

AGENDA INFORMATION☐ Regular Meeting

Date: _____

☒ Other: Council Workshop

Date: January 13, 2026



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

December 18, 2025

AUTHOR: Jason Smith. Senior Community Planner

SUBJECT: 2026 Strategic Priorities for Community and Development Planning

RECOMMENDATION:

That the report titled “2026 Strategic Priorities for Community and Development Planning” and dated December 18, 2025 be received for information.

REASON FOR REPORT:

There are a series of interrelated projects with fixed timelines coming before Council in the first half of 2026. Staff are providing an overview of those projects, how they relate and the timelines involved to accomplish these projects prior to the summer break in 2026. Staff are also seeking Council’s feedback on the priority of future Town and Village Centre Implementation Plan Updates.

SUMMARY:

The two key projects for Community and Development Planning are implementing Small Scale Multi Unit Housing (SSMUH) and the Zoning Bylaw Rewrite. Both of these projects will require input and decisions from Council in the first half of 2026 and in particular Q1. There are other projects and initiatives that both departments are working on that relate to these efforts and there is opportunity for Council to provide additional direction on priority projects for the first half of 2026.

ANALYSIS:

Key projects for both Community Planning and Development Planning are described below along with key Council decision points.

Small Scale Multi Unit Housing (SSMUH)

With the recent adoption of Bill 25, the *Local Government Act* has been amended to expand the definition of a *Restricted Zone* to include all lots where a single detached home with a secondary suite and coach house (detached accessory dwelling unit) are allowed. As a result, the District is required to implement SSMUH by June 30, 2026. Under provincial requirements, *Restricted Zones* must permit between three and six dwelling units per lot, subject to established provincial criteria.

Further discussion and direction from Council will be sought at a workshop scheduled for January 19, 2026. Council will be asked to provide direction on the following matters:

1. Approach to area/neighbourhood exemptions related to natural hazards
2. Preserving Frequent Transit Areas for future growth
3. Managing areas that permit six-unit SSMUH development
4. Technical considerations for SSMUH (e.g., building height, number of buildings, and additional density)

Given the June 30, 2026 implementation deadline, staff will be bringing forward the required Official Community Plan (OCP) and Zoning Bylaw amendments for SSMUH in conjunction with the broader Zoning Bylaw Update project. The proposed timeline anticipates initial bylaw reading in mid-April 2026 in order to meet an adoption deadline of June 2026. Council may receive additional staff reports prior to April 2026, depending on the direction provided at the January 19, 2026 Council workshop.

Zoning Bylaw Rewrite

The Zoning Bylaw Rewrite is a three-year project to update the current 1965 Zoning Bylaw. Zoning Bylaw is a fundamental land use management tool for the District and the initiation of the project predated provincial housing legislations. The end product is a complete and streamlined set of new zones and general regulations that align with current policies and best practices.

Council has already discussed several of the proposed changes affecting single family neighbourhoods, some of which are aligned with the requirements for implementing Small Scale Multi-Unit Housing. Proposed changes to other types of zones, particularly related to employment enabling uses, will be presented at a Council Workshop scheduled for February 9, 2026. Additional engagement with the community and interest holders will occur in Q1 2026.

The zoning amendments required to implement SSMUH will be incorporated into the broader Zoning Bylaw Rewrite. As such, currently, the intent is to have the entire set of zoning related bylaws be brought forward for first reading in mid-April in order to meet the provincial deadline of SSMUH adoption in June 2026.

Implementation of the new Zoning Bylaw, including process redesign and digital deployment, will commence following the adoption.

Inclusionary Zoning

Following the December 8, 2025 Council workshop, staff are undertaking additional analysis based on Council's feedback. Timing of the next steps is contingent on the ability to update the financial analysis that underpins this work. Staff intend to provide Council an update in Q1 on the recommended approach and engagement plan.

Completion of In-Stream Development Applications

Staff are working with applicants of in-stream development applications in order to receive Council consideration and bylaw adoption, if applicable, prior to August 2026. This minimizes potential disruptions to these developments given that the current Council term comes to an end, and a new Council will be elected in October 2026.

Further OCP Updates – Town and Village Centre Implementation Plans

Town and Village Centre Implementation Plans provide a vehicle for interpreting and applying the Official Community Plan at the neighbourhood level, while addressing unique local issues, opportunities, and priorities. Updating the existing Plans would provide an opportunity for enhanced local citizen engagement with a focus on liveability and issues of daily life. They also provide a basis of support for local government investment and such as physical improvements (e.g. parks, plazas, active transportation) and services (e.g. activity programming or “place-making” initiatives). Finally, these Plans can address local issue such as:

- The preservation or protection of certain uses (e.g. heritage and cultural sites or environmentally sensitive areas),
- Avoiding local risks (e.g. environmentally sensitive areas, hazardous areas, or conflicting land uses), and
- Support local area transitions (e.g. revitalization, infill, intensification or additional density in Transit Oriented Areas), while considering local infrastructure capacity and investment needs.

Staff anticipate learnings from the recent Official Community Plan review will help shape the recommended scope and study areas for any updated Town and Village Centre Implementation Plans. An overview of the existing town and village centre plans can be found below in **Table 1**.

These plans were adopted by resolution and help guide development in their respective centres. They also provide more detailed implementation details and design guidelines for each of the centres. Most were completed as follow up work to the 2011 OCP. Many have helped to guide significant changes in these areas, in particular Lower Capilano (Lionsgate) and Lower Lynn.

Table 1 outlines the existing centre plans, their date of adoption and the number of net new units that have been constructed in those centres since the adoption of the current OCP in 2011.

Plan	Year	Net new units (since 2011)
Lower Capilano Marine Village Centre Implementation Plan	2013	+1,477 units
Lower Lynn Town Centre Implementation Plan	2013	+1,657 units
Edgemont Village Centre: Plan and Design Guidelines	2014	+246 units
Lynn Valley Town Centre Public Realm and Design Guidelines	2015	+979 units
Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines	2017	+218 units

Table 1 - District Town and Village Centre Plans

Council insight into which Plans listed in Table 1 should be prioritized for updating would be helpful. Staff also recommend Council consider the merits of updating plans for some of the District's smaller centres such as Queensdale given the extent of re-development approved within City of North Vancouver.

Next Steps:

The proposed next steps for the strategic priority projects discussed in this report are outlined in **Figure 1**. The currently anticipated Council meetings and workshops over the first half of 2026 are shown. More could be added as needed in response to further Council direction.

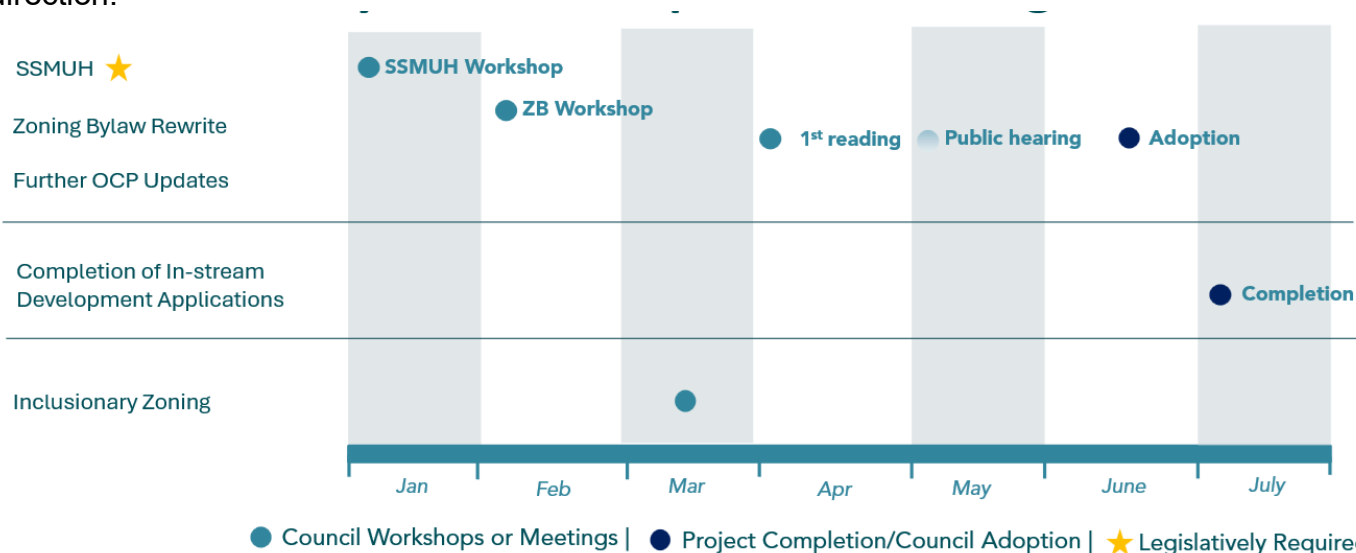


Figure 1 - Community and Development Planning Priorities

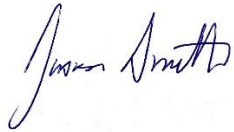
There will continue to be an ongoing need for Community and Development Planning to coordinate with other departments on implementing these projects and ensuring that the OCP and Zoning Bylaws support their work priorities. Examples of the interdepartmental

coordination that will continue to be necessary include delivery of the Strategic Transportation Plan, utilities planning, and parks acquisition.

Conclusion:

2026 will see critical projects from Community and Development Planning come forward in the first half of the year. These projects will work to implement Council's priorities, address community concerns and respond to provincial legislation. The purpose of this report is to bring to Council's attention the work that will be coming forward and their role in setting direction.

Respectfully submitted,



Jason Smith
Senior Community Planner

Attachments:

1. Staff Presentation

REVIEWED WITH:			
☐ Business and Economic	_____	☐ Finance	_____
☐ Bylaw Services	_____	☐ Fire Services	_____
☐ Clerk's Office	_____	☐ GIS	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____
☐ Communications	_____	☐ Integrated Planning	_____
☐ Community Planning	_____	☐ ITS	_____
☐ Development Engineering	_____	☐ Parks	_____
☒ Development Planning	<u>Y</u>	☒ Housing	<u>T</u>
☐ Engineering Operations	<u>Z</u>	☐ Review and Compliance	<u>A</u>
☐ Environment	_____	☐ Solicitor	_____
☐ Facilities	_____	☐ Utilities	_____
		External Agencies:	
		☐ Library Board	_____
		☐ Museum and Archives	_____
		☐ NSEM	_____
		☐ NS Health	_____
		☐ NVRC	_____
		☐ RCMP	_____
		☐ Other:	_____

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2026 Strategic Priorities for Community and Development Planning

January 13, 2026 Council Workshop

Relevant Provincial Legislation

Legislation	Item	Status
Bill 44	Housing Needs Reports - 20-year housing need	Complete (2024)
	OCP and Zoning Bylaw must accommodate 20-year housing need	Complete (2025)
	SSMUH	Complete (2024)
Bill 47	Designate Transit-Oriented Development Areas	Complete (2024)
Bill 16	Inclusionary zoning tool for affordable housing in new developments	Ongoing
Bill 25	SSMUH	Ongoing

Council Priorities



Enhance transportation and mobility



Lead in climate emergency action and environmental management



Address the housing crisis and the community's housing needs



Foster community wellbeing, culture, and safety



Achieve a balanced and fair economy



Foster a resilient organization

Planning and Other Related Projects



- Strategic Transportation Plan



- Zoning Bylaw Rewrite
- In-stream dev. applications
- Social & supportive housing projects
- Inclusionary zoning



- Economic Development Strategy implementation



- People Parks and Dogs Strategic Plan
- Parks Acquisition Strategy
- Biodiversity Strategy



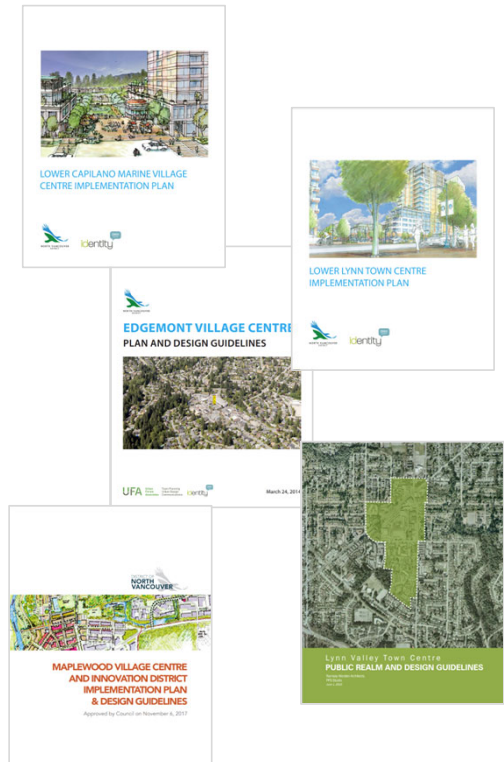
- Seniors Strategy
- Poverty Reduction Strategy



- Zoning Bylaw Update
- DAPR

Town and Village Centre Implementation Plans

Plan	Year	Net new units (since 2011)
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Community and Development Planning Priorities

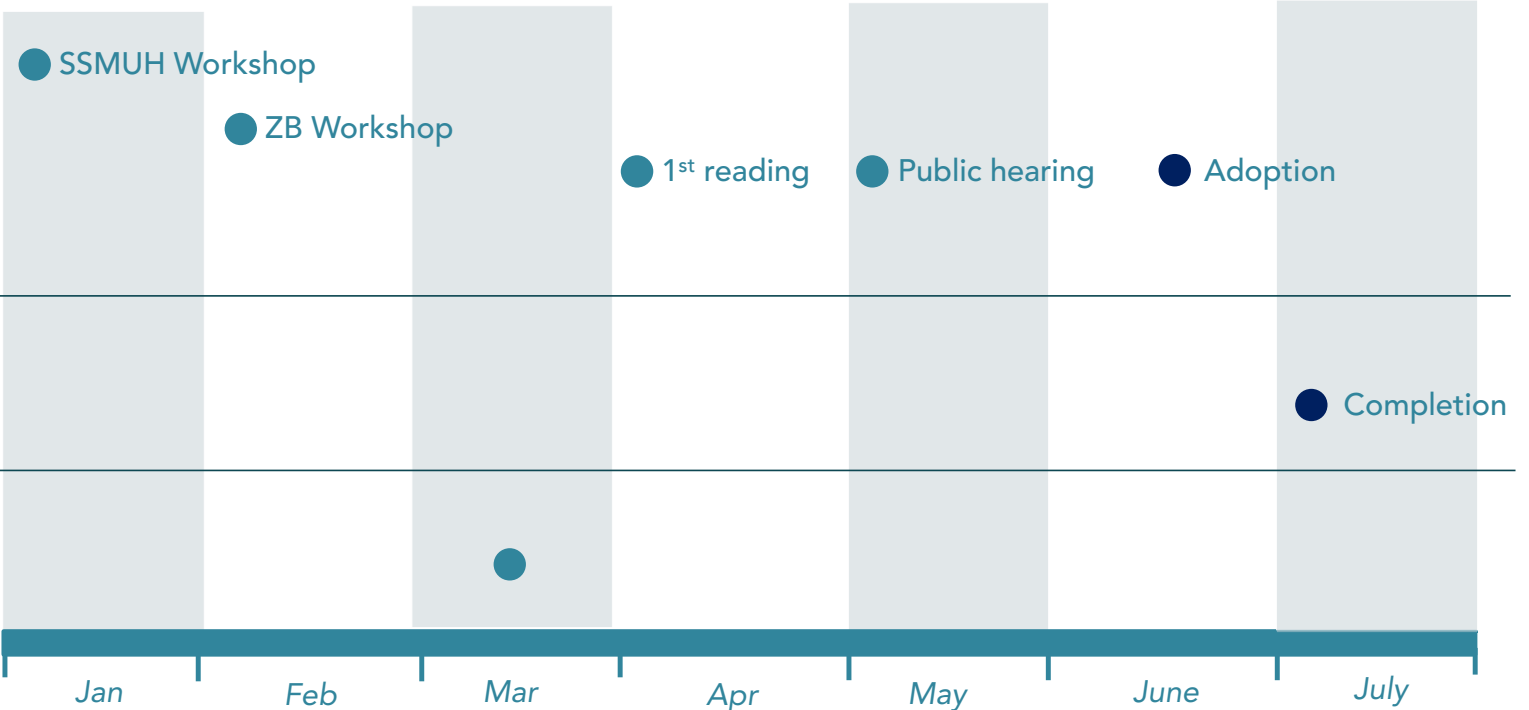
SSMUH ★

Zoning Bylaw Rewrite

Further OCP Updates

Completion of In-stream
Development Applications

Inclusionary Zoning



● Council Workshops or Meetings | ● Project Completion/Council Adoption | ★ Legislatively Required