



Growing Livable Neighbourhoods

WHAT WE HEARD





Table of Contents

About this Report.....	3
About the Growing Livable Neighbourhoods Project	3
How We Engaged.....	5
Engagement activities	5
Promotion of engagement activities	6
Who Participated	7
What We Heard	9
What We Heard about Strategy 1: Low-density Housing	9
Quantitative data	9
Qualitative data.....	12
What We Heard about Strategy 2: City-Owned Lands	16
Opportunities and challenges to adding housing on City sites	17
How will these results be used?.....	18
Appendices	
Appendix 1: Engagement Activity Detail	19

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 house-
holds 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:



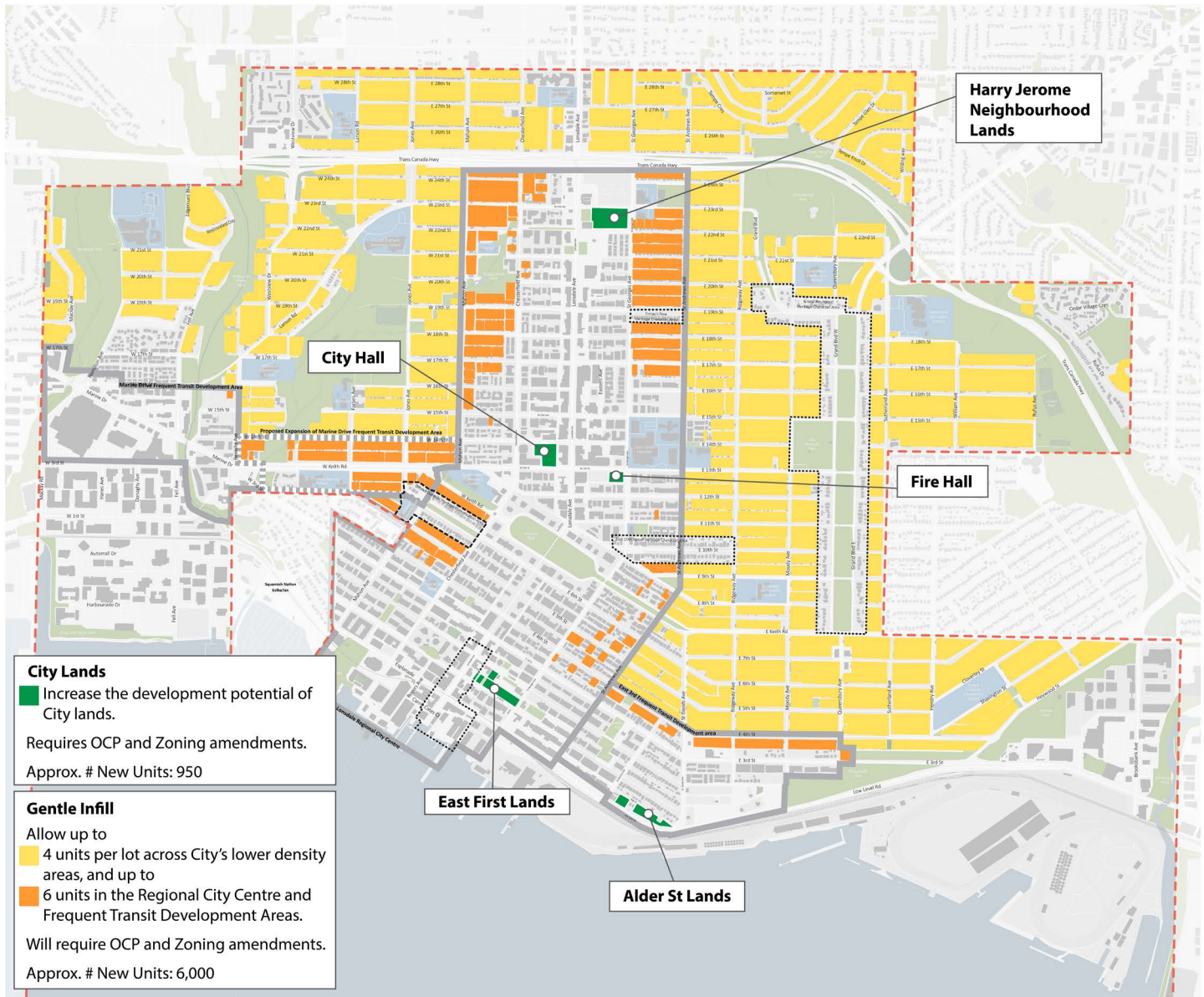
Add more low-density housing to grow livable neighbourhoods by gently increasing the availability of homes, while still maintaining the existing look and feel of our residential neighbourhoods. Low-density housing includes: single-detached houses, coach houses or laneway homes, secondary suites, duplexes, 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.



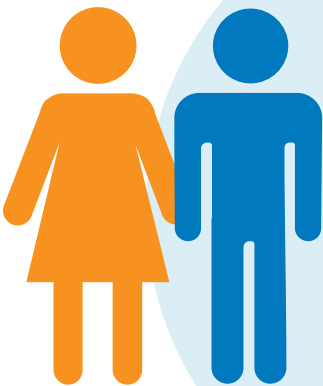
Promotion of engagement activities

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

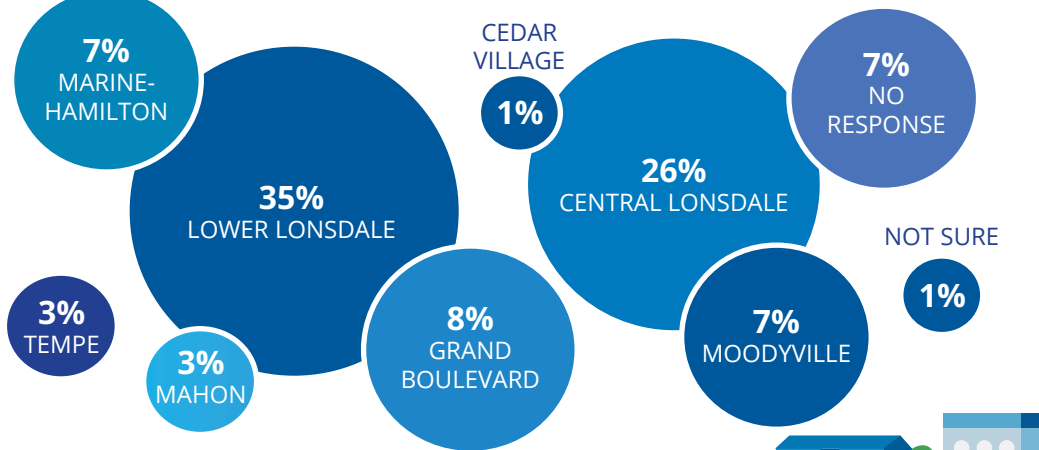


Where do survey respondents live?

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

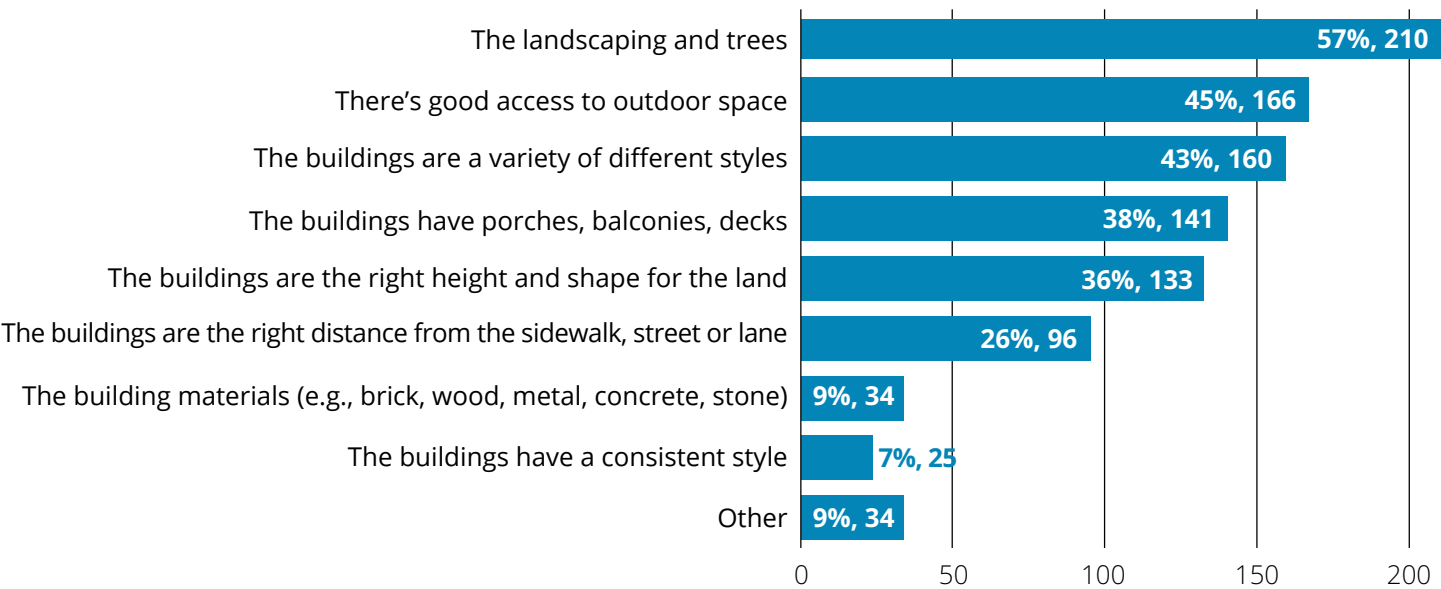
The following sections draw on quantitative data collected through the survey and pop-ups, where participants were asked to select choices from a list of options.

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



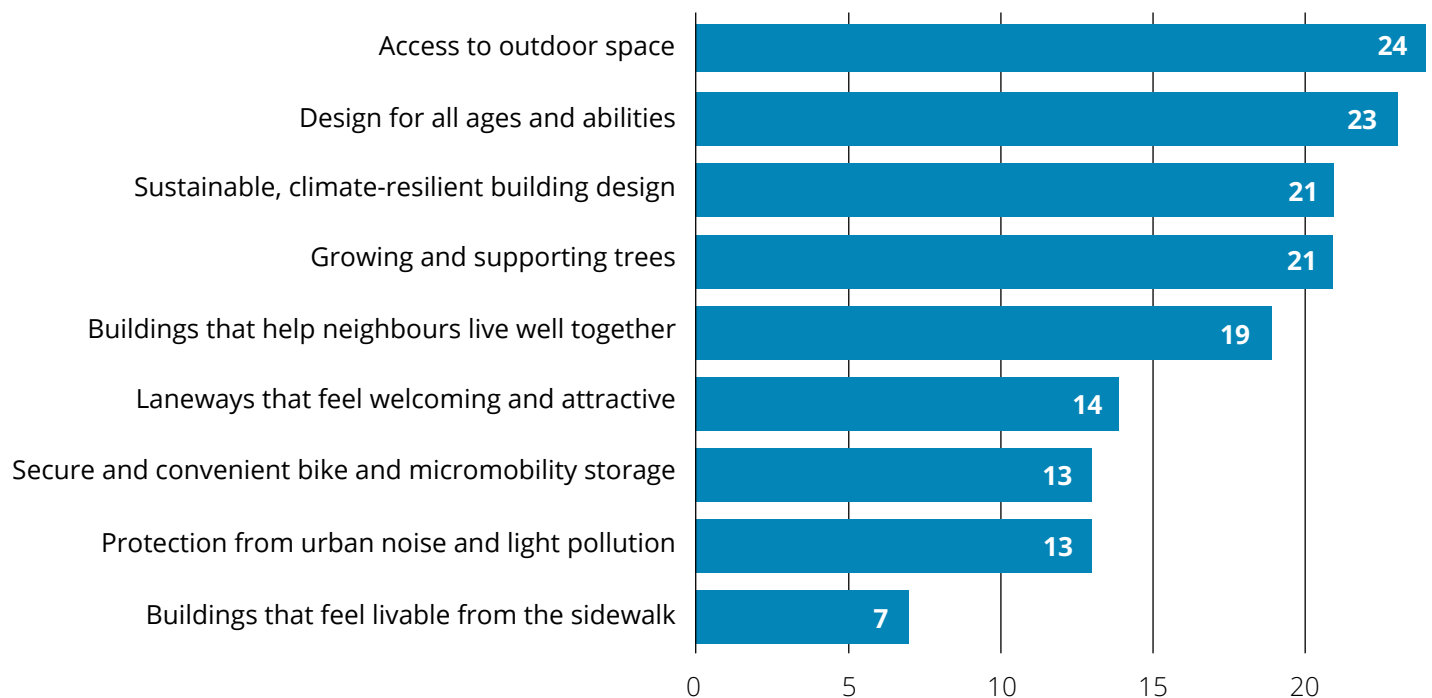


What priorities are most important to growing livable neighbourhoods?

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?





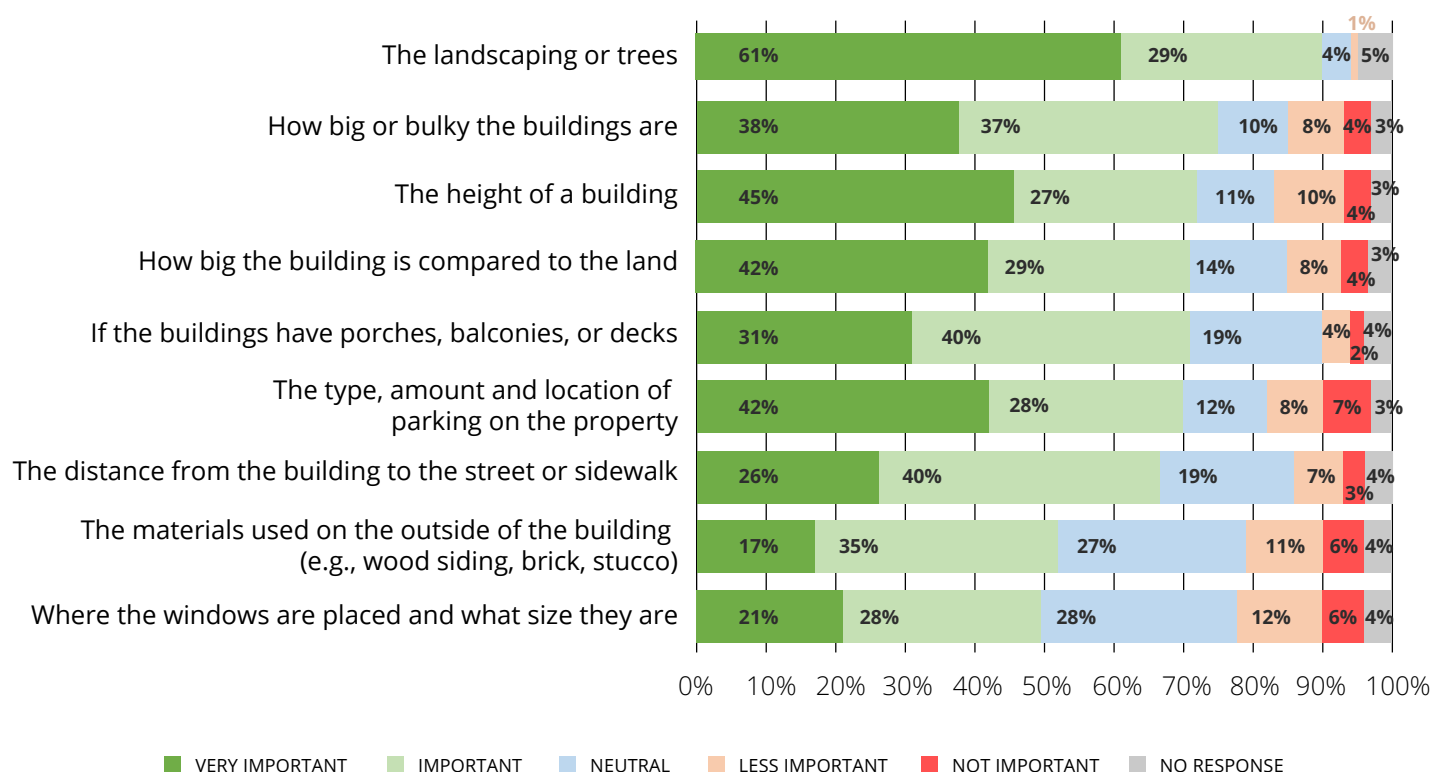
What characteristics make housing welcoming and vibrant?

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

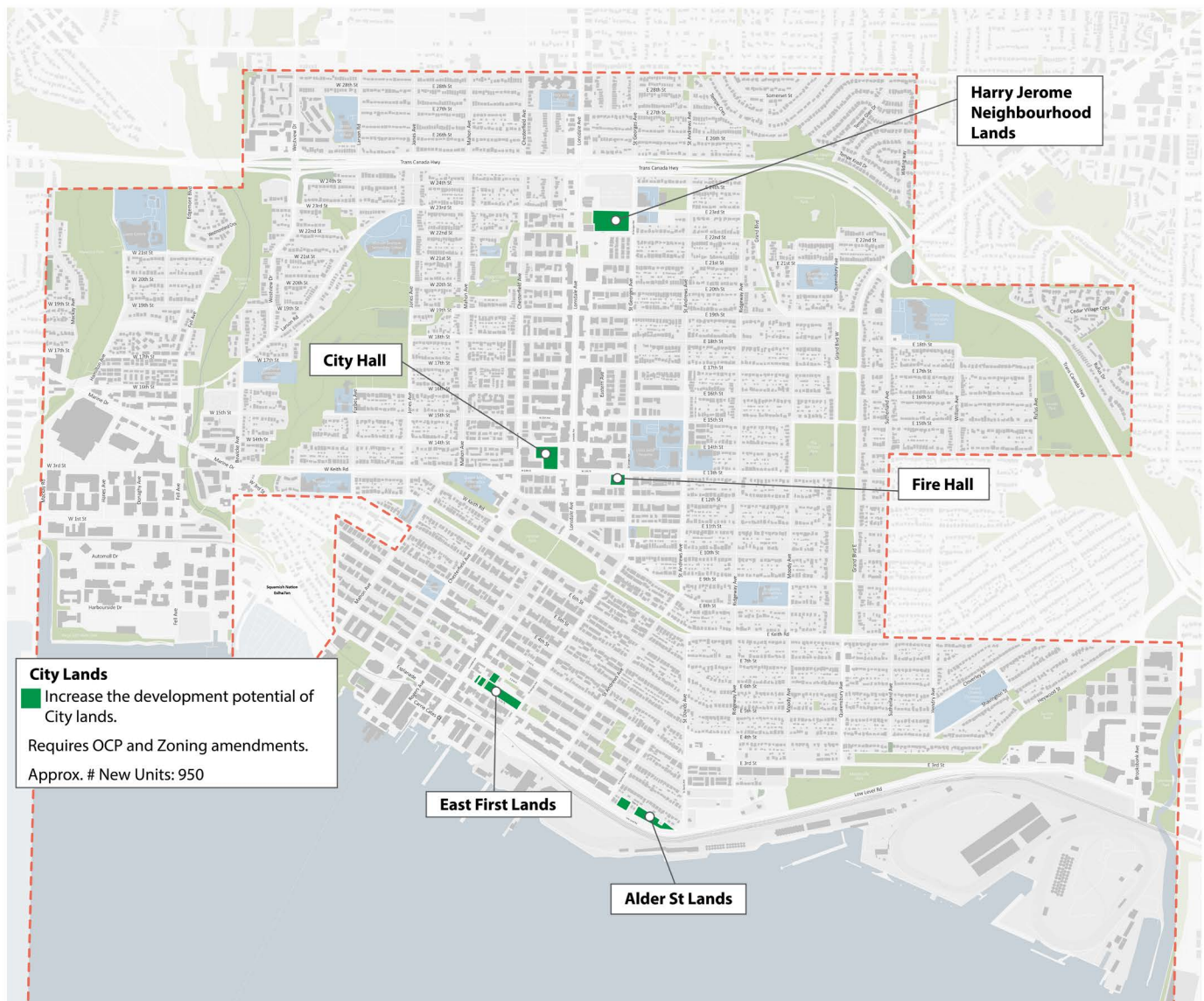
“Contemporary design with traditional features, traditional brick material... the blend of both is balanced” – survey quote

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