ZONING for a prosperous city



Zoning and Prosperity

A zoning bylaw regulates land uses in a city, including where different types of businesses can operate. Many older bylaws use a very black-and-white approach of separating broad use categories like residential, institutional and commercial, only allowing one particular use on a property or a whole area. This is why we have neighbourhoods that are entirely made up of single-family homes, and other areas with no residential uses at all.

More modern approaches to zoning allow for a broader mix of uses in zones, especially where those uses are compatible (with minimal impacts on neighbouring buildings) and where the neighbourhood can benefit from having more services and retail options close-by.



Key Things to Know

100 years ago, the City was a place of port- and forestry-related industries. The diversity of job types continues to grow, and self-employment is a key part of that growth with 17% of our residents being self-employed. Our top three employment sectors include professional services, health care, and marine-related industries. Jobs in creative and professionalized industries have also become more common in the city.

Local Business Snapshot

5,887*
Businesses

29,330
Jobs

***this includes businesses that are based either within the City or outside it that have active business operations within the City.**

There are 2,846 businesses based in the City that employ one or more people

- **58%** 1 - 4 Employees
- **19%** 5 - 9 Employees
- **11%** 10 - 19 Employees
- **11%** 20+ Employees

Prosperity & Equity

Many businesses in the City are having trouble hiring and retaining staff, which can impact operating hours and quality of service. A key reason for this labour shortage is that many potential employees can't afford to live in the City and must travel long distances to get to work. This is a particular challenge for low-to moderate-income workers, due to the high cost of housing and challenges with transportation.

Through zoning, we are able to permit the development of more diverse housing forms to improve affordability, including for workers who power our local economy.

City of North Vancouver Housing Needs Report (2021)









ZONING for a prosperous city

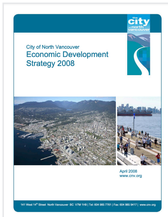


city of north vancouver

Policy Snapshot



The Metro 2050 Regional Growth Strategy (2022) has set regional employment growth targets of 500,000 new jobs by 2050. Approximately 13,000 of those jobs will be located in the City of North Vancouver. The strategy also provides direction to protect industrial lands and to set policies to support the influx of new jobs.



The City's Economic Development Strategy (2018) identifies several opportunities for welcoming more economic activity including:

- using zoning to permit and encourage developers to provide more office space, and the emergence of a health and bioscience cluster around Lions Gate Hospital; and
- using zoning to maintain industrial land for industrial purposes and to support more intense uses of the land.

Unlocking Opportunities

Through the Zoning Bylaw Update process, we will explore:

- how the Zoning Bylaw can be more enabling for new types of businesses;
- identifying what elements of a business really matter when it comes to compatibility with other uses;
- how to make it easier to understand the rules related to where different types of businesses can be located in the City; and
- how businesses are categorized and how we can be more inclusive of a diversity of businesses, retailers and services across the City.



What shops, services or amenities would you like to have within a 10 minute walk from your home?

Add a sticky note below