administrators, successors, and assigns of such parties wherever the context so admits and the Grantee shall include its employees, servants and agents.

(d) That wherever the singular and masculine are used in this Indenture they shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed on the day and in the year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of:

.....
.....

209 West 4th Street,.....

North Vancouver, B.C.

(as to both signatures) *LAW AGENT*

THE CORPORATE SEAL of the Corporation of the City of North Vancouver was hereto affixed in the presence of:

.....
.....
.....

MAYOR

.....
.....

ACTING/CITY CLERK

John H. Donnelly.....
John Henry Donnelly.

Kathleen Mary Donnelly.....
Kathleen Mary Donnelly.

514184

AFFIDAVIT OF WITNESS

Province of British Columbia)
To Wit:)

I, Frederick James Roder of the City
of North Vancouver, in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within
Instrument duly signed and executed by John Henry Donnelly and Kathleen
the parties thereto, for the purposes named therein. Mary Donnelly

2. The said Instrument was executed at North Vancouver.

3. I know the said parties, and that they are of the
full age of twenty-one years.

4. I am the subscribing witness to the said Instrument
and am of the full age of sixteen years.

Sworn before me at the City of North Vancouver)
in the Province of British Columbia, this 18th)
day of August, 1970.)

D.A. Moulding
..... (D.A. MOULDING)
~~JUSTICE OF THE PEACE IN AND FOR~~
~~BRITISH COLUMBIA~~
A COMMISSIONER FOR TAKING AFFIDAVITS
FOR BRITISH COLUMBIA.

G.J. Porter
.....

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 19th day of August 1970, at
the City of North Vancouver, in the Province of British Columbia,
Edward August Raymond, who is personally known to me, appeared
before me and acknowledged to me that he is the Acting/Clerk of
The Corporation of the City of North Vancouver, and that he is
the person who subscribed his name to the annexed Instrument as
A/Clerk of the said City of North Vancouver
and affixed the seal of the Corporation to the said Instrument,
that he was first duly authorized to subscribe his name as A/Clerk
aforesaid, and affix the said seal to the said Instrument, and
that such Corporation is legally entitled to hold and dispose of
land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at the City of North Vancouver in the Province of
British Columbia, this 19th day of August,
in the year of our Lord one thousand nine hundred and Seventy.

D.A. Moulding
..... (D.A. Moulding)
A Commissioner for taking affidavits
within British Columbia.

Explanatory Plan 10599

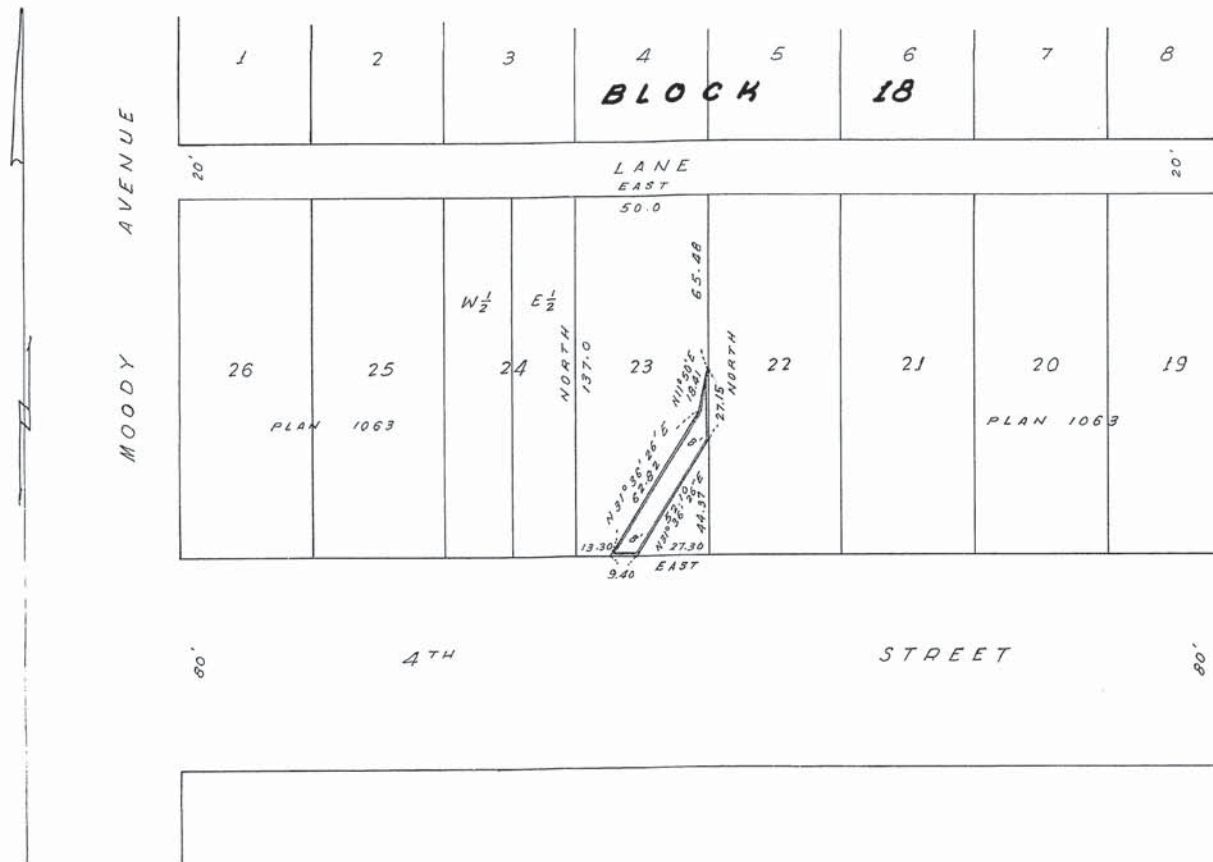
**EXPLANATORY PLAN OF RIGHT OF WAY ON LOT 23, BLOCK 18,
DISTRICT LOT 273, GROUP ONE, NEW WESTMINSTER DISTRICT,
PLAN 1063**

Deposited in the Land Registry
Office at Vancouver, B.C. this
____ day of _____ 19____

Registrar

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

SCALE: 1 INCH = 40 FEET



Certified correct according to Land Registry
Office Records.

A. J. Paul
B.C.L.S.
13th MARCH 1970
DATE

ANTONY C. LOACH & ASSOCIATES
B.C. LAND SURVEYORS
NORTH VANCOUVER, B.C.



Vernacular Studio inc

SUMMARY REPORT OF DEVELOPMENT INFORMATION SESSION (DIS)

April 30, 2025

Sara Rasooli, Planning Assistant
City of North Vancouver
141 West 14th Street
North Vancouver, BC, V7M 1H9

Re: 618 East 4th Street, Rezoning

- Received Comments: 5
- DIS PRESENTATION: It was waived
- The site sign was installed on September 28th, 2023, through October 28th, 2023. During this period, we received 5 comments as listed below.

Comment 1: Sep/28/2023

Like: I appreciate that there has been a requirement for two parking stalls per unit - as this has become an acute problem in the neighbourhood with the added density. I am in favour of adding density and affordability on the North Shore - but we have to keep the impacts in mind and plan for them.

Suggestion/change: FYI - the "bird's eye view" photo on page R.02 of the architectural submission is highlighting the wrong lot, and does not correspond to the lot highlighted on page R.03. The photos indicating the properties East of the proposed site on page R.02 are also incorrect. Both photos presented are the houses to the West. The only concern I have with the variance, is for the proximity of the new build to the existing home to the west, and possible impact on the foundation structure as the digging for the new structure is completed. We have seen neighbouring homes seriously and negatively impacted by new construction. Most recently this occurred on 5th Street East, with the residents required to vacate their home due to damage caused by the neighbouring construction.

Best described as: I live in the City of North Vancouver

Comment 2: Oct/6/2023

Like: The two houses look cute.

Suggestion/change: The process. This property was purchased this September for approximately 1.5 million. It is listed for sale at 2.25 million dollars without the current owner improving the property. The current owner will benefit from a zoning change without actually doing anything. The current



owner is very confident that a zoning change will occur as per the description provided by the realtor. Spot zoning should only happen once a builder is in place that will do something to improve the property. This property also has a right away that could impact this development.

Best described as: I live in the City of North Vancouver

Comment 3: Oct/11/2023

Like: The use of native drought resistant plants. Energy efficiency features.

Suggestion/change: The landscape plan isn't posted so I can't review that. But my usual concern is around tree loss. I hope that every effort will be made to retain healthy mature trees, with the knowledge that urban trees: - provide cooling in the summer to the tune of 10 room-sized air conditioners per good-sized tree - provide vital habitat - reduce crime - make us 7 years younger - promote well-being, empathy and relaxation - clean the air - beautify the neighbourhood With climate change, it's important to consider trees/vegetation and use of impermeable surfaces to deal with extreme rain events. And likewise how the landscape is designed to retain water when we face drought, for example with swales, deep wood chipped paths and mulching. You may also consider whether roof materials will cause toxic run-off or whether it would be safe for collecting into rain barrels for use in a garden. Lastly if there is any lawn installed, please consider planting clover instead because it is much more drought tolerant and, if left to flower, feeds bees as well.

Best described as: I live in the City of North Vancouver

Comment 4: Oct/15/2023

Like: I like the increase in density to the neighbourhood, which will hopefully bring with it improved city services such as streetlighting and improved sidewalks

Suggestion/change: As a resident of this block, I am extremely concerned about the impacts on street parking. The increase in secondary suites and rental units on 3rd street and below has negatively impacted parking on the 600 block of 4th and it is often difficult for residents to find parking after work and in the evening. Adding parking areas restricted for residents and tenants living on the 4th would be an improvement for all residents on the block. Also, adding streetlights to the street would be an improvement as we have recently experienced prowlers and unlocked cars have been rummaged through on multiple occasions. the only lights are at Moody and Queensbury. the darkness, coupled with poor conditioned sidewalks result in a safety hazard.

Best described as: I live in the City of North Vancouver

Comment 5: Oct/15/2023

Like:



Suggestion/change: I am deeply concerned about the potential removal of the beautiful trees that lend warmth and personality to our neighborhood. Currently, there are over four trees on the property, and I am eager to ensure their preservation as they contribute significantly to our community's character and environmental standards. I also have a concern about the affordability of these houses. If the intention behind rezoning is to accommodate young families, it's crucial that the cost of these homes aligns with the average income levels of such families in our community. It's essential that housing remains within reach for the very demographic this rezoning aims to serve. I would appreciate

more information regarding the pricing structure and whether measures are in place to ensure that these houses are accessible to young families in our area. Additionally, I've noticed that I am visible in the architectural proposal while on my property at 614 4th St E, and I would like to request that my presence be omitted from any photos or representations associated with the new building project.

Best described as: I live AND work in the City of North Vancouver

RESPONSES FROM THE APPLICANT:

- **Comment 1**

Regarding parking, there are 4 units in total and one parking stall for each unit, designed in compliance with RS2 zoning.

Regarding the drawing error, that has been addressed now.

Regarding the impact of construction, at the building permit phase, a Geotech engineer will be engaged, and extra care will be taken to ensure the safety of the neighbouring houses during excavation and shoring.

- **Comment 2**

Regarding pricing, we cannot provide any comments.

As for the ROW, we have provided 3 meters R.O.W. as per CNV requirement, and the proposed lot B has been designed; accordingly, the revised siting is supported by the planning department.

- **Comment 3**

Regarding the Landscape Plan, an updated Landscape Plan has been resubmitted, and the point about the lawn has already been considered. The proposed removal of some on-site trees is due to their location on the R.O.W. However, 4 new street trees and 4 new on-site trees are considered.



- **Comment 4**

Regarding parking, please refer to the response to Comment 1.

Regarding off-site design, a new sidewalk with street lighting is proposed in this application.

- **Comment 5**

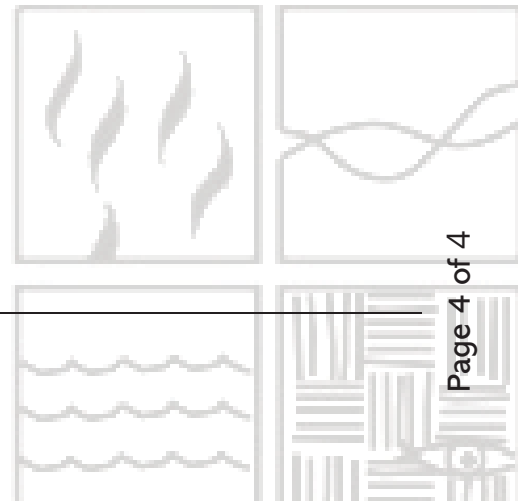
Regarding trees, please see the response to comment 3.

Regarding Affordability, by subdivision of a 6,800 sq.ft. lot into two 3,400 sq. ft. lots with a secondary suite for each, we are creating a smaller footprint for a typical single-family dwelling, and while the secondary suites provide a mortgage helper for the young owners.

END

Mehrdad Rahbar,

VERNACULAR STUDIIO INC.





THE CORPORATION OF THE CITY OF NORTH VANCOUVER

DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2023-00018

File: 08-3400-20-0126/1

Issued to owner(s): **1432877 B.C. LTD., INC.NO. BC1432877**

Respecting the lands located at **618 East 4th Street**, North Vancouver, BC, legally described as:

LOT 23 BLOCK 18 DL 273 PLAN 1063 PID: 014-871-076

(the “**Lands**”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act*.

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
 - A. Section 509(5)(b) shall be varied to permit the Principal Building on Lot B to be sited 10.2 metres (33.5 feet) measuring from the Rear Lot Line.
 - B. Section 514(5)(c) shall be varied to permit Accessory Building To be sited 2.5 meters (8.5 feet) apart from the principal building on lot B.

Special Terms and Conditions of Use:

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A “List of Plans” and filed in the offices

of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder; OR hereunder including:

4. No variances other than those specifically set out in this permit are implied or to be construed.
5. All plans attached to this Permit and specifications referred to above, are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.

General Terms and Conditions:

6. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.
7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

9. Nothing in this Permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.
-

Authorized by Council: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Amelia Cifarelli, Corporate Officer

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2023-00018.

Notice filed the _____ day of _____, 20____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 618 East 4th Street

Designer	Project Name	Sheet Description	Sheet No.	Sheet Date	CityDocs File Number
Vernacular Studio	618 E 4 th St.	Site Plan	A-01	April 30, 2025	2666269
Vernacular Studio	618 E 4 th St.	Basement Floor Plans House A&B	A-02	April 30, 2025	2666269
Vernacular Studio	618 E 4 th St.	Main Floor Plans House A&B	A-03	April 30, 2025	2666269
Vernacular Studio	618 E 4 th St.	Upper Floor Plans House A&B	A-04	April 30, 2025	2666269
Vernacular Studio	618 E 4 th St.	Landscape Plan	L-01	April 30, 2025	2666277



EAST 4TH STREET ELEVATION

DRAWING INDEX

ARCHITECTURAL DRAWINGS

- A-01 SITE PLAN FOR BOTH LOTS
- A-02 FLOOR PLANS - BASEMENT BOTH LOTS
- A-03 FLOOR PLANS - MAIN BOTH LOTS
- A-04 FLOOR PLANS - UPPER BOTH LOTS
- A-05 ROOF PLANS - BOTH LOTS
- A-06 FRONT ELEVATIONS (BOTH HOUSES)
- A-07 REAR ELEVATIONS (BOTH HOUSES)
- A-08 SIDE ELEVATIONS (LOT A)
- A-09 SIDE ELEVATION (LOT B)
- A-10 BUILDING SECTIONS - LOT A
- A-11 BUILDING SECTIONS - LOT B
- A-12 GARAGES BOTH LOTS - PLANS
- A-13 GARAGES SECTIONS & ELEVATIONS
- A-14 STREET ELEVATION

PROJECT SYNOPSIS

Current Lot Area: 15.24 M x 42.67 = 649.0 SM [50' X 140' = 6,986 SF]
 Current Zoning: RS1
 Proposed Zoning: RS2 (with minimum lot size relaxation)
 As minimum lot size is 334.45 SM (3,600 SF) lot area, Ref. Bylaw 506 (1)d

Proposed FSR: 0.50 FOR EACH LOT

Subdivision: From ONE LOT INTO TWO LOTS OF 7.62 M. (25 FT.) WIDE

REZONING APPLICATION
 HOMES ON FOURTH
 618 EAST 4TH STREET, NORTH VANCOUVER

Legal Address: LOT 23, BLOCK 18, DL. 273, PLAN 1063
 PID: 014-871-076

OWNERS: GORDON KLEAMAN AND KEN LINEHAM

APPLICANT: VERNACULAR STUDIO INC.

ISSUED FOR: REZONING
 REVISION: REZONING

AUGUST 8, 2023
 MARCH 25, 2025

Lot A (WEST)

Lot Area: 7.62 X 41.71 = 317.83 SM
 25.0' X 136.86' = 3,421.50 SF

FSR Allowed (0.50): 325.14 X 0.5 = 158.91 SM [1,710.50 SF]
 FSR Proposed: 158.50 SM [1,706.0 SF]
 Lot Coverage Allowed: 30% 95.34 SM [1,026.30 SF]
 Lot Coverage Proposed: 30%
 BLDG. HEIGHT: 8.90 M [61.98']

FLOOR AREA (FSR CALCULATION)

Main Floor 77.57 SM [835.0 SF]
 Upper 80.91 SM [871.0 SF]
 Basement (77.57 SM [835.0 SF])
 Total FSR 148.50 SM [1,706.0 SF]

SETBACKS:	ALLOWED	PROPOSED
FRONT:	4.57 M [15.0']	6.13 M [21.1']
REAR @35% LOT DEPTH:	14.59 M [47.9']	18.78 M [61.6']
EAST SIDE:	1.2 M [4.0']	1.2 M [4.0']
WEST SIDE:	1.2 M [4.0']	1.2 M [4.0']
HOUSE TO GARAGE:	3.0 M [10.0']	11.15 M [36.60']

Accessory Building: 10% 32.45 SM [349.3 SF] 20.43 SM [220.0 SF]
 Parking: 2 2
 SECONDARY SUITE: 40% 63.35 SM [682.4 SM] 40% 63.35 SM [682.4 SM]
 PARKING: One CAR PAD ALLOCATED FOR EACH DWELLING UNIT
 BIKE: 2 ENCLOSED

Lot B (EAST)

Lot Area: 7.62 X 41.71 = 317.83 SM
 25.0' X 136.86' = 3,421.50 SF

FSR Allowed (0.50): 325.14 X 0.5 = 158.91 SM [1,710.50 SF]
 FSR Proposed: 158.21 SM [1,703.0 SF]
 Lot Coverage Allowed: 30% 95.34 SM [1,026.30 SF]
 Lot Coverage Proposed: 30%
 BLDG. HEIGHT: 9.60 M [31.50']

FLOOR AREA (FSR CALCULATION)

Main Floor 74.88 SM [806.0 SF]
 Upper 83.33 SM [897.0 SF]
 Basement (74.88 SM [806.0 SF])
 Total FSR 158.21 SM [1,703.0 SF]

SETBACKS:	ALLOWED	PROPOSED
FRONT:	4.57 M [15.0']	16.45 M [53.97']
REAR @35% LOT DEPTH:	14.59 M [47.9']	10.21 M [33.52'] 24.5%
EAST SIDE:	1.2 M [4.0']	1.2 M [4.0']
WEST SIDE:	1.2 M [4.0']	1.2 M [4.0']
HOUSE TO GARAGE:	3.0 M [10.0']	2.61 M [8.57']

Accessory Building: 10% 32.45 SM [349.3 SF] 21.46 SM [231.0 SF]
 Parking: 2 2
 SECONDARY SUITE: 40% 63.35 SM [681.2 SM] 63.35 SM [681.0 SM]
 PARKING: One CAR PAD ALLOCATED FOR EACH DWELLING UNIT
 BIKE: 2 ENCLOSED



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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM



REVISIONS:

NO.	ISSUE FOR	DATE
7		
6		
5		
4	REVISION: PRELIMINARY	APRIL 26, 2023
3	REVISION: PRELIMINARY	MARCH 26, 2023
2	REVISION: PRELIMINARY	OCT. 26, 2024
1	REVISION: PRELIMINARY	AUG. 26, 2023

PROJECT

618 E 4TH.

DRAWING TITLE

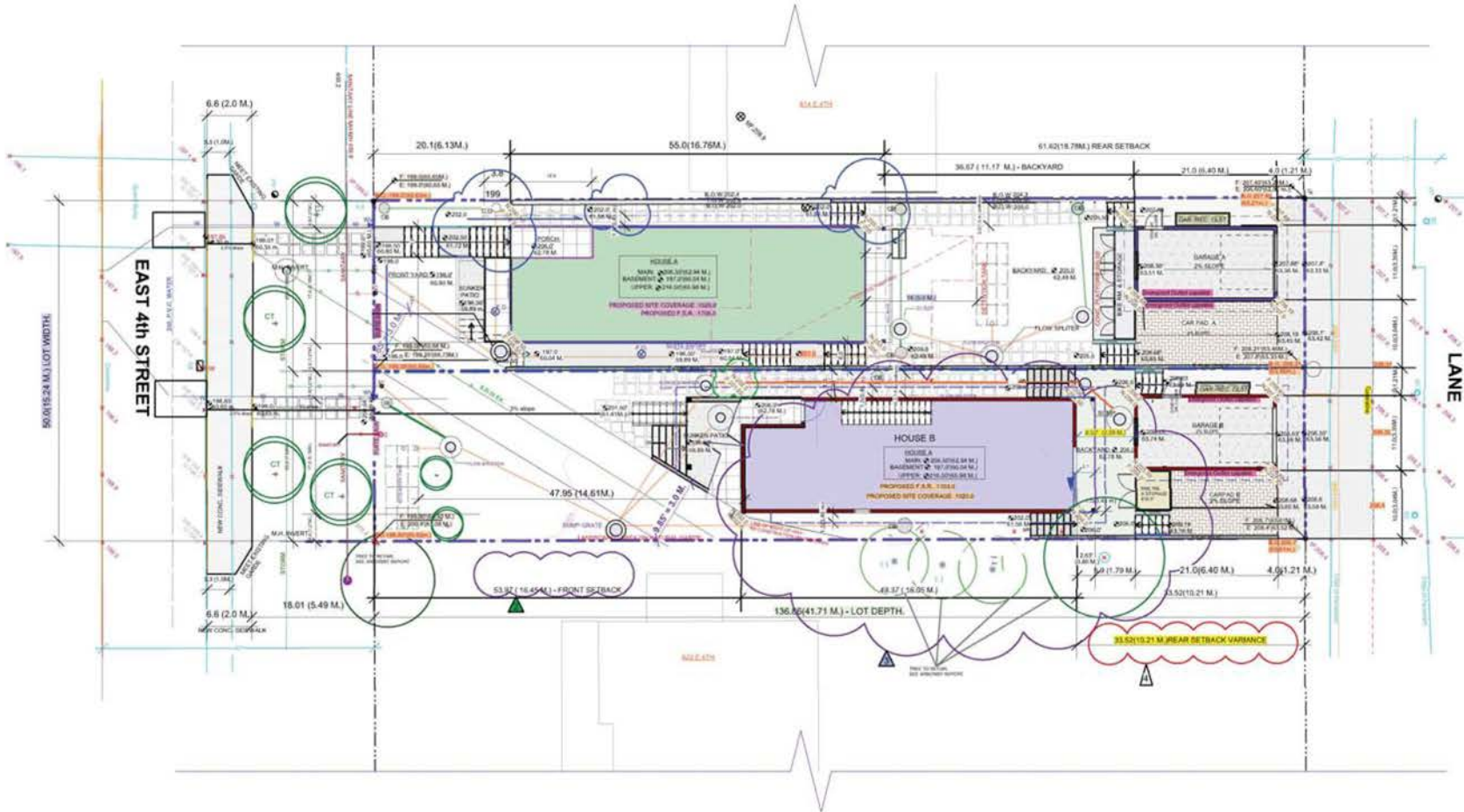
SITE PLAN

PAGE #

A-01

DATE:

SCALE: 1/8" = 1'-0"





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- SMOKE ALARM



REVISIONS:

NO.	ISSUE FOR	DATE
7		
6		
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4		
3	REVISION	MARCH 29, 2024
2	REVISION	MAY 29, 2024
1	REVISION	APRIL 18, 2024

PROJECT:

618 E 4TH.

DRAWING TITLE

BASEMENT FLOOR PLANS
HOUSE A&B

PAGE #

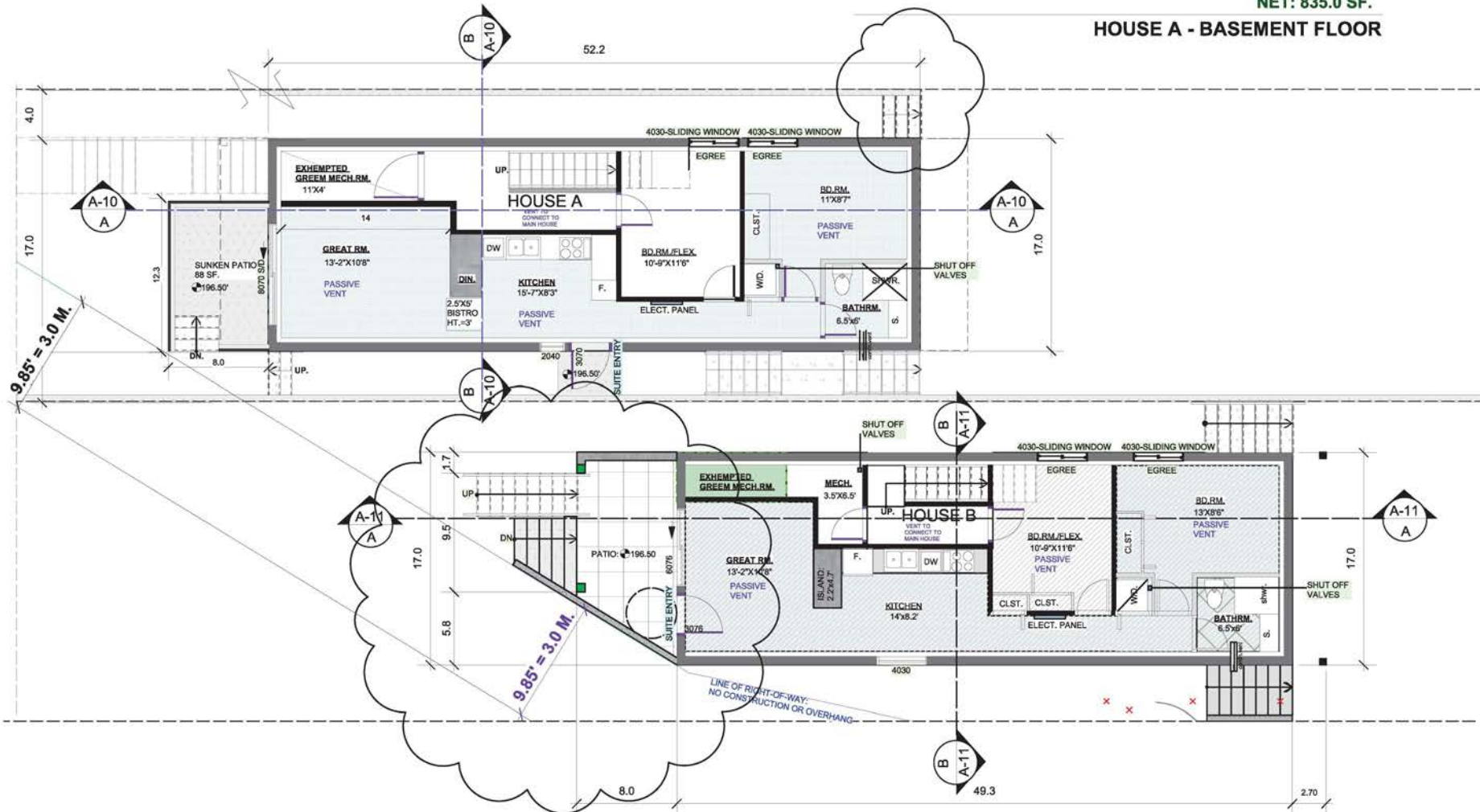
A-02

DATE:

SCALE: 1/8"

SUITE: 584.0 SF.
GROSS: 889.0 SF.
GREEN MECH.RM.: 54.0 SF.
NET: 835.0 SF.

HOUSE A - BASEMENT FLOOR



SUITE: 684.0 SF.
GROSS: 840.0 SF.
GREEN MECH.RM.: 34.0 SF.
NET: 806.0 SF.

HOUSE B - BASEMENT FLOOR



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- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM



REVISIONS:

NO.	ISSUE FOR	DATE
7		
6		
5		
4		
3	REVISION PRICE	MARCH 20, 2024
2	REVISION PRICE	NOV. 28, 2024
1	REVISION PRICE	AUG. 18, 2023

PROJECT:

618 E 4TH.

DRAWING TITLE

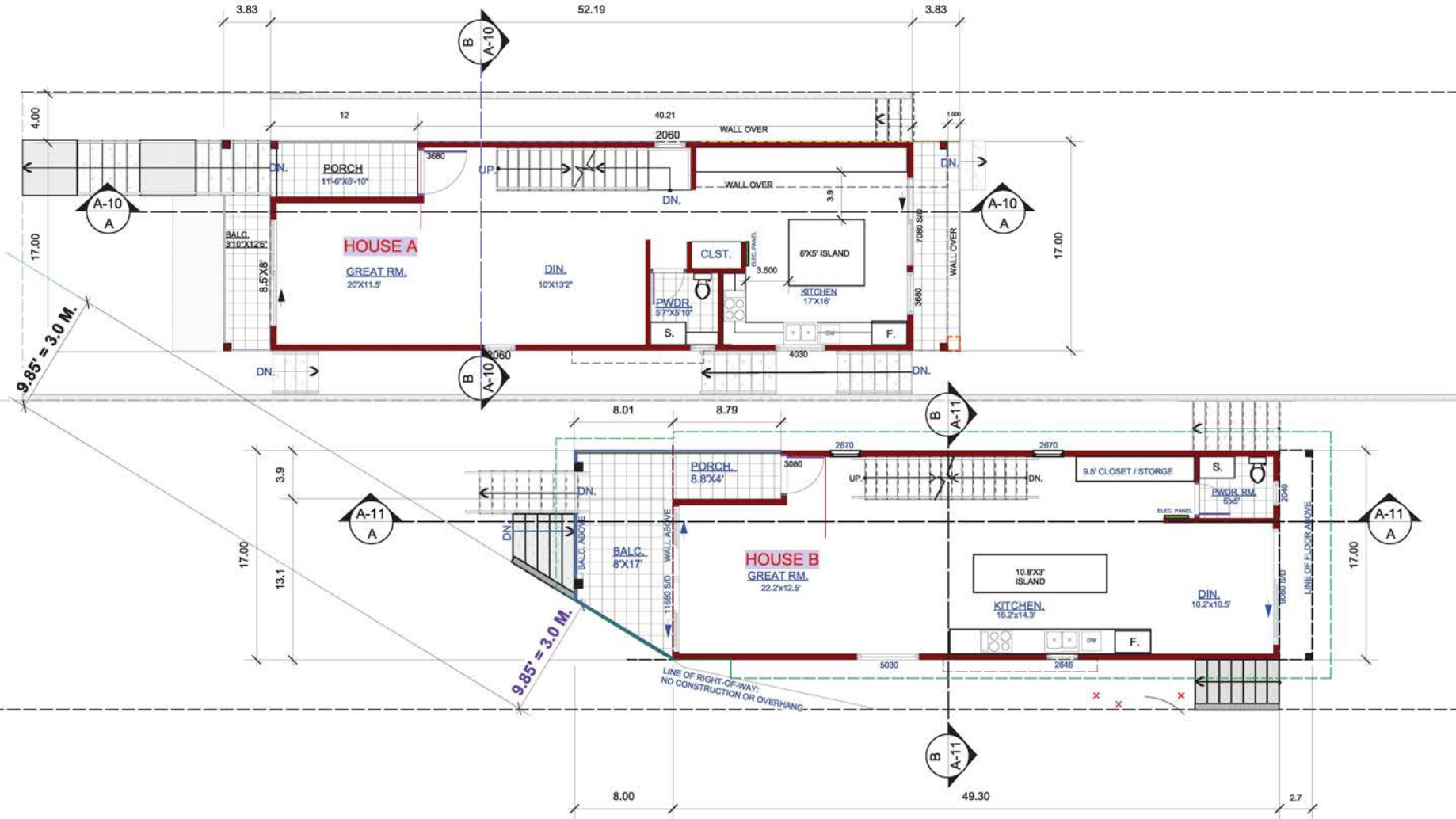
MAIN FLOOR PLAN
HOUSE A & B

PAGE #

A-03

835.0 SF.

HOUSE A - MAIN FLOOR



806.0 SF.

HOUSE B - MAIN FLOOR

DATE:

SCALE: 1/8"



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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM



REVISIONS:

NO.	ISSUE FOR	DATE
7		
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3	REVISION: PRELIMINARY	MARCH 26, 2020
2	REVISION: PRELIMINARY	APRIL 26, 2020
1	REVISION: PRELIMINARY	MAY 18, 2020

PROJECT:

618 E 4TH.

DRAWING TITLE

UPPER
FLOOR PLANS
HOUSE A&B

PAGE #

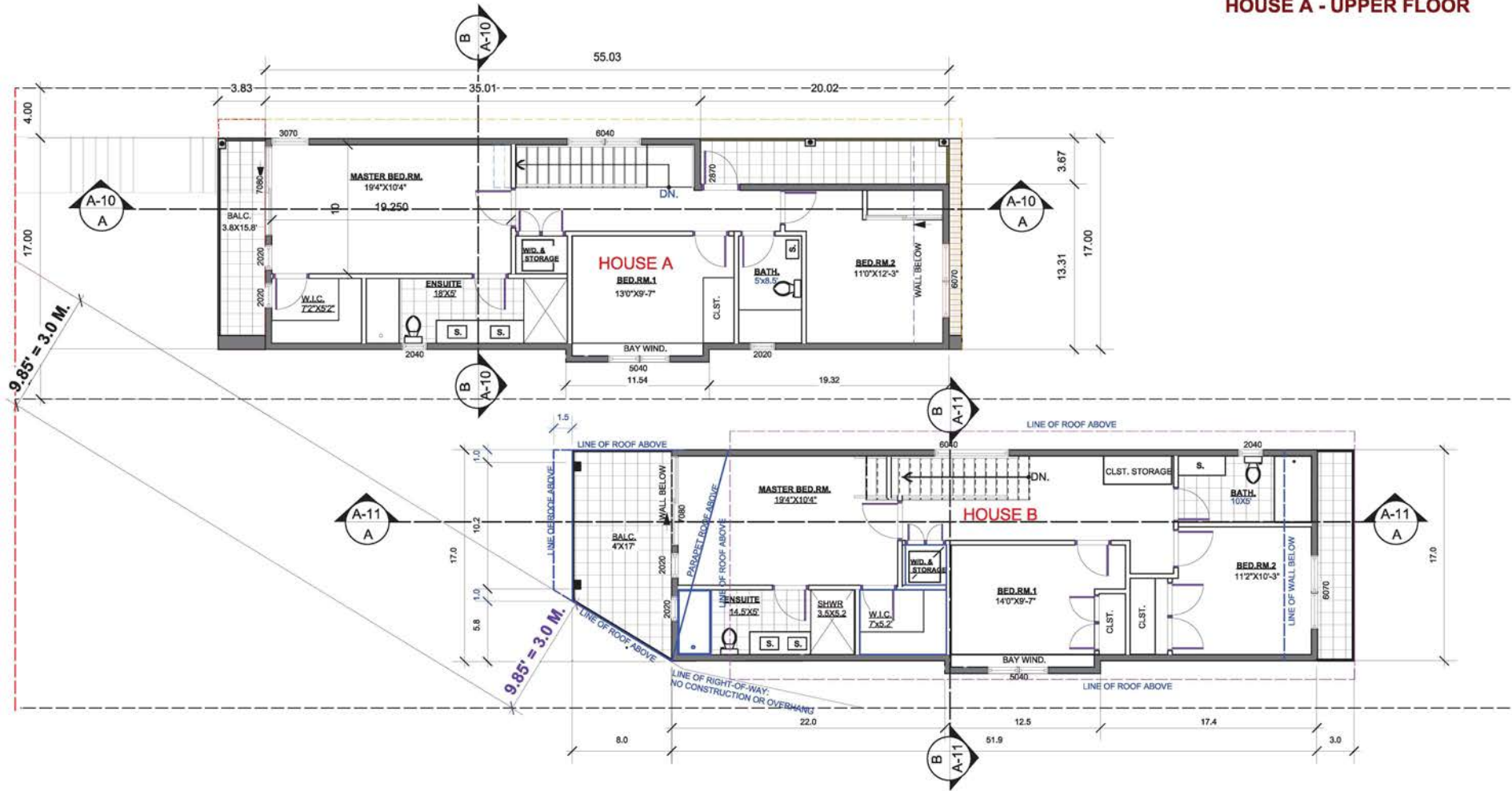
DATE:

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SCALE: 1/8"

A-04

871.0 SF.

HOUSE A - UPPER FLOOR



897.0 SF.

HOUSE B, UPPER FLOOR



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LEGEND:

- FINISH ELEV.
- POWER VENT
- FLOOR DRAIN
- SMOKE ALARM



REVISIONS:

NO.	ISSUE FOR	DATE
7		
6		
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4		
3	REVISION-022	MARCH 26, 2021
2	REVISION-015	OCT. 26, 2020
1	REVISION-012	NOV. 16, 2020

PROJECT:

618 E 4TH.

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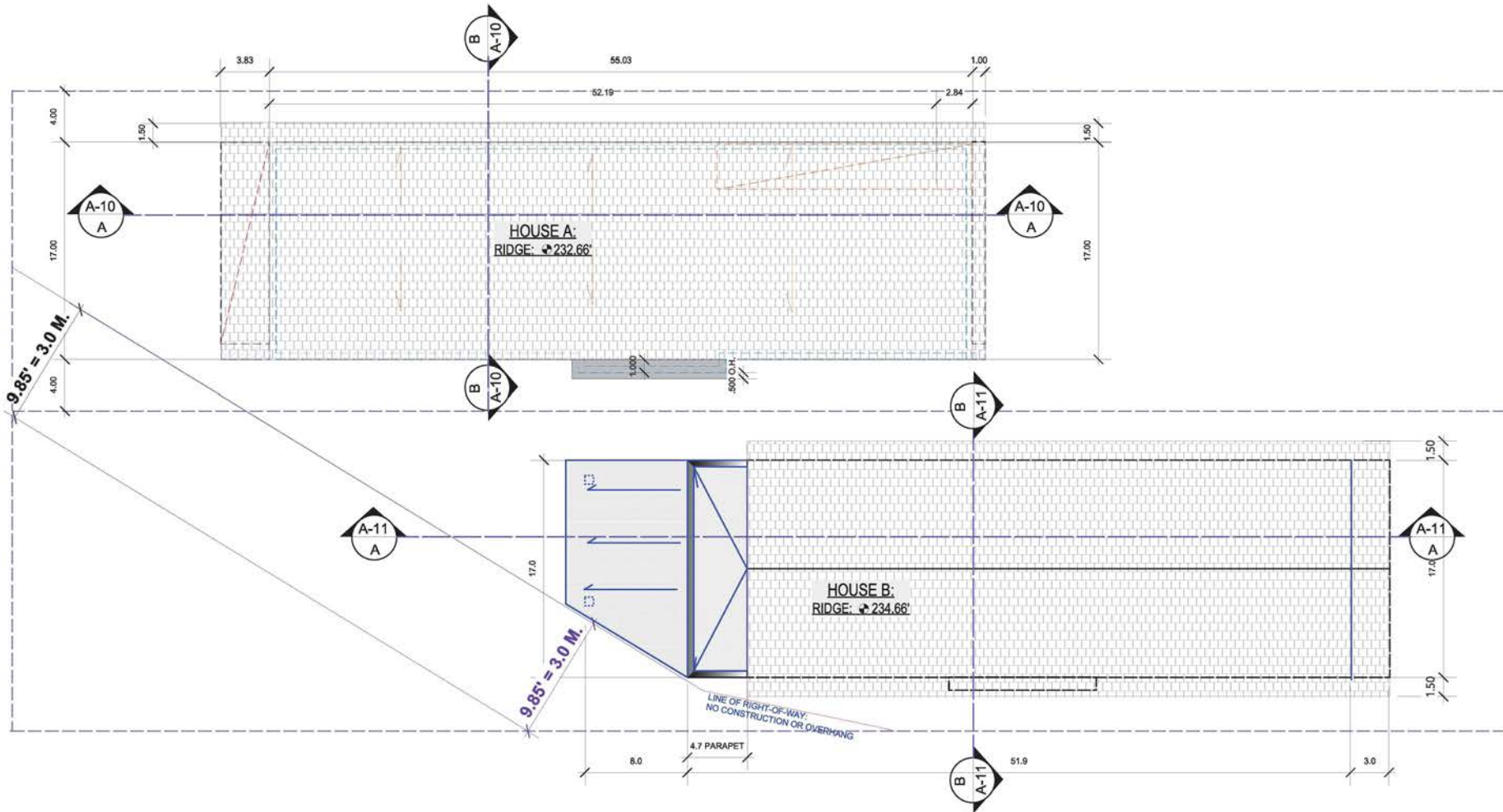
ROOF PLANS
HOUSE A&B

PAGE #

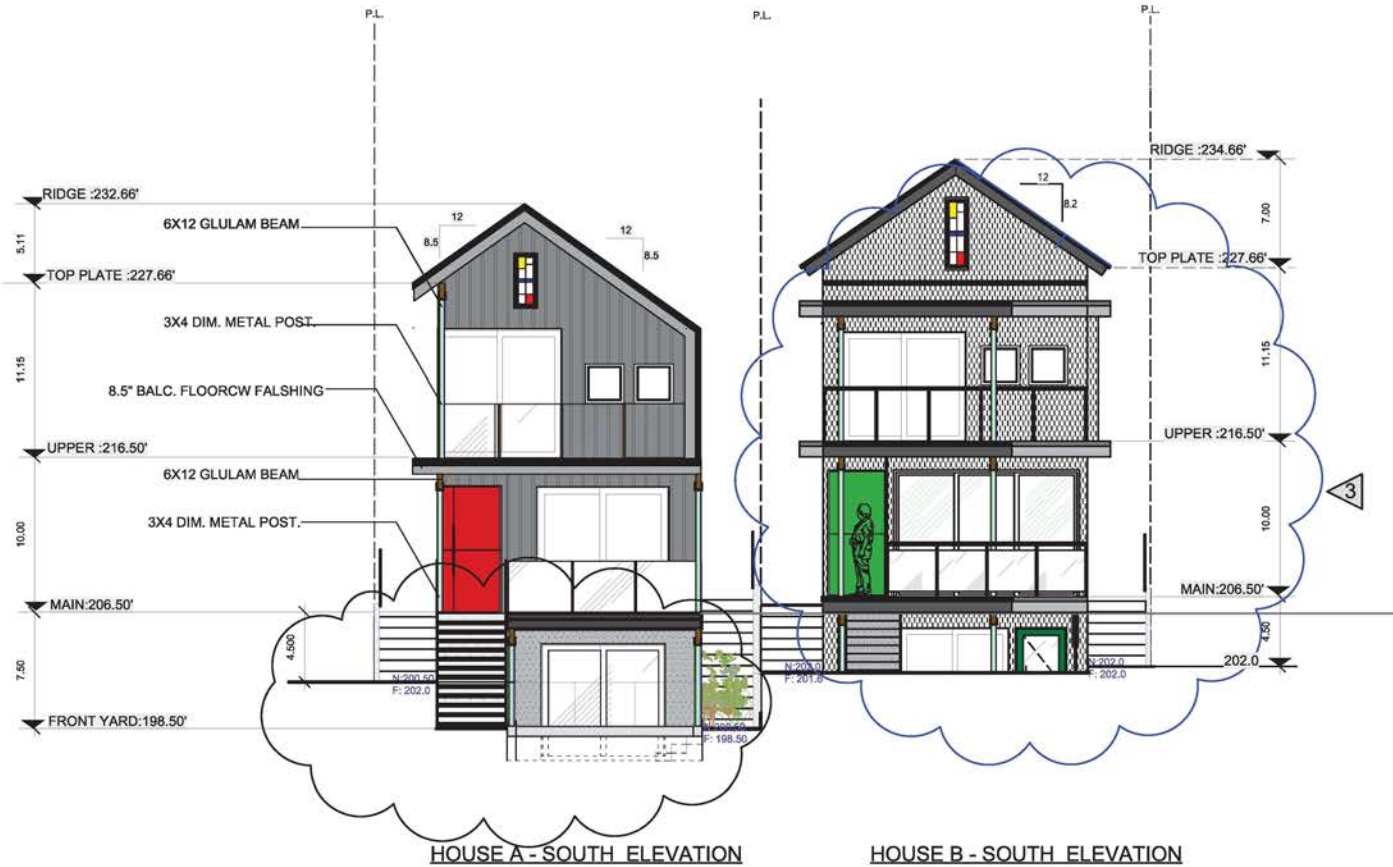
A-05

DATE:

SCALE: 1/8"



ROOF PLANS, HOUSE A&B



7		
6		
5		
4		
3	SUBCON. REV.2	MARCH 20, 2021
2	SUBCON. REV.2	OCT. 20, 2021
1	SUBCON. REV.2	AUG. 19, 2021

NO.	ISSUE FOR	DATE
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618 E 4TH.

FRONT ELEVATIONS
HOUSE A&B

HOUSE A . HIGHT CALCUL.
 FRONT AVE: $199.0+199.25=199.12'$
 REAR AVE: $206.6+207.8=207.20'$

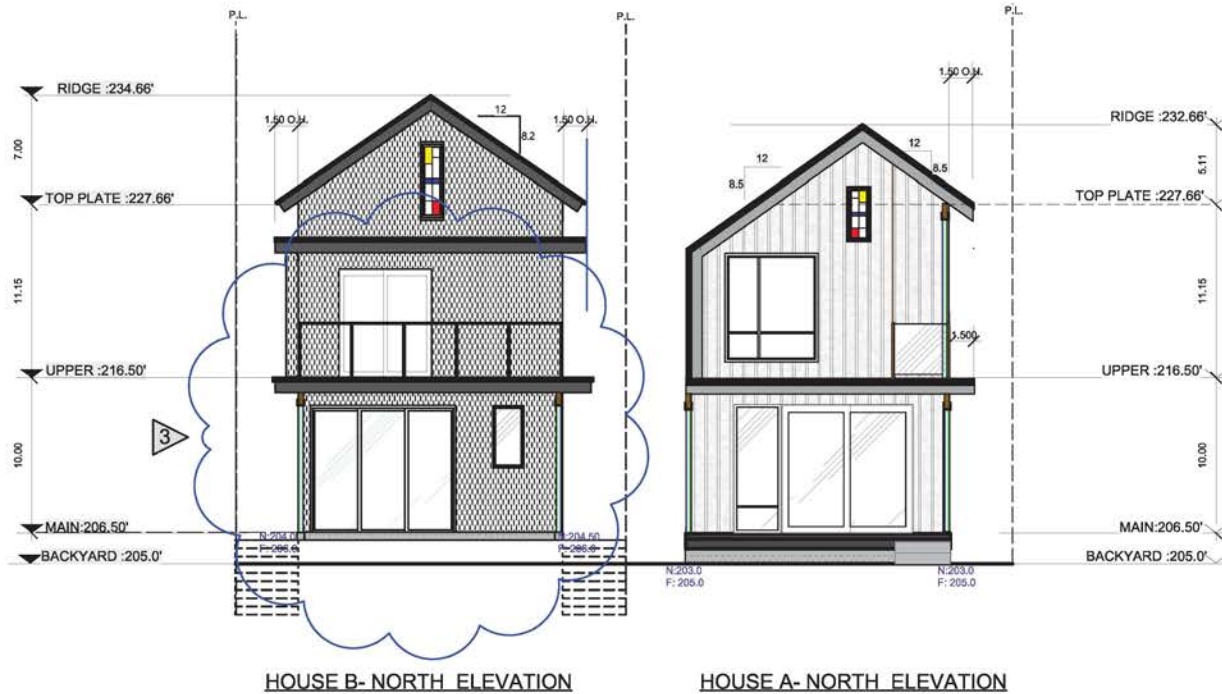
REFERENCE PONT:
 $199.12'+(207.20'-199.12')\times 0.4=203.35'$

$203.35'+26.2=229.55'$ (ALLOWABLE TOP PLATE)
 $203.35'+33=236.35'$ (ALLOWABLE HEIGHT)

HOUSE B . HIGHT CALCUL.
 FRONT AVE: $200.4+199.25=199.82'$
 REAR AVE: $208.4+207.8=208.10'$

REFERENCE PONT:
 $199.82'+(208.10'-199.82')\times 0.4=203.13'$

$203.13'+26.2=229.33'$ (ALLOWABLE TOP PLATE)
 $203.13'+33=236.13'$ (ALLOWABLE HEIGHT)



NO.	ISSUE FOR	DATE
7		
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3	SUBCON. REV.	MARCH 26, 2023
2	SUBCON. REV.	OCT. 26, 2024
1	SUBCON. REV.	AUG. 04, 2023

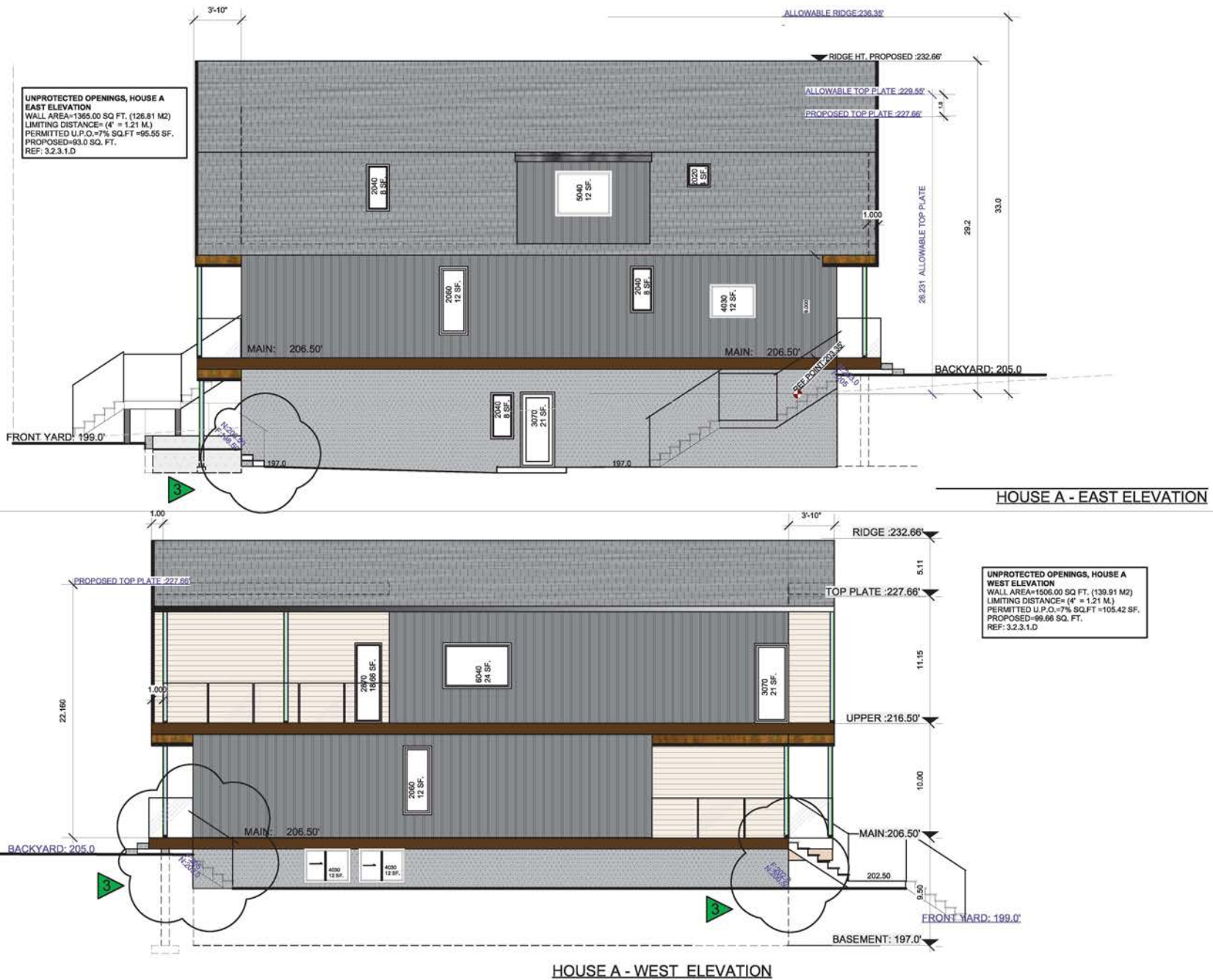
618 E 4TH.

**REAR ELEVATIONS
 HOUSE A&B**

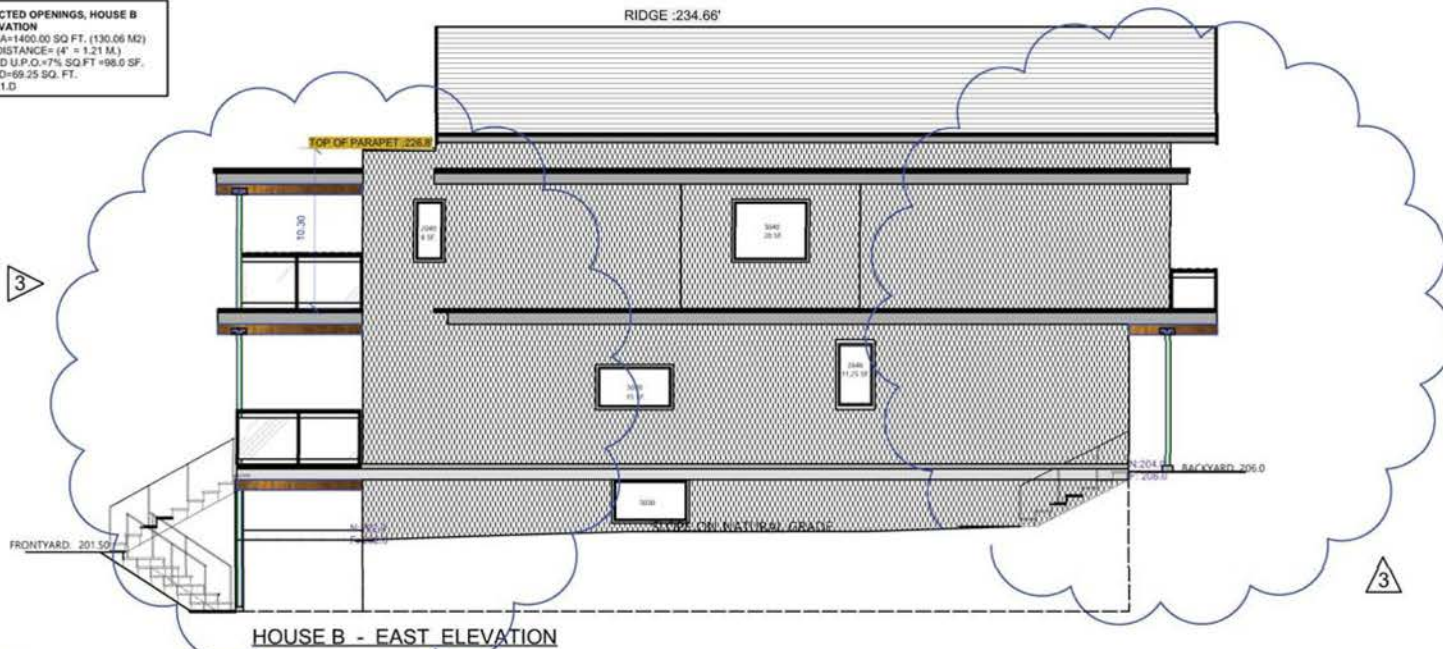
NO.	ISSUE FOR	DATE
7		
6		
5		
4		
3	SUBCON. REZ.	MARCH 26, 2020
2	SUBCON. REZ.	OCT. 28, 2019
1	SUBCON. REZ.	AUG. 28, 2019

618 E 4TH.

HOUSE A,
EAST & WEST
ELEVATIONS

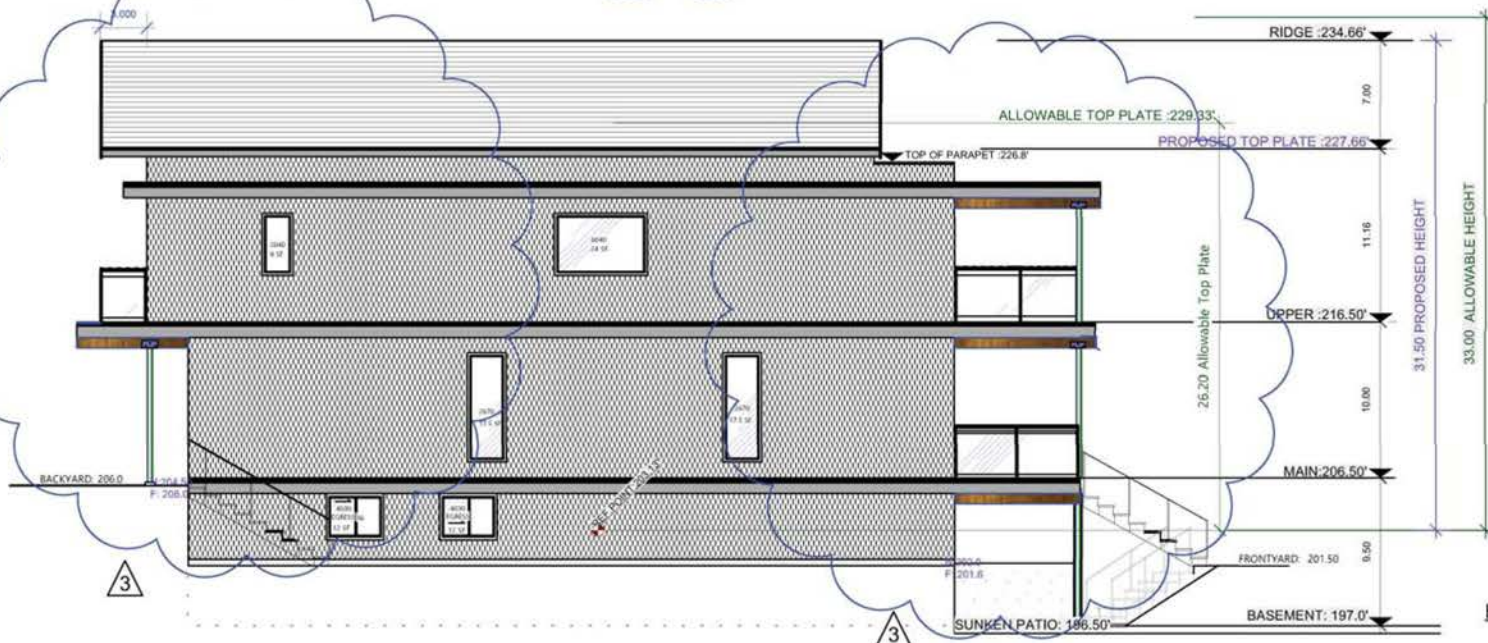


UNPROTECTED OPENINGS, HOUSE B
EAST ELEVATION
WALL AREA=1460.00 SQ. FT. (130.06 M²)
LIMITING DISTANCE= (4' = 1.21 M.)
PERMITTED U.P.O.=7% SQ.FT =98.0 SF.
PROPOSED=69.25 SQ. FT.
REF: 3.2.3.1.D



HOUSE B - EAST ELEVATION

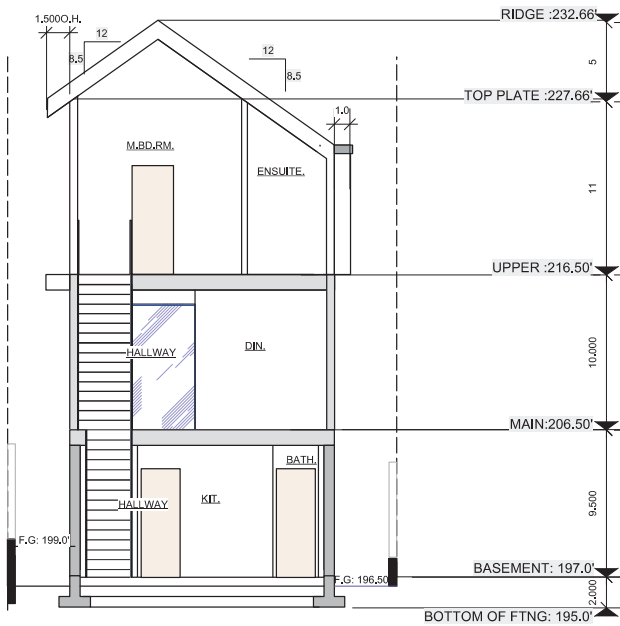
UNPROTECTED OPENINGS, HOUSE B
WEST ELEVATION
WALL AREA=1364.00 SQ. FT. (126.71 M²)
LIMITING DISTANCE= (4' = 1.21 M.)
PERMITTED U.P.O.=7% SQ.FT =95.48 SF.
PROPOSED=91.0 SQ. FT.
REF: 3.2.3.1.D



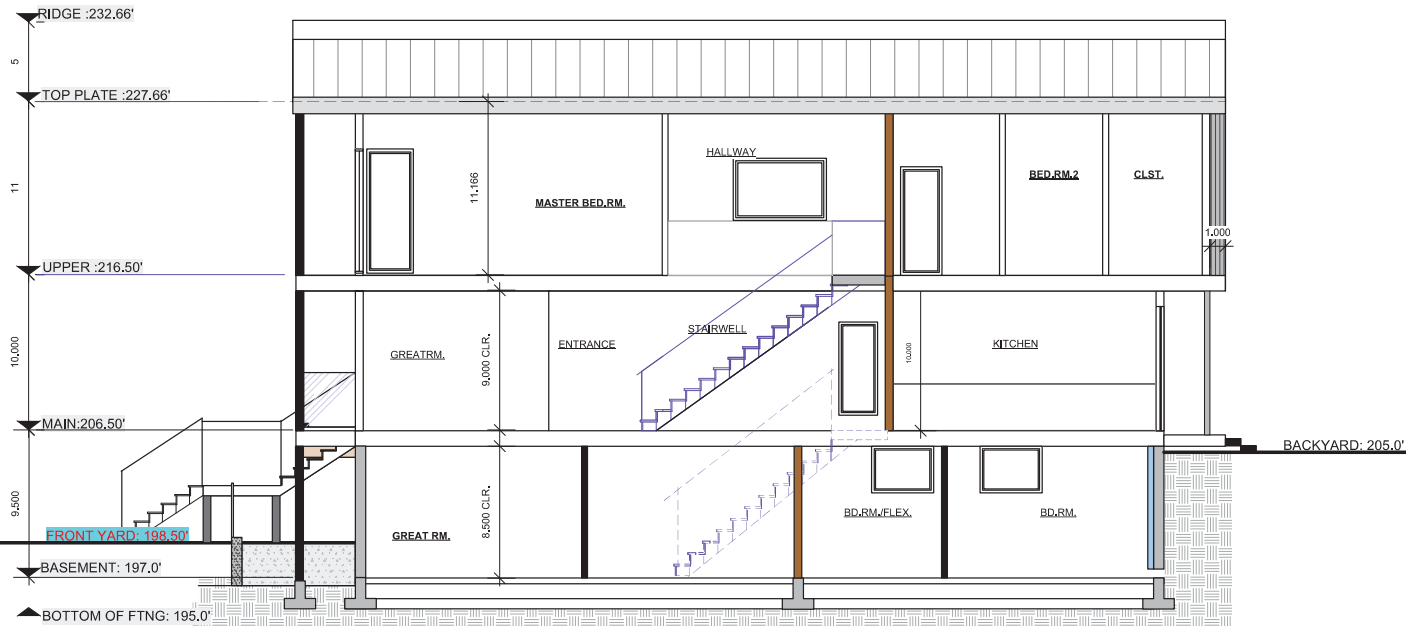
HOUSE B - WEST ELEVATION



NO.	ISSUE FOR	DATE
1	ISSUE FOR	DATE
2	ISSUE FOR	DATE
3	ISSUE FOR	DATE
4	ISSUE FOR	DATE
5	ISSUE FOR	DATE
6	ISSUE FOR	DATE
7	ISSUE FOR	DATE

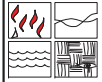


HOUSE A, SECTION BB



HOUSE A, SECTION AA

Vernacular
studio



300+20 Lonsdale Ave
North Vancouver, B.C.
V7M 2E9
Phone: (604) 990-6662
Web: vernacularstudio.ca

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LEGEND:

- ⦿ FINISH ELEV.
- ⦿ POWER VENT
- ⦿ FLOOR DRAIN
- ⦿ SMOKE ALARM

REVISION:		
No.	Issue For	DATE
6		
5		
4		
3	SUBD.W./REV.	MARCH 16, 2023
2	SUBD.W./REV.	OCTOBER, 2023
1	SUBD.W./REV.	MAR. 24, 2023

618 E 4TH.
NORTH VANCOUVER

DRAWING TITLE:

HOUSE A,
SECTIONS

DATE: DRAWING NO.:

SCALE: 1/8"

A-10

LEGEND:

- ⊕ FINISH ELEV.
- ⊙ POWER VENT
- ⊕ FLOOR DRAIN
- ⊗ SMOKE ALARM

REVISION:

NO.	REVISION	DATE
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618 E 4TH.
NORTH VANCOUVER

DRAWING TITLE:

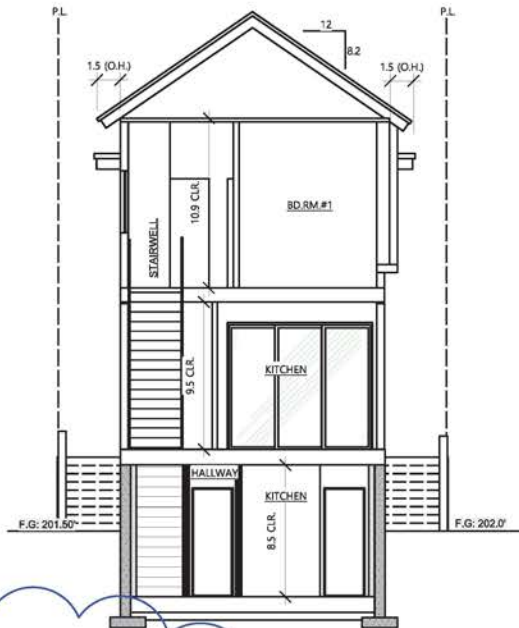
HOUSE B,
SECTIONS

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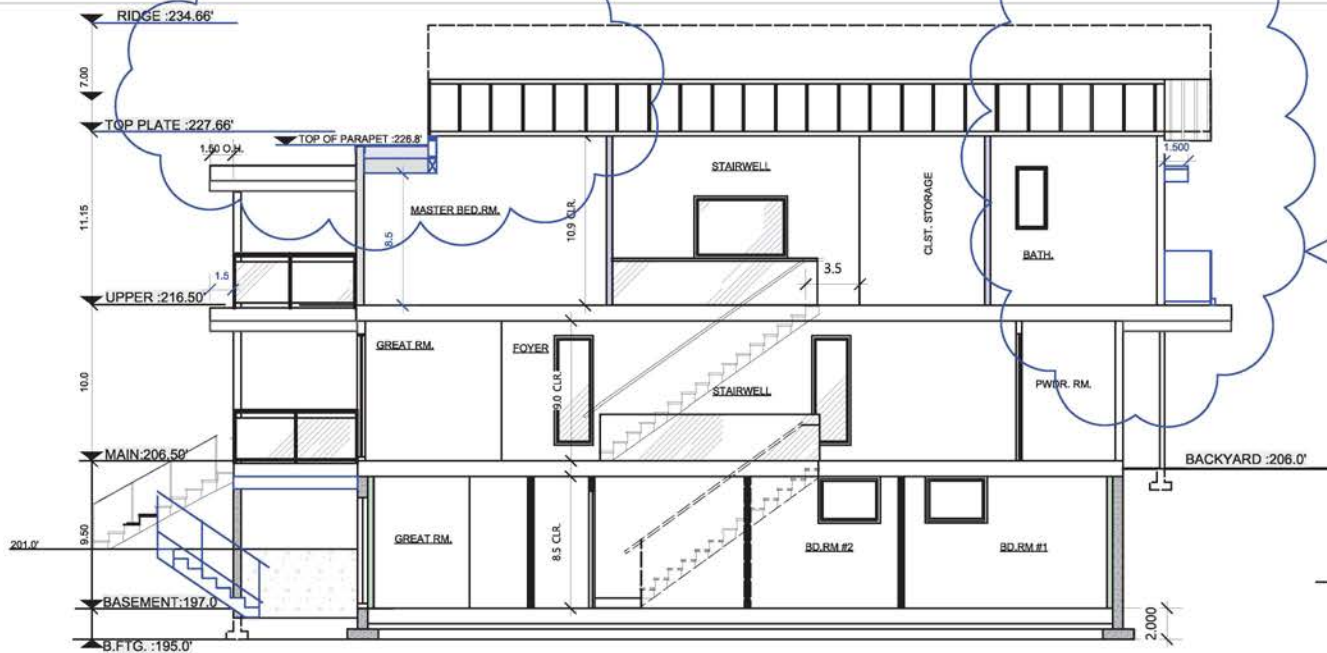
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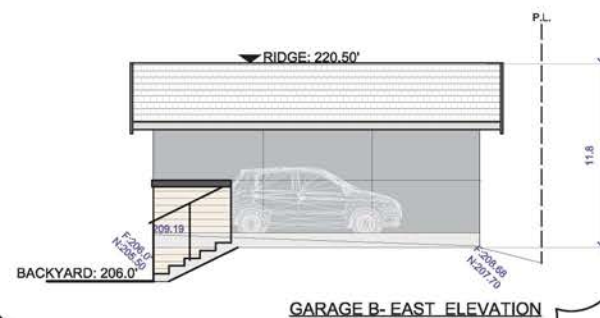
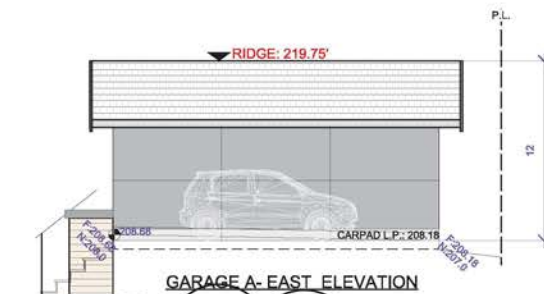
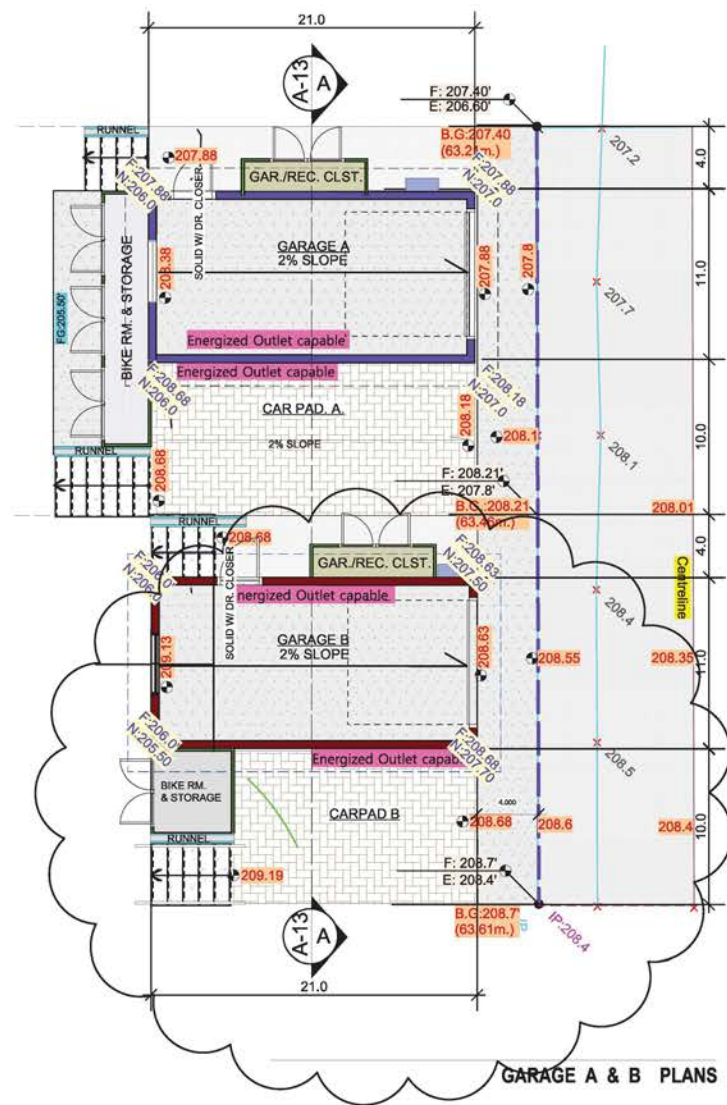
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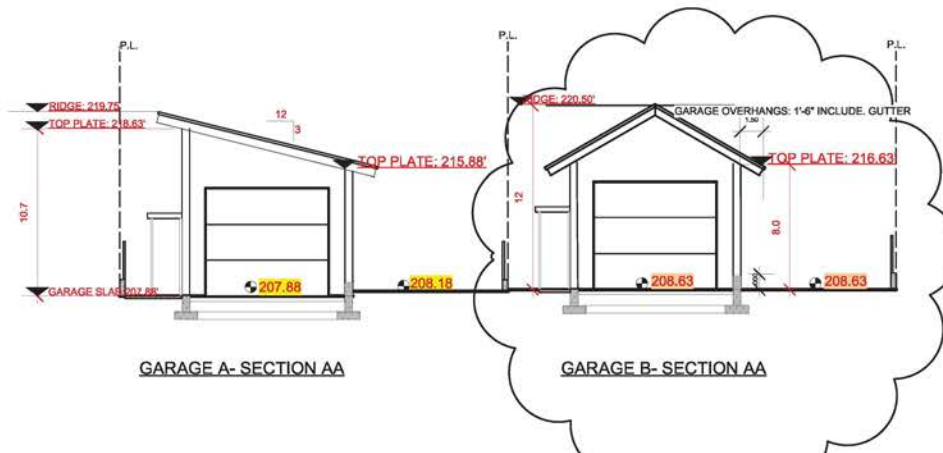
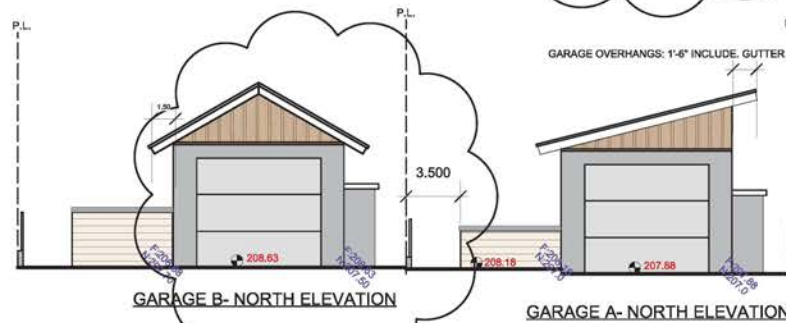
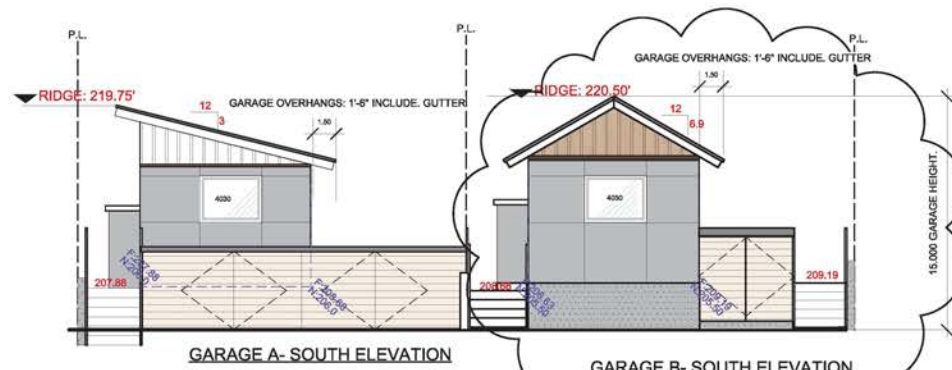


HOUSE B, SECTION BB



HOUSE B, SECTION AA





NO.	ISSUE FOR	DATE
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4	SUBMIT-REV2	APRIL 28, 2023
3	SUBMIT-REV2	APRIL 28, 2023
2	SUBMIT-REV2	OCT. 28, 2022
1	SUBMIT-REV2	AUG 18, 2022



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GENERAL NOTES:
THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO VERNACULAR STUDIO INC.



REVISION:		
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1	RUBEN AREZ	OCT 28, 2024
No.	Issue For	DATE

PROJECT:

**618 E 4TH,
NORTH VANCOUVER**

DRAWING TITLE:

STREET ELEVATION

DATE:

DRAWING NO.:

DRAWN BY :

CHECKED BY:
-M.R.
-R.CH

SCALE: 1"=10'

A-14

Overview for Zoning Variances

The following provides a summary and overview of the proposed zoning variances associated with the project at 618 East 4th Street:

Table 1. *Summary of Proposed Zoning Changes*

CURRENT REGULATION		PROPOSED VARIANCES
Minimum Rear Set-Back	To be sited 14.6 m (47.9 feet) away from the rear lot line	Lot B: proposed rear set-back is 10.2 metres (33.5 feet)
Accessory Building (i.e. garage) Siting	To be sited not less than 3.048 metres (10 feet)	Lot B: proposed accessory building is sited 2.5 metres (8.5 feet) from the principal building No variance for Lot A

Justification for Variances

Minimum Required Set Back

The application seeks a variation to the Rear Setback requirements set for the RS-2 zone, specifically being 14.6 m (47.9 feet). The application proposes a Rear Setback of 45% of 10.2 metres (33.5 feet).

The proposed Setback is required in order to to construct a new building on Lot B, which has an existing City stormwater pipe running through a portion of the property.

To avoid the existing stormwater pipe, a 3 meters setback on both sides is required.

The proposed Rear Setback result in development to occur in accordance with the OCP designation, while keeping City infrastructure secure.

Accessory Building separation from the Principal Building

The application seeks a variation to the minimum distance between Accessory Building and the Principal Building for the RS-2 zone, specifically being 3.048 metres (10 feet) to be varied to be 2.5 metres (8.5 feet).

The proposed distance is required as a result of reducing the Rear Setback to avoid the City stormwater pipe running onsite.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9115

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, 2025, No. 9115**” (Vernacular Studio Inc., 618 East 4th Street, RS-2).
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 618 East 4th Street and legally described below as henceforth being transferred, added to and forming part of RS-2 (One-Unit Residential 2):

PID: 014-871-076	LOT 23 BLOCK 18 DISTRICT LOT 273 PLAN 1063
------------------	--

from zone RS-1 (One-Unit Residential 1).

READ a first time on the 7th day of July, 2025.

READ a second time on the 7th day of July, 2025.

READ a third time on the 7th day of July, 2025.

ADOPTED on the <> day of <>, 2025.

MAYOR

CORPORATE OFFICER

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NOTICE OF MOTION

13. Encouraging the Safe Use of Electric Mobility Devices – File: 16-8330-01-0001/2025

Submitted by Councillor Valente

RECOMMENDATION:

WHEREAS the City of North Vancouver's Council Strategic Plan identifies *A Connected City* as a priority, seeking to encourage active and sustainable ways for people and goods to move safely and efficiently;

WHEREAS the City of North Vancouver is part of the North Shore Connects partnership, working collaboratively across municipalities and Indigenous Nations to improve transportation and reduce congestion on, to, and from the North Shore;

WHEREAS the City of North Vancouver's *Safe Mobility Strategy*, endorsed in July 2020, envisions "Safe Streets for everyone", with a focus on promoting safe behaviour through education, Active Travel to School, and evidence-based monitoring and reporting;

AND WHEREAS the use of electric mobility devices has grown significantly, offering greater transportation freedom for people of all ages and abilities, including equity-seeking groups such as youth, seniors, and gig workers;

THEREFORE BE IT RESOLVED THAT staff report back to Council with opportunities to support street safety for all vulnerable road users, with a focus on education related to the safe use of electric mobility devices. This report may include consideration of:

1. Feedback from equity-seeking groups on their experiences with mobility infrastructure, and identification of areas where that infrastructure is lacking to inform future mobility network development;
2. Development of a public education campaign on e-mobility safety presented to North Shore Connects to work towards regional consistency. This campaign should consider support for e-mobility safety training through a variety of channels such as schools, HUB etc., to ensure education is delivered for people of all ages and abilities;
3. Incorporating education on encouraging road user communication through voice, bells, and other audible warning devices; and
4. As a last resort, identifying locations where supportive enforcement—consistent across the North Shore—could be provided;

BE IT FURTHER RESOLVED THAT the Mayor, on behalf of Council, write a letter to the Minister of Transportation and Transit advocating for a provincewide program to educate and certify members of the public in the safe use of electric mobility devices.

Background Information and Research – October 7, 2025

<https://globalnews.ca/news/11324107/calgary-woman-death-cyclist-collision/>

<https://www.cbc.ca/news/canada/toronto/toronto-police-issue-tickets-in-micromobility-vehicle-blitz-1.7643552>

I feel for pedestrians when those on the sidewalk go to fast...education and infrastructure must go together.

"It makes no difference what kind of operator you are, whether operating a motor vehicle or a micromobility vehicle, the laws of the road apply to all," police said in a news release Thursday

<https://www.vancitylookout.com/p/lookout-readers-have-their-say-on-cycling-in-vancouver>

E-bikes are great, but are regulations keeping up?

Most readers brought up e-bikes, a prominent, game-changing technology that's increased accessibility in cycling, while raising speeds and weight (and the consequences of a collision), and blurring the lines between bike and vehicle.

"Cycling is my main means of transportation. I bought an e-bike a few years ago and it was a game-changer. I can go anywhere on that thing. I think they're a wonderful invention and I'm glad to see more people using them. But it's also concerning. A lot of people seem to throw caution to the wind, going too fast, blowing stop signs, not signalling. It's like they think they're invincible," Cindy H. said.

- [According](#) to the city's 2023-2024 transportation survey, nearly 40,000 residents own an e-bike.

"The city needs to come up with some clear and effective ways to address new forms of transportation such as e-bikes. This is a tricky one to figure out but the lack of clear direction from the city is creating dangerous situations, and it is the pedestrian and the cyclist who are bearing the brunt of it," Jill F. opined.

- 2024 was a big year for e-bike regulation. The province [established](#) new rules on minimum rider age and maximum motor speed for riding e-bikes in B.C. However, those rules apply to the use, [not the sale](#), of e-bikes, meaning faster bikes are available on the market. Specific to Vancouver, the city and park board updated their rules to allow e-bikes and e-scooters to use the Seawall. The city's speed limit for shared pathways is 15 km/h.

Stay off the sidewalks

As mentioned above, bikes and scooters being ridden on sidewalks are a problem with some understandable causes. While a lack of knowledge about safer routes and a fear of busy roads are understandable, that doesn't diminish the concerns of pedestrians.

- To be clear, riding bikes, scooters, skateboards and other vehicles on most city sidewalks is [illegal](#), unless signs say otherwise.

"I frequently experience cyclists, rollerbladers, and skateboarders skirt around me on the sidewalk. I live in constant fear of being clipped and brought to fall, which would be catastrophic to

the point of being fatal,” Gisela S., a senior citizen, said, adding that it’s “getting out of hand and should be stopped.”

“What's with all the (primarily) delivery cyclists who think it's ok to use the sidewalk at great speed... I am so fed up having to move out of the way to accommodate a bike which should not even be there,” Dawn M. lamented.

“I have no problem provided that there are no pedestrians on the street or the cyclist goes very slowly or walks their bike when there are walkers. Too many seem to think they have a right to speed down the sidewalk and it is up to the pedestrians to get out of their way,” Jill F. said.

<https://www.cbc.ca/news/canada/new-brunswick/micromobility-licence-bylaw-moncton-council-1.7640565>