ZONING



for a well-designed city

Zoning and Urban Design

Well-designed streets, and the buildings that surround them, attract residents and visitors, bringing people together and helping create a unique sense of place.

Certain public spaces in our city such as Lower Lonsdale and the Shipyards show how urban design can provide comfort and enjoyment in an urban environment by offering interesting things to do and see for people of all ages and abilities.

The Zoning Bylaw Update presents a generational opportunity to highlight the importance of urban design in future development.

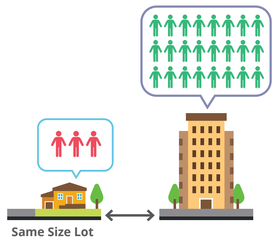


Key Things to Know

Our city is known for high-quality urban design and engaging public spaces. Most of these buildings and spaces were designed through a rezoning process for specific sites rather than by pre-determined design guidelines for a broader area. In most areas of the city, there are no set design requirements for new buildings apart from very basic parameters like maximum height and floor area.

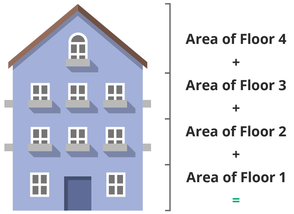
Density

The City of North Vancouver defines density as "the ratio of the building size to the lot size. By increasing density, less land is used to house more people."



Gross Floor Area (GFA)

The City of North Vancouver defines gross floor area (GFA) as the "total area of all the floors in each building on a lot."



Design & Equity

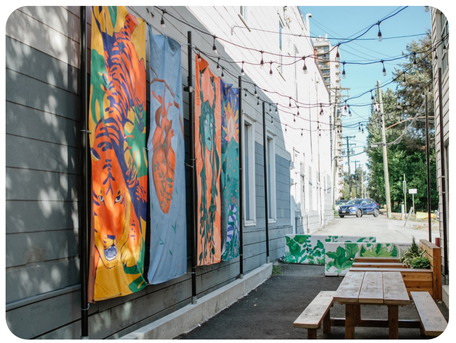
Canada Mortgage and Housing Corporation (CMHC) defines **universal design** as "the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size and ability."

The Zoning Bylaw update presents will allow us to explore how principles of universal design can be used to create a more equitable City for our growing and aging population.

Developing a Housing Strategy for an Age-Friendly Community









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city of north vancouver

Policy Snapshot



The City's **Official Community Plan (2014)** outlines goals and objectives about development patterns, including the importance of design in enhancing liveability.



The City's **Mobility Strategy (2022)** offers a vision for creating 'healthy streets that work for everyone'.

The way in which development occurs in the City can play a critical role in residents' experiences. For example, pedestrians' experiences in the City may be improved with urban design interventions such as weather protection to create rain-friendly public spaces.



Unlocking Opportunities

A new Zoning Bylaw can set clearer guidance for welcoming and vibrant places, by regulating:

- the shape of buildings;
- the kinds of building materials used; and
- requirements for indoor and outdoor gathering areas.

Some issues and opportunities that we can explore in the new Zoning Bylaw include:

- focusing on how buildings frame the street and other public spaces;
- setting standards for quality building materials;
- maintaining and expanding fine-grained networks for walking and rolling (like mid-block connections), supporting community connectivity and safety;
- increasing shared amenities such as rooftop greenspaces, pet-friendly spaces, community gardens and spaces for play;
- ensuring that buildings on our key shopping streets, feature active ground floors with windows and doors opening onto the sidewalk; and
- increasing the amount and quality of overhead weather protection to make life easier in our rainy seasons.







