ZONING for a healthy city



city of north vancouver

Project Overview

As the City of North Vancouver continues to grow and change, our Zoning Bylaw needs to change too.

During the Zoning Bylaw Update process, the City will be transitioning from a traditional Zoning Bylaw that is heavy on text and technical language to a more modern format that is simple and easy to use, with more visuals for clearer explanations. It also puts a greater focus on how buildings relate to the street and other public spaces. This is called a **"form-based"** approach to zoning.

What is a Form-based Zoning Bylaw?

Form-based bylaws are more focused on building shape and design or form, and how they relate to the street and adjacent public spaces and buildings - less about the use within.

This means the updated Zoning Bylaw will convey what building 'forms' are allowed in different zones through the use of easy-to-understand diagrams and illustrations.



Project Objectives

The City's new Zoning Bylaw will be:

Integrated in its Approach

Supports the implementation of the Official Community Plan and other City policies, guidelines, and objectives.

Innovative & Equitable

Designed to enable innovative and equitable approaches to current and future social issues and trends.

Focused on Quality Design & Placemaking

Greater emphasis on the shape and form of buildings and how they relate to the streets, sidewalks and other public spaces we share.

Easier to Use & Implement

Easy to navigate, contains intuitive sections, is easier to update, and supports a more streamlined planning and development processes.

Engaging & Accessible

Replaces technical and legal jargon with plain language, images, diagrams, tables and charts - and is available in both print and interactive online formats.

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Project Timeline

Spring - Fall 2023

We are here!

Phase 1

Building Awareness and Engagement

Sharing information about the project and providing opportunities for the public to participate in the update of the Zoning Bylaw.

Phase 2

Fall 2023 - Summer 2024

Developing the New Zoning Bylaw

Drafting the new Zoning Bylaw, and testing the visual communication approaches to ensure that it meets the needs of all potential users.

Summer - Fall 2024

Phase 3

Approvals and Implementation

Preparation of the updated draft Zoning Bylaw, and development of the interactive online Zoning Bylaw.

Get Involved!

There will be several opportunities for you to get involved and provide input over the next two years. Your input is important because it helps us create a Zoning Bylaw that meets your needs and reflects your vision for the future of the City.

Watch for upcoming ways to get involved at Let's Talk CNV:

Get the latest project updates
Subscribe for email newsletters

letstalk.cnv.org/zoningupdate



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What is a Zoning Bylaw?

The Zoning Bylaw is one of the primary tools for controlling what can and can't be built in the City. It contains a set of enforceable regulations that help implement the objectives set out in the City's Official Community Plan (OCP).

The Zoning Bylaw establishes different zones, each containing its own specific regulations about what is allowed to be built. Zones are applied to every parcel of land throughout the City. Existing zones include:

- Residential and Special Residential;
- Commercial;
- Industrial and Light Industrial;
- Waterfront; and
- Public Use and Assembly.

If you have ever renovated your home or started a business in the City, you likely had to read the City's Zoning Bylaw.



What does Zoning Look Like?

Some zones may allow only one category of land use; this is often the case for industrial zones. Other zones may mix compatible uses like commercial, residential, parks and institutional uses.

Examples of Zoning in the City



In mixed-use areas like Central Lonsdale, commercial uses like restaurants and shops are permitted along the street with residential units often located above. These streets feel lively, with buildings built right to the property line.



In low-density residential areas like Grand Boulevard, the Zoning Bylaw permits only single-family dwellings and accessory units. It typically feels less lively due to a lack of restaurants, shops and services and the houses being set back at least 15 feet from the property line.



Other areas are zoned for institutional uses, like Lions Gate Hospital which acts as a major regional healthcare centre and employment hub.

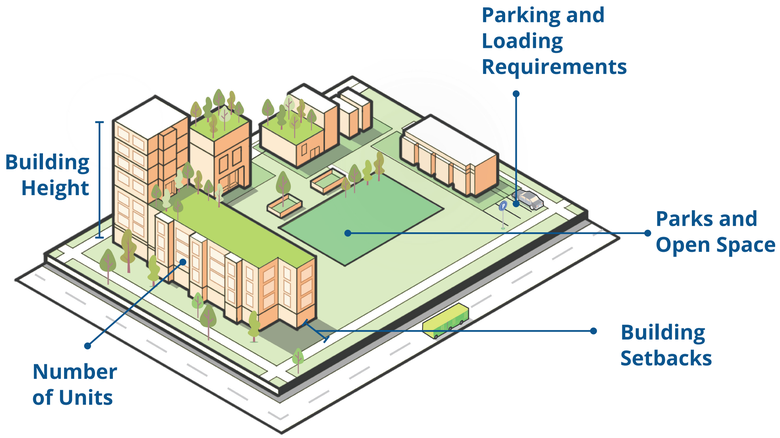


Other areas are zoned for industrial uses, like the waterfront lands east of the Shipyards.

What Does a Zoning Bylaw do?

The Zoning Bylaw regulates:

- how land and buildings may be used (e.g. residential use, retail use, institutional use...);
- lot sizes and dimensions;
- where buildings and other structures can be located on a lot; and
- the physical relationship of buildings to sidewalks, streets, parks and open spaces and adjacent buildings.



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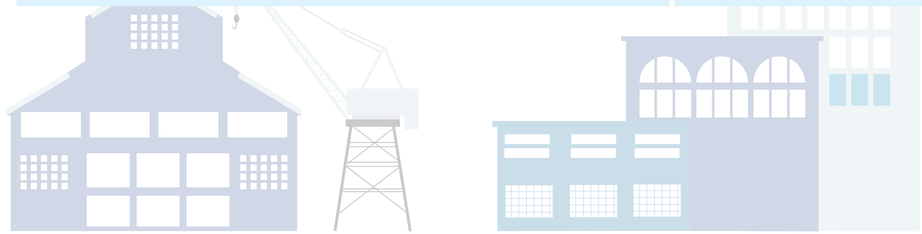


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Zoning to Meet Local and Regional Objectives

Zoning is an important part of achieving City Council's vision to be The *Healthiest Small City in the World*. It can influence the amount, type, and affordability of new housing, climate resiliency (including reduction of GHG emissions), economic prosperity, community health and wellbeing, and many other City priorities.

Council Priority	The New Zoning Bylaw...
A City for People: A city that is welcoming, inclusive, safe, accessible and supports the health and well-being of all.	Supports new development that enhances public spaces and helps promote neighbourhoods that are walkable, welcoming, accessible and safe.
A Liveable City: Leads the way in climate action and acts as a steward of the environment for future generations.	Will help us take action to reduce carbon pollution to limit the potentially irreversible effects of climate change and enhance biodiversity.
A Vibrant City: Where dynamic public spaces provide opportunities for connection and enable residents to engage and celebrate their cultures and histories.	Will allow us to better meet the diverse needs of our community, ensuring that everyone has the same access to resources and opportunities to thrive.
A Connected City: Provides active and sustainable ways for people and goods to move around the City safely and efficiently.	Can increase the mix of uses in certain areas - locating housing, jobs, shops and amenities closer together, reducing the distance people need to travel to meet their daily needs.
A Prosperous City: Supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.	Can broaden how businesses are defined and where they can be located so we can be more inclusive of a diversity of businesses, retailers and services across the City.



Both Metro Vancouver, and the City of North Vancouver are expected to grow over the next 30 years. In order to accommodate this growth, the new Zoning Bylaw will support optimizing both land use and the existing transportation network to ensure that we are able to provide the kinds of housing, employment and transportation choices that will be needed in the future.

The Region is Growing...

By 2050 Metro Vancouver will need to accommodate	By 2050 the City will need to accommodate
One Million New Residents	**~23,000** New Residents
500,000 New Housing Units	**~16,000** New Housing Units
500,000 New Jobs	**~13,000** New Jobs

Source: Metro2050 Regional Growth Strategy (2022)