

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:05 p.m. on Monday, February 9, 2026 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Staff: Mike Fox, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Saira Walker, General Manager – Corporate Services
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Andy Bell, Manager – Engineering Services
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Yan Zeng, Manager – Development Planning
Tamsin Guppy, Senior Development Planner
Tanja Oswald, Community Planner
Jason Smith, Senior Community Planner
Kevin Zhang, Senior Development Planner
Kaitlin Hebron, Confidential Council Clerk
Daniel Broderick, Planning Assistant – Development Planning
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. February 9, 2026 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the agenda for the February 9, 2026 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. November 17, 2025 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the minutes of the November 17, 202 Council Workshop are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Small-Scale Multi-Unit Housing (SSMUH) Approaches in Response to Bill 25

File No.

Jason Smith, Senior Community Planner, provided an introduction to the Council Workshop, noting that staff have been working diligently to develop a proposed approach to issues raised by Bill 25. Mr. Smith noted the presentation is divided into, macro-level issues, including natural hazard exemptions, preserving frequent transit areas for future growth, additional approaches to six-unit SSMUH areas, and residential rental tenure zoning, technical, and site-specific matters.

Council discussion ensued and the following comments and concerns were noted:

- Discussed options outlined in the presentation;
- Highlighted the need for stronger focus on affordability and affordable housing options;
- Queried the definition of affordable;
- Requested additional information on tenure and use of residential rental tenure zoning;
- Discussed the challenge of unpredictability;
- Commented on projected population growth;
- Highlighted concerns expressed from the community that SSMUH will lead to widespread development of single-family neighbourhoods;
- Expressed concerns on the potential submission of an application for an extension in relation to preserving frequent transit areas for future growth (Lions Gate – Marine Drive);
- Requested rationale for the proposed provincial time extension;
- Commented on the need for community consultation and discussion;
- Expressed uncertainty about what extended areas would look like and expressed disappointment about the lack of clarity;
- Commented on the perceived discord between municipal and provincial governments;
- Noted the province did not undertake consultation with local governments on the potential impacts of Bill 25;

- Referenced municipalities who have opposed Bill 25;
- Commented on provincially imposed deadlines;
- Discussed Development Cost Charges (DCCs);
- Queried how infrastructure will be financed;
- Expressed concerns regarding costs associated with the North Shore Wastewater Treatment Plant (NSWWTP);
- Commented on rental tenancy issues;
- Queried if the province would grant an exemption to the Pemberton Heights area;
- Queried the difference between frequent transit areas and transit-oriented areas;
- Commented on potential impacts on commercial businesses along the Marine Drive/Lions Gate corridor; and,
- Expressed interest in hearing input from local Indigenous governing bodies.

In response to a question from Council, staff advised that tenure and use of residential tenure zoning is being prioritized, and additional analysis is ongoing.

In response to a question from Council, staff advised that the extension request would apply only to a limited area within Lions Gate and would be subject to approval. Staff noted that all other lots must comply with the legislation by June 30, 2026.

In response to a question from Council, staff advised that the deadline for Bill 25 compliance could be extended to 2030 should the province approve the extension request.

In response to a question from Council, staff advised that most single-family lots in the District within the Urban Containment Boundary are considered “restricted zones” as per Bill 25, and as such are required to permit SSMUH densities.

In response to a question from Council, staff advised that they would bring back a proposal to establish the level of affordability supported by an economic analysis for the six-unit SSMUH areas.

In response to a question from Council, staff advised that bylaws are scheduled for introduction in April. A report will be brought forward prior to first reading to seek Council’s intention regarding residential rental tenure zoning.

In response to a question from Council, staff advised that only the District Municipality of Squamish has utilized natural hazard exemptions to SSMUH.

In response to a question from Council, staff advised that the District has completed its analysis of natural hazards and reviewed the option of applying natural hazard exemptions, determining it to be appropriate.

In response to a question from Council, staff advised that if an extension request is refused by the province, the municipality would have 90 days to comply.

In response to a question from Council, staff advised that engagement opportunities beyond the planned public hearing in May may be limited.

In response to a question from Council, staff advised that if Council chooses to pursue amending the OCP to designate higher density, staff would return in March with a report, followed by a decision on OCP amendments to support the zoning bylaw rewrite through an expedited amendment process.

In response to a question from Council, staff advised that for SSMUH developments, stratification is feasible for new construction prior to any occupancy. Staff noted that other tools such as residential rental tenure zoning could also be used and applied to all units or selectively to specific units.

In response to a question from Council, staff advised that SSMUH zoning would permit a maximum of two residential buildings on a lot. Staff noted that stratification would not require Council approval if the building has not previously been occupied.

In response to a question from Council, staff advised that they are unaware of any other municipality that has pursued rental tenure zoning.

In response to a question from Council, staff advised that regarding Withholding Motions, there is a separate non-conforming authority in the *Local Government Act* that must be referenced, and Council cannot pass a Non-Withholding Motion to override it.

In response to a question from Council, staff advised that the availability of local utilities and services is governed by the District's Development Servicing Bylaw, which sets requirements for fire protection based on housing type. Staff will map areas with and without adequate fire protection for SSMUH development.

In response to a question from Council, staff advised that a building permit may be denied if a property does not meet servicing requirements.

In response to a question from Council, staff advised that Council cannot use zoning to prohibit SSMUH development.

In response to a question from Council, staff advised that the pace of change will likely be gradual.

In response to a question from Council, staff advised that they had requested certain transit-oriented areas (TOAs) within the District to be excluded from TOAs regulations, but the province declined, confirming its approach to remain consistent across the province.

In response to a question from Council, staff advised that the province has not granted extensions requests to every community that has applied for them.

In response to a question from Council, staff advised that housing can be delivered much more efficiently within the town centres.

4. PUBLIC INPUT:

4.1 Katherine Fagerlund:

- Noted there are two different hazard maps;
- Queried why hazard classifications only include wildfire and floods and omits slope stability;
- Expressed concern regarding the exclusion of slopes from hazardous area exemptions; and,
- Opined the District appears to be using outdated property definition maps that do not reflect the actual topography.

4.2 Erik Jensen

- Expressed concern about being cautious regarding financial impacts on taxpayers;
- Noted from an affordability perspective, using a 1.0 FSR rating results in a minimal cost of \$750 per square foot for the average lot;
- Commented on costs associated with stormwater management; and,
- Opined that SSMUH is unlikely to improve housing affordability.

4.3 David:

- Queried if there should be discussion on the course of action if the provincial extension is refused; and,
- Noted that responses from the province on the extension must be provided by June 30, 2026.

4.4 Resident:

- Commented on development cost charges and the offset of costs for infrastructure improvements.

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the Monday, February 9, 2026 Council Workshop will reconvene on Tuesday, February 10, 2026 at 5:00 p.m.

CARRIED
(9:12 p.m.)

The Monday, February 9, 2026 Council Workshop reconvened at 5:02 p.m. on Tuesday, February 10, 2026.

Councillor BACK arrived at this point in the proceedings (5:06 p.m.)

Kevin Zhang, Senior Development Planner, noted the presentation for part two will be divided into four parts: zone inputs, proposed small-scale multi-unit housing (SSMUH) regulations, renderings, and topics seeking Council direction. Mr. Zhang highlighted topics seeking Council direction include the general approach to the SSMUH zone, neighbourhood consistency, proposed approach to basements, and subdivisions in small lot infill areas (SLIAs).

Council discussion ensued and the following comments and concerns were noted:

- Commented on SLIAs in the District;
- Requested floor-space ratio (FSR) across more typical lot sizes;
- Expressed concerns regarding the proposed front yard setback;
- Commented on flat versus pitched roofs;
- Discussed the evolution of the community;
- Noted a lack of detail in prior public engagement and surveys;
- Raised concerns relating to unintended consequences resulting from SSMUH legislation;
- Opined that decisions are being requested without sufficient information;
- Suggested building flexibility into the approach;
- Commented on Bus Rapid Transit (BRT);
- Expressed support for the proposed approach to basements;
- Noted that SSMUH represented a significant change that will occur gradually;
- Stated development will alter the look and landscape of neighbourhoods;
- Requested visual examples to show more potential configurations;
- Commented on negative environmental impacts such as greenhouse gas emissions resulting from development;
- Requested all prior public engagement materials on SSMUH;
- Expressed support for a minimum unit size; and,
- Requested a visual example depicting a “worst-case scenario”.

In response to a question from Council, staff advised that the province confirmed that in the legislation, covenants remain enforceable and will be monitored during the implementation of SSMUH.

In response to a question from Council, staff advised that on average, approximately six new lots are created per year, including large-lot subdivisions, with SLIAs historically ranging from zero to six annually.

In response to a question from Council, staff advised that SLIAs currently allow for the creation of additional lots, subject to subdivision approval.

In response to a question from Council, staff advised that the most common lot size is approximately 7,500 square feet.

In response to a question from Council, staff advised that the proposed SSMUH zone retains absolute maximum floor area caps that are tiered by unit count. Staff noted the totals appear larger because basement and garage areas are now included. The overall floor space is generally consistent with existing zoning for a development consisting of a house, a suite and a coach house.

In response to a question from Council, staff advised that an additional 500 square feet is permitted for a coach house or for additional units within multi-flex/SSMUH zones and the approach is intended to ensure each unit remains a liveable, appropriately sized dwelling consistent with the regulation and community feedback.

In response to a question from Council, staff advised that the maximum floor area caps for single-family homes range from 7,000 to 8,500 square feet, reiterating that the totals appear larger because the basement area is now included. It is also noted that these caps are only achievable on large lots. Typically, lots will be FSR constrained.

In response to a question from Council, staff advised that flat roofs are generally discouraged due to the increased risk of leaks and draining issues in the North Shore climate, and the zoning bylaw encourages pitched roofs by permitting greater heights for pitched roofs.

In response to a question from Council, staff advised that while the province does not recommend SSMUH be regulated through a development permit process, a pitched roof requirement could be established as a design recommendation rather than a building code standard.

In response to a question from Council, staff advised that examples illustrating tiered density and 40-50% building coverage could be provided and noted that the basic formula is 55% coverage with an additional allowance of just over 500 square feet for each additional unit.

In response to a question from Council, staff advised that there is no specific restrictions on how the density is split between the two potential residential buildings, although the rear building is limited to two storeys.

In response to a question from Council, staff advised that while six-unit properties are not required to provide off-street parking, the District could consider implementing curbside management strategies to address potential parking impacts.

In response to a question from Council, staff advised that under provincial legislation, the strategy should focus on maximizing transit in order to reduce parking demand.

In response to a question from Council, staff noted that building up is generally less expensive than building down and helps with storm and groundwater management.

In response to a question from Council, staff advised that if SLIA were eliminated, some subdivision proposals would require applying to rezone and obtaining Council's approval, followed by approval from the subdivision officer.

In response to a question from Council, staff advised that there are only 53 lots in the District that are under 2,000 square feet.

In response to a question from Council, staff advised that partial basements are still permitted, however, the incentive to include a basement, through floor spaces exemptions, is proposed to be removed.

In response to a question from Council, staff advised that there are approximately 1,000 SLIA lots, of which only approximately 85 are wide enough to allow subdivision.

4. PUBLIC INPUT (Continued):

4.5 Katherine Fagerlund:

- Requested illustrative examples depicting worst-case development scenarios.

4.6 Erik Jensen:

- Expressed concern for large "monster homes" on the North Shore;
- Raised concern that shifting basements from below grade to above grade is troubling;
- Questioned staff's suggestion that additional FSR be granted for multiple dwelling units under one roof;

- Expressed concern that post-inspection alterations may occur and be difficult to monitor;
- Expressed concern that the province may be overstepping without fully understanding the scale of local impacts;
- Stated additional infrastructure such as water will be required; and,
- Emphasized the need for a careful and thoughtful approach to implementation.

4.7 David:

- Noted that “monster homes” with four or six stratified units could be sold as separate units and do not guarantee multi-generational housing;
- Expressed support for establishing both minimum and maximum unit sizes;
- Suggested staff revisit FSR at the six-unit SSMUH model to ensure units are suitable for families; and,
- Queried the feasibility of underground parking.

4.8 Paolo:

- Commented on the use of sandbags on property lines;
- Noted the presence of sandbags at the front of lots;
- Commented on issues related to basements; and,
- Stated change is necessary.

Jason Smith, Senior Community Planner, outlined the next steps including public engagement, submission of the extension application, amendments to the OCP and zoning bylaw, and the development of implementation guides.

5. ADJOURNMENT

MOVED by Councillor MAH

SECONDED by Mayor LITTLE

THAT the February 9, 2026 Council Workshop is adjourned.

CARRIED

(Tuesday, February 10, 2026 at 7:01 p.m.)

Mayor

Corporate Officer

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