

AGENDA INFORMATION	
☒ Regular Meeting	Date: May 4, 2026
☐ Other:	Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

April 16, 2026
File: 09.3900.30/003.001

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SUBJECT: Revised Timing for the Zoning Bylaw Rewrite Project

RECOMMENDATION:

THAT Council supports the Zoning Bylaw Rewrite Project with the revised timeline extending into Q3 2027 (July), which will enable further discussion on specific topics with Council, the public and interest holders.

REASON FOR REPORT:

The purpose of the report is to confirm with Council the revised timeline for this strategic project and provide a summary of Council's directions to date.

SUMMARY:

The Zoning Bylaw Rewrite project – the first comprehensive modernization of the District's zoning and policy implementation framework in over 60 years – includes a critical and complete review of the zoning regulations that impact how land is used in the District. This much needed update works hand in hand with the Development Approval Process Review (DAPR) initiative to streamline regulations and improve on process efficiency and effectiveness, while ensuring zoning regulations reflect current policies and Council directions.

Recognizing the complexity of the Zoning Bylaw and the far-reaching nature of the project, some Council members have expressed interest in extending the timeline to enable further public and interest holder input and additional Council workshops. Given the volume of work and Council's meeting schedule, staff anticipate the review would extend to mid-to-late 2027.

BACKGROUND:

The Zoning Bylaw Rewrite project has been underway since October 2024 ([Report to Council](#)) and it has been envisioned to be a three-year project from beginning to completion. Since then, a small but dedicated staff team, along with a team of consultants, have done extensive work in research, analysis, development of new zones as well as community and interest holder consultation.

Project timeline to date:

- 2025: Focus on Ground Oriented Residential Zones:
 - June 23, 2025 – Council Discussion ([Report to Council](#))
 - Spring- Summer 2025 – Public Input (in conjunction with the OCP Update: [Report](#))
 - December 2, 2025 – Council Workshop ([Report to Council](#))
 - End of 2025 – First cut of the draft Bylaw complete and extensive interest holder engagement underway
- 2026: Discussion of the broader zoning bylaw work
 - Winter 2026 – Business Community Input on Commercial and Industrial Zoning
 - February 10 & 23, 2026: Discussion of Industrial, Commercial and Parking sections of the draft Bylaw. ([Report to Council](#))
 - April 7, 2026: Discussion of Commercial Zoning Options in the draft bylaw ([Report to Council](#))

The project has coincided with and is influenced by various other key work projects, including OCP update work mandated by Provincial legislation, Inclusionary Zoning discussions with Council, and Provincially mandated discussion of Small Scale Multi-Unit Housing (SSMUH).

ANALYSIS:

Updating the District's Zoning Bylaw is a necessary and important undertaking to help ensure new development is in keeping with Council's key policy directions. This update is guided by the principles below.

Key Principles						
Improve Liveability	Promote Climate Resilience	Simplify Regulations	Support Economic Development	Facilitate Housing Diversity	Respecting Existing Character	Maintain Existing Development Potential
						

In Workshops and Regular Council Meetings, Council has recognized the critical nature of this strategic work and support for the goals of the project, noting the importance of:

- Simplifying confusing and lengthy regulations;
- Ensuring new development has a lighter environmental footprint;
- Protecting existing jobs and industrial lands and growing our economy;
- Facilitating more liveable and varied ground-oriented housing options; and

- Protecting landowner's rights by maintaining development potential under the existing zoning.

Staff have received support and direction from Council on key components of the draft bylaw, which are summarized below. In addition, the draft regulations reflect the input received from the public and key interest holders.

Ground-Oriented Detached Residential Zoning (i.e. traditional single-family zones):

- Recognizing the importance of maintaining development rights under existing zoning, but also the need to reduce the degree to which new homes are built with fully-below grade basements and the impact of these basements on the environment and on liveability, the proposed regulations eliminate incentives for fully in-ground basements by changing how floor space is calculated.
- Similarly, updates to height regulations create more opportunity for basement areas to be partially or fully above grade (note, while fully-in-ground / below grade basements are not supported, partial basements are still permitted).
- To further facilitate diversity of housing options with opportunities for secondary suites and coach houses, the proposed regulations will:
 - Include 500 square foot (46.5m²) of additional floor space for a coach house unit and a maximum size of 1,400 square feet (130.0 m²): and
 - Simplify secondary suites regulations and permit them to be up to 49% of the principal dwelling unit.
- To simplify the building process for new construction and renovations, while still maintaining community character, proposed regulations are simpler, fewer, and where appropriate, slightly more permissive. This also reduces the instance of non-conforming status and in turn the need for variances. Proposed regulations include simplified heights, and floor area calculations, and updated coverage and permeability measures.
- To soften the impact of decreased reliance of basements and increased above ground living space, there was broad community support for making better use of the front yard area, accordingly the front yard setbacks have been reduced in two ways:
 - The traditional 25 foot (7.6 m) setback has been reduced to 20 feet (6.1 m); and
 - In the same way that a portion of the building has been allowed to come forward on the lot in the form of a side entry garage, that same building shape may now be two storeys and used as living space or garage area.

Multi-Family Zoning:

- "Shelf-ready" multi-family zones for multiplex, townhouse, and apartment residential have been developed to replace the outdated zones that are difficult to apply and to align with the Official Community Plan land use designations. These zones can be applied to individual sites going through rezoning process, eliminating the need to create site-specific, resource-intensive Comprehensive Development zones.
- Multi-family zones will be applied to existing developments to facilitate any renovations or repairs that are required. No "pre-zoning" of residential land is proposed.

- Recognizing the importance for the new Zoning Bylaw to be adaptable to unique site conditions, new zones have introduced modifiers, a built-in system of amending specific aspects (such as height and density) of specific zones while maintaining key elements (such as use) for consistency and in turn ease of use.
- To support the provision of affordable housing in the District and the ongoing discussion with Council on Inclusionary Housing (IZ), new zones will explore opportunities to align the ongoing review of IZ with the draft Zoning Bylaw.

Industrial Zoning:

- The Industrial Zoning work maintains the focus on industrial uses, in accordance with municipal and regional policy to strongly protect industrial lands;
- The proposed regulations:
 - Further restrict subdivision of heavy industrial lands to reduce parcelization of key port and heavy industrial sites; and
 - Introduce tighter restrictions on Light Industrial lands to prevent commercial erosion of these lands by fitness centres, instructional services, car sales, and childcare and larger format retail or restaurant use.

Commercial and Mixed-Use Zoning:

- Working with a shared goal of ensuring zoning supports vibrant commercial shopping areas, the new commercial zoning regulations look to:
 - Expand the amount of commercial floor area by creating a new “shelf-ready” commercial zone for rezoning applications on mixed-use sites that includes requirements for additional commercial floor space on the second floor;
 - Accommodate most existing businesses in the District and facilitate their ongoing operations by creating general commercial zones that are not overly restrictive at this time; and
 - Restrict residential use from the ground floor.

Council voiced interest in ensuring that neighbourhoods kept their distinctive characters and while there was interest in simplifying regulations there was also interest in exploring the differences between commercial neighbourhoods in greater depths and through updates to local serving design guidelines.

Council further expressed a desire to better understand how the variety of existing commercial zones could be collapsed into fewer, simpler zones and what that might mean for existing single commercial purpose zones like those applied to Neighbourhood Pubs (4 sites) or Garden Centres (1 site).

Parking:

An introduction to the update to parking was held in February in which the following key concepts were discussed:

- Simplifying Transportation Demand Management requirements;
- Creating a stepped approach to residential parking requirements that reflects current policy in which sites in growth centres, with good proximity to transit, have lower parking requirements;

- Updated Commercial parking rates in line with recent applications to create an appropriate parking rate that would reduce the need for subsequent parking assessments as businesses change and thereby facilitate tenant improvements.
- The addition of new and modernized loading requirements;

Council requested that staff return with the parking rates for more in depth discussion.

Timing/Approval Process:

It is key to keep the momentum of the project going and complete the Zoning bylaw in a timely way. However, based on Council discussion and expressed interests, staff propose that the timeline of the Zoning Bylaw Rewrite be expanded by approximately 12 months from July 2026 to July 2027. This expanded timeline provides an opportunity to return to this Council as well as the newly elected Council for additional workshops to continue the discussion on key topics, answer outstanding or additional questions, and bring forward more detailed information including mapping and draft regulations. Potential workshop topics include:

- Proposed Parking and Loading requirements;
- A comparison of old zones to new zones and the application of those zones;
- The updated Park zones and the nature-based tourism zones (Grouse Mountain, Mount Seymour and Capilano Suspension Bridge);
- Institutional Zones for schools, Capilano University and other public oriented uses such as libraries, community recreation centres and churches.

The expanded timeline provides greater opportunities for continued input from a variety of interest holders. As the City of North Vancouver is just starting their update to their Zoning Bylaw it also provides an opportunity to continue to work closely with CNV and potentially find more ways our regulations can be compatible and share terms and language.

If Council wishes to advance the zoning for ground-oriented residential zones first, Option 2 speaks to this phased approach. However, there is inherent complexity with only introducing a portion of the zoning bylaw, including conflicts with general regulations and definition sections, implementation challenges, confusion for applicants, etc. The phased approach would still mean the new bylaw will be considered in 2027 but will likely have an extended deadline as noted in Option 2.

Public Input:

Over the past 18 months many interest holders both internally and externally have been interested in the zoning bylaw rewrite and have expressed a desire to dig further into topics that captured their interest. A longer timeline allows more time for some of these ideas to be explored and, if appropriate, incorporated into zoning regulations. Examples of this include:

- Working with the municipalities in the region on a consistent approach to regulations for mass timber construction; and

- Exploring how the proposed new “landscape area” (garden space) requirements can potentially work with municipal goals for biodiversity, the urban tree canopy, and storm water management.

Similar to the Official Community Plan process, the Zoning Bylaw is an expansive project that has sought input from the public, local designers, the development community, local businesses, and a series of governmental and non-governmental agencies who have specific interest in regulations that impact lands. As alluded to above, even those agencies that have completed their review may appreciate additional time to share other thoughts and ideas now that zoning is top of mind. However, there are some interest holders including some homeowners, local businesses, and local designers who have projects on hold as they wait to make decisions knowing the zoning bylaw rewrite is underway. For these people the delay has impacts.

Concurrence:

Relevant staff groups have been informed of the potential Council direction to extend the timeline on the Zoning Bylaw Rewrite. Staff groups have no concerns, and many see the extended timeline as an opportunity to further explore concepts that could lead to improved and refined regulations.

Conclusion:

Staff have completed significant work, including a first full draft of the Bylaw, public input and engagement with key interest holders, and multiple Council Workshops seeking support and directions on key components of the draft Bylaw.

Recognizing that the Zoning Bylaw Rewrite is a crucial review of regulations governing how land is used in the District, the proposed extended timeline that will see the bylaws be presented for introduction in 2027. This will provide additional opportunities for interest holder input and Workshops with Council.

Options:

1. THAT Council supports the Zoning Bylaw Rewrite Project with the revised timeline extending into Q3 2027 (July) which will enable further discussion on specific topics with Council, the public and interest holders. (Staff Recommendation)

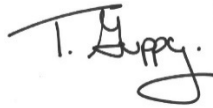
Or

2. THAT Council direct a phased approach of the Zoning Bylaw Rewrite with single-family zones and related regulations being advanced to be presented to Council for consideration in Q2 of 2026, while extending the overall timeline of completion of the entire Bylaw to Q4 2027.

Or

3. THAT Council give staff alternative timelines and directions for the project.

Respectfully submitted,



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

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