

Notice of Proposed Zoning Amendment Bylaw

PUBLIC HEARING PROHIBITED (S. 464(4) LOCAL GOVERNMENT ACT)

“Zoning Bylaw, 1995, No. 6700,
Amendment Bylaw, 2025, No. 9031”

Low Rise Small Scale Multi-Unit Housing (SSMUH) Zone

PURPOSE: The purpose of the proposed Bylaw is to amend the City’s “Zoning Bylaw, 1995, No. 6700” in order to rezone properties impacted by new rules for Small Scale Multi-Unit Housing (SSMUH) announced by the BC Provincial Government in 2023.

SUBJECT LANDS: The lands that are the subject of the proposed Bylaw are shown in blue on the inset map and are in the zones listed in the adjacent table.

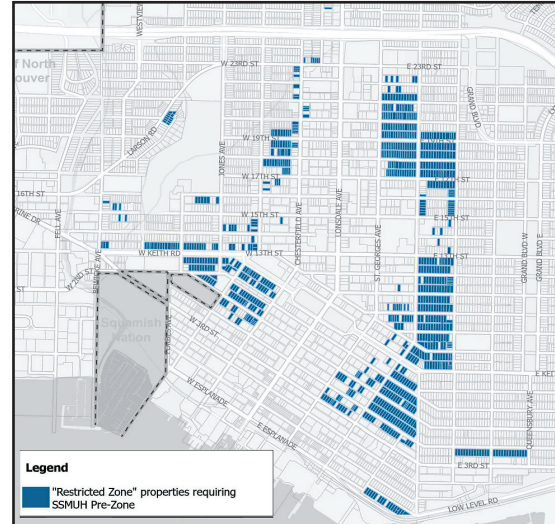
BYLAW READINGS: Consideration of first, second and third readings of the proposed Bylaw will be at the Regular Council Meeting on **Monday, May 5, 2025**.

ACCESS DOCUMENTS: A copy of the proposed Bylaw is available for inspection online at cnv.org/PublicNotices from **April 23, 2025 to May 5, 2025**.

PROVIDE INPUT: As the purpose of the proposed Bylaw is to comply with the requirements for SSMUH, local governments are not permitted to hold a Public Hearing in accordance with Section 464(4) of the *Local Government Act*. Written submissions, including your name and address, are permitted and may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, *no later than noon on Monday, May 5, 2025*. *No Public Input Period submissions on this matter will be heard at the Council meeting.*

QUESTIONS? Contact the Planning Department at zoningupdate@cnv.org.

Lots to be rezoned to Low Rise SSMUH Zone



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9031

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. 9031**” (**Low Rise Small Scale Multi-Unit Housing Zone**).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying all of the Lots that are in the zones set out in Schedule A, attached hereto, to LOW-Small Scale Multi-Unit Housing (Low Rise Small Scale Multi-Unit Housing).
3. 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 “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.
4. Division III: Zone Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
 - A. Under the heading “Purpose” by deleting the text in its entirety and replacing it with the following:

“Division III contains Use and development regulations for most Zones in the City, as established in Part 3 of this Bylaw. This includes regulations for Residential (Part 5), Special Residential (Part 5A), Low Rise (Part 5B), Commercial (Part 6), Lower Lonsdale (Part 6A), Industrial (Part 7), Waterfront (Part 7A), Light Industrial (Part 7B) and Public Use and Assembly Zones (Part 8). Regulations in Division III should be read in conjunction with other Divisions of this Bylaw. Comprehensive Development Zone regulations are presented in Division V. Zone boundaries are established by the Zoning Map presented in Division VI.”
 - B. In Section 509, by deleting subsection (6)(a) in its entirety.
 - C. After Part 5A: Special Residential Zone Regulations, by adding the following text:

“PART 5B: LOW RISE ZONE REGULATIONS:

Purpose:

The Low Rise Small Scale Multi-Unit Housing 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 Low Rise Small Scale Multi-Unit Housing (LOW-Small Scale Multi-Unit Housing) Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

573 Permitted Uses and Use-Specific Conditions

In the Low Rise Small Scale Multi-Unit Housing Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Residential Use, including stratified and non-stratified Housing Units, subject to:
 - (a) No Housing Unit shall have an interior floor area of less than 50 square metres.
 - (b) Each Housing 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 Housing Units permitted on a Lot shall be as indicated in Table 573-1.

**Table 573-1
Maximum Housing Units in the Low Rise Small Scale Multi-Unit Housing Zone**

Lot Area and Location	Number of Housing Units Permitted
Less than or equal to 280 square metres	3 units
Greater than 280 square metres and located outside of the Frequent Transit Area	4 units
Greater than 280 square metres and located within the Frequent Transit Area	6 units

- (d) Notwithstanding section 573(1)(c), a Lot greater than 280 square metres in area that is located outside of the Frequent Transit Area, but that was, at the date of adoption of this Bylaw or any subsequent date, within the Frequent Transit Area, shall be permitted to contain up to 6 Housing Units.
- (2) Child Care Facility, subject to:
 - (a) A Child Care Facility Use is only permitted within a Housing 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 Housing Unit to which the Child Care Facility is Accessory;
 - iii. be physically separated in its entirety, for both indoor and outdoor areas, from other Housing Units and other Uses on the Lot;

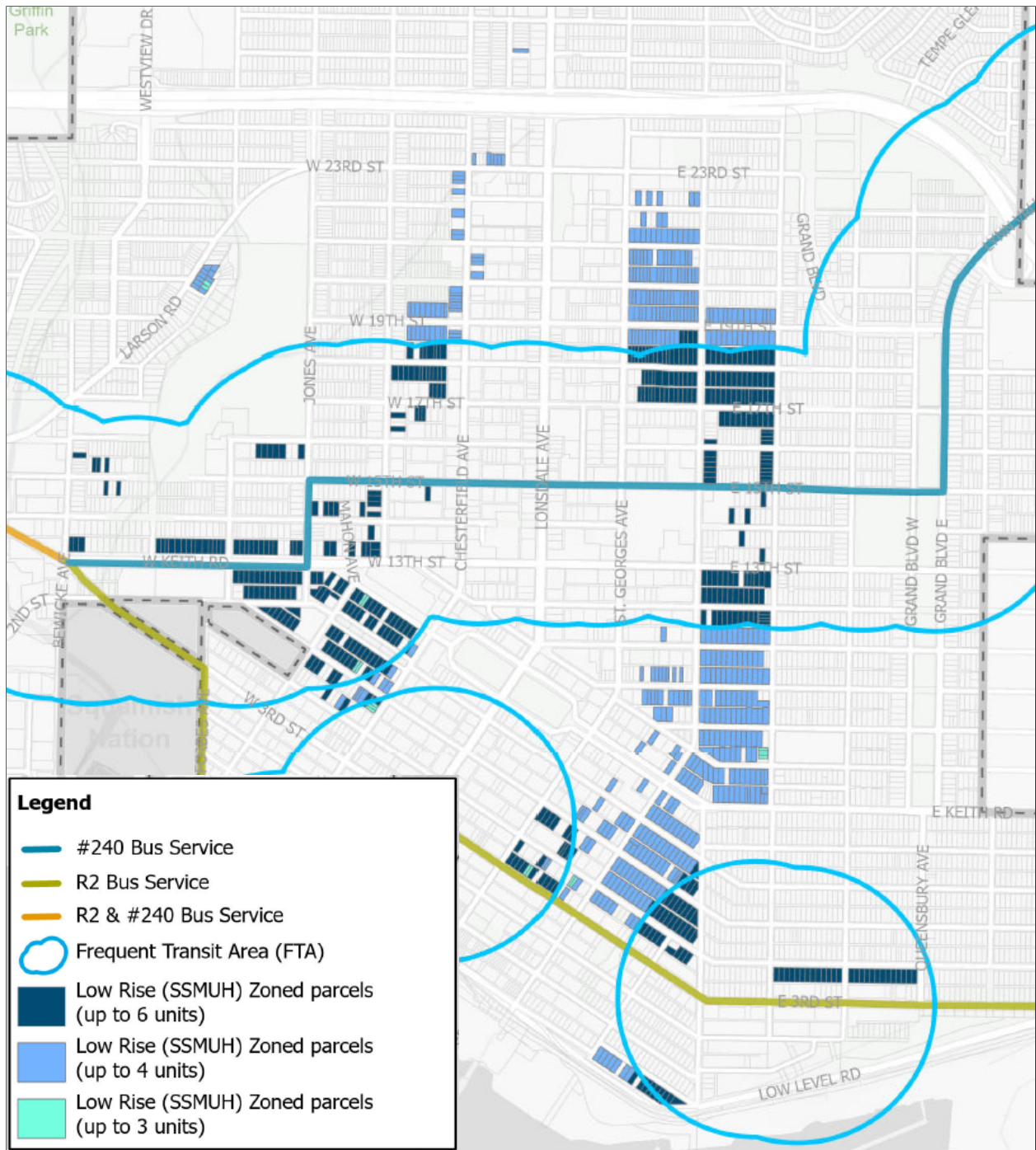
(3) Home Office

- (a) A Home Office Use is permitted as Accessory to a Housing Unit and must be fully enclosed within a Building.

(4) Home Occupation

- (a) A Home Occupation Use is permitted as Accessory to a Housing Unit and;
 - i. must be fully enclosed within a Building;
 - ii. is limited to one Home Occupation Use per Housing Unit;
 - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Housing 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.

Figure 573-1
Low Rise Small Scale Multi-Unit Housing Zone Frequent Transit Area Illustration



Disclaimer: This figure is for illustrative purposes only and does not reflect changes in the transit network after the date of this Bylaw.

574 Minimum Lot Width

- (1) The minimum width of a Lot that may be created by subdivision in the Low Rise (SSMUH) Zone is 15.0 metres.

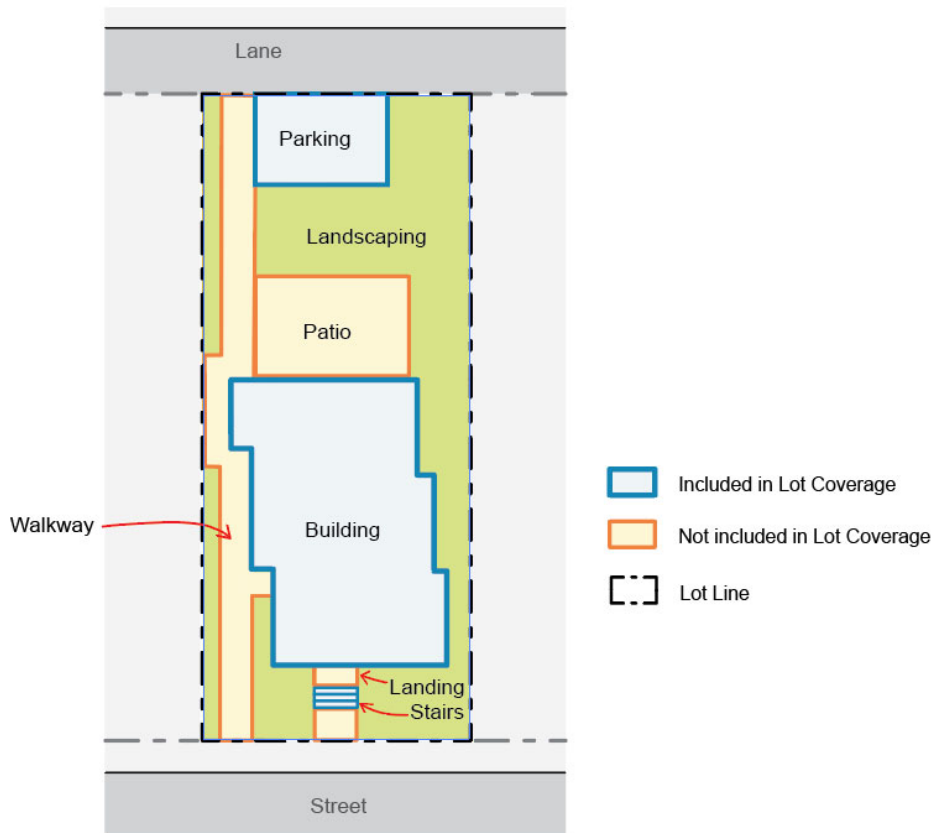
575 Lot Coverage

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

**Table 575-1
Maximum Lot Coverage in the Low Rise Small Scale Multi-Unit Housing Zone**

Number of Housing Units on the Lot	Maximum Lot Coverage
1 Housing Unit	35% of Lot Area
2 Housing Units	40% of Lot Area
3 or 4 Housing Units	45% of Lot Area
5 or 6 Housing Units	50% of Lot Area

**Figure 575-1
Lot Coverage Illustration**



576 Soil-Based Landscaping

- (1) The minimum percentages for Soil-Based Landscaping must be provided and maintained on a Lot in accordance with Table 576-1.

**Table 576-1
Minimum Soil-Based Landscaping**

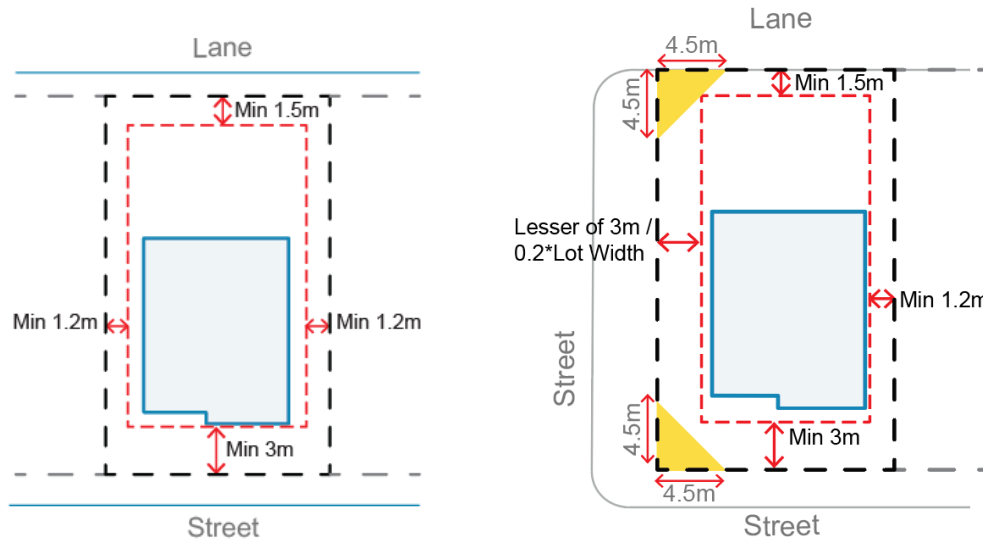
Number of Housing Units on the Lot	Minimum Soil-Based Landscaping
1 Housing Unit	50% of Lot Area
2 Housing Units	45% of Lot Area
3 or 4 Housing Units	35% of Lot Area
5 or 6 Housing Units	30% of Lot Area

- (1) Where a pad-mounted transformer is required to be installed on the Lot, the required minimum area for Soil-Based Landscaping is reduced by the area required for the pad-mounted transformer.

577 Building Siting

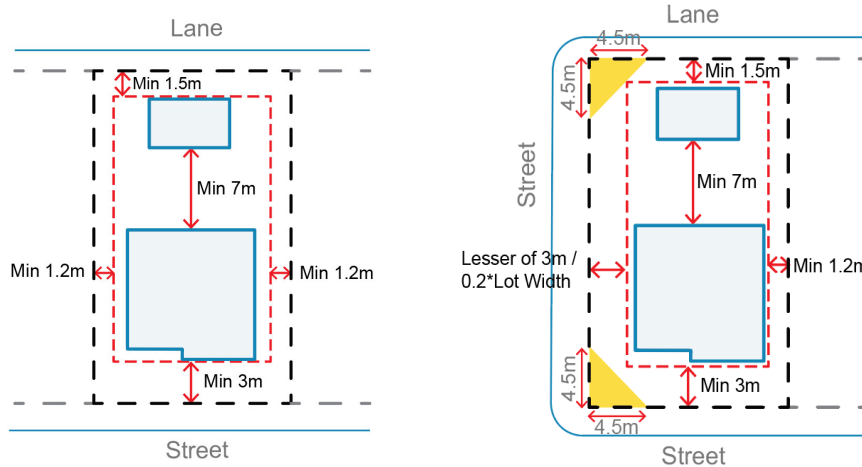
- (1) All Buildings shall be sited:
- (a) From the Front Lot Line, no less than 3.0 metres;
 - (b) From the Rear Lot Line, no less than 1.5 metres;
 - (c) From an Interior Side Lot Line, no less than 1.2 metres; and
 - (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width,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

Figure 577-1: One-Building Scenario Siting Requirements Illustration



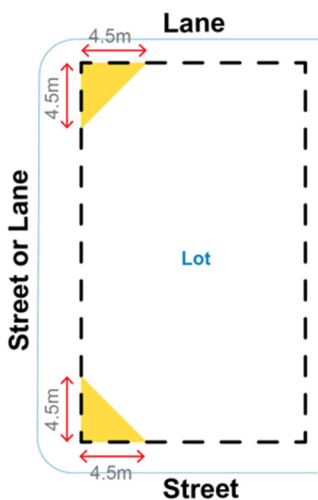
- (2) Where there are two (2) or more Buildings containing Housing Units on a Lot the minimum distance between the Buildings is 7.0 metres, measured between the outside of the Exterior Walls of the Buildings.

Figure 577-2: Two-Building Scenario Siting Requirements Illustration



- (1) 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 577-3: Siting Restrictions on Corner Lots Illustration

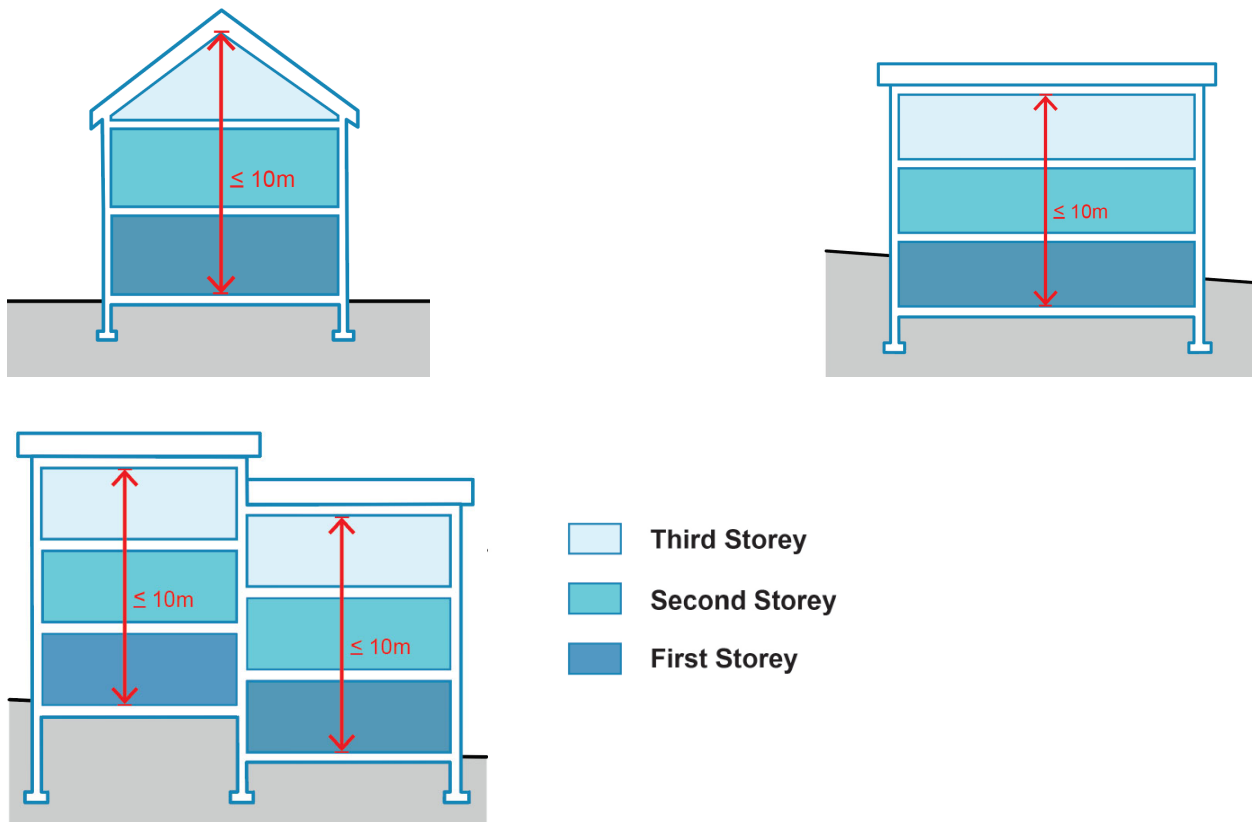


- (1) The following projections are permitted within the required Building setbacks:
 - (a) A horizontal roof overhang of up to 0.6 metres, including gutters and any other elements affixed to the roof;
 - (b) Exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, provided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

578 Building Height

- (1) No portion of a Building shall exceed three (3) Storeys.
- (2) 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 578-1: Examples of Three-Storey Buildings Illustration

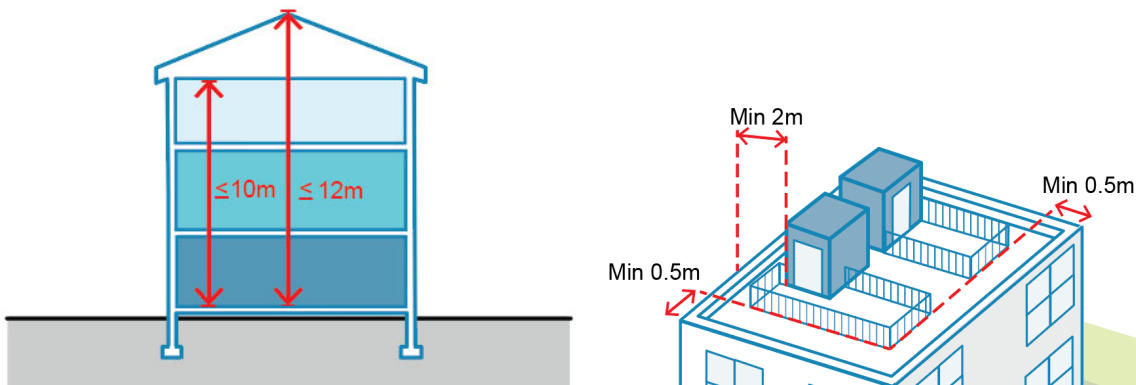


(3) Notwithstanding subsections (1) and (2), projections are permitted as listed in Table 578-1, subject to conditions where indicated in the second column:

**Table 578-1
Permitted Height Projections**

Permitted Projections	Conditions
Roofs	A. Roofs may project up to 12.0 metres above the floor level of the lowest storey directly below.
Enclosed landings providing access to a Roof Deck	B. Enclosed landings shall be permitted only for Housing Units with a Roof Deck; C. The interior floor area of the landing shall not exceed 1.2 square metres; D. The vertical extent of the enclosed landing shall not project more than 13 metres above the floor level of the lowest storey directly below. E. 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.
Venting and architectural structures encasing the venting	F. Projections shall extend no higher than the minimum height necessary to meet applicable safety requirements set by any government agency.
All other projections	G. 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 roof edge of the Storey directly below.

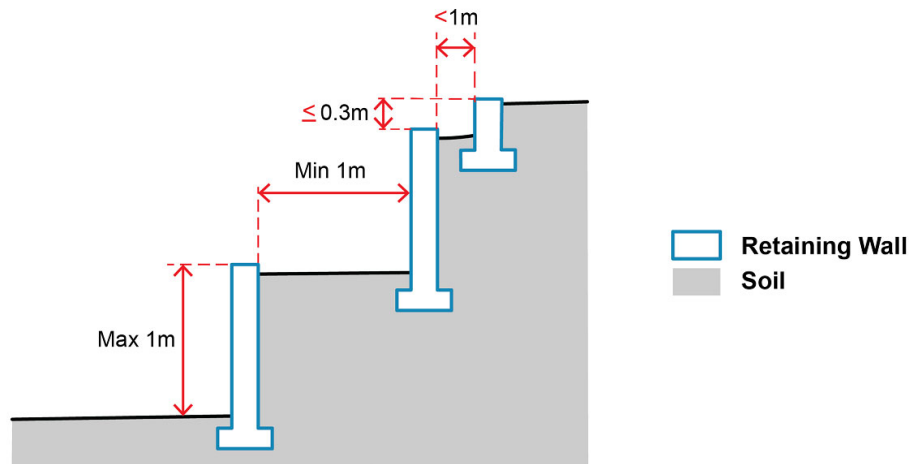
**Figure 578-2:
Examples of Permitted Height Projections (Roofs and Enclosed Landings)**



579 Siting and Height of Accessory Structures

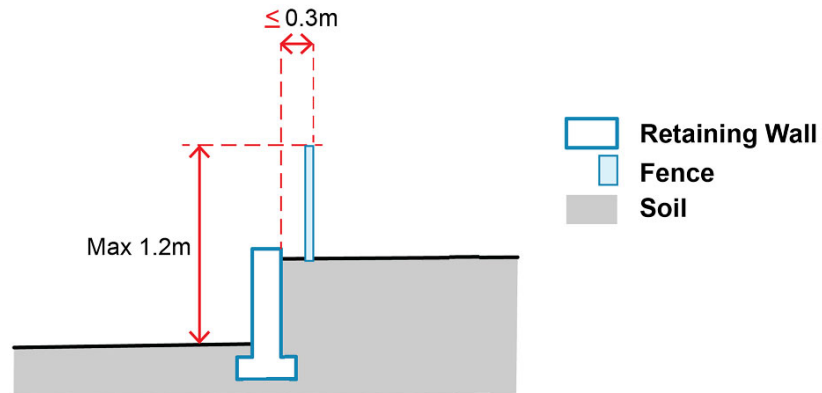
- (1) Accessory Structures not exceeding 1.2 metres in height may be located on any portion of the lot.
- (2) On a Lot containing no more than two (2) Housing Units, Accessory Structures of up to 1.8 metres in Height may be located behind the front face of a building, except for a Corner Lot, in which case, Accessory Structures may not exceed 1.2 metres in Height when located in a yard adjacent to an Exterior Side Lot Line.
- (3) 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 579-1: Retaining Wall Height and Siting Requirements Illustration



- (4) 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.

Figure 579-2: Height Requirements for Fences near or on Retaining Walls Illustration



- (5) Mechanical equipment for Heating, Ventilation and Air Conditioning at ground level shall be sited a minimum of 2.0 metres from a Lot Line.
- (6) 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.

580 Vehicle Parking Requirements

- (1) A minimum of 0.5 Vehicle Parking Spaces per Housing Unit is required for all properties within the Small Scale Multi-Unit Housing Zone, except for Properties located within the Frequent Transit Area, in which case, no minimum number of required Parking Spaces will apply.
- (2) Where Parking Spaces are provided on a Lot, they may be provided as surface parking or within a Building.
- (3) Where Parking Spaces are provided on a Lot, they must each be equipped with an Energized Outlet capable of providing Level 2 Charging or a higher charging level for an Electric Vehicle.
- (4) Vehicle Parking Space Access and Siting
 - (a) Access to Parking Spaces may be provided directly from a Lane, or via a Driveway from a Lane or Street;
 - (b) Where vehicle access from a Lane can be provided, no vehicular access from a Street is permitted.
 - (c) Where vehicle access from a Lane cannot be provided, a driveway not exceeding 3.0 metres in width may be provided from a Street.
 - (d) Parking Spaces may not be sited between a Front or Exterior Side Lot Line and a Building;
 - (e) All driveways and Parking Areas shall be located a minimum distance of 7.6 metres from the point of intersection of two streets, or 4.5 metres from the point of intersection of two lanes, or a street and a Lane, when such road allowances intersect at an interior angle of 135 degrees or less;

581 Bicycle Parking Requirements

- (1) Minimum Bicycle Parking for Housing Units
 - (a) Secure Bicycle Parking Spaces shall be provided at a minimum rate of 2.0 spaces per Housing Unit.
 - (b) Notwithstanding section 10A05, for properties within the Small-Scale Multi-Unit Housing zone, Secure Bicycle Parking Spaces may be provided in any of the following forms:
 - i. For Housing Units with a ground-level entryway, as a storage space located in an area next to the main entrance;
 - ii. Within a garage that can be accessed by only one Housing Unit;
 - iii. Within a shared storage area;
 - (c) Notwithstanding section 10A04, when a Secure Bicycle Parking Space is provided within a Housing Unit or within a garage, no bicycle rack shall be required to be installed.

582 Garbage, Organics and Recycling Storage Requirements

- (1) Notwithstanding Section 417, in the Low Rise (SSMUH) 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 Housing 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 582-1: Minimum Required Storage Area for Garbage, Organics and Recycling

Number of Dwelling Units	Minimum Storage Area
3 units	1.9 square metres
4 units	2.2 square metres
5 units	2.8 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 Housing 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.

583 Definitions Pertaining to the Low Rise Small Scale Multi-Unit Housing Zone

- (1) All definitions contained in Division I, Part 2: Interpretation of Zoning Bylaw, 1995, No. 6700 apply to the Low Rise Small Scale Multi-Unit Housing 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.

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

“Frequent Transit Area” means an area comprising the Lots that are located wholly or partly within 400 metres of a bus stop that is served by at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of:

- (1) 7 am and 7 pm, Monday to Friday, and
- (2) 10 am and 6 pm on Saturdays and Sundays.

“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 Housing Unit on the Lot.

“Housing 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.

“Lot Coverage” means portions of the Lot covered by Buildings, exterior stairs and areas used for parking and maneuvering of motor vehicles, measured as follows:

- (1) For Buildings: Lot Coverage shall be measured to the exterior of the outermost walls
- (2) For exterior stairs: Lot Coverage shall be measured as the combined area of steps located along paths providing access to a Housing Unit, and shall exclude landings.
- (3) For areas used for Parking and maneuvering of motor vehicles: Lot Coverage shall be measured as the horizontal extent of ground-covering materials designed and used, or that are capable of being used, to support a motor vehicle.

“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.

“**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 Housing Units.

“**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.

“**Soil-Based Landscaping**” means soil-based, planted areas on a Lot, measured on a horizontal plane to the outermost extent of growing medium, 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 Soil-Based Landscaping areas, at, above or below grade, except that:

- (1) Groundwater infiltration equipment that supports groundwater recharge may be sited partly or fully within a Soil-Based Landscaping 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 Soil-Based Landscaping area are permitted to project up to 0.6 metres into a Soil-Based Landscaping area.

“**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.

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

TITLE: LOTS TO BE RECLASSIFIED TO LOW RISE (SSMUH) ZONE



TITLE: LOTS TO BE RECLASSIFIED TO LOW RISE (SSMUH) ZONE

CD-135	CD-420	CD-546	CD-652
CD-140	CD-423	CD-547	CD-653
CD-149	CD-457	CD-561	CD-657
CD-196	CD-458	CD-565	CD-659
CD-208	CD-466	CD-573	CD-665
CD-210	CD-472	CD-575	CD-668
CD-217	CD-491	CD-595	CD-675
CD-224	CD-494	CD-602	CD-687
CD-273	CD-495	CD-615	CD-695
CD-277	CD-501	CD-616	CD-706
CD-305	CD-513	CD-622	CD-719
CD-343	CD-514	CD-626	CD-723
CD-364	CD-523	CD-633	CD-751
CD-374	CD-526	CD-644	RT-1*
CD-413	CD-527	CD-645	RT-2
CD-414	CD-529	CD-650	
CD-544 (except the property at 254 West 6th Street Lot: 5; Block 112A DL: 548; Plan: 1228)			
CD-613 (except the property at 252-254 East 10th Street Strata Lots: 1-2; DL: 549; Plan: EPS1263)			

In the event of any conflict between the map on page 1 of this Schedule A (LOTS TO BE RECLASSIFIED TO LOW RISE SSMUH ZONE) and the table above, the table shall prevail.

* Pursuant to Section 481.4(1)(b) of the *Local Government Act*, lots that are within the RT-1 Zone 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* will not be reclassified to the Low Rise (SSMUH) Zone.