




AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 21, 2024</u>
<input type="checkbox"/> Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver

REPORT TO COUNCIL

October 3, 2024

File: 09.3900.30/003.001

AUTHOR: Kevin Zhang, Senior Development Planner

SUBJECT: Zoning Bylaw Rewrite – Project Launch

RECOMMENDATION

THAT the October 3, 2024 report of the Senior Development Planner entitled Zoning Bylaw Rewrite – Project Launch is received for information.

REASON FOR REPORT

The District's Zoning Bylaw has not received a comprehensive update since its adoption in 1965. With shifting community needs over the last decades, and the recent provincial requirement to update both the OCP and the Zoning Bylaw to accommodate 20 years of residential growth, it is an opportune time to modernize the entire Zoning Bylaw.

This report highlights the scope and timeline of the Zoning Bylaw Rewrite project and identifies where it dovetails with the OCP Update project.

DISCUSSION

Outdated Zoning Bylaw and Shifting Land Use Context

The District's Zoning Bylaw was first adopted in 1965. Over the years, approximately 1,400 amendments have been incorporated, including new zones and regulation changes.

To date, no comprehensive review has been undertaken, making the Zoning Bylaw a complex system of land use controls that is difficult to decipher and costly to administer. More importantly, the Zoning Bylaw faces challenges in its role as a pivotal growth management tool and how it serves the current and future needs of the District's residents, businesses, and organizations.

Because the Zoning Bylaw is a key piece of regulation that governs the built environment in the District, it underpins many of the District's key priorities in the Corporate Plan, such as providing a mix of housing types, locating density close to transit and services, creating communities that are environmentally friendly and climate resilient, and supporting a thriving business community.



Figure 1: The Zoning Bylaw Underpins OCP and Other Key Plans

Over the last few decades, the needs of the municipality have evolved, housing supply and environmental considerations have risen to the forefront, commercial and industrial lands have gained importance, and transportation demands and challenges remain relevant. An update to the Zoning Bylaw is needed to better reflect these changes.

Key Project Components and Scope

The Zoning Bylaw Rewrite is a standalone project with three key components, elaborated in the figure and sections below.

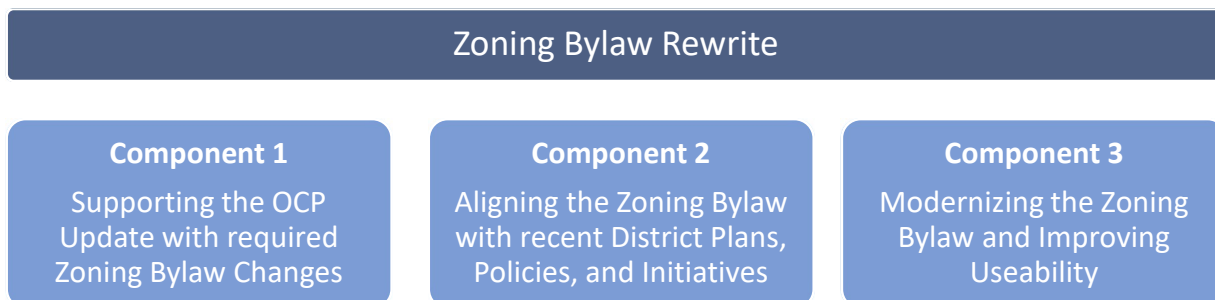


Figure 2: Three Components of the Zoning Bylaw Rewrite Project

Component 1: Supporting the OCP Update project with required Zoning Bylaw Changes

Bill 44 amends the Local Government Act such that municipalities must “permit the use and density of use necessary to accommodate at least the 20-year total number of housing units [as identified through the Housing Needs Report]” in *both their OCP and their Zoning Bylaws*.

On July 15, 2024, Council received an overview of the proposed OCP update, to be completed by December 31, 2025. On September 21, 2024, Council received a report outlining the public engagement process and communications plan for the OCP update.

The following table identifies how a portion of the Zoning Bylaw Rewrite project supports the OCP update.

OCP Update Key Areas	Examples of Zoning Bylaw Rewrite Support
Housing Needs Report and OCP Alignment: 20-year housing need	Develop new and/or amend existing residential and mixed-use zones to mirror new OCP designations
Location for residential growth	Amend Zoning Map to reflect new allocations of residential density
Updated land use designations	Develop new and/or amend existing residential and mixed-use zones to mirror new OCP designations
Affordable housing	Potentially incorporate Inclusionary Zoning, Density Bonus, Rental Tenure Zoning, Tenant Protection, and/or Site-level infrastructure and transportation demand management (TDM) into the Zoning Bylaw
Modernized OCP language	Modernize Zoning Bylaw language and regulations where necessary

Component 2: Aligning the Zoning Bylaw with Recent District Plans, Policies, and Initiatives

The Zoning Bylaw Rewrite project is also an opportunity to align the District’s key land use regulations with the suite of plans, policies, and initiatives developed in recent years to address the changing needs of the community, key examples include:

- **Incorporating Development Approvals Process Review (DAPR) outcomes:** To help streamline the District’s development approval process, staff are reviewing existing regulations that may be challenging to the delivery of housing and services, and identifying opportunities for more clarity and flexibility, and streamlining of District bylaws and policies.
- **Supporting Economic Development Strategy (EDS) Initiatives and Actions:** A key objective of the EDS is to update the District’s land use policies and regulations to protect employment uses in appropriate locations while enabling and encouraging the creation of new employment space to accommodate future economic growth.

- **Aligning with Transportation Initiatives:** To support the integration of diverse transportation options and encourage sustainable practices within the district, the Zoning Bylaw will be updated to reflect the larger objectives of the Transportation Plan, the Alternative Vehicle Parking Rate Policy, and the Electric Vehicle Strategy.
- **Aligning with Plans and Strategies for addressing the Climate Emergency:** The Community Energy Emissions Plan (CEEP) and the Climate Change Adaption Strategy both identify a need to balance land use and development planning with environmental concerns to help make our communities adaptive and resilient in the face of a changing climate. Many of these objectives can be directly reflected in zoning provisions.
- **Aligning with Plans and Strategies for addressing Housing Diversity and Affordability:** The Zoning Bylaw will be updated to support the development of diverse and affordable housing options and align with broader goals of District housing initiatives: the Rental and Affordable Housing Strategy, the Accessible Design Policy for Multi-Family Housing, and others.
- **Exploring Form-based Zoning Code or Other Approaches:** Staff are exploring alternative regulatory mechanisms that allow greater flexibility to meet the ever-changing needs of the community. For example, form-based zoning is a regulatory strategy that highlights the connections between buildings, streets, and public spaces with a focus on graphic clarity.

Component 3: Modernizing the Zoning Bylaw and Improving Useability

The Zoning Bylaw Rewrite project is an opportunity to improve its useability for residents, businesses, organizations, and staff. A diagnosis of the current Zoning Bylaw (adopted 1965 with approximately 1,400 amendments since) identified many areas of improvement such as: overall length, clarity of regulations, graphic quality, and ordering coherence.



Figure 3: Comparison of original Zoning Bylaw (adopted 1965) and the current Zoning Bylaw

Staff will be working closely with regular users of the Zoning Bylaw and incorporating industry best practices to:

- Increase clarity in regulations for residents, businesses, and organizations;
- Reduce the overall length of the Zoning Bylaw;
- Improve the graphic quality of diagrams and illustrations;
- Review residential, commercial, industrial, parks, employment and other zones;
- Reorganize the document to best accommodate the needs of typical users; and
- Develop a new digital interface to the Zoning Bylaw to increase accessibility and ease of use.

Project Timeline

For a significant undertaking such as this, the project is proposed to span approximately 1.5 to 2 years. The changes related to zoning for 20 years of residential growth must be adopted by December 31, 2025. Aligning the Zoning Bylaw with recent District plans, policies, and initiatives will occur during and/or following this work. Generating a new user-friendly digital interface for the document is planned for the first half of 2026.

Timeline	Jul – Dec 2024	Jan – Jun 2025	Jul – Dec 2025	Jan – Jun 2026
OCP Update	Develop scenarios for residential allocation Policy development Communication with public and stakeholders	Public and stakeholder engagement on draft OCP policies, land use designations, and scenarios Analysis of public and stakeholder engagement	Refine OCP amendments and draft Bylaw Council Consideration and Implementation	Implementations items - TBD with Council direction
Zoning Bylaw Rewrite	Draft new zones to reflect new/updated OCP land use designations Streamlining existing Zoning Bylaw document Hire key consultants	Combined public engagement with OCP update Targeted stakeholder engagement on specific zones Draft, test, and review new Zoning Bylaw	Refine new Zoning Bylaw with staff, consultants, and stakeholders Council Consideration and Implementation	Monitoring implementation of new Zoning Bylaw Develop a new Digital Interface

Table 1: Proposed Zoning Bylaw Rewrite Project Timeline in context with OCP Update Project

Public Engagement Strategy

Public engagement related to the Zoning Bylaw Rewrite project will entail the following:

1. **Changes to the Zoning Bylaw specifically related to changing OCP land use designations:** Within the community engagement opportunities planned for the OCP Update project (as outlined in the Community Planning report dated August 26, 2024), the public will be notified that corresponding Zoning Bylaw regulation and/or map changes will be made.
2. **Changes to the Zoning Bylaw related to aligning with recent District policies and modernizing the document:** Additional targeted engagement with the public and stakeholders is planned for potential changes to the residential, commercial, industrial, parks, employment and other zones, changes to definitions and regulations, exploration of new regulatory approaches, and methods of streamlining the document.

Project Team, Governance, and Financial Implications

The Zoning Bylaw Rewrite will also be led by Development Planning with other core team members from Community Planning, Engineering, and Building departments. Given the wide-reaching nature of the Zoning Bylaw, organization-wide collaboration is anticipated. The steering committee will consist of heads of Planning and Engineering departments.

A significant amount of work will need to be completed within a short time frame. Therefore, key consulting services will be essential to support staff effort. These services will support staff's focused work on planning and legal review of land use changes. As the Zoning Bylaw amendment will reflect 20 years of residential growth, there will also be significant financial impacts to consider along the way. Finance will work with Planning and Engineering to complete a high-level analysis of these impacts during the review period. A more comprehensive review will be completed by the end of 2026, including updating development charges bylaws.

Funding for Zoning Bylaw rewrite project will be from the 2024-2026 Project Plan allocation.

CONCLUSION

The Zoning Bylaw Rewrite project represents a vital opportunity to modernize the District of North Vancouver's Zoning Bylaw, ensuring it meets contemporary needs and aligns with strategic priorities. By addressing gaps in the current regulations and responding to recent provincial legislation, the project aims to enhance clarity, efficiency, and equity in land use management.

RECOMMENDATION

THAT the October 3, 2024 report of the Senior Development Planner entitled Zoning Bylaw Rewrite – Project Launch is received for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kevin Zhang', with a stylized flourish at the end.

Kevin Zhang
Senior Development Planner

REVIEWED WITH:		
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<input type="checkbox"/> Bylaw Services _____	<input type="checkbox"/> Fire Services _____	
<input type="checkbox"/> Clerk's Office _____	<input type="checkbox"/> Golf _____	
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