

Notice of Proposed Zoning Amendment Bylaw

NO PUBLIC HEARING

Zoning Amendment Bylaw, No. 9127, 2025

Inclusionary Zoning Framework

PURPOSE: The purpose of the proposed Bylaw is to set out rates and contributions for affordable housing in the City of North Vancouver for projects that do not require a rezoning, or where conditional density may not be applied.

SUBJECT LANDS: The proposed bylaw amendment will apply to the residential components of multi-family apartment style buildings in the City of North Vancouver, and shall not apply to single family dwellings, multiplexes, row houses or townhouses.

BYLAW READINGS: Consideration of second and third readings of the proposed Bylaw will be at the Regular Council Meeting on **September 15, 2025**.

ACCESS DOCUMENTS: A copy of the proposed Bylaw is available for inspection online anytime at cnv.org/PublicNotices from **September 3 to September 15, 2025**.

PROVIDE INPUT: *Written submissions only, including your name and address*, 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, September 15, 2025**. No Public Hearing will be held, as per section 464(2) of the *Local Government Act*. **No Public Input Period submissions on this matter will be heard at the Council meeting.**

QUESTIONS? Mike Friesen, Manager, Planning, planning@cnv.org / 604 983 7357

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG

Enter City Hall from
13th St. after 5:30pm

city
of north
vancouver

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9127

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. 9127**” (Inclusionary Zoning Requirements for Residential Development).
2. This “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127” is hereby established under the provisions of section 482.7 of the *Local Government Act*.
3. This Bylaw sets out rates and contributions for affordable housing in the City of North Vancouver and should be read in conjunction with the City’s Inclusionary Housing Policy.
4. “Zoning Bylaw, 1995, No. 6700” is amended as follows:

- A. By adding, in alphabetical order, the following to Division I – Administration, Part 2: Interpretation:

“Apartment Residential Use” means a building divided into seven or more dwelling units with common or shared above grade entrances or interior passageways, which provide access to the outside.

“Inclusionary Housing” means dwelling units that are subject to a Housing Agreement under section 483 of the *Local Government Act* and covenant under Section 219 of the *Land Title Act*, the terms of which require the units, in perpetuity:

- (1) to be used only as rental housing;
- (2) to be occupied only by households that are low to moderate income renters, as described by the City’s Inclusionary Housing Policy;
- (3) to be for an amount that is rented at least 10% below Canada Mortgage and Housing Corporation (CMHC) average market rents for the City, based on unit type.
- (4) administered and managed, including in respect of tenant selection and reporting, in a manner consistent with the City’s Inclusionary Housing Policy.

- B. By adding a new Division V – Inclusionary Zoning Requirements for Residential Development and Part 11: Inclusionary Zoning Requirements for Residential Development as follows, immediately after Division IV – Parking and Loading Standards, and renumbering subsequent Divisions and Parts.

Part 11: Inclusionary Zoning Requirements for Residential Development

- (1101) This Division applies to all Accessory Apartment Residential, Apartment Residential, Ground-Oriented Residential, and Rental Apartment Residential uses that permit residential and mixed-use residential apartment buildings, except for any such developments authorized by zoning bylaw amendment adopted prior to July 14, 2025.
- (1102) In any development that includes any of the uses listed in Part 1101, the minimum number of Inclusionary Housing units is:
- (1) in the case of a multi-unit residential building that is held under a single legal title, 10% of the units;
 - (2) in the case of a multi-unit residential building that is subdivided by way of a strata plan into individual strata lots, 2% of the units in the building, all of which must be transferred in fee simple, at a nominal cost, to a non-profit housing provider, a government agency, a not-for-profit housing cooperative, or a society or registered charity, for the purpose of providing affordable or special needs housing.
- (1103) Where the required number of Inclusionary Housing units calculated in accordance with the percentages set out in Part 1102 results in a fraction of unit, the result shall be rounded up to the next whole number.
- (1104) In the case of a multi-unit residential building that is subdivided by way of a strata plan into individual strata lots, or a multi-unit residential building that is held under a single legal title and that contains fewer than 41 dwelling units, a developer may, instead of providing the required number of Inclusionary Housing units, pay the following amount, as a condition of the issuance of a building permit, to the City's Affordable Housing Reserve Fund:
- (1) \$26,000 for every Dwelling Unit within a multi-unit residential building that is held under a single legal title; and
 - (2) \$12,900 for every Dwelling Unit within a multi-unit residential building that is subdivided by way of a strata plan into individual strata lots.
- (1105) Inclusionary Housing units must:
- (1) be comparable to market dwelling units in size, layout, bedrooms and location within a building and floorplate, and meet a minimum requirement of 15% of units with 3 or more bedrooms in strata residential buildings and 10% of units with 3 or more bedrooms in rental tenure buildings, and the occupants of Inclusionary Housing units in a development that includes any other units must have the same building amenity access as occupants of those other units; and

- (2) Notwithstanding Part 1105 (1), Inclusionary Housing Units must meet minimum unit sizes as stipulated in the City's Inclusionary Housing Policy.

READ a first time on the 14th day of July, 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