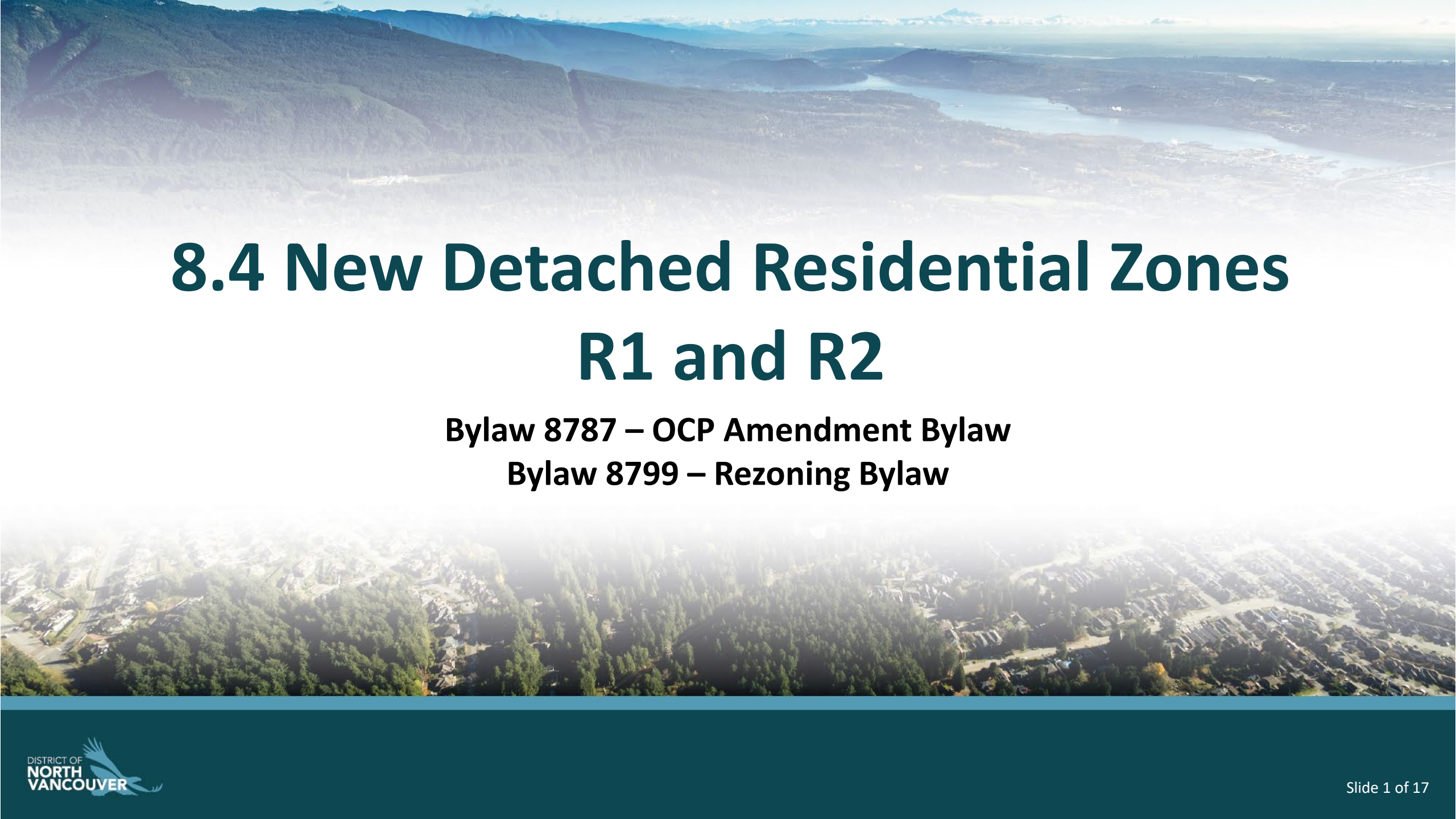




8.4 New Detached Residential Zones R1 and R2

**Bylaw 8787 – OCP Amendment Bylaw
Bylaw 8799 – Rezoning Bylaw**

Introducing Bylaws

- **Bylaw 8787:** Official Community Plan (OCP) Amendment
- **Bylaw 8799:** Zoning Bylaw Amendment (R1 and R2 Zones)

and

- Discussion of Option 2: Coach Houses Outside the Urban Containment Boundary

Council Direction to Update the 1965 Zoning Bylaw



- After 60 years of use it is time for an update
 - Simplify
 - Modernize
 - Address today's challenges
 - Bring into alignment with Council Approved Policies
- Tonight, we are bringing forward the first phase of this work.

Development of These Draft Zones Included 18 Months of Input



- **Open Houses** (spring and fall 2025)
- **Survey** (spring 2025)
- **Interest Holder Review and Input** (2025-2026)
- **Council Input**
 - June 23rd, 2025 Council discussion
 - December 4th, 2025 Workshop
 - February 9th and 10th, 2026 Workshops



Key Themes Raised

- Improve **Livability** of Suites
- Expand **Housing Diversity** & Create Opportunities for Multi-Generational Housing
- **Simplify Regulations**
- Improve **Building Resilience**
- Maintain **sufficient parking**

Council Endorsed Guiding Principles

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

Basements



Typical window well for a basement suite

- Improve access to daylight
- Improve emergency egress
- Reduce construction costs
- Reduce flood risk
- Reduce impacts on ground water flow
- Reduce the carbon footprint

Key Changes – Basements and House Height

Taller building heights to lift basements out of the ground

Floor area incentives for in-ground basements removed



3 storey limit

Change to Floor Area Calculations

These renderings were generated with Google Gemini for illustrative purposes only and were reviewed for accuracy by a member of the Development Planning Department.

Key Changes – Use of the Front Yard



Side entry garages are still permitted



And can now be converted to living space and be 2 storeys in height

**Change to Floor
Area Calculations**

These renderings were generated with Google Gemini for illustrative purposes only and were reviewed for accuracy by a member of the Development Planning Department.

Key Changes – Housing Diversity

Coach House and Secondary Suites sizes are increased



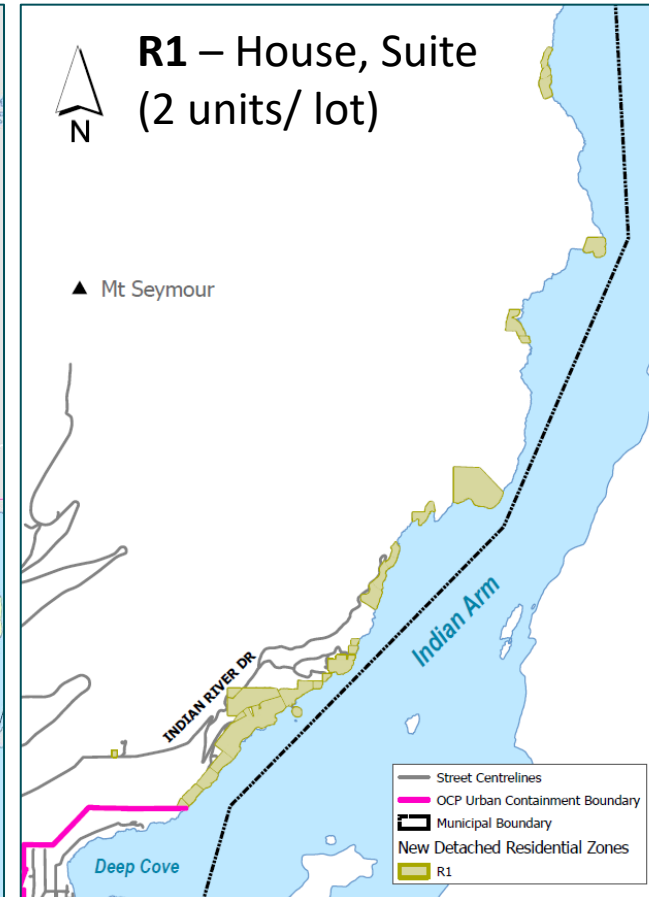
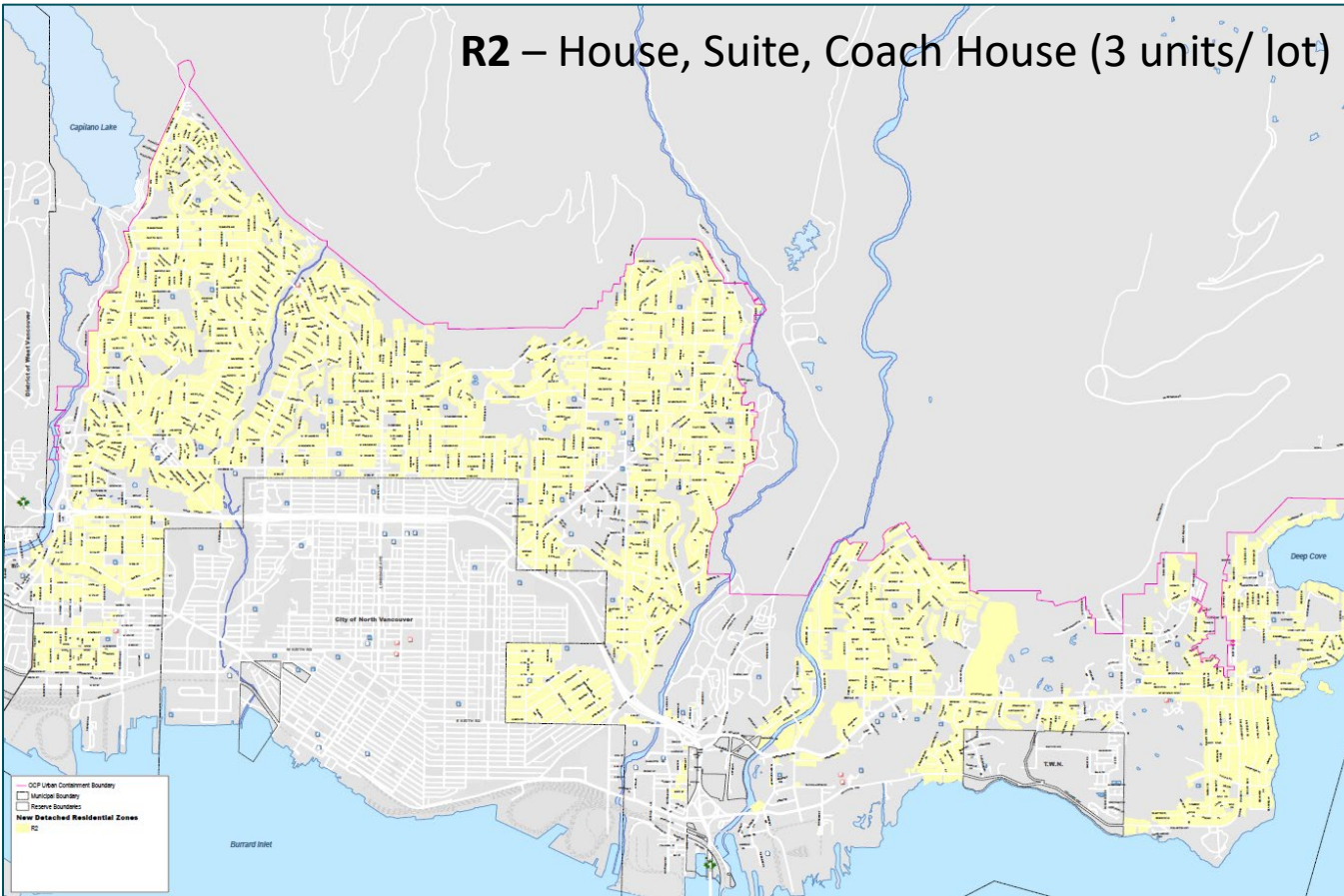
500 ft² additional floor area is provided for coach houses

Rendering for illustrative purposes only.

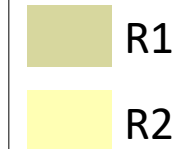
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**Change to Floor
Area Calculations**

Application of the New Zoning



New Detached Residential Zones



These zones consolidate 19 zones into 2 zones.

Development rights and subdivision potential are maintained.

OCP Amendment (Bylaw 8787)

Maintains the intent of the ***Rural Residential*** and ***Detached Residential*** designations but removes references to FSR to facilitate the proposed change in how floor area is counted.

Note: Zoning is in keeping with these policies.

RESIDENTIAL LEVEL 1: RURAL RESIDENTIAL

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. Detached rural residences are generally allowed up to approximately 0.35 FSR.

RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL

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. Detached residences (inclusive of suites and coach houses) are generally allowed up to approximately 0.55 FSR.

RESIDENTIAL LEVEL 1: RURAL RESIDENTIAL

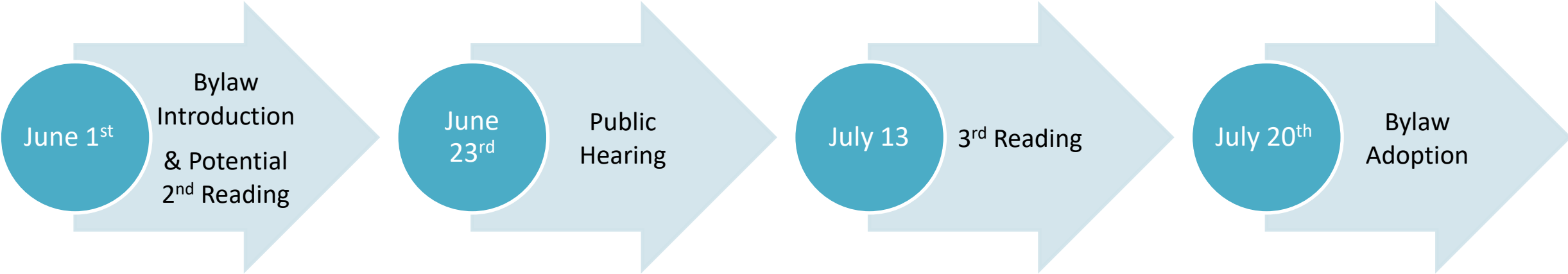
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Possible Bylaw Timeline



District Policy Limits Development Outside the Urban Containment Boundary (UCB)

The R1 Zoning will continue to permit housing on legacy rural lots but prevent further expansion to protect the natural landscape and protecting people from natural hazards.



Coach Houses outside the UCB

Option 1: Do not permit Coach Houses (Recommendation)

Option 2: Permit Coach Houses in place of Secondary Suites through a Council-issued variance process

Option 3: Refer Bylaws back to staff

Next Steps for the Zoning Bylaw Rewrite (Complete Bylaw)

January – July 2026

Aug – October 2026

November 2026 –
June 2027

July – Dec 2027

R1 & R2
Zones

Summer
Break

Fall
Election

Phase 2:
Remaining Zones

Motion (Staff Recommendation)

**THAT “District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)” is
given FIRST reading;**

**AND THAT “District of North Vancouver Rezoning Bylaw (Bylaw 8799)” is
given FIRST reading;**

AND THAT Bylaw 8787 and Bylaw 8799 are referred to a Public Hearing.

An aerial photograph of North Vancouver, British Columbia, showing a large body of water (False Creek) winding through a densely forested area. In the background, a city skyline is visible across the water, and mountains rise in the distance. The foreground shows a residential area with houses and trees.

Thank you