

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

June 25, 2026

File: N/A

AUTHOR: Daniel Broderick, Planner

SUBJECT: **Bylaw 8787 and Bylaw 8799 – Second and Third Reading Report for New Detached Residential Zones (R1 and R2)**

RECOMMENDATION

THAT “District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)” is given SECOND and THIRD reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is amended by inserting into the R1 and R2 zones the following subsection “5 (2) In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 ft) above the existing grade at any point.”, and renumbering accordingly.

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is given SECOND Reading as amended.

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is given THIRD Reading.

REASON FOR REPORT

Council gave first reading to Bylaw 8787 and Bylaw 8799 on June 1, 2026, and gave second reading to Bylaw 8799 on June 15, 2026. Both bylaws were referred it to a Public Hearing, which was held on June 23, 2026.

This report describes an amendment to the Rezoning Bylaw (Bylaw 8799) which was presented by staff during at the Public Hearing. No new information is introduced with this report.

All supporting information was included in the public record available and presented at the Public Hearing, including staff analysis, jurisdictional scans, scenario analysis including worst case scenario renderings.

AMENDMENT TO BYLAW 8799

As indicated by staff during the Public Hearing (Attachment 4), this report proposes an amendment to Bylaw 8799 related to an existing provision under the current Zoning Bylaw (Bylaw 3210) for the height measurement for accessory buildings and structures.

That provision should be inserted as subsection (2) under section 5 in both R1 and R2 zones:

“In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 ft) above the existing grade at any point.”

This approach is consistent with the current Zoning Bylaw. The provision is included in Schedule A to Bylaw 8799, as attached in Attachment 3.

OPTIONS

The following options are available for Council’s consideration:

1. THAT “District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)” is given SECOND and THIRD reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is amended by inserting into the R1 and R2 zones the following subsection “5 (2) In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 ft) above the existing grade at any point.”, and renumbering accordingly.

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is given SECOND Reading as amended.

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is given THIRD Reading.

(Staff Recommendation); OR

2. Give Bylaw 8787, second and third reading and Bylaw 8799, third reading; OR
3. Refer the Bylaws back to staff for further consideration; OR
4. Give no further readings to the Bylaws and abandon the bylaws at Second and Third Reading, respectively.

Respectfully submitted,



Daniel Broderick
Planner

ATTACHMENTS

1. OCP Amendment Bylaw 8787
2. Rezoning Bylaw 8799, as amended at Second Reading.
3. Schedule A to Bylaw 8799, with proposed amendment.
4. Slide 5 of Staff Presentation at Public Hearing, held June 23, 2026

REVIEWED WITH:		
☐ Community Planning	_____	☐ Clerk's Office
☐ Development Planning	_____	☐ Communications
☐ Development Engineering	_____	☐ Finance
☐ Utilities	_____	☐ Fire Services
☐ Engineering Operations	_____	☐ ITS
☐ Parks	_____	☐ Solicitor
☐ Environment	_____	☐ GIS
☐ Facilities	_____	☐ Real Estate
☐ Human Resources	_____	☐ Bylaw Services
☐ Review and Compliance	_____	☐ Planning
		External Agencies:
		☐ Library Board
		☐ NS Health
		☐ RCMP
		☐ NVRC
		☐ Museum & Arch.
		☐ Other:

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The Corporation of the District of North Vancouver

Bylaw 8787

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900,
2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8787, 2026 (Amendment 63)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

- a) Under Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure:

- i. Deleting the land use designation description for Residential Level 1: Rural Residential and replacing it with the following description:

“Areas designated for rural residential are intended for detached housing on large lots situated outside the urban boundary. The OCP does not envision further intensification of use through subdivision in this designation and/or through extension of services.”

- ii. Deleting the land use designation description for Residential Level 2: Detached Residential and replacing it with the following description:

“Areas designated for detached residential are intended predominantly for detached housing within neighbourhoods. This designation accommodates secondary rental units such as suites or coach houses subject to the imposition and satisfaction of appropriate conditions.”

- b) Under Part 3: Plan Management, Section 12: Plan Implementation, Sub-section 12.5: Consolidated List of Land Use Designations:

- i. Deleting the land use designation description for Residential Level 1: Rural Residential and replacing it with the following description:

“Areas designated for rural residential are intended for detached housing on large lots situated outside the urban boundary. The OCP does not envision further intensification of use through subdivision in this designation and/or through extension of services.”

- ii. Deleting the land use designation description for Residential Level 2: Detached Residential and replacing it with the following description:

“Areas designated for detached residential are intended predominantly for detached housing within neighbourhoods. This designation accommodates secondary rental units such as suites or coach houses subject to the imposition and satisfaction of appropriate conditions.”

READ a first time June 1, 2026 by a majority of all Council members.

PUBLIC HEARING held June 23, 2026

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED

Mayor

Corporate Officer

The Corporation of the District of North Vancouver

Bylaw 8799

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

1. Amend PART 2 INTERPRETATION by inserting the following clause shown in blue below immediately following the title and at the beginning of the text:

For definitions applicable to the Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2) see Part 5, Section 500.

For definitions applicable to the Employment Zones.....

2. Amend PART 3 GENERAL OPERATIVE CLAUSES, Section 301, Subsection (2) by adding in R1 and R2 zones at the start of the list of zones as shown in blue below:

Rural and Suburban Detached Residential Zone	R1 (Bylaw 8799)
Urban Detached Residential Zone	R2 (Bylaw 8799)

3. Amend Section 309 by reformatting and adding a new subsection (2) as shown in blue below:

1) In Employment Zones in addition to the text of the bylaw shown in black arial font, the Employment Zones include explanatory notes that do not form part of the bylaw, these notes are shown in grey comic sans ms font.

2) In the Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2) in addition to the text of the bylaw, explanatory notes are included that do not form part of the bylaw, these notes

are shown in *italics* and include imperial measurements, diagrams and images.

4. Amend Section 405A Bed and Breakfast Businesses as shown in blue below:

A bed and breakfast business is permitted in a single-family residential zone (RS), in Rural and Suburban Detached Residential Zone (R1), or Urban Detached Residential Zone (R2), or in a RM1 or RM2 zone where only one single-family residential building is located on a lot subject to compliance with the following regulations:...

5. Amend Section 408 General Siting Regulations subsection (3) as shown in blue below:

(3) In the case of panhandle lots in Single-Family Residential Zones (RS) or in Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2) the panhandle is excluded for the purposes of setback and lot area regulations.

6. Amend Section 410 Floor Space Ratio Exemptions as shown in blue below:

The following are excluded from floor space ratio calculations:

(1) For single family residential buildings in RS zones, exclude

7. Amend Section 413 Outdoor Customer Service Areas to include R1 and R2 lots as shown in blue below:

The design and operation of an Outdoor Customer Service Areas shall be in conformity with the following regulations:

- 1) Principal Premises means a building or buildings containing a restaurant, retail food service, neighbourhood public house, or licensed lounge.
- 2) When the subject property abuts a property zoned RS, Rural and Suburban Detached Residential Zone (R1), or Urban Detached Residential Zone (R2) an Outdoor Customer Service Area is not permitted unless the Principal Premises completely blocks any view of the Outdoor Customer Service area from any ground level point on the abutting residential property or properties.....

8. Amend Section 4B01-A Temporary Use Permits to reference R1 and R2 lots as shown in blue below:

The entire area of the District of North Vancouver is designated as an area where temporary use permits may be allowed, except for lands which are located outside of the District's four growth centres and zoned one of the Single Family Residential (RS) zones or Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2).

9. Amend PART 5 RESIDENTIAL ZONE REGULATIONS by inserting the new zoning package related to the Rural and Suburban Detached Residential Zone (R1) and the Urban Detached Residential Zone (R2) found in **Schedule A** into PART 5 RESIDENTIAL ZONE REGULATIONS, as a new Section 525.
10. The Zoning Map is amended in the case of the lands illustrated on the attached maps found in **Schedule B** by rezoning the lands to Rural and Suburban Detached Residential Zone (R1) or Urban Detached Residential Zone (R2) as indicated on the maps.

READ a first time June 1, 2026

PUBLIC HEARING held June 23, 2026

READ a second time June 15, 2026 as amended

READ a third time

Certified a true copy of "District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)" as at Third Reading

Deputy Corporate Officer

APPROVED by the Ministry of Transportation and Transit on

ADOPTED

Mayor

Corporate Officer

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Schedule A to Bylaw 8799

Text Amendment to Add R1 and R2 Zones to Bylaw 3210

Section 525

Subsection 525 - 1.00

Administration and Interpretation

- (1) Zones may be modified on specific sites through the use of Modifiers. Modifiers will be labelled on the Zoning Map in parentheses next to the Zone label (e.g., R1 (S1)). The Modifiers used in the Zoning Map and throughout this Bylaw include:
- (a) **(S) Subdivision:** Denotes minimum subdivision requirements. A label of (S1), (S2) or (S3) indicates that the site's minimum lot size and dimensions must comply with the S1, S2 or S3 Subdivision regulations for that zone.

Subsection 525 - 1.50

Definitions

The following definitions apply to the R1 and R2 zones.

A

Accessory Buildings and Structures means a Building or structure that is naturally or normally incidental, subordinate, and devoted to a Principal Use or Building, and located on the same Lot. Typical examples include sheds, gazebos, pool buildings, workshops, Waste and Recycling Storage Areas, and saunas. This definition does not include detached Garages or Coach Houses.

Accessory Use means the use of a Lot and Building and structures on a Lot, for uses normally incidental and subordinate to the Principal Use on the same Lot or within the same unit.

B

Balcony means a cantilevered or supported deck that projects from or is recessed into a wall of a Building and which, except for a railing or roof, is not enclosed.

Basement means the lowest storey of a building, which has its floor level located below the finished grade adjacent to one or more of its exterior walls.

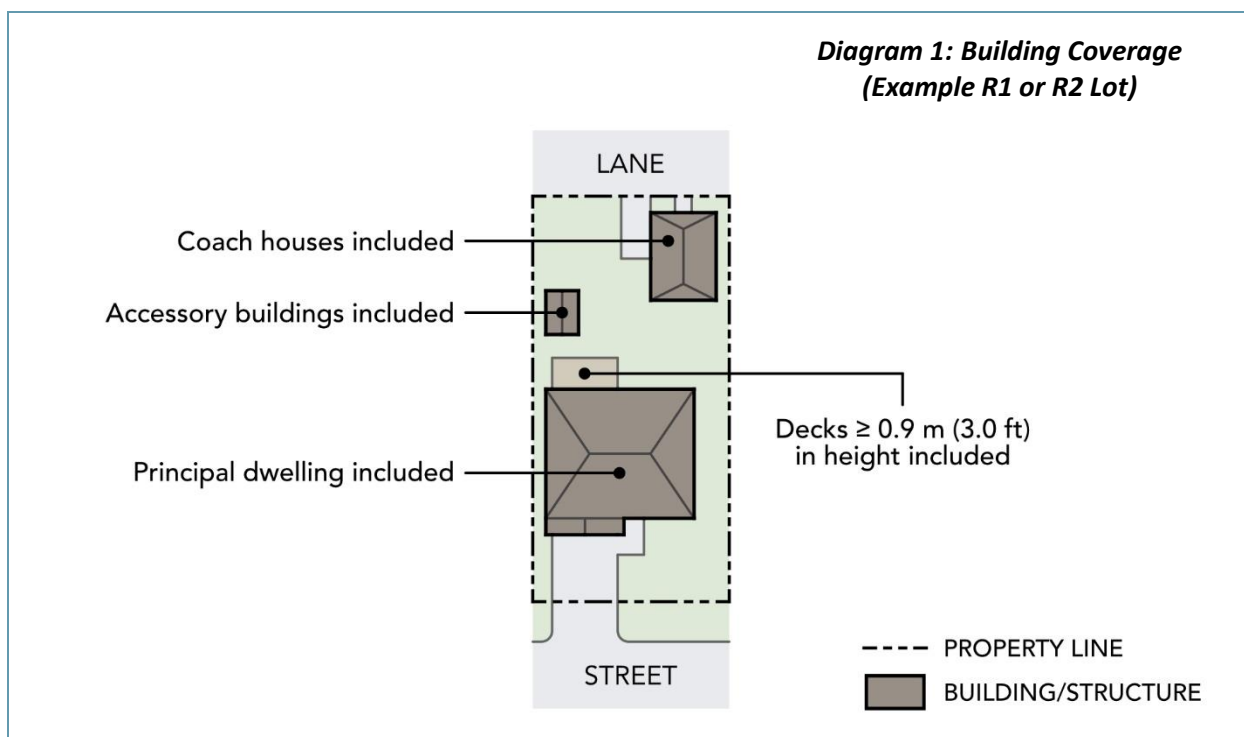
Bed and Breakfast means a Home Occupation within a Principal Dwelling Unit that provides temporary accommodation in one or more bedrooms, and where breakfast is provided on the premises. This use does not include Short-Term Rentals or Boarders & Lodgers Accommodations.

Boarders and Lodgers Accommodation means a use that is located within a Principal Dwelling Unit and subordinate to a Residential Use that provides accommodation and meals for a minimum period of 28 consecutive days. This use does not include separate Cooking Facilities, and does not include Short-Term Rentals or Bed and Breakfast.

Building means a structure on a foundation, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof.

Building Coverage means that portion of a Lot, expressed as a percentage, occupied by all Buildings and covered structures 0.90 m (3 ft) or greater in height above finished grade and measured to the exterior surface of every exterior wall or, in the case of a Building or structure with no walls, the outside of the outermost support structure.

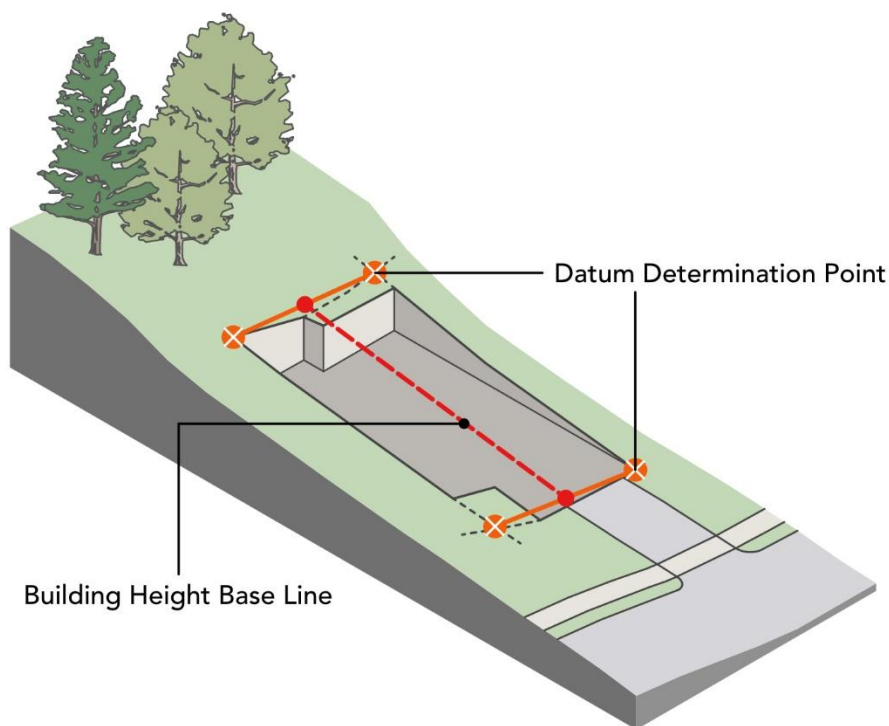
Building Depth means the horizontal distance between the foremost exterior wall face and the rearmost exterior wall face of a building, measured parallel to the longest side wall of the building, inclusive of any attached garage, carport, porch, or veranda.



Building Height Base Line means, with respect to a principal building, the line created by:

- (1) averaging the two Front Datum Determination Points on the Lot; and
- (2) averaging the two Rear Datum Determination Points on the Lot; and
- (3) longitudinally extending a line joining (1) and (2) above.

Diagram 2: Building Height Base Line



Building, Principal means a residential building in an R1 or R2 Zone that includes the principal dwelling unit and may include a secondary suite but that excludes a coach house and other accessory buildings.

Building Wall Length means the linear measurement of a Building's exterior wall face. Building Wall Length measurements are unique to each wall face.

Building Width means the total horizontal distance of the building façade (excluding porches) that is oriented toward a Street, measured between the two points of the building most distant from each other on a line parallel to the Street.

C

Carport means a Garage that provides covered parking that is open to the air on at least two (2) sides, supported by pillars or columns with no walls between them.

Child Care Services means the use of land, buildings and structures to provide day care services for infants and children. Child Care may include care for older children when they are not in school, and pre-kindergarten programs. This use class does not include Elementary and Secondary Schools.

Coach House means a Dwelling Unit that is accessory to and detached from a Principal Dwelling Unit.

Cooking Facility means an area containing equipment used for the preparation of meals.

Crawl Space means an enclosed space between the uppermost surface of the ground and the lowest structural floor of a building that is used solely for the purpose of providing access to utilities and is not used for habitable purposes.

D

Datum Determination Points, Front means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of existing or finished grade.

Datum Determination Points, Rear means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of existing or finished grade.

Deck means a raised outdoor platform intended for leisure or outdoor occupancy, which is supported by the ground, columns, a foundation, or the structure of a storey below. A deck may be uncovered or partially covered by a roof or awning, but must remain at least 60% open on all sides not adjoining the principal building.

Dwelling Unit means an entirely self-contained residential accommodation located within a building, containing rooms used for living, sleeping, a bathroom, and not more than one Cooking Facility.

Dwelling Unit, Principal means the primary Dwelling Unit on a Lot in an R1, and R2 Zone to which a Secondary Suite and / or a Coach House are subordinate.

E

Emergency Services means the use of land, buildings and structures for the provision of urgent response to public safety, health or welfare needs. This includes first responder stations (such as fire, police and ambulance), training facilities and emergency management operations. It further includes Emergency Social Services (ESS) and relief operations providing temporary shelter, evacuation support, clothes and emergency food services including soup kitchens and the storage of emergency supplies and equipment.

F

Finished Attic Space means the area within a building between the highest ceiling joist and the roof rafters that is accessed by a permanent fixed staircase and contains windows or skylights and where a ceiling height of at least 1.83 m (6 ft) is provided over a minimum of 35% of the attic floor area.

Floor Space Ratio (FSR) means the figure obtained when the Gross Floor Area (GFA) of all Buildings and structures, excluding any areas specifically exempted from Gross Floor Area under this Bylaw, is divided by the Net Lot Area as it exists at the time of the current application, prior to any land dedications required as a condition of that application.

G

Garage means a Building, structure or part thereof designed and used primarily to park and store vehicles and includes Carports.

Grade, Existing means the ground level of a site prior to any current or proposed grading or construction activity.

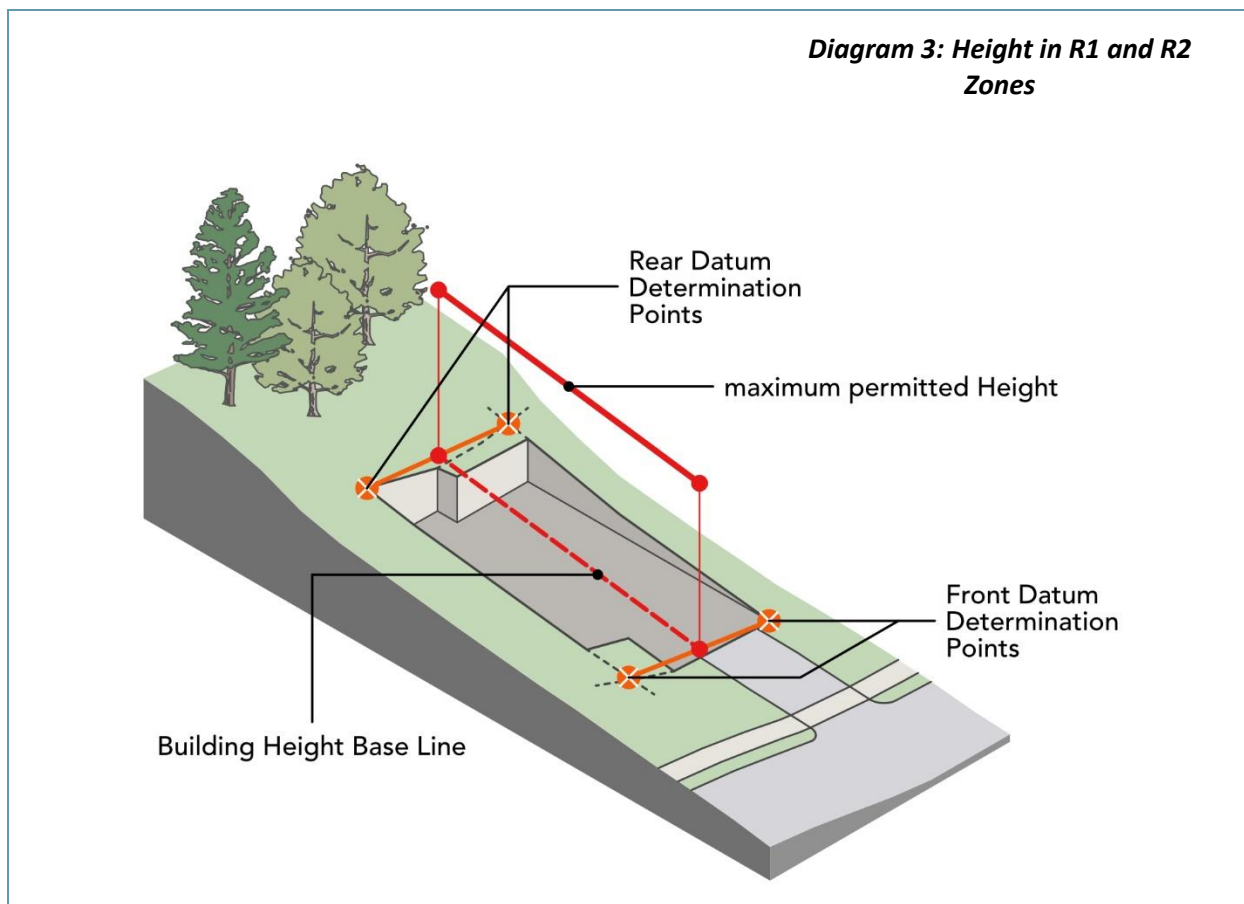
Grade, Finished means the level of ground created by human action.

Gross Floor Area (GFA) means the combined total floor area of all storeys of a Building or Structure measured to the exterior surface of the outermost exterior wall at the level of each storey. In the case of a Building or structure with no walls, the measurement is to the outside of the outermost support structure.

H

Height means:

- (1) In a Principal Building the greatest vertical distance measured from the Building Height Base Line to the topmost part of the Building or structure.
- (2) The maximum height line is determined by adding the maximum allowable height to the Building Height Base Line.



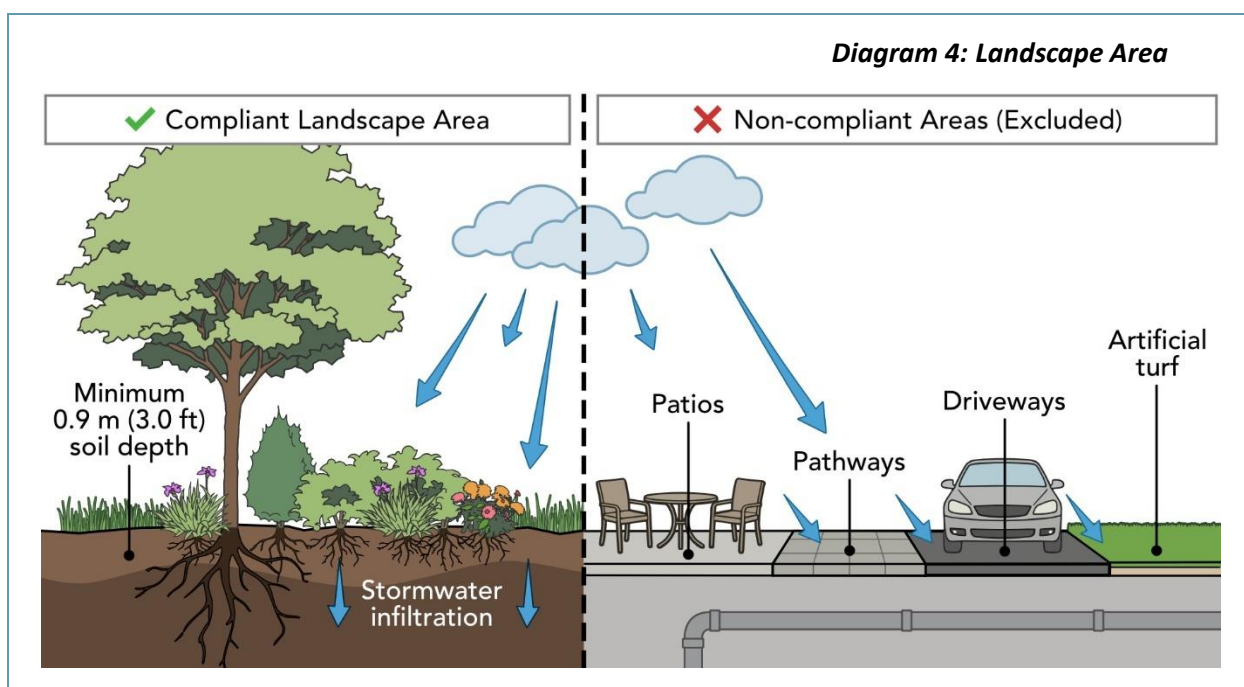
- (3) In Accessory Buildings and Structures, Garages, and Coach Houses the vertical distance measured from the floor level of the lowest Storey to the highest point of the Building or Structure.

Home Occupation means a use that is located within a Dwelling Unit and subordinate to a Residential Use where a business is operated by a resident of the Dwelling Unit.

L

Land means all area within any Lot including land below the surface of a body of water.

Landscape Area means the soil-based, permeable portion of a Lot dedicated to the cultivation and maintenance of living vegetation, including trees, shrubs, and plants, that allows for the unobstructed infiltration of stormwater. To be credited as a Landscape Area, the area must provide a minimum soil depth of 0.90 m (3 ft) and maintain a minimum width of 1.00 m (3.3 ft) at all points. This area shall not be covered by any Building or Structure, or any portion thereof, and shall exclude all forms of hardscaping, including but not limited to, paving, gravel, pathways, patios, parking spaces, and artificial turf.



Lane means a Street of not more than 7.00 m (22.9 ft) in width, which provides secondary means of vehicle access to one or more parcels of land.

Lot means any parcel of Land shown as a Lot on a plan of subdivision or other plan deposited in the Land Title Office of the Province of British Columbia and may include strata plans, air space parcel plans and consolidation plans.

Lot Area means the total horizontal area within the legal boundaries of a Lot.

Lot Area, Net means the total horizontal area within the legal boundaries of a Lot, excluding any of the following:

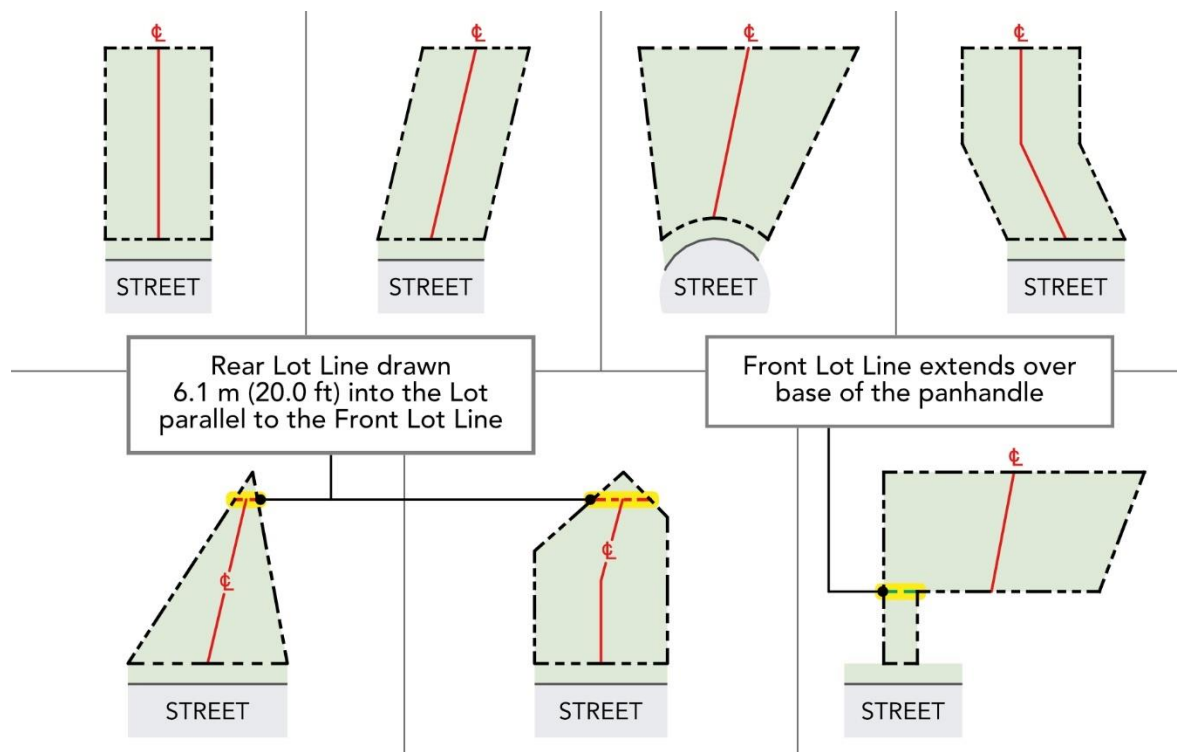
- (1) The panhandle portion of a panhandle lot;
- (2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;

- (3) Any portion of the lot that falls within the riparian area between the river, creek, or ravine and the top of bank as defined by a BCLS Land Surveyor; and
- (4) Any portion of the Lot that is within a transmission line or powerline right of way.

Lot Depth means the horizontal distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.

Lot Line, Centre means the linear measurement across the Lot taken from the mid-point of the Front Lot Line to the mid-point of the Rear Lot Line.

Diagram 1: Centre Lot Line



Lot Line, Front means:

- (1) in the case of a Lot fronting on one Street, the Lot line or lines common to the Street and the Lot; or
- (2) in the case of a corner Lot having Lot lines common to more than one street, the Lot line or lines common to the Lot and the Street with the shortest frontage; or
- (3) in the case of a double-fronting Lot (a Lot with Lot lines common to a street at both the front and rear of the Lot), both Lot lines common to the Streets are considered Front Lot Lines. For the purpose of applying setback regulations or other requirements that specify a single front yard, the Lot line with the shortest frontage shall be deemed the Front Lot Line, unless the Street with the longer frontage is designated as the front Street by the Chief Building Official; or,
- (4) in the case of a cul-de-sac Lot or pie-shaped Lot, the Lot line or lines common to the street; or
- (5) in the case of a panhandle Lot, the Lot line or lines forming the narrow side of the end of the Lot from which the panhandle extends; or

- (6) in the case of a Lot with no Street access or only ocean access, the shortest Lot line or in the case of an ocean fronting lot the shortest Lot line that is common with the ocean.

Lot Line, Rear means the Lot line or lines opposite to and most distant from the Front Lot Line, or, in the case of a fee simple Lot having two intersecting side Lot lines, the Rear Lot Line shall be deemed to be a line within the Lot 6.10 m (20 ft) in length, which is parallel to and most distant from the Front Lot Line.

Lot Line, Side means any Lot line that is neither a Front Lot Line or a Rear Lot Line.

Lot Width means the shorter of the following two linear measurements:

- (1) The horizontal distance taken across the Lot perpendicular to the Centre Lot Line at 6.10 m (20 ft) to the rear of the Front Lot Line; or
- (2) The horizontal distance taken across the Lot perpendicular to the Centre Lot Line at 18.00 m (59 ft) to the rear of the Front Lot Line.

Provided that the Front Lot Line shall not be less than two-thirds ($\frac{2}{3}$) of the minimum width requirement for that Lot.

M

Modifier means a label on the zoning map that indicates the application of particular development regulations.

Diagram 2: Example of Subdivision Modifier



N

Net Lot Area means the total horizontal area within the legal boundaries of a Lot, excluding any of the following:

- (1) The panhandle portion of a panhandle lot;
- (2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;
- (3) Any portion of the lot that falls within the riparian area between the river, creek, or ravine and the top of bank as defined by a BCLS Land Surveyor; and
- (4) Any portion of the Lot that is within a transmission line or powerline right of way.

O

Ocean Natural Boundary Line means the visible high-water mark of the ocean where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

P

Panhandle means the narrow strip of land connecting the body of the lot with the street.

Parking Use means the use of land, buildings or structures for the purpose of temporary parking or storage of vehicles that are otherwise in active use and may include Electric Vehicle (EV) Charging.

Principal Use means the primary use of Land, Building and structures, and includes all aspects of that use that are necessary to performing that primary use, but excludes Accessory Uses.

Property Host means a person who is legally entitled to possession of a property where short-term rental Tourist Accommodation Services are provided and who has responsibility for arranging for the short-term rental offer.

R

Residential Use means housing consisting of one or more Dwelling Units in a Building.

Residential Care means the provision of licensed residential care including lodging and meals combined with therapeutic, social, or health-related support services and includes care homes, hospice, supportive housing, and group homes, as well as integrated services such as seniors' day care; however, this use is distinguished by the provision of overnight accommodation or long-term residency and specifically excludes Health Care Services, or any facility providing exclusively ambulatory care or outpatient medical services where no residential component exists.

S

Secondary Suite means a Dwelling Unit that is accessory to and attached to a Principal Dwelling Unit in a Principal Building in the R1 and R2 zones.

Setback means the required horizontal distance between the Lot line and the nearest part of a Building or Structure on the Lot. Setbacks are measured to the building face except that for swimming pools they are measured to the nearest part of the foundation or structure of the pool.

Setback, Front means the distance from a Front Lot Line.

Setback, Rear means the distance from a Rear Lot Line.

Setback, Side means the distance from a Side Lot Line.

Short-Term Rentals means a use that is located within a Dwelling Unit and subordinate to a Residential Use where the Dwelling Unit or one or more bedrooms in the Dwelling Unit provide temporary accommodation for a maximum period of 90 consecutive days. This use does not include a Bed and Breakfast or Boarders and Lodgers Accommodations.

Storey means that portion of a Building other than an underground parkade that is between the surface of any floor and the surface of the floor above it. If there is no floor above, the Storey is the portion of the Building that is between the top of any floor and the ceiling above it. Basements and Finished Attic Spaces are included as Storeys. Crawl Spaces where more than 60% of the crawl space's floor area has a height, measured from the ground or concrete slab to the underside of the floor joists, greater than 1.5 m (5 ft) are included as Storeys.

Street means a public thoroughfare, including a highway, road, Lane, and any other way open to public use, but does not include private rights-of-way on private property. This term encompasses the entire width between the property lines of every right-of-way that is dedicated, owned, or maintained by a government authority for the purpose of vehicle, bicycle and pedestrian traffic.

Structure means any construction, erection, or piece of work artificially built or constructed, composed of parts joined together in some definite manner, that requires a fixed location on the ground or is attached to something having a fixed location on the ground, but does not include a Building.

T

Tourist Accommodation Services includes Bed and Breakfasts, Boarders and Lodgers Accommodations, and Short-Term Rentals.

V

Veranda means a one storey high roofed structure attached to an exterior wall of a residential building, which is not heated or intended for year-round habitation. It shall be at least 60% open on all sides not adjoining the residential building and with a floor not higher than the lowest above grade building floor on the side of the building to which it is attached.

W

Waste and Recycling Storage Area means a permanent, hard-surface area within an enclosed building, protected from wildlife that can accommodate waste and recycling receptacles.

Y



Subsection 525 - 2.10

R1 – Rural and Suburban Detached Residential Zone

2 INTENT

The intent of the Rural and Suburban Detached Residential Zone (R1) is to permit the continued use of low density, legacy lots in remote and environmentally sensitive lands generally found outside the Urban Containment Boundary.

2 PERMITTED USES

(1) The following uses are permitted in the R1 Zone:

Table 2.1: Permitted Uses

Use	Principal Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Home Occupation		✓
Parking Use		✓
Secondary Suite		✓
Tourist Accommodation Services		✓

3 CONDITIONS OF USE

(1) A Secondary Suite is only permitted when it is no larger than 49% of the Principal Building's Gross Floor Area.

4 DENSITY

- (1) A maximum of one (1) Principal Dwelling Unit and one (1) Secondary Suite are permitted per Lot.
- (2) The total Gross Floor Area on a Lot must not exceed the maximums established in the following table:

Table 4.1: Maximum Gross Floor Area (GFA)		
Type of Building or Structure	Net Lot Area	Maximum Gross Floor Area
All Buildings and Structures on a Lot	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft ²)	Net Lot Area x 0.7 + 92.9 m ² (1,000 ft ²)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft ²)	Net Lot Area x 0.55 + 92.9 m ² (1,000 ft ²) Up to a maximum of 650.3m ² (7,000 ft ²)
All detached Garages, Accessory Buildings and Structures in combination on a Lot	All Lot sizes	92.9 m ² (1,000 ft ²)

- (3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.
- (4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

5 HEIGHT

- (1) The height of any Buildings or Structures must not exceed the maximums established in the following table:

Table 5.1: Maximum Height and Storeys			
Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
Principal Building or a portion thereof in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Principal Building or a portion thereof <u>not</u> in	Flat roof or Sloped roof (less than 3:12)	10.1 m (33 ft)	3 storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
the front 6.10 m (20 ft) of the Lot	Sloped roof (3:12 or greater)	11.6 m (38 ft)	3 storeys
Detached Garages	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	5.5 m (18 ft)	1 storey
Accessory Buildings and Structures	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	4.6 m (15 ft)	1 storey

(2) Height exemptions are found in Subsection 525 - 310 of this Bylaw.

6 SETBACKS

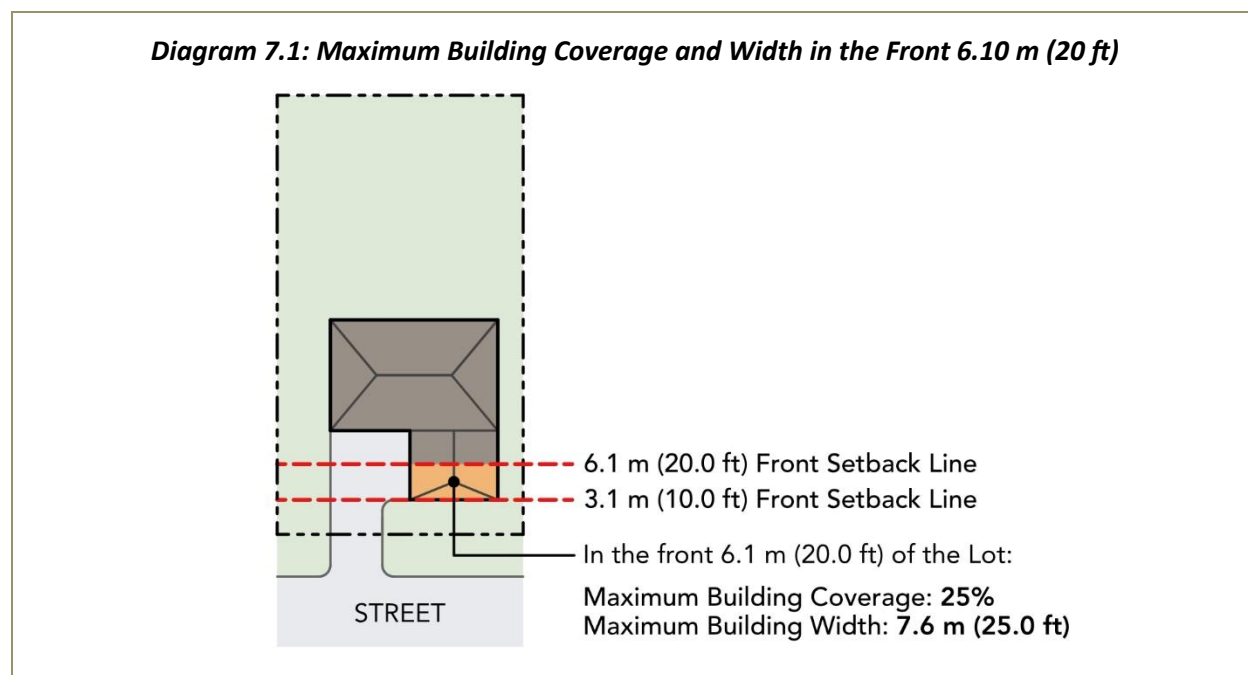
(1) Buildings and Structures must be sited in accordance with the minimum Setbacks established in the following table:

Table 6.1: Minimum Setbacks				
Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary
Principal Building	3.1 m (10 ft)	7.6 m (25 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Detached Garage	Side entry garage: 3.1 m (10 ft) Front entry garage: 6.1 m (20 ft)	1.5 m (5 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Accessory Buildings and Structures	6.1 m (20 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)
Swimming Pools	3.1 m (10 ft)	3.1 m (10 ft)	1.2 m (4 ft)	3.1 m (10 ft)

(2) General siting regulations and siting exemptions are found in Subsection 525 - 310 of this Bylaw.

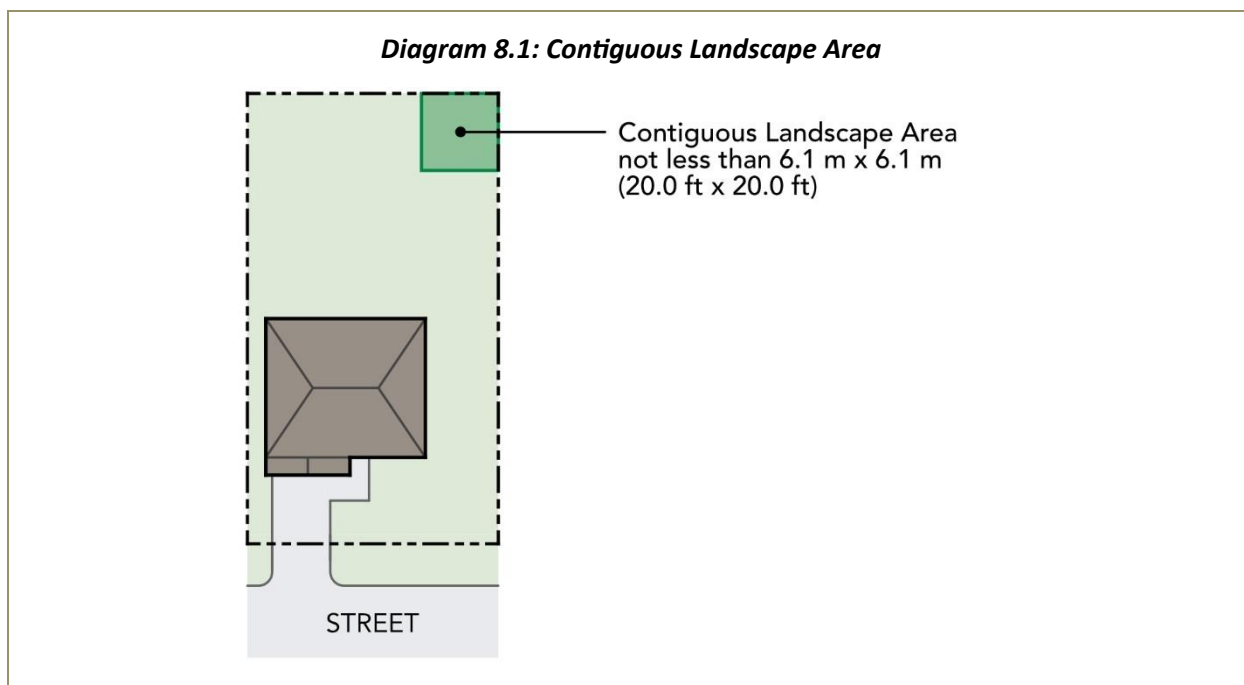
7 BUILDING COVERAGE

- (1) The maximum Building Coverage on a Lot is:
 - (a) 55% of Net Lot Area when Net Lot Area $\leq 464.5\text{m}^2$ / 5,000 ft^2 ; or
 - (b) 45% of Net Lot Area when Net Lot Area $> 464.5\text{m}^2$ / 5,000 ft^2 .
- (2) The maximum Building Coverage in the front 6.1 m (20 ft) of a Lot is 25%.



8 LANDSCAPING

- (1) A Lot must have:
 - (a) A contiguous Landscape Area that has the minimum dimensions of 6.1 m x 6.1 m (20 ft x 20 ft); or
 - (b) Landscape Areas totalling a minimum of:
 - (i) 35% of Net Lot Area when Net Lot Area $\leq 464.5\text{m}^2$ (5,000 ft^2); or
 - (ii) 45% of Net Lot Area when Net Lot Area $> 464.5\text{m}^2$ (5,000 ft^2).



9 BUILDING REGULATIONS

- (1) The maximum Building Wall Length is 19.8 m (65 ft).
- (2) The maximum Building Width for that portion of any building in the front 6.1 m (20 ft) of the Lot is 7.6 m (25 ft).
- (3) The maximum Building Depth is 19.8 m (65 ft).
- (4) The maximum height for a Deck, Balcony, Veranda, or other outdoor occupied space is 4.6 m (15 ft), measured vertically from its walking surface to the lowest point of finished grade directly beneath the structure.
- (5) A Waste and Recycling Storage Area must be provided to serve all Dwelling Units on a Lot with a minimum size of 2.3 m² (25 ft²).

10 OTHER REGULATIONS

- (1) Off-street parking must comply with Part 10 Off-Street Parking Space and Loading Space Regulations of this Bylaw.
- (2) Subdivision: The minimum Lot Area, Lot Width, and Lot Depth of Lots zoned R1 created by subdivision are established in the following table.

Table 10.1: Subdivision Minimum Requirements

Zone and Modifier, if applicable	Minimum Lot Area (m ²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
R1	4,000 m ² (43,056 ft ²)	30 m (98.4 ft)	34 m (111.6 ft)



Subsection 525 - 2.20

R2 – Urban Detached Residential Zone

1 INTENT

The intent of the Urban Detached Residential Zone (R2) is to permit ground-oriented detached housing forms with an emphasis on above ground living primarily in the form of a house which may include a suite and be accompanied by a coach house.

2 PERMITTED USES

(1) The following uses are permitted in the R2 Zone:

Table 2.1: Permitted Uses

Use	Principal Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Coach House		✓
Home Occupation		✓
Parking Use		✓
Secondary Suite		✓
Tourist Accommodation Services		✓

3 CONDITIONS OF USE

- (1) A Secondary Suite is only permitted when it is:
- (a) Located in the Principal Building; and

- (b) No larger than 49% of the Principal Building's Gross Floor Area.

4 DENSITY

- (1) A maximum of one (1) Principal Dwelling Unit, one (1) Secondary Suite, and one (1) Coach House are permitted per Lot.
- (2) The total Gross Floor Area on a Lot must not exceed the maximums established in the following table:

Table 4.1: Maximum Gross Floor Area (GFA)		
Type of Building or Structure	Net Lot Area	Maximum Gross Floor Area
All Buildings and Structures on a Lot with a Principal Building and without a Coach House	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.7 + 92.9 \text{ m}^2$ (1,000 ft^2)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.55 + 92.9 \text{ m}^2$ (1,000 ft^2) Up to a maximum of 650.3 m^2 (7,000 ft^2)
All Buildings and Structures on a Lot with a Principal Building and a Coach House	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.7 + 139.4 \text{ m}^2$ (1,500 ft^2)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.55 + 139.4 \text{ m}^2$ (1,500 ft^2) Up to a maximum of 696.8 m^2 (7,500 ft^2)
Coach House	All Lot Sizes	130.1 m^2 (1,400 ft^2)
All detached Garages, Accessory Buildings and Structures in combination on a Lot	All Lot Sizes	92.9 m^2 (1,000 ft^2)

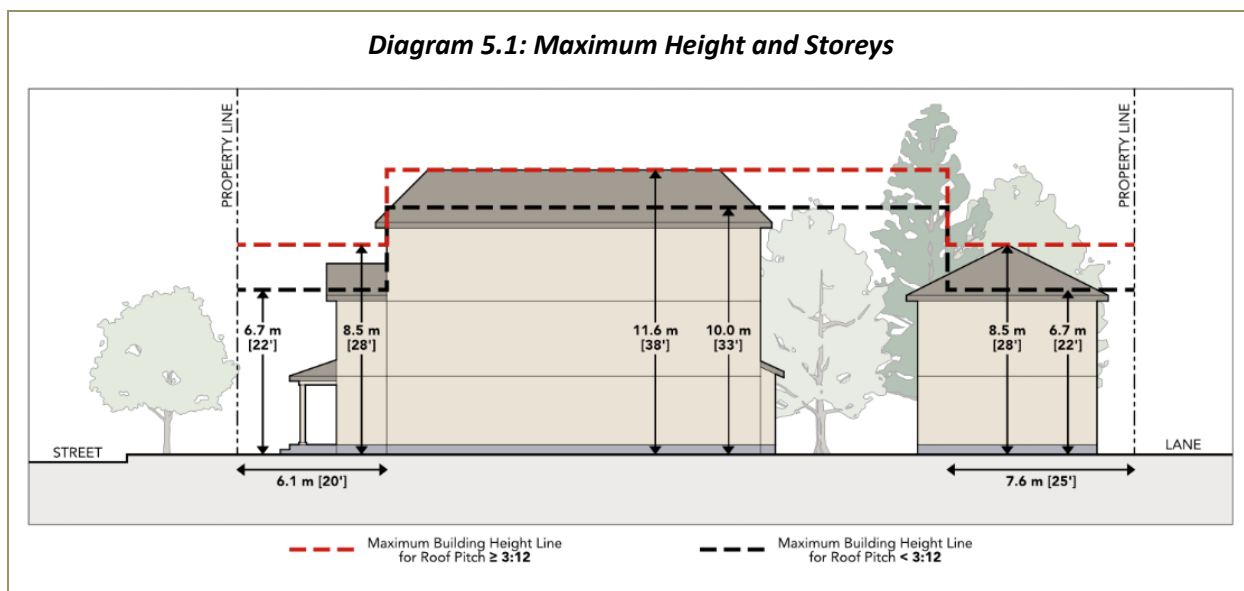
- (3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.
- (4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

5 HEIGHT

- (1) The height of any Buildings or Structures must not exceed the maximums established in the following table:

Table 5.1: Maximum Height and Storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
Principal Building or a portion thereof in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Principal Building or a portion thereof <u>not</u> in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	10.1 m (33 ft)	3 storeys
	Sloped roof (3:12 or greater)	11.6 m (38 ft)	3 storeys
Coach House	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Detached Garages	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	5.5 m (18 ft)	1 storey
Accessory Buildings and Structures	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	4.6 m (15 ft)	1 storey

Diagram 5.1: Maximum Height and Storeys

- (2) Height exemptions are found in Subsection 525 - 310 of this Bylaw.

6 SETBACKS

- (1) Buildings and structures must be sited in accordance with the minimum Setbacks established in the following table:

Table 6.1: Minimum Setbacks

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Rear Setback abutting a lane allowance	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary Line
Principal Building	3.1 m (10 ft) A	7.6 m (25 ft) B	7.6 m (25 ft) B	1.2 m (4 ft) C	7.6 m (25 ft)
Coach House	15.2 m (50 ft) D	3.1 m (10 ft) E	1.5 m (5 ft) F	1.2 m (4 ft) G	7.6 m (25 ft)
Detached Garage	Side entry garage: 3.1 m (10 ft) Front entry garage: 6.1 m (20 ft)	1.5 m (5 ft)	1.5 m (5 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Accessory Buildings and Structures	6.1 m (20 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Rear Setback abutting a lane allowance	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary Line
Swimming Pools	3.1 m (10 ft)	3.1 m (10 ft)	3.1 m (10 ft)	1.2 m (4 ft)	3.1 m (10 ft)

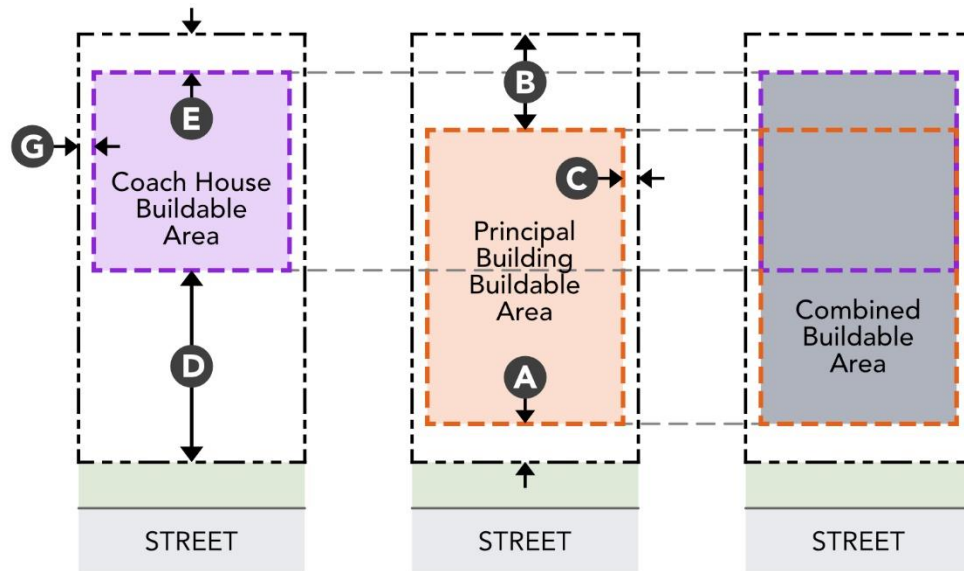
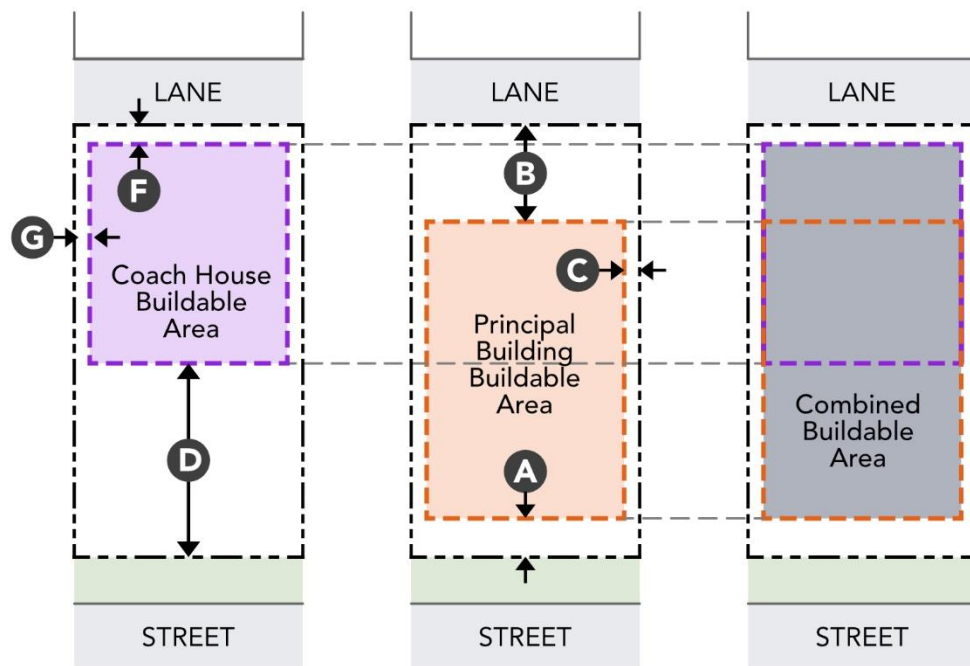
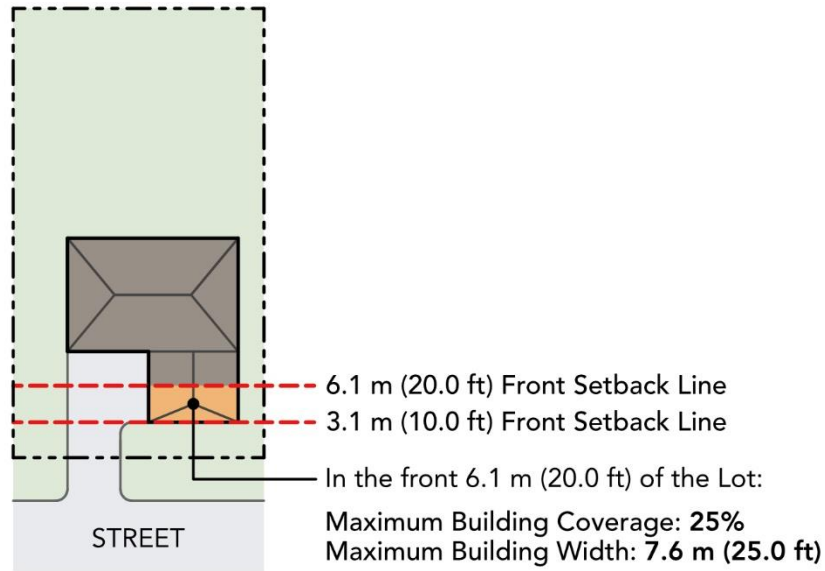
Diagram 6.1: Minimum Setbacks

Diagram 6.2: Minimum Setbacks (with Rear Lane)

7 BUILDING COVERAGE

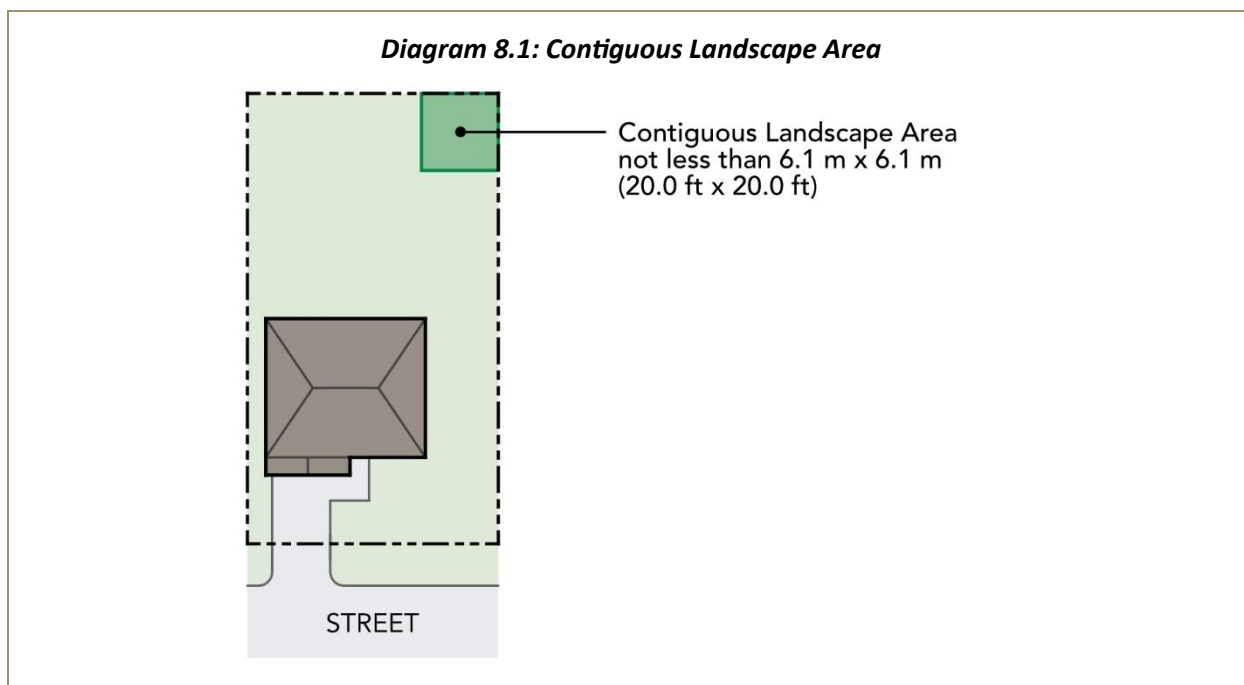
- (1) The maximum Building Coverage on a Lot is:
 - (a) 55% of Net Lot Area when Net Lot Area $\leq 464.5\text{ m}^2$ / 5,000 ft^2 ; or
 - (b) 45% of Net Lot Area when Net Lot Area $> 464.5\text{ m}^2$ / 5,000 ft^2 .
- (2) The maximum Building Coverage in the front 6.1 m (20 ft) of a Lot is 25%.

Diagram 7.1: Maximum Building Coverage and Width in the front 6.1 m

8 LANDSCAPING

(2) A Lot must have:

- (a) A contiguous Landscape Area that has the minimum dimensions of 6.1 m x 6.1 m (20 ft x 20 ft); or
- (b) Landscape Areas totalling a minimum of:
 - (i) 35% of Net Lot Area when Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft²); or
 - (ii) 45% of Net Lot Area when Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft²).



9 BUILDING REGULATIONS

- (1) The maximum Building Wall Length is 19.8 m (65 ft).
- (2) The maximum Building Width for that portion of any building in the front 6.1 m (20 ft) of the Lot is 7.6 m (25 ft).
- (3) The maximum Building Depth is 19.8 m (65 ft).
- (4) The maximum height for a Deck, Balcony, Veranda, or other outdoor occupied space is 4.6 m (15 ft), measured vertically from its walking surface to the lowest point of finished grade directly beneath the structure.
- (5) A Waste and Recycling Storage Area must be provided to serve all Dwelling Units on a Lot with a minimum size of 2.3 m² (25 ft²).

10 OTHER REGULATIONS

- (1) Off-street parking must comply with Part 10 Off-Street Parking Space and Loading Space Regulations of this Bylaw.
- (2) Subdivision: The minimum Lot Area, Lot Width, and Lot Depth of Lots zoned R2 created by subdivision are established in the following table.

Table 10.1: Subdivision Minimum Requirements

Zone and Modifier, if applicable	Minimum Lot Area (m ²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
R2	660 m ²	18 m	34 m

District of North Vancouver Zoning Bylaw / **Residential Zones**

Zone and Modifier, if applicable	Minimum Lot Area (m²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
	(7,104 ft ²)	(59.1 ft)	(111.6 ft)
R2 (S1)	335 m ² (3,605 ft ²)	10 m (32.8 ft)	34 m (111.6 ft)
R2 (S2)	1,100 m ² (11,840 ft ²)	24 m (78.7 ft)	34 m (111.6 ft)
R2 (S3)	4,000 m ² (43,056 ft ²)	30 m (98.4 ft)	34 m (111.6 ft)

Subsection 525 - 3.10

General Development Regulations for R1 and R2 Zones**Applicability of Part 4 General Regulations**

Part 4, General Regulations is supplemented and amended as indicated for the purposes of the R1 and R2 Zones as follows:

- (1) In the event of any inconsistency or conflict between a provision in this section 525 and any provision in the balance of this Zoning Bylaw, the provision in this section 525 shall govern.
- (2) **Uses Specified on a Plan:** Refer to Section 401.
- (3) **Uses Permitted in All Zones:** For the purposes of the R1 and R2 zones, Section 402 is replaced as follows:
 - (a) The use of land buildings and structures for the following uses is generally permitted in all zones:
 - (i) Accessory uses;
 - (ii) Emergency Services of any density, height or siting;
 - (iii) Public Utility and Infrastructure;
 - (iv) Parks and Open Space and Conservation Uses;
 - (v) Residential Care for up to 12 people receiving care; and
 - (vi) Radio towers for emergency communications.
- (4) **Temporary Uses Permitted in All Zones**
 - (a) The temporary use of land, buildings, and structures for the follow uses is generally permitted in all zones:
 - (i) Voting or polling stations; and
 - (ii) On-location filming and associated filming sets.
- (5) **Temporary Buildings**
 - (a) Temporary buildings are permissible under permit for the following temporary and short-term purposes:
 - (i) Sales centres for development projects; and
 - (ii) Construction trailers.
- (6) **Uses Prohibited In All Zones:** Refer to Section 403A.
- (7) **Prohibition of Logging:** Refer to Section 403B.
- (8) **Use of Highways:** Refer to Section 404.
- (9) **Home Occupations:** Refer to Section 405.
- (10) **Bed and Breakfast Businesses:** Refer to Section 405A.

- (11) **Cannabis Retail Store:** Refer to Section 405B (*and is not applicable to R1 and R2 zoned land*).
- (12) **Short-Term Rental Accommodation:** Refer to Section 405C.
- (13) **Conflicting Use or Siting:** Refer to Section 406.
- (14) **Height Exceptions:** Refer to Section 407.
- (15) **General Siting Regulations:** Refer to Section 408.
- (16) **Permitted Projections into Setbacks**
- (a) In conjunction with Section (14) Exemptions from all Setbacks, this section replaces Section 409 Siting Exceptions.
- (b) The elements listed below may project into a required setback to the extent specified in this section, provided they do not obstruct or interfere with any easement, statutory right-of-way, or public utility corridor:

Table 16.1: Permitted Projections into Required Setbacks

Element	Maximum Permitted Projections	Setback Location
Light wells (constructed prior to December 31, 2026)	0.9 m (3 ft)	All Setbacks
Chimneys (constructed prior to December 31, 2026)	0.6 m (2 ft)	All Setbacks
Bay windows (constructed prior to December 31, 2026)	0.6 m (2 ft)	All Setbacks
Unenclosed Verandas connected to the principal access to the Dwelling Unit (this does not include decks)	0.9 m (3 ft)	Front and Rear Setback
Unenclosed steps, accessibility ramps, and landings less than 1.00 m (3.3 ft) above finished grade	0.9 m (3 ft)	Front and Rear setbacks
Minor architectural features including: • Eaves • Window and door sills • Sunshades • Cornices, pilasters, moldings and similar decorative trim	0.6 m (2 ft)	All Setbacks
Rainwater hardware including gutters and downspouts	0.6 m (2 ft)	All Setbacks

Element	Maximum Permitted Projections	Setback Location
Utility meters including water meters, and gas meters	0.6 m (2 ft)	All Setbacks
At grade decks (less than 1.0 m above finished grade)	Unlimited	Front and Rear Setback
Elevated open decks	1.2 m (4 ft)	Front and Rear Setback
Balconies	0.9 m (3 ft)	Front and Rear Setback
Roof Decks	Projections into setbacks not permitted	All setbacks
Roof projections and overhangs.	0.9 m (3 ft)	All Setbacks
Solar collectors mounted on the wall of a building	0.3 m (1 ft)	Side Setbacks
Deck guards, and balustrades	0.3 m (1 ft)	All Setbacks

(17) Exemptions from All Setbacks

- (a) The following elements are exempt from setback requirements, provided they do not obstruct or interfere with any easement, statutory right-of-way, or public utility corridor:

Table 17.1: Elements Exempt from Setback Requirements

Element	Maximum Permitted Projections	Setback Location
Utility poles, wires and guy wires	Permitted	All setbacks
Warning devices and emergency lights	Permitted	All setbacks
Flagpoles	Must retain a 0.9 m (3 ft) setback	Front and Rear
Signs constructed in accordance with the District's Sign Bylaw	Permitted	All setbacks
Children's play equipment	Permitted	All setbacks
Retaining walls	Permitted, but must not conflict with public utilities and rights-of-way	All setbacks

(18) Gross Floor Area (GFA) Inclusions and Exemptions

- (a) This section replaces Section 410 Floor Space Ratio Exemptions.
- (b) When calculating Gross Floor Area (GFA), the following elements must be included or exempted:

Table 18.1: Gross Floor Area Inclusions and Exemptions

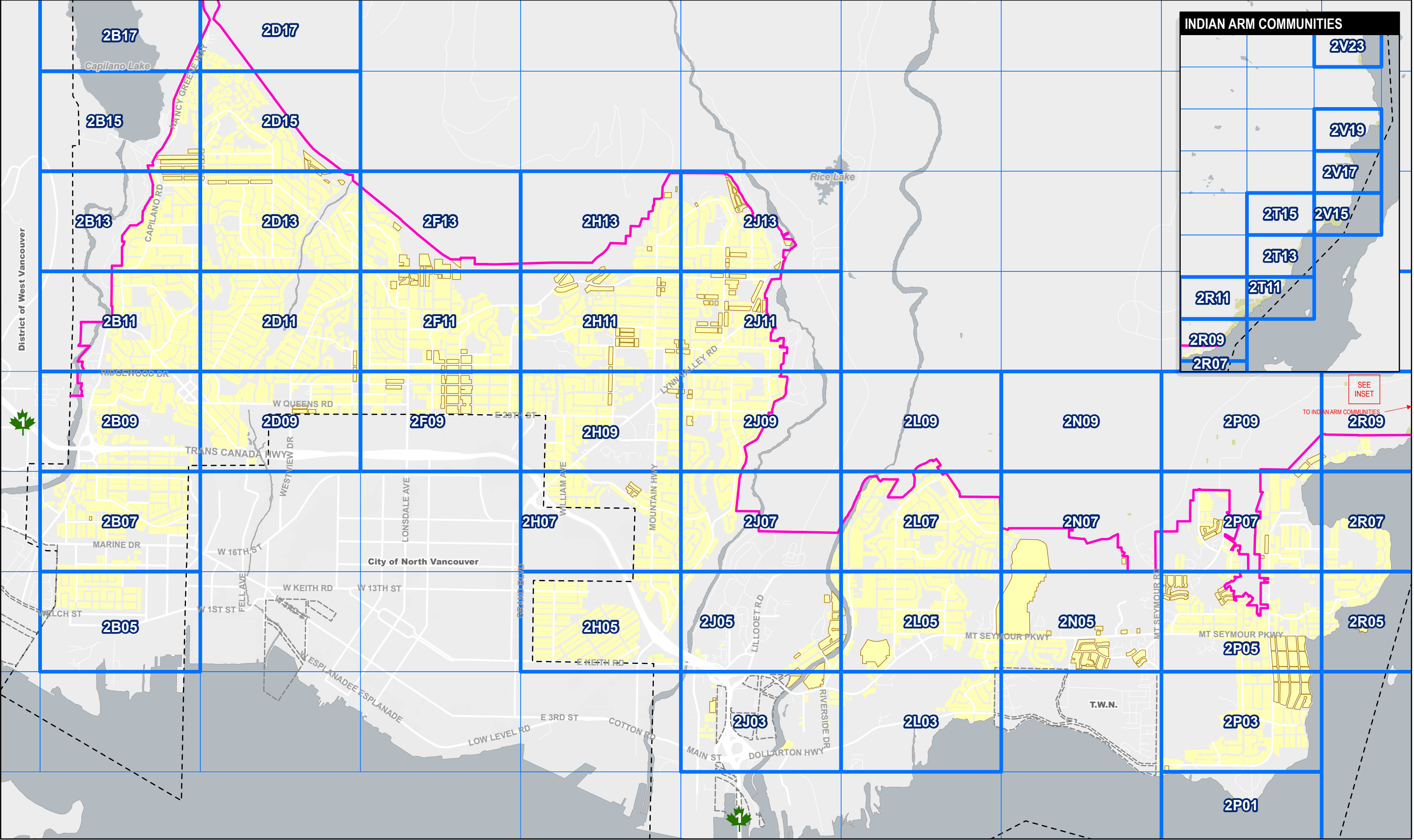
Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Uncovered decks supported by posts or walls equal to or less than 2.0 m (6.6 ft) in height and up to 10% of the permitted GFA		✓
Uncovered decks supported by posts or walls greater than 2.0 m (6.6 ft) in height	✓	
Accessory Buildings and Structures (<i>sheds</i>) up to a combined total of 25.0 m ² (269 ft ²) on the Lot		✓
Unfinished attics, with no access stair well, windows, flooring, or wall finishes		✓
Finished Attic Space	✓	
Crawl Space with a maximum vertical height of 1.5m (5 ft) measured from the ground or concrete slab to the underside of the floor joists		✓
Crawl Spaces or portions of Crawl Spaces where the height is greater than 1.5 m (5. ft) measured from the ground or concrete slab to the underside of the floor joists	✓	
Space under roof overhangs where the roof overhang exceeds 1.2 m (4 ft)	✓	
One (1) or two (2) Carports to a combined total of 37.2 m ² (400 ft ²)		✓
Open air structures such as pergolas or trellises where the overhead framing allows for the free passage of light and rain		✓
Unenclosed Balconies		✓

Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Unenclosed porches, and verandas connected to the principal access to the Dwelling Unit		✓
Open spaces below elevated Buildings and structures		✓
For residential Buildings in the R1 and R2 zones constructed under permit submitted prior to July 1, 2018, exterior wall thickness in excess of 100 mm (3.9 in), provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour.		✓
Floor area of any space within a Building that has a ceiling height greater than 4.6 m (15 ft), measured from the top of the finished floor to the underside of the ceiling joists.	Counted as twice its actual floor area, excluding stairwells and elevator shafts.	
Waste and Recycling Storage Area that is not part of a Dwelling Unit or Garage and is up to 9.3m ² (100 ft ²)		✓
Up to 8.0 m ² (86 ft ²) of Floor Area of a wheelchair accessible Dwelling Unit (<i>Enhanced Unit and CSA B652</i>)		✓

- (19) **Commercial Vehicles, Recreation Vehicles and Private Pleasure Boats:** Refer to Section 411.
- (20) **Lots Shown on Plans:** Refer to Section 412.
- (21) **Outdoor Customer Services Areas:** Refer to Section 413.
- (22) **Good Neighbour Requirements:** Refer to Section 414.
- (23) **Split-Zoned Parcels:** Refer to Section 415.
- (24) **Solar Collector Regulations** Refer to Section 4C02.

Schedule B to Bylaw 8799

**Map package illustrating the application of R1 and R2 zones across the District of
North Vancouver**

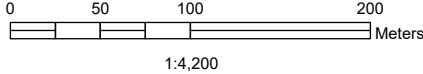
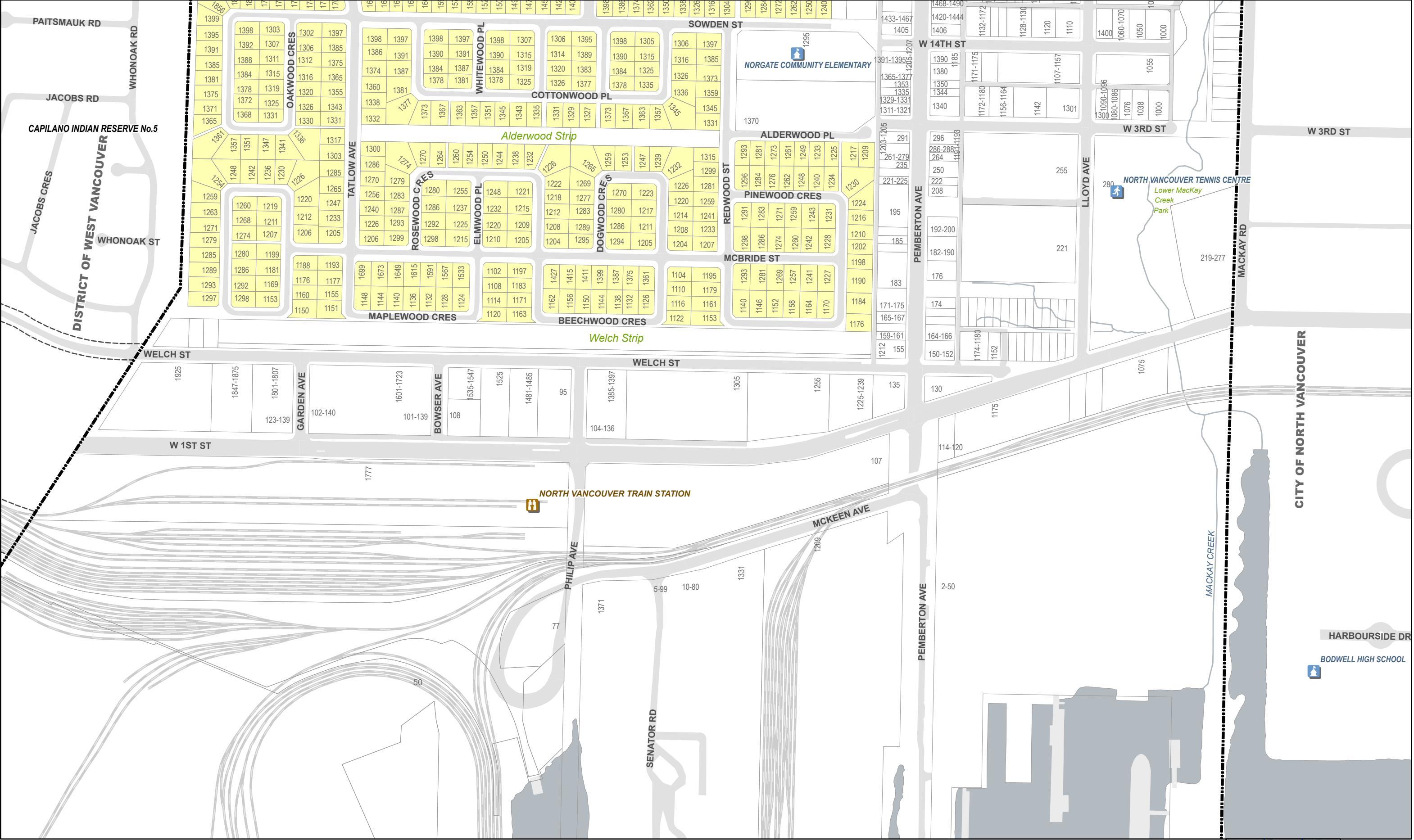


R1 & R2 ZONING MAP SET

R1  R2  Subdivision Modifier  Grid* 

*This map applies a grid across the District to identify the areas where the R1 and R2 zones will be applied. For a more detailed view, refer to the specific grid block as identified on this map.

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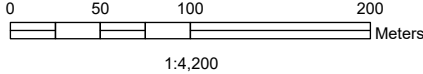
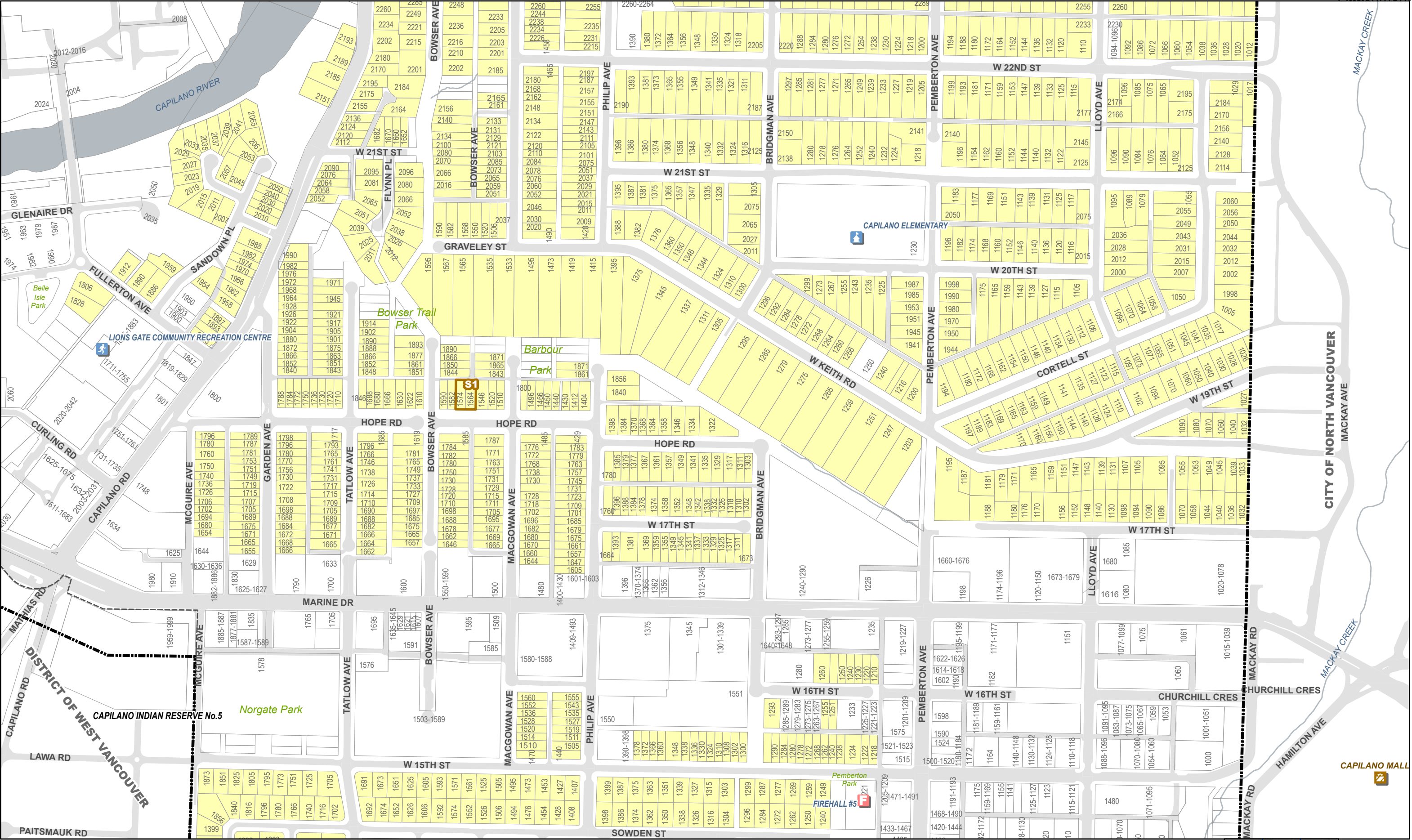


R1 & R2 ZONING MAP SET

R1  R2  391  Subdivision Modifier 

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2A05	2B05	2D05
2A03	2B03	2D03



R1 & R2 ZONING MAP SET

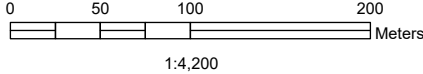
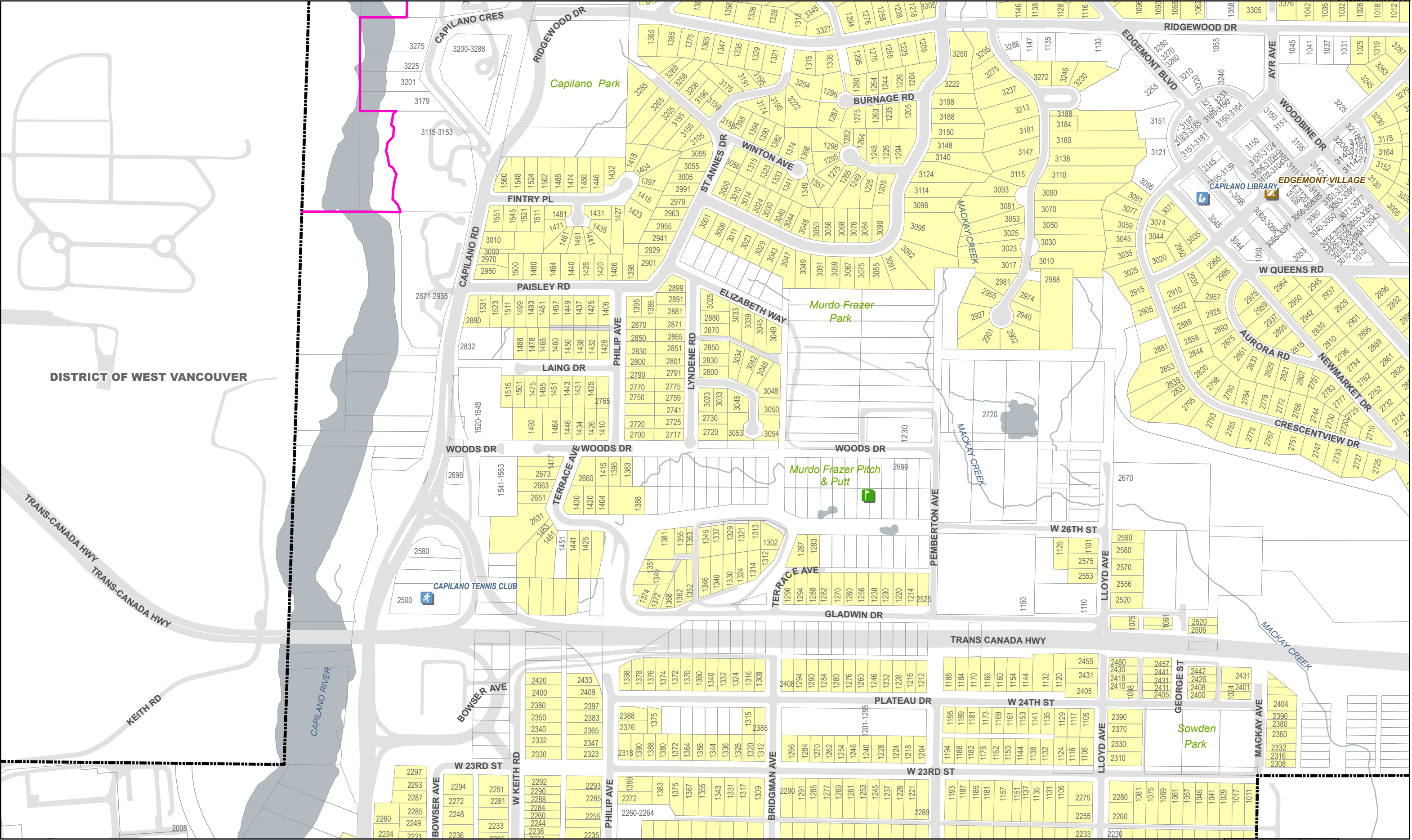
R1 R2 392 Subdivision Modifier

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2A09	2B09	2D09
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MAP
2B07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

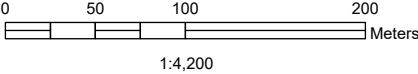
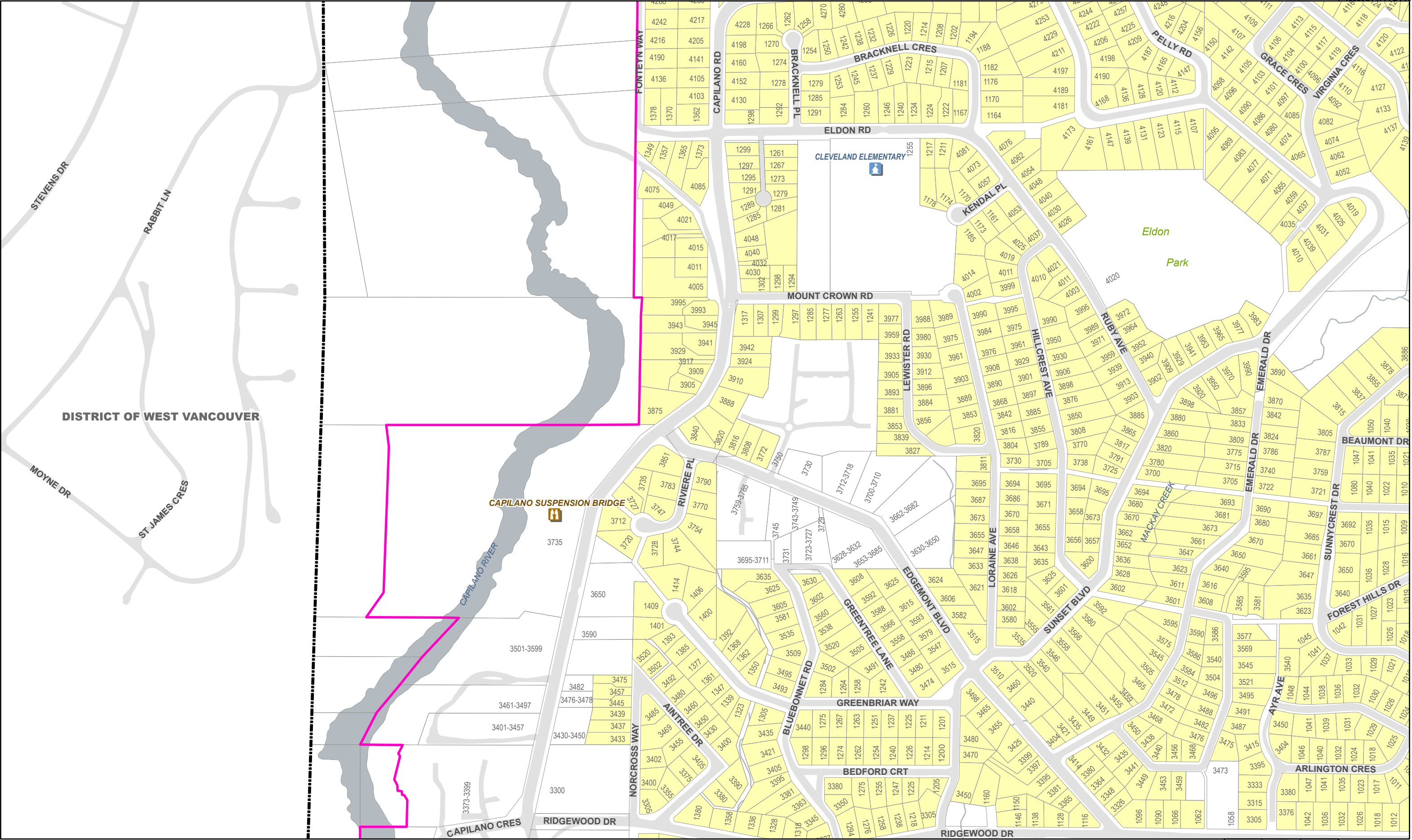
R1 R2 393 Subdivision Modifier

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	2B11	2D11
2A09	2B09	2D09
2A07	2B07	2D07

MAP
2B09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 394 Subdivision Modifier

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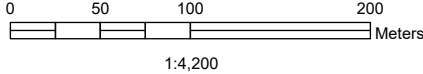
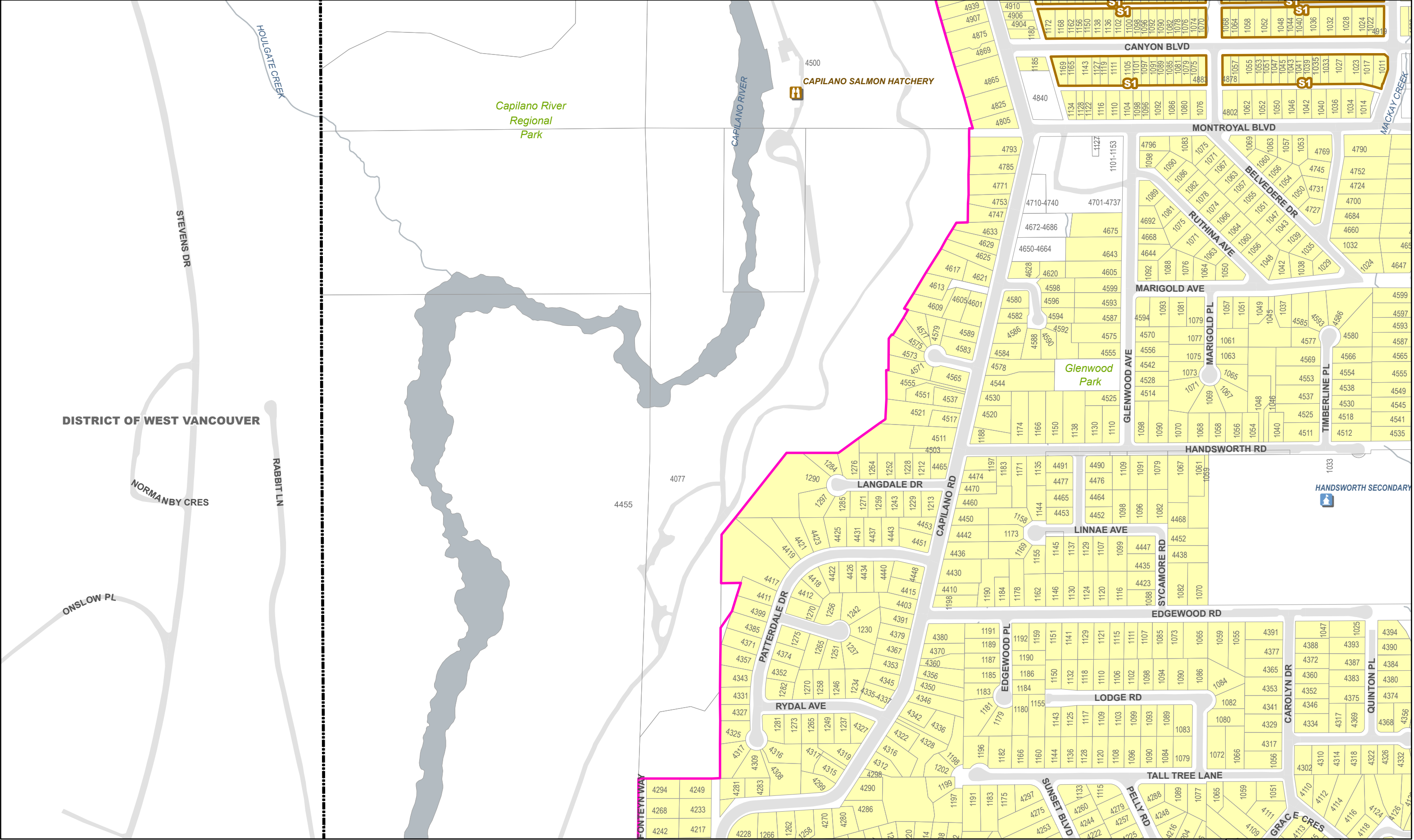
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	2B13	2D13
	2B11	2D11
2A09	2B09	2D09

MAP
2B11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  395  Subdivision Modifier 

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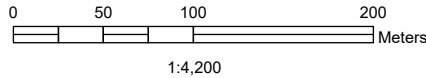
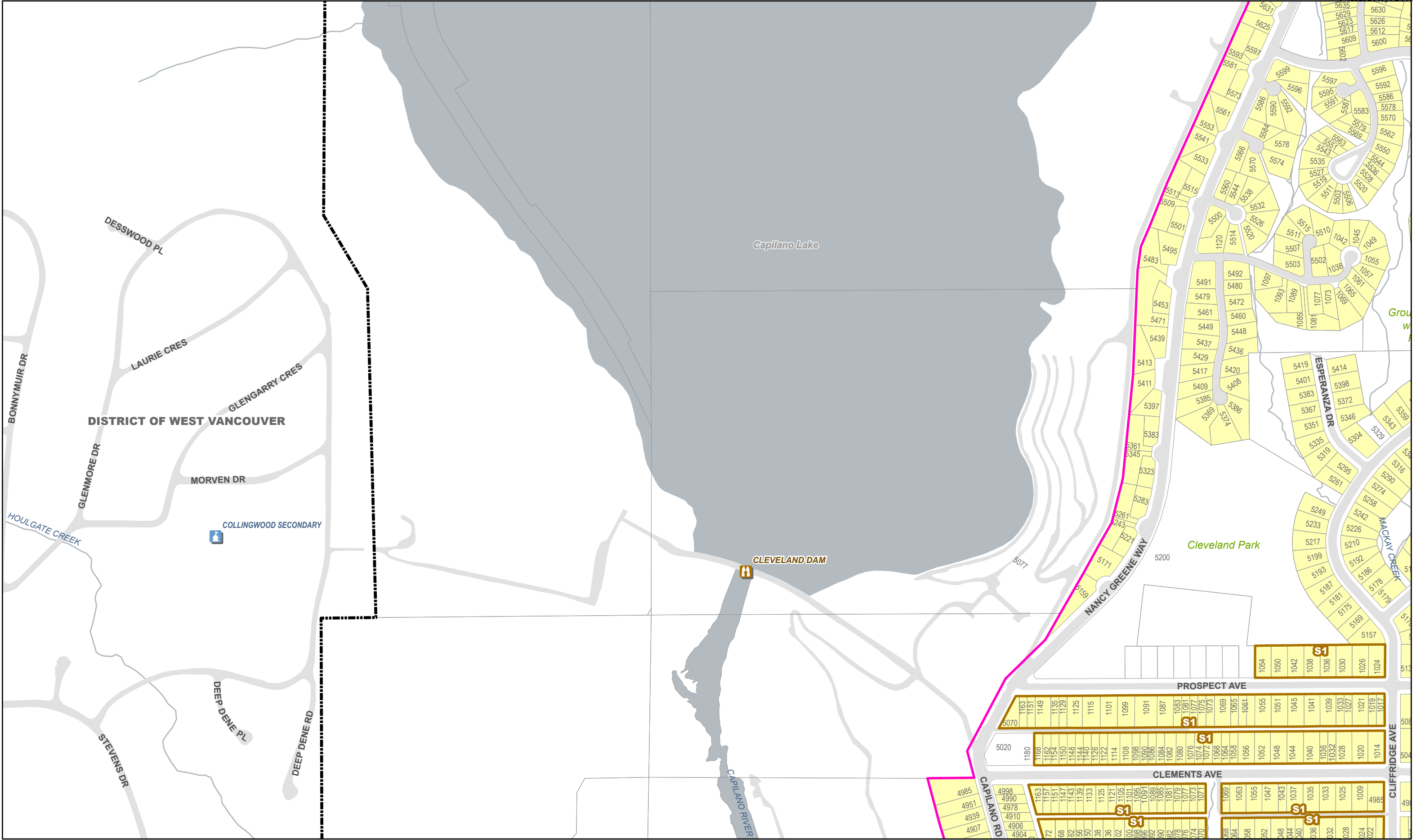
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2A09	2B15	2D15
	2B13	2D13
	2B11	2D11

MAP
2B13

Published: May 19, 2026



R1 & R2 ZONING MAP SET

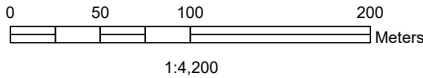
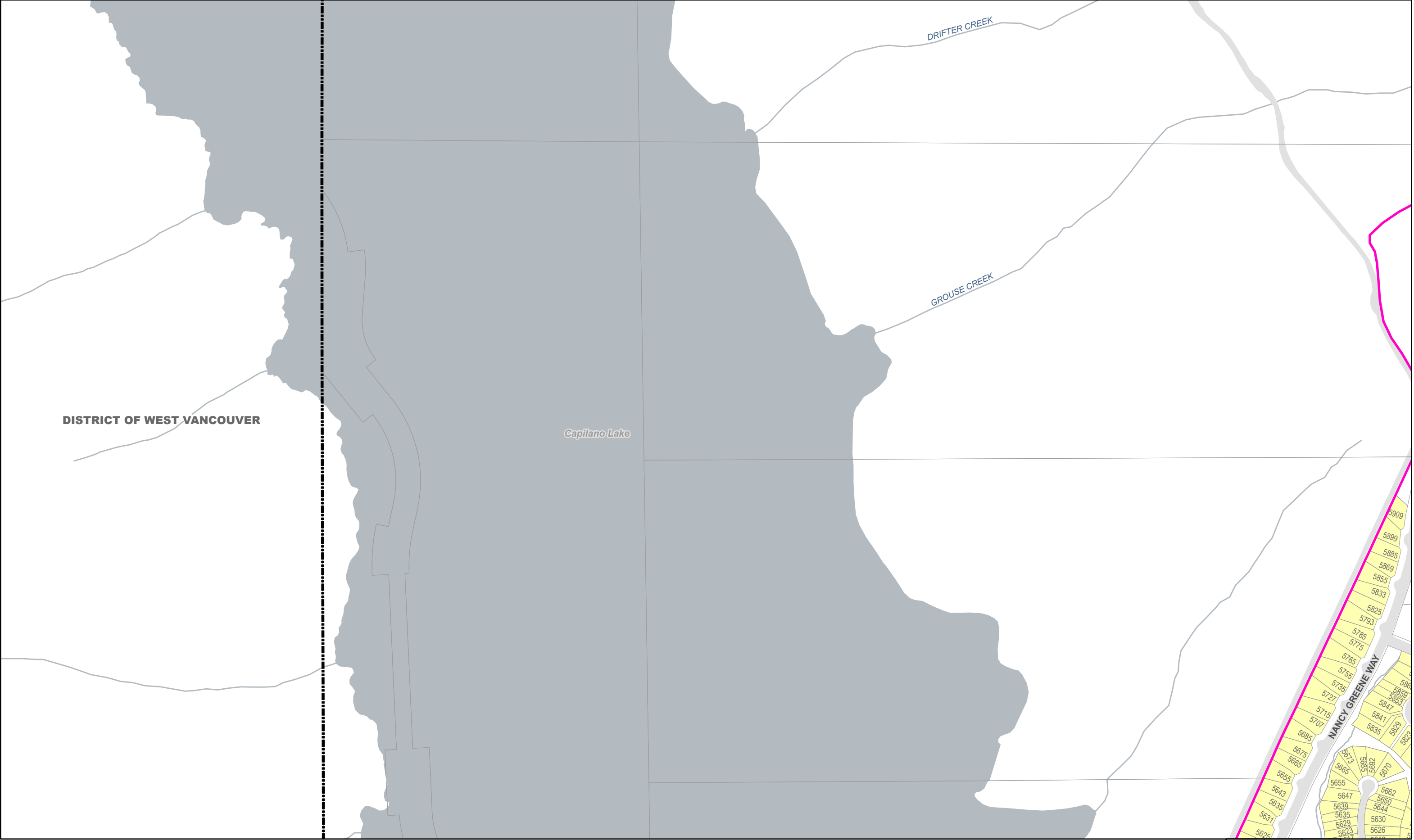
R1 R2 396 Subdivision Modifier

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	2B17	2D17
	2B15	2D15
	2B13	2D13

MAP
2B15

Published: May 19, 2026



R1 & R2 ZONING MAP SET

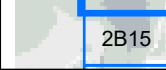
R1  R2  397 Subdivision Modifier 

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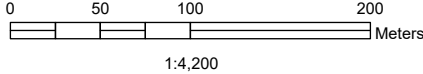
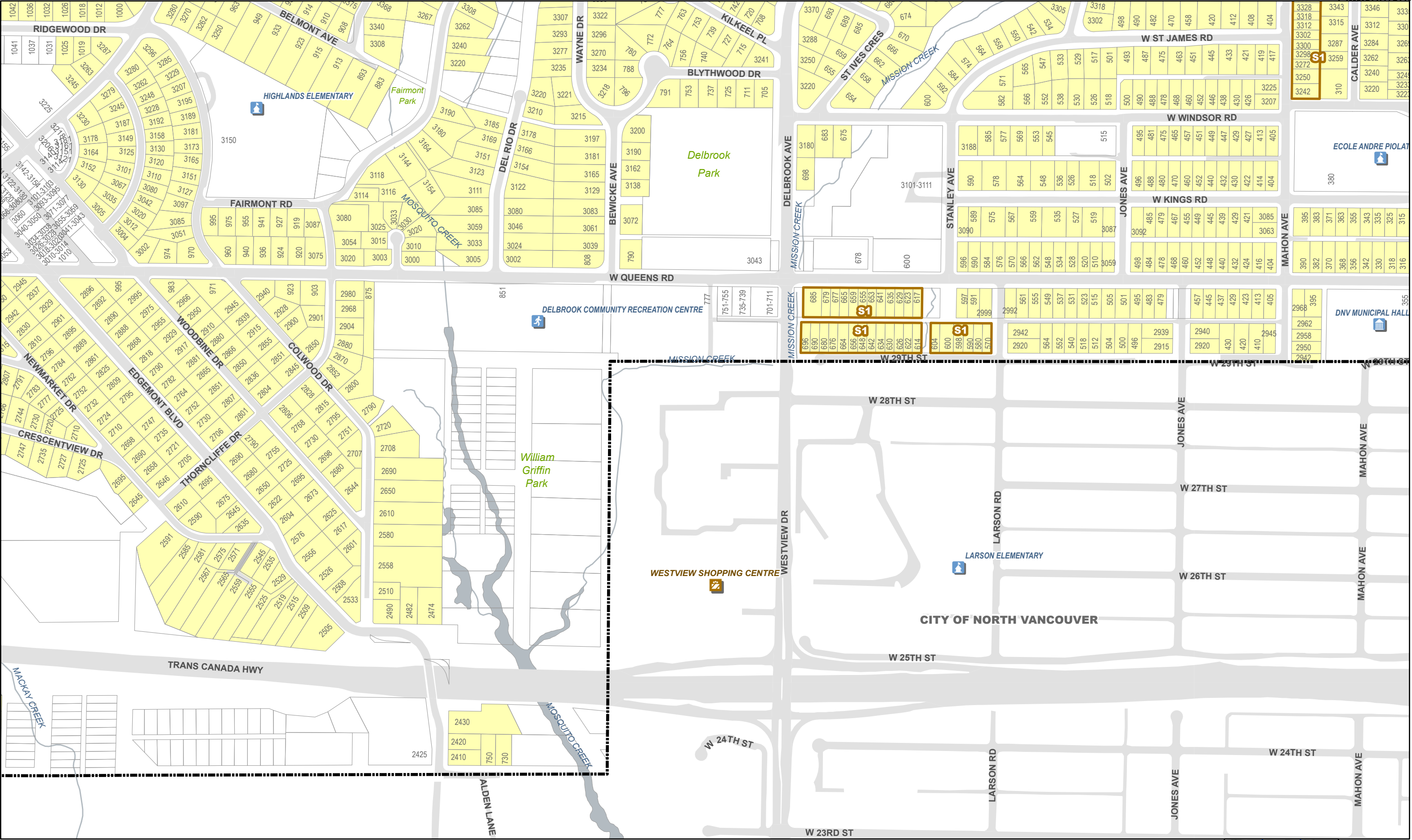
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	2B19		2D19
	2B17		2D17
	2B15		2D15

MAP 2B17

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  398 Subdivision Modifier 

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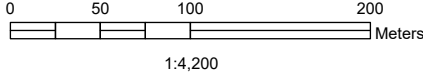
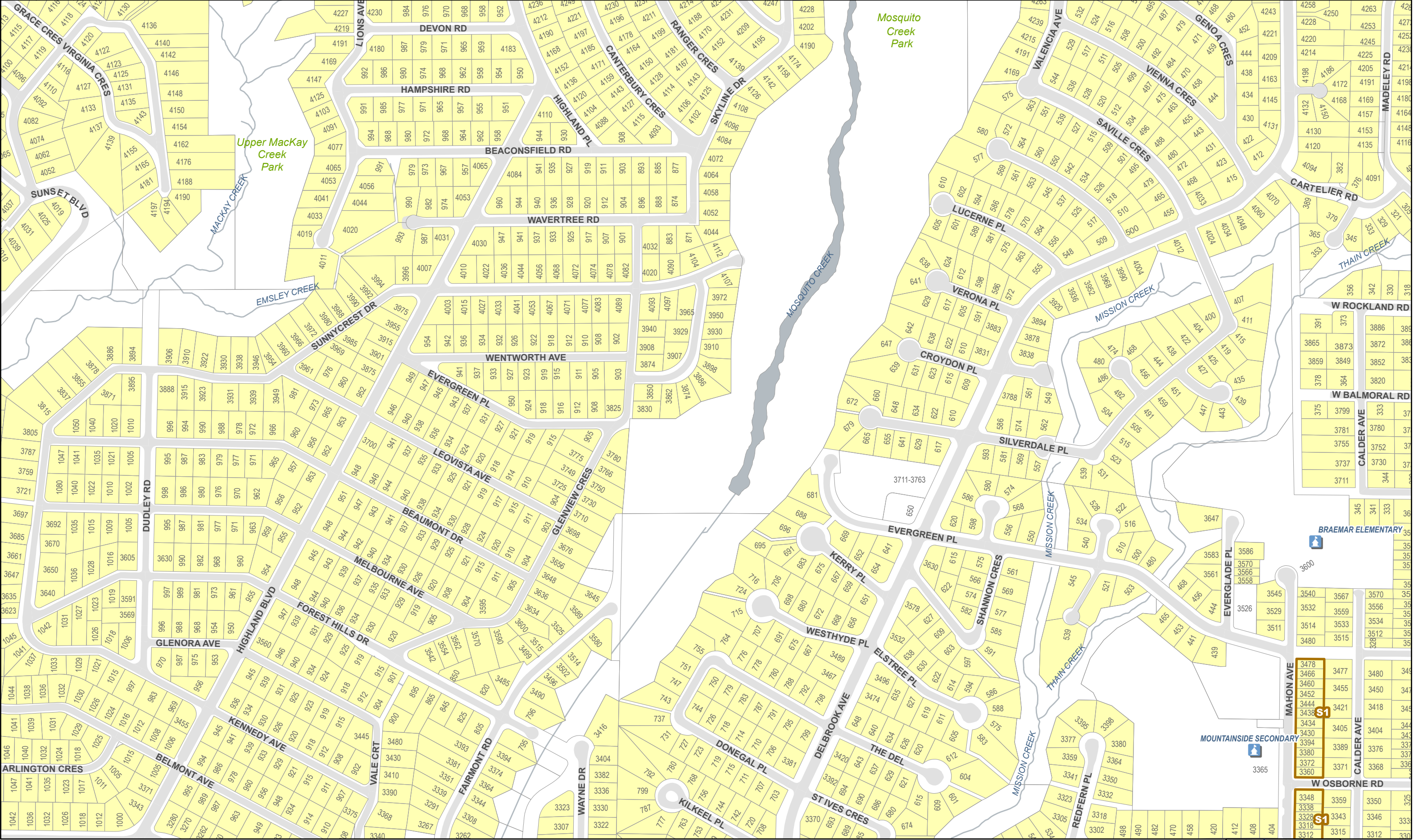
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2B11	2D11	2F11
2B09	2D09	2F09
2B07	2D07	2F07

MAP
2D09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

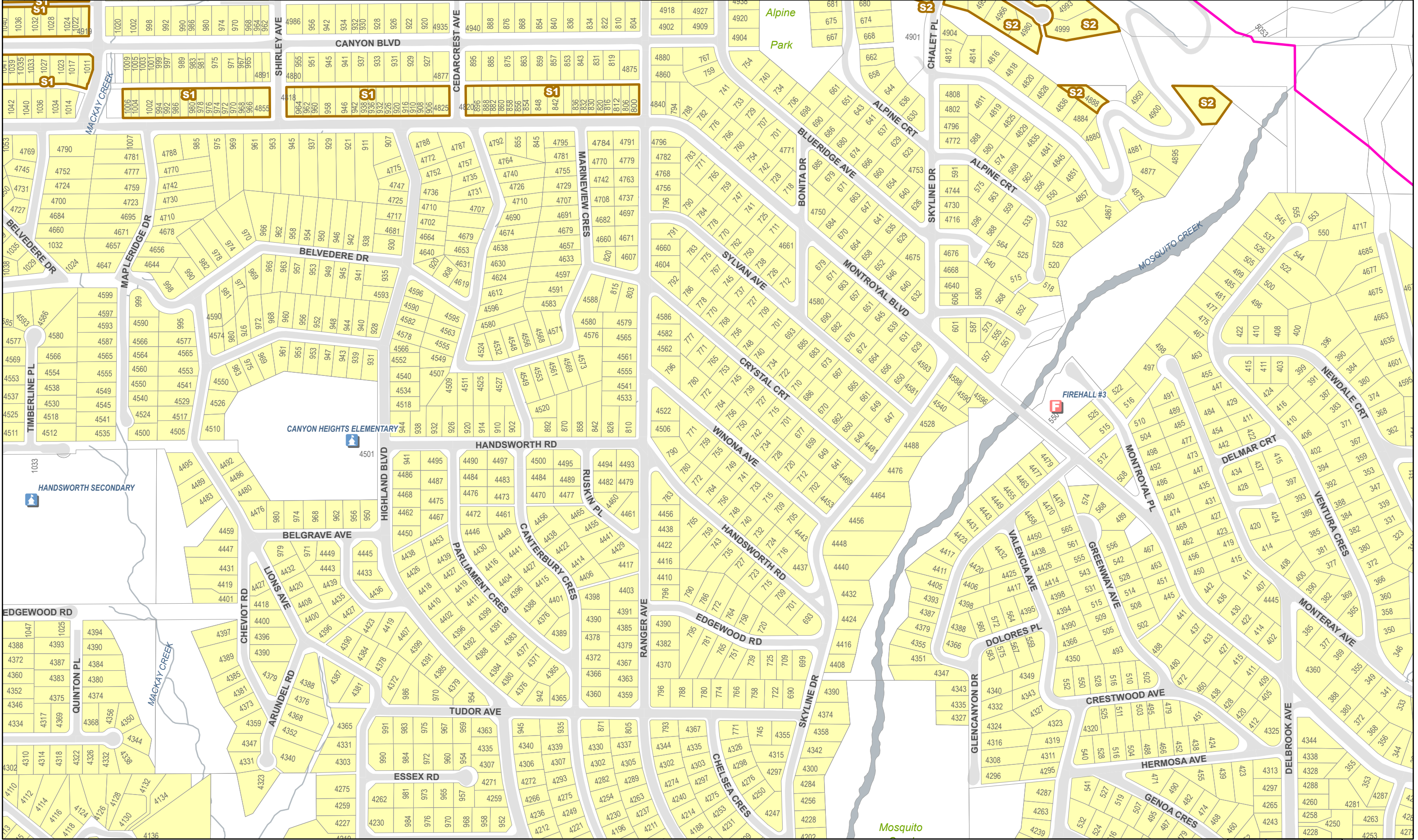
R1  R2  399  Subdivision Modifier 

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2B13	2D13	2F13
2B11	2D11	2F11
2B09	2D09	2F09

MAP
2D11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

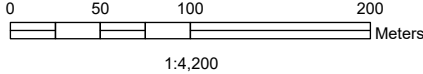
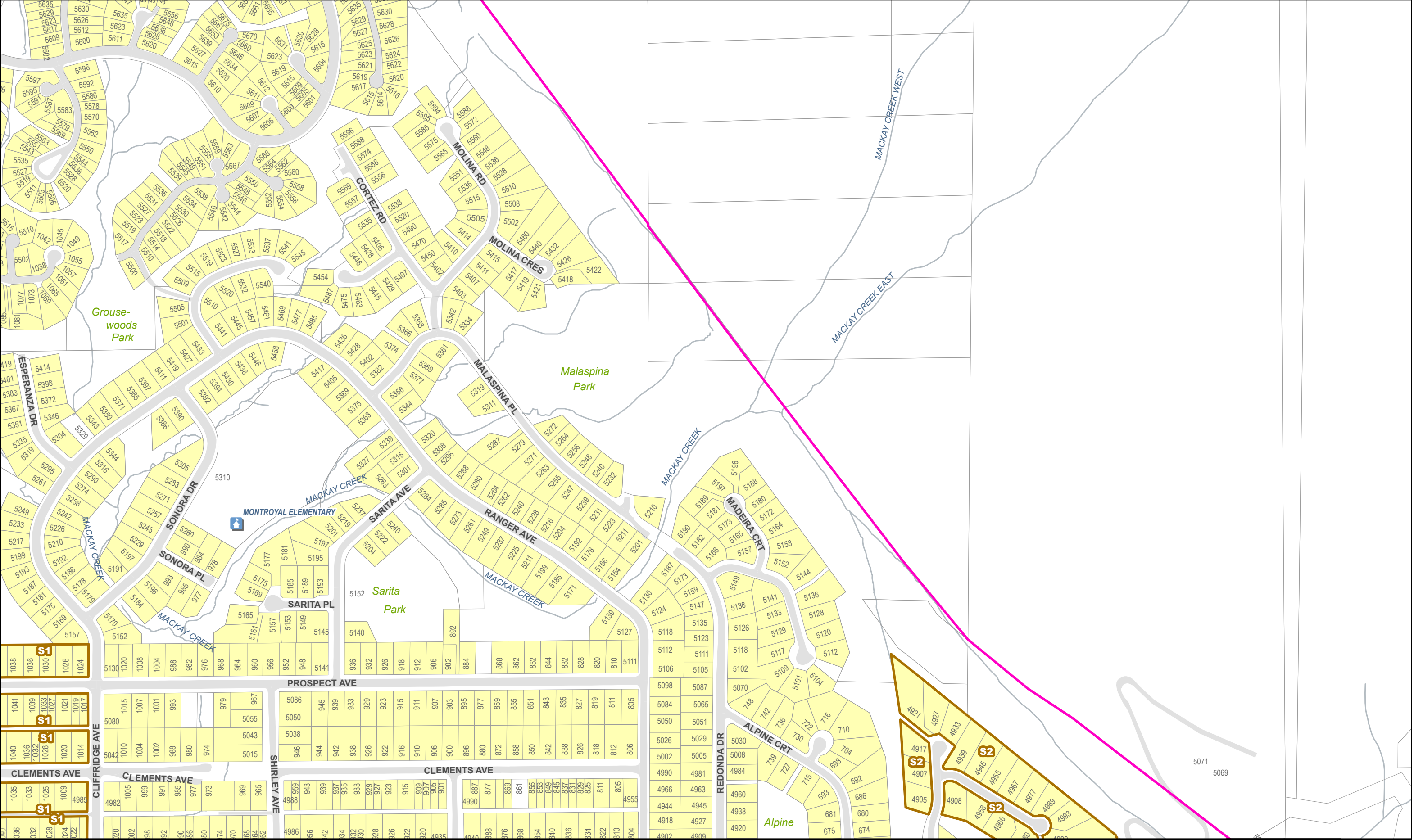
R1 R2 400 Subdivision Modifier

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2B15	2D15	2F15
2B13	2D13	2F13
2B11	2D11	2F11

MAP
2D13

Published: May 19, 2026

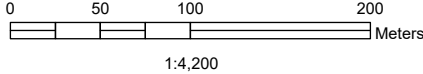
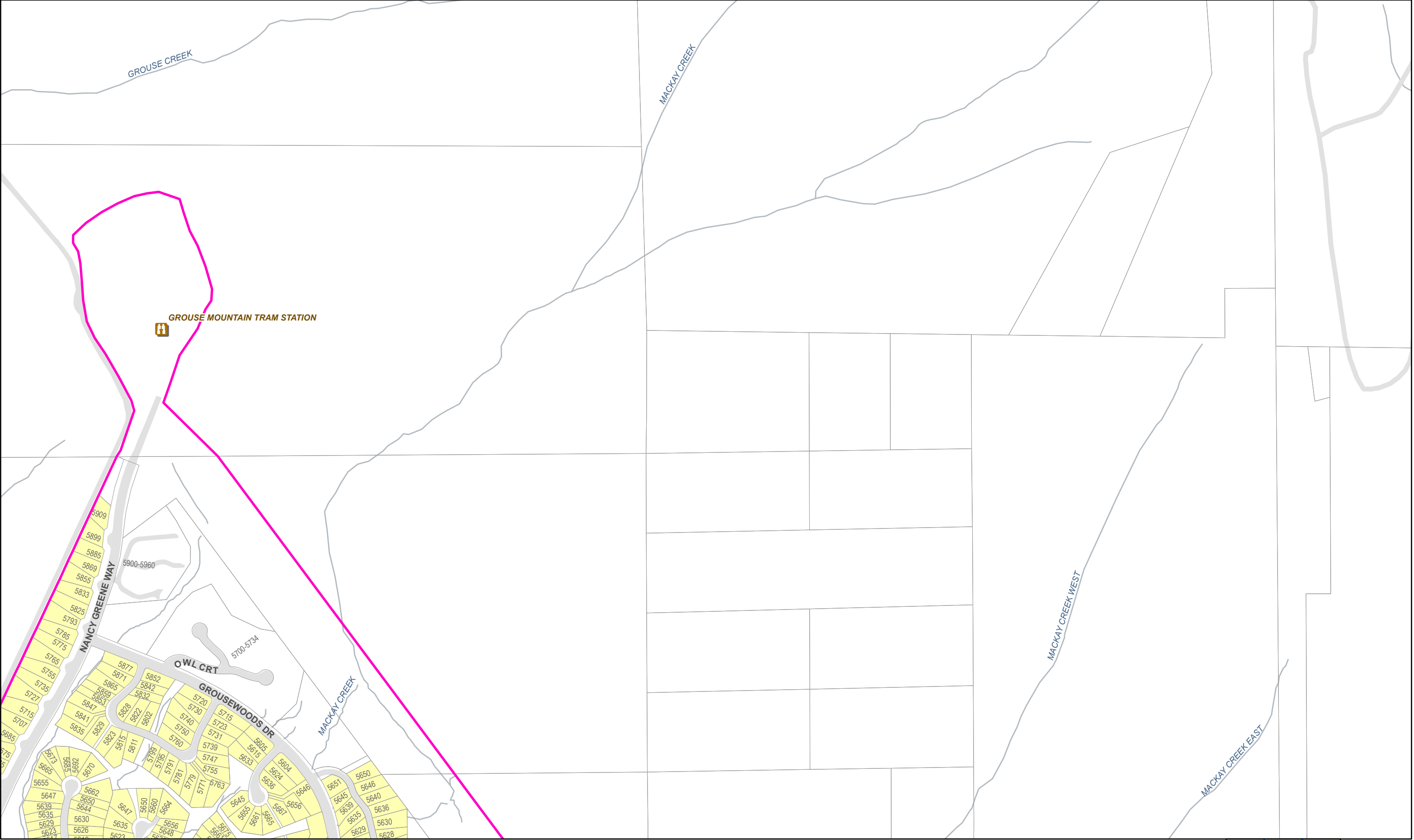


R1 & R2 ZONING MAP SET

R1 R2 401 Subdivision Modifier

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2B17	2D17	2F17
2B15	2D15	2F15
2B13	2D13	2F13

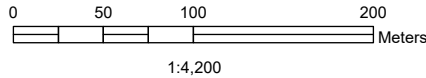
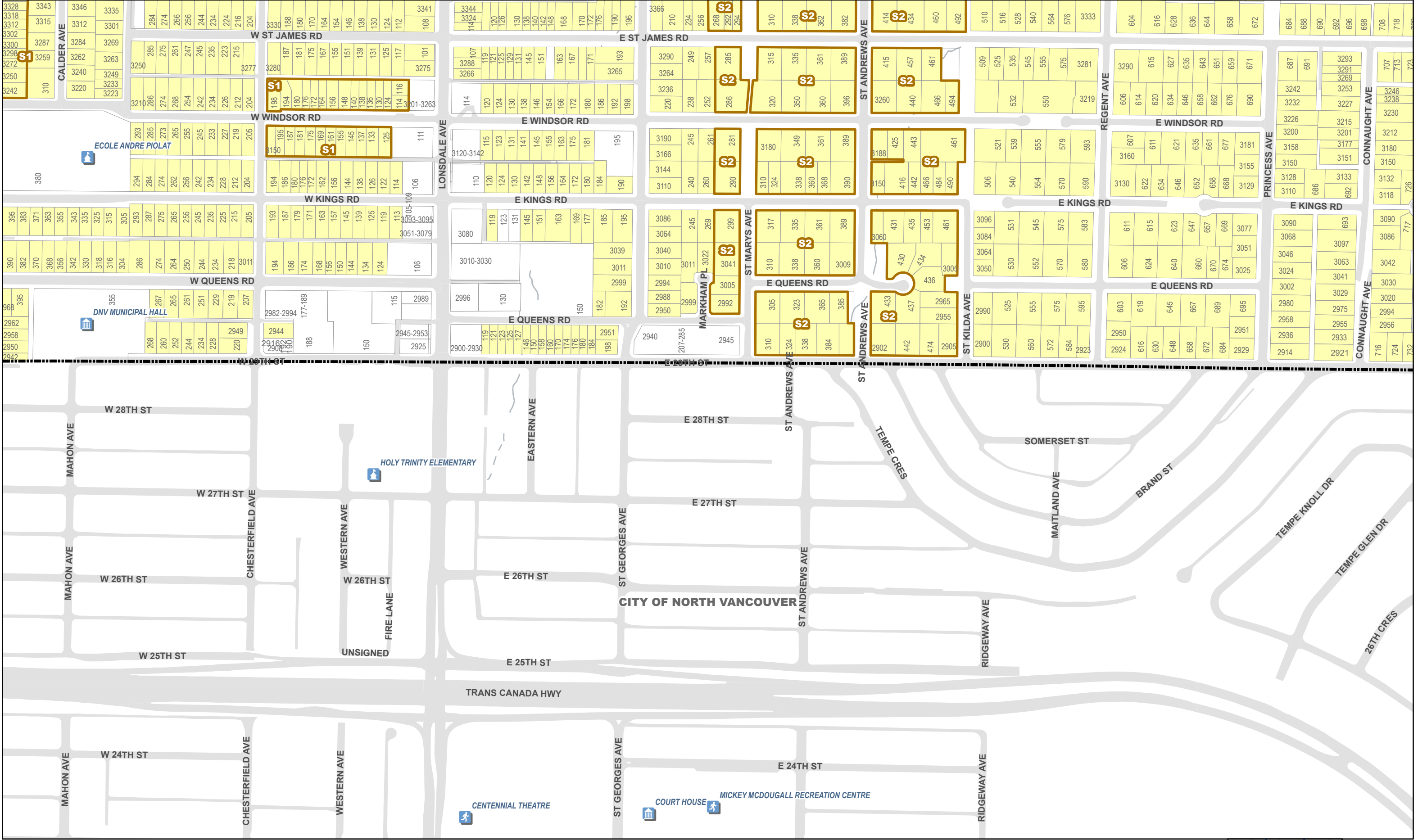


R1 & R2 ZONING MAP SET

R1  R2  402  Subdivision Modifier 

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2B19	2D19	2F19
2B17	2D17	2F17
2B15	2D15	2F15



R1 & R2 ZONING MAP SET

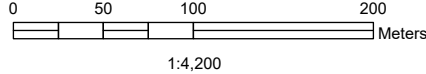
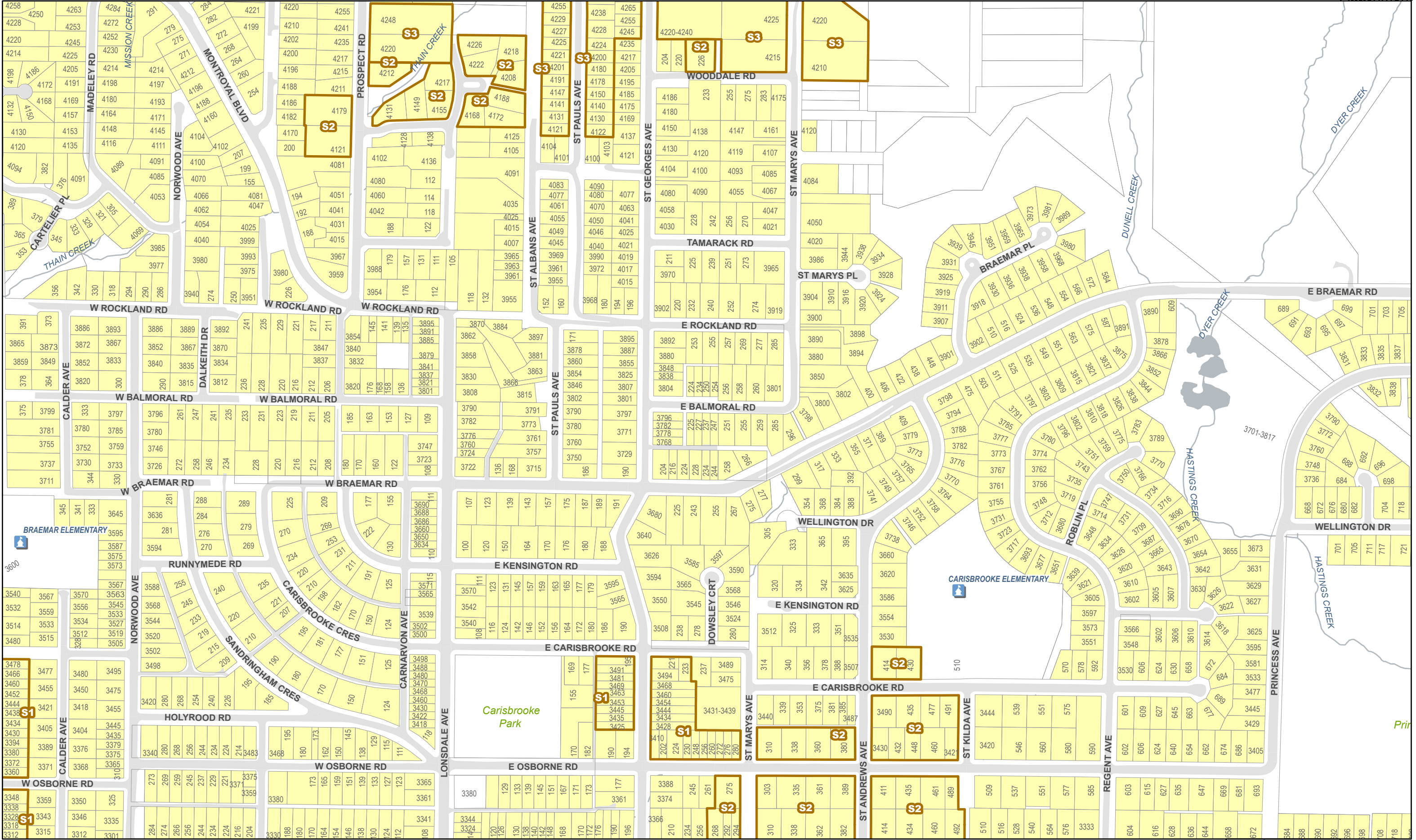
R1 R2 403 Subdivision Modifier

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2D11	2F11	2H11
2D09	2F09	2H09
2D07	2F07	2H07

MAP
2F09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

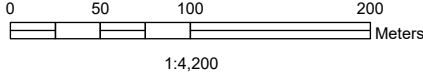
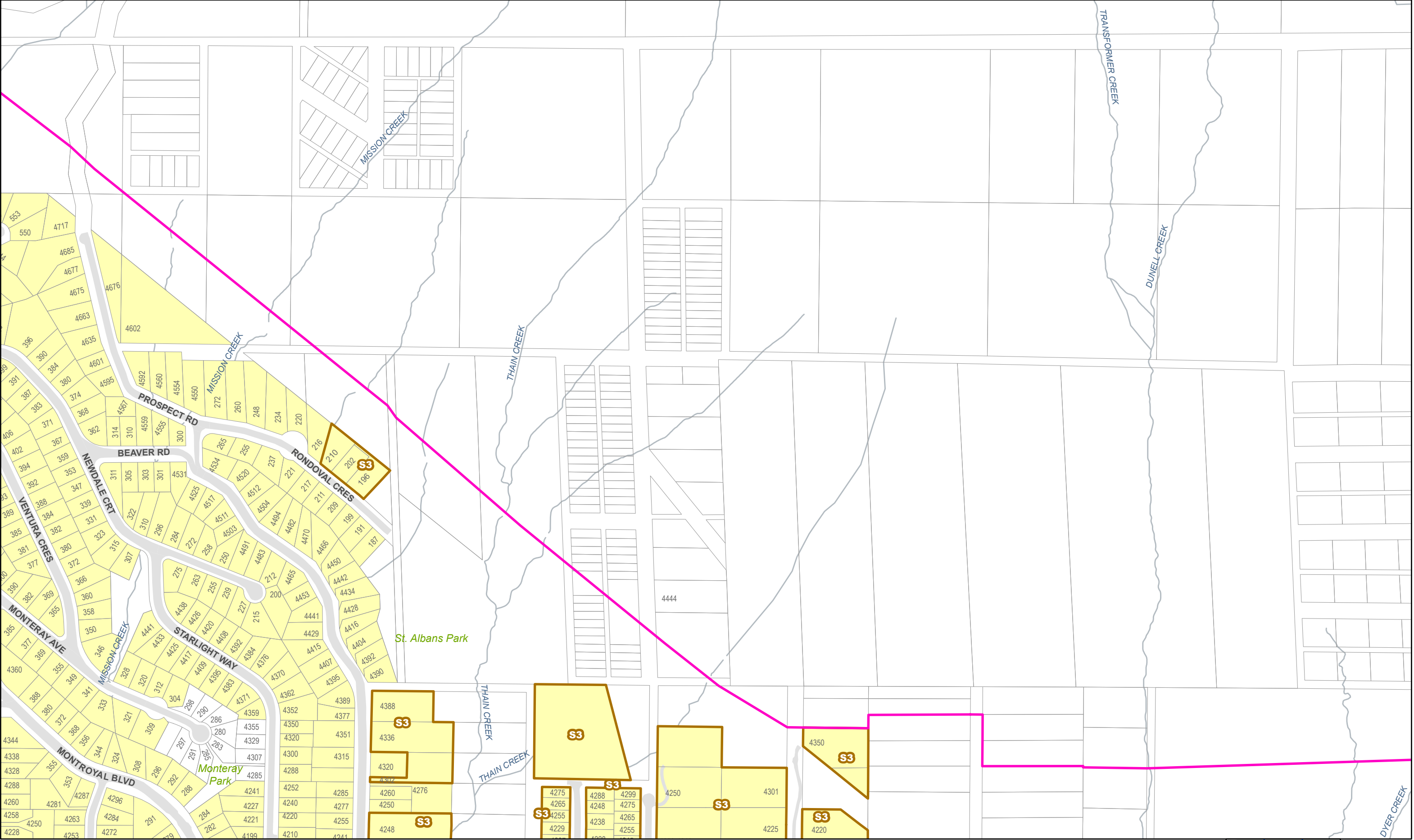
R1 R2 404 Subdivision Modifier

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2D13	2F13	2H13
2D11	2F11	2H11
2D09	2F09	2H09

MAP
2F11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 405 Subdivision Modifier

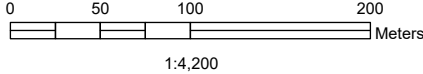
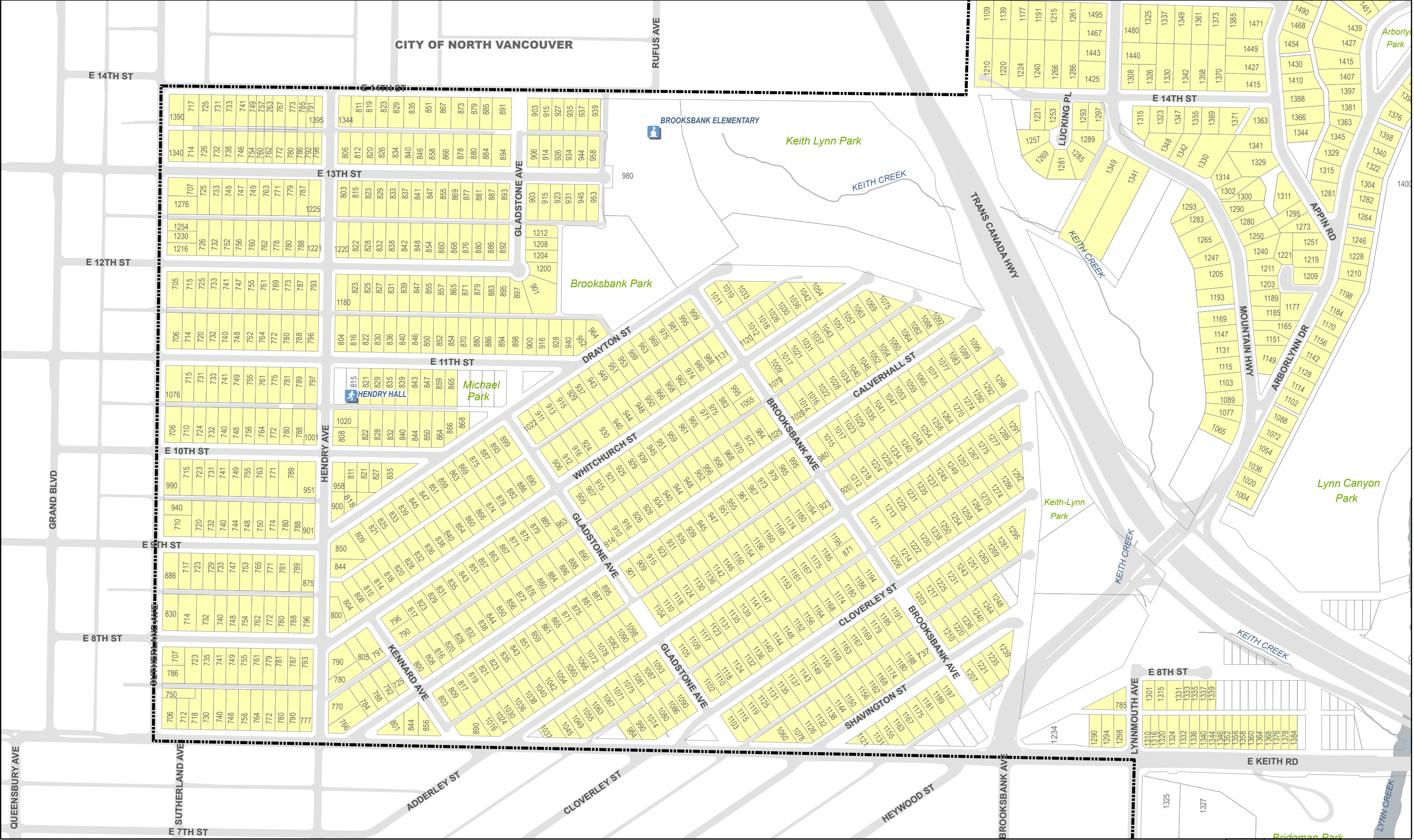
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2D15	2F15	2H15
2D13	2F13	2H13
2D11	2F11	2H11



R1 & R2 ZONING MAP SET

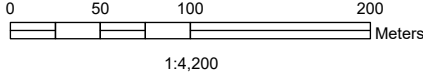
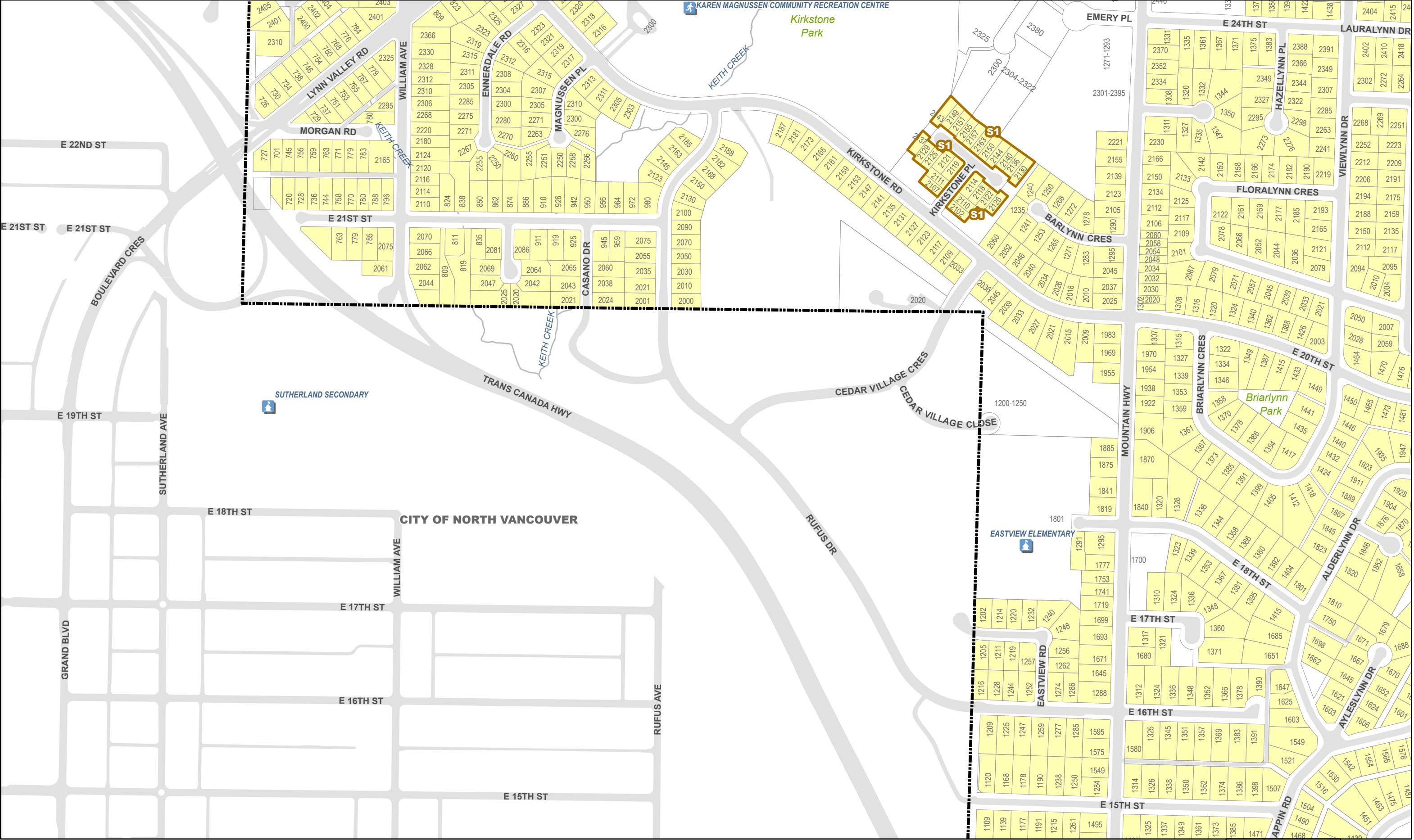
R1 R2 406 Subdivision Modifier

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2F07	2H07	2J07
2F05	2H05	2J05
2F03	2H03	2J03

MAP
2H05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

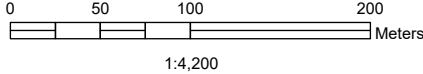
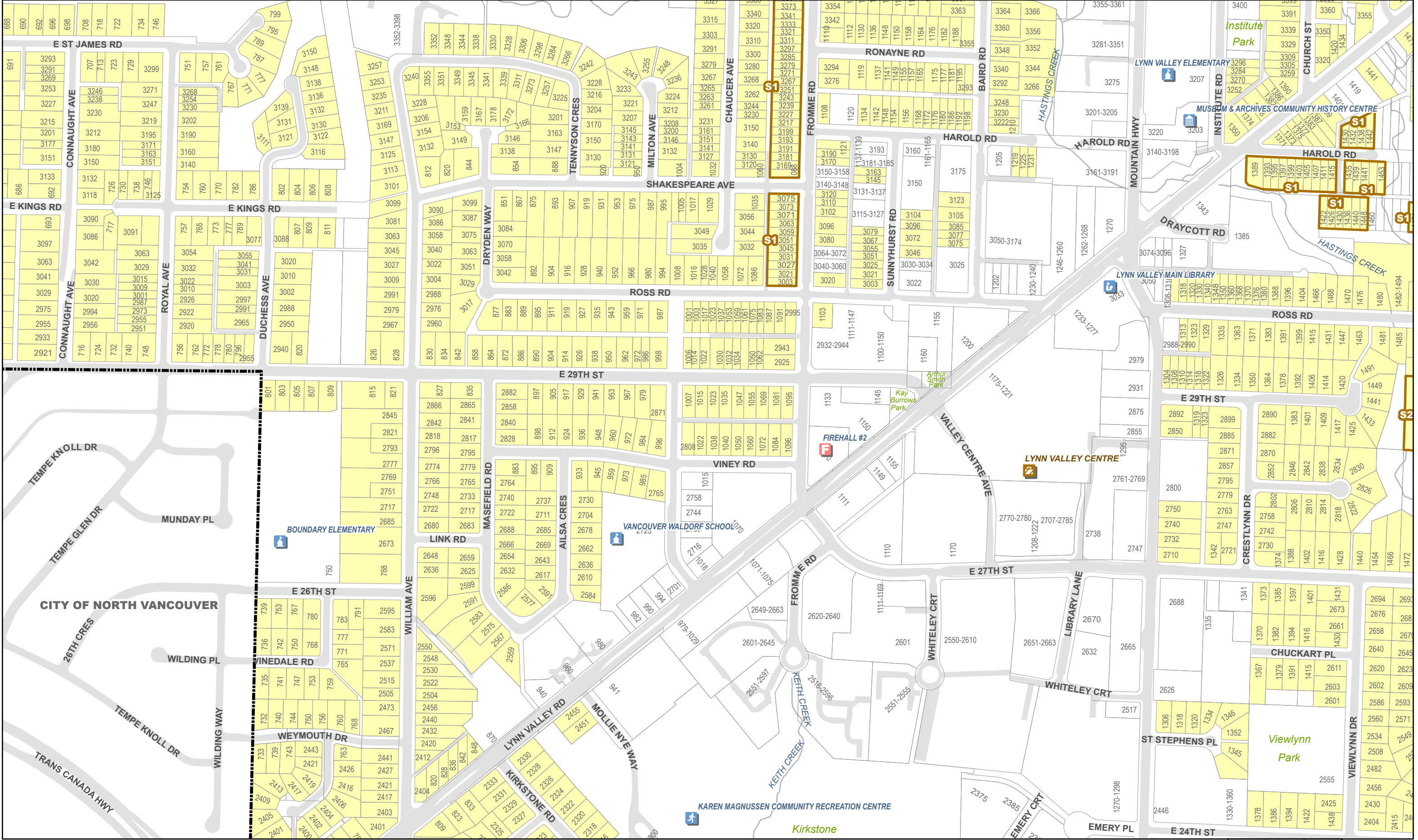
R1  R2  407  Subdivision Modifier 

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2F09	2H09	2J09
2F07	2H07	2J07
2F05	2H05	2J05

MAP
2H07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

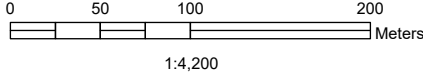
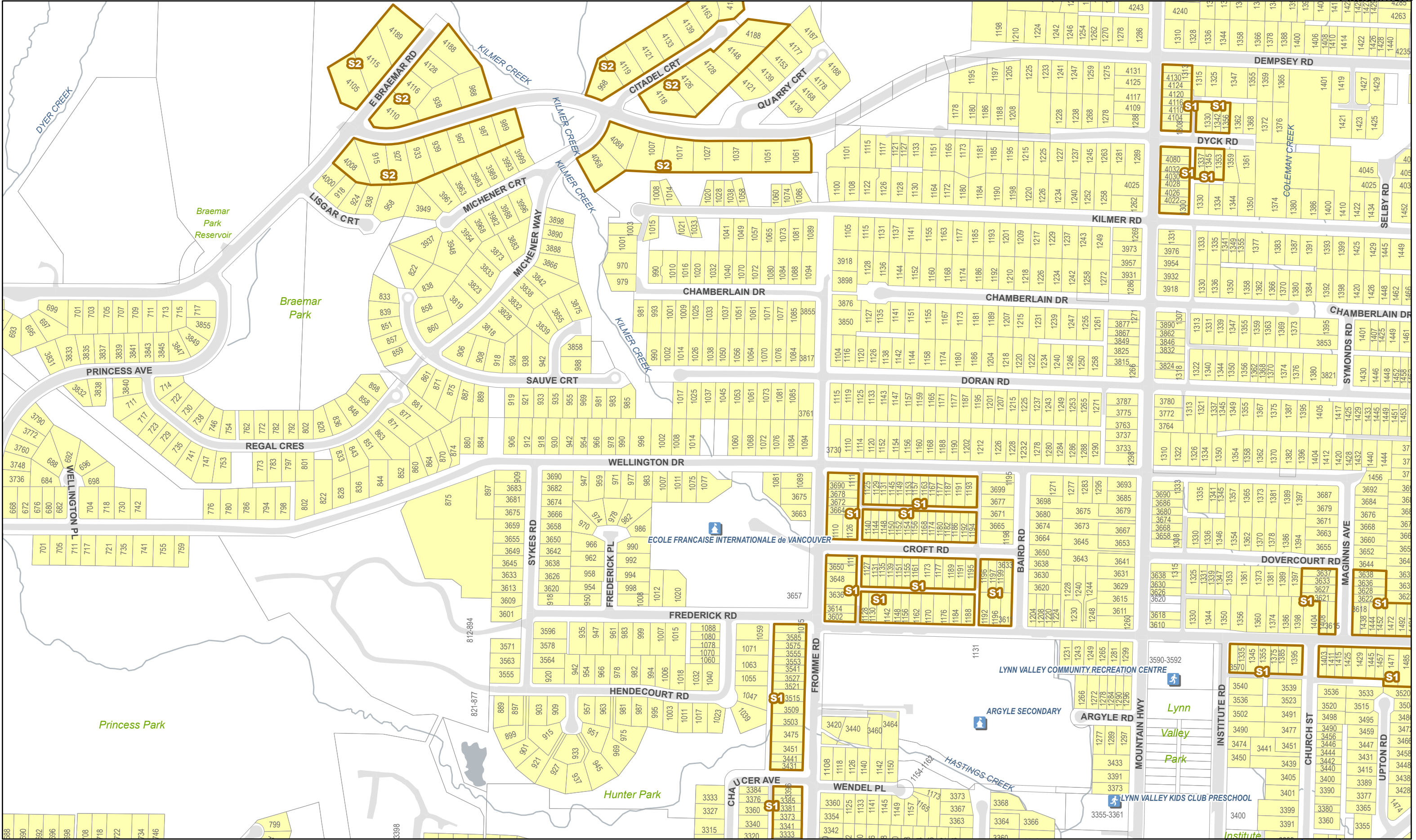
R1 R2 408 Subdivision Modifier

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2F11	2H11	2J11
2F09	2H09	2J09
2F07	2H07	2J07

MAP
2H09

Published: May 25, 2026



R1 & R2 ZONING MAP SET

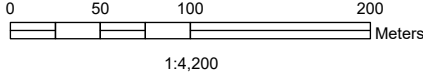
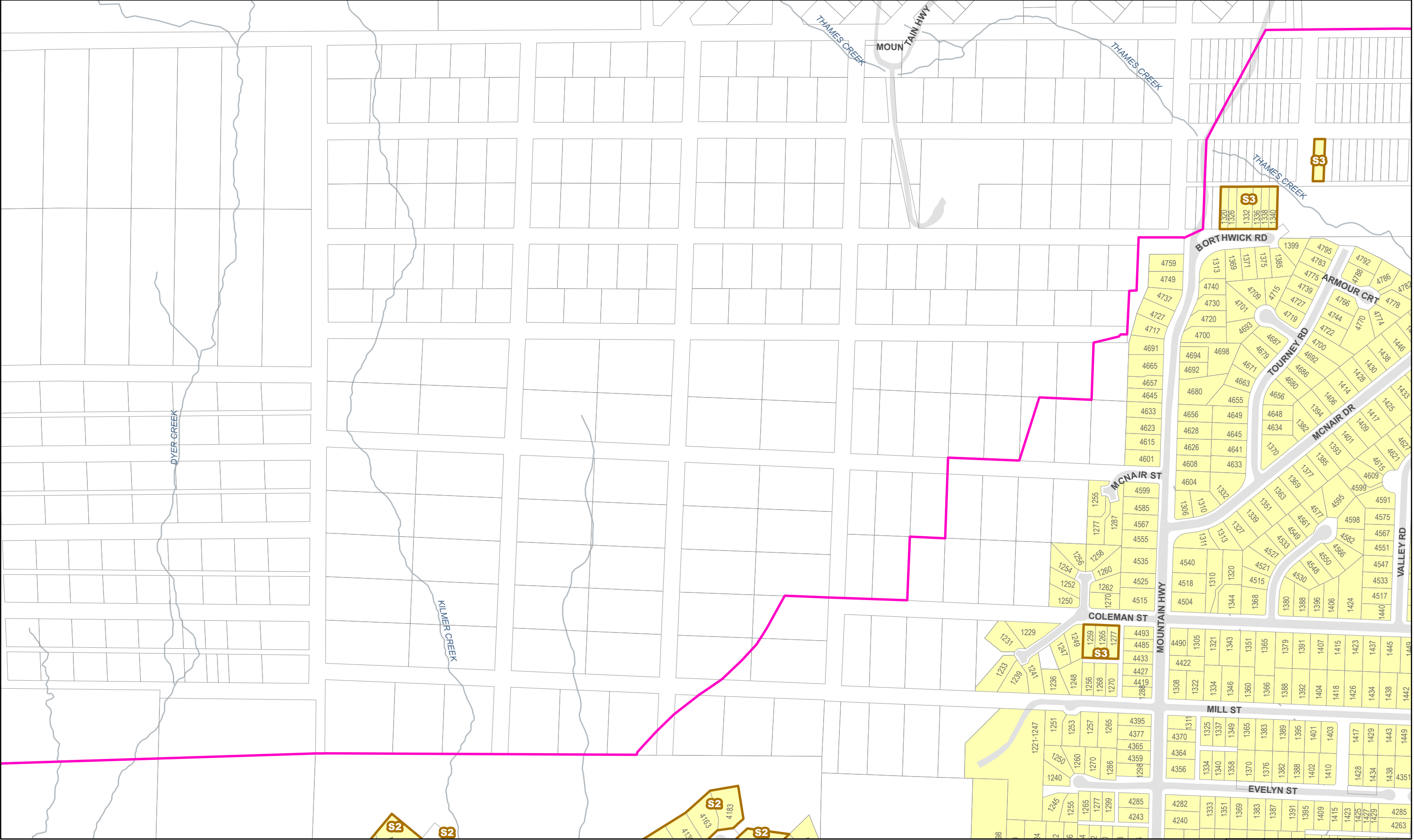
R1 R2 409 Subdivision Modifier

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2F13	2H13	2J13
2F11	2H11	2J11
2F09	2H09	2J09

MAP
2H11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

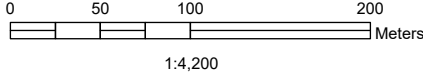
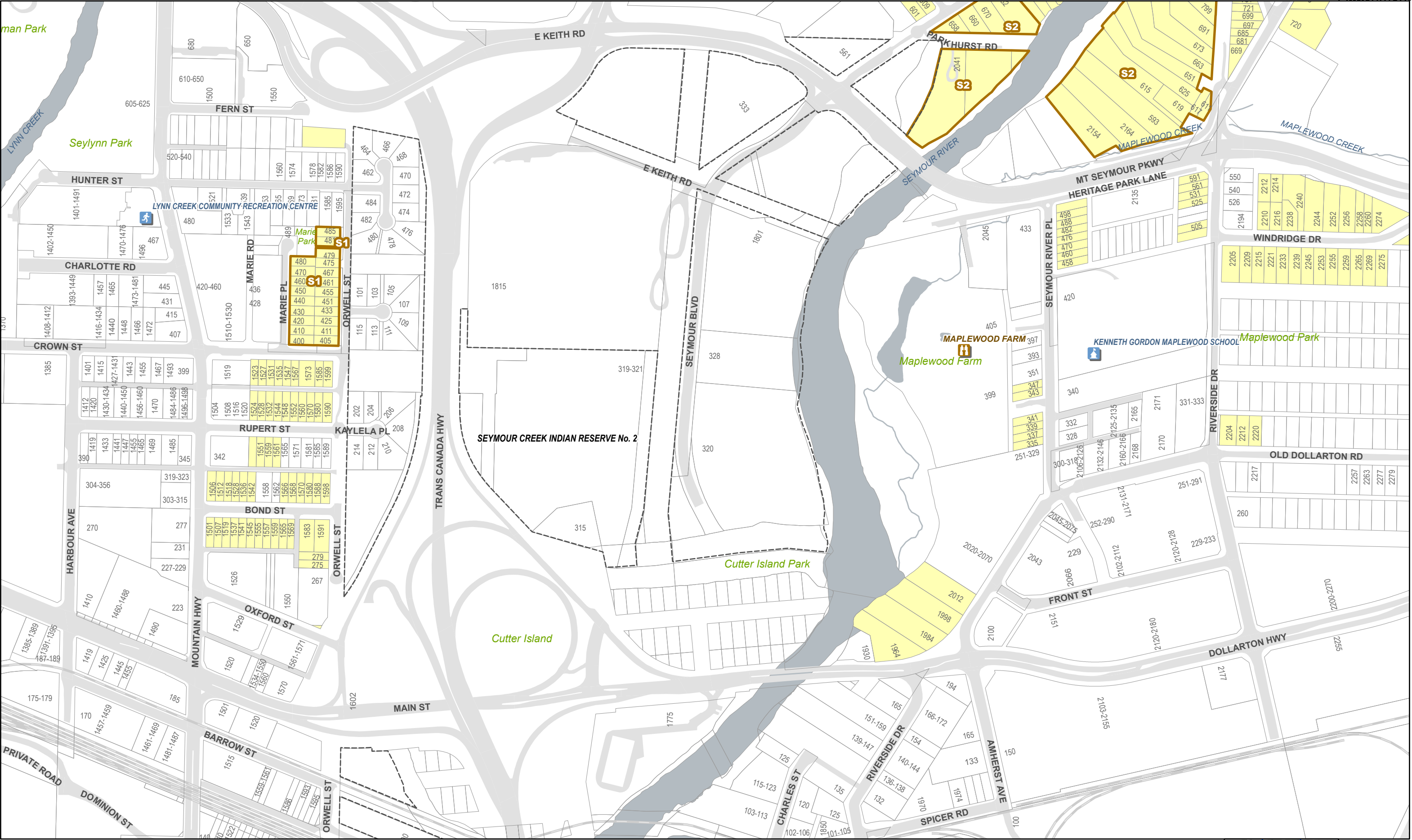
R1 R2 410 Subdivision Modifier

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2F15	2H15	2J15
2F13	2H13	2J13
2F11	2H11	2J11

MAP
2H13

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 411 Subdivision Modifier

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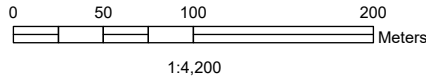
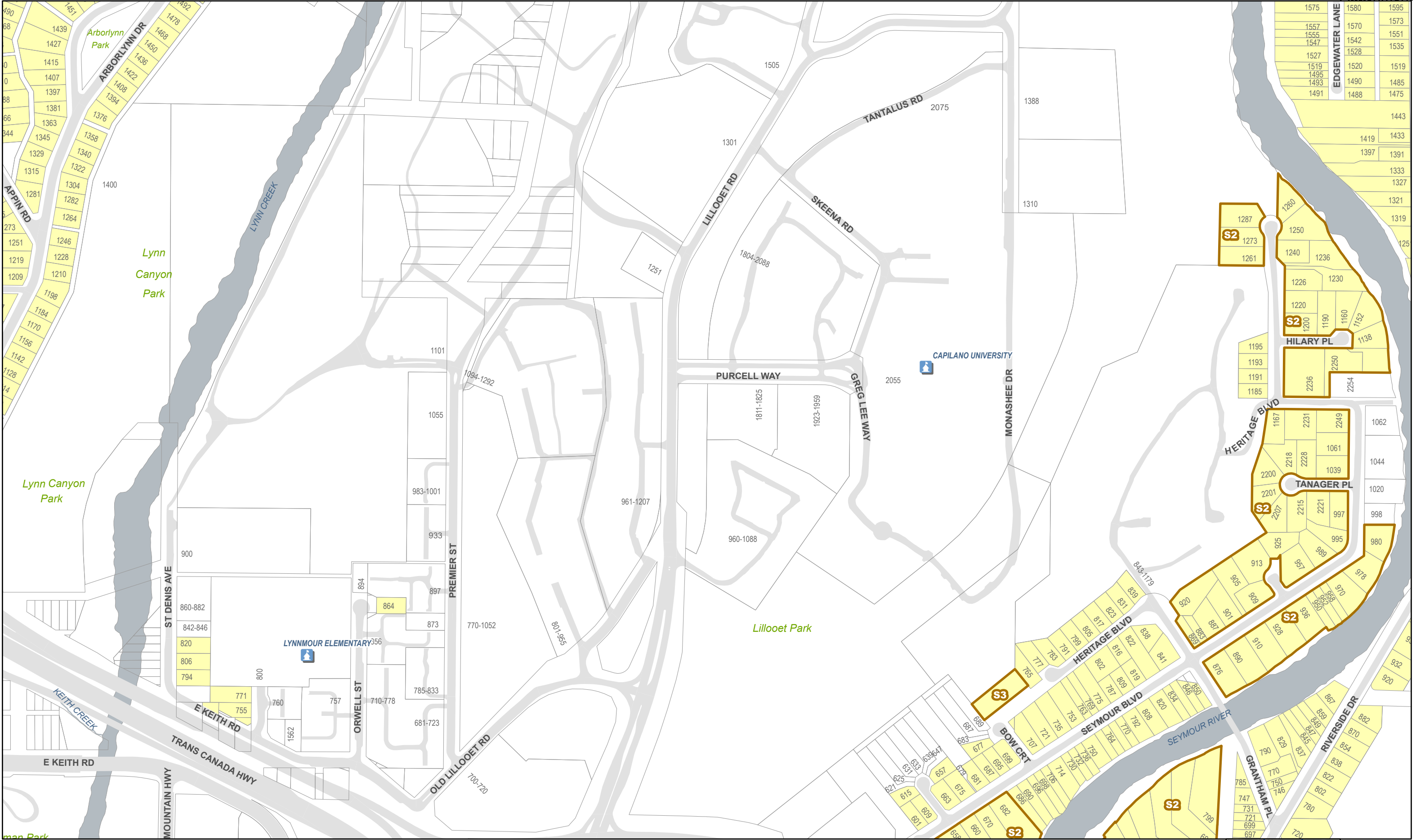
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2H05	2J05	2L05
2H03	2J03	2L03
2H01	2J01	2L01

MAP
2J03

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 412 Subdivision Modifier

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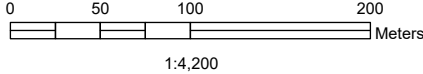
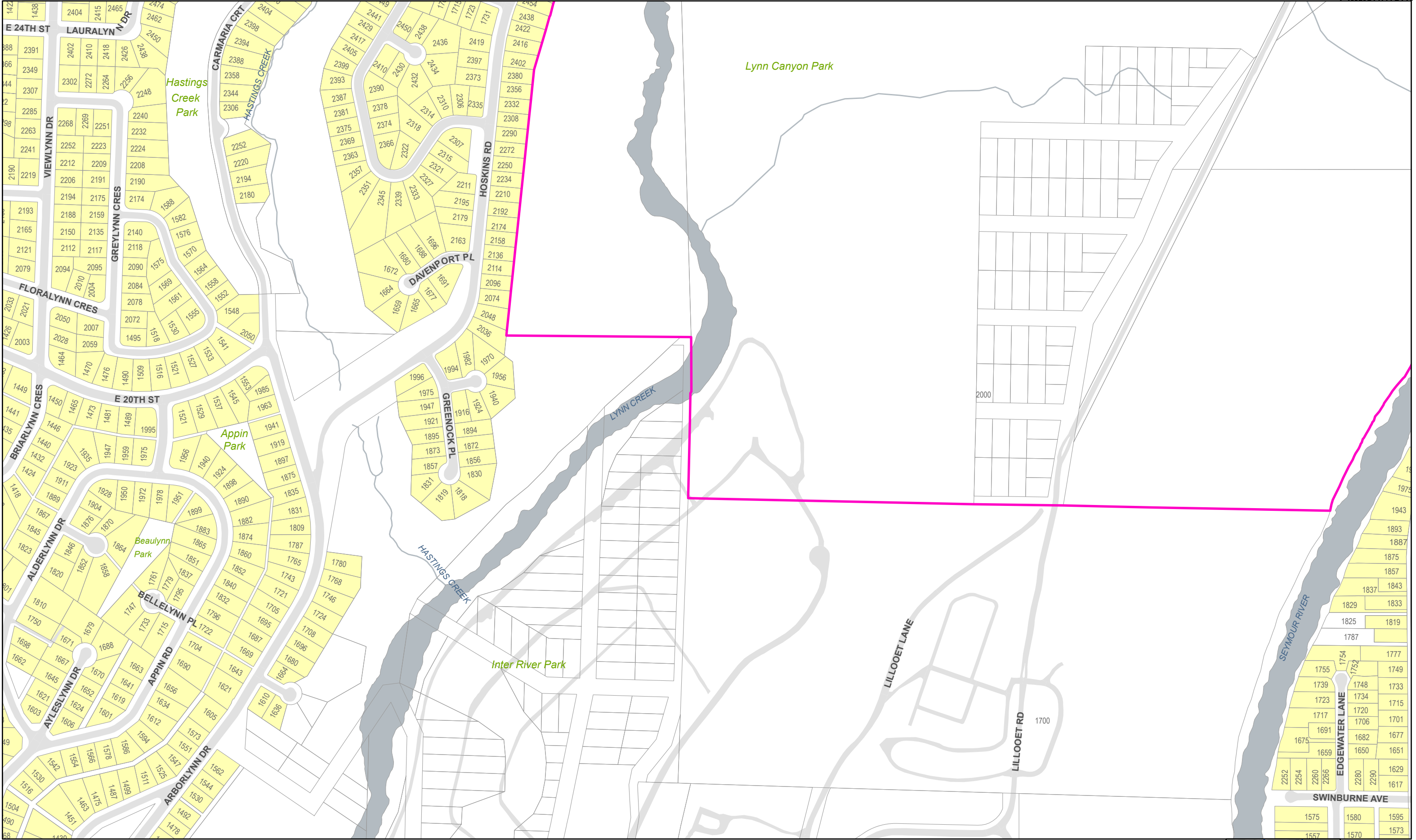
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2H07	2J07	2L07
2H05	2J05	2L05
2H03	2J03	2L03

MAP
2J05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 413 Subdivision Modifier

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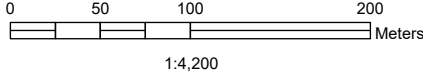
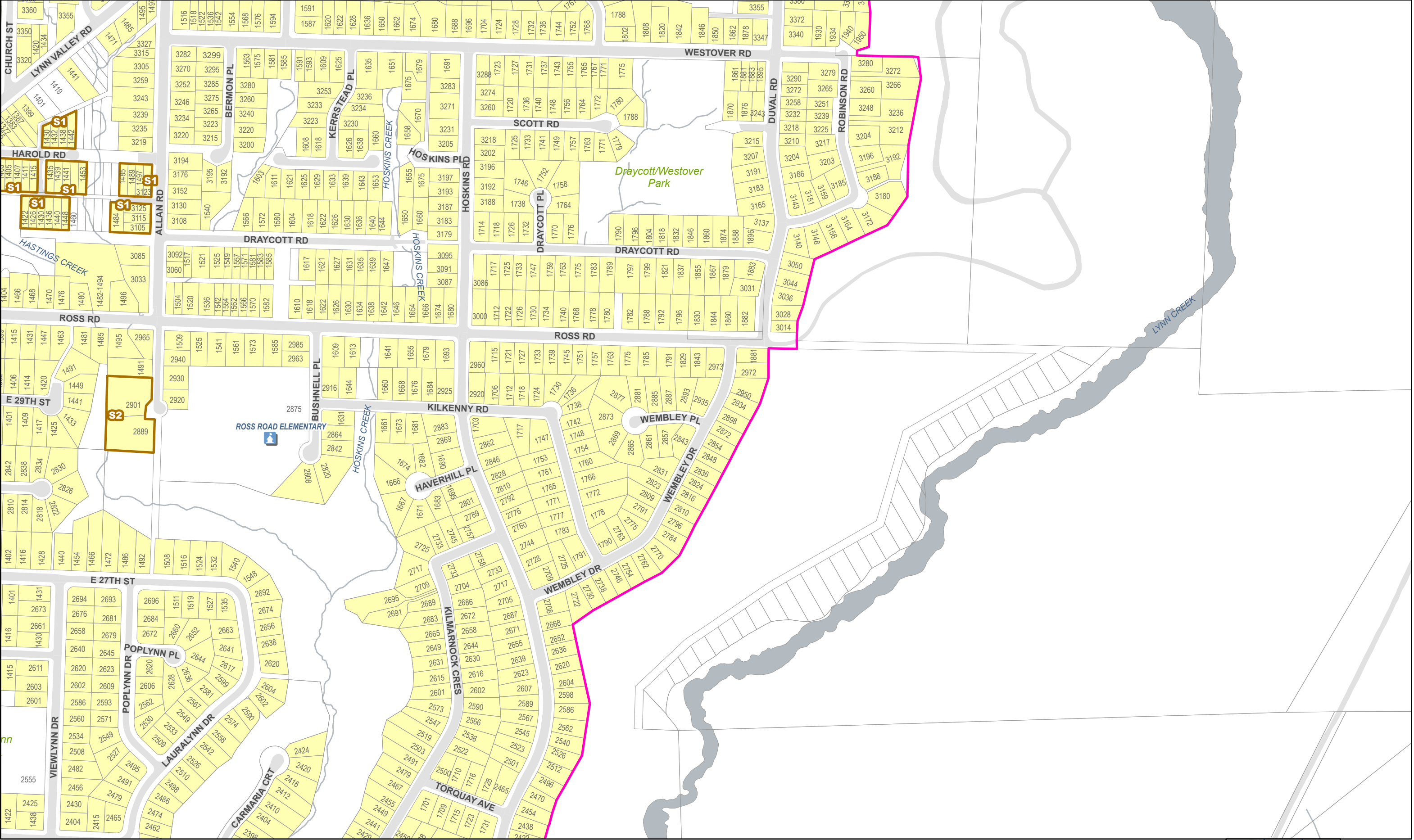
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2H09	2J09	2L09
2H07	2J07	2L07
2H05	2J05	2L05

MAP
2J07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  414 Subdivision Modifier 

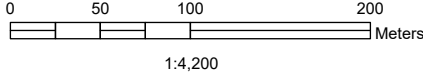
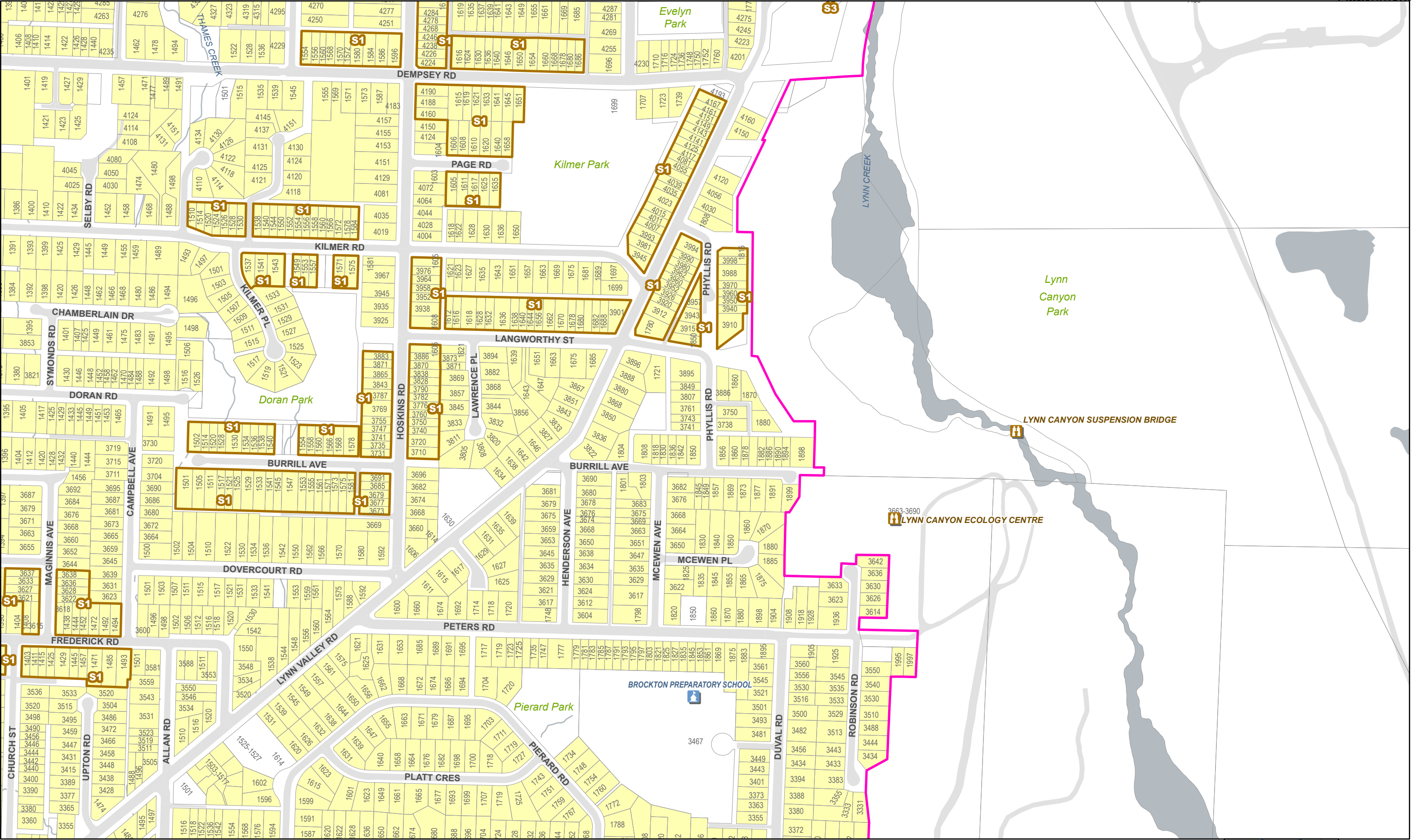
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2H11	2J11	2L11
2H09	2J09	2L09
2H07	2J07	2L07



R1 & R2 ZONING MAP SET

R1 R2 415 Subdivision Modifier

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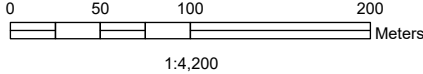
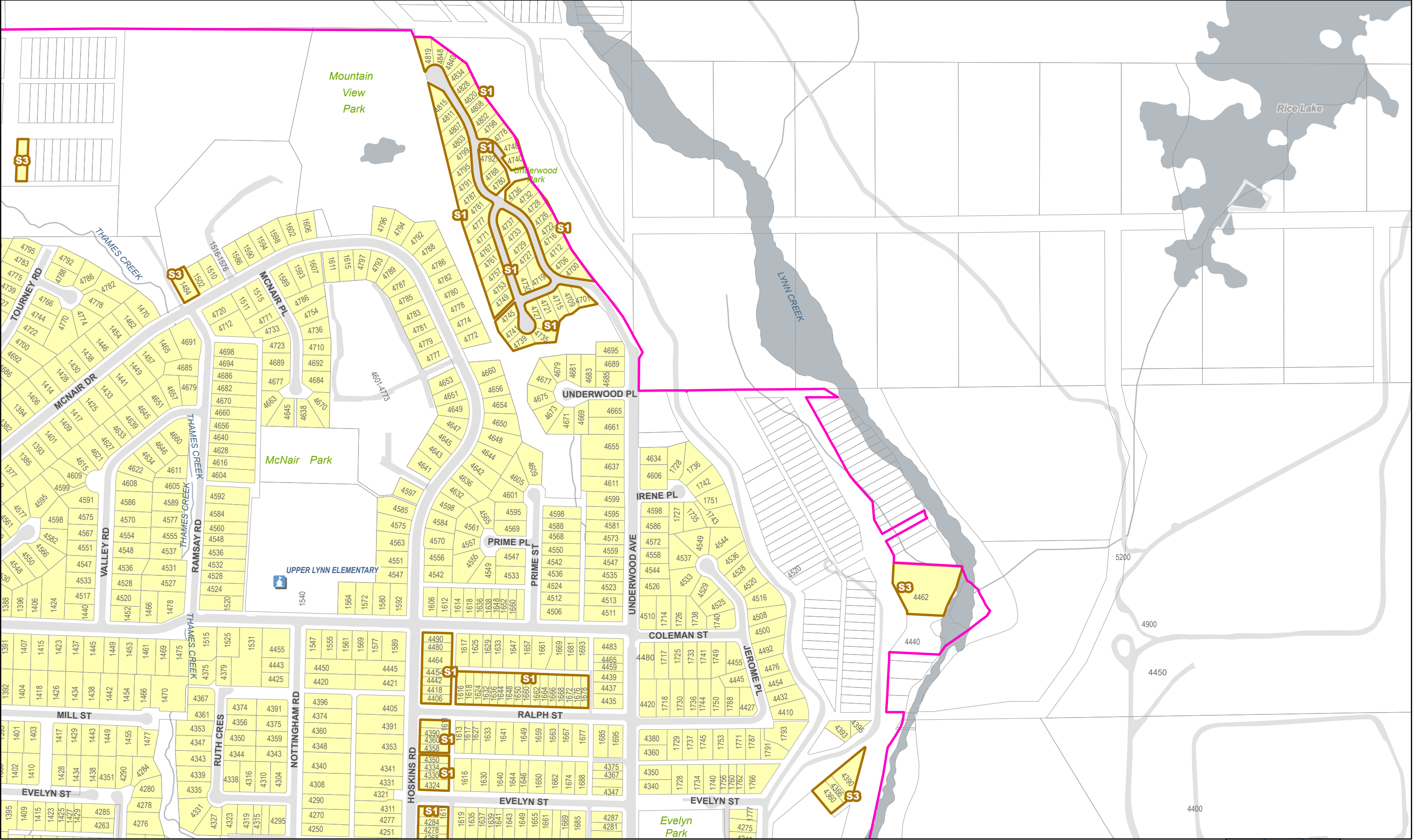
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2H13	2J13	2L13
2H11	2J11	2L11
2H09	2J09	2L09

MAP
2J11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

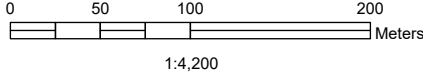
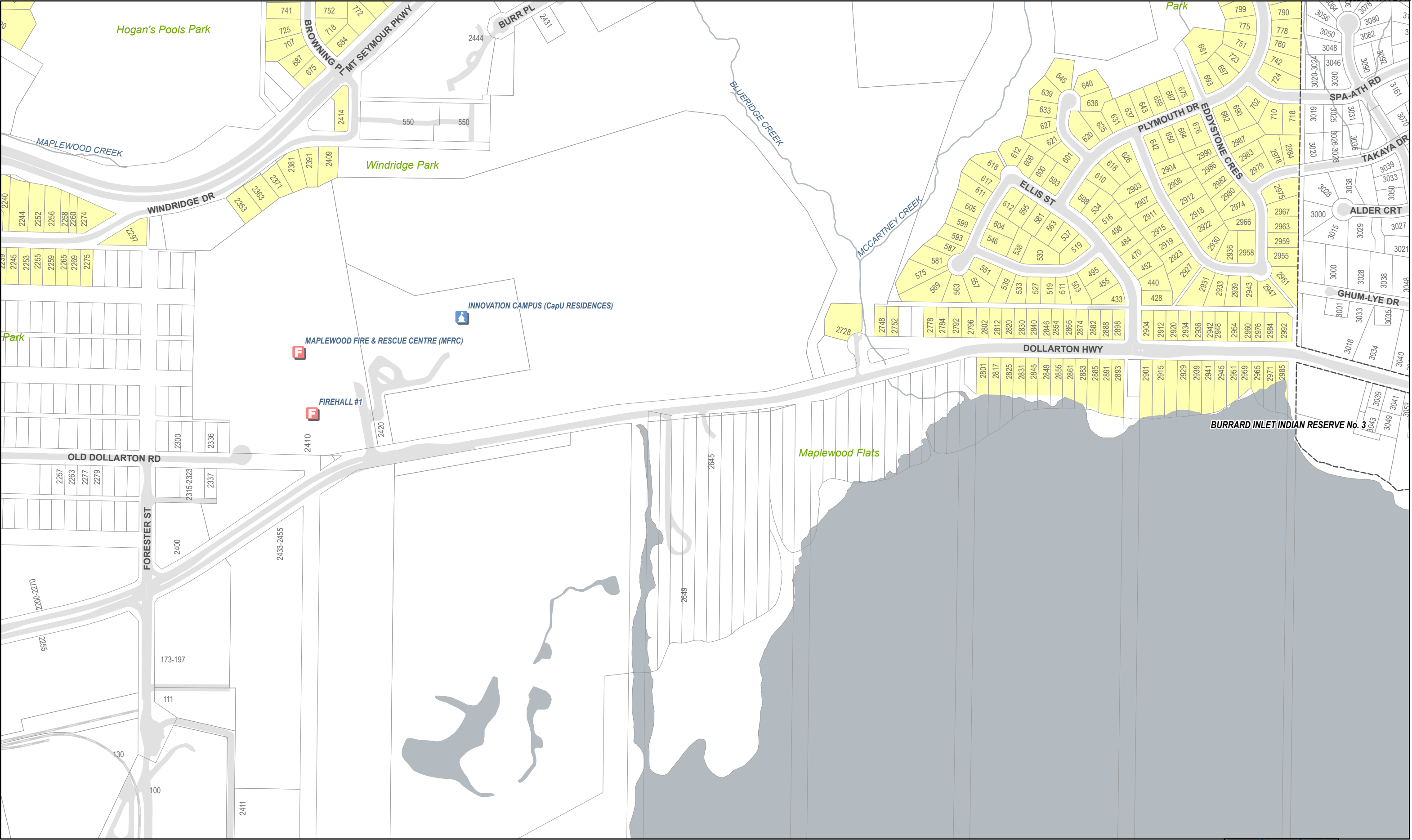
R1 R2 416 Subdivision Modifier

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2H15	2J15	2L15
2H13	2J13	2L13
2H11	2J11	2L11

MAP
2J13

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 417 Subdivision Modifier

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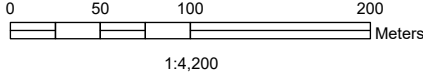
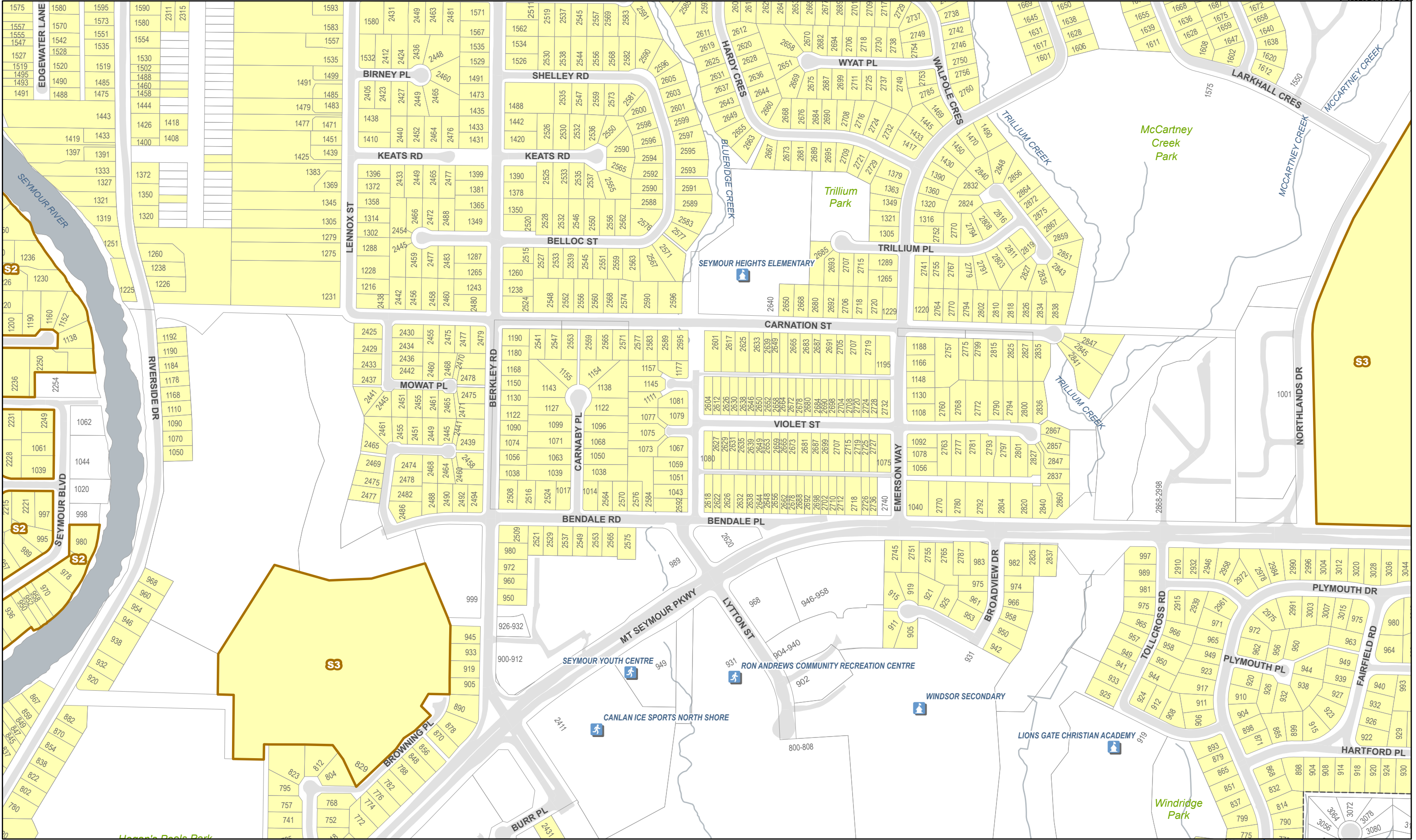
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2J05	2L05	2N05
2J03	2L03	2N03
2J01	2L01	2N01

MAP
2L03

Published: Jun 8, 2026



R1 & R2 ZONING MAP SET

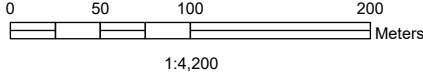
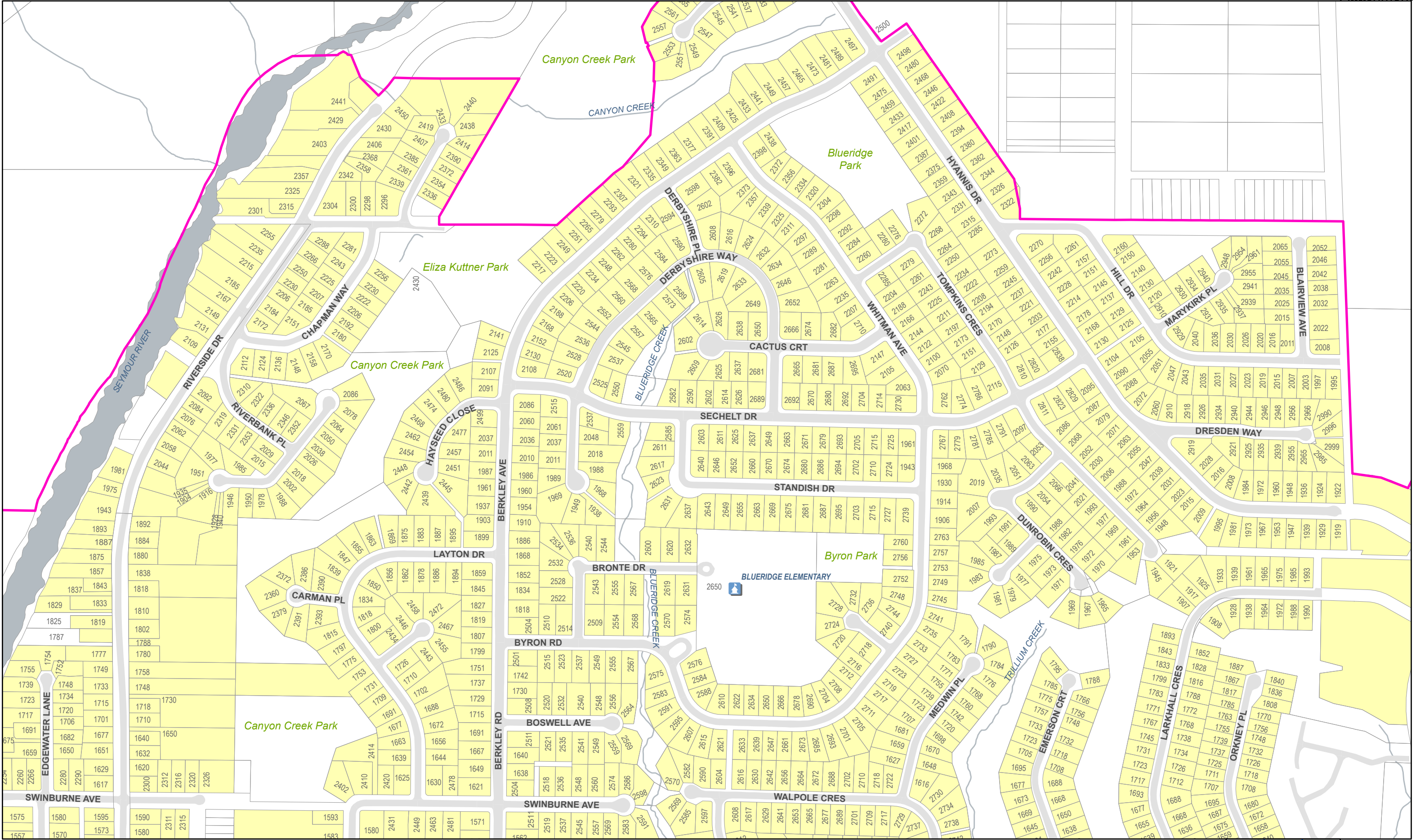
R1  R2  418  Subdivision Modifier 

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2J07	2L07	2N07
2J05	2L05	2N05
2J03	2L03	2N03

MAP
2L05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

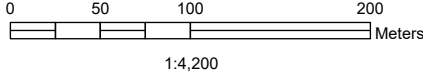
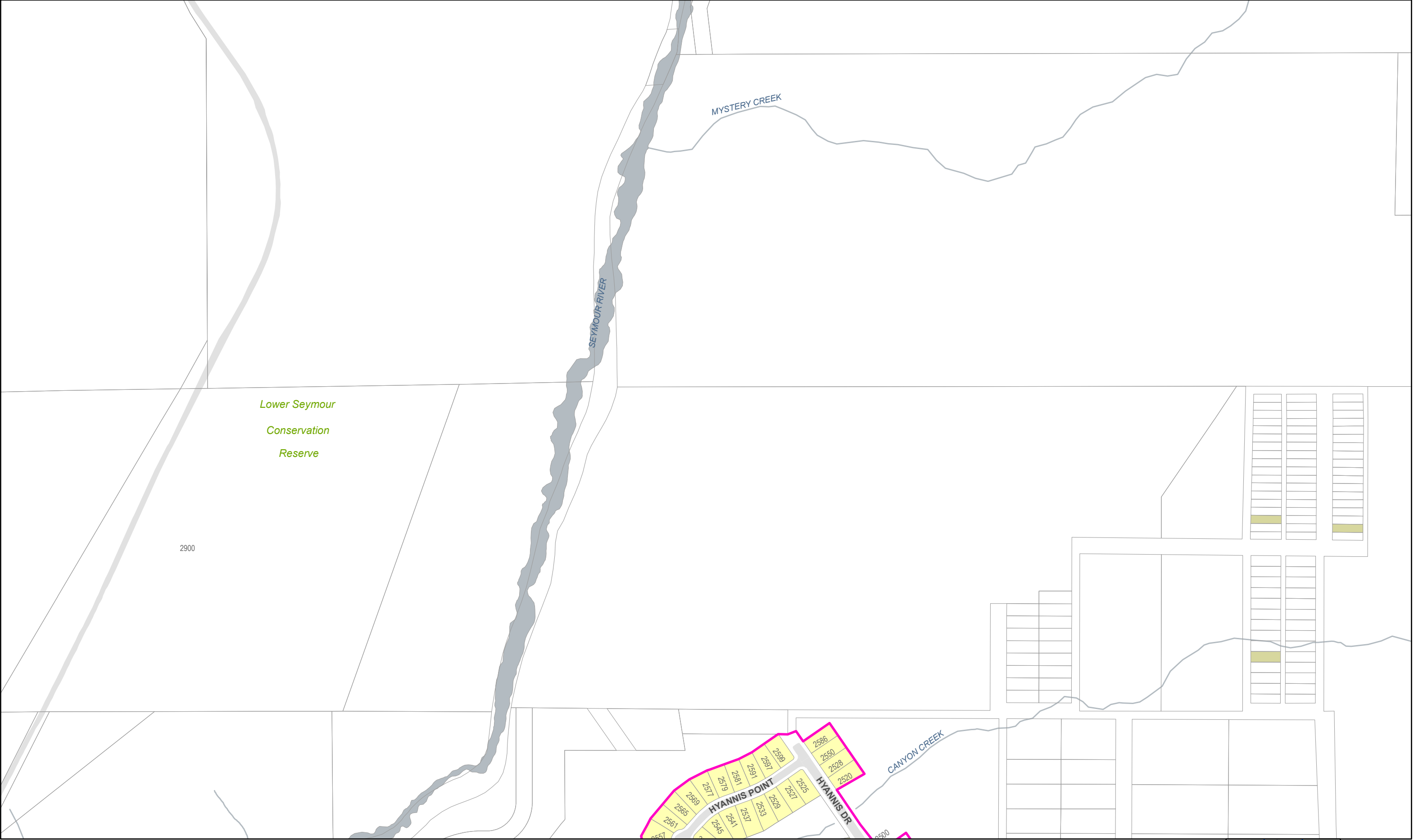
R1 R2 419 Subdivision Modifier

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2J09	2L09	2N09
2J07	2L07	2N07
2J05	2L05	2N05

MAP
2L07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  420 Subdivision Modifier 

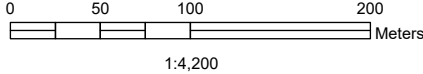
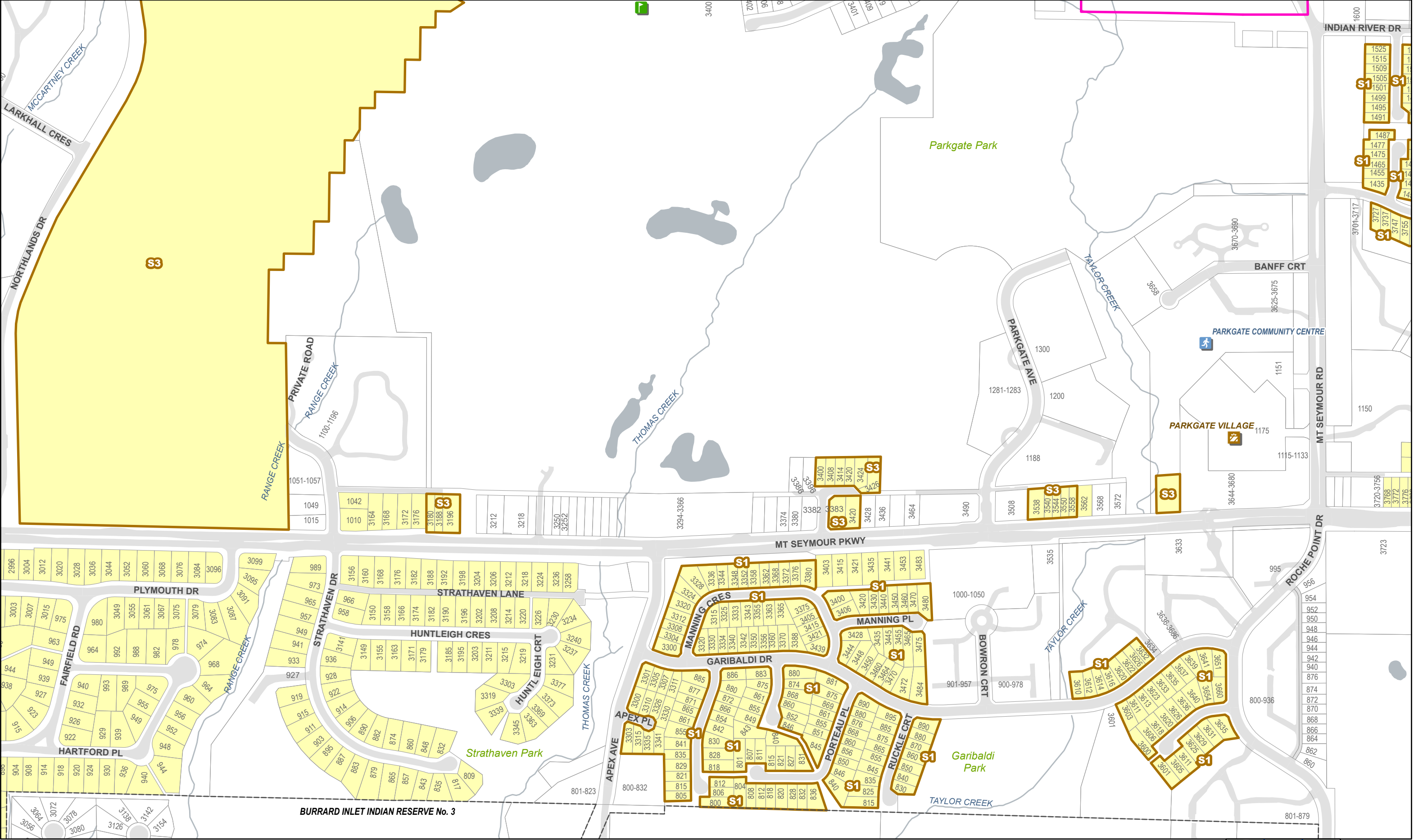
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2J11	2L11	2N11
2J09	2L09	2N09
2J07	2L07	2N07



R1 & R2 ZONING MAP SET

R1 R2 421 Subdivision Modifier

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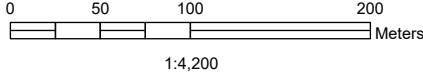
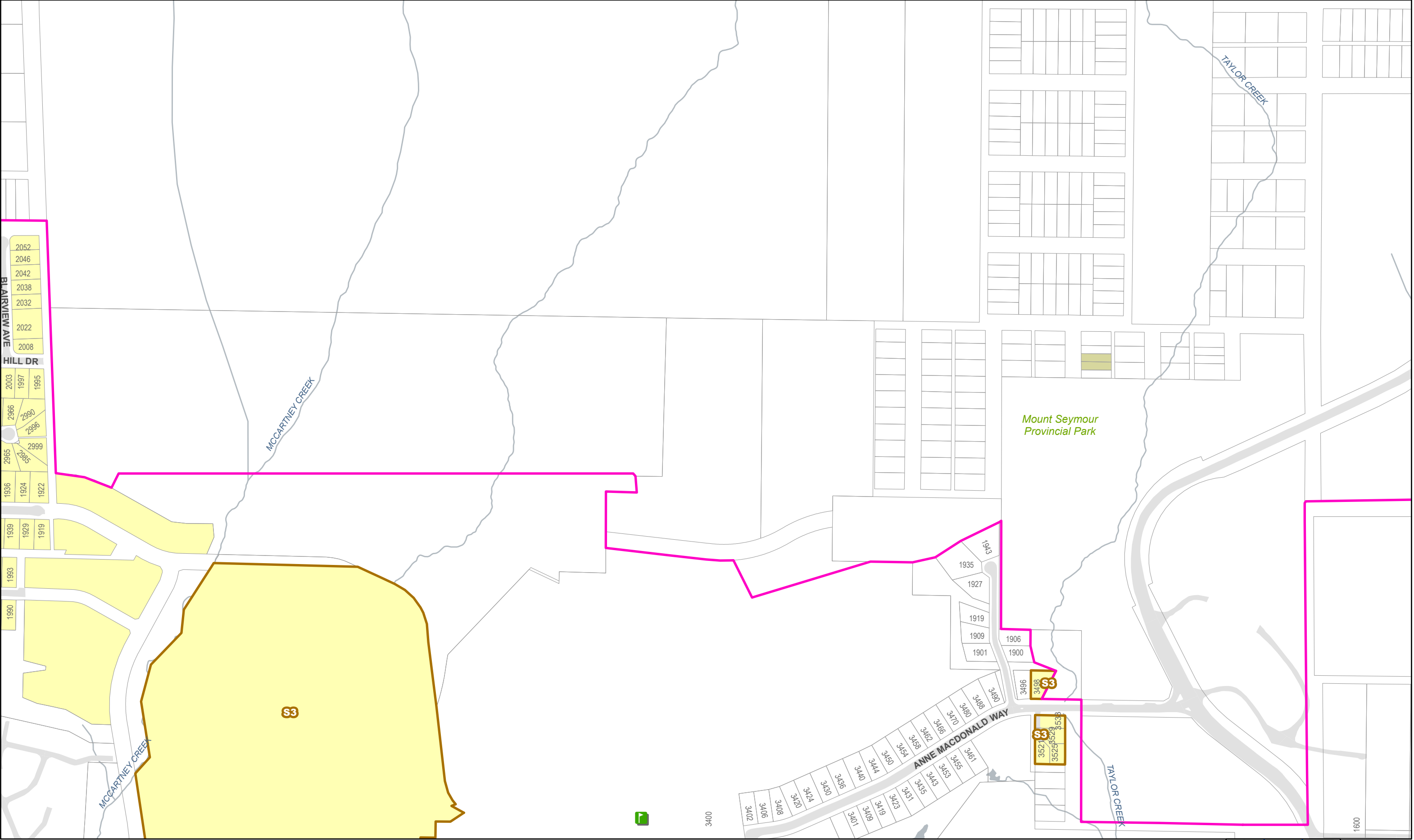
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2L07	2N07	2P07
2L05	2N05	2P05
2L03	2N03	2P03

MAP
2N05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 422 Subdivision Modifier

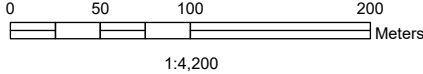
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2L09	2N09	2P09
2L07	2N07	2P07
2L05	2N05	2P05

MAP
2N07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  423 Subdivision Modifier 

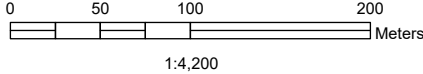
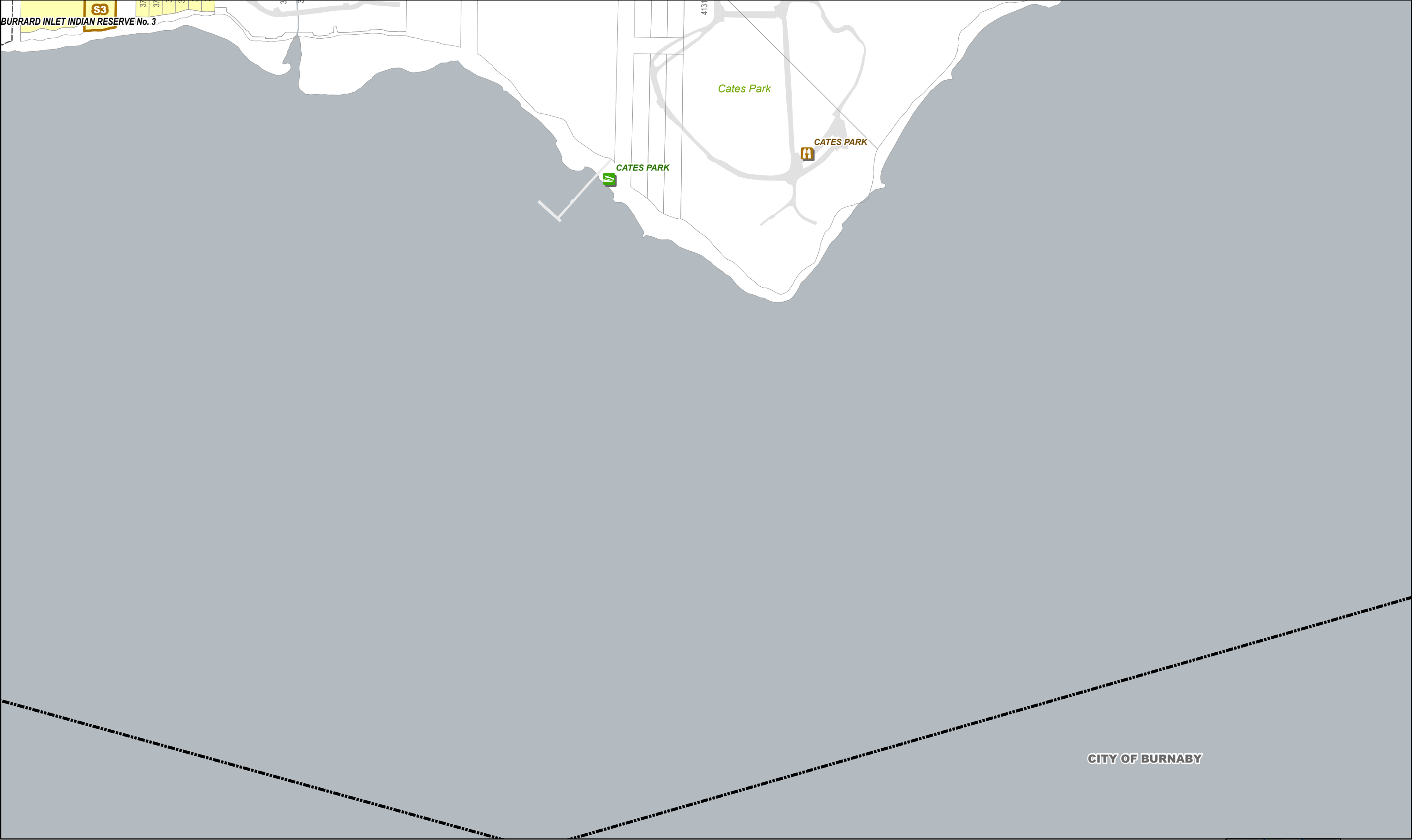
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2L 11	2N11	2P11
2L09	2N09	2P09
2L07	2N07	2P07

MAP
2N09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

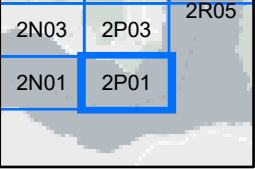
R1  R2  424 Subdivision Modifier 

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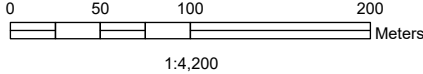
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MAP
2P01

Published: May 19, 2026



R1 & R2 ZONING MAP SET

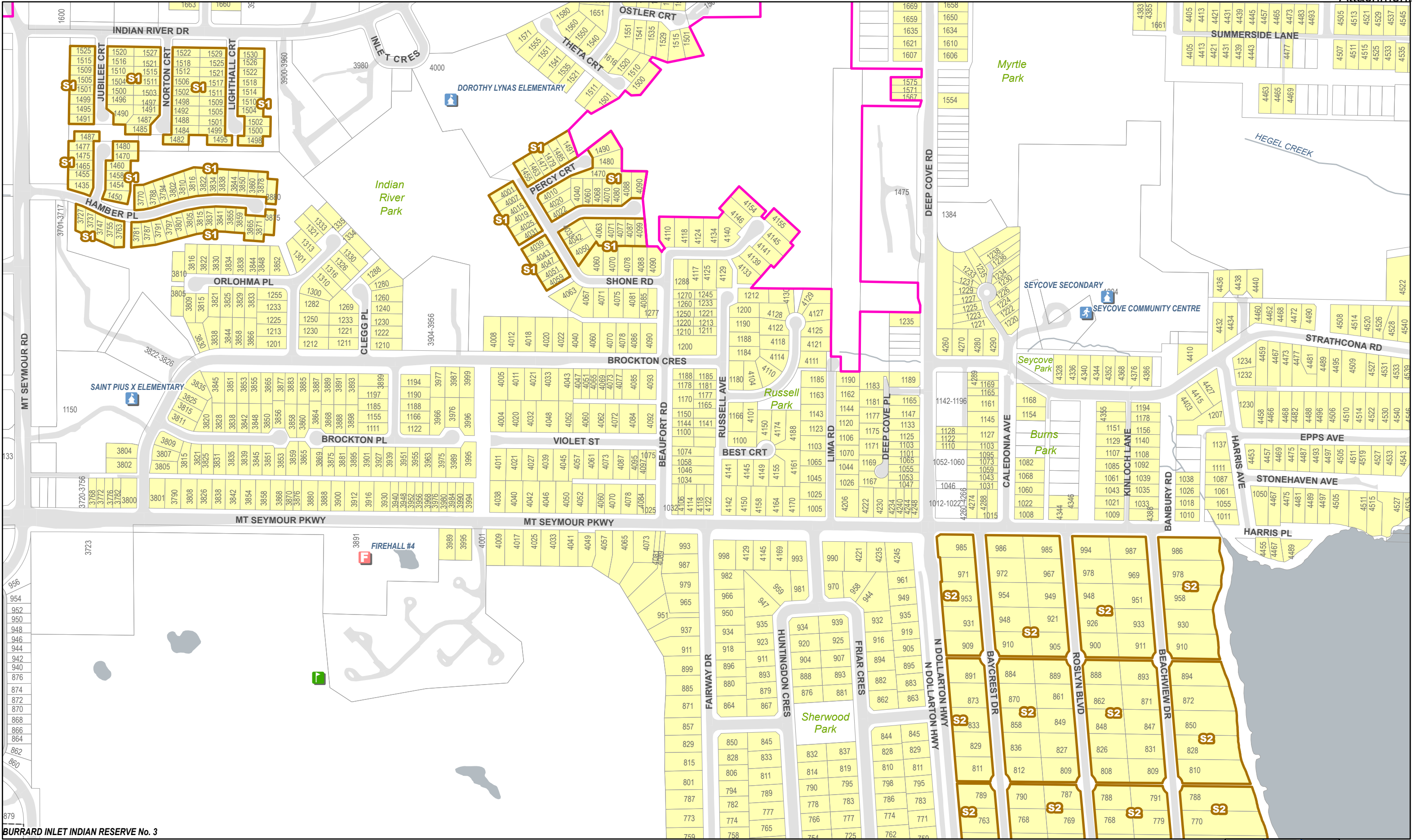
R1 R2 425 Subdivision Modifier

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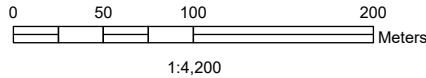
2N05	2P05	2R05
2N03	2P03	
2N01	2P01	

MAP
2P03

Published: May 19, 2026



BURRARD INLET INDIAN RESERVE No. 3



R1 & R2 ZONING MAP SET

R1 R2 426 Subdivision Modifier

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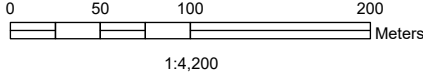
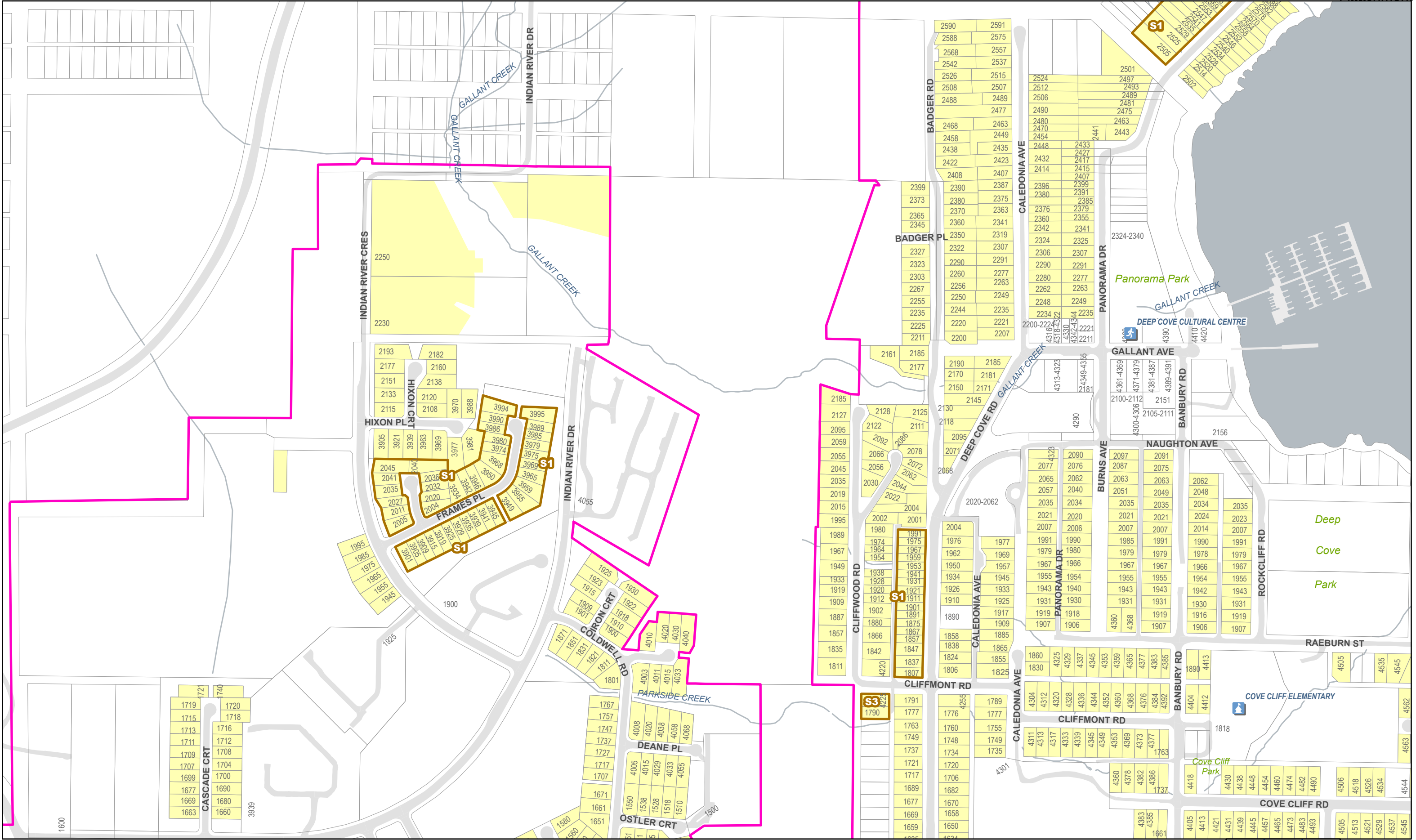
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2N07	2P07	2R07
2N05	2P05	2R05
2N03	2P03	

MAP
2P05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 427 Subdivision Modifier

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2N09	2P09	2R09
2N07	2P07	2R07
2N05	2P05	2R05

MAP
2P07

Published: May 19, 2026



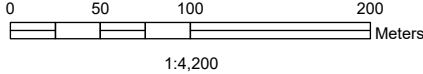
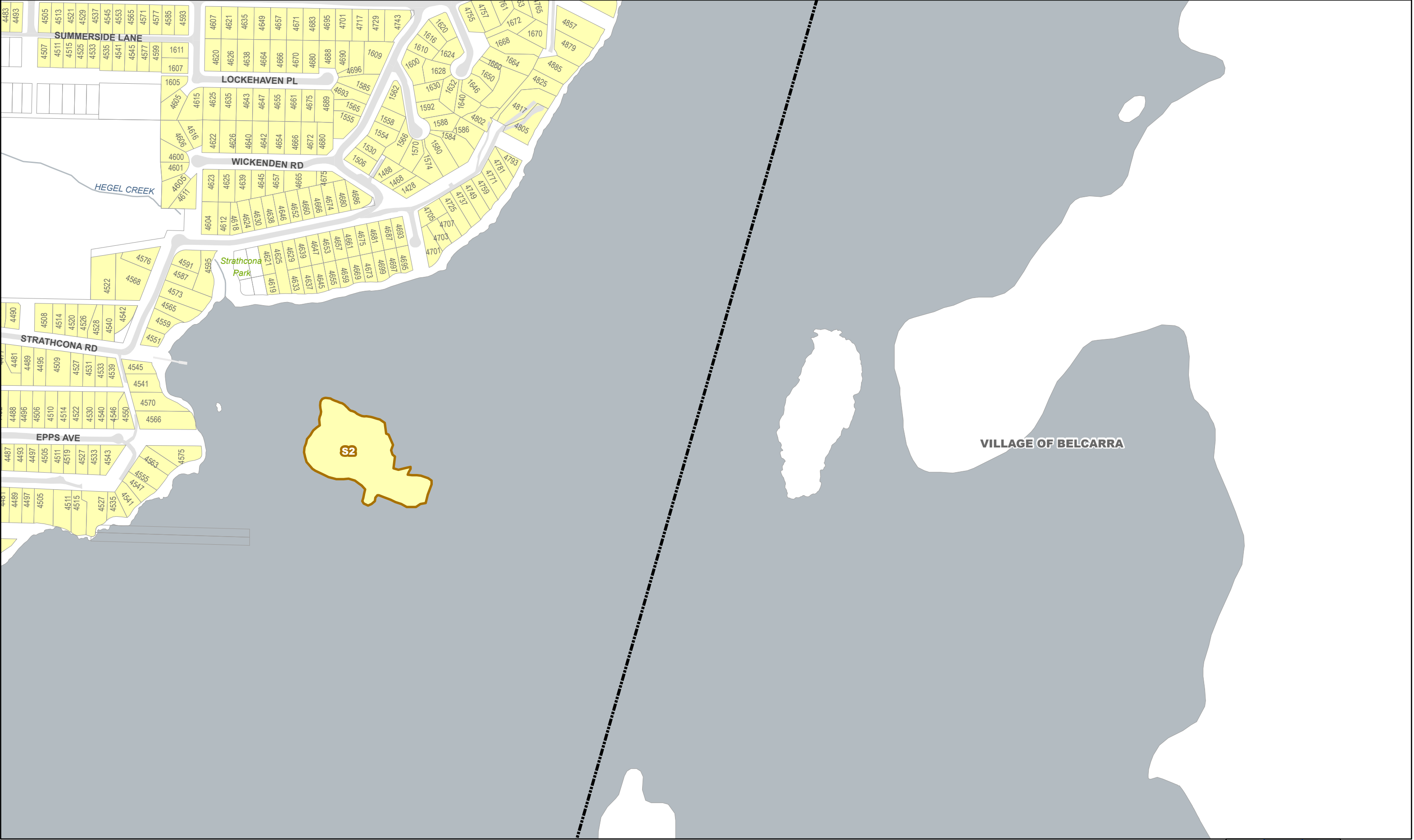
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2N11	2P11	2R11
2N09	2P09	2R09
2N07	2P07	2R07



R1 & R2 ZONING MAP SET

R1  R2  429 Subdivision Modifier 

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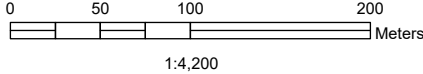
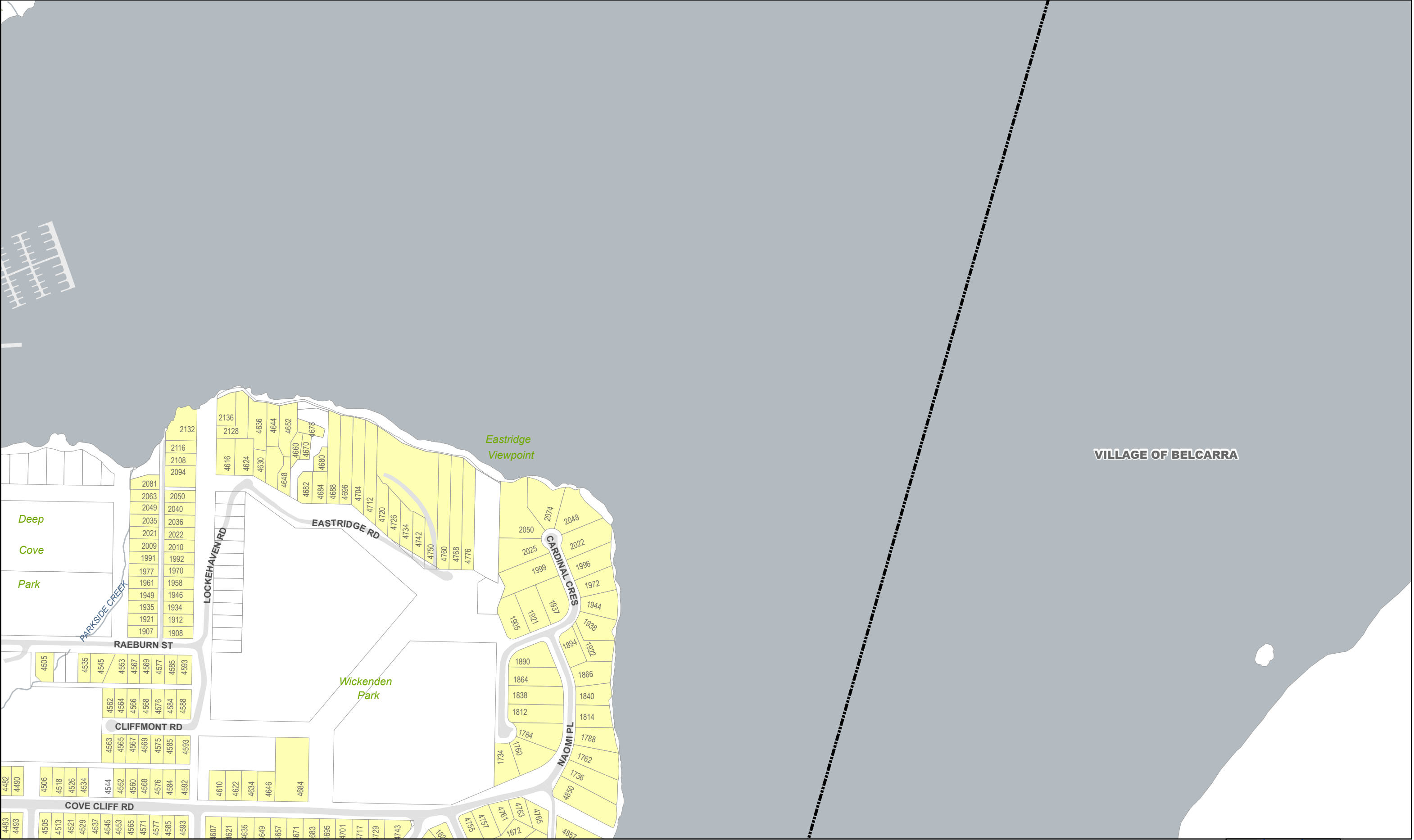
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2P07	2R07
2P05	2R05
2P03	

MAP
2R05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

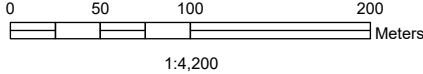
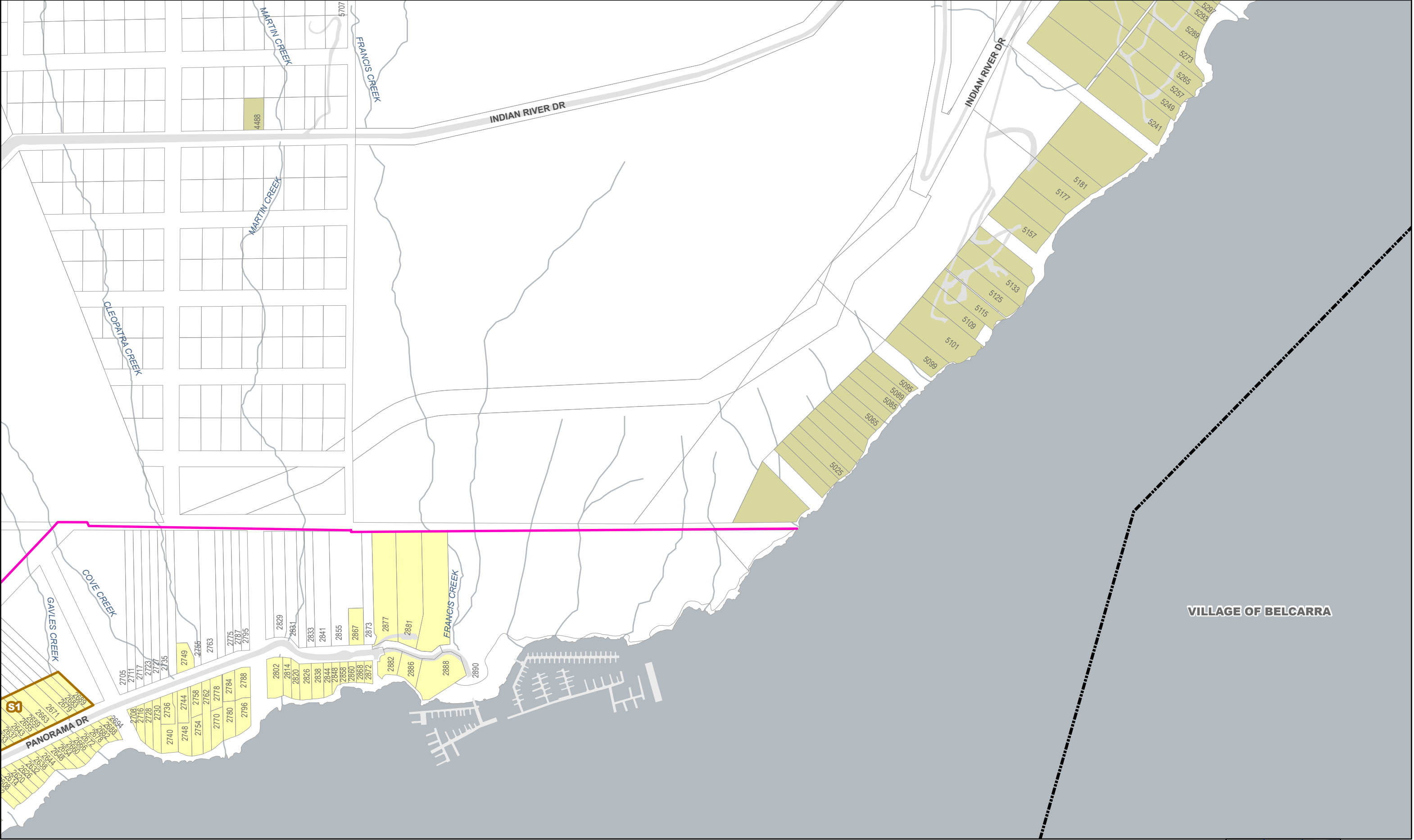
R1 R2 430 Subdivision Modifier

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2P09	2R09	2T11
2P07	2R07	
2P05	2R05	

MAP
2R07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 431 Subdivision Modifier

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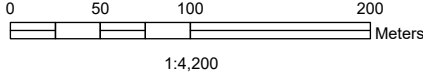
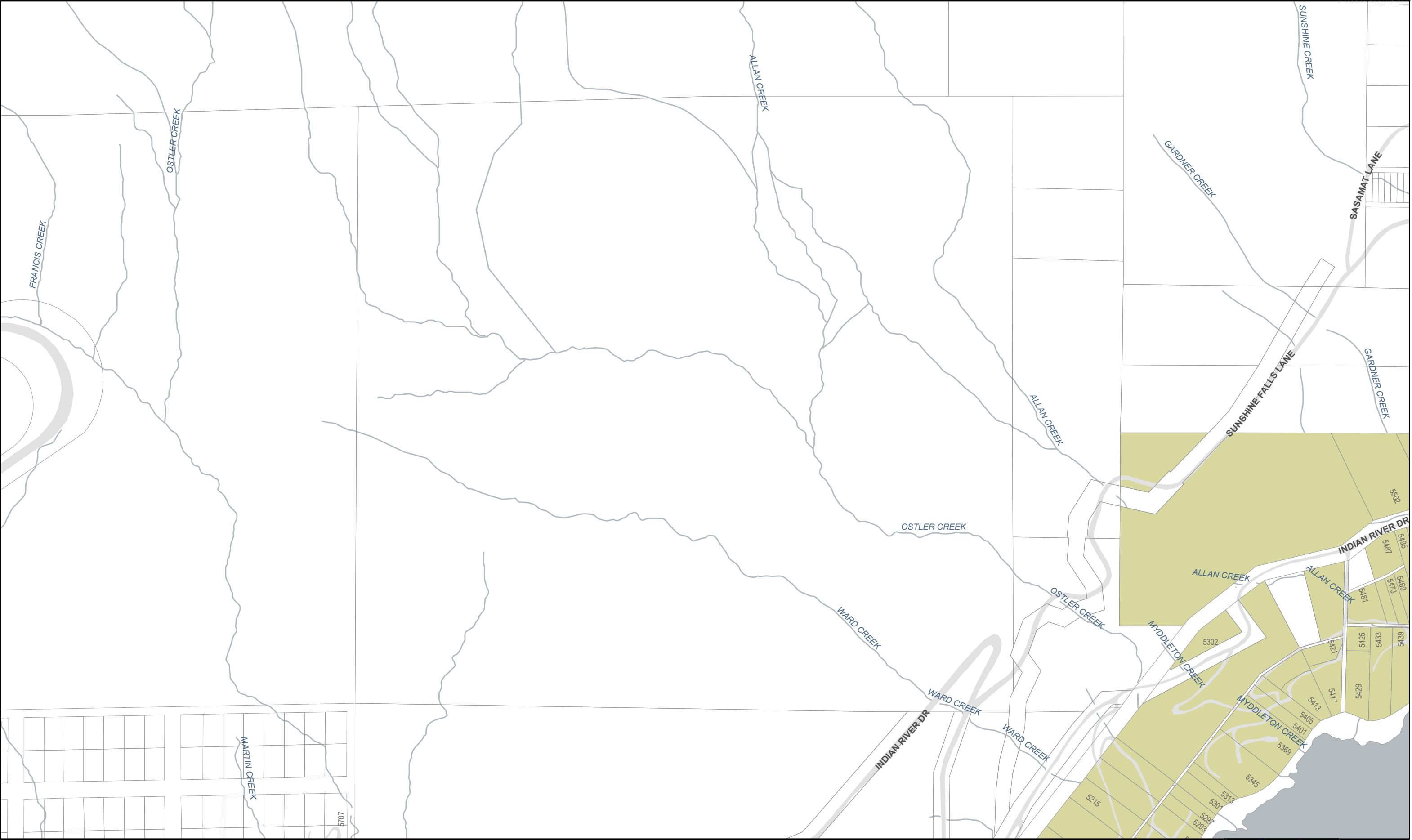
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2P11	2R11	2T11
2P09	2R09	
2P07	2R07	

MAP
2R09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  432 Subdivision Modifier 

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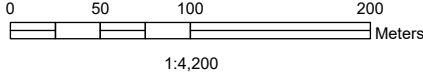
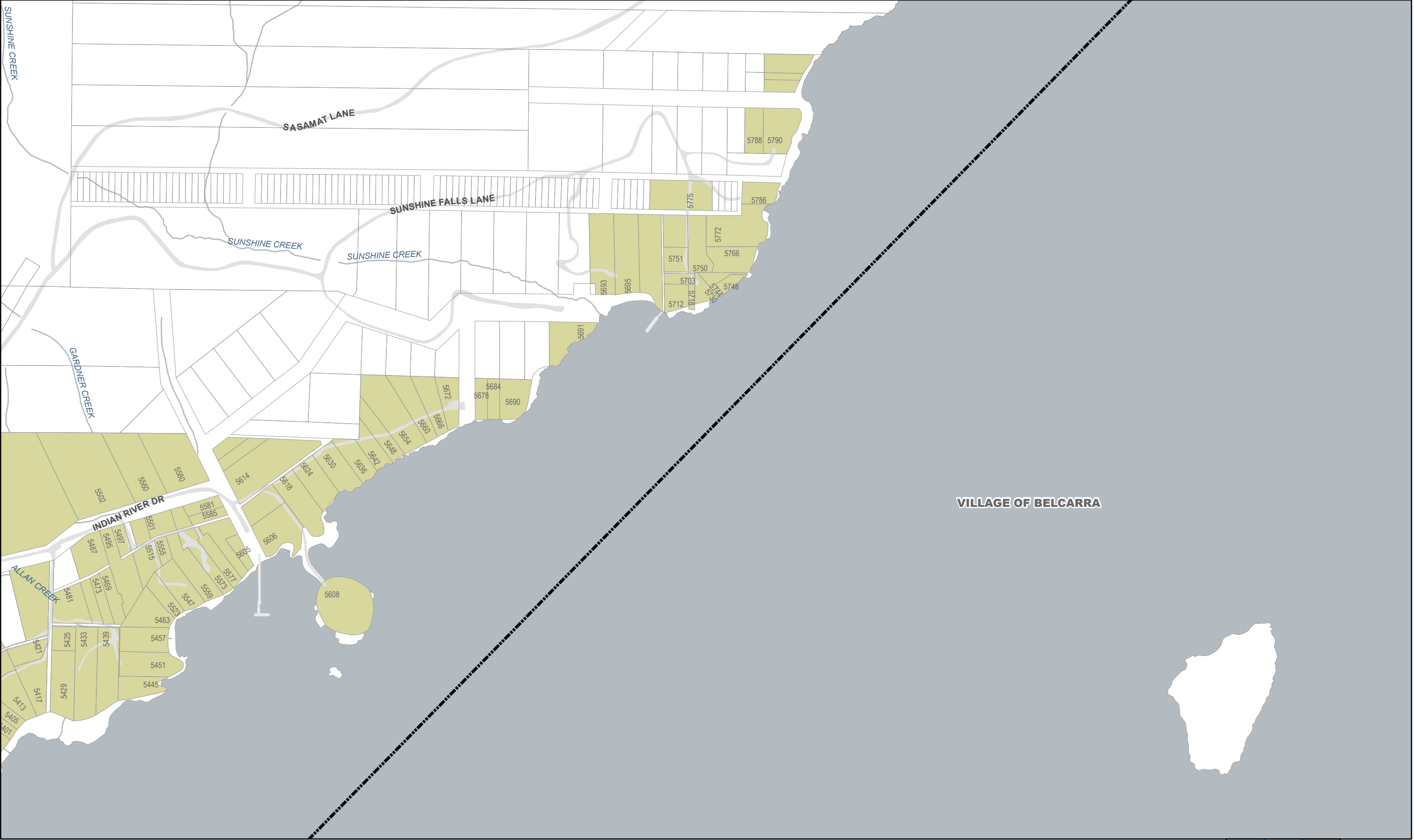
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2P13	2R13	2T13
2P11	2R11	2T11
2P09	2R09	

MAP
2R11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 433 Subdivision Modifier

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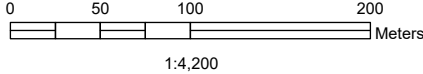
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2R13	2T13	2V15
2R11	2T11	
2R09		

MAP
2T11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 434 Subdivision Modifier

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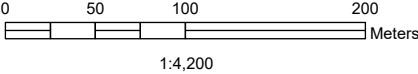
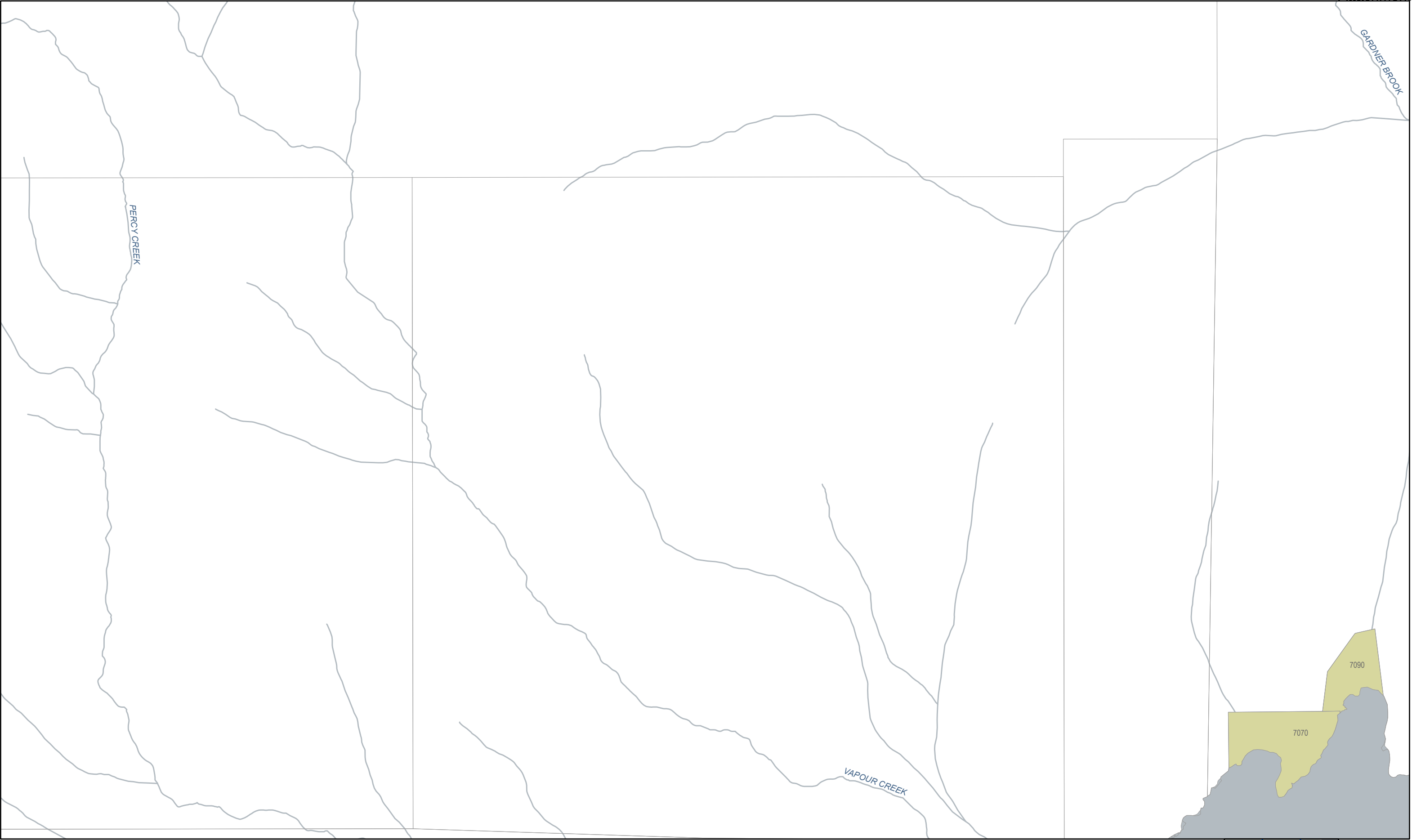
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2R15	2T15	2V15
2R13	2T13	
2R11	2T11	

MAP
2T13

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  435 Subdivision Modifier 

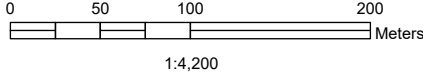
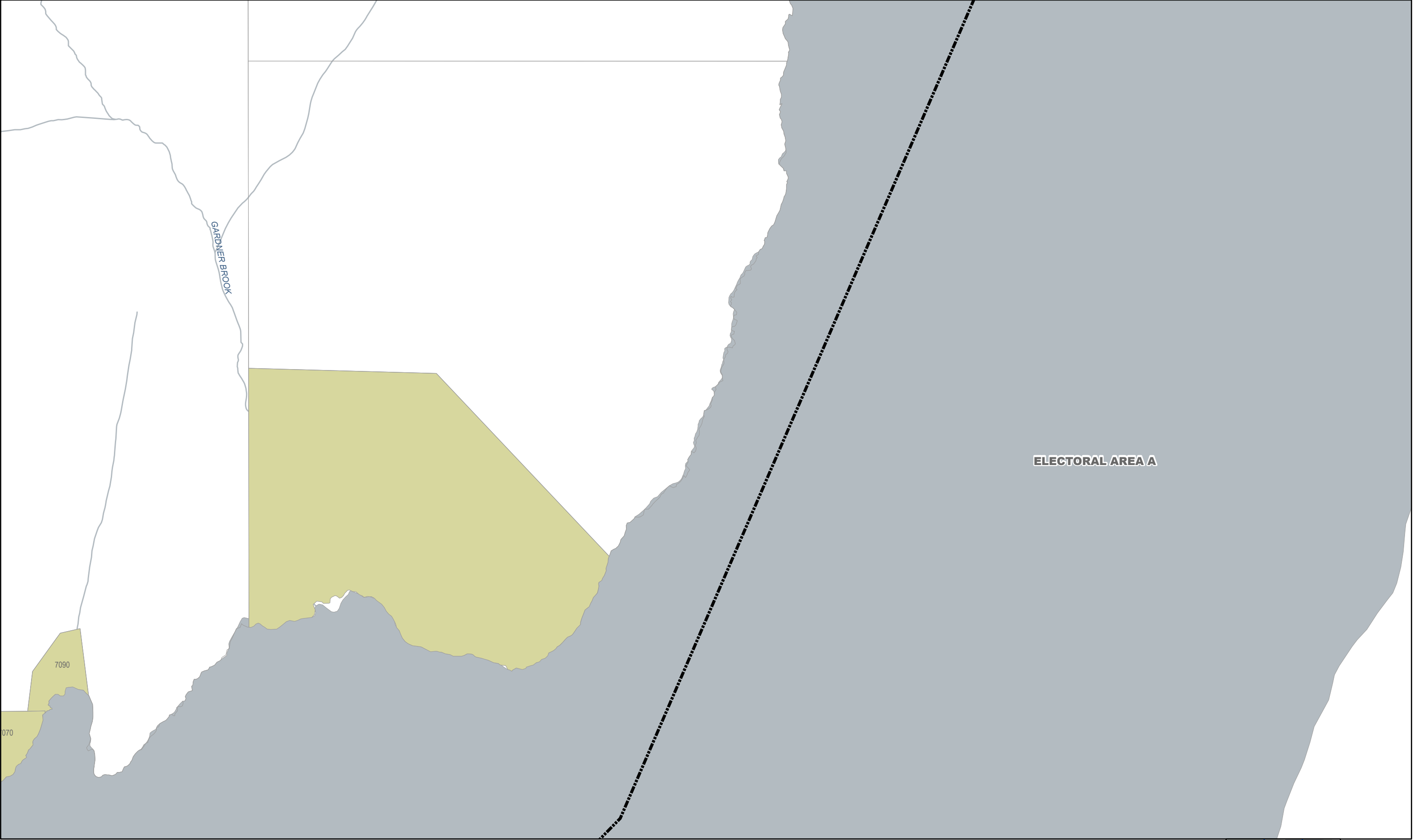
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2R17	2T17	2V17
2R15	2T15	2V15
2R13	2T13	

MAP
2T15

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  436 Subdivision Modifier 

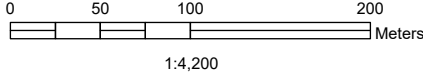
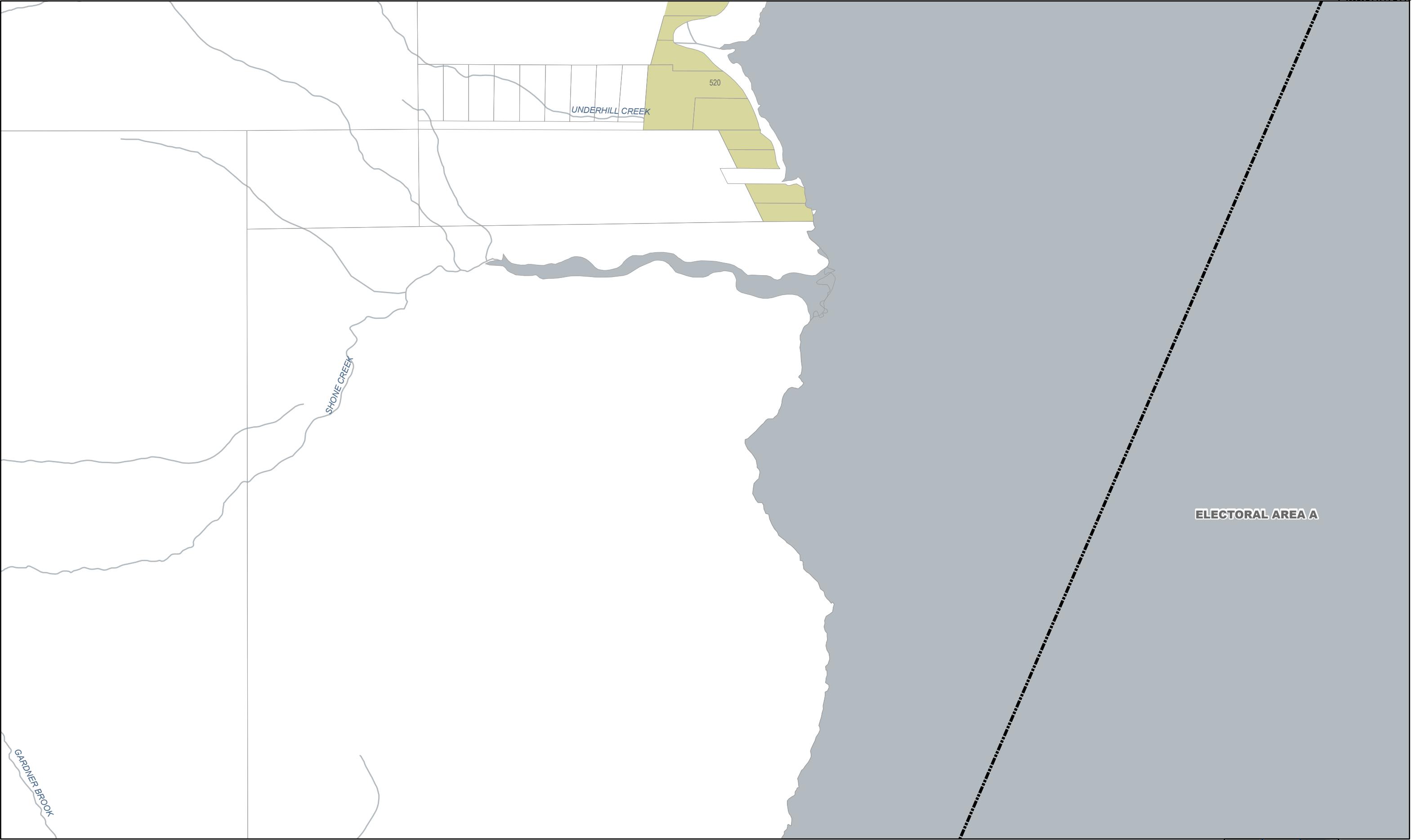
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2T17	2V17
2T15	2V15
2T13	

MAP
2V15

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R1 & R2 ZONING MAP SET

R1  R2  437  Subdivision Modifier 

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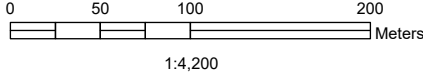
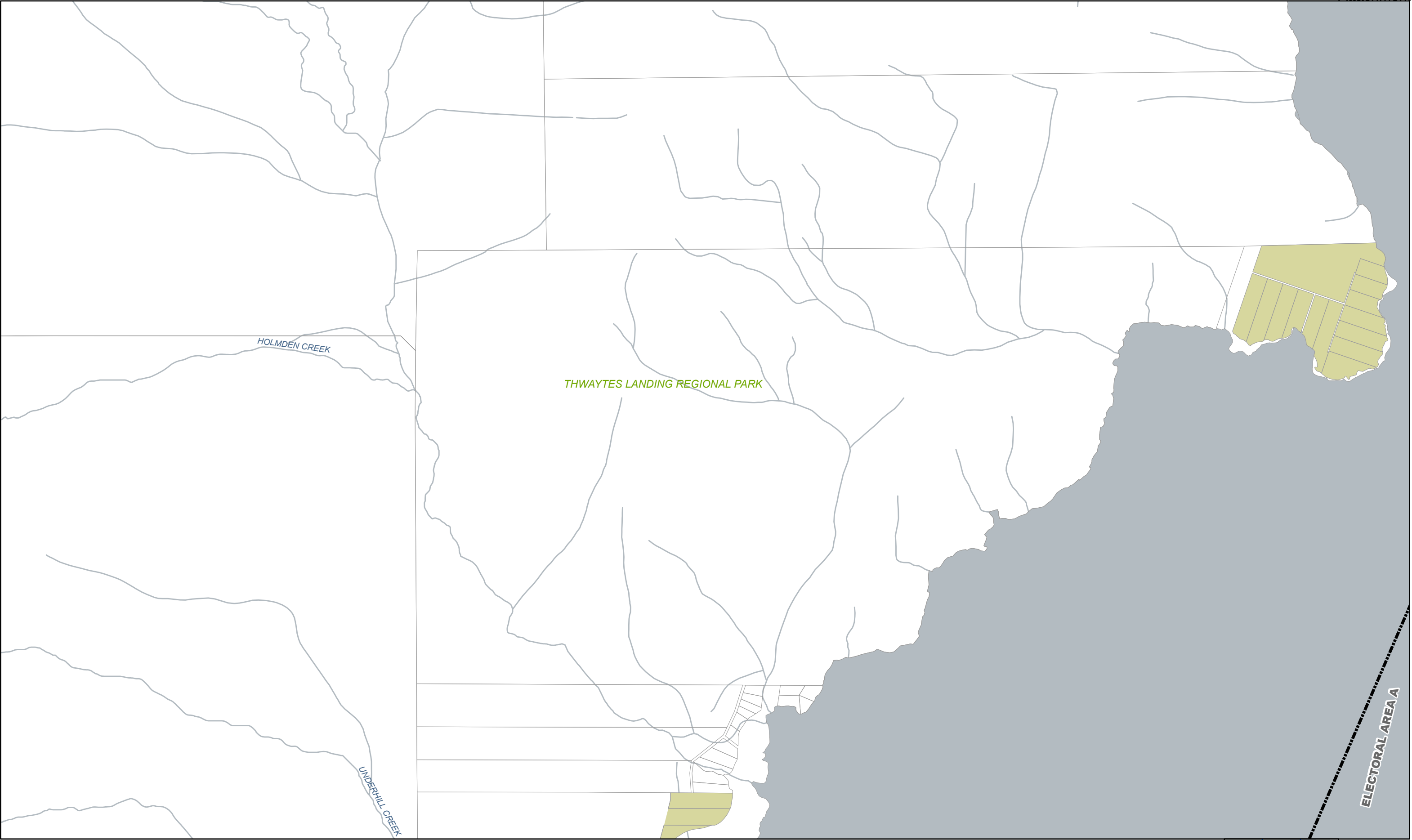
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2T19	2V19
2T17	2V17
2T15	2V15

MAP
2V17

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  438  Subdivision Modifier 

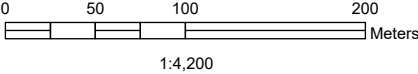
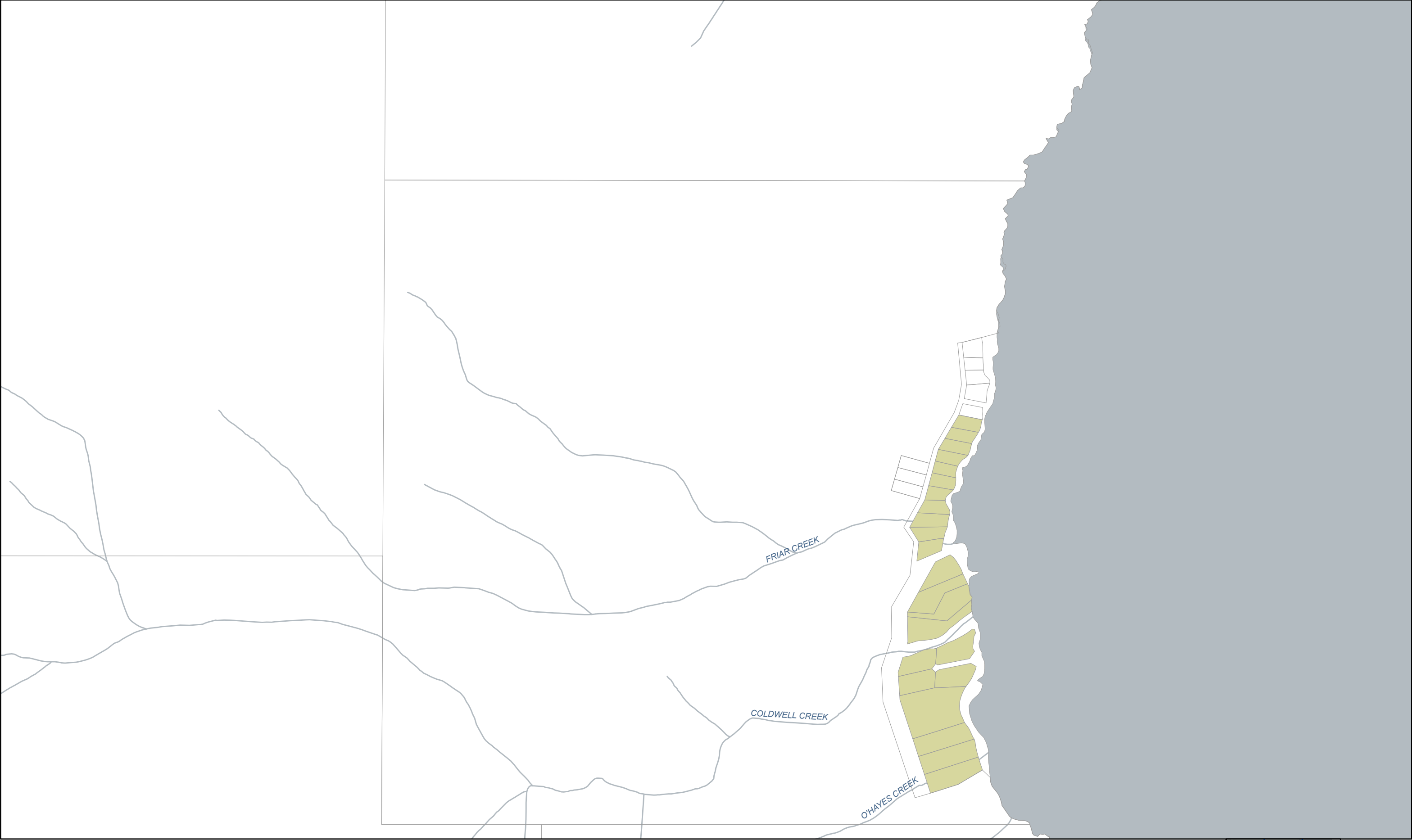
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2T21	2V21
2T19	2V19
2T17	2V17



R1 & R2 ZONING MAP SET

R1  R2  439 Subdivision Modifier 

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2T25	2V25
2T23	2V23
2T21	2V21



MAP
2V23

Published: May 19, 2026

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Schedule A to Bylaw 8799, with proposed amendment under consideration.

Text Amendment to Add R1 and R2 Zones to Bylaw 3210

Section 525

Subsection 525 - 1.00

Administration and Interpretation

- (1) Zones may be modified on specific sites through the use of Modifiers. Modifiers will be labelled on the Zoning Map in parentheses next to the Zone label (e.g., R1 (S1)). The Modifiers used in the Zoning Map and throughout this Bylaw include:
- (a) **(S) Subdivision:** Denotes minimum subdivision requirements. A label of (S1), (S2) or (S3) indicates that the site's minimum lot size and dimensions must comply with the S1, S2 or S3 Subdivision regulations for that zone.

Subsection 525 - 1.50

Definitions

The following definitions apply to the R1 and R2 zones.

A

Accessory Buildings and Structures means a Building or structure that is naturally or normally incidental, subordinate, and devoted to a Principal Use or Building, and located on the same Lot. Typical examples include sheds, gazebos, pool buildings, workshops, Waste and Recycling Storage Areas, and saunas. This definition does not include detached Garages or Coach Houses.

Accessory Use means the use of a Lot and Building and structures on a Lot, for uses normally incidental and subordinate to the Principal Use on the same Lot or within the same unit.

B

Balcony means a cantilevered or supported deck that projects from or is recessed into a wall of a Building and which, except for a railing or roof, is not enclosed.

Basement means the lowest storey of a building, which has its floor level located below the finished grade adjacent to one or more of its exterior walls.

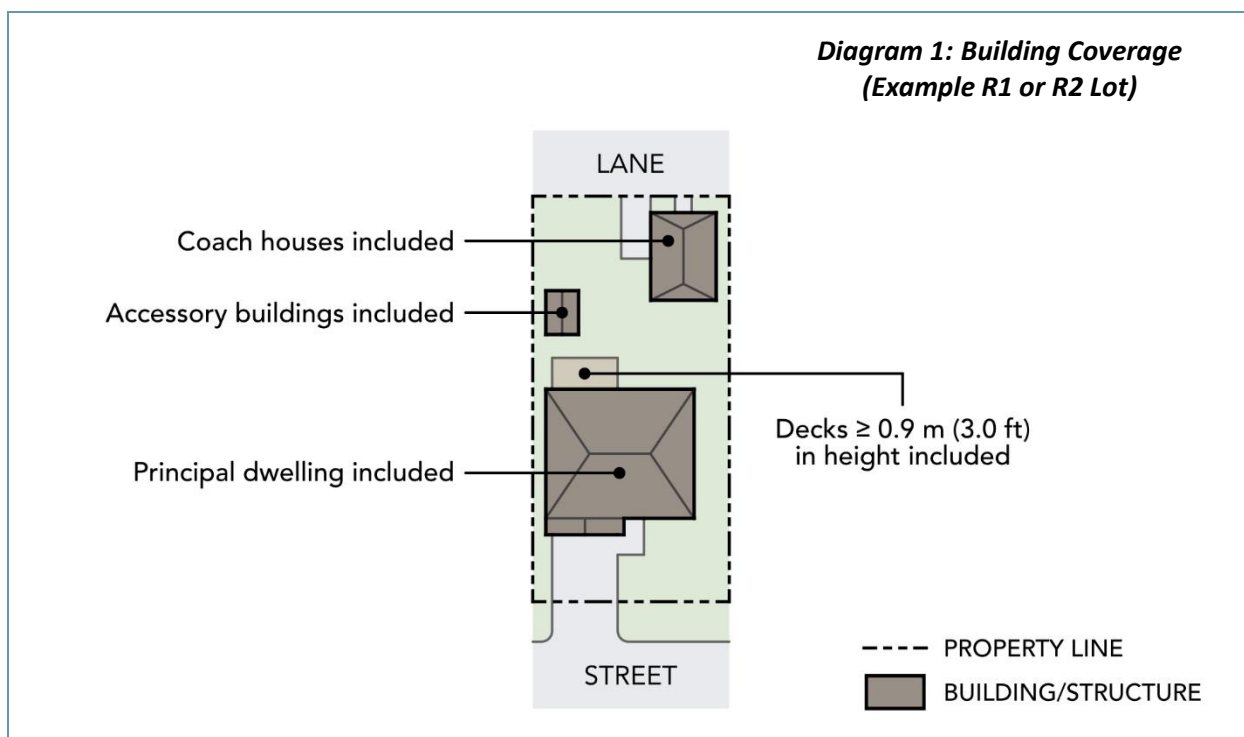
Bed and Breakfast means a Home Occupation within a Principal Dwelling Unit that provides temporary accommodation in one or more bedrooms, and where breakfast is provided on the premises. This use does not include Short-Term Rentals or Boarders & Lodgers Accommodations.

Boarders and Lodgers Accommodation means a use that is located within a Principal Dwelling Unit and subordinate to a Residential Use that provides accommodation and meals for a minimum period of 28 consecutive days. This use does not include separate Cooking Facilities, and does not include Short-Term Rentals or Bed and Breakfast.

Building means a structure on a foundation, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof.

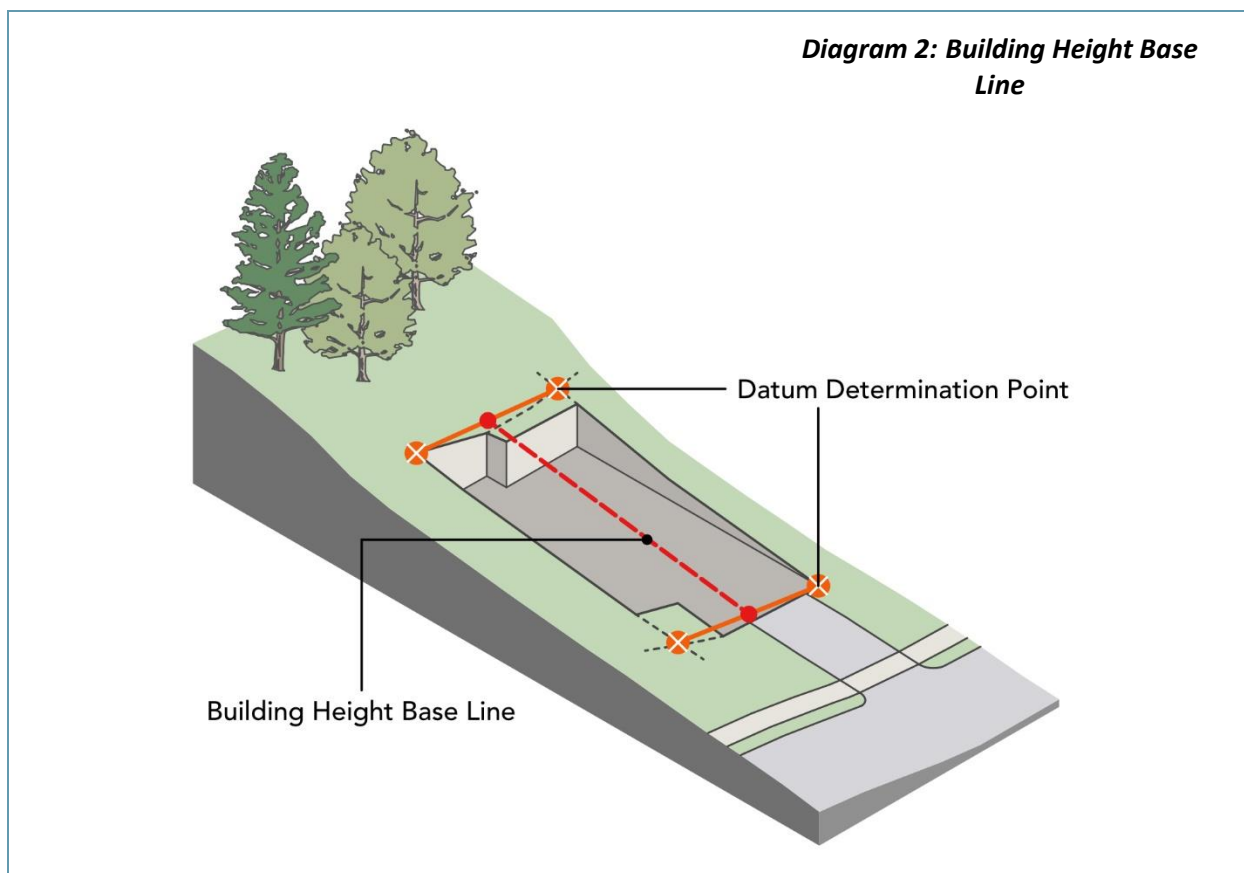
Building Coverage means that portion of a Lot, expressed as a percentage, occupied by all Buildings and covered structures 0.90 m (3 ft) or greater in height above finished grade and measured to the exterior surface of every exterior wall or, in the case of a Building or structure with no walls, the outside of the outermost support structure.

Building Depth means the horizontal distance between the foremost exterior wall face and the rearmost exterior wall face of a building, measured parallel to the longest side wall of the building, inclusive of any attached garage, carport, porch, or veranda.



Building Height Base Line means, with respect to a principal building, the line created by:

- (1) averaging the two Front Datum Determination Points on the Lot; and
- (2) averaging the two Rear Datum Determination Points on the Lot; and
- (3) longitudinally extending a line joining (1) and (2) above.



Building, Principal means a residential building in an R1 or R2 Zone that includes the principal dwelling unit and may include a secondary suite but that excludes a coach house and other accessory buildings.

Building Wall Length means the linear measurement of a Building's exterior wall face. Building Wall Length measurements are unique to each wall face.

Building Width means the total horizontal distance of the building façade (excluding porches) that is oriented toward a Street, measured between the two points of the building most distant from each other on a line parallel to the Street.

C

Carport means a Garage that provides covered parking that is open to the air on at least two (2) sides, supported by pillars or columns with no walls between them.

Child Care Services means the use of land, buildings and structures to provide day care services for infants and children. Child Care may include care for older children when they are not in school, and pre-kindergarten programs. This use class does not include Elementary and Secondary Schools.

Coach House means a Dwelling Unit that is accessory to and detached from a Principal Dwelling Unit.

Cooking Facility means an area containing equipment used for the preparation of meals.

Crawl Space means an enclosed space between the uppermost surface of the ground and the lowest structural floor of a building that is used solely for the purpose of providing access to utilities and is not used for habitable purposes.

D

Datum Determination Points, Front means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of existing or finished grade.

Datum Determination Points, Rear means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of existing or finished grade.

Deck means a raised outdoor platform intended for leisure or outdoor occupancy, which is supported by the ground, columns, a foundation, or the structure of a storey below. A deck may be uncovered or partially covered by a roof or awning, but must remain at least 60% open on all sides not adjoining the principal building.

Dwelling Unit means an entirely self-contained residential accommodation located within a building, containing rooms used for living, sleeping, a bathroom, and not more than one Cooking Facility.

Dwelling Unit, Principal means the primary Dwelling Unit on a Lot in an R1, and R2 Zone to which a Secondary Suite and / or a Coach House are subordinate.

E

Emergency Services means the use of land, buildings and structures for the provision of urgent response to public safety, health or welfare needs. This includes first responder stations (such as fire, police and ambulance), training facilities and emergency management operations. It further includes Emergency Social Services (ESS) and relief operations providing temporary shelter, evacuation support, clothes and emergency food services including soup kitchens and the storage of emergency supplies and equipment.

F

Finished Attic Space means the area within a building between the highest ceiling joist and the roof rafters that is accessed by a permanent fixed staircase and contains windows or skylights and where a ceiling height of at least 1.83 m (6 ft) is provided over a minimum of 35% of the attic floor area.

Floor Space Ratio (FSR) means the figure obtained when the Gross Floor Area (GFA) of all Buildings and structures, excluding any areas specifically exempted from Gross Floor Area under this Bylaw, is divided by the Net Lot Area as it exists at the time of the current application, prior to any land dedications required as a condition of that application.

G

Garage means a Building, structure or part thereof designed and used primarily to park and store vehicles and includes Carports.

Grade, Existing means the ground level of a site prior to any current or proposed grading or construction activity.

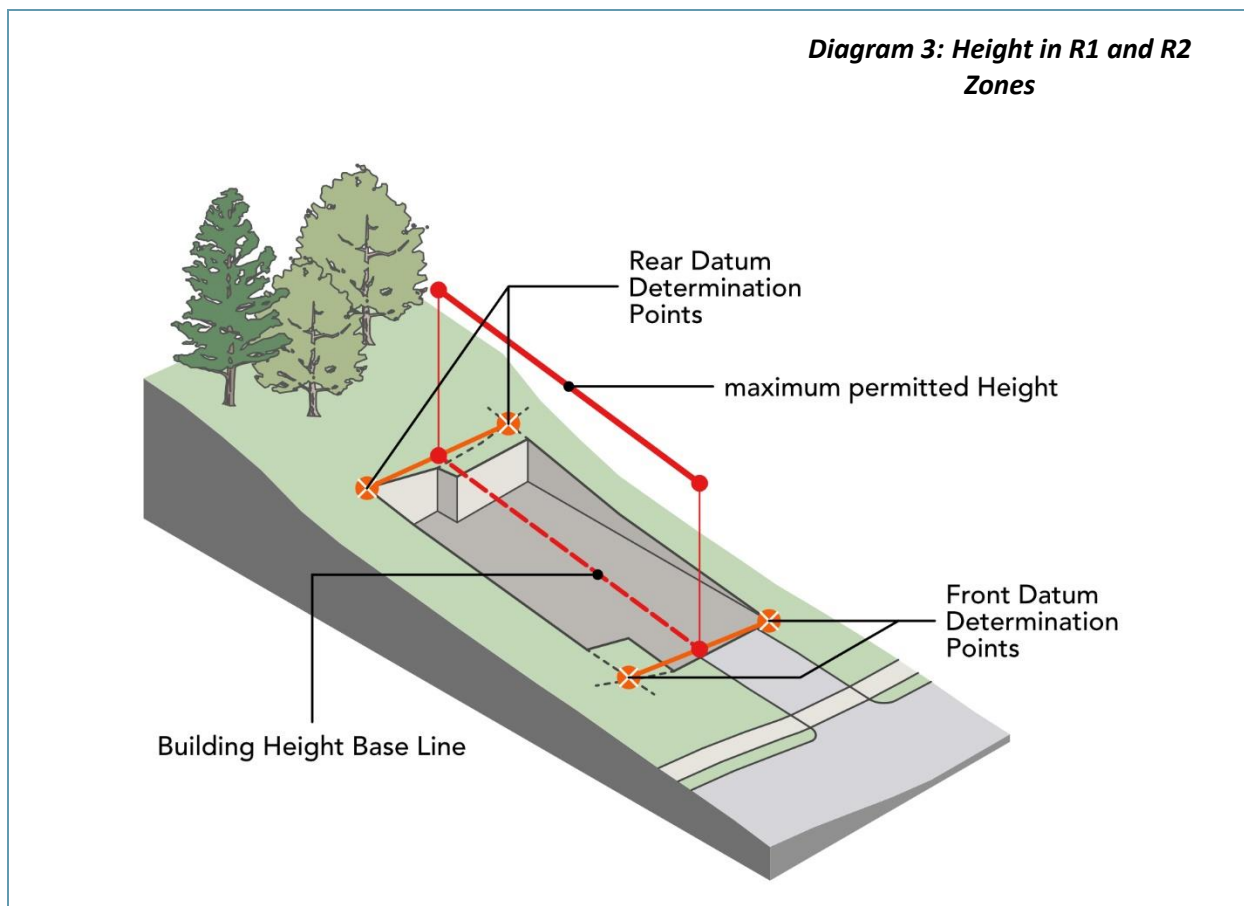
Grade, Finished means the level of ground created by human action.

Gross Floor Area (GFA) means the combined total floor area of all storeys of a Building or Structure measured to the exterior surface of the outermost exterior wall at the level of each storey. In the case of a Building or structure with no walls, the measurement is to the outside of the outermost support structure.

H

Height means:

- (1) In a Principal Building the greatest vertical distance measured from the Building Height Base Line to the topmost part of the Building or structure.
- (2) The maximum height line is determined by adding the maximum allowable height to the Building Height Base Line.



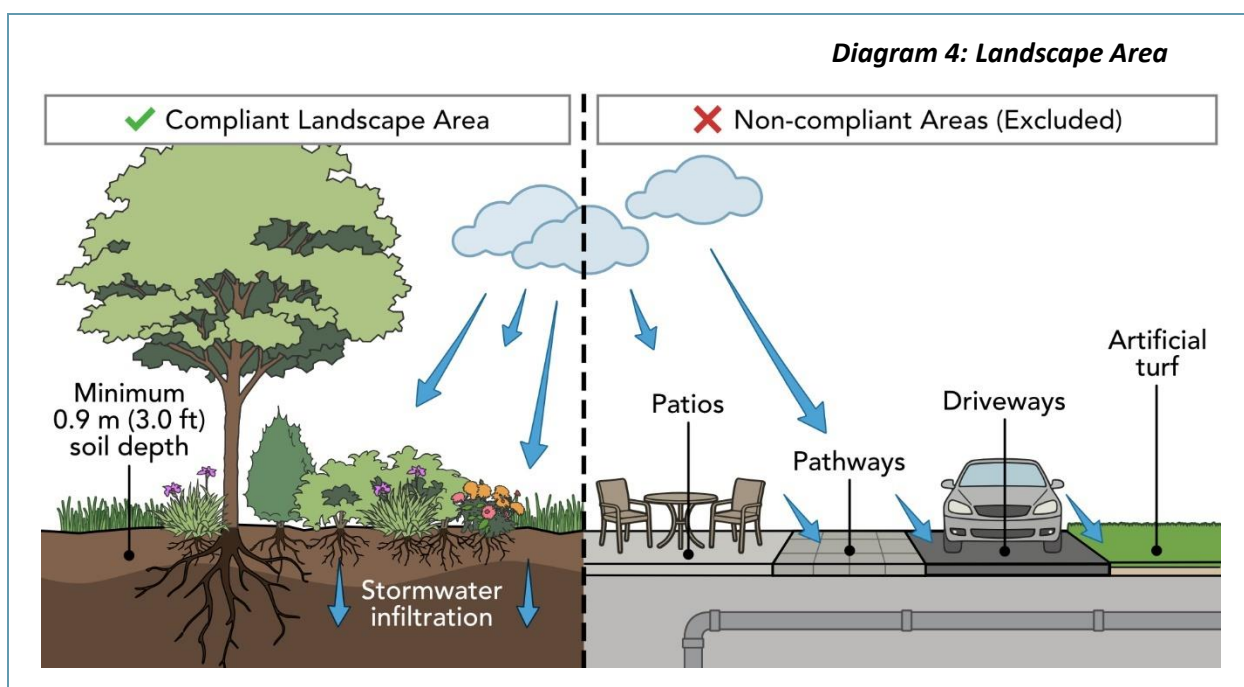
- (3) In Accessory Buildings and Structures, Garages, and Coach Houses the vertical distance measured from the floor level of the lowest Storey to the highest point of the Building or Structure.

Home Occupation means a use that is located within a Dwelling Unit and subordinate to a Residential Use where a business is operated by a resident of the Dwelling Unit.

L

Land means all area within any Lot including land below the surface of a body of water.

Landscape Area means the soil-based, permeable portion of a Lot dedicated to the cultivation and maintenance of living vegetation, including trees, shrubs, and plants, that allows for the unobstructed infiltration of stormwater. To be credited as a Landscape Area, the area must provide a minimum soil depth of 0.90 m (3 ft) and maintain a minimum width of 1.00 m (3.3 ft) at all points. This area shall not be covered by any Building or Structure, or any portion thereof, and shall exclude all forms of hardscaping, including but not limited to, paving, gravel, pathways, patios, parking spaces, and artificial turf.



Lane means a Street of not more than 7.00 m (22.9 ft) in width, which provides secondary means of vehicle access to one or more parcels of land.

Lot means any parcel of Land shown as a Lot on a plan of subdivision or other plan deposited in the Land Title Office of the Province of British Columbia and may include strata plans, air space parcel plans and consolidation plans.

Lot Area means the total horizontal area within the legal boundaries of a Lot.

Lot Area, Net means the total horizontal area within the legal boundaries of a Lot, excluding any of the following:

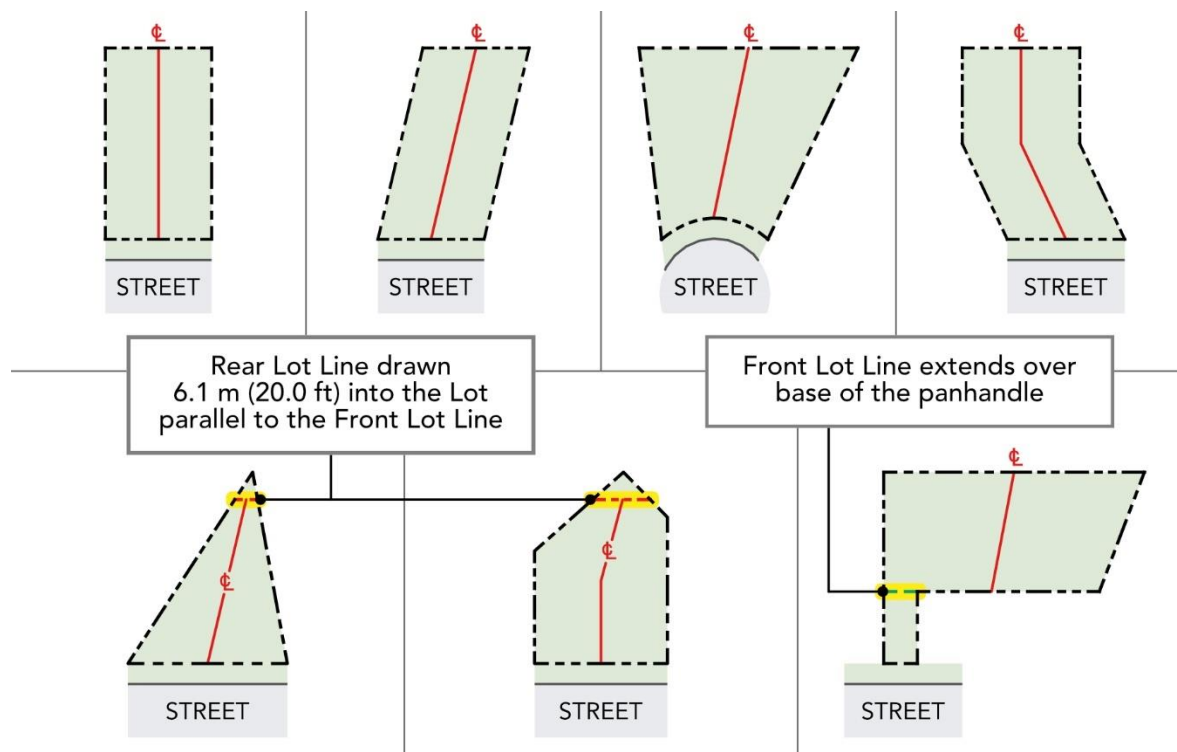
- (1) The panhandle portion of a panhandle lot;
- (2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;

- (3) Any portion of the lot that falls within the riparian area between the river, creek, or ravine and the top of bank as defined by a BCLS Land Surveyor; and
- (4) Any portion of the Lot that is within a transmission line or powerline right of way.

Lot Depth means the horizontal distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.

Lot Line, Centre means the linear measurement across the Lot taken from the mid-point of the Front Lot Line to the mid-point of the Rear Lot Line.

Diagram 1: Centre Lot Line



Lot Line, Front means:

- (1) in the case of a Lot fronting on one Street, the Lot line or lines common to the Street and the Lot; or
- (2) in the case of a corner Lot having Lot lines common to more than one street, the Lot line or lines common to the Lot and the Street with the shortest frontage; or
- (3) in the case of a double-fronting Lot (a Lot with Lot lines common to a street at both the front and rear of the Lot), both Lot lines common to the Streets are considered Front Lot Lines. For the purpose of applying setback regulations or other requirements that specify a single front yard, the Lot line with the shortest frontage shall be deemed the Front Lot Line, unless the Street with the longer frontage is designated as the front Street by the Chief Building Official; or,
- (4) in the case of a cul-de-sac Lot or pie-shaped Lot, the Lot line or lines common to the street; or
- (5) in the case of a panhandle Lot, the Lot line or lines forming the narrow side of the end of the Lot from which the panhandle extends; or

- (6) in the case of a Lot with no Street access or only ocean access, the shortest Lot line or in the case of an ocean fronting lot the shortest Lot line that is common with the ocean.

Lot Line, Rear means the Lot line or lines opposite to and most distant from the Front Lot Line, or, in the case of a fee simple Lot having two intersecting side Lot lines, the Rear Lot Line shall be deemed to be a line within the Lot 6.10 m (20 ft) in length, which is parallel to and most distant from the Front Lot Line.

Lot Line, Side means any Lot line that is neither a Front Lot Line or a Rear Lot Line.

Lot Width means the shorter of the following two linear measurements:

- (1) The horizontal distance taken across the Lot perpendicular to the Centre Lot Line at 6.10 m (20 ft) to the rear of the Front Lot Line; or
- (2) The horizontal distance taken across the Lot perpendicular to the Centre Lot Line at 18.00 m (59 ft) to the rear of the Front Lot Line.

Provided that the Front Lot Line shall not be less than two-thirds ($\frac{2}{3}$) of the minimum width requirement for that Lot.

M

Modifier means a label on the zoning map that indicates the application of particular development regulations.

Diagram 2: Example of Subdivision Modifier



N

Net Lot Area means the total horizontal area within the legal boundaries of a Lot, excluding any of the following:

- (1) The panhandle portion of a panhandle lot;
- (2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;
- (3) Any portion of the lot that falls within the riparian area between the river, creek, or ravine and the top of bank as defined by a BCLS Land Surveyor; and
- (4) Any portion of the Lot that is within a transmission line or powerline right of way.

O

Ocean Natural Boundary Line means the visible high-water mark of the ocean where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

P

Panhandle means the narrow strip of land connecting the body of the lot with the street.

Parking Use means the use of land, buildings or structures for the purpose of temporary parking or storage of vehicles that are otherwise in active use and may include Electric Vehicle (EV) Charging.

Principal Use means the primary use of Land, Building and structures, and includes all aspects of that use that are necessary to performing that primary use, but excludes Accessory Uses.

Property Host means a person who is legally entitled to possession of a property where short-term rental Tourist Accommodation Services are provided and who has responsibility for arranging for the short-term rental offer.

R

Residential Use means housing consisting of one or more Dwelling Units in a Building.

Residential Care means the provision of licensed residential care including lodging and meals combined with therapeutic, social, or health-related support services and includes care homes, hospice, supportive housing, and group homes, as well as integrated services such as seniors' day care; however, this use is distinguished by the provision of overnight accommodation or long-term residency and specifically excludes Health Care Services, or any facility providing exclusively ambulatory care or outpatient medical services where no residential component exists.

S

Secondary Suite means a Dwelling Unit that is accessory to and attached to a Principal Dwelling Unit in a Principal Building in the R1 and R2 zones.

Setback means the required horizontal distance between the Lot line and the nearest part of a Building or Structure on the Lot. Setbacks are measured to the building face except that for swimming pools they are measured to the nearest part of the foundation or structure of the pool.

Setback, Front means the distance from a Front Lot Line.

Setback, Rear means the distance from a Rear Lot Line.

Setback, Side means the distance from a Side Lot Line.

Short-Term Rentals means a use that is located within a Dwelling Unit and subordinate to a Residential Use where the Dwelling Unit or one or more bedrooms in the Dwelling Unit provide temporary accommodation for a maximum period of 90 consecutive days. This use does not include a Bed and Breakfast or Boarders and Lodgers Accommodations.

Storey means that portion of a Building other than an underground parkade that is between the surface of any floor and the surface of the floor above it. If there is no floor above, the Storey is the portion of the Building that is between the top of any floor and the ceiling above it. Basements and Finished Attic Spaces are included as Storeys. Crawl Spaces where more than 60% of the crawl space's floor area has a height, measured from the ground or concrete slab to the underside of the floor joists, greater than 1.5 m (5 ft) are included as Storeys.

Street means a public thoroughfare, including a highway, road, Lane, and any other way open to public use, but does not include private rights-of-way on private property. This term encompasses the entire width between the property lines of every right-of-way that is dedicated, owned, or maintained by a government authority for the purpose of vehicle, bicycle and pedestrian traffic.

Structure means any construction, erection, or piece of work artificially built or constructed, composed of parts joined together in some definite manner, that requires a fixed location on the ground or is attached to something having a fixed location on the ground, but does not include a Building.

T

Tourist Accommodation Services includes Bed and Breakfasts, Boarders and Lodgers Accommodations, and Short-Term Rentals.

V

Veranda means a one storey high roofed structure attached to an exterior wall of a residential building, which is not heated or intended for year-round habitation. It shall be at least 60% open on all sides not adjoining the residential building and with a floor not higher than the lowest above grade building floor on the side of the building to which it is attached.

W

Waste and Recycling Storage Area means a permanent, hard-surface area within an enclosed building, protected from wildlife that can accommodate waste and recycling receptacles.

Y



Subsection 525 - 2.10

R1 – Rural and Suburban Detached Residential Zone

2 INTENT

The intent of the Rural and Suburban Detached Residential Zone (R1) is to permit the continued use of low density, legacy lots in remote and environmentally sensitive lands generally found outside the Urban Containment Boundary.

2 PERMITTED USES

(1) The following uses are permitted in the R1 Zone:

Table 2.1: Permitted Uses

Use	Principal Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Home Occupation		✓
Parking Use		✓
Secondary Suite		✓
Tourist Accommodation Services		✓

3 CONDITIONS OF USE

(1) A Secondary Suite is only permitted when it is no larger than 49% of the Principal Building's Gross Floor Area.

4 DENSITY

- (1) A maximum of one (1) Principal Dwelling Unit and one (1) Secondary Suite are permitted per Lot.
- (2) The total Gross Floor Area on a Lot must not exceed the maximums established in the following table:

Table 4.1: Maximum Gross Floor Area (GFA)

Type of Building or Structure	Net Lot Area	Maximum Gross Floor Area
All Buildings and Structures on a Lot	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft ²)	Net Lot Area x 0.7 + 92.9 m ² (1,000 ft ²)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft ²)	Net Lot Area x 0.55 + 92.9 m ² (1,000 ft ²) Up to a maximum of 650.3m ² (7,000 ft ²)
All detached Garages, Accessory Buildings and Structures in combination on a Lot	All Lot sizes	92.9 m ² (1,000 ft ²)

- (3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.
- (4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

5 HEIGHT

- (1) The height of any Buildings or Structures must not exceed the maximums established in the following table:

Table 5.1: Maximum Height and Storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
Principal Building or a portion thereof in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Principal Building or a portion thereof <u>not</u> in	Flat roof or Sloped roof (less than 3:12)	10.1 m (33 ft)	3 storeys

Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
the front 6.10 m (20 ft) of the Lot	Sloped roof (3:12 or greater)	11.6 m (38 ft)	3 storeys
Detached Garages	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	5.5 m (18 ft)	1 storey
Accessory Buildings and Structures	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	4.6 m (15 ft)	1 storey

(2) In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 ft) above the existing grade at any point.

(3) Height exemptions are found in Subsection 525 - 310 of this Bylaw.

6 SETBACKS

(1) Buildings and Structures must be sited in accordance with the minimum Setbacks established in the following table:

Table 6.1: Minimum Setbacks				
Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary
Principal Building	3.1 m (10 ft)	7.6 m (25 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Detached Garage	Side entry garage: 3.1 m (10 ft) Front entry garage: 6.1 m (20 ft)	1.5 m (5 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Accessory Buildings and Structures	6.1 m (20 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)

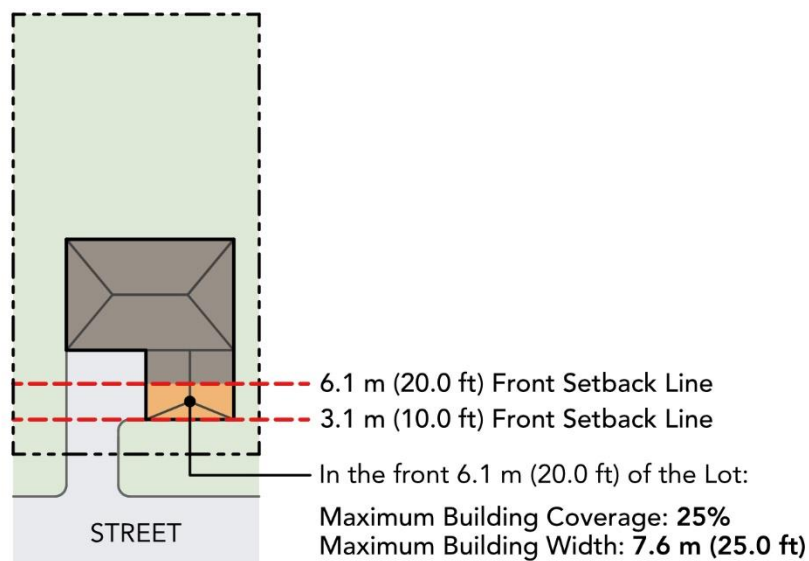
Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary
Swimming Pools	3.1 m (10 ft)	3.1 m (10 ft)	1.2 m (4 ft)	3.1 m (10 ft)

- (2) General siting regulations and siting exemptions are found in Subsection 525 - 310 of this Bylaw.

7 BUILDING COVERAGE

- (1) The maximum Building Coverage on a Lot is:
- (a) 55% of Net Lot Area when Net Lot Area $\leq 464.5\text{ m}^2 / 5,000\text{ ft}^2$; or
 - (b) 45% of Net Lot Area when Net Lot Area $> 464.5\text{ m}^2 / 5,000\text{ ft}^2$.
- (2) The maximum Building Coverage in the front 6.1 m (20 ft) of a Lot is 25%.

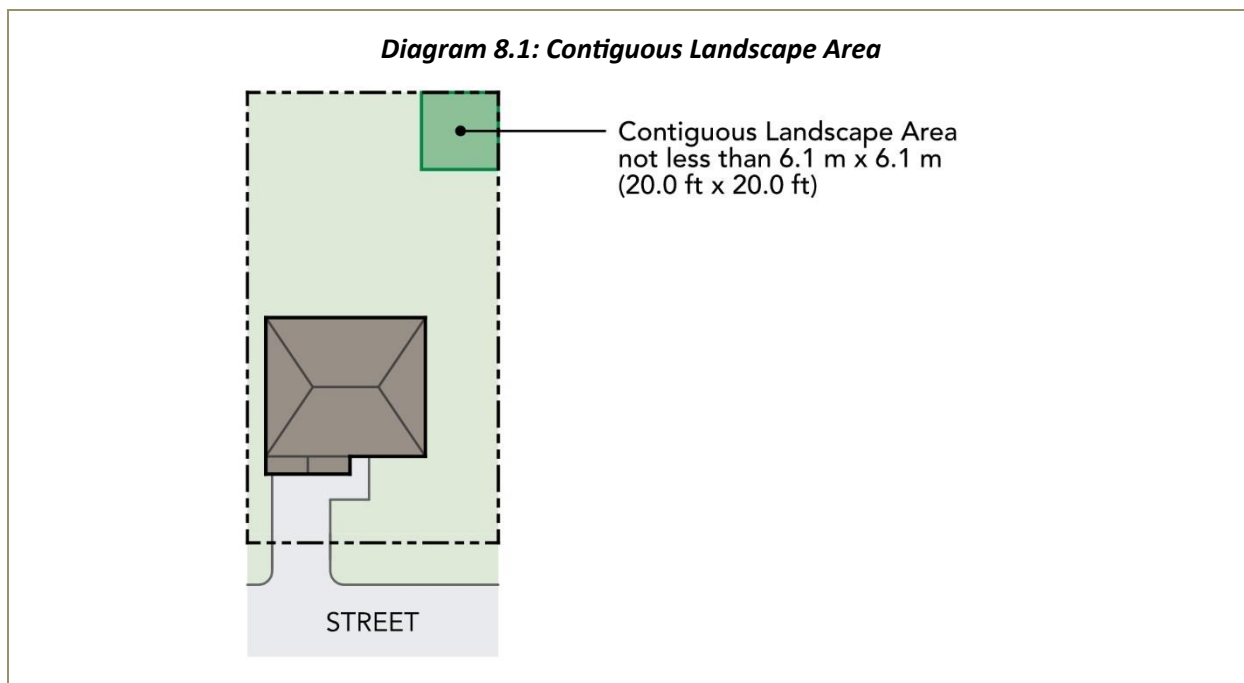
Diagram 7.1: Maximum Building Coverage and Width in the Front 6.10 m (20 ft)



8 LANDSCAPING

- (1) A Lot must have:
- (a) A contiguous Landscape Area that has the minimum dimensions of 6.1 m x 6.1 m (20 ft x 20 ft); or
 - (b) Landscape Areas totalling a minimum of:

- (i) 35% of Net Lot Area when Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft^2); or
- (ii) 45% of Net Lot Area when Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft^2).



9 BUILDING REGULATIONS

- (1) The maximum Building Wall Length is 19.8 m (65 ft).
- (2) The maximum Building Width for that portion of any building in the front 6.1 m (20 ft) of the Lot is 7.6 m (25 ft).
- (3) The maximum Building Depth is 19.8 m (65 ft).
- (4) The maximum height for a Deck, Balcony, Veranda, or other outdoor occupied space is 4.6 m (15 ft), measured vertically from its walking surface to the lowest point of finished grade directly beneath the structure.
- (5) A Waste and Recycling Storage Area must be provided to serve all Dwelling Units on a Lot with a minimum size of 2.3 m^2 (25 ft^2).

10 OTHER REGULATIONS

- (1) Off-street parking must comply with Part 10 Off-Street Parking Space and Loading Space Regulations of this Bylaw.
- (2) Subdivision: The minimum Lot Area, Lot Width, and Lot Depth of Lots zoned R1 created by subdivision are established in the following table.

Table 10.1: Subdivision Minimum Requirements

Zone and Modifier, if applicable	Minimum Lot Area (m²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
R1	4,000 m ² (43,056 ft ²)	30 m (98.4 ft)	34 m (111.6 ft)



Subsection 525 - 2.20

R2 – Urban Detached Residential Zone

1 INTENT

The intent of the Urban Detached Residential Zone (R2) is to permit ground-oriented detached housing forms with an emphasis on above ground living primarily in the form of a house which may include a suite and be accompanied by a coach house.

2 PERMITTED USES

(1) The following uses are permitted in the R2 Zone:

Table 2.1: Permitted Uses

Use	Principal Use	Accessory Use
Residential Use	✓	
Accessory Use		✓
Child Care Services		✓
Coach House		✓
Home Occupation		✓
Parking Use		✓
Secondary Suite		✓
Tourist Accommodation Services		✓

3 CONDITIONS OF USE

- (1) A Secondary Suite is only permitted when it is:
- (a) Located in the Principal Building; and

- (b) No larger than 49% of the Principal Building's Gross Floor Area.

4 DENSITY

- (1) A maximum of one (1) Principal Dwelling Unit, one (1) Secondary Suite, and one (1) Coach House are permitted per Lot.
- (2) The total Gross Floor Area on a Lot must not exceed the maximums established in the following table:

Table 4.1: Maximum Gross Floor Area (GFA)		
Type of Building or Structure	Net Lot Area	Maximum Gross Floor Area
All Buildings and Structures on a Lot with a Principal Building and without a Coach House	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.7 + 92.9 \text{ m}^2$ (1,000 ft^2)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.55 + 92.9 \text{ m}^2$ (1,000 ft^2) Up to a maximum of 650.3 m^2 (7,000 ft^2)
All Buildings and Structures on a Lot with a Principal Building and a Coach House	Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.7 + 139.4 \text{ m}^2$ (1,500 ft^2)
	Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft^2)	Net Lot Area $\times 0.55 + 139.4 \text{ m}^2$ (1,500 ft^2) Up to a maximum of 696.8 m^2 (7,500 ft^2)
Coach House	All Lot Sizes	130.1 m^2 (1,400 ft^2)
All detached Garages, Accessory Buildings and Structures in combination on a Lot	All Lot Sizes	92.9 m^2 (1,000 ft^2)

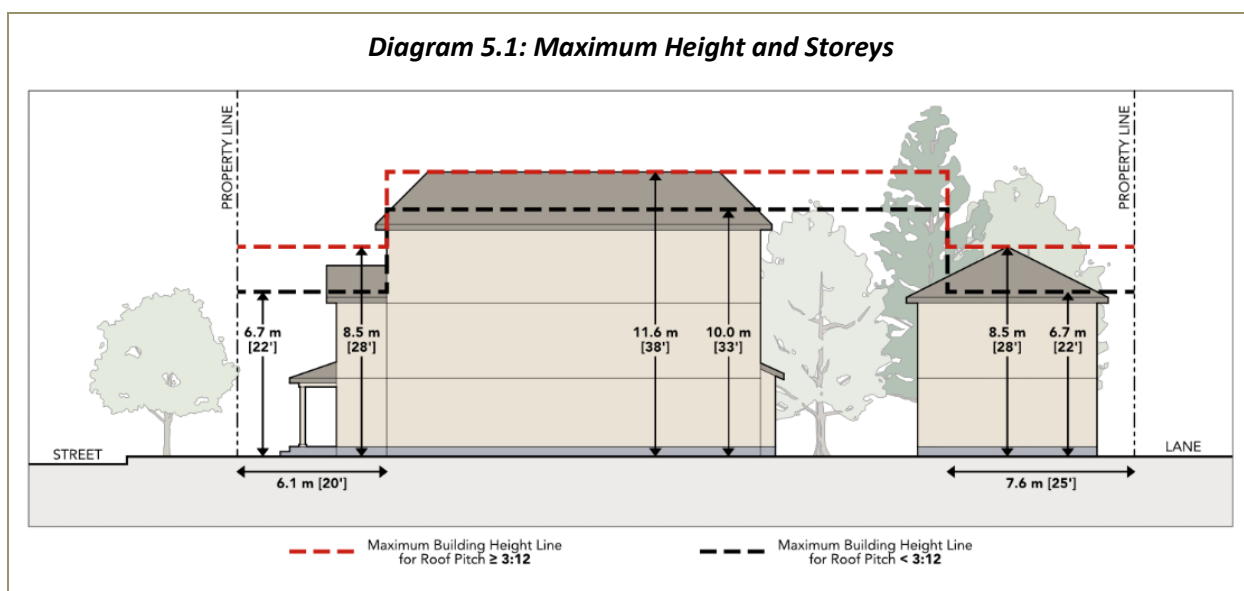
- (3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.
- (4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

5 HEIGHT

- (1) The height of any Buildings or Structures must not exceed the maximums established in the following table:

Table 5.1: Maximum Height and Storeys			
Type of Building or Structure	Roof Pitch	Maximum Height	Maximum Number of Storeys
Principal Building or a portion thereof in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Principal Building or a portion thereof <u>not</u> in the front 6.10 m (20 ft) of the Lot	Flat roof or Sloped roof (less than 3:12)	10.1 m (33 ft)	3 storeys
	Sloped roof (3:12 or greater)	11.6 m (38 ft)	3 storeys
Coach House	Flat roof or Sloped roof (less than 3:12)	6.7 m (22 ft)	2 storeys
	Sloped roof (3:12 or greater)	8.5 m (28 ft)	2 storeys
Detached Garages	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	5.5 m (18 ft)	1 storey
Accessory Buildings and Structures	Flat roof or Sloped roof (less than 3:12)	3.7 m (12 ft)	1 storey
	Sloped roof (3:12 or greater)	4.6 m (15 ft)	1 storey

- (2) In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 ft) above the existing grade at any point.

Diagram 5.1: Maximum Height and Storeys

- (3) Height exemptions are found in Subsection 525 - 310 of this Bylaw.

6 SETBACKS

- (1) Buildings and structures must be sited in accordance with the minimum Setbacks established in the following table:

Table 6.1: Minimum Setbacks

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Rear Setback abutting a lane allowance	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary Line
Principal Building	3.1 m (10 ft) A	7.6 m (25 ft) B	7.6 m (25 ft) B	1.2 m (4 ft) C	7.6 m (25 ft)
Coach House	15.2 m (50 ft) D	3.1 m (10 ft) E	1.5 m (5 ft) F	1.2 m (4 ft) G	7.6 m (25 ft)
Detached Garage	Side entry garage: 3.1 m (10 ft) Front entry garage: 6.1 m (20 ft)	1.5 m (5 ft)	1.5 m (5 ft)	1.2 m (4 ft)	7.6 m (25 ft)
Accessory Buildings and Structures	6.1 m (20 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)	1.2 m (4 ft)

Type of Building or Structure	Minimum Front Setback	Minimum Rear Setback	Minimum Rear Setback abutting a lane allowance	Minimum Side Setback	Minimum Setback to the Ocean Natural Boundary Line
Swimming Pools	3.1 m (10 ft)	3.1 m (10 ft)	3.1 m (10 ft)	1.2 m (4 ft)	3.1 m (10 ft)

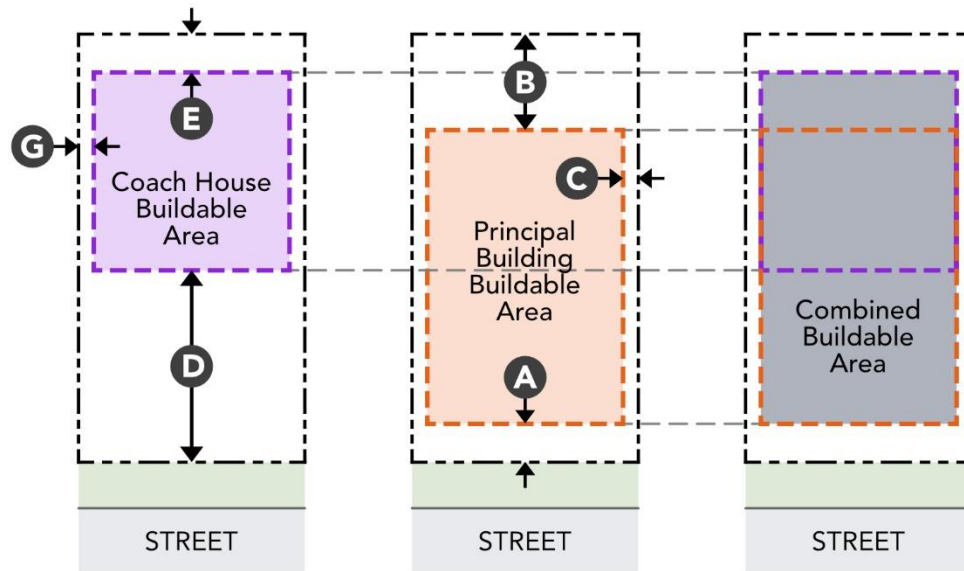
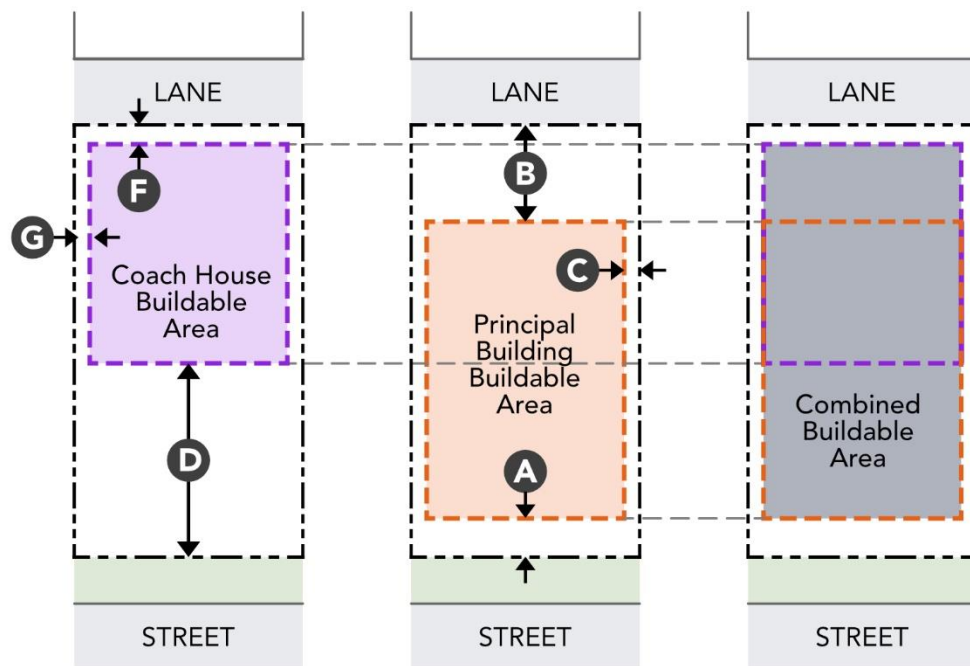
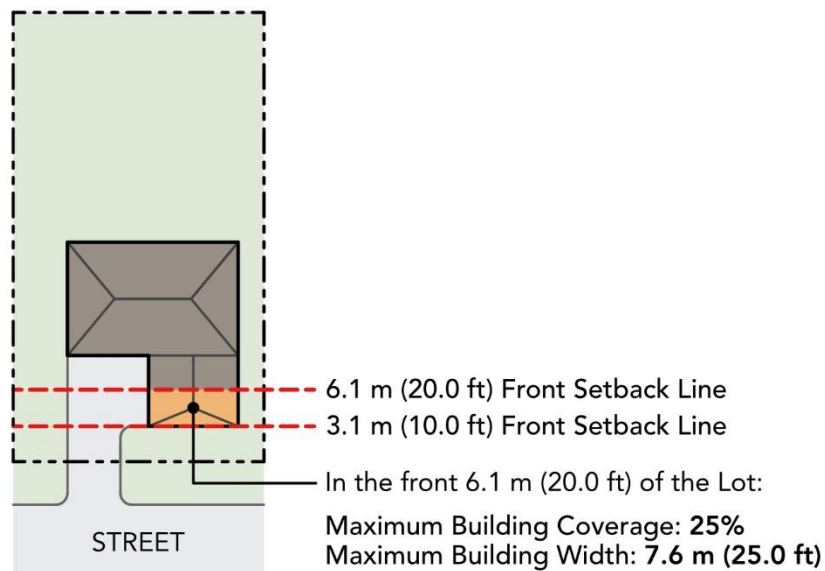
Diagram 6.1: Minimum Setbacks

Diagram 6.2: Minimum Setbacks (with Rear Lane)

7 BUILDING COVERAGE

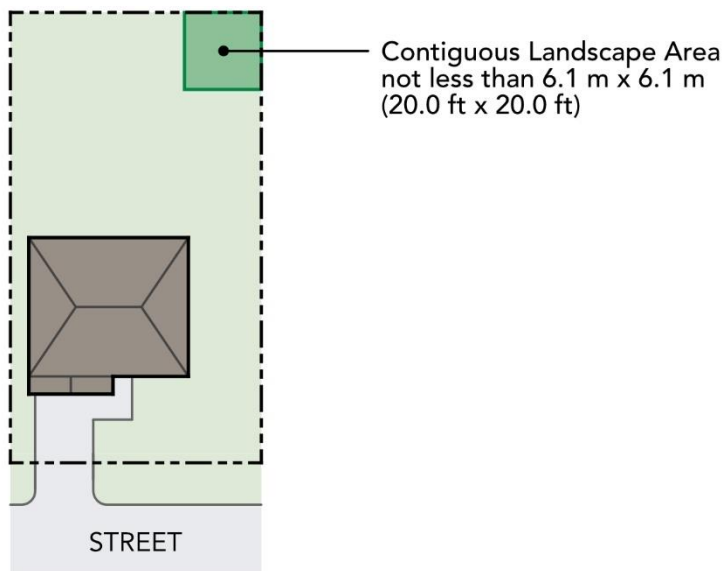
- (1) The maximum Building Coverage on a Lot is:
 - (a) 55% of Net Lot Area when Net Lot Area $\leq 464.5\text{m}^2$ / 5,000 ft^2 ; or
 - (b) 45% of Net Lot Area when Net Lot Area $> 464.5\text{m}^2$ / 5,000 ft^2 .
- (2) The maximum Building Coverage in the front 6.1 m (20 ft) of a Lot is 25%.

Diagram 7.1: Maximum Building Coverage and Width in the front 6.1 m

8 LANDSCAPING

(2) A Lot must have:

- (a) A contiguous Landscape Area that has the minimum dimensions of 6.1 m x 6.1 m (20 ft x 20 ft); or
- (b) Landscape Areas totalling a minimum of:
 - (i) 35% of Net Lot Area when Net Lot Area $\leq 464.5 \text{ m}^2$ (5,000 ft²); or
 - (ii) 45% of Net Lot Area when Net Lot Area $> 464.5 \text{ m}^2$ (5,000 ft²).

Diagram 8.1: Contiguous Landscape Area

9 BUILDING REGULATIONS

- (1) The maximum Building Wall Length is 19.8 m (65 ft).
- (2) The maximum Building Width for that portion of any building in the front 6.1 m (20 ft) of the Lot is 7.6 m (25 ft).
- (3) The maximum Building Depth is 19.8 m (65 ft).
- (4) The maximum height for a Deck, Balcony, Veranda, or other outdoor occupied space is 4.6 m (15 ft), measured vertically from its walking surface to the lowest point of finished grade directly beneath the structure.
- (5) A Waste and Recycling Storage Area must be provided to serve all Dwelling Units on a Lot with a minimum size of 2.3 m² (25 ft²).

10 OTHER REGULATIONS

- (1) Off-street parking must comply with Part 10 Off-Street Parking Space and Loading Space Regulations of this Bylaw.
- (2) Subdivision: The minimum Lot Area, Lot Width, and Lot Depth of Lots zoned R2 created by subdivision are established in the following table.

Table 10.1: Subdivision Minimum Requirements

Zone and Modifier, if applicable	Minimum Lot Area (m ²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
R2	660 m ²	18 m	34 m

District of North Vancouver Zoning Bylaw / **Residential Zones**

Zone and Modifier, if applicable	Minimum Lot Area (m²)	Minimum Lot Width (m)	Minimum Lot Depth (m)
	(7,104 ft ²)	(59.1 ft)	(111.6 ft)
R2 (S1)	335 m ² (3,605 ft ²)	10 m (32.8 ft)	34 m (111.6 ft)
R2 (S2)	1,100 m ² (11,840 ft ²)	24 m (78.7 ft)	34 m (111.6 ft)
R2 (S3)	4,000 m ² (43,056 ft ²)	30 m (98.4 ft)	34 m (111.6 ft)

Subsection 525 - 3.10

General Development Regulations for R1 and R2 Zones**Applicability of Part 4 General Regulations**

Part 4, General Regulations is supplemented and amended as indicated for the purposes of the R1 and R2 Zones as follows:

- (1) In the event of any inconsistency or conflict between a provision in this section 525 and any provision in the balance of this Zoning Bylaw, the provision in this section 525 shall govern.
- (2) **Uses Specified on a Plan:** Refer to Section 401.
- (3) **Uses Permitted in All Zones:** For the purposes of the R1 and R2 zones, Section 402 is replaced as follows:
 - (a) The use of land buildings and structures for the following uses is generally permitted in all zones:
 - (i) Accessory uses;
 - (ii) Emergency Services of any density, height or siting;
 - (iii) Public Utility and Infrastructure;
 - (iv) Parks and Open Space and Conservation Uses;
 - (v) Residential Care for up to 12 people receiving care; and
 - (vi) Radio towers for emergency communications.
- (4) **Temporary Uses Permitted in All Zones**
 - (a) The temporary use of land, buildings, and structures for the follow uses is generally permitted in all zones:
 - (i) Voting or polling stations; and
 - (ii) On-location filming and associated filming sets.
- (5) **Temporary Buildings**
 - (a) Temporary buildings are permissible under permit for the following temporary and short-term purposes:
 - (i) Sales centres for development projects; and
 - (ii) Construction trailers.
- (6) **Uses Prohibited In All Zones:** Refer to Section 403A.
- (7) **Prohibition of Logging:** Refer to Section 403B.
- (8) **Use of Highways:** Refer to Section 404.
- (9) **Home Occupations:** Refer to Section 405.
- (10) **Bed and Breakfast Businesses:** Refer to Section 405A.

- (11) **Cannabis Retail Store:** Refer to Section 405B (*and is not applicable to R1 and R2 zoned land*).
- (12) **Short-Term Rental Accommodation:** Refer to Section 405C.
- (13) **Conflicting Use or Siting:** Refer to Section 406.
- (14) **Height Exceptions:** Refer to Section 407.
- (15) **General Siting Regulations:** Refer to Section 408.
- (16) **Permitted Projections into Setbacks**
- (a) In conjunction with Section (14) Exemptions from all Setbacks, this section replaces Section 409 Siting Exceptions.
- (b) The elements listed below may project into a required setback to the extent specified in this section, provided they do not obstruct or interfere with any easement, statutory right-of-way, or public utility corridor:

Table 16.1: Permitted Projections into Required Setbacks

Element	Maximum Permitted Projections	Setback Location
Light wells (constructed prior to December 31, 2026)	0.9 m (3 ft)	All Setbacks
Chimneys (constructed prior to December 31, 2026)	0.6 m (2 ft)	All Setbacks
Bay windows (constructed prior to December 31, 2026)	0.6 m (2 ft)	All Setbacks
Unenclosed Verandas connected to the principal access to the Dwelling Unit (this does not include decks)	0.9 m (3 ft)	Front and Rear Setback
Unenclosed steps, accessibility ramps, and landings less than 1.00 m (3.3 ft) above finished grade	0.9 m (3 ft)	Front and Rear setbacks
Minor architectural features including: • Eaves • Window and door sills • Sunshades • Cornices, pilasters, moldings and similar decorative trim	0.6 m (2 ft)	All Setbacks
Rainwater hardware including gutters and downspouts	0.6 m (2 ft)	All Setbacks

Element	Maximum Permitted Projections	Setback Location
Utility meters including water meters, and gas meters	0.6 m (2 ft)	All Setbacks
At grade decks (less than 1.0 m above finished grade)	Unlimited	Front and Rear Setback
Elevated open decks	1.2 m (4 ft)	Front and Rear Setback
Balconies	0.9 m (3 ft)	Front and Rear Setback
Roof Decks	Projections into setbacks not permitted	All setbacks
Roof projections and overhangs.	0.9 m (3 ft)	All Setbacks
Solar collectors mounted on the wall of a building	0.3 m (1 ft)	Side Setbacks
Deck guards, and balustrades	0.3 m (1 ft)	All Setbacks

(17) Exemptions from All Setbacks

- (a) The following elements are exempt from setback requirements, provided they do not obstruct or interfere with any easement, statutory right-of-way, or public utility corridor:

Table 17.1: Elements Exempt from Setback Requirements

Element	Maximum Permitted Projections	Setback Location
Utility poles, wires and guy wires	Permitted	All setbacks
Warning devices and emergency lights	Permitted	All setbacks
Flagpoles	Must retain a 0.9 m (3 ft) setback	Front and Rear
Signs constructed in accordance with the District's Sign Bylaw	Permitted	All setbacks
Children's play equipment	Permitted	All setbacks
Retaining walls	Permitted, but must not conflict with public utilities and rights-of-way	All setbacks

(18) Gross Floor Area (GFA) Inclusions and Exemptions

- (a) This section replaces Section 410 Floor Space Ratio Exemptions.
- (b) When calculating Gross Floor Area (GFA), the following elements must be included or exempted:

Table 18.1: Gross Floor Area Inclusions and Exemptions

Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Uncovered decks supported by posts or walls equal to or less than 2.0 m (6.6 ft) in height and up to 10% of the permitted GFA		✓
Uncovered decks supported by posts or walls greater than 2.0 m (6.6 ft) in height	✓	
Accessory Buildings and Structures (<i>sheds</i>) up to a combined total of 25.0 m ² (269 ft ²) on the Lot		✓
Unfinished attics, with no access stair well, windows, flooring, or wall finishes		✓
Finished Attic Space	✓	
Crawl Space with a maximum vertical height of 1.5m (5 ft) measured from the ground or concrete slab to the underside of the floor joists		✓
Crawl Spaces or portions of Crawl Spaces where the height is greater than 1.5 m (5. ft) measured from the ground or concrete slab to the underside of the floor joists	✓	
Space under roof overhangs where the roof overhang exceeds 1.2 m (4 ft)	✓	
One (1) or two (2) Carports to a combined total of 37.2 m ² (400 ft ²)		✓
Open air structures such as pergolas or trellises where the overhead framing allows for the free passage of light and rain		✓
Unenclosed Balconies		✓

Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Unenclosed porches, and verandas connected to the principal access to the Dwelling Unit		✓
Open spaces below elevated Buildings and structures		✓
For residential Buildings in the R1 and R2 zones constructed under permit submitted prior to July 1, 2018, exterior wall thickness in excess of 100 mm (3.9 in), provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour.		✓
Floor area of any space within a Building that has a ceiling height greater than 4.6 m (15 ft), measured from the top of the finished floor to the underside of the ceiling joists.	Counted as twice its actual floor area, excluding stairwells and elevator shafts.	
Waste and Recycling Storage Area that is not part of a Dwelling Unit or Garage and is up to 9.3m ² (100 ft ²)		✓
Up to 8.0 m ² (86 ft ²) of Floor Area of a wheelchair accessible Dwelling Unit (<i>Enhanced Unit and CSA B652</i>)		✓

- (19) **Commercial Vehicles, Recreation Vehicles and Private Pleasure Boats:** Refer to Section 411.
- (20) **Lots Shown on Plans:** Refer to Section 412.
- (21) **Outdoor Customer Services Areas:** Refer to Section 413.
- (22) **Good Neighbour Requirements:** Refer to Section 414.
- (23) **Split-Zoned Parcels:** Refer to Section 415.
- (24) **Solar Collector Regulations** Refer to Section 4C02.

Amendment

Propose adding a Height regulation for Accessory Buildings and Structures, detached Garages and Coach Houses in both R1 and R2 zones as section 5(2):

- In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 feet) above the existing grade at any point.

This ensures an existing RS regulation (adopted in 2021) in the Zoning Bylaw is maintained for the R1 and R2 zones.

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**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**District-wide Residential Zoning Update to Replace RS Zoning
Official Community Plan and Zoning Bylaw Amendments**

REPORT of the Public Hearing held on Tuesday, June 23, 2026 commencing at 7:00 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Absent: Councillor Betty Forbes

Staff: Mike Fox, Chief Administrative Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Brett Dwyer, Director – Development Services
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Tamsin Guppy, Senior Development Planner
Daniel Broderick, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Dennis Wong, Planning Assistant – Development Planning
Amanda Day, Administration Clerk

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- Following the staff presentation, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional presentations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaw under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaws is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public.

2. INTRODUCTION OF BYLAWS BY CORPORATE OFFICER

Genevieve Lanz, Corporate Officer, introduced the proposed bylaws, stating that:

Bylaw 8787 proposes, in general terms, to amend the OCP land use designations for Residential Level 1: Rural Residential and Residential Level 2: Detached Residential.

Bylaw 8799 proposes to amend the District's Zoning Bylaw, in general terms, by replacing the 19 ground-oriented detached residential (RS) Zones with two new zones: Rural and Suburban Detached Residential Zone (R1) and Urban Detached Residential Zone (R2) Zone. This work is the first step in updating the entire Zoning Bylaw and comes with updates to maps, Definitions, and the General Regulations. Each zone is a complete update intended to consolidate requirements from the diverse range of existing zones and simplify and modernize the language. As a result, the zones will include updates to the following sections

of each zone: Intent, Permitted Uses, Conditions of Use, Density, Height, Setbacks, Building Coverage, Landscaping, and Building Regulations, Parking, and Subdivision requirements.

Bylaws 8787 and 8799 apply to all lands within the geographic boundaries of the District of North Vancouver other than lands that are not subject to municipal jurisdiction.

3. PRESENTATION BY STAFF

Tamsin Guppy, Senior Development Planner, and Daniel Broderick, Development Planner, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Ms. Guppy and Mr. Broderick advised that:

- Updating of the Zoning Bylaw is driven by Council to be consistent with the Development Application Process Review (DAPR), and is intended to elevate the customer experience and streamline work;
- Clarified this is not an amendment to the zoning bylaw to permit four and six-unit small-scale multi-unit housing;
- Stated this process is about comprehensive policy implementation looking at broad changes to improve the community;
- Noted bylaws 8787 and 8799 are in respect to the single-family zones in the District;
- Noted bylaw 8799 relates to the zoning bylaw update;
- Noted bylaw 8787 is a consequential amendment to the Official Community Plan (OCP);
- Stated staff are considering an amendment to Bylaw 8799 to be presented to Council at Third reading to add regulations for accessory buildings;
- Highlighted themes from public input include:
 - Improved livability of suites;
 - Expanded housing diversity;
 - Simplified regulations and permitting times;
 - Improved building resilience; and,
 - Maintaining sufficient parking.
- Referred to the below Council-endorsed guiding principles regarding the Zoning Bylaw update:
 - Improved livability;
 - Promote climate resilience;
 - Simplified regulations;
 - Support economic development;
 - Facilitate housing diversity;
 - Respect existing character; and,
 - Maintain existing development potential.
- Highlighted the below approaches to changes in basements:
 - Getting rid of the incentive to build a basement;
 - Permitting buildings to “lift up” out of the ground; and,
 - Accommodating the same sized home above ground.

- The proposed regulations count all floor area, including basements and garages, as equal countable floor area.
- Noted a 7,500 square foot lot can still build a 5,100 square foot house per the new proposed regulations;
- Taller building heights to life basements out of the ground with a three-storey limit;
- House height is increasing by approximately 10 feet to encourage more above ground living space;
- Maximum permitted height of 33 feet for flat roofs and 38 feet for pitched roofs;
- Side entry garages are still permitted and can now be converted to living space and be two storeys in height;
- Front yard setback reduced from 25 feet to 20 feet;
- No changes to secondary suites, suites are up to 49percent of the principal building's floor area and continue to be permitted anywhere in the principal building;
- Changes to coach houses, maximum permitted size increased to 1,400 square feet;
- Providing 500 square feet of additional floor area when building a coach house to help facilitate coach house development;
- Existing height limit of two-storeys maintained to limit impacts on neighbours;
- Introduce landscape area requirements to recognize the importance of biodiversity, stormwater management, and neighbourhood character;
 - New requirements ensure sites retain some garden area and keep it simple for users;
 - Noted that, as many people continue to have backyard space, the requirement is met with a garden area of 20 feet by 20 feet;
- No changes to parking regulations, maintaining the existing parking requirements;
- Subdivision regulations are being maintained to protect existing development rights;
- The OCP amendment maintains the intent of the Rural Residential and Detached Residential designations but removes references to floor space ratio (FSR) to facilitate the proposed change in how floor area is counted;
 - The OCP designations themselves are not changing in terms of intent, use, or number of units.
- New R1 Rural and Suburban Detached Residential Zone (R1), approximately 219 lots outside the urban containment boundary, predominantly along Indian Arm, are proposed to be rezoned to R1;
- New R2 Urban Detached Residential Zone (R2), 19,693 lots inside the urban containment boundary are proposed to be rezoned to R2;
 - The R2 zone applies to lots currently zoned RS or lots in the Grousewoods area;
- 99 percent of privately owned RS Lots are included in Bylaw 8799, with the remaining one percent of privately owned RS lots requiring further study to align with the OCP; and,
- Applying the Council-endorsed principles, Bylaw 8799 represents an update to the ground oriented detached residential zones that will help ensure new housing is more resilient, more liveable, and still in keeping with community expectations;
- Stated following the close of the Public Hearing, the bylaws will proceed for consideration of Third reading in July 2026.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Chris Enns:

- Commented on the proposal;
- Noted they work closely with homebuilders and generally support the District's approach;
- Noted many concerns have been addressed through the revisions to the bylaws;
- Commented on the new Gross Floor Area (GFA) formula;
- Noted enclosed garages count towards GFA, reducing available living space;
- Noted that open sided carports remain exempt from GFA;
- Suggested maintaining a capped GFA allowance for enclosed garages due to wildlife and garbage storage needs;
- Commented on the benefits of partially submerged basements for temperature regulation and reducing building height;
- Stated that deep basements can be challenging due to terrain, topography and groundwater conditions; and,
- Expressed concern that wet lot conditions were not included in the staff report.

4.2. Brian Platts:

- Spoke in opposition to the proposal;
- Queried whether all single-family homeowners received notice of the proposed rezoning;
- Stated that the proposed changes are significant;
- Expressed concern with the timing of the public hearing;
- Spoke in opposition to the public process and proposed bylaws;
- Referred to past controversies regarding large homes in the 1990s;
- Referred to the neighbourhood-by-neighbourhood zoning approach developed through citizen committees in the 1990s;
- Noted that lot conditions vary throughout the District;
- Expressed concern that new three storey homes may be out of character within existing neighbourhoods; and,
- Referred to the public engagement process as "manufacturing consent."

4.3. Jacob Foster:

- Spoke in opposition to the proposal;
- Opined that notice of the public hearing was inadequate;
- Stated the proposal is the most significant zoning change since the 1990s;
- Opined the public hearing signage was insufficient in quantity and effectiveness;
- Expressed concerns regarding the proposed changes to square footage calculations;
- Opined the consultation questions were designed to elicit specific responses;
- Highlighted concerns regarding proposed changes to building height and basement regulations;

- Highlighted the cumulative impact of the proposed zoning amendments;
- Expressed concerns related to high water tables and on-site stormwater management requirements for new developments;
- Stated that any construction cost savings would benefit developers; and,
- Expressed uncertainty that above ground secondary suites would be incorporated into new homes.

4.4. Gurinder Biring:

- Spoke in opposition to the proposal;
- Opined that the proposed bylaw contains significant contradictions;
- Expressed concern that the changes would negatively impact the character of neighbourhoods;
- Queried whether the bylaw would improve housing affordability;
- Opined that homeowners and builders are unlikely to forgo above ground living space to incorporate rental suites;
- Opined that the bylaw would not result in increased density;
- Expressed concern that removing the basement exemption would reduce the future supply of basement suites;
- Stated that single-family basements have a lower environmental impact than larger multi-unit developments requiring excavation and concrete;
- Expressed concerns regarding the proposed increase in maximum building height to 38 feet and three storeys; and,
- Stated that taller homes could reduce privacy and block natural light.

4.5. Erica Wolowidnyk:

- Spoke in support of the proposal;
- Stated the overall permitted square footage remains largely unchanged;
- Stated that garbage space is still permitted and is now counted within total floor area calculations;
- Noted that homeowners are not losing buildable area;
- Suggested that the bylaw creates a more equitable approach between flat and sloped lots;
- Stated the proposed regulations provide a more consistent and equal framework for all properties; and,
- Expressed support for reducing zoning complexity and streamlining permit reviews.

4.6. David Wallin:

- Spoke in opposition to the proposal;
- Noted the District is under pressure to implement housing legislation introduced by the Province;
- Expressed concerns about the impacts on neighbourhood character, particularly in Pemberton Heights;

- Commented on rising housing and construction costs;
- Highlighted concerns regarding the need for infrastructure upgrades including water and sewer services;
- Noted that additional growth would require significant infrastructure investment;
- Noted that Capilano Elementary School is already operating at capacity;
- Raised concerns regarding transit, traffic, and parking constraints in Pemberton Heights;
- Suggested the District revisit the Official Community Plan (OCP) and Housing Needs Report to better reflect the unique characteristics of individual neighbourhoods; and,
- Suggested that future planning and policy reviews be undertaken on a neighbourhood-by-neighbourhood basis.

4.7. Erik Jensen:

- Commented on the proposal;
- Expressed concern about the significant impacts of the proposed bylaw;
- Expressed disappointment regarding the public notification process;
- Opined the signage was misleading and did not adequately communicate the impacts of the proposed zoning changes;
- Expressed concerns regarding the proposed increase in building heights;
- Stated the proposed zoning bylaw is easier to read and understand;
- Expressed support for the environmental objectives of the bylaw;
- Stated the proposal attempts to address below grade development issues by permitting increased above grade building mass;
- Expressed concern that the changes could negatively impact existing residents through reduced sunlight, diminished sightlines, and loss of privacy;
- Commented on potential impacts to neighbourhood character;
- Noted that taller buildings require more complex structural design and seismic engineering;
- Noted that duplexes remain excluded from the proposed changes; and,
- Suggested Council reject the proposed three-storey height allowance.

4.8. Paolo Pucci;

- Commented on the proposal;
- Expressed support for locating living space above ground;
- Commented on flooding concerns in the District; and,
- Suggested that above ground development is preferable for both environmental and livability perspectives.

4.9. Bob Olson:

- Commented on the proposal;
- Commented on the environmental impacts associated with concrete construction;

- Stated that the character of Pemberton Heights has significantly changed, with increasing influence from business activity;
- Noted that three-storey buildings without basements can still be designed to be visually appealing; and,
- Expressed concern that housing pressures are forcing people to live further away due to lack of available housing.

4.10. Bob Armstrong:

- Spoke in support of the proposal;
- Expressed support for the proposed bylaws, noting they are timely and necessary;
- Commented on the interest to build a coach house, which has been restricted under current regulations;
- Noted that existing bylaws have prevented the construction of a coach house due to basement and design constraints;
- Highlighted issues of equity and fairness in how zoning regulations are applied;
- Stated there has been extensive opportunity for public consultation; and,
- Suggested the bylaws provide improved options for multi-generational living arrangements.

4.11. Aidan Kyle:

- Spoke in support of the proposal;
- Noted that many residents wish to remain in the community and that multi-generational housing provides an alternative where homeownership is not accessible;
- Anticipated potential cost savings and reduced delays; and,
- Expressed overall support for the proposed changes as a positive improvement.

4.12. Daniel Guinniser:

- Commented on the proposal;
- Expressed support for removing below-ground basement suites;
- Noted this approach may reduce the amount of above-ground building mass required;
- Suggested introducing pro-rated allowances for above-ground secondary suites; and;
- Suggested that this could help reduce pressure on setbacks and overall site constraints.

4.13. Corrie Kost:

- Commented on the proposal;
- Suggested that applying zoning changes on a neighbourhood-by-neighbourhood basis would be easier to manage;
- Expressed concern that the proposed changes could reduce the character and diversity of the District;

- Suggested the proposed changes could diminish existing cultural and neighbourhood heritage; and,
- Noted that existing single-family homes currently provide outdoor play space and larger open areas.

4.14. David Cameron:

- Commented on the proposal;
- Expressed general support for the removal of fully submerged basements;
- Expressed concern that the proposal does not incentivize partially submerged basement designs;
- Suggested partially submerged basements provide natural cooling benefits for summer;
- Opined that 10-foot ceilings are uncommon in the District;
- Noted a missed opportunity to better integrate building height allowances with partially submerged basement design;
- Raised concerns about building form and neighbourhood character;
- Expressed concern over the perceived rushed timeline of the process; and,
- Suggested the bylaw may be premature ahead of anticipated provincial responses regarding Small Scale Multi-Unit Housing (SSMUH) compliance.

4.15. Stephanie Wilson:

- Commented on the proposal;
- Queried the timing of considering zoning amendments in relation to the provincial SSMUH timeline;
- Suggested there was a missed opportunity in waiting for further provincial direction;
- Expressed support for the proposed amendments as a way to remove existing barriers;
- Expressed support for garage conversions, noting many families no longer have multiple vehicles;
- Emphasized the need for housing regulations that accommodate diverse household needs;
- Highlighted the importance of renters in the community and noted that many rely on basement suites for housing;
- Expressed concerns about tenant uncertainty regarding the legality of secondary suites;
- Suggested the District communicate with renters in secondary suites to reassure them that zoning changes will not affect tenancy;
- Noted that population growth will require a broader range of housing options; and,
- Emphasized the need for affordability, housing stability and diverse housing options.

4.16. Jarrett Wall:

- Spoke in support of the proposal;
- Noted that there has been extensive outreach on the topic, including open houses, emails and newsletters;
- Emphasized that families are facing time constraints, making flexible housing options important;
- Expressed support for flexible housing options such as garage conversions, larger coach houses, and additional storeys;
- Emphasized the value of simplified zoning regulations within the bylaws; and,
- Commented on the high cost of “monster homes” and broader housing affordability concerns.

5. QUESTIONS FROM COUNCIL

If garage space and previously exempt basement space are now being incorporated into a new floor area calculation, how can staff assure Council that homeowners are not actually losing buildable living space compared to what is permitted today?

In response to a question from Council, staff advised that the new standardized zone is designed to provide approximately the same total buildable floor area as most existing zones. Staff conducted an analysis that looked at the spread of the lot sizes across the District and the zones. The analysis assumed maximum buildout and included testing different coefficients against various lot sizes the intent was to fairly closely match possible buildable area.

Can staff clarify treatment of partially submerged basements in flat lots?

In response to a question from Council, staff advised that basements are permitted on all lots regardless of slope and regardless of whether the lowest floor is in ground or not. Staff further noted basements are considered a storey under the definition of storeys and would be considered one of the permitted three storeys.

Do we know if in municipalities that have moved away from traditional basements, have suite rates gone up, down, or stayed about the same?

In response to a question from Council, staff advised that in other jurisdictions and neighbourhoods where conditions have either prevented basement construction or where the market is not strong enough to merit basement construction, we still see secondary suites in similar numbers to other regions. In real estate markets like Toronto, and Los Angeles, shifting away from traditional basement suites has increased the overall number of secondary suites.

Staff further noted as municipalities restrict excavation to address environmental, carbon, and flooding concerns, the local governments also concurrently pass more flexible upzoning laws. The result is a net increase in total secondary or coach house units, showing a general transition from more affordable, underground spaces toward more livable above-ground rental housing, albeit at a more expensive rental rate.

Staff further noted the stormwater management plans and geotechnical reports and studies up front at permit application are very costly for basements in addition to construction costs. There is a cost saving for the homeowner to build above ground secondary suites as well as improvements to access to light for residents, including tenants.

Why were duplexes not included as part of this zoning update?

In response to a question from Council, staff advised that the 2024 update to the Zoning Bylaw considered updating the RS zones to allow a House, Suite and Coach House. The Zoning Bylaw rewrite seeks to maintain the overall intent of the existing zones, which is to permit the three units in the specific tenure. The zoning envisioned does allow flexible building design, with suites permitted to be 49percent of the principal building they can, for all functional purposes, feel and function like a duplex.

Is the City of Vancouver able to grant FSR bonus when adding laneway houses because they are legislated under their own charter?

In response to a question from Council, staff advised that laneway houses were added as an option in most low-density areas in Vancouver and recent changes increased the maximum size of laneway houses so more houses can accommodate families with children and other larger household types. This is similar to what staff are proposing in the District and is enabled through the *Local Government Act* or *Vancouver Charter* respectively.

Can staff comment on how the new consolidated bylaw will simplify the permitting process?

In response to a question from Council, staff advised that reducing the number of zones reduces confusion and that reduces the need for resubmissions and corrections. Individual neighborhood zones include both different numbers and different ways of interpreting regulations, making the requirements very confusing for designers. Staff further noted that both the language and rules are simplified, making it easier to build a less expensive and simpler building, which reduces design time, review time, and construction times. Staff further noted that the permitting process is also being simplified with the Development Application Process Review.

What tweaks can be considered if this bylaw is passed, what cannot be tweaked?

In response to a question from Council, staff advised that if the proposed bylaw is adopted, then variances can be considered to items like height or setback but not to anything related to use or density, and that the bylaw can still be amended through a rezoning bylaw amendment process, including a change in use or density.

Why are we adding additional square footage to coach houses when the average in the region is about 900 square feet with only a couple of municipalities realizing 1,200 square feet?

In response to a question from Council, staff advised that multi-family houses are permitted to construct larger family-oriented units. The increased coach house size enables more family-oriented units up to 1,400 square feet, allowing them to become realistic housing options for families with multiple family members.

Although the maximum permitted size of coach house will be up to 1,400 square feet plus 500 square feet of additional floor area, is there still an upper limit of the amount of the GFA for the site?

In response to a question from Council, staff advised that if the principal building has been built to maximize its square footage so that there is no extra buildable area for a coach house, the proposed 500 square foot bonus would enable a small coach house to be constructed. If the main house is not using all the available square footage, then remaining square footage can be added to the 500 square feet bonus up to a maximum of 1400 square feet for the coach house.

How do you count split level formats into storeys?

In response to a question from Council, staff advised that each level is counted as a storey.

Can staff provide a comparison of bylaws in similar municipalities? Single-Family and Coach Houses.

In response to a question from Council, staff advised that most comparable municipalities have adopted Small-Scale Multi-unit Housing (SSMUH) legislation. Those communities were required to consider the guidelines of the Province, which anticipated three-storey development of four to six-units. By comparison with typical comparable municipalities, these standards are different from what is proposed in the bylaws under consideration, which is a conversion of existing single-family zones into new single-family zones, where a house, secondary suite, and coach house are permitted.

We have heard from a speaker that Burnaby height restrictions changed and are now maxed at 30 feet. Why are we considering 38 feet in DNV?

In response to a question from Council, staff advised that staff compared to most municipalities in the region in spring 2026 and found that heights in the District were typical. Staff noted that many municipalities measure to the mid-point of the roof whereas the District measures to the peak, so that while the number is larger, the resulting height is similar.

Is there a way to make sure the bonus 500 square feet is being applied to a larger coach house creating family suitable spaces rather than just making a very large primary residence?

In response to a question from Council, staff advised that the extra 500 square feet is only provided if you are building a coach house. In the zone as presented, the regulation does not require the extra 500 square feet to be used solely for the coach house.

4.17. Brian Platts SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Referenced other jurisdictions where similar zoning changes have increased rental housing;
- Referred to Vancouver special style homes as an example of above-ground secondary suites;
- Commented on the high construction costs of coach houses;
- Referred to neighbourhood zoning changes in the 1990s and noted the 26-foot maximum roof height was too restrictive; and,
- Suggested increasing the maximum roof height to allow basements to be brought partially above ground.

4.18. Jacob Foster SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Expressed support for raising the maximum building height to allow basement suites to be partially above ground, but not to 38 feet as proposed;
- Stated that homes are long-term investments and remain part of the community for many years; and,
- Opined that new, larger homes stand out in single-family neighbourhoods.

4.19. Erik Jensen SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Commented on the additional clarity provided on coach house regulations;
- Provided a visual example illustrating the scale of a three-storey home beside an existing single-family home;
- Encouraged Council to give careful consideration to the long-term implications of the proposed changes;

- Expressed concerns about potential impacts on views and property values for existing homeowners; and,
- Opined the public notification and signage were inadequate.

4.20. David Cameron SPEAKING FOR A SECOND TIME:

- Spoke in opposition to the proposal;
- Commented on building height calculations;
- Queried whether properties already built to maximum floor area would receive an additional 500 square foot allowance for a coach house; and,
- Requested clarification on the proposed size limits for coach houses.

4.21. Corrie Kost SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Commented on the age of their home;
- Expressed concern that some newer homes have extensive paving in front yards;
- Highlighted the benefits of basements;
- Requested clarification on how existing basements would be treated under the proposed bylaw; and,
- Noted that environmentally friendly concrete products are available.

4.22. Paolo Puccini SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Commented on the proposed building height limits;
- Commented on garages and associated floor area;
- Requested clarification on the proposed additional floor area allowances; and,
- Commented on the need for adequate parking.

4.23. Bob Olsen SPEAKING FOR A SECOND TIME:

- Commented on the proposal;
- Referenced 2030 climate targets and green building technology;
- Suggested climate goals could be achieved through more sustainable building practices;
- Referenced slab-on grade and bracket house construction as alternative building approaches; and,
- Noted that basements are uncommon in Japan.

Why are the majority of condos in the District that are being approved between 500 and 800 square feet with few that are 1400 square feet, but we are encouraging coach houses to accommodate families?

In response to a question from Council, staff advised that the updated coach house size enables larger coach houses. Staff stated unit size is not restricted in multi-residential zones and larger units are permitted. Providing a larger coach house size provides more options

and flexibility when thinking about the diversity and size of housing stock. As part of the larger Zoning Bylaw Rewrite, staff will bring forward updated multi-unit residential zones as they consider options to encourage larger livable units in those zones.

Would staff be able to comment on the suggestion made by second time speaker to raise the allowable height of basement above ground from the existing 4 feet?

In response to a question from Council, staff advised that the zones under consideration do not have this limit.

We asked for the worst-case scenario during the workshops on this issue of height and removal of basements, can staff provide images to illustrate these scenarios, such as the Norgate neighborhood?

In response to a question from Council, staff advised that impacts are higher when the house is on the uphill side of the street on a street with a cross slope, depending on how residents use their side yard and rear yard. Staff further noted the proposal is a change from the existing regulations and will make homes taller and bulkier, which responds to the guiding principals to maintain the permitted development areas.

Does a fully submerged basement count against the total height or is it measured from grade?

In response to a question from Council, staff advised that building height is measured from grade, the basement would count as a storey, so they would be limited to two storeys above grade.

Are the building coverage and hard surface coverage maximums changed by this bylaw?

In response to a question from Council, staff advised that the building coverage has been increase slightly to encourage two-storey construction and not force the construction of a third storey. Staff noted that the proposal includes requirements for 35 percent landscaped area for lots under 5,000 square feet and 45percent for lots over 5,000 square feet.

Why do we feel we need to allow heights of up to 38 feet, when the basements were fully submerged only to gain full height ceiling on the main by design?

In response to a question from Council, staff advised that allowing the entire area to be above grade would impact building height considerations. The proposed approach would simplify height regulations by measuring to the roof peak and allowing the full 38-foot height, while maintaining the three-storey limit. Staff further advised these regulations originated in the 1990s in response to concerns of “monster homes” and included more restrictive eave and building height requirements, which forced basements down into the ground while maintaining a two-storey with basement home.

If this zoning bylaw is passed, does that make existing basements “non-conforming”? If so, what renovations would the owner be allowed to make to the basement? What is the general nature of restrictions on non-conforming properties?

In response to a question from Council, staff advised that basements will not become non-conforming because basements are still permitted. The regulations under consideration are more permissive than the existing zones, so it is less likely for existing dwellings to become non-conforming. Basements would count into overall FSR (where previously exempted), however, since the allowable FSR is larger in the proposed zoning, it may not be an issue.

Can staff provide the environment benefit and rationale as to how the root structure of trees on the property are protected if we are adding increase hard surface coverage? How does reducing setbacks protect root structure?

In response to a question from Council, staff advised that construction often results in the loss of existing trees, particularly when basements are excavated and that changes to drainage patterns and groundwater flow can reduce water availability to remaining trees. While construction results in impacts to existing trees, the proposed bylaw includes a landscape requirement with a suitable depth of soil, which is indented to facilitate an opportunity for tree planting in the future. Staff further noted that the proposed 20-foot setback aligns with the setback currently permitted for front entry garages. By reducing the front yard setback, the intent is to reduce the pressure on the rear yard, where most planting occurs.

Can staff provide images of flat and sloped lots with existing three storey homes with heights under existing bylaws and the same photos with the proposed max story and max height?

In response to a question from Council, staff provided an example from their presentation.

How do we reduce the developable area and allow the gentle density of coach houses and secondary suites that don’t have the required FSR?

In response to a question from Council, staff advised that perspectives on housing needs vary, many people in multi-family projects currently live comfortably in units ranging from 1,000 to 1,500 square feet. Staff further noted for 5,000 square foot homes, the floor area could potentially be accommodated through multiple units. Staff also noted that reducing residents’ development potential would result in some existing homes becoming non-conforming.

Has staff measured the impact on the storm system because of the increase in hard surface?

In response to a question from Council, staff advised that they have various models used to analyze water, sanitary and storm water impacts in the community. Staff noted the development servicing bylaw and storm servicing bylaw match pre-development flow with post-development flow, which scales with the scale of the hard surface.

4.24. Jarrett Wall SPEAKING FOR A SECOND TIME:

- Spoke in support of the proposal;
- Emphasized the importance of timely implementation;
- Commented on the potential role of artificial intelligence, noting the current regulations are difficult to interpret;
- Queried if performance metrics will be used to evaluate the effectiveness of the bylaw and DAPR; and,
- Requested clarification on turning distance requirements for garages.

4.25. Corrie Kost SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Opined that the District is made up of distinct communities with unique identities; and,
- Queried whether reference to those distinct communities have been removed from the OCP materials.

4.26. David Cameron SPEAKING FOR A THIRD TIME:

- Spoke in opposition to the proposal; and,
- Opined that allowing basements without an adjustment to building height does not provide an appropriate balance.

4.27. Paolo Puccini SPEAKING FOR A THIRD TIME:

- Commented on the proposal;
- Commented on the impact of three-storey buildings in the District; and,
- Stated coach houses generally represent a reduction in overall residential square footage compared to larger single-family homes.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor MAH

THAT the June 23, 2026 Public Hearing regarding Bylaw 8787 and Bylaw 8799 is closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8787, 2026 (Amendment 63)” is returned to Council for further consideration;

AND THAT "District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)" is returned to Council for further consideration.

CARRIED
(9:49 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk