

PUBLIC NOTICE

Monday, December 1, 2025 at 6:00 pm

Zoning Amendment Bylaw, No. 9147, 2025 Implementation of Mid-Rise Development Permit Guidelines

PURPOSE: The purpose of the proposed Bylaw is to amend the Zoning Bylaw to add “Mid-Rise Development Permit Guidelines”.

BYLAW READINGS: Consideration of the proposed Bylaw will be at the Regular Council Meeting on **Monday, December 1, 2025.**

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, December 1, 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.

ACCESS DOCUMENTS: Online at cnv.org/PublicNotices from **November 19 to December 1, 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

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. 9147

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. 9147” (Implementation of Mid-Rise Development Permit Guidelines)**.
2. Division VIII: Development Permit Guidelines of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding “Mid-Rise Development Permit Guidelines” to the list of adopted Guidelines.
 - B. Adding Document J “Mid-Rise Development Permit Guidelines”, attached to this Bylaw, after Document I “Low Rise Neighbourhoods Development Permit Guidelines”.

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

CITY OF NORTH VANCOUVER
Development Permit Area Guidelines

Mid-Rise Neighbourhoods

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Introduction

Preface

Mid-rise housing helps to transition between ground-oriented housing and more urban high rise and mixed use areas. With considerations to design, mid-rise housing can support livability, sustainability, and sociability in the City as a whole.

These Guidelines are intended for the development of mid-rise housing, including developments of up to 6 storeys in the Residential Level 5 Official Community Plan land use designation. These Guidelines offer design flexibility to support mid-rise buildings in more residential areas and more mixed-use areas.

Exemptions

A Mid-Rise Development Permit shall be required for all development on a lot unless one or more of the following conditions applies:

1. Subdivision or lot consolidation;
2. The development of properties located in zones other than the Mid-Rise Zone;
3. The development is limited to one or more of the following alterations to an existing building:
 - a. Replacement or alteration to 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;
4. The development is limited to one or more of the following improvements:
 - a. Landscaping alterations that 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;
5. The development is limited to interior renovations;
6. 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.

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

- 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. All buildings **should** be aligned to the primary street on which it is located.
- d. Primary frontages **should** include residential lobbies which should be prominently visible through the use of signage, entry canopies, or landscaped forecourts.
- e. Cornices, canopies, or balcony lines **should** be used to define the base, middle and top of the building and contribute to unified design elements along the street.
- f. In some instances, side yard setbacks may be reduced to as low as 0 metres to create a more continuous urban street frontage. This includes:
 - i. Smaller parcels (20-30 metres in width) adjacent to sites with future development potential.
 - ii. Side yards that are adjacent to mixed-use buildings and provide a transition from mixed-use areas to residential areas.
- g. Any built elements located in the front setback **should** be coordinated with the materials of the building, as well as those of the streetscape.
- h. The use of retaining walls that cut off development from the streetscape and pedestrian network **shall** be minimized.
- i. An emphasis **should** be placed on having direct access to the street for ground oriented units.

- j. Semi-private patios **should** be used to create a transition between sidewalk areas and front entries while maintaining a direct visual connection.
- k. The location of publicly accessible paths **shall** be determined by the following criteria in priority order:
 - i. Direct connectivity with neighbourhood network of paths;
 - ii. Along the sides of property lines / within side yard setback areas;
 - iii. Along the side the parcel with the least amount of grade difference;
 - iv. Through interior portions of the site on parcels greater than 80 metres in width.

1.3 Relationship to Parks and Open Spaces

- a. Development **should** define an urban edge to larger outdoor public spaces such as parks and green corridors through scale, continuity of street wall, and orientation of building elements.
- b. Units fronting parks and open spaces are **encouraged**.
- c. Balconies **should** be inset to maintain a prominent street wall while creating shadow and texture to the façade.
- d. Building design and site planning **should** maintain views to open spaces and focal points.
- e. Building design **shall** be used to define usable shared or private outdoor space.

1.4 Building Entrances

- a. Unique design elements, signage, and materials are **encouraged** for building entrances in order to create an 'inviting' space.
- b. Lobby entrances **should** be differentiated from individual unit entrances through glazing, canopy and/or signage.
- c. Residential signage **should** be unique, dimensional, lit at night, and low-level.
- d. Entry canopies are **encouraged** and **should** incorporate warm materials such as wood or allow for ample natural light through the use of glass.
- e. Benches and informal seating (such as landscaped elements or retaining walls that are suitable for seating) **should** be incorporated to encourage social interaction.
- f. Lighting **should** be low-level, follow dark-sky guidelines (shielded fixtures that direct light downward), and illuminate pathways and seating areas only. Modest uplighting on the building façade or entry canopy is supported to draw attention to the entry and distinguish it from the rest of the façade.

- g. Entry paths **should** match city standard sidewalk finishes (broom finished concrete) to create continuity of the public realm. Special pavers and features may be incorporated along pathway edges or in amenity areas flanking entry sidewalks.
- h. On corner lots, building entrances are **encouraged** to be located at the corner.

1.5 Buildings and Laneways

- a. Lane frontages **shall** accommodate required parking, loading, 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), which **should** have a rear setback of 2.0 metres or more.
- c. Paths from a building that lead to a laneway **shall** have a minimum 1.0 metre landing, flush with the sidewalk/lane, without obstructed sight lines to ensure pedestrian visibility when stepping into the laneway.
- d. Active uses in rooms adjacent to the lane are **encouraged**, such as kitchens, living rooms and offices.
- e. Infrastructure to support activity along the laneway such as electrical outlets or water spouts is **encouraged**.

1.6 Building Façades

- a. Tactile materials, appropriate wall openings, ornamentation around windows, and capping **should** be used, where appropriate, that integrate with the architectural expression of the building to enhance the attractiveness and comfort of the public realm.
- b. Windows **should** be incorporated in a harmonious manner across the façade meaning either horizontal or vertical (or both) edges align with other windows on the façade, balconies, or architectural features. Intentional offset and arrhythmic application of windows and buildings elements is supported when part of a clear and comprehensive design strategy.
- c. To achieve passive solar design, ‘tacked on’ shading elements **should** be avoided in favour of inset windows and balconies.
- d. Balconies **should** compliment the building in terms of materials, colour, or form.
- e. 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 to emphasize the corner and/or the entry forecourt.

- f. Forecourts **should** be approximately 10 x 12 metres in size to create usable space for activities, informal gathering, or landscape.
- g. 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.
- h. Although variation in materials is supported, especially along long facades, material changes **should** only occur in tandem with architectural elements. Specifically, a change in plane is an opportunity to introduce a change in material. Materials should generally wrap around exterior corners and change on interior corners.

1.7 Building Height and Massing

- a. Designs **should** contribute to an attractive and human-scale street while achieving cost-efficient and energy efficient massing.
- b. Ground levels **should** appear generous in height and may be distinct from the rest of the building through the use of textured, high quality materials, prominent individual entries, and inset amenity spaces with distinctive articulation.
- c. Upper level stepbacks are **encouraged** at the fourth level only. This will contribute to a more unified street wall while still allowing additional solar access to the street and a healthy urban tree canopy.
 - i. On the south side of the street, stepbacks on the fourth level **should** be incorporated to maintain solar access to street trees. Building articulation such as recessed entry courts are encouraged to provide additional solar access to the street.
 - ii. On steeply sloping sites, stepbacks and articulation may be reduced if not needed for solar access to the street, but **shall** be required if the slope further limits solar access to street trees.
- d. Courtyards are **encouraged** to provide shared amenity areas (internal courtyards and along minor streets and lanes) or landscape relief from busy streets.
- e. Balconies are **encouraged**, or in the absence of balconies shared outdoor amenity spaces **shall** be provided.
- f. 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; and
- iv. The impact of grade on accentuating the height and how that impacts neighbouring sites.
- g. Long building façades **shall** be broken up through articulation and massing changes.

1.8 Limit Exposed Below Grade Parking

- a. The amount of exposed below grade parking on the public realm **shall** be limited, except when it works to create a positive public interface defined through landscape, active edges, or sight lines to semi-public spaces.
- b. Parking should generally be located off of the lane. In cases of steeply sloped sites, parking may be considered off of the street when the street is the lowest location. In these instances, parking entrances **shall**:
 - i. Inset from the primary façade to allow vehicles to wait outside of the security gate without hindering pedestrian movement on the sidewalk;
 - ii. Incorporate material treatments consistent in quality with the primary façade;
 - iii. Incorporate landscape elements.

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.
- c. Buildings **should** be articulated so as to frame the edges of usable green space.

2.2 Stormwater Management and Green Roofs

- a. Designs **should** provide deep soil that supports stormwater infiltration, in accordance with the minimum percentages of permeable area required by the zone.
 - i. A variance to the amount of permeable area on the site may be considered when a design provides green infrastructure, such as green roofs, that substantially exceed the City's standard stormwater management requirements.
- b. Hardscape areas including entry walks, pedestrian forecourts, and semi-private patios may be incorporated. Where possible, considerations for soil continuity are **encouraged** such as the use of structural soil cells.

2.3 Low-level Landscaping in Front Setbacks

- 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, climate suitability, and anticipated plant height when mature.

2.4 Rooftop Gardens and Urban Agriculture

- a. 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 reducing the urban heat island effect. Where rooftop plantings are provided, an outdoor water supply is required.

2.5 Retaining Walls and Planters

- a. Planters **should** not be placed in the right-of-way.
- b. 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;
 - Provide stepped planters with shrubbery or climbing vines growing from the base with installation of an appropriate irrigation system.

3. Amenities and Sociability

INTENT: Rooftops and other outdoor amenity spaces enhance livability and help neighbours get to know each other. These spaces should be designed to integrate with the building's architecture. Impacts to the street and adjacent building residents are to be mitigated by providing varied massing and visual interest.

3.1 Relationship to the Public Realm

- a. Publicly accessible outdoor spaces (e.g. courtyards accessible and available to the public) **should** be integrated with public open areas to create seamless, contiguous spaces.
- b. Semi-private open spaces **should** be located to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.
- c. Outdoor amenity spaces **should** be located with a direct view of the street, lane, or mid-block pedestrian connection.

3.2 Outdoor Amenity Spaces

- a. Publicly accessible outdoor amenity areas **should:**
 - i. Have direct access to a street or lane;
 - ii. Be framed by at least two active building facades;
 - iii. Be animated with active uses at the ground level; and,
 - iv. Be located in sunny, south facing areas.
- b. Internal courtyards **should:**
 - i. Provide amenities such as play areas, barbecues, and permanent outdoor seating incorporated into landscaping where appropriate.
 - ii. Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.
 - iii. Be appropriately designed to respond to multiple shared building entries or exits.
- c. Mid-block pedestrian connections **should** have active frontages, permanent outdoor seating, and landscaping.
- d. The reduction in height for areas immediately adjacent to outdoor amenity spaces is **encouraged** to optimize sun expose.
- e. Outdoor amenity areas **should** use permeable hardscape surfaces to balance rainwater absorption with year-round use.

- f. Weather protection is **encouraged** on courtyards and rooftops to support all season use.

3.3 Co-Location for Sociability

- a. Areas that are typically seen as service areas, or merely functional elements, can be animators of social spaces if positioned strategically. The co-location of bicycle room entries, mail rooms, or other day to day use areas by shared amenity spaces or informal seating areas is **encouraged**.
- b. When multiple amenities are included, visual and physical connections **should** be created between them. For example, a rooftop garden may be positioned with a clear sight line to a shared courtyard.

3.4 Rooftop Amenity Spaces

- a. To balance the provision of amenity and privacy with rooftop amenity spaces, the design **should**:
 - i. Limit sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and
 - ii. Control sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.

3.5 Rooftop Projections

- a. The location of elevator or stair access boxes, railings, and privacy screens **should** be designed to mitigate negative impacts on adjacent properties, and integrate into the building architecture.
- b. Elevator or stair access boxes **should** be located to:
 - i. Minimize visual impact from the street,
 - ii. Minimize visual impact from adjacent buildings, and
 - iii. Reduce shadowing on outdoor public spaces.
- c. Building walls and parapets **should** be used for safety instead of railings. When railings are used:
 - i. Railings **should** integrate into the overall design of the building, and
 - ii. Planters and vegetation are **encouraged** be used to help maintain residential privacy and improve visual interest from the street.
- d. If included, solar panels, solar hot water heating, skylights, and other rooftop elements **should** be integrated into the design of the building.

4. Equipment & Services

INTENT: When equipment and services are integrated into sites and buildings, it can help improve overall building design, maintain a pleasant public realm, reduce negative impacts on neighbouring properties, and provide for easier 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, and to free up remaining laneway frontages for individual unit access.
- b. Service utility connections **should** not be located at the front of buildings.

4.2 Reduce Visual Impact of 'Back-of-House' Uses

- a. 'Back-of-house' uses, such as utilities, mechanical equipment, loading, garbage collection, and parking access **shall** be located away from public view.
 - i. Rooftop mechanical equipment **shall** be fully screened from view using materials that are consistent or complimentary to the overall architecture of the building. Visual and auditory screening used for rooftop mechanical equipment may exceed the maximum building height, to the extent determined necessary by a qualified professional.
 - ii. Heat pumps **should** not be placed within the usable space of balconies. Instead, they **should** be incorporated into the building and screened.
 - iii. The visual impact of parking entrances and service openings **shall** be minimized by using strategies such as recessing, screening, and size minimization.

4.3 Integrating Building Elements

- a. Service connections, vents, mechanical rooms and equipment, and rooftop amenity access points **should** be integrated with the design of the building. An alternative is to locate these elements in areas that minimize the visual impact, and use materials and finishes compatible with the building to screen the equipment from view.
- b. Vents, gutters and other external building elements **should** be located away from the street facade and **should** be aligned so as to mitigate against cluttered facades.
- c. Utility areas, and the approximate location of external building elements such as vents and gutters, **shall** be clearly identified at the development permit stage and located to not unnecessarily impact public or common open spaces.

4.4 Garbage and Loading

- a. Applicants **shall** submit a plan for waste management, for review and approval by the City, which outlines:
 - i. The proposed process for garbage and recycling collection;
 - ii. Vehicle turning radius diagrams, if applicable;
 - iii. Any staging areas and/or loading areas.