

WHAT WE HEARD

Bill 25 Alignment:
Updating our Official Community Plan
and Zoning Bylaw



Learn more at:
letstalk.cnv.org/bill25alignment

city
of north
vancouver



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About the Bill 25 Alignment Project

In November 2025, the Province of British Columbia enacted Bill 25. To comply with this legislation, the City is required to update its bylaws to:

- Allow up to six (6) dwelling units per lot in Frequent Transit Areas (areas within 400 metres of a frequent transit bus stop)
- Remove minimum on-site parking requirements in those Frequent Transit Areas, and
- Rezone all remaining single-detached and duplex zones to the City's new GO Zone (zoning that allows up to four (4) and up to six (6) dwelling units).

A woman with blonde hair, wearing a tan puffer coat and a backpack, is standing in a room with wood-look flooring. She is reaching up to touch a large digital display on a black stand. The display shows a city map with a transit alignment highlighted in green. The text on the display includes "city 611-25 Alignment" and "Showing our Official Community Plan and Drafting Policy". To the left, another similar display is partially visible. In the background, there is a white pillar with a round clock mounted on it. The ceiling has recessed lighting and a ventilation grille.

- Ottawa Gardens Heritage Conservation Area
- Grand Boulevard Heritage Character Area
- East 10th Heritage Character Area
- Finlay's Row Heritage Character Area

The map shows the study area in Ottawa, with the following locations and features:

- Ottawa Gardens:** Located in the southwest, outlined in pink.
- East 10th:** Located in the south, outlined in black.
- Grand Boulevard:** Located in the east, outlined in black.
- Finlay's Row:** Located in the north, outlined in black.

Streets shown include W 19th St, W 17th St, W 15th St, W 13th St, W 11th St, W 9th St, W 7th St, W 5th St, W 3rd St, W 1st St, W Esplanade, W Keith Rd, Wexford Ave, Jones Ave, Conislae Ave, George Ave, East 10th St, East 12th St, East 14th St, East 16th St, East 18th St, East 20th St, East 22nd St, East 24th St, East 26th St, East 28th St, East 30th St, East 32nd St, East 34th St, East 36th St, East 38th St, East 40th St, East 42nd St, East 44th St, East 46th St, East 48th St, East 50th St, East 52nd St, East 54th St, East 56th St, East 58th St, East 60th St, East 62nd St, East 64th St, East 66th St, East 68th St, East 70th St, East 72nd St, East 74th St, East 76th St, East 78th St, East 80th St, East 82nd St, East 84th St, East 86th St, East 88th St, East 90th St, East 92nd St, East 94th St, East 96th St, East 98th St, East 100th St.

Bill 25 Alignment: What We Heard



How We Engaged

Community engagement for the Bill 25 Alignment project was carried out between February and April 2026. The goals of this engagement were to:

- Inform the public about what the City is required to change in response to Bill 25.
- Inform the public about the zoning changes, including in the City's built heritage areas.
- Collect public input on how new developments or redevelopments can fit into existing heritage neighbourhoods, to inform the development of new design 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.

What did we do?

A mix of in-person and virtual engagement opportunities were offered for the community to learn about the Bill 25 Alignment project and provide feedback. This range of engagement facilitated meaningful conversations and provided valuable insights that will help shape the City's design guidelines.

Engagement focused on built heritage areas is summarized below.

ENGAGEMENT ACTIVITIES	DESCRIPTION	PARTICIPATION
Walking Tours	Guided walking tours of the Ottawa Gardens Heritage Conservation Area, to gather feedback on what heritage characteristics matter most.	82 participants in 2 Walking Tours
Drop-in Information Sessions	Drop-in information sessions held at different locations and times across the city, giving the community opportunities to learn more about Bill 25, the proposed planning changes, and share feedback with City staff.	107 visitors to 3 Drop-in Information Sessions
Virtual Information Session	A virtual tool for people to learn more about design guidelines and share their feedback to inform design guidelines for heritage areas.	37 comments and 8 questions submitted
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.	2,060 visits to the project page by 1,247 visitors
Digital Media Campaign	A digital media campaign shared information about the project and promoted engagement.	79,238 impressions from 42,210 unique users



To complement the data collection activities focused on heritage housing development guidelines, community members were also invited to attend a traditional town hall meeting. The focus of this event was to provide broader information about changes to the City’s Zoning Bylaws and Official Community Plan in response to Bill 25, and answer participants’ questions. Feedback heard at this event was also recorded and summarized.

Town Hall	A traditional, in-person Town Hall meeting to inform, gather feedback, and answer questions from the community.	48 Town Hall Meeting participants
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Who Participated

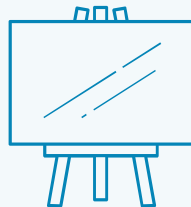
In total, 274 people attended in person events or participated online. The following summarizes participation.



82 participants in
2 walking tours



79,238 impressions from **42,210** unique users



107 visitors to
3 drop-in info sessions



2,060 visits to
the project page by
1,247 visitors



37 comments and **8**
questions submitted
through the virtual
information session

48 town hall
meeting
participants



What We Heard

The following sections outline key themes heard in community feedback. While this does not capture a full record of all comments received, City staff have reviewed and considered all feedback submitted.

Data collected across the walking tours, virtual information session, drop-in information sessions and town hall meeting are presented together, and will be used to inform the development of new design guidelines.

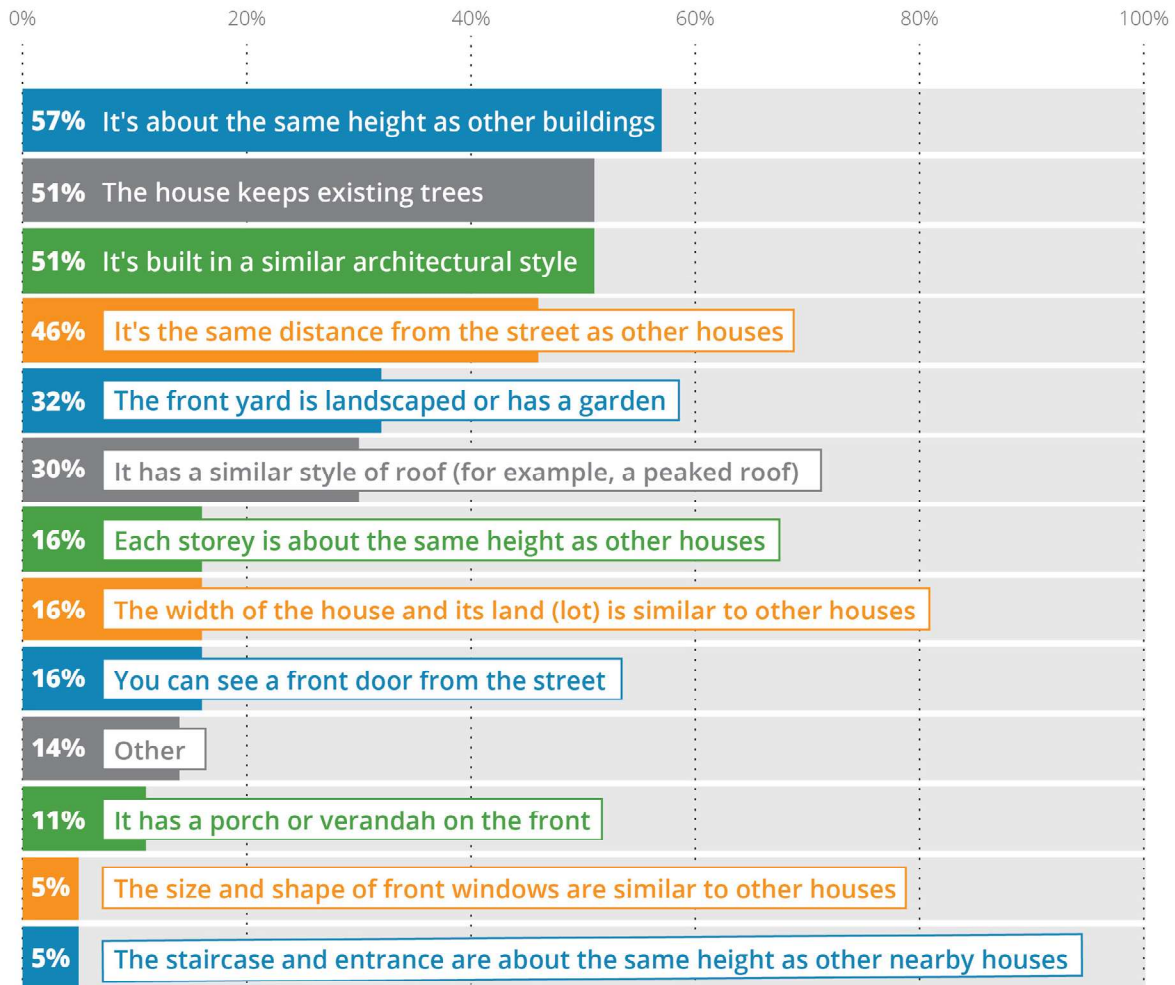
To make sure new houses fit in to existing Heritage Areas, what design characteristics are most important?

Virtual information session respondents were invited to select up to four (4) characteristics they thought would be most important to ensure a new house fit in to an existing heritage neighbourhood. A total of 37 people responded to this question. The characteristics considered most important by the most respondents were:

- It's about the same height as other buildings (21 people, or 57%)
- The house keeps existing trees (19 people, or 51%)
- It's built in a similar architectural style (19 people, or 51%)
- It's the same distance from the street as other houses (17 people, or 46%)



The graph below shows the number of people who chose each option as one of their top four (4) characteristics.



Visitors to the drop-in information sessions were also asked to indicate which features of the homes they like the most, or which elements define the character of the heritage area.

Across all drop-in information sessions, the features that were considered the most important were:



Walking tour participants took note of the characteristics they liked the most or thought would be most important to be reflected in new developments. The characteristics mentioned most often were:



Why are these characteristics important?

Comments from virtual information session respondents, and discussion with participants at the drop-in information sessions and walking tours provided insight into why these characteristics are important to people.



BUILDING HEIGHT AND SETBACK

Heritage homes being the same height and distance from the street (setback) was considered key to a cohesive neighbourhood look and feel. The typical height of heritage homes (three storeys or less) was also considered important as it helped maintain views and natural light throughout neighbourhoods.



ARCHITECTURAL STYLE

Characteristics that matched the traditional “craftsman style” were important to participants, as this style was considered most reflective of and unique to the City’s built heritage areas. Porches, rooflines, windows, colours, and materials were all important components of this style. Participants expressed a desire for general consistency, without being “cookie-cutter” – homes should share a general style for a consistent look and feel but should not be identical.



FRONT PORCHES

Traditional covered front porches with square columns were highly valued among engagement participants. These porches provide a visually pleasing entryway into homes and essential space for residents to relax.



ROOFLINES

Traditional hipped or gabled rooflines were also considered essential for maintaining the look and feel of heritage neighbourhoods. Gabled roofs with dormers were most popular among engagement participants, with flat, modern rooflines generally being considered unattractive and out of place.



WINDOWS

Traditional windows with attractive detailing and symmetrical placement, and bay windows were all important to engagement participants, as they best reflected the general style of built heritage neighbourhoods and were most visually appealing.



COLOURS AND MATERIALS

Traditional materials like wood, shingles and stucco, and simple, traditional colour schemes were generally considered the most visually appealing. Participants noted a preference for “unique” or “fun” coloured homes that matched the general style of the area but still differed from neighbouring homes.



TREES AND LANDSCAPING

Engagement participants expressed the importance of large yards or greenspace, especially for multi-unit dwellings, to ensure families have enough space for relaxation and recreation. Trees, gardens, and attractive landscaping were also considered important as they provide essential street appeal. Some participants explained that it can be harder to reclaim trees and green space once they are removed, so maintaining them should be prioritized. Some also noted that gardens or hedges should not be so large that they block views, and some expressed strong objection to the use of synthetic turf in heritage areas.

Additional Feedback

Bill 25 Alignment

Many participants across engagement events had discussions with staff about aligning with **Bill 25**. Participants were interested in whether particular properties were included in the proposed changes, how they may be impacted by the Zoning Bylaw changes, what options they have for redevelopment, and the maximum heights and densities allowed in the Zoning Bylaw. A common question was if properties in areas where up to six (6) units are permitted must be redeveloped to achieve six (6) units.

There was some interest in how four (4) or six (6) units could realistically be achieved in some of the areas to be rezoned. Some participants noted that many heritage lots seem too small or narrow to accommodate six (6) units.

There was also interest in whether multiunit dwellings would be financially feasible for developers, or **affordable** for owners. While some participants supported the addition of more multi-unit dwellings, as they would provide more housing options, some questioned whether they would still be financially out of reach for many families.

Participants across engagement were also interested in the detail of **development permit guidelines**, including what they can cover, what areas they will apply to, and how restrictive they will be.

Heritage preservation

Another common theme across engagement was the desire to better encourage the retention and **protection of heritage buildings** or features. There were some concerns that existing heritage buildings could be torn down through development, and questions about how properties listed on the [City's Heritage Register](#) could be protected if they were not already. Some participants suggested this protection could be incentivized through measures like density bonusing, grants, or tax incentives.



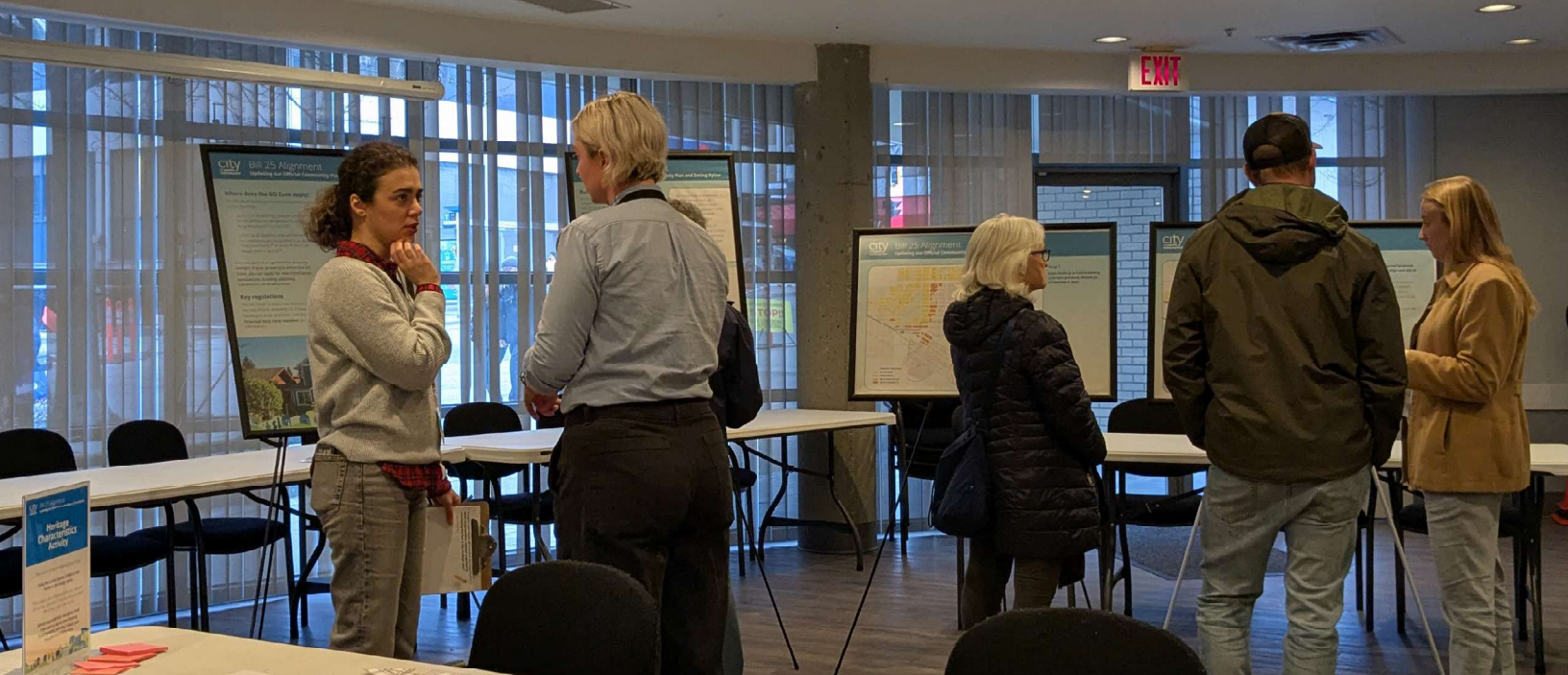
Common concerns

A common concern heard across engagements, particularly at the Town Hall, was concern with the **pace and scale of change** due to the legislative changes. Some participants questioned whether the proposed density increases were reflective of the true demand for housing and population growth in the City. Others were opposed to the Provincial government enforcing change at the local government level, and asked what options the City had for declining Provincial direction or extending the Provincial deadlines.

Concern about limited **parking** in higher density neighbourhoods was also common across engagement. Designated, off-street parking was considered particularly important for multi-unit dwellings and families with children. Participants noted that the lack of parking requirements could put more pressure on already limited street parking in busy residential areas. There were concerns that more vehicles seeking parking could intensify competition for spaces and increase congestion in quieter residential areas.

There were questions about how parking demand is assessed, and how to ensure residents would still have access to parking. There were also questions around the plan for permit parking, and if enough permits would be able to be provided to satisfy demand. Some noted that permit parking presents an affordability issue for lower income households.

There were similar concerns over higher density putting pressure on **infrastructure**. Participants noted the need for infrastructure to be adequately expanded and maintained to support the growing population. This included water and sewer services, transportation infrastructure (roads, sidewalks, and transit), schools, recreation facilities, daycare, healthcare services, and hospitals.



Engagement feedback

Participants across the engagement events also provided feedback on the engagement process. There was generally positive feedback about the Ottawa Gardens walking tours – many attendees noted they were informative and enjoyable, and appreciated the opportunity to share feedback on heritage characteristics. There was also some positive feedback on the information and activities available at the drop-in information sessions. However, some concerns were raised about the lack of Council presence throughout the engagement process. Some participants asked when and how feedback collected by the City would be presented to Council and inform their decision making.

How Will These Results be Used ?

The feedback collected through these engagement activities will be used by City staff to update design guidelines with a heritage lens.

Council will consider the adoption of proposed Official Community Plan and Zoning Bylaw updates later this year.

Appendix: Engagement Activity Detail

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 ACTIVITIES	DESCRIPTION
Postcard	A City-wide postcard mail-out to over 36,000 households and businesses to raise awareness of the provincial requirements and how to participate in engagement activities.
Targeted Mailouts	A separate letter was sent to properties directly impacted by the new provincial legislation. This provided more detailed information on the legislation changes, what it means for impacted properties, and how to participate in community engagement activities.
CityView Newsletter	Promotion of the project and community engagement activities was highlighted in the CityView newsletter on February 12, February 26, and March 12.
Infobulletin	Promotion was also included on the City of North Vancouver's digital information bulletin on the public webpage.
Social Media	The City of North Vancouver ran social media promotion of the project and community engagement activities throughout the engagement period.

Engagement Activity Detail

The table below provides more detail about the engagement activities.

ENGAGEMENT TYPE	LOCATION	DATE	TIME	NUMBER OF PARTICIPANTS
Walking Tour	Ottawa Gardens, West 6th Street at Chesterfield Ave	Monday, February 23	3 pm - 4:30 pm	53
Drop-in Information Session	Queen Mary Elementary School, 230 W Keith Rd, North Vancouver	Saturday, February 28	10 am - 11:30 am	52
Walking Tour	Ottawa Gardens, West 6th Street at Chesterfield Ave	Saturday, February 28	12 pm - 2 pm	29
Drop-in Information Session	North Vancouver City Library, 120 14th St W, North Vancouver	Tuesday, March 3	4 pm - 6 pm	37
Drop-in Information Session	Royal Canadian Legion Branch, 123 15th St W, North Vancouver	Wednesday, March 4	5 pm - 7 pm	18
Town Hall	Ottawa Gardens, West 6th Street at Chesterfield Ave	Wednesday, April 1	5 pm - 7 pm	48
Virtual Information Session	Online	Monday, February 23 – Friday, March 13	-	37
Total				274