


**AGENDA INFORMATION**☒ Regular Meeting

Date: October 20, 2025

☐ Other:

Date: \_\_\_\_\_

  
 Dept.  
 Manager

  
 GM/  
 Director

  
 CAO

## The District of North Vancouver

### REPORT TO COUNCIL

October 9, 2025

**AUTHOR:** Nicole Foth, Senior Community Planner  
 Jason Smith, Senior Community Planner

**SUBJECT: OCP Update 2025 – OCP Bylaw Amendments Introduction**

**RECOMMENDATION:**

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8755, 2025 (Amendment 59)" is given FIRST Reading;

AND THAT "District of North Vancouver Residential Tenant Relocation Assistance Bylaw 8750, 2025" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8755;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8755 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8755 is referred to a Public Hearing;

AND THAT pursuant to Section 446 of the *Local Government Act*, the Regional Context Statement in Schedule D of the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8755, 2025 (Amendment 59) is sent to the Metro Vancouver Regional District Board for consideration and acceptance.

**REASON FOR REPORT:**

The purpose of this report is to advance the Official Community Plan (OCP) Update to ensure that the District's 20-year housing need is accommodated in the District's OCP and Zoning bylaws by December 31, 2025, as required by provincial housing legislation.

**SUMMARY:**

This report presents two options and respective bylaw amendments for how the District can accommodate its 20-year (2021-2041) housing needs in its Official Community Plan. This is a requirement by the province with a deadline of December 31, 2025. Both options meet the District's prescribed housing needs. Staff recommend Option A (OCP amendment bylaw 8755).

**Option A: Allow additional housing diversity in key centres and corridors**

This option facilitates more housing diversity and density in key town and village growth centres, corridors, and some detached housing neighbourhoods through new land uses and zoning:

- Changes to residential land use designations in:
  - **Centres:** expanded Lions Gate-Marine Village Centre, expanded Lynn Creek Town Centre, Lynn Valley Town Centre, Maplewood Village Centre, Edgemont Village Centre, Parkgate Village Centre, Queensdale Village Centre
  - **Corridors:** a segment of West Queens Road and East 29<sup>th</sup> Street
  - **Multi-plex housing neighbourhoods:** Pemberton Heights, Keith Lynn, Norgate, Lynn Valley;
- Involves pre-zoning of select residential and residential-mixed use sites. Should Council direct staff to proceed with Option A that includes pre-zoning, amendments to the Zoning Bylaw would be brought forward for consideration.

This option is the previous "Refined Scenario" presented at the June 23, 2025, Regular Meeting of Council.

**Option B: No change to existing housing growth plans**

This option continues with housing growth envisioned in the OCP with focus on key town and village centres, and the zoning changes in 2024 to enable three units in single-family zones (suites and coach houses).

This option does not include any changes to land use designations, pre-zoning, or amendments to the Zoning Bylaw.

This option reflects Council's direction at the June 23, 2025, Regular Meeting of Council to present an option reflecting the current OCP and three units in single-family zones.

**Both options:**

- Meet the housing needs in the Interim Housing Needs Report (2024);
- Require an OCP bylaw amendment (and public hearing);
- Continue the OCP's vision of focusing 75-90% of housing growth in key town and village centres; and
- Continue to allow coach houses and suites in the traditional single-family neighbourhoods within the Urban Containment Boundary.

The difference between the options is that Option A (Allow additional housing diversity in key centres and corridors) provides more opportunities for housing diversity and more housing units within certain areas than Option B (No change to existing housing growth plans).



**BACKGROUND:**

Council resolutions

At the June 23, 2025, Regular Meeting of Council, Council passed the following motions:

THAT Council direct staff to develop the necessary OCP and Zoning Bylaw amendments to implement the refined scenario as provided in Attachment 3 of the OCP Update report dated June 11, 2025;

AND THAT Council direct staff to develop the necessary OCP and Zoning Bylaw amendments to implement a minimally compliant scenario reflecting our current OCP and Single-Family 3rd Dwelling Units.

Provincial Legislation

In 2023 and 2024, the Provincial Government of BC (province) passed amendments to the *Local Government Act* aimed at accelerating housing approvals, increasing housing supply, and improving affordability, as well as improving housing diversity and liveability in single family neighbourhoods and near transit hubs. These changes affect how local governments plan for and manage growth and the development approvals process (i.e. no public hearings for rezoning applications that comply with the Official Community Plan).

The province also passed Bill 44 Housing Statutes (Residential Development) Amendment Act that requires local governments to ensure their OCP and zoning bylaws demonstrate how to these bylaws can meet at least the 20-year (2021-2041) housing need. By the deadline of December 31, 2025, local governments must have in place:

- An OCP that provides for at least the 20-year (2021-2041) total number of housing units required to meet anticipated housing needs per the most recent housing needs report;
- An OCP that includes housing policies to address certain housing needs per the most recent housing needs report; and
- A zoning bylaw that accommodates at least the 20-year (2021-2041) total number of housing units required to meet anticipated housing needs per the most recent housing needs report.

**EXISTING POLICY:**

Official Community Plan (2011)

- 2030 target of 75-90% of new residential units to be located in four key centres within the Network of Centres
- Estimated demand for approximately 10,000 net new housing units by 2030

OCP Action Plan (2021)

- Re-affirmed OCP vision for the District
- Focussed on four topic areas that reflected the key challenges facing the District:
  - Transportation
  - Housing
  - Economy and Employment Lands
  - Climate Emergency

- Implementing lenses of social equity and climate change to guide decision-making and policy implementation

#### Zoning Bylaw: three units on a single-family lot (2024)

In response to provincial legislation regarding Small-Scale Multi-Unit Housing (SSMUH), the District amended the Zoning Bylaw (Bylaw 8698) in 2024 to enable a single-family lot to have a principal residence, a secondary suite, and a coach house.

#### Transit-Oriented Areas Bylaw (2024)

The District adopted Bylaw 8679 to designate two Transit-Oriented Areas (TOAs), Capilano University Exchange and Phibbs Exchange in response to provincial legislation requiring designation of TOAs.

#### Housing Needs Report

On October 21, 2024, Council received the District's [Interim Housing Needs Report](#). This report documented the District's five-year housing need of 7,425 units and its 20-year housing need of 22,369 units<sup>1</sup>. Provincial legislation requires the OCP to provide for the 20-year housing need and that the Zoning Bylaw must permit the use and density necessary to accommodate at least the 20-year total number of housing units required to meet anticipated housing needs.

#### **PROCESS & ENGAGEMENT:**

The OCP Update has involved a robust process of consultation and engagement across a broad spectrum of implementation partners, interest holders and the public; in-depth technical analysis of current and future housing needs, the District's urban structure and infrastructure and amenities needed to support growth; and review of the North Shore housing and growth planning context. Consultation is required by the *Local Government Act* for amendments to OCPs.

**Figure 1** shows the planning process to date for the OCP Update.

Once an OCP is adopted, provincial legislation does not allow public hearings for rezonings that are consistent with the OCP. This means that conversations about growth and land use are vital during the OCP update. Residents and others have an important role in shaping their community through the OCP vision, land use framework and policies.

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<sup>1</sup> The [methodology](#) for calculating the District's housing need was prescribed by the province.

**Figure 1: OCP Update Process**



### First Nations Engagement

The District engaged with local First Nations throughout the process to share information, receive input, and incorporate feedback.

### Fall 2025 Engagement on Option A & Option B

The Engagement Summary Report (**Attachment 1**) provides detailed information on the engagement activities and input received.

The purpose of this engagement was to:

- Share information about Option A and Option B and the process to date; and
- Provide an opportunity for gathering feedback on the two options.

Public communications to raise awareness and promote the engagement began in early September with the official input period running from September 15 through October 2, 2025. Engagement opportunities were offered to interest holders, implementation partners and District committees. Public and stakeholder engagement was conducted at the Inform level on the District's public engagement spectrum for the engagement:

## **PUBLIC ENGAGEMENT SPECTRUM**

Adapted and used with permission from the International Association for Public Participation (IAP2 Federation).

Inform	Listen & Learn	Consult	Involve	Collaborate	Empower
"We will keep you informed. We will provide information that is timely, accurate, balanced, objective, and easily understood. We will respond to questions for clarification and direct you to sources of additional information."	"We will listen to you and learn about your plans, views, and issues; and work to understand your concerns, expectations, and ideas."	"We will keep you informed, and listen to and acknowledge your concerns and aspirations in developing final solutions, and we will report back to you on how your input influenced the decision."	"We will work with you to ensure your concerns and aspirations are directly reflected in the alternatives developed, and we will report back on how your input influenced the decision."	"We will look to you for advice and innovation in formulating solutions, and we will incorporate your recommendations into the decisions to the maximum extent possible."	"We will implement what you decide."

There were over 215 attendees at the in-person open houses and virtual information session. Additionally, meetings were held with interest holders, implementation partners, and District committees.

A variety of print and digital communication tactics were used to engage participants, including District website updates, signs posted throughout the District, social media posts, print and digital advertisements in the North Shore News, emails to interest holders, implementation partners and District committees, and direct outreach at the in-person open houses and virtual session.

Although the fall 2025 engagement did not include a survey or other quantitative means to capture feedback due to time constraints, staff received input at the in-person open houses, virtual session, and by email. Common feedback topics included:

- Transportation and infrastructure;
- Housing affordability and diversity; and
- Neighbourhood- and property-specific feedback;

Overall, the comments received showed support for both Option A and Option B with no one option being clearly favoured by the majority of the public.

**ANALYSIS:**Accommodating our Housing Need

To meet the provincial requirements, the District's OCP and zoning bylaw are required to accommodate the 20-year (2021-2041) housing need of 22,369 units, as identified in the Interim Housing Needs Report (2024). Units that were completed since 2021 contribute to meeting the housing need. From January 2021 to August 2025, there have been 2,612 net new residential units were completed.<sup>2</sup> Therefore, the District's remaining housing need to 2041 is **19,757 housing units**.

More housing units are underway, with 1,333 net new housing units currently under construction.<sup>3</sup> Once complete, these units will also count toward meeting the District's housing need.

Two legislative compliant options

Staff have prepared two options, per Council's direction at the June 2025 Council meeting. Both accommodate the District's 20-year housing need:

**Option A: Allow additional housing diversity in key centres and corridors  
(staff recommendation)**

Facilitate more housing diversity and density in key town and village growth centres, corridors, and some detached housing neighbourhoods with new land uses and zoning:

- Changes to residential land use designations in:
  - **Centres:** expanded Lions Gate-Marine Village Centre, expanded Lynn Creek Town Centre, Lynn Valley Town Centre, Maplewood Village Centre, Edgemont Village Centre, Parkgate Village Centre, Queensdale Village Centre
  - **Corridors:** segments of West Queens Road and East 29<sup>th</sup> Street
  - **Multi-plex housing neighbourhoods:** Pemberton Heights, Keith Lynn, Norgate, Lynn Valley
- Involves pre-zoning to select residential and residential-mixed use sites. Should Council direct staff to proceed with Option A that includes pre-zoning, amendments to the Zoning Bylaw would be brought forward for consideration.

This option is the previous "Refined Scenario" presented at the June 23, 2025, Regular Meeting of Council.

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<sup>2</sup> Includes residential units with occupancy permits issued for multi-family, new construction single-family, authorized coach houses, and added authorized and unauthorized secondary suites from January 1, 2021 to August 31, 2025.

<sup>3</sup> Includes residential units with active building permits that have not yet achieved occupancy permits to August 31, 2025

### Option B: No change to existing housing growth plans

This option continues with housing growth envisioned in the OCP with focus on key town and village centres, and the zoning changes in 2024 to enable three units in single-family zones (suites and coach houses).

This option does not include any changes to land use designations, pre-zoning, or amendments to the Zoning Bylaw.

This option reflects Council's direction at the June 23, 2025, Regular Meeting of Council to present an option reflecting the current OCP and three units in single-family zones.

Table 1 and Table 2 show that both options have capacity to accommodate the District's 20-year housing need in the OCP and the zoning bylaw.

**Table 1:** Estimated remaining OCP land use designation capacity

	Option A <sup>4</sup>	Option B	<b>Both Options Accommodate 20-year Housing Need</b>
Within growth centres <sup>5</sup>	18,100	11,700	
Outside growth centres	51,000	43,900	
<b>Total</b>	<b>69,100</b>	<b>55,600</b>	

**Table 2:** Estimated remaining zoning capacity in Zoning Bylaw

	Option A <sup>4</sup>	Option B	<b>Both Options Accommodate 20-year Housing Need</b>
Within growth centres <sup>5</sup>	8,200	5,000	
Outside growth centres	43,200	37,000	
<b>Total</b>	<b>51,400</b>	<b>42,000</b>	

The capacity totals in Table 1 and Table 2 are theoretical numbers. It is highly unlikely that complete build out of this capacity would occur by 2041, particularly outside of the growth centres. This is because a lower rate of market absorption is anticipated based on forecasted future market demand.

<sup>4</sup> Option A units include sites within the proposed expanded boundaries of Lions Gate/Marine Drive Village Centre and Lynn Valley Town Centre. Option B includes sites within the existing centre boundaries. Estimated OCP remaining capacity for Option A accounts for future park space envisioned on residential lands per approved centre implementation plans.

<sup>5</sup> The four growth centres in the OCP are Lions Gate/Marine Village Centre, Lynn Creek Town Centre, Lynn Valley Town Centre and Maplewood Village Centre.

To better understand the development activity that could be expected in the time period up to 2041, the District retained a consultant to analyse the redevelopment potential of all residential lots in the District. The analysis assigned a redevelopment score based on a series of factors, such as the age of building, available (unbuilt) density and other factors that might influence the likelihood of a property being redeveloped. This analysis shows that properties with the higher likelihood to redevelopment among all properties would yield an estimated 19,900 net new housing units under current zoning. This gives further confidence that the existing OCP and Zoning bylaws can accommodate the District's remaining housing need of 19,757 housing units (as of August 2025). Option A would provide additional opportunities for housing in key locations, such as the town and village centres and along corridors.

#### Opportunities in both options

The following provides a summary of the different opportunities and benefits of Option A and Option B.

##### **Option A opportunities and benefits:**

- Enhances opportunities to achieve more housing units by increasing housing diversity and density.
- Prioritizes housing growth near transit, amenities and services in growth centres and corridors.
- Pre-zoning specific sites in growth centres improves development certainty for property owners and streamlines development approvals process, which could result in delivering housing units more quickly.
- Retains Council decision-making through rezoning for strategic sites (such as large individual sites and those along arterial roads) in the key growth centres.

##### **Option B opportunities and benefits:**

- No changes to land use in the OCP or zoning bylaw.
- Retains Council decision-making through rezoning .
- Aligns with existing infrastructure planning within the District's control.

#### *1. Change residential land use designations & expansion of Lions Gate-Marine Village Centre & Lynn Valley Town Centre (Option A only - Bylaw 8755)*

Land use designations indicate the future intended use of land.<sup>6</sup> Option A includes parcel-based residential land use designation changes that increase the residential diversity and density in key town and village growth centres, corridors and some detached housing neighbourhoods. Option A also includes expanding two growth centre boundaries to facilitate and disperse more housing diversity and density throughout the centre.

A new residential land use designation is also introduced to allow high density apartment uses: Residential Level 7 (RES7): High Density Apartment (Mid- to high-rise apartments with

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<sup>6</sup> Changes to the land use designation of sites alone does not permit change in use, as that is a function of the zoning bylaw. Zoning changes are processed through zoning bylaw amendments, typically through the site-by-site rezoning process.



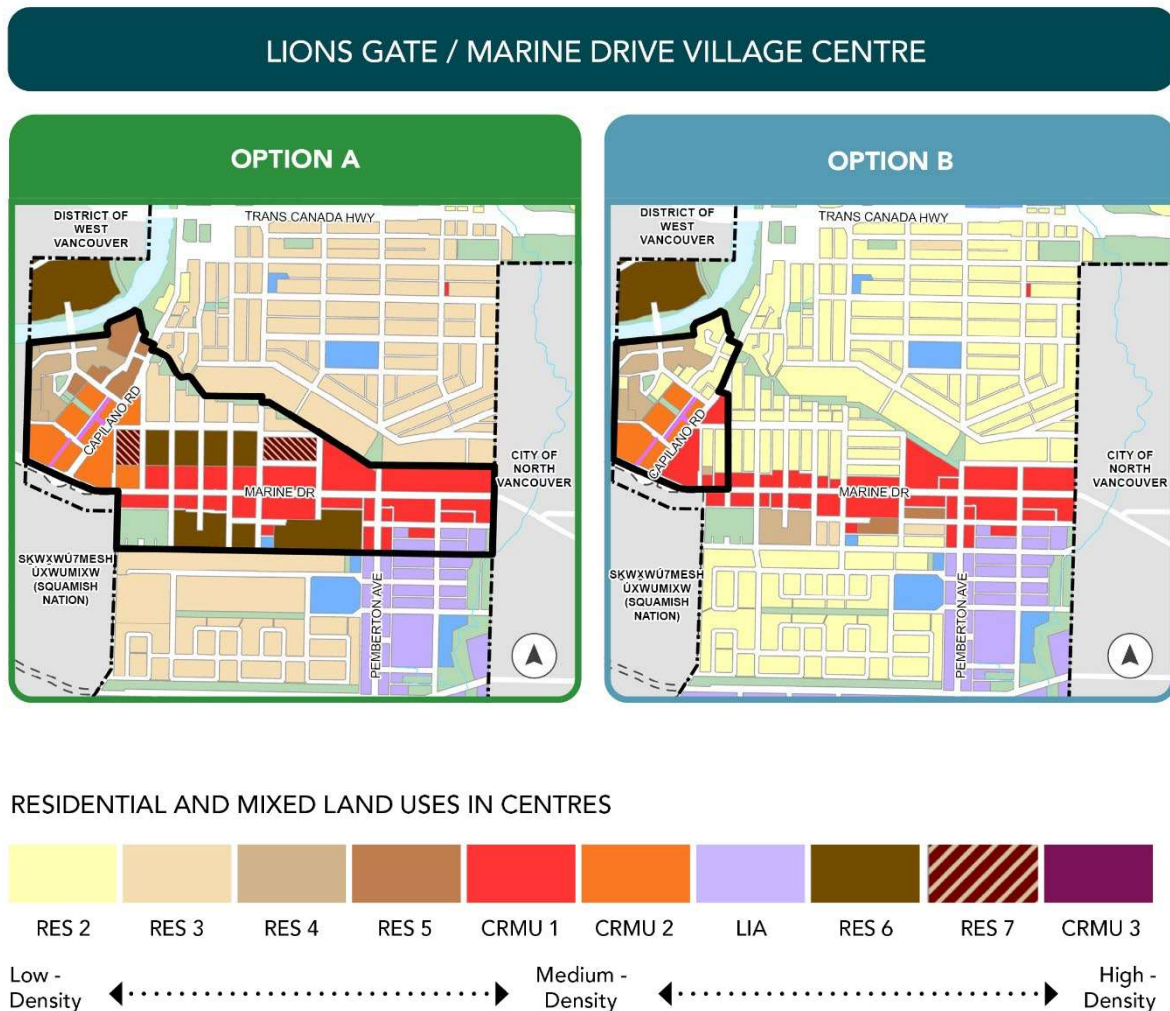
opportunities for street-level commercial, up to 3.0 FSR). This designation would be added to the OCP land use designation list and reflected on OCP Map 2: Land Use Map.

All the proposed land use designation changes remain the same as presented to Council on June 23, 2025 – and summarized in the [OCP Update – Public Engagement Summary and Refined Scenario Report to Council for the June 23, 2025 Regular Meeting of Council](#) – except for the redesignations to Parks, Open Space and Natural Areas (POSNA) that aligned with the growth centre implementation plans. The POSNA changes have been removed in this version to focus the amendments on residential housing changes and pending further direction from Council regarding parkland acquisition. Should Council adopt Option A, a review of additional park space would be undertaken to ensure that residents have park and open spaces within walking distance in the key growth centres and a parkland acquisition strategy would be developed.

On the following pages are a series of figures that outline the changes being proposed under Option A compared to Option B for each of the four key growth centres.



**Figure 2:** Comparison of Option A proposed land use designation changes compared to Option B (existing) for Lions Gate Marine Drive Village Centre



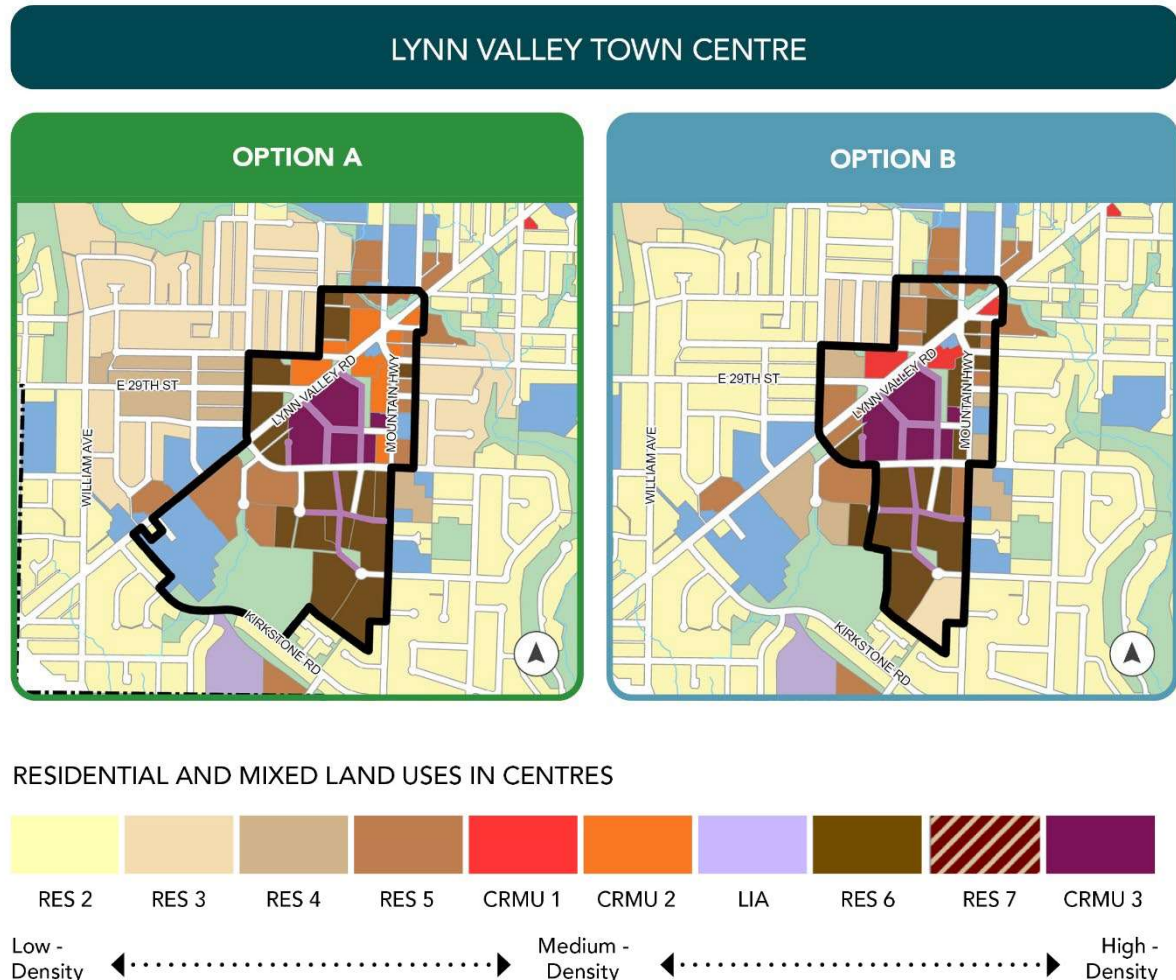
**Option A:**

- Centre boundary expanded to include Marine Drive corridor and single-family areas north of Marine Drive below the escarpment
- Medium-density along Marine Drive
- Medium- to high-density west of Garden Avenue
- Low- to high-density in expanded boundary, including new high-density residential use (RES 7)
- Low-density multi-family housing opportunities (houseplexes) in adjacent single-family areas adjacent to the centre boundaries in Norgate and Pemberton Heights

**Option B:**

- Medium-density along Marine Drive
- Low- to medium-density west of Garden Avenue
- No changes to Norgate and Pemberton Heights, adjacent to centre boundaries

**Figure 3:** Comparison of Option A proposed land use designation changes compared to Option B (existing) for Lynn Valley Town Centre



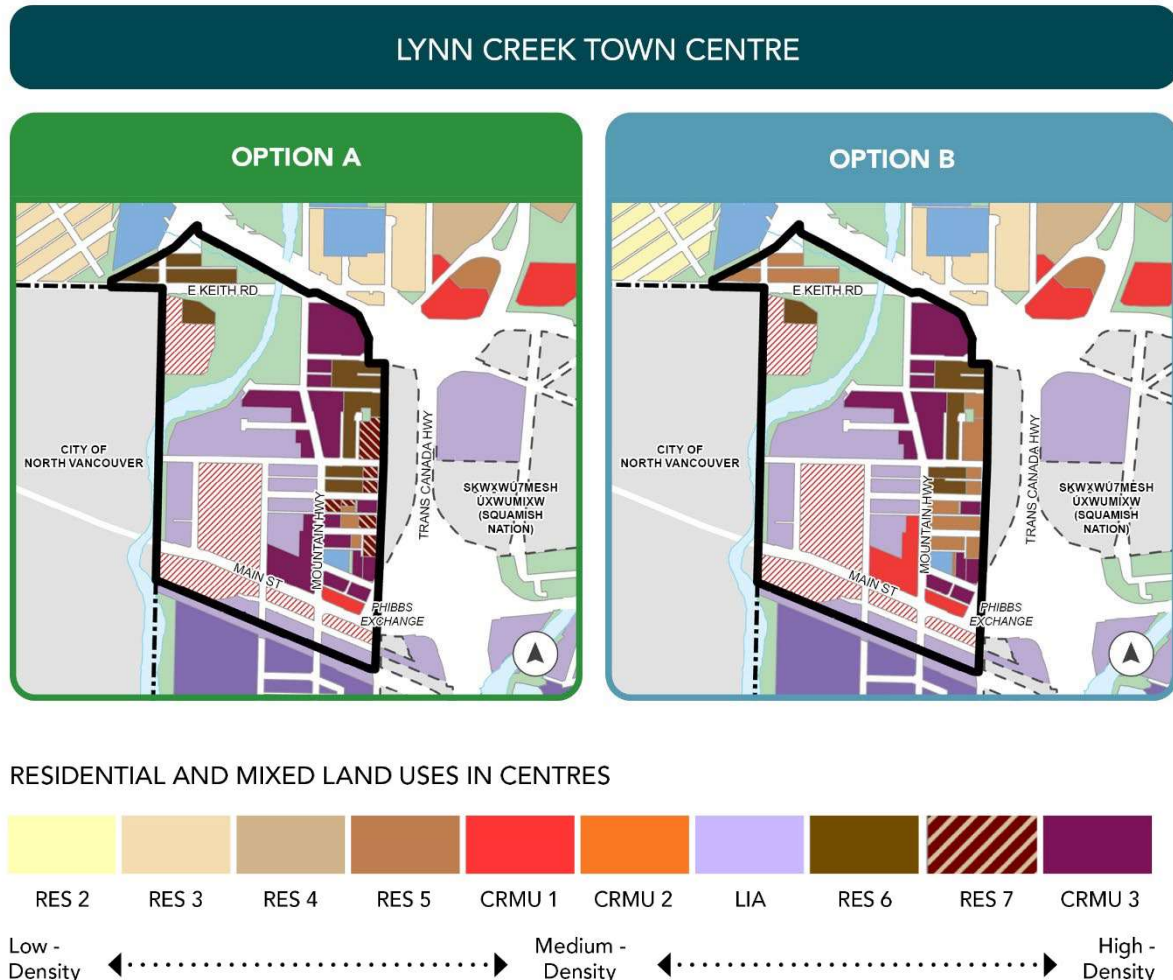
**Option A:**

- High-density concentrated within centre core, surrounded by medium-density
- Commercial development is encouraged within the centre core and along main corridors (Lynn Valley Road and Mountain Highway)
- Centre boundary expanded southwest to include adjacent existing multi-family, institutional, and park areas
- Low-density multi-family housing opportunities in adjacent single-family areas northwest and northeast of the centre boundaries

**Option B:**

- High-density concentrated in centre core, surrounded by mix of low- to medium-density
- Commercial development is focused within the centre core only
- Maintains single-family areas outside of the centre with some pockets of existing low- to medium-density multi-family housing

**Figure 4:** Comparison of Option A proposed land use designation changes to Option B (existing) for Lynn Creek Town Centre



**Option A:**

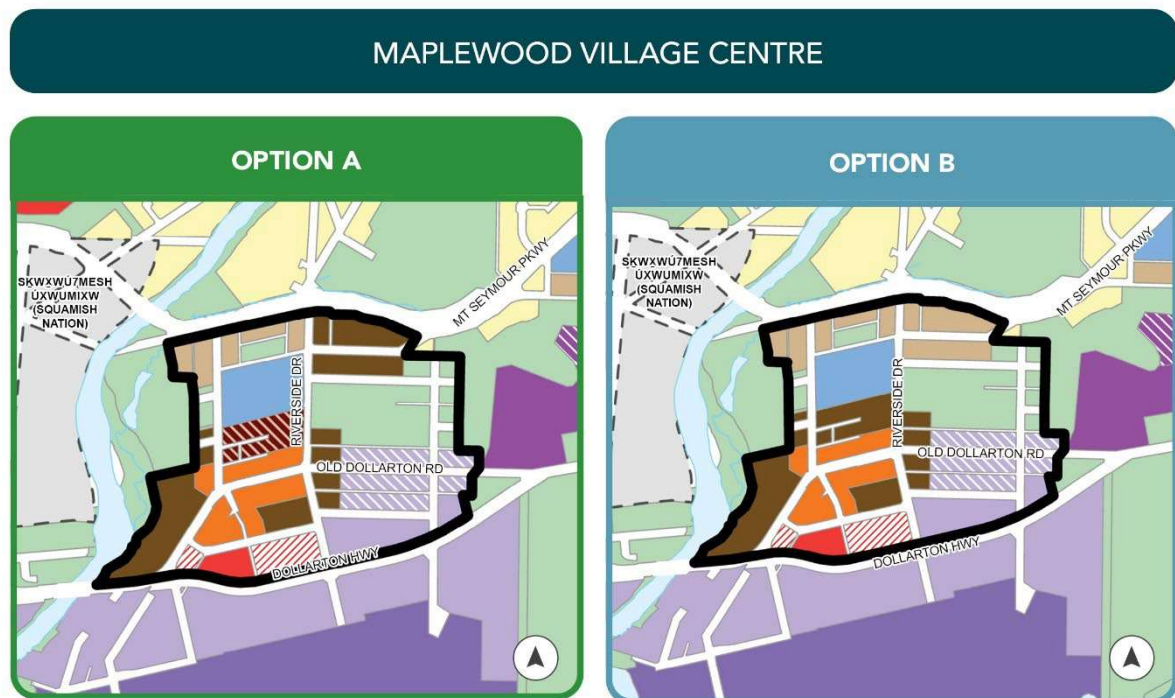
- Primarily high-density throughout the centre
- Introduction of new high-density residential use (RES 7) east of Mountain Highway

**Option B:**

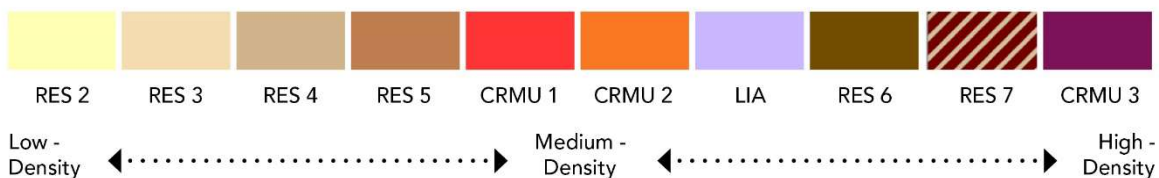
- Medium- to high-density throughout the centre, with high-density most concentrated in centre core



**Figure 5:** Comparison of Option A proposed land use designation changes and centre boundary expansions compared to Option B (existing) for Maplewood Village Centre



**RESIDENTIAL AND MIXED LAND USES IN CENTRES**



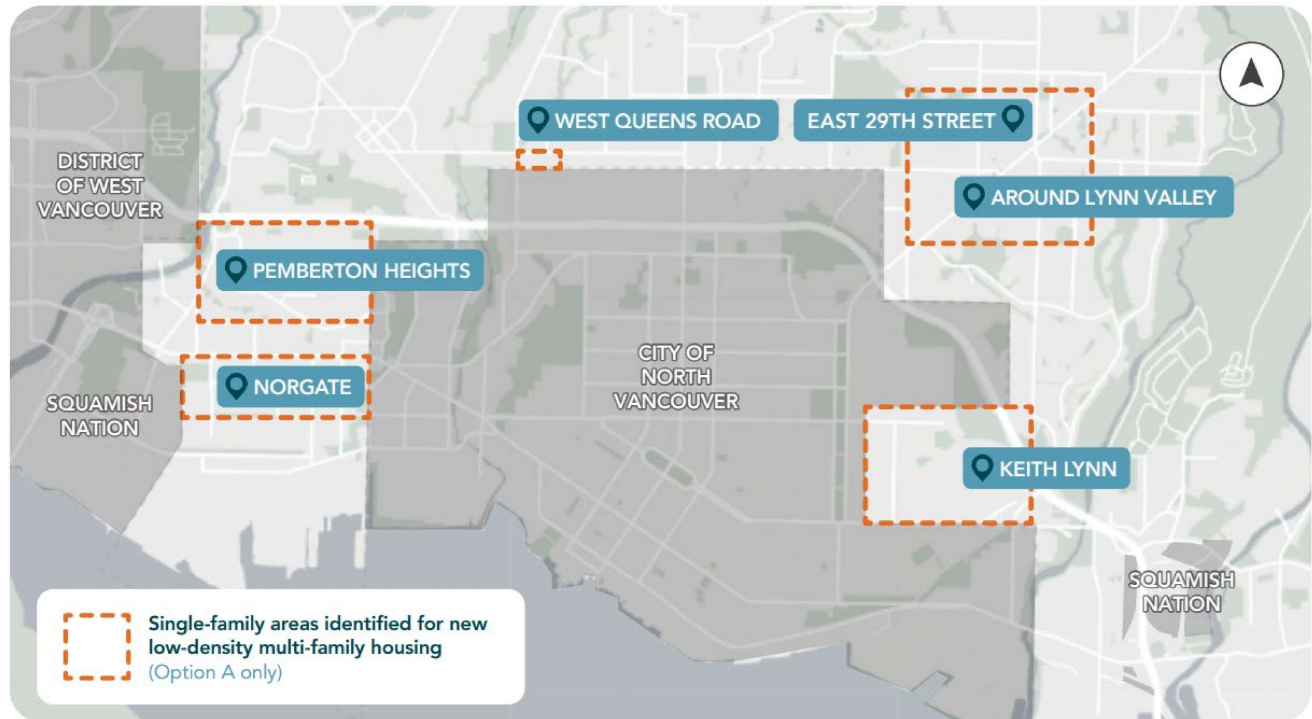
**Option A:**

- Medium- to high-density concentrated within centre core, surrounded by low- to medium-density
- Introduction of new high-density residential use (RES 7) within centre core

**Option B:**

- Low- to medium-density throughout centre

**Figure 6:** Single-family areas identified for low-density multi-family under Option A



The figure shown above outlines the single-family neighbourhoods where it is being proposed to introduce low density multi-family housing in the form of houseplexes (Norgate, Pemberton Heights, Keith Lynn and around Lynn Valley) and very limited townhouse areas along West Queens Road and East 29<sup>th</sup> Avenue.

## 2. Pre-zone select sites (Option A only - Bylaw 8755)

Option A provides an opportunity to expedite the delivery of new housing units to accommodate the District's 20-year housing need by pre-zoning select sites within key centres and corridors and neighbourhoods. Pre-zoning proactively changes the zoning of multiple properties to align with proposed OCP land use designations, which reduces the need for site-specific rezoning applications.

District staff conducted a comprehensive evaluation to identify sites suitable for pre-zoning in the four key growth centres (including expanded Lynn Valley, expanded Lions Gate/Marine Drive, Lynn Creek and Maplewood). Criteria were developed identify sites that would be unsuitable for pre-zoning at this time (e.g. future transportation needs, heritage status, older purpose-built rental stock). The majority of properties in the key growth centres have not been identified for pre-zoning because of the criteria developed and Council will continue to retain site-specific decision making through rezoning.

Staff recommend pre-zoning a total of 2,703 individual sites (304 within centres and 2,399 outside centres) to new multi-family zones. These sites are estimated to generate a net increase in zoned housing unit capacity of approximately 9,400 units across the District.

Should Council provide direction to advance Option A, staff will prepare the new zones bylaw and bring it forward for Council's consideration.

### *3. Update OCP housing policies (both options)*

One of the legislative requirements is that the OCP includes policy statements that address the types of housing needs identified in the most recent Housing Needs Report. The Interim Housing Needs Report (2024) identifies key statements of housing need in the District, listed alphabetically:

- Accessible housing
- Affordable housing
- Housing for families
- Housing for immigrants
- Housing for Indigenous households
- Housing for individuals experiencing homelessness
- Housing for seniors
- Housing near transit and active transportation infrastructure
- Rental housing

The existing OCP contains several policies to address these housing needs. Additional policy language has been added in the bylaw amendments for both options

In addition, recent provincial legislation has provided new authorities to local governments to aid them in community building (e.g. inclusionary zoning, transportation demand management). While the existing OCP contains many housing policies to address these housing needs, several policy updates are recommended to fully meet the requirements of the legislation, and to recognize new authorities available to the District to support the way in which we plan and manage growth.

The amendments to housing policies and new authorities include:

- Update existing policy about the Rental and Affordable Housing Strategy from “develop” to “update” the strategy;
- Add inclusionary zoning as an incentive to consider for achieving affordable housing
- Add encourage a mix of housing, and for populations identified in the housing needs report including newcomers and Indigenous persons;
- Add direction to support residential tenants facing displacement from their homes
- Enable consideration of requiring transportation demand management measures for sites redeveloping;
- Acknowledge the provincially prescribed Transit-Oriented Areas; and
- Add reference to Amenity Cost Charges

The policy amendments are the same for both options. For housing policy amendments, refer to policies 6.3.5, 7.1.6, 7.2.11, 7.2.12, 7.2.7, 7.3.3, and 7.4.2 in to Attachments 3 and 5 (red-line versions of the proposed OCP amendments).

### *4. Strengthen tenant relocation assistance (both options)*

Provincial legislative changes provided local governments with new authority to create residential tenant protection bylaws to help reduce the impacts of eviction, community displacement, and potential risk of homelessness for residential tenants. The District

currently has a [Residential Tenant Relocation Assistance Policy](#) (RTRAP) that applies to rezoning applications that result in the demolition of the five or more residential rental units (purpose-built or secondary rental housing).

Staff recommend converting the RTRAP into a bylaw as this would:

- More clearly establish who is eligible for tenant relocation assistance;
- Set clear expectations for when, where, what and how tenant relocation assistance will apply, including redeveloping rental properties that do not require a rezoning;
- Improve tenant and property owner awareness of obligations and rights, as well as communications/notification; and
- Enable Council to consider future bylaw amendments to strengthen compliance and enforcement measures (i.e., bonding and securities and penalties and fines), as required.

At this time, no changes are proposed to the financial compensations related to termination of tenancies, moving expenses, and other assistances tenants are eligible to receive. Some adjustments are necessary to convert policy direction into enforceable requirements and to meet the new tenant protection legislation. Adjustments include:

- Bylaw implementation triggers (i.e., at time of development application, prior to issuance of permits);
- Timing of tenant notification and access to assistance and compensation;
- Method of securing compensation and assistance; and
- Removal of 5% purchase discount for tenants wishing to purchase new strata units (not permitted by legislation).

If the Residential Tenant Relocation Assistance Bylaw is adopted, staff would monitor and review application of the bylaw. If further changes are deemed to be warranted (e.g. to assistance provisions or related to compliance and enforcement) staff would engage with industry and housing providers, subject to Council direction and in balance with related work priorities.

As the new bylaw would replace the existing policy, staff recommend repealing the existing Residential Tenant Relocation Assistance Policy, should Council adopt Bylaw 8750.

#### *5. Update Regional Context Statement (both options)*

A Regional Context Statement (RCS) is a linking document between a municipality's OCP and Metro Vancouver's Regional Growth Strategy (RGS). The RCS outlines how the District's OCP policies align with, or will work toward aligning with, the policy directions in *Metro 2050*. As the District is a member jurisdiction of Metro Vancouver, it is required to adopt an RCS that demonstrates consistency with Metro Vancouver's current Regional Growth Strategy, *Metro 2050* which was adopted in 2022.

The District's updated RCS is included in the OCP amendment bylaws for options A and B. (see Schedule D in redline versions in Attachments 3 and 5). The RCS is identical for both options, with the exception of the Regional Features Map. It includes the boundary expansions for Lions Gate-Marine Village Centre and Lynn Creek Town Centre in Option A.

As there are no significant policy changes being proposed in either OCP option there is no substantive implication for the District in adopting the RCS.

Provincial legislation requires the RCS must also be accepted by Metro Vancouver. Staff would submit the RCS to Metro Vancouver for Board approval, should Council give First Reading to an OCP bylaw amendment.

*6. Housekeeping amendments (both options)*

As the OCP is 14 years old, some housekeeping administrative updates are included in both options. They include updating the names of local First Nations and reserve lands, updating centres' names, and adding disclaimers to indicate where more recent information or plans are appropriate.

Content of both options



**Table 3** summarizes the key similarities and differences between the options, followed by detailed descriptions.

The key difference between the options is that Option A offers more opportunities for housing diversity and more housing units to be realized within certain areas than Option B.

Both options also include opportunities (not legislative requirements) to add OCP policies to acknowledge new local government authorities granted by recent provincial legislation as detailed below, a new tenant relocation and assistance bylaw, and administrative housekeeping updates to the OCP.

Refer to the following attachments for all of the necessary bylaws to implement Option A or B, further detail on the approach to pre-zoning and the proposed tenant relocation assistance bylaw:

- Attachment 2: Option A: OCP Bylaw Amending Bylaw 8755
- Attachment 3: Option A: OCP Bylaw Amending Bylaw 8755 – red-line version
- Attachment 4: Option B: OCP Bylaw Amending Bylaw 8743
- Attachment 5: Option B: OCP Bylaw Amending Bylaw 8743 – red-line version
- Attachment 6: Option A: Pre-zoning Evaluation Analysis & Approach
- Attachment 7: Residential Tenant Relocation Assistance Bylaw 8750

**Table 3: Summary of Option A and Option B Content**

<b>Content</b>		<b>Option A</b> (Bylaw 8755)	<b>Option B</b> (Bylaw 8743)
<b>1. Change residential land use designations &amp; expand Lions Gate-Marine Village Centre &amp; Lynn Valley Town Centre</b> Facilitates more housing diversity and density in key town and village growth centres, corridors and some detached housing neighbourhoods  Expands two centre boundaries to facilitate more housing diversity and density within these growth centres		✓	-
<b>2. Pre-zone select sites</b> Proactively changes development rights for select sites to increase density and housing diversity in key town and village growth centres, corridors and some detached housing neighbourhoods			
<b>3. Update OCP housing policies</b> Updates housing policies to meet legislative requirements and add new local government authorities			
<b>4. Strengthen tenant relocation &amp; assistance</b> Replaces the existing Residential Tenant Relocation Assistance Policy with a tenant relocation assistance bylaw		✓	✓
<b>5. Update Regional Context Statement</b> Required to adopt a Regional Context Statement to respond to Metro Vancouver's Metro 2050 Regional Growth Strategy			
<b>6. Housekeeping amendments</b> Administrative updates to the OCP			

To provide context in the OCP for the 2025 OCP Update, a new section is being proposed to be added to the OCP in both options. It describes the legislative context for the OCP update, the District's steps towards meeting housing needs, and the continued role of the OCP alongside this update.

**Timing/Approval Process:**

Should Council provide direction to proceed with either Option A or Option B and give First Reading to the respective OCP bylaw amendment, a Public Hearing for the OCP bylaw amendment would be scheduled in Q4 2025. Following the Public Hearing, the OCP bylaw amendment would return to Council for 2nd/3rd Reading in Q4 2025 before the provincial

deadline of December 31, 2025. Staff would also forward the updated Regional Context Statement to Metro Vancouver for acceptance after First Reading.

Should Council provide direction to pursue Option A that includes pre-zoning, staff would develop the zones to support pre-zoning and bring the new zones or amendments to Council for bylaw introduction in Q4 2025.

Moving forward, the District is required to update the Housing Needs Report and ensure the OCP and Zoning Bylaw align with the Housing Needs Report. The next revision to the Housing Needs Report will be in 2028 and then every five years afterwards.

**Concurrence:**

This report has been reviewed by the Finance, Communications, Engineering Infrastructure Services, Engineering Public Works, and Climate and Parks.

**Financial Impacts:**

The provincial legislation has significant impacts on the District's finances, including funding growth-related impacts on infrastructure, amenities and affordable housing. Given the timeline to meet the provincial deadline, insufficient technical analysis has been undertaken to understand the detailed financial impacts to deliver the infrastructure, amenities and affordable housing for both options. However, both options are expected to incur significant costs.

The costs per unit of development is likely to be lower under Option A, as development is more concentrated and infrastructure and amenity efficiencies will be realized (i.e. more people will be served with less infrastructure within walking distance to amenities). Option A also results in a higher property tax yield per hectare of land.

While the new legislation changed the development finance tools the District has to pay for growth related impacts, the following assumptions apply under both options:

- Development Cost Charges (DCC) and Amenity Cost Charges (ACC) will continue to be structured to support growth paying for growth. Current rates will be adjusted for inflation this December and again following a full program review in 2026;
- Density bonusing, potential future inclusionary zoning, and other tools are available, subject to Council direction, to support affordable housing;
- New site-level infrastructure and transportation demand management (TDM) authorities will help secure infrastructure adjacent to development sites; and
- Additional opportunities for rezoning, within the remaining OCP land use designation capacity, continue to be available to Council and can be negotiated on a case-by-case basis.

The *Local Government Act* requires Council to consider official community plans in conjunction with its financial plan, the District's [2025-2029 Financial Plan](#). A draft 20-year capital plan is in the process of being developed to support either option as Council directs. The 2025 State of Assets Reporting with a review of current infrastructure portfolio was presented to at the Council Workshop on June 16, 2025.

The District's approach will be to monitor the development patterns for their impacts on infrastructure and servicing requirements and considered through the 10-year Rolling Financial Plan. Revisions to DCC and ACC bylaws will be presented to Council in the coming years to align with the progression of technical work and monitoring.

Note that while the federal government committed to cutting municipal development charges in half for multi-unit residential housing, and to compensate municipalities for the lost revenue over five years, there has not been an official announcement detailing these plans at the time of writing this report.

**Waste Management Impacts:**

The *Local Government Act* requires Council considers official community plans in conjunction with applicable regional waste management plans, Metro Vancouver's [Integrated Solid Waste and Resource Management Plan](#) (2011) establishes goals, strategies, and actions for the management of garbage and recyclable materials for Metro Vancouver member jurisdictions. Metro Vancouver is currently updating its plan; a draft plan from Metro Vancouver is expected in 2026.

**Social Policy Implications:**

As housing and population grow with either option, the services, infrastructure, community facilities and parks and open spaces that support residents' wellbeing need improvements over time as well. For amenities that the District provides, ongoing monitoring of needs and planning for future growth is expected to continue as housing plans are implemented. For affordable housing, additional policy work and increased financial support from senior levels of government are needed to make progress, in addition to potential future consideration of inclusionary zoning and other tools (i.e., density bonus, municipal waivers, reduced parking requirements).

Provincial service providers such as the school district and health authorities were consulted as part of this project. They are aware of the District's growth plans, though their operational and capital planning are more closely tied to the specific needs of their client population. Continued advocacy by the District and others is needed to help ensure that the province provides more funding and investment in these services to ensure that they can support the increased population in the District and the North Shore more broadly.

**Environmental Impact:**

Focusing new growth near transit and services makes it easier for residents to choose lower carbon travel options like walking, cycling or taking the bus to meet their daily needs. New buildings will be required to meet the District's standards for energy efficiency, low carbon performance, and electric vehicle charging. Incorporating opportunities for wood frame construction will further reduce material-based emissions, and the District will continue to explore opportunities to support innovative design approaches for housing that are aligned with climate goals. Both options would impact the urban tree canopy through redevelopment. Option A may present more challenges for tree retention on site with higher densities proposed than Option B; however, there are opportunities for replanting, landscaping, and street trees in both options.

**Conclusion:**

Both Option A and Option B accommodate the 20-year housing need identified in the Interim Housing Needs Report (2024). The decision for Council is to choose how and where to direct and allocate housing growth.

Staff recommend Option A (OCP Bylaw Amending Bylaw 8755). Option A would, on balance, provide greater opportunities for further diversity of housing types and more housing in centres and along corridors where there is greater access to transit, daily needs and amenities. Option A's greater capacity for denser housing growth could generate revenue and delivery of infrastructure, amenities and affordable housing more effectively. In addition, pre-zoning is a pathway to completing housing units more quickly. This option retains Council site-specific decision making for the majority of properties in key growth centres and sites deemed by staff to have strategic importance.

Option B (OCP Bylaw Amending Bylaw 8743) follows Council's direction on June 23, 2025, to provide an option that reflects the existing OCP and zoning for three units in single-family zones (suites and coach houses). Costs for infrastructure and amenities would likely be higher in Option B as it proposes a more dispersed approach to growth compared to Option A. Option B has no changes to land use in the OCP or zoning bylaw and meets the provincial housing needs mandate. Benefits of Option B include that it retains decision-making with Council with site-by-site rezoning approvals process.

Either option necessitates an OCP bylaw amendment to fulfil legislative requirements as described in the report (update housing policies and the Regional Context Statement). Should Council give First Reading for either Option A or Option B, a Public Hearing for the OCP bylaw amendment would be scheduled in Q4 2025. Following Public Hearing, the OCP bylaw amendment would return to Council for 2nd/3rd Reading in Q4 2025 before the provincial deadline of December 31, 2025.

**Options:****1. Option A (staff recommendation):**

THAT District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8755, 2025 (Amendment 59) is given FIRST Reading;

AND THAT District of North Vancouver Residential Tenant Relocation Assistance Bylaw 8750, 2025 is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8755;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8755 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8755 is referred to a Public Hearing;

AND THAT pursuant to Section 446 of the *Local Government Act*, the Regional Context Statement in Schedule D of the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8755, 2025 (Amendment 59) is sent to the Metro Vancouver Regional District Board for consideration and acceptance.

**2. Option B:**

THAT District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8743, 2025 (Amendment 57) is given FIRST Reading;

AND THAT District of North Vancouver Residential Tenant Relocation Assistance Bylaw 8750, 2025 is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8743;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8743 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8743 is referred to a Public Hearing;

AND THAT pursuant to Section 446 of the *Local Government Act*, the Regional Context Statement in Schedule B of the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8743, 2025 (Amendment 57) is sent to the Metro Vancouver Regional District Board for consideration and acceptance.

**3. THAT staff revise the options and report back to Council.**

Respectfully submitted,



Nicole Foth, RPP, MCIP  
Senior Community Planner



Jason Smith, RPP, MCIP  
Senior Community Planner

**Attachment 1:** Fall 2025 OCP Update Engagement Summary Report

**Attachment 2:** Option A: OCP Bylaw Amending Bylaw 8755

**Attachment 3:** Option A: OCP Bylaw Amending Bylaw 8755 – red-line version

**Attachment 4:** Option B: OCP Bylaw Amending Bylaw 8743

**Attachment 5:** Option B: OCP Bylaw Amending Bylaw 8743 – red-line version

**Attachment 6:** Option A: Pre-zoning Evaluation Analysis & Approach

**Attachment 7:** Residential Tenant Relocation Assistance Bylaw 8750

REVIEWED WITH:			
<input type="checkbox"/> Business and Economic	_____	<input type="checkbox"/> Finance	<u>  X  </u>
<input type="checkbox"/> Bylaw Services	_____	<input type="checkbox"/> Fire Services	_____
<input type="checkbox"/> Clerk's Office	_____	<input type="checkbox"/> GIS	_____
<input type="checkbox"/> Climate and Biodiversity	<u>  X  </u>	<input type="checkbox"/> Human Resources	_____
<input type="checkbox"/> Communications	<u>  X  </u>	<input type="checkbox"/> Integrated Planning	_____
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> ITS	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Parks	_____
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Real Estate	<u>  X  </u>
<input type="checkbox"/> Engineering Operations	<u>  X  </u>	<input type="checkbox"/> Review and Compliance	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Utilities	_____
		External Agencies:	
		<input type="checkbox"/> Library Board	_____
		<input type="checkbox"/> Museum and Archives	_____
		<input type="checkbox"/> NSEM	_____
		<input type="checkbox"/> NS Health	_____
		<input type="checkbox"/> NVRC	_____
		<input type="checkbox"/> RCMP	_____
		<input type="checkbox"/> Other:	_____





## FALL 2025 OFFICIAL COMMUNITY PLAN UPDATE ENGAGEMENT SUMMARY

### 1.0 Introduction

Between September 20 and October 2, 2025, the District of North Vancouver hosted a series of public engagement events to report back to the community after the detailed Official Community Plan (OCP) Update engagement in the spring, and to advise about the two options that will be considered by Council in the fall. This phase of engagement focused on two proposed growth options developed in response to provincial housing legislation:

- **Option A: Allow additional housing diversity in key centres and corridors**  
This option facilitates more housing diversity and density in key town and village growth centres, corridors, and some detached housing neighbourhoods through new land uses and zoning.
- **Option B: No change to existing housing growth plans**  
This option continues with housing growth envisioned in the OCP with focus on key town and village centres, and the zoning changes in 2024 to enable three units in single-family zones (suites and coach houses).

Engagement opportunities included three in-person open houses and one webinar, as well as presentations to several District Advisory Committees and ongoing email correspondence with Community Planning staff. This report provides a summary of the key themes, questions, and comments heard from participants during these engagement opportunities.

All correspondence received to date, as well as any further submissions received up to the close of the Public Hearing, will be included in a Public Hearing binder for Council's review.

## Communications outreach

Method	Description	Dates
District of North Vancouver website	Updated page with project information, Council reports and background	Webpage updated August 26, 2025
District of North Vancouver website	Engagement opportunities listed on Events calendar	
Social media	Facebook and Instagram ads with a total reach of 133,985; plus 9,940 reach and 34 interactions on Facebook organic posts.	Organic posts on Sept 13, 18, 20, 22  Paid social ran September 16 - October 2
Large signs	12 large format signs placed at key intersections throughout the DNV	Installed on September 10, 2025
Postcards	placed at front desks of DNV locations	September 15 - October 2, 2025
Newspaper advertisements	Three 1/3 page print advertisements in the North Shore News to promote opportunities to learn more and provide input. Linked to <a href="https://dnv.org/OCP-2025">DNV.org/OCP-2025</a>	Print ads: September 10, 17, 24
Digital advertisements	Digital Ads in the North Shore News to promote opportunities to learn more and provide input. Linked to <a href="https://dnv.org/OCP-2025">DNV.org/OCP-2025</a> for duration to promote engagement opportunities	Running for the duration of the engagement period

Staff presented information on display boards and were available for discussion. The following is a summary of common themes heard from attendees.

## 2.0 In-Person Open Houses

Three in-person open houses were held, with a total of 148 participants attending:

- Lynn Valley Community Recreation Centre (Saturday, September 20, 2025, 2:30-5:30 pm; 52 participants)
- Lions Gate Community Recreation Centre (Wednesday, September 24, 2025, 6:30-8:30 pm; 44 participants)
- Dorothy Lynas Elementary School (Thursday, October 2, 2025, 6:30-8:30 pm; 52 participants)

- **Growth Options (Option A vs. Option B):**

- Desire for providing greater housing diversity and focusing growth in the four key centres leading to support for Option A
- Concerns about additional housing in Option A and potential impacts on neighbourhood character leading to support for Option B
- Suggestion to concentrate even more density in key centres while allowing a broader distribution of low-density housing in other areas as a modification of Option A.
- Support for a phased approach of introducing houseplexes in select neighbourhoods to start, leading to support of Option A

- **Transportation and Infrastructure:**

- Concern about current and future traffic congestion, with the perception that major corridors are already at capacity.
- Desire for major transportation and infrastructure improvements to be in place before new housing is approved.
- Concern about the capacity of schools, hospitals, and community recreation facilities to serve a growing population.
- Concern about low parking requirements in new developments leading to increased on-street parking congestion.
- Concern about the reliance on a continuous growth model to finance basic infrastructure needs and renewals.

- **Housing Affordability, Diversity, and Form:**

- Support for creating more housing diversity, including "gentle density" forms like houseplexes and townhouses.
- Support for strengthening tenant protection program, including improved notification and supports for tenants at risk of displacement.
- Concern about the potential loss of existing, affordable rental housing due to demolition and redevelopment.
- Housing affordability is a major issue for many residents. Questions regarding how affordability would be addressed, including potential use of inclusionary zoning and other tools.

- **Neighbourhood-Specific Feedback:**

- Concern from Pemberton Heights residents regarding traffic impacts, emergency access, and the preservation of neighbourhood character. Mixed support was expressed for both options.
- Concern about proposed changes to introduce houseplexes in the Norgate neighbourhood under Option A.
- Support for increasing density in the Lions Gate/Marine Drive Village Centre, particularly for designating remaining single-family pockets for higher density uses.
- Support for the proposed houseplex and townhouse area around Lynn Valley under Option A.
- Concern about the height of towers in the Lynn Creek Town Centre.
- Questions regarding what changes are being proposed for the Parkgate Village Centre area.
- Suggestion to consider adding density in other single-family neighbourhoods where no changes are currently proposed.

- **Planning Process:**

- Desire for inter-municipal coordination with the City of North Vancouver and the District of West Vancouver on cross-boundary and sub-regional matters.
- Desire for clarity on the Province's commitment to funding and delivering increased capacity for schools and healthcare.
- Concern about the current pace of development and the efficiency of the rezoning process, with some noting that long processing times can deter smaller developers.
- Concern from a developer about the increasing expectation for new development to fund amenities that benefit the entire community.
- Concern about the negative impacts of construction on neighbourhood livability, such as noise and traffic disruption.
- Desire for more public input opportunities in the development of Option A.

### 3.0 Virtual Webinar

A virtual webinar was held on September 24, 2025. There were 69 participants. The session included a staff presentation followed by a moderated question and answer period. The following is a summary of common themes heard.

- **Growth Options (Option A vs. Option B):**
  - Concerns about the proposed changes in Pemberton Heights, including limited public transit access, safety, road network issues, and preservation of neighbourhood character.
  - Desire for more density in areas above Highway 1, such as around Edgemont Village.
- **Transportation and Infrastructure:**
  - Concern about the sequencing of growth, with a desire for major infrastructure upgrades to precede new housing.
  - Desire for more information on the coordination of the OCP update with existing transportation plans, such as TransLink's Bus Rapid Transit project.
  - Concern about the impact of new housing on on-street parking and questions regarding how parking is managed.
- **Amenity and Service Planning:**
  - Desire for improved planning for schools and healthcare, and clarity on the District's role versus that of the Province.
- **Social Issues:**
  - Concern about the management of the homeless encampment near Pemberton Heights.
  - Consideration for emergency evacuation plans during the community planning process.
- **Housing Affordability and Tools:**
  - Desire for improved clarity on the District's definition of affordable housing, exploration of tools like inclusionary zoning to improve housing affordability.
  - Concern that new market housing supply will not be affordable for local residents and workers.

- **Land Use and Development:**

- Concerns regarding the potential impact of land use changes on property tax assessments.
- Concern about the protection of heritage properties and the environmental impacts of new development.
- Interest in single-family zoning regulations update, including specific rules for coach house setbacks. [Note the single-family zoning update is a separate project.]
- Suggestion to add high-density residential zoning to the industrial portion of Pemberton Avenue.

- **Planning Process:**

- Desire for more information on the planning process, including public input processes and the Public Hearing.
- Desire for more information on the District's approach to promoting and advertising public engagement activities.

#### **4.0 District Committee Meetings**

Staff are presenting the OCP Update to several District committees throughout the fall. Please refer to the committee webpages on DNV.org for meeting dates and agendas.

- Community Heritage Advisory Committee: September 24, 2025
  - Comment that Option A, by introducing more distributed density, has a greater potential to impact heritage properties compared to Option B.
  - Concerns raised that allowing greater density by-right could decrease incentive for homeowners pursuing Heritage Revitalization Agreements (HRAs)
  - Suggestion that the District explore a broader range of tools to encourage heritage retention.
- Community Services Advisory Committee: upcoming
- Climate Action Advisory Committee: upcoming
- Parks and Natural Environment Advisory Committee: upcoming
- Advisory Design Panel: upcoming

## **5.0 Email Correspondence**

During the engagement period up to October 3, 2025, staff received 18 emails regarding the OCP Update. The following is a summary of common high-level themes.

- Concern from some Pemberton Heights residents about the proposed introduction of houseplexes in Option A, citing potential impacts on neighbourhood character, traffic, and parking.
- Support for Option A, citing the need for more housing and increased community vibrancy.
- Support for Option A to provide necessary housing for future generations.
- Requests from some property owners for site-specific density increases beyond what is proposed in either option to facilitate redevelopment.
- Support for Option B due to concerns about the strain on transportation infrastructure.
- Concern about the methods of public notification for engagement events, with a desire for more direct communication to residents and community associations.
- Suggestions for other policy tools to address housing affordability, such as restrictions on short-term rentals and speculative investment.

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## The Corporation of the District of North Vancouver

### Bylaw 8755

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

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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 8755, 2025 (Amendment 59)”

#### Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) By adding a District-approved Land Acknowledgement before the Table of Contents;
  - b) By updating the Table of Contents as follows:
    - i. Inserting the heading “2025 Official Community Plan Review” before the “Introduction”; and
    - ii. Renumbering subsequent sections and maps in accordance with the contents of this bylaw;
  - c) By adding a new section “2025 Official Community Plan Review” attached as Schedule A before the “Introduction”;
  - d) By adding the following policy to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.4: Transit Corridors:
 

“4. Designate transit-oriented areas as prescribed in the Local Government Act”
  - e) By adding the following to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure immediately following the second sentence:
 

“Map 2 identifies the location, amount, type, and density of residential development required to meet the anticipated housing needs over a period of 20 years, as identified in the most recent Housing Needs Report, as required by the *Local Government Act*. Features on Map 2 other than land use are provided for orientation and reference only; “proposed roads in

centres” are conceptual and applicants should refer to relevant implementation plans for details.”

- f) By adding the following land use designation to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure:

**“RESIDENTIAL LEVEL 7: HIGH DENSITY APARTMENT**

Areas designated for high density apartment are intended predominantly for multifamily housing up to approximately 3.0 FSR at strategic sites in the District's Centres. Development in this designation will typically be expressed in mid- and high-rise apartments. Some commercial use may also be permitted in this designation.”

- g) By deleting Part 1: Community Structure, Map 2: The District of North Vancouver Official Community Plan – Land Use Map and replacing it with Map 2, attached as Schedule B;
- h) By adding the following policy to Part 1: Community Structure, Section 5: Transportation Systems, Sub-section 5.1: Transportation and the Network of Centres:

“9. Consider transportation demand management measures, such as end-of-trip facilities, secure bicycle or scooter parking facilities, transit pass subsidies, and car-sharing”

- i) By deleting Policy 5 under Part 2: Community Development, Section 6: Social Well-Being, Sub-section 6.3: Community Services, Programs, and Facilities and replacing it with the following:

“5. Support orientation and community services including provision of housing to support newcomers”

- j) By adding the following policy to Part 2: Community Development, Section 7: Housing, Sub-section 7.1: Housing Diversity:

“6. Encourage and facilitate a diverse mix of housing type, tenure, and affordability to meet varying household needs at different life stages, income levels and abilities”

- k) By adding the following policies to Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing:

“11. Strengthen requirements to provide tenant assistance and supports for residential tenants in existing rental housing sites undergoing redevelopment”

- l) By deleting Policy 7 under Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing and replacing with the following:
  - “7. Update the Rental and Affordable Housing Strategy and other rental and affordable housing policies in town and village centre implementation plans to align with the most recent Housing Needs Report housing classes and target populations”
- m) By deleting Policy 3 under Part 2: Community Development, Section 7: Housing, Sub-section 7.3: Housing Affordability and replacing it with the following:
  - “3. Apply incentives and requirements (including, but not limited to density bonussing, pre-zoning, reduced parking requirements, and inclusionary zoning) as appropriate, to encourage the development of affordable housing”
- n) By deleting Policy 2 under Part 2: Community Development, Section 7: Housing, Sub-section 7.4: Non-Market Housing and Homelessness and replacing it with the following:
  - “2. Work with community partners to explore opportunities for social housing, co-operative and innovative housing, including housing opportunities for Indigenous persons”
- o) By adding a new Sub-section “12.3.4 Amenity Cost Charges” to Part 3: Plan Management, Section 12.3: Plan Implementation Strategies:
 

**“12.3.4 AMENITY COST CHARGES**

Amenity Cost Charges (ACCs) provide funds to assist the District in paying for amenities to serve the increased population of residents or workers that result directly or indirectly from development. The Local Government Act enables local governments to impose ACCs on development and regulates the use of ACC funds. The District’s ACC bylaw establishes the charges and list of amenities for which collected ACCs may be used. ACCs should be regularly reviewed to ensure the charges and list of amenities reflect the additional amenities required.”
- p) By adding “, amenity cost charges” in Part 3: Plan Management, Section 12.4: Financial Statement, immediately following reference to “community amenity contributions” in the seventh sentence.
- q) By adding the following disclaimer to Schedule A: Town and Village Centre Policies below “Schedule A Table of Contents”:
 

“Disclaimer: 1. Land use: Refer to OCP Map 2: Land Use Map for current parcel land use designations. In the event of a conflict between the Map 2:

Land Use Map and any Schedule A land use maps, the Map 2: Land Use Map governs.

2. Future transportation routes: Applicants should refer to relevant implementation plans for details and contact the Engineering Department for direction to current plans.”

- r) By updating Schedule B: Development Permit Areas, Map 3.1: Form and Character Development Permit Area to add the properties illustrated in Schedule C;
- s) By updating Schedule B: Development Permit Areas, Map 4.1: Energy and Water Conservation and GHG Emission Reduction Development Permit Area to add the properties illustrated in Schedule C; and
- t) By deleting Schedule C: Regional Context Statement in its entirety and replacing it with Schedule C: Regional Context Statement attached as Schedule D.

**READ** a first time by a majority of all Council members.

**PUBLIC HEARING** held

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

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

**ADOPTED** by a majority of all Council members.

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Mayor

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Corporate Officer

## Schedule A to Bylaw 8755

### 2025 OFFICIAL COMMUNITY PLAN REVIEW

This section outlines amendments to the District of North Vancouver Official Community Plan in response to provincial legislative changes.

### LEGISLATIVE CONTEXT

In 2023 and 2024, the Province passed a series of legislation aimed at accelerating housing approvals, increasing housing supply, and improving affordability. Key components of the provincial legislation and the District's response are summarized below. Together, these amendments to the *Local Government Act* and *Housing Supply Act* mark a fundamental shift towards a prescribed land use regulation process in British Columbia.

### Requirements for Local Governments

Legislation	Response
<u>Housing Needs Report</u> Regularly update Housing Needs Reports using a standard method to identify five- and 20-year housing needs.	We completed our Interim Housing Needs Report in October 2024, prior to the January 1, 2025 deadline.
<u>Official Community Plans &amp; Zoning Bylaws</u> Regularly review and update OCPs and Zoning Bylaws to accommodate 20-year housing needs.	We reviewed and updated our OCP and Zoning Bylaw to ensure they could accommodate our 20-year housing need – as identified in our Interim Housing Needs Report (2024) – Prior to the December 31, 2025 deadline.
<u>Public Hearings</u> Prohibit site-by-site public hearings for rezonings that are consistent with OCPs.	The District can no longer hold public hearings for residential development applications that are consistent with the OCP.
<u>Small Scale Multi-Unit Housing</u> Permit three to four units of small-scale, multi-unit housing on properties zoned exclusively for single-family or duplex residential use (does not apply to zones that already permit three or more dwelling units on a property).	In June 2024, Council adopted amendments to the Zoning Bylaw to permit a secondary suite and coach house in single-family zones. This means that all single-family lots in the District permit three dwelling units per lot.
<u>Transit-Oriented Areas (TOAs)</u> Permit three to four units of small-scale, multi-unit housing on properties zoned exclusively for single-family or duplex	The two TOAs in the District – at Phibbs Exchange and Capilano University – were designated by bylaw in June 2024 which

residential use (does not apply to zones that already permit three or more dwelling units on a property).	aligns with the new legislation and governs land use within the TOAs.
<u>Housing Target Order</u> New housing construction targets issued for the District of North Vancouver. We are required to build 2,838 net new housing units over a period of five years from October 1, 2023 to September 30, 2028.	We are required to report our progress to the Province annually from 2024 to 2028.

The Province also introduced various tools and authorities for local governments to support proactive planning and building affordable housing (e.g., tenant protection, inclusionary housing, density bonusing, and transportation demand management).

### **Interim Housing Needs Report**

On October 21, 2024, Council received the District's Interim Housing Needs Report. This report documented the District's five-year housing need of 7,425 units and its 20-year housing need of 22,369 units.

The Interim Housing Needs Report (2024) identified key statements of housing need in the District:

- Affordable Housing
- Rental Housing
- Housing for seniors
- Housing for immigrants
- Housing for families
- Housing for individuals experiencing homelessness
- Accessible housing
- Housing for Indigenous households
- Housing near transit and active transportation infrastructure

The District is required to ensure the OCP and Zoning Bylaw permit the use and density of use necessary to accommodate at least the 20-year total number of housing units required to meet anticipated housing needs (22,369 units).

### **SHAPING OUR COMMUNITY THROUGH THE OCP**

Since the OCP was adopted in 2011, several new plans, strategies, and policies have been developed to implement policies on accessibility, child care, climate, economy, environment, housing, parking, parks, poverty and homelessness, tenant protection, transportation, and our Town and Village Centres. The existing OCP remains a strong foundation for land use planning and growth management in the District, with its core vision, policy framework, and urban structure still relevant today.

In order to comply with provincial legislation, targeted OCP amendments were undertaken in 2025. Our review of the OCP ensures that it provides sufficient capacity to meet the housing needs identified in the Interim Housing Needs Report (2024). Moving forward,

the District is required to update the Housing Needs Report, and ensure the OCP and Zoning Bylaw align with the Housing Needs Report, every five years.

Residents have an important role in shaping their community through OCP updates, where community input informs the overall vision, policies, and land use framework. Once adopted, rezonings that are consistent with the OCP can not be subject to a public hearing. This means that many conversations about growth and land use will be essential during the process when the OCP is updated.

## **SUMMARY OF AMENDMENTS**

The OCP amendments made in 2025 focus on:

- Amendments to residential land use designations
- Specific housing policies to support legislative changes
- A new Regional Context Statement to align with the Regional Growth Strategy – Metro 2050
- Minor administrative amendments

OCP amendments are embedded within relevant sections of the OCP document where required.

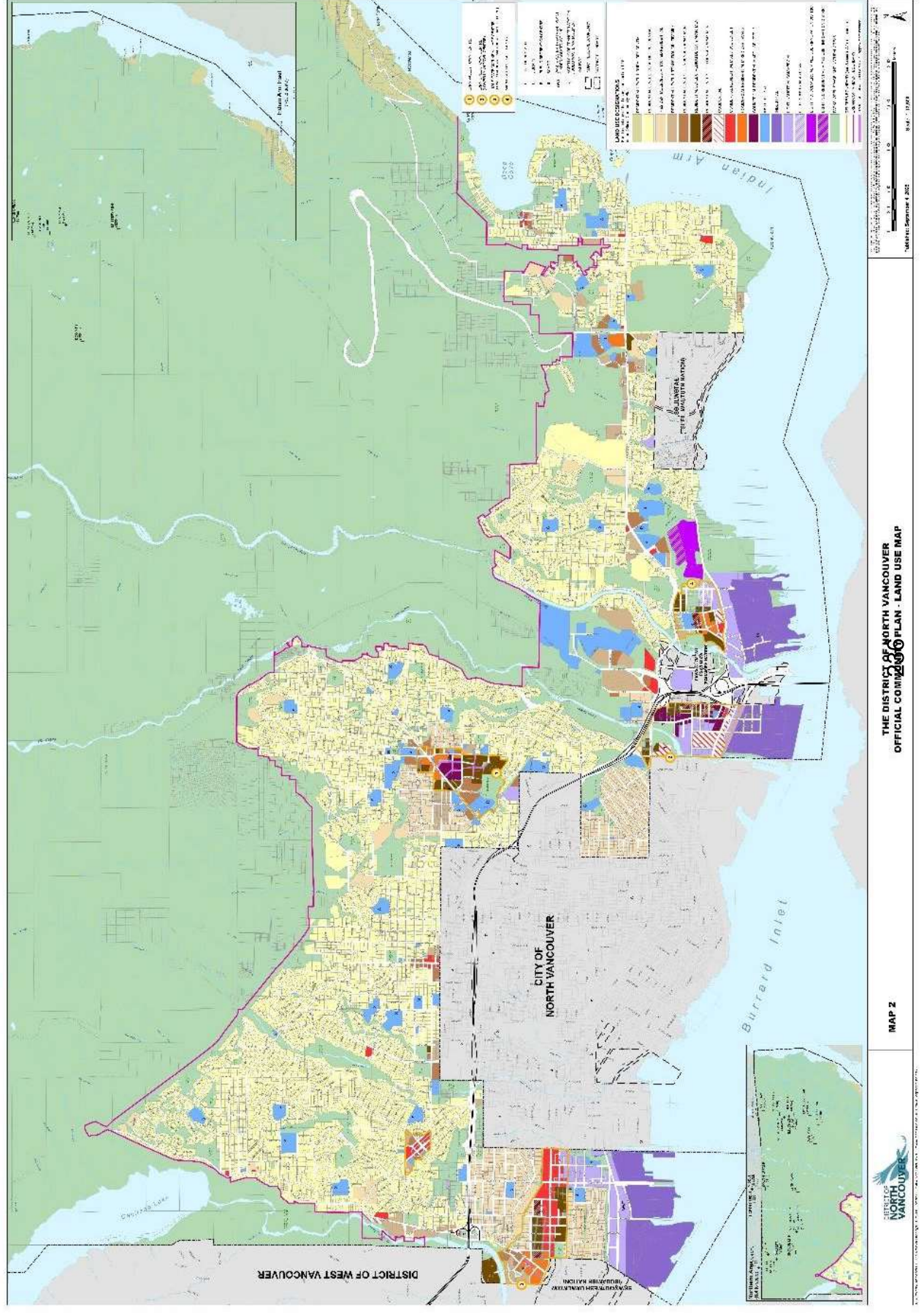
### **Administrative Updates**

- The original names for Lynn Creek Town Centre (Lower Lynn Town Centre) and Lions Gate Village Centre (Lower Capilano-Marine Village Centre) are used throughout the document. The new names were added to the updated Land Use Map (Map 2) and new Regional Context Statement, but other references remain unchanged.
- Text within the OCP document that references the Regional Context Statement (RCS) includes references to the previous 2011 RCS.
- Data in the OCP reflects the information available at the time the plan was originally adopted. It does not incorporate more recent data from sources such as the 2021 Census or updated housing market analyses. While the data provides historical context for the policies and direction in the OCP, it should not be relied upon as the most current information for decision-making or analysis.



# Schedule B to Bylaw 8755

## OCP Land Use Map 2





## Amendment to OCP DPA Maps 3.1 and 4.1



## **Schedule D to Bylaw 8755**

### **Schedule C: Regional Context Statement**

#### **AUTHORITY AND PURPOSE OF THE REGIONAL CONTEXT STATEMENT**

The District of North Vancouver is required under Section 866 of the *Local Government Act* to include a Regional Context Statement in its Official Community Plan. This legislation establishes that the function and requirement of the Regional Context Statement is to identify the relationship between the Official Community Plan and the Regional Growth Strategy and, if applicable, identify how the Official Community Plan will be made consistent with the Regional Growth Strategy over time. This document is included as Schedule C of the District's OCP to meet that requirement with respect to Metro 2050 Regional Growth Strategy (Bylaw No. 1339, 2022).

The District of North Vancouver may amend the Official Community Plan to adjust the boundaries of the District's regional land use designations within the Urban Containment Boundary, provided such adjustments satisfy the requirements set out in section 6.2.7 of the Regional Growth Strategy (Metro 2050 Regional Growth Strategy, Bylaw No. 1339).

The District of North Vancouver may amend the Official Community Plan to adjust the boundaries of the District's Urban Centres or Frequent Transit Development Areas, provided such adjustments satisfy the requirements set out in section 6.2.8 of the Regional Growth Strategy (Metro 2050 Regional Growth Strategy, Bylaw No. 1339).

#### **INTRODUCTION**

The District of North Vancouver is a member municipality of Metro Vancouver and Council has endorsed Metro 2050 Regional Growth Strategy. The District provides a number of significant regional assets and will continue to play a valuable role within the wider Metro Vancouver region.

The District's extensive and pristine alpine areas provide a high quality drinking water supply and outstanding recreational opportunities. Major highway and railway transportation corridors, in addition to nationally significant deep water port terminals, help connect and strengthen the regional economy.

Traditionally, the District has functioned as an inner suburb of Metro Vancouver, providing predominantly residential land uses within close commuting proximity to the City of North Vancouver and the downtown peninsula.

While the character of residential neighbourhoods will be sensitively preserved, the OCP recognizes and promotes the maturation of the District into a more complete and diverse community. These directions work very effectively in concert with the broader vision and strategy for a sustainable future for the region expressed in the Metro 2050 Regional Growth Strategy.

### Compact Growth Management

#### Metro Vancouver 2050: Goal 1: Create a Compact Urban Area

- The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

### Sustainable Economy

#### Metro Vancouver 2050: Goal 2: Support a Sustainable Economy

- The District OCP facilitates greater opportunities for local economic development and employment. Concentrated populations and enhanced transit and pedestrian access support businesses in centres. Industrial lands are protected, and economic activity are intensified and diversified.

### The Natural Environment and Climate Change

#### Metro Vancouver 2050: Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

- The District OCP protects local environmental assets through the establishment of an Urban Containment Boundary. Conservation, recreation and ecological functions are preserved. Growth is directed to established urban areas through coordinated land use, transportation and infrastructure planning to reduce energy consumption and greenhouse gases.

### Housing Options

#### Metro Vancouver 2050: Goal 4: Provide Diverse and Affordable Housing Choices

- The District OCP supports a diversity of housing types for a balanced population. Centres provide for mixed-use and multifamily housing forms, while neighbourhoods provide for ground-oriented detached and attached housing forms. The need for affordable and supportive housing is recognized and supported.

### Transportation Choice

#### Metro Vancouver 2050: Goal 5: Support Sustainable Transportation Choices

- The District OCP enables greater alternatives to the car through transit supportive settlement patterns and high pedestrian and bicycle design standards. Pedestrian, bicycle, transit and road networks are managed and integrated to provide safe and efficient options for all modes of transportation and users.

The District's OCP is supported by other planning documents that detail actions and strategies to achieve the goals of the OCP on a neighbourhood, theme, or sector basis. The District has adopted supporting planning documents that help achieve goals related to the environment, climate, economy, housing, tenant protection, child care, poverty reduction and homelessness, accessibility, transportation, parking, and parks. The District has also approved implementation plans for the four growth centres:

- Lynn Creek (originally named Lower Lynn) Town Centre (2013)
- Lions Gate (originally named Lower Capilano-Marine) Village Centre (2013)
- Lynn Valley Town Centre (2013)
- Maplewood Village Centre (2017)

The remaining sections 1 to 5 of the RCS, and the accompanying Regional Features Map, identify more closely the consistency of District OCP policies and objectives with the five regional goals contained in Metro 2050 Regional Growth Strategy (Bylaw No. 1339, 2022).

## **METRO 2050 GOAL 1: CREATE A COMPACT URBAN AREA**

The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres (Chapters 1 and 2). The OCP also directs office and retail growth to a transit efficient network of centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

### Specific Actions

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
Policy 1.1.9 Adopt Regional Context Statements that:	
1.1.9 a Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	Urban Containment Boundary illustrated on Regional Features Map.
1.1.9 b Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<p>Urban Containment Boundary established and growth restricted outside it (Policies 1.1 and 1.2). Parks, Open Space, and Natural Areas and Rural Residential Land Use designations applied to areas outside Urban Containment Boundary (OCP map 2). Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) and Rural Residential Land Use designations does not envision intensification through the extension of services.</p> <p>The OCP identifies capacity for an additional 20,000 population, 10,000 housing units, and 10,000 jobs for year 2030 (Chapter 1). The assumed baseline population for the OCP is 85,000 (2011 census counted 84,500). The OCP therefore provides capacity for a population of 105,000 by 2030. The assumed baseline dwelling unit count is 30,500 (2006 census counted 30,000 units, 2011 census confirmed 30,500). The OCP therefore provides capacity for 40,500 housing units by 2030. The assumed baseline employment for the OCP is around 26,000 (2006 census counted 22,000 fixed workplace jobs, and around 4,000 no fixed workplace jobs are assumed). The OCP therefore provides capacity for 36,000 jobs by 2030.</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Metro Vancouver's subregional population projections by decade are as follows for the District (June 2024, Medium Growth Scenario<sup>1</sup>):</p> <ul style="list-style-type: none"> <li>• 2021 – 91,595</li> <li>• 2031 – 100,497</li> <li>• 2041 – 108,462</li> <li>• 2051 – 116,717</li> </ul> <p>Metro Vancouver's subregional dwelling unit projections by decade are as follows for the District (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> <li>• 2021 – 33,950</li> <li>• 2031 – 38,419</li> <li>• 2041 – 42,534</li> <li>• 2051 – 46,678</li> </ul> <p>Metro Vancouver's subregional employment projections by decade are as follows for the District (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> <li>• 2021 – 35,972</li> <li>• 2031 – 40,649</li> <li>• 2041 – 44,856</li> <li>• 2051 – 48,556</li> </ul> <p>Metro Vancouver's projections for 2041 and 2051 are beyond the 2030 planning horizon of the District's OCP. The District commits to working towards consistency with Metro Vancouver's projections to 2041 and 2051 in future OCP updates.</p> <p>The OCP's 2030 projections (2011) are comparable to Metro Vancouver's projections for 2031 (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> <li>- OCP projects 105,000 people by 2030 compared to Metro Vancouver's population projection of 100,497 by 2031</li> <li>- OCP projects 40,500 housing units by 2030 compared to Metro Vancouver's dwelling unit projection of 38,419 by 2031</li> <li>- OCP projects 36,000 total jobs by 2030 compared to Metro Vancouver's employment projection of 40,649 by 2031</li> </ul>
<p>1.1.9 c Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers</p>	<p>Commitment to work with Metro Vancouver (Policies 1.8, 10.4.2).</p>

<sup>1</sup> Metro Vancouver subregional population, dwelling units, and employment projections do not include Indian Reserve Lands.

RGS Roles for Municipalities	District OCP Actions
<p>1.1.9 d</p> <p>Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts</p>	<p>Land use and integrated employment land and economic development policies manage and minimize conflict between residential and industrial areas (Section 3, Section 8).</p> <p>The Industrial land use designation (Map 2, Section 3.5), which includes port-related uses, limits uses for residential, commercial, and office in these areas.</p> <p>The movement of goods and access to key port and industrial areas is facilitated to minimize potential impacts to residents (Policies 5.5.3, 3.4.1, 8.1.4).</p>
Policy 1.2.23 Adopt Regional Context Statements that:	
<p>1.2.23 a</p> <p>Provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)</p>	<p>The OCP provides for approximately 10,000 net new housing units up to 2030. The assumed baseline dwelling unit count for the OCP is 30,500 (2011 Census). The OCP therefore provides capacity for 40,500 residential units by 2030 (or 33% growth in the number of residential units from 30,500 in 2011 to 40,500 in 2030).</p> <p>The OCP directs 75 to 90% of the residential growth to four centres (shown on Map 1 in the OCP):</p> <ul style="list-style-type: none"> <li>• ~2,500 new units in Lynn Valley Town Centre (Municipal Town Centre) (up to ~25% of the residential growth)</li> <li>• ~3,000 new units in Lynn Creek Town Centre (FTDA) (up to ~30% of the residential growth)</li> <li>• ~2,000 new units in Lions Gate/Marine Drive (which captures Lions Gate FTDA) (up to ~20% of the residential growth)</li> <li>• ~1,500 new units in Maplewood Village Centre (up to ~15% of the residential growth)</li> </ul> <p>Medium and higher density residential and mixed use land use designations are applied to the four growth centres, as shown in OCP Map 2. Additional policies direct residential growth to the four growth centres (Policies 1.3, 2.1.2, 2.2.3, 2.2.4, 2.2.5).</p> <p>One of the District's four growth centres (Lynn Valley Town Centre) is designated as a Municipal Town Centre in the RGS, and two (Lynn Creek Town Centre and Lions Gate Village Centre) are FTDA's. As the OCP designates Lynn Creek as a Town Centre and this area is beginning to redevelop as such with high rise and higher density forms, it is the District's intention to seek an amendment to the RGS in the future to recognize this area as a Municipal Town Centre.</p> <p>The District's Interim Housing Needs Report (2024) (HNR) identifies the District's 20-year housing need (2021-2041) as 22,369 net new housing units. The assumed baseline household unit count for the Housing Needs Report is 32,700 in 2021. The HNR therefore anticipates a total of 55,069 housing units are needed in the District by 2041 (or 68% growth in the number of residential units from 32,700 in 2021 to 55,069 in 2041).</p>



RGS Roles for Municipalities	District OCP Actions
	<p>Table 2 of the RGS includes residential growth targets for urban centres and FTDA's (from 2006 – 2041). The region-wide guideline is for 28% of residential growth to be located in FTDA's and 13% in Municipal Town Centres. The District's OCP plans for a 33% increase in the number of residential dwelling units between 2011 and 2030, with 75-90% of new dwelling units directed to our four growth centres (including Lynn Valley Municipal Town Centre, Lynn Creek FTDA, and Lions Gate FTDA). This growth pattern supports the RGS targets of directing 41% of future residential growth to FTDA's (28%) and Municipal Town Centres (13%).</p> <p><b>Employment growth:</b></p> <p>The OCP plans for 36,000 total jobs in the District by 2030. The assumed baseline of total jobs in the OCP is around 26,000 total jobs (in 2011). The OCP therefore plans for an increase of 10,000 new jobs by 2030 (or 38% growth in the number of total jobs from 26,000 in 2011 to 36,000 in 2021).</p> <p>The OCP provides significant policy support for job growth in Lynn Valley Town Centre (Municipal Town Centre), Lynn Creek Town Centre (FTDA), Lions Gate Village Centre (FTDA), and Maplewood Village Centre. Higher density Commercial Residential Mixed Use land use designations are applied to the four growth centres to facilitate office and retail development, as shown in OCP Map 2. Office and retail development are directed to the four growth centres (Policies 2.1.3, 3.1.3, 3.1.4).</p> <p>Table 2 of the RGS includes employment growth targets for Urban Centres and FTDA's (from 2006 – 2041). Table 2 of the RGS indicates employment growth region-wide is anticipated to occur at specific regional locations beyond the boundaries of the District, such as the Metropolitan Core (10% of job growth), Surrey Metro Core (5% of job growth) and across Regional City Centres (19% of job growth). Table 2 of the RGS also anticipates 16% of the region's overall job growth may occur within the 17 Municipal Town Centres (Map 4 in the RGS), of which Lynn Valley Town Centre is one. RGS Table 2 also indicates 27% of regional job growth may occur in Frequent Transit Development Areas, which includes Lynn Creek Town Centre and Lions Gate Village Centre. The RGS targets for employment growth are up to the year 2041, which is beyond the planning horizon of the OCP. The District commits to working towards consistency with Metro Vancouver's RGS employment growth targets beyond 2030 in future OCP updates.</p> <p>The OCP directs new jobs to the Municipal Town Centre and FTDA's through policies and land use designations in a manner consistent with the job distribution described in the RGS Table 2. The District anticipates working towards detailed job allocation between each of the four growth centres that align with Table 2 in the RGS in future OCP reviews.</p>

RGS Roles for Municipalities	District OCP Actions
<p>1.2.23 b</p> <p>include policies and actions for Urban Centres and Frequent Transit Development Areas that:</p>	
<p>1.2.23 b i</p> <p>identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4</p>	<p>Urban Centres and FTDAs illustrated on Regional Features Map (OCP Map 14).</p>
<p>1.2.23 b ii</p> <p>focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12</p>	<p>Lynn Valley (the District's Municipal Town Centre) is designated a Town Centre (Policy 2.1.1). The District's intent is to request Lynn Creek, which is also designated as a Town Centre in the District's OCP, be designated as a Municipal Town Centre in the RGS once development in this centre has advanced.</p> <p>Medium and higher density residential and Commercial Residential Mixed Use land use designations are applied, including Residential Level 6 (up to 2.5 FSR), Commercial Residential Mixed Use Level 2 (up to 2.5 FSR), and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR), to focus residential and commercial development as shown on Land Use Map (OCP Map 2).</p> <p>Mix and intensity of land uses, and transit-oriented infrastructure and design, facilitated to support frequent transit (Policy 1.4, Section 5.1).</p> <p>Residential growth directed to centres, including focus on affordable and rental housing (Policies 2.1.2, 7.2.7).</p> <p>Infrastructure investment directed to centres (Policy 2.1.4) and infrastructure planning coordinated with centres planning (Section 11.1).</p> <p>Major office and retail development directed to centres, specifically regionally designated FTDAs and the Municipal Town Centre (Policies 2.1.3, 3.1.3, 3.1.4).</p> <p>New park and open space planned for Town Centres (Policy 4.2.2).</p> <p>Objective established for Town Centres to create complete communities with diverse housing, employment and recreation (Objective for Section 2.1).</p>



<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on growth and developments of these centres.
1.2.23 b iii encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Major office development directed to centres, specifically regionally designated FTDAs and the Municipal Town Centre (Policies 2.1.3, 3.1.4).  Higher density mixed use land use designations are applied to centres to facilitate office development, Commercial Residential Mixed Use Level 2 (up to 2.5 FSR) and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR) as shown on Land Use Map (OCP Map 2).
1.2.23 b iv support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDAs and consider the use of parking maximums	Parking reductions in centres and corridors considered (Policy 5.1.8).
1.2.23 b v consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on growth and development while planning for housing diversity and affordability, community services and amenities, environmental protection, and infrastructure, all of which contribute to equity and resiliency.  In order to support future growth, additional OCP policies include the need to plan for community services and social programs (Section 6.3), retain and maintain existing rental buildings (Section 7.2), mitigate against natural hazards (Section 9.4), and emergency response (Section 6.4, Policy 10.4.1).  Implementation strategies (Section 12.3.1) include direction to undertake Centres Implementation Plans to achieve OCP goals and objectives for each of the centres. When developing supporting planning documents and neighbourhood plans, the District anticipates the use of tools and measures to ensure resiliency and equity.
1.2.23 b vi consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Support for child care across the District, including in centres (Policy 6.3.4).  Focus community facilities and services, such as child care, in centres to meet the needs of expanded populations in these areas (Policy 2.1.4).
1.2.23 b vii consider the implementation of green infrastructure	Support for green infrastructure, including the creation of parks (Policy 4.2.2), protection and enhancement of forest, trees, and soils (policies in section 9.2), and stormwater management (Policies 9.3.4, 9.3.5, 11.2.3).
1.2.23 b viii	Focus infrastructure and amenity investment in centres (Policies 2.1.4, 11.1.1).

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	
1.2.23 b ix support the provision of community services and spaces for non-profit organizations	Support for community services and social programs (Section 6.3), many of which are delivered by non-profit organizations.
1.2.23 b x consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	N/A (no Employment lands in the District)
1.2.23 b xi take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Manage streets that serve residential areas using traffic-calming measures (Policy 5.5.6). Consider public health implications, including air quality and noise, when evaluating new developments (Policy 9.5.2).
1.2.23 c include policies for General Urban lands that:	
1.2.23 c i identify General Urban lands and their boundaries on a map generally consistent with Map 2	General Urban lands illustrated on Regional Features Map.
1.2.23 c ii exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	Major office and retail uses (Policies 2.1.3, 3.1.3, 3.1.4) and community infrastructure investment (Policy 2.1.4) are directed to centres. The existing non-residential major trip generating uses of Capilano University, Capilano Suspension Bridge, and Grouse Mountain are already established on the transit network. New non-residential major trip generating uses, defined as non-residential major trip generating uses excluding those related to tourism, recreation and/or education, are excluded outside of centres consistent with the land use designations in Map 2, DNV OCP Land Uses. Further definition and policy guidance regarding major office and retail uses is anticipated to occur in future OCP reviews.
1.2.23 c iii encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking	Sensitive infill may be enabled through potential intensification of established centres (Section 2.2), neighbourhoods (Policies 2.3.5, 2.3.6, 7.1.2) and transit corridors (Policies 2.4.2, 2.4.3).

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
distance of the Frequent Transit Network;	
1.2.23 c iv encourage neighbourhood-serving commercial uses	Neighbourhood-serving commercial needs are supported by policies for Town Centres, Village Centres, and neighbourhoods. New retail and commercial development is concentrated in Town Centres (Policy 2.1.3, Commercial Residential Land Use Designations shown on Map 2). Commercial uses to serve the surrounding neighbourhoods accommodated in Village Centres (Policy 2.2.3). Local commercial uses in neighbourhoods to be preserved and encouraged (Policy 2.3.5).
1.2.23 d with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	Non-residential major trip generating uses is defined in the RCS as “non-residential major trip generating uses excluding those related to tourism, recreation and/or education” (referenced in regards to Action 1.2.23 c) ii)).  The District anticipates adding a definition of “non-residential Major Trip-Generating uses” to the OCP in future OCP reviews. In relation, the District anticipates further definition and policy guidance regarding major office and retail uses to occur in future OCP reviews.
1.2.23 e consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	Of the District’s four growth centres, one is designated as a Municipal Town Centre (Lynn Valley Town Centre) and two are designated as FTDA’s (Lynn Creek Town Centre and Lions Gate Village Centre).  Both FTDA’s – Lynn Creek and Lions Gate – are either partially or fully within Major Transit Growth Corridors (Metro 2050, Map 5).
1.2.23 f consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Commitment to work with Translink (Policies 5.1.2, 5.3.7, 5.4.2, 5.4.3, 5.4.7) and other public, private, and non-profit partners (Policies 5.3.4, 5.4.10, 5.5.10) to improve the transportation network.
<b>Policy 1.3.7 Adopt Regional Context Statements that:</b>	
1.3.7 a support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	The Network of Centres land use concept supports compact, complete, mixed-use communities that are well connected by transit (Section 2 Urban Structure). The concentration of mixed-uses maximizes transit and pedestrian access in the centres (Policies 2.1.3, 5.1.1). Transportation policies for the centres plan for pedestrian connectivity (Policy 5.1.6) and cycling infrastructure (Policy 5.1.7).  In addition to supporting multi-modal transit in the centres, the OCP supports District-wide pedestrian and cycling connectivity (Policies 5.2.2, 5.3.2; Map 4 Bicycle Plan Concept Map).

RGS Roles for Municipalities	District OCP Actions
<p>1.3.7 b</p> <p>locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit</p>	<p>The Network of Centres land use concept focuses growth to centres and corridors to support enhanced transit provision (Map 1; Section 1). This includes concentrating community infrastructure (i.e., facilities and services) and major retail uses in centres (Policies 2.1.3, 2.1.4, 2.2.3). Section 6.2 provides additional direction to provide library, arts, cultural, and recreation services in developing neighbourhoods.</p> <p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on planning for commercial uses and community amenities, including recreation centres, public and open spaces, parks, public art, child care, adults/senior facilities, libraries, and other programs and services.</p>
<p>1.3.7 c</p> <p>provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement</p>	<p>Section 4.1 outlines the District's objective to maintain a diverse, high quality parks and open space system across the District that serves community needs. Parks, open spaces, and recreational opportunities in neighbourhoods (Policies 2.3.3, 4.2.1) and in new developments (Policy 4.1.10) is supported.</p> <p>Place-making amenities, including community gardens, playgrounds, and gathering places is supported (Policies 6.3.12, 4.1.10, Schedule A Town and Village Centre Policies).</p> <p>Accessibility for parks, open spaces, and community spaces for all people and abilities is promoted (Policies 4.1.8, 6.4.7).</p> <p>Support to create spaces that provide social connection and are accessible for a diversity of people and abilities (Policies 6.3.3, 6.3.6, 6.3.7, 6.3.12).</p>
<p>1.3.7 d</p> <p>respond to health and climate change-related risks by providing equitable access to:</p>	
<p>1.3.7 d i</p> <p>recreation facilities</p>	<p>Accessibility for all community members to participate in leisure and recreation activities, which includes recreation facilities (Policies 6.2.4, 6.2.5), is encouraged. Facilitate the creation of accessible community and public spaces (Policy 6.4.7).</p>
<p>1.3.7 d ii</p> <p>green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)</p>	<p>Equitable access to green and public spaces is supported by OCP policies that aim to create and maintain green spaces across the District. Target established to exceed 2 hectares of community and neighbourhood park per 1,000 residents (Section 4). The objective in Section 4.1 is to maintain a diverse, high quality parks and open space system across the District that serves community needs. Parks and open spaces in neighbourhoods (Policy 2.3.3) and in centres (Policy 4.2.5) are encouraged.</p> <p>Additional policy supports improving accessibility of parks, open spaces, and public spaces for a diversity of people and abilities (Policies 4.1.8, 6.4.7).</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
1.3.7 d iii safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Target established of achieving a 35% mode share of transit, walking, and cycling trips (Target 5), which is supported by policies in Sections 5.2, 5.3, and 5.4.  Support for pedestrian-friendly features, accessibility, and cycling infrastructure for the pedestrian network (Policy 5.2.4), cycling network (Policy 5.3.3), and trail network (Policy 4.1.8).
1.3.7 e support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Urban agriculture, community gardens, and farmers markets are supported (Policies 6.3.12, 6.3.13).  Retail uses, such as grocery stores, are supported across the District (Policy 2.1.3 for Town Centres, Policy 2.2.3 for Village Centres, and Policy 2.3.5 for neighbourhoods).
1.3.7 f consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on development of these centres, including support for the health and well-being of residents.  Public health implications are considered when evaluating new developments (Policy 9.5.2, Schedule B design guidelines).  The District plans to consider the mitigation of significant negative social and health impacts in future OCP reviews.
1.3.7 g provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Development Permit Area for Form and Character (Schedule B) includes design guidelines that aim to achieve barrier-free development and accessibility, improve safety, and reduce opportunities for crime.
1.3.7 h consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDAs, and other local centres	Work and partner with First Nations to foster the expression of their cultural identity (Policy 6.2.3).
Policy 1.4.3 Adopt Regional Content Statements that:	
1.4.3 a identify Rural lands and their boundaries on a map generally consistent with Map 2	Rural lands illustrated on Regional Features Map.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
1.4.3 b limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	<p>Growth restricted outside Urban Containment Boundary (Policy 1.2) and Rural Residential land use designation does not envision intensification of use through subdivision.</p> <p>Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) and Rural Residential land use designation does not envision intensification of use through the extension of services.</p> <p>Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary as shown on Land Use Map (OCP Map 2) and Regional Features Map (OCP Map 14).</p>
1.4.3 c specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary as shown on Land Use Map (OCP Map 2), providing for low density detached housing on large lots (up to 0.35 FSR).
1.4.3 d prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	The District does not have any agricultural areas. Urban agriculture and other food initiatives are supported (Policies 6.3.12, 6.3.13, 6.3.14, 6.3.15).
1.4.3 e support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	<p>Direction to map ecologically important areas and develop a management plan (Policy 9.1.1).</p> <p>Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7).</p> <p>Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4)</p> <p>Measures to protect, enhance and restore ecosystems include: acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3); and conservation tools such as covenants, land trusts, and tax exemptions supported where appropriate (Policy 9.1.6).</p>

## **METRO 2050 GOAL 2: SUPPORT A SUSTAINABLE ECONOMY**

The urban structure, employment lands and economic development policies contained in the District's OCP (Chapters 1, 2, 3 and 8) place a strong emphasis on supporting sustainable economic activity in the District. This OCP protects employment lands for economic activity, seeks to intensify and diversify activity in these lands, encourage office development within a Network of Centres, and create a positive investment climate. Concentrated populations and enhanced transit and pedestrian access support businesses in centres.

## Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 2.1.10 Adopt Regional Context Statement that:	
<p>2.1.10 a include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands</p>	<p>New retail, service and major office development concentrated in the District's two Town Centres (Lynn Valley and Lynn Creek). Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres.</p> <p>Appropriate industrial and light industrial commercial economic activity is protected, intensified, diversified, and a high quality business environment ensured through policies in Chapter 3. Note: the District does not have lands within Metro Vancouver's 'Employment lands' designation.</p> <p>Economic development is promoted by: maintaining community competitiveness and providing competitive government services (policies in Chapter 8), encouraging appropriate and compatible economic activity including office, retail and live-work uses in and adjacent to centres, and industrial and light industrial uses in employment lands (Policy 8.1.3 b and c).</p>
<p>2.1.10 b support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives</p>	<p>New retail, service, and major office development concentrated in the District's two Town Centres: Lynn Valley Municipal Town Centre, and Lynn Creek FTDA (Policies 2.1.3, 3.1.4).</p> <p>Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres. Schedule A (Town and Village Centre Policies) includes policies that promote office development in Lynn Valley Municipal Town Centre, and commercial floorspace in Lynn Creek FTDA, Lions Gate FTDA, and Maplewood Village Centre.</p>
<p>2.1.10 c discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas</p>	<p>Retail, service, major office and community infrastructure investment are directed to centres (Policies 2.1.3, 2.1.4, 3.1.3, 3.1.4).</p> <p>Infrastructure provision is integrated with land use and transportation planning (Policy 1.6) and coordinated with the District's centres (Section 11.1).</p> <p>A target of providing one community hub type facility within easy access of every centre is established (Chapter 6, Policy 6.3.6).</p> <p>Commercial and Commercial Residential Mixed Use designations applied outside of centres are generally of a lower density (1.75 FSR) than those applied within centres (2.5 FSR and 3.5 FSR).</p> <p>Institutional and/or commercial development within Capilano University is integrated with the District's Network of Centres (Policy 2.2.8). Capilano University is connected via transit corridors to the Network of Centres (Map 1) and is deemed suitable for development where this is integrated with the District's</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	urban structure. Capilano University is identified OCP Map 14 (Regional Features Map).
Policy 2.2.9 Adopt Regional Context Statements that:	
2.2.9 a identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	Industrial lands illustrated on Regional Features Map (OCP Map 14). Note: the District does not have lands within Metro Vancouver's 'Employment lands' designation.
2.2.9 b identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	N/A – The District's OCP does not identify Trade-Oriented lands.  The District anticipates identifying Trade-Oriented lands in future OCP reviews.
2.2.9 c include policies for Industrial lands that:	
2.2.9 c i consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Industrial lands are supported and protected (Policy 1.7, Section 3.1).  Land use designations for employment lands in Section 3.5 identify the intended uses for industrial lands, and limit non-industrial uses. Policy direction further limits non-industrial use in industrial areas (Policies 1.7, 3.1.2, 3.1.4).  The District's Industrial land use designation (Section 3.5) is generally consistent with Metro 2050's Industrial designation. Reviewing the District's Industrial land use designation for consistency with Metro 2050's is anticipated to occur in future OCP reviews.
2.2.9 c ii support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Accessory caretaker residential and accessory commercial uses may be permitted (Policies 3.1.2, 3.1.3, and description of Industrial land use designation in Section 3.5).
2.2.9 c iii exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and	Retail uses are restricted to accessory and limited, conditional uses (Policy 3.1.3) and major retail and office uses are directed to centres (Policies 3.1.3, 3.1.4) and residential uses are limited to accessory caretaker units (Policy 3.1.2).



<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
stand- alone office uses, other than ancillary uses, where deemed necessary	
2.2.9 c iv encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Intensification and better utilization of industrial areas encouraged (Section 3.2).
2.2.9 c v review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over-supply of parking	Improvements in transportation, infrastructure, and municipal services in industrial areas is supported (Policy 3.4.1). Policy to support effective access to industrial areas (Policy 5.5.3).  The District anticipates reviewing parking and loading requirements in industrial areas in future OCP reviews.
2.2.9 c vi explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Section 3.1 outlines the District's objective to ensure an adequate supply of land for businesses to enable significant economic activity and jobs in the community. Policies in this section look to support and protect industrial lands while supporting economic growth.
2.2.9 c vii provide infrastructure and services in support of existing and expanding Industrial activities	Services and infrastructure to support industrial uses is promoted (Policy 3.4.1).
2.2.9 c viii support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Services and infrastructure to support industrial uses is promoted (Policy 3.4.1).  Facilitate the movement of goods – including by rail and water - and improve access to key industrial, port, and commercial areas (Policy 5.5.3).
2.2.9 c ix consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Schedule B includes design guidelines for Industrial and Business Park Development. The design guidelines encourage employment opportunities through provision of well-designed, attractive, high-quality development that is visually integrated with surrounding land uses and minimizes negative environmental impacts. Guidance around tree planting, landscaping, and fencing and screening is provided.
2.2.9 c x do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	N/A – The District's OCP does not identify Trade-Oriented lands.  The District anticipates identifying Trade-Oriented lands in future OCP reviews.
2.2.9 d include policies for Employment lands that:	
2.2.9 d i support a mix of Industrial, small scale commercial and office, and other related employment uses, while	N/A - The District does not have Employment lands.

RGS Roles for Municipalities	District OCP Actions
maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	
2.2.9 d ii allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the Regional Growth Strategy	N/A - The District does not have Employment lands.
2.2.9 d iii support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	N/A - The District does not have Employment lands.
2.2.9 d iv support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	N/A - The District does not have Employment lands.
2.2.9 d v do not permit residential uses, except for: <ul style="list-style-type: none"> <li>• an accessory caretaker unit; or</li> <li>• limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.</li> </ul>	N/A - The District does not have Employment lands.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
2.2.9 e include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	N/A - The District does not have Employment lands.
2.2.9 f include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	N/A - The District does not have Employment lands.
Strategy 2.3.12 Adopt Regional Context Statements that:	
2.3.12 a specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	N/A - The District does not have Agricultural lands.
2.3.12 b consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Community gardens, urban agriculture, and farmers markets are promoted (Policies 6.3.12, 6.3.13).  Note, the District does not have Agricultural lands.
2.3.12 c include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	N/A - The District does not have Agricultural lands.
2.3.12 c i assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	N/A - The District does not have Agricultural lands.
2.3.12 c ii encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	N/A - The District does not have Agricultural lands.
2.3.12 c iii support climate change adaptation including: <ul style="list-style-type: none"> <li>• monitoring storm water, flooding, and sea level rise impacts on Agricultural land,</li> </ul>	N/A - The District does not have Agricultural lands.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
<ul style="list-style-type: none"> <li>• implementing flood construction requirements for residential uses, and</li> <li>• maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies</li> </ul>	
2.3.12 c iv protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	N/A - The District does not have Agricultural lands.
2.3.12 c v demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	N/A - The District does not have Agricultural lands.
2.3.12 c vi align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	N/A - The District does not have Agricultural lands.
<p>Strategy 2.3.13 In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences</p>	<p>Initiatives promoting healthy local foods and food production supported (Policy 6.3.12).</p> <p>Collaboration with agencies and partners to provide food access (Policy 6.3.14).</p> <p>A food policy to support community and environmental health to be developed (Policy 6.3.15).</p>

### **METRO 2050 GOAL 3: PROTECT THE ENVIRONMENT, ADDRESS CLIMATE CHANGE, AND RESPOND TO NATURAL HAZARDS**

The District's OCP protects local environmental assets through the establishment of an Urban Containment Boundary. The Environmental Management and Climate Action policies contained in the District's OCP (Chapters 9 and 10) seek to preserve our vast natural assets and mitigate and adapt to climate change. This OCP preserves natural areas for conservation and recreation, protects and enhances ecosystems and habitats, and manages land use and infrastructure to reduce greenhouse gases, adapt to climate

change and to manage risks from natural hazards. The Conservation and Recreation areas illustrated on the Regional Features Map (Map 14) include regionally significant natural assets, major parks, watersheds and ecologically important areas.

### Specific Actions

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
Policy 3.1.9 Adopt Regional Context Statements that:	
3.1.9 a identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	Conservation and Recreation areas illustrated on Regional Features Map (OCP Map 14).
3.1.9 b include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation (Section 4.3) which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, outdoor recreation, and tourism (Map 2 DNV OCP Map). Map 3 (DNV Parks and Trails Concept Map) identifies different types of park and conservation areas and trail linkages.  A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where uses include outdoor recreation, watershed and resource management, conservation, and research (Policy 1.2).
3.1.9 b i drinking water supply areas	
3.1.9 b ii environmental conservation areas	
3.1.9 b iii wildlife management areas and ecological reserves	
3.1.9 b iv forests	
3.1.9 b v wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	
3.1.9 b vi riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
3.1.9 b vii ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	

RGS Roles for Municipalities	District OCP Actions
<p>3.1.9 b viii uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including:</p> <ul style="list-style-type: none"> <li>○ major parks and outdoor recreation areas;</li> <li>○ education, research and training facilities, and associated uses that serve conservation and/or recreation users;</li> <li>○ commercial uses, tourism activities, and public, cultural, or community amenities;</li> <li>○ limited agricultural use, primarily soil-based; and</li> <li>○ land management activities needed to minimize vulnerability / risk to climate change impacts</li> </ul>	
<p>3.1.9 c Include policies that:</p>	
<p>3.1.9 c i protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements</p>	<p>Schedule B of the OCP, Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment, its Ecosystems and Biodiversity (Natural Environment and Streamside) and for Protection of Hazard Conditions (Wildfire, Creek and Slope Hazard) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.</p>
<p>3.1.9 c ii encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation</p>	<p>Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation (Section 4.3) which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, outdoor recreation, and tourism (Map 2 DNV OCP Map). These lands are protected from urbanization (Policy 4.1.3).</p> <p>A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where growth and development are not accommodated.</p> <p>Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment and for Protection of Hazard Conditions (Schedule B) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.</p>
<p>Policy 3.2.7 Adopt Regional Context Statements that:</p>	
<p>3.2.7 a identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1</p>	<p>Section 4 and Section 9 include policy to maintain, protect, and enhance the ecology and natural systems in the District, including to increase the area of protected natural land (Policies 4.2.1, 4.2.5, 4.2.6, 4.2.7, 9.1.3, 9.1.6). Policy direction in Section 9 and Schedule B supports protecting, retaining, and planting trees. These policies will contribute to the Metro</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	<p>Vancouver targets of increasing the area of protected natural land and tree canopy cover regionally.</p> <p>The District anticipates identifying targets for area of lands protected for nature and tree canopy cover in supporting policies, plans, strategies, or future OCP reviews.</p>
3.2.7 b refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
3.2.7 b i support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	<p>Policy direction to map ecologically important areas and develop a management plan (Policy 9.1.1).</p> <p>Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7).</p> <p>Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4).</p> <p>Acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3).</p> <p>Conservation tools such as covenants, land trusts and tax exemptions supported where appropriate (Policy 9.1.6).</p>
3.2.7 b ii seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Support for the regional connectivity of green infrastructure through protection and maintenance (Policies 4.1.3, 4.1.5, 4.1.14). Policy 9.1.11 provides additional direction to collaborate with other municipalities, First Nations, and community organizations to manage and conserve ecologically important areas.
3.2.7 b iii discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Development Permit Areas (DPAs) (Schedule B) for Protection of the Natural Environment and Streamside Protection aim to protect nature, ecological systems, wildlife corridors, and ecosystem connectivity. The DPAs serve to manage how development occurs in these areas to protect natural systems.
3.2.7 b iv indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements	Development Permit Areas (DPAs) (Schedule B) for Protection of the Natural Environment and Streamside Protection aim to protect nature, ecological systems, wildlife corridors, and ecosystem connectivity. The DPAs serve to manage how development occurs in these areas to protect natural systems.
3.2.7 c include policies that:	
3.2.7 c i support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	The value of ecological services is reflected and supported in OCP policy. Natural assets (which provide clean air and water, healthy soils, rainwater interception, soil stability, temperature regulation, and recreational opportunities) are supported by policies that protect and improve the nature and ecology in the District (Section 4, Section 9, Policy 11.2.3).

RGS Roles for Municipalities	District OCP Actions
	Town and Village Centre Policies (Schedule A) include policy direction to consider ecosystem services in the urban context, such as encouraging green walls and roofs, rain gardens and features, and native landscaping.
3.2.7 c ii enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Trees and forests are protected and enhanced, including management of the urban forest (Section 9.2, Policies 9.2.4, 9.2.5).  Guidance on tree retention, replacement, and/or compensation (Policy 9.2.2, Development Permit Areas in Schedule B).
3.2.7 c iii reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Policy direction to develop and implement an integrated invasive species management strategy (Policy 9.1.9).
3.2.7 c iv increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	The District anticipates exploring policy direction to support increasing green infrastructure along greenways, trails, the transit network in supporting policy or strategy documents or future OCP reviews.
3.2.7 c v support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives	Policy and Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1).  Policies in Section 9.3 established to manage watershed and foreshore aquatic systems (Section 9.3).  Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1).  Green building practices promoted (Policy 10.1.1, and Centres policies in Schedule A), includes water conservation.
Policy 3.3.7 Adopt Regional Context Statements that:	
3.3.7 a identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	Target to reduce greenhouse gas emissions by 33% by 2030 (Target 10), which works towards regional target.  Growth management strategy to direct 75-90% of anticipated residential development to four transit friendly centres (Target 1, Policy 1.3, 1.4).



RGS Roles for Municipalities	District OCP Actions
	<p>High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1).</p> <p>Transit, bicycle, pedestrian mode share of 35% established for 2030 (Target 5).</p> <p>The District anticipates updating the greenhouse gas emission reduction target and considering alignment with the regional reduction target in future OCP reviews.</p>
<p>3.3.7 b identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:</p> <ul style="list-style-type: none"> <li>existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geoechange systems, and zero emission vehicle charging infrastructure; and</li> <li>community design, infrastructure, and programs that encourage transit, cycling, rolling and walking</li> </ul>	<p>Network support for alternative energy vehicles provided as necessary (Policy 5.5.8).</p> <p>Green building practices promoted (Policy 10.1.1, and Town and Village Centre Policies in Schedule A).</p> <p>Building retrofits and energy ratings for home sales encouraged (Policies 10.1.2, 10.1.3).</p> <p>Section established to support alternative energy systems, including district systems (Section 10.2).</p> <p>Air quality considered in land use and transportation planning (Policies 9.5.2, 9.5.3).</p> <p>High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1), includes design expectations (Policies 5.1.3, 5.1.4, 5.1.5, 5.2.4, 5.3.6).</p> <p>Improve connections and access between the pedestrian and bicycle network to transit (Policies 5.2.7, 5.3.7, 5.4.5, 5.5.6).</p>
<p>3.3.7 c focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors</p>	<p>Infrastructure provision integrated with land use, transportation planning, energy conservation considerations and urban design (Policy 1.6) .</p> <p>Infrastructure investment directed to centres (Policy 2.1.4).</p> <p>Infrastructure planning, management, and investment, coordinated with the Network of Centres and corridors connecting them (Policies in Section 11.1).</p> <p>Specific Community Amenity Contributions strategies to be developed for growth centres (Section 12.3.3).</p>
Policy 3.4.5 Adopt Regional Context Statements that:	

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
<p>3.4.5 a</p> <p>include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies</p>	<p>Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).</p> <p>Facilitate mitigation measures to reduce risks of landslide, flood, debris flow, and forest interface wildfire (Policy 9.4.2).</p> <p>Continue developing information and communication systems to advance the natural hazard management program (Policy 9.4.3).</p>
<p>3.4.5 b</p> <p>include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks</p>	<p>Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B).</p>
<p>3.4.6</p> <p>Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services</p>	<p>Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).</p>
<p>3.4.7</p> <p>Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies</p>	<p>Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).</p> <p>Section 9.4 provides policy direction to reduce and mitigate risks associated with natural hazards. Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B).</p> <p>Proactively prevent risk and respond to emergencies, including fire safety and disaster response (Policies 6.4.1, 6.4.5, 6.4.6, 6.4.8, 6.4.9, 10.4.1).</p>
<p>3.4.8</p> <p>Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles</p>	<p>Section 9.4 provides policy direction to reduce and mitigate risks associated with natural hazards. Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B). Development permit for Protection of Hazard Conditions (Wildfire, Creek, and Slope Hazard) serve to manage how development occurs in these areas to avoid natural hazards.</p> <p>Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2)</p>

## METRO 2050 GOAL 4: PROVIDE DIVERSE AND AFFORDABLE HOUSING CHOICES

The District's OCP supports housing choices across the full continuum of housing needs. The Network of Centres land use concept supports diverse housing forms, with mixed-use and multifamily developments directed to the four growth centres (Chapters 1, 2, 7), while neighbourhoods support ground-oriented detached and attached housing forms (Chapter 1). Policies support diverse and affordable housing options that are needed for seniors, young singles, couples, and families with children, and emergency, transitional, and supportive housing that is needed to support vulnerable populations (Chapter 7). The Plan Implementation Strategies in Section 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Housing. Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) to support low intensity infill housing options.

### Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 4.1.8 Adopt Regional Context Statements that:	
4.1.8 a indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	<p>As referenced in the OCP, a Housing Needs Report (HNR) is a provincial legislative requirement for municipalities to have completed as of 2024. HNRs are required by provincial legislation to be updated every five years thereafter. The HNR document is separate from the OCP and the 2024 report is summarized here for reference only.</p> <p>The District's Interim Housing Needs Report (2024) identifies our 20-year housing need as 22,369 new units from 2021 to 2041.</p> <p>The Interim Housing Needs Report (HNR) (2024) estimates the District's five-year housing need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> <li>• 2,023 studio units</li> <li>• 1,406 1-bedroom units</li> <li>• 1,228 2-bedroom units</li> <li>• 1,001 3-bedroom units</li> <li>• 749 4-bedroom+ units</li> </ul> <p>The HNR (2024) estimates the District's five-year housing need (2021-2026) by tenure as: 3,950 ownership units, 2,458 rental units.</p> <p>The HNR (2024) estimates the District's five-year housing need (2021-2026) based on affordability by maximum monthly shelter costs:</p> <ul style="list-style-type: none"> <li>• 958 units under \$1,125</li> <li>• 646 units from \$1,125 to \$1,750</li> <li>• 509 units from \$1,750 to \$2,250</li> <li>• 1,025 units from \$2,250 to \$3,125</li> <li>• 1,864 units from \$3,125 to \$5,000</li> <li>• 1,407 units over \$5,000</li> </ul> <p>The District intends to work towards meeting estimated future demand as described in the most recent HNR.</p>

RGS Roles for Municipalities	District OCP Actions
<p>4.1.8 b articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options</p>	<p>As referenced in the OCP, a Housing Needs Report (HNR) is a provincial legislative requirement for municipalities. The HNR document is separate from the OCP and the 2024 report is summarized here for reference only.</p> <p>The District's 2024 Housing Needs Report (HNR) identifies the need for more rental and ownership units, units with a variety of bedroom sizes ranging from studio to 4+ bedrooms, and units with a range of affordability levels including more affordable units. Policies in the OCP support the needs identified in the HNR: support for different tenure types including rental, support for diverse unit sizes and housing forms, and support for developing affordable and non-market housing (further details below).</p> <p>The District's OCP supports a diversity of housing forms:</p> <ul style="list-style-type: none"> <li>• Higher-density Commercial Residential Mixed Use and multifamily developments directed to centres (Policies 2.1.2, 2.2.4, 2.2.5).</li> <li>• Plan for low intensity infill housing options in single-family neighbourhoods(Policy 7.1.2).</li> <li>• Permit suites and lock-off units (Policy 7.2.2).</li> </ul> <p>OCP policies support diverse needs regarding tenure, size, and affordability of housing units (Policies in Section 7.1, 7.2, and 7.3):</p> <ul style="list-style-type: none"> <li>• Facilitate market, non-market, and supportive housing (Policy 7.1.1).</li> <li>• Support development of affordable housing through incentives such as density bonusing, pre-zoning, and parking reductions (Policy 7.3.3).</li> <li>• Require multifamily developments to contribute to the provision of affordable housing (Policy 7.3.4). Policy direction to pursue an inclusionary zoning tool (Policy 7.3.3).</li> <li>• Use District land to support the development of social and affordable housing (Policy 7.4.4).</li> <li>• Support the development and retention of rental housing including through development and zoning incentives, limiting conversion of rental units, and parking reductions (Policies 7.2.3, 7.2.4, 7.2.5, 7.2.8).</li> <li>• Facilitate a range of multifamily unit sizes (including smaller apartments and family-sized units) (Policy 7.1.5)</li> </ul> <p>Policy direction to update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans, including consideration of the most recent Housing Needs Report housing classes and target populations (Policy 7.2.11).</p> <p>Schedule A, Town and Village Centre Policies, includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible housing relative to specific centres current and future profiles.</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) to support low intensity infill housing options and are identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p> <p>Target established to move from 70% detached (i.e. single-family housing) and 30% attached (i.e. multi-family housing) to 55% detached and 45% attached by 2030 (Target 2) to increase housing diversity, range of sizes, range of price points, and range of tenures.</p>
4.1.8 c identify policies and actions that contribute to the following outcomes	
4.1.8 c i increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	<p>Section 7 focuses on the District's objective to increase housing choices across the full continuum of housing needs. Policies in this section include support for and facilitation of market, non-market, and supportive housing; infill housing types; multifamily housing; and accessible housing.</p> <p>Incentives for development of affordable and social housing include density bonusing, pre-zoning, reduced development charges, reduced parking requirements, inclusionary zoning, and contribution of District land (Section 7.3, Section 7.4).</p> <p>Ensure affordable housing has an appropriate mix, type, and size of units to support residents' needs (Policy 7.3.1).</p> <p>Direction to establish a minimum acceptable standard of for rental housing (Policy 7.2.6).</p> <p>Facilitate a diverse mix of housing type, tenure, and affordability to accommodate the needs or people at all stages of life (Policy 7.1.6). Require accessibility features in new multifamily developments where feasible (Policy 7.1.5).</p> <p>Facilitate unit suitability in multifamily housing by facilitating a wide range of unit sizes (Policy 7.1.4). Additional guidance on the size of units that are needed is outlined in the Housing Needs Report (2024), which estimated the five-year need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> <li>• 2,023 studio units</li> <li>• 1,406 1-bedroom units</li> <li>• 1,228 2-bedroom units</li> <li>• 1,001 3-bedroom units</li> <li>• 749 4-bedroom+ units</li> </ul> <p>Schedule A (Town and Village Centre Policies) includes housing policies for each growth centre which encourage family, seniors, rental, affordable, and adaptable/ accessible housing.</p>
4.1.8 c ii increased supply of family-friendly, age-friendly, and accessible housing	Facilitate a diverse mix of housing type, tenure, and affordability to accommodate the needs or people at all stages of life (Policy 7.1.6). Accessibility features in multifamily developments required (Policy 7.1.5).

RGS Roles for Municipalities	District OCP Actions
	<p>Having a range of unit sizes in multifamily developments, including units that are suitable for families is supported (Policy 7.1.4). Additional guidance on the number of units that are needed – including larger units that are suitable for families - is outlined in the HNR, which estimates the five-year housing need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> <li>• 2,023 studio units</li> <li>• 1,406 1-bedroom units</li> <li>• 1,228 2-bedroom units</li> <li>• 1,001 3-bedroom units</li> <li>• 749 4-bedroom+ units</li> </ul> <p>The District implements the HNR 2024's guidance on bedroom variety through the negotiated rezoning process.</p> <p>Housing units for people with disabilities promoted (Policies 7.4.1, 7.4.5).</p> <p>Schedule A (Town and Village Centre Policies) includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible.</p>
<p>4.1.8 c iii increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing</p>	<p>Section 7 includes policies that support market, non-market, and supportive housing. More specifically, Section 7.2 focuses on providing alternatives to home ownership and support for rental housing in various forms.</p> <p>Affordable ownership options in multifamily developments is encouraged (Policy 7.3.4).</p> <p>Opportunities for co-operative housing is supported (Policy 7.4.2).</p>
<p>4.1.8 c iv increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit</p>	<p>Residential land use designations support ground-oriented infill housing options in single-family neighbourhoods (Section 2.5, Map 2):</p> <ul style="list-style-type: none"> <li>• Residential Level 2: Detached Residential – accommodates secondary suites and coach houses</li> <li>• Residential Level 3: Attached Residential – accommodates ground-oriented multifamily housing such as duplexes and triplexes</li> <li>• Residential Level 4: Transition Multifamily – accommodates multifamily housing such as townhouses</li> </ul> <p>Support ground-oriented housing forms (e.g., townhouses, duplexes) to transition between centres and single-family neighbourhoods (Policies 2.1.5, 2.2.5).</p> <p>Permit secondary suites or lock-off units in townhouses and row houses (Policy 7.2.2).</p> <p>Neighbourhood Infill Plans and Housing Action Plans to be undertaken to identify infill options (such as duplexes, triplexes, row houses, and townhouses), particularly in areas near Town and Village Centres, commercial uses, and schools (Policies 2.3.5, 2.3.6, 7.1.2, Section 12.3.1).</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
4.1.8 c v integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	<p>An appropriate mix and intensity of land uses established to support enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6).</p> <p>The Network of Centres urban structure facilitates greater transit between centres and walking/cycling within centres (Chapter 2).</p> <p>High quality transit, pedestrian and bicycle facilities and infrastructure promoted within centres (Section 5.1).</p> <p>Mobility maps and associated policies in sections on Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking (Schedule A).</p>
4.1.8 c vi increased social connectedness in multi-unit housing	<p>Design guidelines (Schedule B) include various features that promote sense of community in multi-family housing, including communal outdoor spaces.</p> <p>Open space and play opportunities in multi-family developments encouraged (Policy 4.1.10).</p> <p>Policies in Schedule A support social connectedness in multi-unit housing, including through requirements for on-site play spaces, and encouraging community gardens.</p>
4.1.8 c vii integrated housing within neighbourhood contexts and high quality urban design	<p>High quality urban design promoted (Policies 1.6, 2.1.6, 2.2.6, 7.1.3, design guidelines in Schedule B).</p> <p>The District's urban structure balances housing type and form within neighbourhood contexts: Commercial Residential Mixed Use and multifamily developments directed to centres (Policies 2.1.2, 2.2.4, 2.2.5); sensitive transitions between centres and villages to adjacent residential neighbourhoods (Policies 2.1.5, 2.2.5); ground-oriented housing in residential neighbourhoods (Policies 2.3.1, 2.1.5); and densification along transit corridors (Policy 2.4.3).</p> <p>Schedule A (Town and Village Centre Policies) includes housing policies for each centre that fit the neighbourhood context.</p>
4.1.8 c viii existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	<p>Section 10 focuses on the District's objective to reduce greenhouse gas emissions while adapting to climate change. This includes policies for energy efficient residential and multifamily buildings (Policies 10.1.1, 10.1.2) and assessing climate change risks in community and infrastructure planning (Policy 10.4.2).</p> <p>Design guidelines (Schedule B) include objectives and guidelines related to rainwater management, green roofs, durable materials, and energy efficiency, which further contribute to low carbon and resilient buildings.</p> <p>Town and Village Centre Policies (Schedule A) promote green building practices that further contribute to reduced energy use and emissions in residential buildings, as well as resiliency to climate change impacts.</p>

RGS Roles for Municipalities	District OCP Actions
Policy 4.1.9 Prepare and implement housing strategies or action plans that:	
4.1.9 a are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).  Consistency with regional expectations of the housing actions plans and strategies - described in 4.1.9 sub-bullets a to d - will be achieved through the District's Housing Action Plan(s) and housing strategies.  Policy direction to update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans, including consideration of the most recent Housing Needs Report housing classes and target populations (Policy 7.2.11).
4.1.9 b are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	
4.1.9 c identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	
4.1.9 d identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	
Policy 4.2.7 Adopt Regional Context Statement that:	
4.2.7 a indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Strategies to support the development of affordable housing outlined in Section 7, which will contribute towards the regional target.  Concentrate affordable housing in centres (which are the regionally designated FTDA's and the Municipal Town Centre) (Policy 7.3.2).  Require multifamily developments - which are primarily concentrated in the centres - to contribute to the provision of affordable housing (Policy 7.3.4).  Policy direction to consider inclusionary zoning as a tool to build more affordable units (Policy 7.3.3).  Incentives for development of affordable and social housing include density bonusing, pre-zoning, reduced development charges, reduced parking requirements, and contribution of District land (Section 7.3, Section 7.4).



<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	The District anticipates considering a target percentage of new housing units in centres be affordable rental housing units in supporting policies, plans, strategies, or future OCP reviews.
4.2.7 b articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).  Policy to support the maintenance and quality of rental housing (Policy 7.2.6).  Limit the conversion of rental units to strata title ownership (Policy 7.2.5).  Support residential tenants who face displacements as a result of redevelopment (Policy 7.2.12).
4.2.7 c identify the use of regulatory tools that protect and preserve rental housing	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).  Policy to support the maintenance and quality of rental housing (Policy 7.2.6).  Limit the conversion of rental units to strata title ownership (Policy 7.2.5).
4.2.7 d identify policies and actions that contribute to the following outcomes:	
4.2.7 d i increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Affordable housing directed to the centres (which are the regionally designated FTDAs and the Municipal Town Centre) (Policy 7.3.2), which support high quality transit and transit-oriented development (Section 5.1).  District land considered for developing social and affordable housing (Policy 7.4.4).
4.2.7 d ii increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).  Policy to support the maintenance and quality of rental housing (Policy 7.2.6).  Limit the conversion of rental units to strata title ownership (Policy 7.2.5).
4.2.7 d iii protection and renewal of existing non-market rental housing	Section 7 includes policy to protect and renew existing rental housing.  The District plans to identify policies and actions that specifically speak to the protection and renewal of existing non-market rental housing in future OCP reviews.
4.2.7 d iv mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).  Policy to support the maintenance and quality of rental housing (Policy 7.2.6).

RGS Roles for Municipalities	District OCP Actions
	<p>Limit the conversion of rental units to strata title ownership (Policy 7.2.5).</p> <p>Support residential tenants who face displacements as a result of redevelopment (Policy 7.2.12).</p>
4.2.7 d v reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	<p>Section 10 focuses on the District's objective to reduce greenhouse gas emissions, including support for energy efficient residential and multifamily buildings, energy conservation, and building retrofits.</p> <p>The Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area (Schedule B) aims to reduce energy, water, and greenhouse gas emissions in new buildings.</p> <p>Design guidelines (Schedule B) include objectives and guidelines related to energy efficiency in residential buildings.</p> <p>Town and Village Centre Policies (Schedule A) promote green building practices that further contribute to reduced energy use and emissions in residential buildings.</p> <p>In implementing policy to reduce energy use and emissions for rental housing, the District anticipates the consideration of impacts on tenants and affordability.</p>
Policy 4.2.8 Prepare and implement housing strategies or action plans that:	
4.2.8 a encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).
4.2.8 b encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	
4.2.8 c cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	
Policy 4.3.7 Adopt Regional Context Statements that:	
4.3.7 a indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Collaboration with senior levels of government and community partners to provide affordable, social, non-market, and supportive housing promoted (Section 7.3, Section 7.4).
4.3.7 b identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations	Collaboration with senior levels of government and community partners to provide affordable, social, non-market and supportive housing promoted (Section 7.3, Section 7.4). This includes working with non-profits, housing groups, developers, and senior levels of government to develop transitional housing for homeless people and supportive housing for people with mental health and/or addictions issues.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
experiencing or at risk of homelessness	Support community partners in providing support services related to mental health, addictions, health services, housing, employment, and food security (Policy 7.4.8, Section 6.3).
<b>Policy 4.3.8 Prepare and implement housing strategies or actions that</b>	
4.3.8 a identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	<p>Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p> <p>Objective to work with senior levels of government and social service providers to support those experiencing or at risk of homelessness and those with substance abuse and mental health issues (Section 7.4).</p> <p>Direction to work with and advocate to senior levels of government to develop affordable housing, transitional housing, and supportive housing (Policies 7.3.6, 7.4.1).</p> <p>Consistency with regional expectations of the housing actions plans and strategies - described in 4.3.8 sub-bullets a to c - will be achieved through the District's Housing Action Plan and housing strategies.</p>
4.3.8 b identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	
4.3.8 c are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	

## METRO 2050 GOAL 5: SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

The District's OCP coordinates land use and transportation planning to enable greater alternatives to the car, and provides for safe and efficient goods and vehicle movement (Chapters 2 and 5). The Network of Centres provides a compact and connected urban form that supports walkable communities, hubs for the bicycle network and enhanced transit potential. Managing the road network strategically enhances port access and supports people and goods movement. The Plan Implementation Strategies in Section 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Transportation.

### Specific Actions

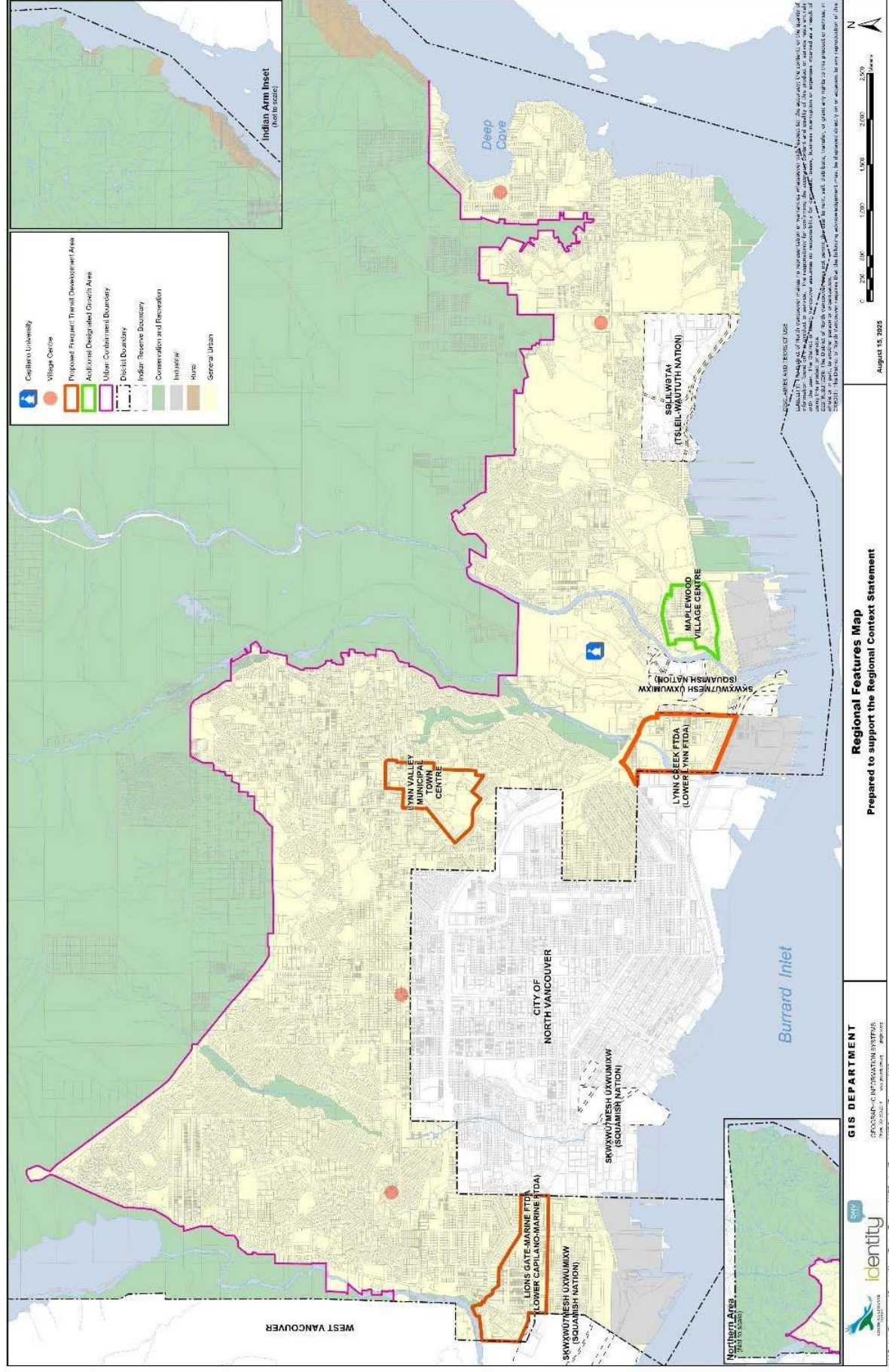
<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
Policy 5.1.4 Adopt Regional Context Statements that:	
5.1.14 a identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	<p>Target established of achieving a 35% mode share of transit, walking and cycling trips (Target 5).</p> <p>An appropriate mix and intensity of land uses established to support enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6).</p> <p>Urban structure of a Network of Centres facilitates greater transit between centres and walking/cycling within (Chapter 2).</p> <p>High quality transit, pedestrian and bicycle facilities and infrastructure promoted within centres (Section 5.1).</p> <p>Mobility maps and associated policies in sections on Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking (Schedule A).</p>
5.1.14 b support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	<p>Parking reductions in centres considered (Policy 5.1.8, Regional Features Map).</p> <p>Support for transportation demand management measures, including end-of-trip facilities, secure bicycle or scooter parking facilities, transit passes, and car-sharing (Policy 5.1.9).</p> <p>Transit priority measures provided where appropriate (Policies 5.4.4, 5.5.2).</p> <p>Policies supporting pedestrian facilities in Section 5.2.</p> <p>Policies supporting bicycle infrastructure including end of trip facilities (Policy 5.3.6) in Section 5.3.</p> <p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking.</p>
5.1.14 c manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	<p>Municipal infrastructure provision integrated with land use, transportation, parks planning and urban design (Policy 1.6).</p> <p>Infrastructure investment focussed in transit, cycle and pedestrian friendly centres (Policy 2.1.4).</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	<p>Pedestrian, bicycle, and transit needs considered in all road projects (Policies 5.2.1, 5.3.1, 5.4.1, 5.5.1).</p> <p>Transit supportive road treatments provided for (Policies 5.4.4, 5.5.2).</p> <p>Pedestrian and bicycle infrastructure enhanced (Policies 5.1.6, 5.1.7, 5.2.2, 5.2.3, 5.3.2, 5.3.3).</p> <p>Parks and trails integrated with pedestrian and bicycle networks (Policies 5.2.6, 5.3.5).</p>
5.1.14 d support the transition to zero-emission vehicles	Low-emission vehicles and charging infrastructure supported (Policies 5.5.8, 9.5.3).
5.1.14 e support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	<p>Greenways and trails system managed and coordinated with regional and other authorities (Policies 4.1.3, 4.1.4, 4.1.5, 4.1.14, 4.1.15).</p> <p>New trails planned for in growth areas (Policy 4.2.2).</p> <p>Region-wide cycling network coordinated (Policy 5.3.4).</p> <p>Pedestrian and bicycle networks integrated with trails system (Policies 5.2.6, 5.3.5).</p>
5.1.14 f support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	<p>Encourage and facilitate access for people of all abilities in centres and transit corridors (Policy 5.1.4).</p> <p>Encourage high-quality, accessible pedestrian facilities (Policies 5.1.5, 5.2.4).</p> <p>Support for bicycle facilities in new developments (Policy 5.3.6).</p> <p>Encourage enhanced walking and cycling facilities to encourage a multi-modal network (Policy 5.4.6).</p> <p>Advance the Spirit Trail multi-use trail linking Deep Cove to Horseshoe Bay (Policy 4.1.15).</p> <p>Support for improving connectivity for active transportation, including connectivity with greenways, trails, transit, and the pedestrian and cycle network (Policies 4.1.5, 5.1.6, 5.2.2, 5.2.6, 5.2.7, 5.3.2, 5.3.4, 5.3.5, 5.3.7).</p>
<b>Policy 5.2.6 Adopt Regional Context Statements that:</b>	
5.2.6 a identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	'Roads and Goods Movement Concept Map' is included in the OCP as Map 5, which indicates routes for goods and service vehicles.
5.2.6 b	Land use and integrated transportation policies creating a Network of Centres optimize passenger and goods movement

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	<p>on the road network by facilitating transit, pedestrian and bicycle transportation, thereby taking pressure off road network (Sections 2.1, 2.2, 5.1, 5.2, 5.3, 5.4).</p> <p>Goods movement facilitated (Policy 5.5.3).</p> <p>Arterials managed to maintain flow and mobility (Policy 5.5.5).</p> <p>Partner with regional, provincial and federal authorities to facilitate bridgehead and port access (Policies 5.5.3, 5.5.10).</p> <p>Employment Lands Policy 3.4.1 to promote infrastructure, transportation, and municipal service improvements in employment lands.</p>
5.2.6 c support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Transit priority and network management supported through features such as signal timing and lanes (Policies 5.4.4, 5.5.2).
5.2.6 d identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	<p>Policy 5.5.3 to facilitate effective goods movement and work with federal and provincial agencies to improve access to key port, industrial, and commercial areas, while encouraging goods movement by rail or water.</p> <p>Industrial land uses as indicated on Map 2, DNV OCP Land Use Map which protects port uses.</p> <p>Map 5 – DNV Roads and Goods Movement Concept Map maintains rail corridors.</p> <p>Goods movement and transportation improvements promoted for employment areas, including port (Policies 3.4.1, 8.1.4).</p>
5.2.6 e identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	<p>Policies that support reduction of air pollution include support for low-emission vehicles and charging infrastructure, and anti-idling initiatives (Policies 5.5.8, 9.5.3, 9.5.4).</p> <p>Consideration of air quality and noise for new developments (Policy 9.5.2, design guidelines in Schedule B).</p>
5.2.6 f identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	<p>Section 5.5 outlines the District's objective to manage road infrastructure in a way that enables the efficient movement of goods and people, while minimizing negative impacts on local neighbourhoods.</p> <p>Promote infrastructure and transportation improvements in industrial areas (Policy 3.4.1).</p> <p>Support low-emission vehicle charging infrastructure (Policies 5.5.8, 9.5.3).</p>

RGS Roles for Municipalities	District OCP Actions
	Facilitate effective goods movement (Policy 5.5.3).

# Regional Features Map 14





## The Corporation of the District of North Vancouver

### Bylaw 8755 (redline version of revisions)

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

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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 8755, 2025 (Amendment 59)”

#### Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) By adding a District-approved Land Acknowledgement before the Table of Contents;
  - b) By updating the Table of Contents as follows:
    - i. Inserting the heading “2025 Official Community Plan Review” before the “Introduction”; and
    - ii. Renumbering subsequent sections and maps in accordance with the contents of this bylaw;

#### “2025 OFFICIAL COMMUNITY PLAN REVIEW

##### INTRODUCTION

AN OFFICIAL COMMUNITY PLAN - LEGISLATIVE AUTHORITY  
 ACKNOWLEDGEMENTS  
 HISTORICAL CONTEXT  
 THIS OFFICIAL COMMUNITY PLAN  
 THE PLANNING PROCESS - “IDENTITY DNV 2030”  
 KEY ISSUES TO ADDRESS IN PLANNING FOR THE FUTURE  
 VISION, PRINCIPLES AND GOALS  
 STRATEGIC DIRECTIONS  
 PLAN ORGANIZATION AND STRUCTURE”

- c) By adding a new section “2025 Official Community Plan Review” attached as Schedule A before the “Introduction”;
- d) By adding the following policy to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.4: Transit Corridors:

**“4. Designate transit-oriented areas as prescribed in the *Local Government Act*”**

- e) By adding the following to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure immediately following the second sentence:

“Map 2 is the Land Use Map for the District. It designates the preferred location of land uses. **Map 2 identifies the location, amount, type, and density of residential development required to meet the anticipated housing needs over a period of 20 years, as identified in the most recent Housing Needs Report, as required by the *Local Government Act*. Features on Map 2 other than land use are provided for orientation and reference only; “proposed roads in centres” are conceptual and applicants should refer to relevant implementation plans for details.** The residential, commercial and institutional land use designations on Map 2 are described in the following table.”

- f) By adding the following land use designation to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure:

**“RESIDENTIAL LEVEL 7: HIGH DENSITY APARTMENT**

**Areas designated for high density apartment are intended predominantly for multifamily housing up to approximately 3.0 FSR at strategic sites in the District's Centres. Development in this designation will typically be expressed in mid- and high-rise apartments. Some commercial use may also be permitted in this designation.”**

- g) By deleting Part 1: Community Structure, Map 2: The District of North Vancouver Official Community Plan – Land Use Map and replacing it with Map 2, attached as Schedule B;
- h) By adding the following policy to Part 1: Community Structure, Section 5: Transportation Systems, Sub-section 5.1: Transportation and the Network of Centres:

**“9. Consider transportation demand management measures, such as end-of-trip facilities, secure bicycle or scooter parking facilities, transit pass subsidies, and car-sharing”**

- i) By deleting Policy 5 under Part 2: Community Development, Section 6: Social Well-Being, Sub-section 6.3 Community Services, Programs, and Facilities and replacing it with the following:

**~~“5. Support orientation and community services for welcoming new immigrants~~**

Support orientation and community services including provision of housing to support newcomers”

- j) By adding the following policy to Part 2: Community Development, Section 7: Housing, Sub-section 7.1: Housing Diversity:

“6. Encourage and facilitate a diverse mix of housing type, tenure, and affordability to meet varying household needs at different life stages, income levels and abilities”
- k) By adding the following policy to Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing:

“11. Strengthen requirements to provide tenant assistance and supports for residential tenants in existing rental housing sites undergoing redevelopment”
- l) By deleting Policy 7 under Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing and replacing with the following:

~~“7. Develop a rental and affordable housing strategy through Housing Action Plan(s) and/or Centres Implementation Plans~~  
“Update the Rental and Affordable Housing Strategy and other rental and affordable housing policies in town and village centre implementation plans to align with the most recent Housing Needs Report housing classes and target populations”
- m) By deleting Policy 3 under Part 2: Community Development, Section 7: Housing, Sub-section 7.3: Housing Affordability and replacing it with the following:

~~“3. Apply incentives (including, but not limited to density bonussing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing~~  
Apply incentives and requirements (including, but not limited to density bonussing, pre-zoning, reduced parking requirements, and inclusionary zoning) as appropriate, to encourage the development of affordable housing”
- n) By deleting Policy 2 under Part 2: Community Development, Section 7: Housing, Sub-section 7.4: Non-Market Housing and Homelessness and replacing it with the following:

~~“2. Work with community partners to explore opportunities for social housing, co-operative and innovative housing solutions~~  
Work with community partners to explore opportunities for social housing, co-operative and innovative housing, including housing opportunities for Indigenous persons”

- o) By adding a new Sub-section “12.3.4 Amenity Cost Charges” to Part 3: Plan Management, Section 12.3: Plan Implementation Strategies:

**“12.3.4 AMENITY COST CHARGES**

Amenity Cost Charges (ACCs) provide funds to assist the District in paying for amenities to serve the increased population of residents or workers that result directly or indirectly from development. The *Local Government Act* enables local governments to impose ACCs on development and regulates the use of ACC funds. The District’s ACC bylaw establishes the charges and list of amenities for which collected ACCs may be used. ACCs should be regularly reviewed to ensure the charges and list of amenities reflect the additional amenities required.”

- p) By adding “, amenity cost charges” in Part 3: Plan Management, Section 12.4: Financial Statement, immediately following reference to “community amenity contributions” in the seventh sentence:

“... At the same time, this model of growth management also provides opportunities for increased municipal revenue in the form of community amenity contributions, **amenity cost charges** and development cost charges that the municipality can use for improved amenities on behalf of the community.”

- q) By adding the following disclaimer to Schedule A: Town and Village Centre Policies below “Schedule A Table of Contents”:

**“Disclaimer: 1. Land use: Refer to OCP Map 2: Land Use Map for current parcel land use designations. In the event of a conflict between the Map 2: Land Use Map and any Schedule A land use maps, the Map 2: Land Use Map governs.**

**2. Future transportation routes: Applicants should refer to relevant implementation plans for details and contact the Engineering Department for direction to current plans.”**

- r) By updating Schedule B: Development Permit Areas, Map 3.1: Form and Character Development Permit Area to add the properties illustrated in Schedule C;
- s) By updating Schedule B: Development Permit Areas, Map 4.1: Energy and Water Conservation and GHG Emission Reduction Development Permit Area to add the properties illustrated in Schedule C; and
- t) By deleting Schedule C: Regional Context Statement in its entirety and replacing it with Schedule C: Regional Context Statement attached as Schedule D.

**READ** a first time

by a majority of all Council members.

**PUBLIC HEARING** held

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

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

**ADOPTED** by a majority of all Council members.

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Mayor

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Corporate Officer

### **Schedules for Bylaw 8755**

For readability, the content for Schedule A, Schedule B, Schedule C, and Schedule D is not included in the redline version of Bylaw 8755.

Refer to Bylaw 8755 for Schedule A, Schedule B, Schedule C, and Schedule D.

## The Corporation of the District of North Vancouver

### Bylaw 8743

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

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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 8743, 2025 (Amendment 57)”

#### Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) By adding a District-approved Land Acknowledgement before the Table of Contents;
  - b) By updating the Table of Contents as follows:
    - i. Inserting the heading “2025 Official Community Plan Review” before the “Introduction”; and
    - ii. Renumbering subsequent sections and maps in accordance with the contents of this bylaw;
  - c) By adding a new section “2025 Official Community Plan Review” attached as Schedule A before the “Introduction”;
  - d) By adding the following policy to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.4: Transit Corridors:
 

“4. Designate transit-oriented areas as prescribed in the Local Government Act”
  - e) By adding the following to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure immediately following the second sentence:
 

“Map 2 identifies the location, amount, type, and density of residential development required to meet the anticipated housing needs over a period of 20 years, as identified in the most recent Housing Needs Report, as required by the *Local Government Act*. Features on Map 2 other than land use are provided for orientation and reference only; “proposed roads in

centres” are conceptual and applicants should refer to relevant implementation plans for details.”

- f) By amending Part 1: Community Structure, Map 2: The District of North Vancouver Official Community Plan – Land Use Map as follows:
  - i. In the legend, delete “Lower Lynn Town Centre” and replace with “Lynn Creek Town Centre (Lower Lynn Town Centre)”;
  - ii. In the legend, delete “Lower Capilano Marine Village Centre” and replace with “Lions Gate Village Centre (Lower Capilano Marine Village Centre)”;
  - iii. In the legend, delete “First Nation Boundary” and replace with “Indian Reserve Boundary”;
  - iv. Delete the map labels “Squamish First Nation” and replace with “Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation)”;
  - v. Delete the map label “Tsleil-Waututh First Nation” and replace with “səlilwətał (Tsleil-Waututh Nation)”;
  - vi. Amend the map colour for Indian Reserve Land from white to light grey;
- g) By adding the following policy to Part 1: Community Structure, Section 5: Transportation Systems, Sub-section 5.1: Transportation and the Network of Centres:
  - “9. Consider transportation demand management measures, such as end-of-trip facilities, secure bicycle or scooter parking facilities, transit pass subsidies, and car-sharing”
- h) By deleting Policy 5 under Part 2: Community Development, Section 6: Social Well-Being, Sub-section 6.3: Community Services, Programs, and Facilities and replacing it with the following:
  - “5. Support orientation and community services including provision of housing to support newcomers”
- i) By adding the following policy to Part 2: Community Development, Section 7: Housing, Sub-section 7.1: Housing Diversity:
  - “6. Encourage and facilitate a diverse mix of housing type, tenure, and affordability to meet varying household needs at different life stages, income levels and abilities”



- j) By adding the following policies to Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing:
  - “11. Strengthen requirements to provide tenant assistance and supports for residential tenants in existing rental housing sites undergoing redevelopment”
- k) By deleting Policy 7 under Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing and replacing with the following:
  - “7. Update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans to align with the most recent Housing Needs Report housing classes and target populations”
- l) By deleting Policy 3 under Part 2: Community Development, Section 7: Housing, Sub-section 7.3: Housing Affordability and replacing it with the following:
  - “3. Apply incentives and requirements (including, but not limited to density bonussing, pre-zoning, reduced parking requirements, and inclusionary zoning) as appropriate, to encourage the development of affordable housing”
- m) By deleting Policy 2 under Part 2: Community Development, Section 7: Housing, Sub-section 7.4: Non-Market Housing and Homelessness and replacing it with the following:
  - “2. Work with community partners to explore opportunities for social housing, co-operative and innovative housing, including housing opportunities for Indigenous persons”
- n) By adding a new Sub-section “12.3.4 Amenity Cost Charges” to Part 3: Plan Management, Section 12.3: Plan Implementation Strategies:
 

**“12.3.4 AMENITY COST CHARGES**

Amenity Cost Charges (ACCs) provide funds to assist the District in paying for amenities to serve the increased population of residents or workers that result directly or indirectly from development. The Local Government Act enables local governments to impose ACCs on development and regulates the use of ACC funds. The District’s ACC bylaw establishes the charges and list of amenities for which collected ACCs may be used. ACCs should be regularly reviewed to ensure the charges and list of amenities reflect the additional amenities required.”
- o) By adding “, amenity cost charges” in Part 3: Plan Management, Section 12.4: Financial Statement, immediately following reference to “community amenity contributions” in the seventh sentence.

- p) By adding the following disclaimer to Schedule A: Town and Village Centre Policies below “Schedule A Table of Contents”:

“Disclaimer: 1. Land use: Refer to OCP Map 2: Land Use Map for current parcel land use designations. In the event of a conflict between the Map 2: Land Use Map and any Schedule A land use maps, the Map 2: Land Use Map governs.

2. Future transportation routes: Applicants should refer to relevant implementation plans for details and contact the Engineering Department for direction to current plans.”

- q) By deleting Schedule C: Regional Context Statement in its entirety and replacing it with Schedule C: Regional Context Statement attached as Schedule B.

**READ** a first time by a majority of all Council members.

**PUBLIC HEARING** held

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

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

**ADOPTED** by a majority of all Council members.

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Mayor

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Corporate Officer

## Schedule A to Bylaw 8743

### 2025 OFFICIAL COMMUNITY PLAN REVIEW

This section outlines amendments to the District of North Vancouver Official Community Plan in response to provincial legislative changes.

### LEGISLATIVE CONTEXT

In 2023 and 2024, the Province passed a series of legislation aimed at accelerating housing approvals, increasing housing supply, and improving affordability. Key components of the provincial legislation and the District's response are summarized below. Together, these amendments to the *Local Government Act* and *Housing Supply Act* mark a fundamental shift towards a prescribed land use regulation process in British Columbia.

### Requirements for Local Governments

Legislation	Response
<u>Housing Needs Report</u> Regularly update Housing Needs Reports using a standard method to identify five- and-20-year housing needs.	We completed our Interim Housing Needs Report in October 2024, prior to the January 1, 2025 deadline.
<u>Official Community Plans &amp; Zoning Bylaws</u> Regularly review and update OCPs and Zoning Bylaws to accommodate 20-year housing needs.	We reviewed and updated our OCP and Zoning Bylaw to ensure they could accommodate our 20-year housing need – as identified in our Interim Housing Needs Report (2024) – Prior to the December 31, 2025 deadline.
<u>Public Hearings</u> Prohibit site-by-site public hearings for rezonings that are consistent with OCPs.	The District can no longer hold public hearings for residential development applications that are consistent with the OCP.
<u>Small Scale Multi-Unit Housing</u> Permit three to four units of small-scale, multi-unit housing on properties zoned exclusively for single-family or duplex residential use (does not apply to zones that already permit three or more dwelling units on a property).	In June 2024, Council adopted amendments to the Zoning Bylaw to permit a secondary suite and coach house in single-family zones. This means that all single-family lots in the District permit 3 dwelling units per lot.
<u>Transit-Oriented Areas (TOAs)</u> Permit three to four units of small-scale, multi-unit housing on properties zoned exclusively for single-family or duplex	The two TOAs in the District – at Phibbs Exchange and Capilano University – were designated by the bylaw in June 2024

residential use (does not apply to zones that already permit three or more dwelling units on a property).	which aligns with the new legislation and governs land use within the TOAs.
<u>Housing Target Order</u> New housing construction targets issued for the District of North Vancouver. We are required to build 2,838 net new housing units over a period of five years from October 1, 2023 to September 30, 2028.	We are required to report our progress to the Province annually from 2024 to 2028.

The Province also introduced various tools and authorities for local governments to support proactive planning and building affordable housing (e.g., tenant protection, inclusionary housing, density bonusing, and transportation demand management).

### **Interim Housing Needs Report**

On October 21, 2024, Council received the District's Interim Housing Needs Report. This report documented the District's five-year housing need of 7,425 units and its 20-year housing need of 22,369 units.

The Interim Housing Needs Report (2024) identified key statements of housing need in the District:

- Affordable Housing
- Rental Housing
- Housing for seniors
- Housing for immigrants
- Housing for families
- Housing for individuals experiencing homelessness
- Accessible housing
- Housing for Indigenous households
- Housing near transit and active transportation infrastructure

The District is required to ensure the OCP and Zoning Bylaw permit the use and density of use necessary to accommodate at least the 20-year total number of housing units required to meet anticipated housing needs (22,369 units).

### **SHAPING OUR COMMUNITY THROUGH THE OCP**

Since the OCP was adopted in 2011, several new plans, strategies, and policies have been developed to implement policies on accessibility, child care, climate, economy, environment, housing, parking, parks, poverty and homelessness, tenant protection, transportation, and our Town and Village Centres. The existing OCP remains a strong foundation for land use planning and growth management in the District, with its core vision, policy framework, and urban structure still relevant today.

In order to comply with provincial legislation, targeted OCP amendments were undertaken in 2025. Our review of the OCP ensures that it provides sufficient capacity to meet the housing needs identified in the Interim Housing Needs Report (2024). Moving forward,

the District is required to update the Housing Needs Report, and ensure the OCP and Zoning Bylaw align with the Housing Needs Report, every five years.

Residents have an important role in shaping their community through OCP updates, where community input informs the overall vision, policies, and land use framework. Once adopted, rezonings that are consistent with the OCP can not be subject to a public hearing. This means that many conversations about growth and land use will be essential during the process when the OCP is updated.

## **SUMMARY OF AMENDMENTS**

The OCP amendments made in 2025 focus on:

- Specific housing policies to support legislative changes
- A new Regional Context Statement to align with the Regional Growth Strategy – Metro 2050
- Minor administrative amendments

OCP amendments are embedded within relevant sections of the OCP document where required.

### **Administrative Updates**

- The original names for Lynn Creek Town Centre (Lower Lynn Town Centre) and Lions Gate Village Centre (Lower Capilano-Marine Village Centre) are used throughout the document. The new names were added to the updated Land Use Map (Map 2) and new Regional Context Statement, but other references remain unchanged.
- Text within the OCP document that references the Regional Context Statement (RCS) includes references to the previous 2011 RCS.
- Data in the OCP reflects the information available at the time the plan was originally adopted. It does not incorporate more recent data from sources such as the 2021 Census or updated housing market analyses. While the data provides historical context for the policies and direction in the OCP, it should not be relied upon as the most current information for decision-making or analysis.

## **Schedule B to Bylaw 8743**

### **Schedule C: Regional Context Statement**

#### **AUTHORITY AND PURPOSE OF THE REGIONAL CONTEXT STATEMENT**

The District of North Vancouver is required under Section 866 of the *Local Government Act* to include a Regional Context Statement in its Official Community Plan. This legislation establishes that the function and requirement of the Regional Context Statement is to identify the relationship between the Official Community Plan and the Regional Growth Strategy and, if applicable, identify how the Official Community Plan will be made consistent with the Regional Growth Strategy over time. This document is included as Schedule C of the District's OCP to meet that requirement with respect to Metro 2050 Regional Growth Strategy (Bylaw No. 1339, 2022).

The District of North Vancouver may amend the Official Community Plan to adjust the boundaries of the District's regional land use designations within the Urban Containment Boundary, provided such adjustments satisfy the requirements set out in section 6.2.7 of the Regional Growth Strategy (Metro 2050 Regional Growth Strategy, Bylaw No. 1339).

The District of North Vancouver may amend the Official Community Plan to adjust the boundaries of the District's Urban Centres or Frequent Transit Development Areas, provided such adjustments satisfy the requirements set out in section 6.2.8 of the Regional Growth Strategy (Metro 2050 Regional Growth Strategy, Bylaw No. 1339).

#### **INTRODUCTION**

The District of North Vancouver is a member municipality of Metro Vancouver and Council has endorsed Metro 2050 Regional Growth Strategy. The District provides a number of significant regional assets and will continue to play a valuable role within the wider Metro Vancouver region.

The District's extensive and pristine alpine areas provide a high quality drinking water supply and outstanding recreational opportunities. Major highway and railway transportation corridors, in addition to nationally significant deep water port terminals, help connect and strengthen the regional economy.

Traditionally, the District has functioned as an inner suburb of Metro Vancouver, providing predominantly residential land uses within close commuting proximity to the City of North Vancouver and the downtown peninsula.

While the character of residential neighbourhoods will be sensitively preserved, the OCP recognizes and promotes the maturation of the District into a more complete and diverse community. These directions work very effectively in concert with the broader vision and strategy for a sustainable future for the region expressed in the Metro 2050 Regional Growth Strategy.

### Compact Growth Management

Metro Vancouver 2050: Goal 1: Create a Compact Urban Area

- The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

### Sustainable Economy

Metro Vancouver 2050: Goal 2: Support a Sustainable Economy

- The District OCP facilitates greater opportunities for local economic development and employment. Concentrated populations and enhanced transit and pedestrian access support businesses in centres. Industrial lands are protected, and economic activity are intensified and diversified.

### The Natural Environment and Climate Change

Metro Vancouver 2050: Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

- The District OCP protects local environmental assets through the establishment of an Urban Containment Boundary. Conservation, recreation and ecological functions are preserved. Growth is directed to established urban areas through coordinated land use, transportation and infrastructure planning to reduce energy consumption and greenhouse gases.

### Housing Options

Metro Vancouver 2050: Goal 4: Provide Diverse and Affordable Housing Choices

- The District OCP supports a diversity of housing types for a balanced population. Centres provide for mixed-use and multifamily housing forms, while neighbourhoods provide for ground-oriented detached and attached housing forms. The need for affordable and supportive housing is recognized and supported.

### Transportation Choice

Metro Vancouver 2050: Goal 5: Support Sustainable Transportation Choices

- The District OCP enables greater alternatives to the car through transit supportive settlement patterns and high pedestrian and bicycle design standards. Pedestrian, bicycle, transit and road networks are managed and integrated to provide safe and efficient options for all modes of transportation and users.

The District's OCP is supported by other planning documents that detail actions and strategies to achieve the goals of the OCP on a neighbourhood, theme, or sector basis. The District has adopted supporting planning documents that help achieve goals related to the environment, climate, economy, housing, tenant protection, child care, poverty reduction and homelessness, accessibility, transportation, parking, and parks. The District has also approved implementation plans for the four growth centres:

- Lynn Creek (originally named Lower Lynn) Town Centre (2013)
- Lions Gate (originally named Lower Capilano-Marine) Village Centre (2013)
- Lynn Valley Town Centre (2013)
- Maplewood Village Centre (2017)

The remaining sections 1 to 5 of the RCS, and the accompanying Regional Features Map, identify more closely the consistency of District OCP policies and objectives with the five regional goals contained in Metro 2050 Regional Growth Strategy (Bylaw No. 1339, 2022).

## **METRO 2050 GOAL 1: CREATE A COMPACT URBAN AREA**

The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres (Chapters 1 and 2). The OCP also directs office and retail growth to a transit efficient network of centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

### Specific Actions

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
Policy 1.1.9 Adopt Regional Context Statements that:	
1.1.9 a Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	Urban Containment Boundary illustrated on Regional Features Map.
1.1.9 b Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<p>Urban Containment Boundary established and growth restricted outside it (Policies 1.1 and 1.2). Parks, Open Space, and Natural Areas and Rural Residential Land Use designations applied to areas outside Urban Containment Boundary (OCP map 2). Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) and Rural Residential Land Use designations does not envision intensification through the extension of services.</p> <p>The OCP identifies capacity for an additional 20,000 population, 10,000 housing units, and 10,000 jobs for year 2030 (Chapter 1). The assumed baseline population for the OCP is 85,000 (2011 census counted 84,500). The OCP therefore provides capacity for a population of 105,000 by 2030. The assumed baseline dwelling unit count is 30,500 (2006 census counted 30,000 units, 2011 census confirmed 30,500). The OCP therefore provides capacity for 40,500 housing units by 2030. The assumed baseline employment for the OCP is around 26,000 (2006 census counted 22,000 fixed workplace jobs, and around 4,000 no fixed workplace jobs are assumed). The OCP therefore provides capacity for 36,000 jobs by 2030.</p>



RGS Roles for Municipalities	District OCP Actions
	<p>Metro Vancouver's subregional population projections by decade are as follows for the District (June 2024, Medium Growth Scenario<sup>1</sup>):</p> <ul style="list-style-type: none"> <li>• 2021 – 91,595</li> <li>• 2031 – 100,497</li> <li>• 2041 – 108,462</li> <li>• 2051 – 116,717</li> </ul> <p>Metro Vancouver's subregional dwelling unit projections by decade are as follows for the District (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> <li>• 2021 – 33,950</li> <li>• 2031 – 38,419</li> <li>• 2041 – 42,534</li> <li>• 2051 – 46,678</li> </ul> <p>Metro Vancouver's subregional employment projections by decade are as follows for the District (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> <li>• 2021 – 35,972</li> <li>• 2031 – 40,649</li> <li>• 2041 – 44,856</li> <li>• 2051 – 48,556</li> </ul> <p>Metro Vancouver's projections for 2041 and 2051 are beyond the 2030 planning horizon of the District's OCP. The District commits to working towards consistency with Metro Vancouver's projections to 2041 and 2051 in future OCP updates.</p> <p>The OCP's 2030 projections (2011) are comparable to Metro Vancouver's projections for 2031 (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> <li>- OCP projects 105,000 people by 2030 compared to Metro Vancouver's population projection of 100,497 by 2031</li> <li>- OCP projects 40,500 housing units by 2030 compared to Metro Vancouver's dwelling unit projection of 38,419 by 2031</li> <li>- OCP projects 36,000 total jobs by 2030 compared to Metro Vancouver's employment projection of 40,649 by 2031</li> </ul>
<p>1.1.9 c</p> <p>Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers</p>	<p>Commitment to work with Metro Vancouver (Policies 1.8, 10.4.2).</p>

<sup>1</sup> Metro Vancouver subregional population, dwelling units, and employment projections do not include Indian Reserve Lands.

RGS Roles for Municipalities	District OCP Actions
<p>1.1.9 d</p> <p>Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts</p>	<p>Land use and integrated employment land and economic development policies manage and minimize conflict between residential and industrial areas (Section 3, Section 8).</p> <p>The Industrial land use designation (Map 2, Section 3.5), which includes port-related uses, limits uses for residential, commercial, and office in these areas.</p> <p>The movement of goods and access to key port and industrial areas is facilitated to minimize potential impacts to residents (Policies 5.5.3, 3.4.1, 8.1.4).</p>
Policy 1.2.23 Adopt Regional Context Statements that:	
<p>1.2.23 a</p> <p>Provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)</p>	<p>The OCP provides for approximately 10,000 net new housing units up to 2030. The assumed baseline dwelling unit count for the OCP is 30,500 (2011 Census). The OCP therefore provides capacity for 40,500 residential units by 2030 (or 33% growth in the number of residential units from 30,500 in 2011 to 40,500 in 2030).</p> <p>The OCP directs 75 to 90% of the residential growth to four centres (shown on Map 1 in the OCP):</p> <ul style="list-style-type: none"> <li>• ~2,500 new units in Lynn Valley Town Centre (Municipal Town Centre) (up to ~25% of the residential growth)</li> <li>• ~3,000 new units in Lynn Creek Town Centre (FTDA) (up to ~30% of the residential growth)</li> <li>• ~2,000 new units in Lions Gate/Marine Drive (which captures Lions Gate FTDA) (up to ~20% of the residential growth)</li> <li>• ~1,500 new units in Maplewood Village Centre (up to ~15% of the residential growth)</li> </ul> <p>Medium and higher density residential and mixed use land use designations are applied to the four growth centres, as shown in OCP Map 2. Additional policies direct residential growth to the four growth centres (Policies 1.3, 2.1.2, 2.2.3, 2.2.4, 2.2.5).</p> <p>One of the District's four growth centres (Lynn Valley Town Centre) is designated as a Municipal Town Centre in the RGS, and two (Lynn Creek Town Centre and Lions Gate Village Centre) are FTDA's. As the OCP designates Lynn Creek as a Town Centre and this area is beginning to redevelop as such with high rise and higher density forms, it is the District's intention to seek an amendment to the RGS in the future to recognize this area as a Municipal Town Centre.</p> <p>The District's Interim Housing Needs Report (2024) (HNR) identifies the District's 20-year housing need (2021-2041) as 22,369 net new housing units. The assumed baseline household unit count for the Housing Needs Report is 32,700 in 2021. The HNR therefore anticipates a total of 55,069 housing units are needed in the District by 2041 (or 68% growth in the number of residential units from 32,700 in 2021 to 55,069 in 2041).</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Table 2 of the RGS includes residential growth targets for urban centres and FTDA's (from 2006 – 2041). The region-wide guideline is for 28% of residential growth to be located in FTDA's and 13% in Municipal Town Centres. The District's OCP plans for a 33% increase in the number of residential dwelling units between 2011 and 2030, with 75-90% of new dwelling units directed to our four growth centres (including Lynn Valley Municipal Town Centre, Lynn Creek FTDA, and Lions Gate FTDA). This growth pattern supports the RGS targets of directing 41% of future residential growth to FTDA's (28%) and Municipal Town Centres (13%).</p> <p><b>Employment growth:</b></p> <p>The OCP plans for 36,000 total jobs in the District by 2030. The assumed baseline of total jobs in the OCP is around 26,000 total jobs (in 2011). The OCP therefore plans for an increase of 10,000 new jobs by 2030 (or 38% growth in the number of total jobs from 26,000 in 2011 to 36,000 in 2021).</p> <p>The OCP provides significant policy support for job growth in Lynn Valley Town Centre (Municipal Town Centre), Lynn Creek Town Centre (FTDA), Lions Gate Village Centre (FTDA), and Maplewood Village Centre. Higher density Commercial Residential Mixed Use land use designations are applied to the four growth centres to facilitate office and retail development, as shown in OCP Map 2. Office and retail development are directed to the four growth centres (Policies 2.1.3, 3.1.3, 3.1.4).</p> <p>Table 2 of the RGS includes employment growth targets for Urban Centres and FTDA's (from 2006 – 2041). Table 2 of the RGS indicates employment growth region-wide is anticipated to occur at specific regional locations beyond the boundaries of the District, such as the Metropolitan Core (10% of job growth), Surrey Metro Core (5% of job growth) and across Regional City Centres (19% of job growth). Table 2 of the RGS also anticipates 16% of the region's overall job growth may occur within the 17 Municipal Town Centres (Map 4 in the RGS), of which Lynn Valley Town Centre is one. RGS Table 2 also indicates 27% of regional job growth may occur in Frequent Transit Development Areas, which includes Lynn Creek Town Centre and Lions Gate Village Centre. The RGS targets for employment growth are up to the year 2041, which is beyond the planning horizon of the OCP. The District commits to working towards consistency with Metro Vancouver's RGS employment growth targets beyond 2030 in future OCP updates.</p> <p>The OCP directs new jobs to the Municipal Town Centre and FTDA's through policies and land use designations in a manner consistent with the job distribution described in the RGS Table 2. The District anticipates working towards detailed job allocation between each of the four growth centres that align with Table 2 in the RGS in future OCP reviews.</p>

RGS Roles for Municipalities	District OCP Actions
<p>1.2.23 b</p> <p>include policies and actions for Urban Centres and Frequent Transit Development Areas that:</p>	
<p>1.2.23 b i</p> <p>identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4</p>	<p>Urban Centres and FTDAs illustrated on Regional Features Map (OCP Map 14).</p>
<p>1.2.23 b ii</p> <p>focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12</p>	<p>Lynn Valley (the District's Municipal Town Centre) is designated a Town Centre (Policy 2.1.1). The District's intent is to request Lynn Creek, which is also designated as a Town Centre in the District's OCP, be designated as a Municipal Town Centre in the RGS once development in this centre has advanced.</p> <p>Medium and higher density residential and Commercial Residential Mixed Use land use designations are applied, including Residential Level 6 (up to 2.5 FSR), Commercial Residential Mixed Use Level 2 (up to 2.5 FSR), and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR), to focus residential and commercial development as shown on Land Use Map (OCP Map 2).</p> <p>Mix and intensity of land uses, and transit-oriented infrastructure and design, facilitated to support frequent transit (Policy 1.4, Section 5.1).</p> <p>Residential growth directed to centres, including focus on affordable and rental housing (Policies 2.1.2, 7.2.7).</p> <p>Infrastructure investment directed to centres (Policy 2.1.4) and infrastructure planning coordinated with centres planning (Section 11.1).</p> <p>Major office and retail development directed to centres, specifically regionally designated FTDAs and the Municipal Town Centre (Policies 2.1.3, 3.1.3, 3.1.4).</p> <p>New park and open space planned for Town Centres (Policy 4.2.2).</p> <p>Objective established for Town Centres to create complete communities with diverse housing, employment and recreation (Objective for Section 2.1).</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on growth and developments of these centres.
1.2.23 b iii encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Major office development directed to centres, specifically regionally designated FTDAs and the Municipal Town Centre (Policies 2.1.3, 3.1.4).  Higher density mixed use land use designations are applied to centres to facilitate office development, Commercial Residential Mixed Use Level 2 (up to 2.5 FSR) and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR) as shown on Land Use Map (OCP Map 2).
1.2.23 b iv support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDAs and consider the use of parking maximums	Parking reductions in centres and corridors considered (Policy 5.1.8).
1.2.23 b v consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on growth and development while planning for housing diversity and affordability, community services and amenities, environmental protection, and infrastructure, all of which contribute to equity and resiliency.  In order to support future growth, additional OCP policies include the need to plan for community services and social programs (Section 6.3), retain and maintain existing rental buildings (Section 7.2), mitigate against natural hazards (Section 9.4), and emergency response (Section 6.4, Policy 10.4.1).  Implementation strategies (Section 12.3.1) include direction to undertake Centres Implementation Plans to achieve OCP goals and objectives for each of the centres. When developing supporting planning documents and neighbourhood plans, the District anticipates the use of tools and measures to ensure resiliency and equity.
1.2.23 b vi consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Support for child care across the District, including in centres (Policy 6.3.4).  Focus community facilities and services, such as child care, in centres to meet the needs of expanded populations in these areas (Policy 2.1.4).
1.2.23 b vii consider the implementation of green infrastructure	Support for green infrastructure, including the creation of parks (Policy 4.2.2), protection and enhancement of forest, trees, and soils (policies in section 9.2), and stormwater management (Policies 9.3.4, 9.3.5, 11.2.3).
1.2.23 b viii	Focus infrastructure and amenity investment in centres (Policies 2.1.4, 11.1.1).

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	
1.2.23 b ix support the provision of community services and spaces for non-profit organizations	Support for community services and social programs (Section 6.3), many of which are delivered by non-profit organizations.
1.2.23 b x consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	N/A (no Employment lands in the District)
1.2.23 b xi take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Manage streets that serve residential areas using traffic-calming measures (Policy 5.5.6). Consider public health implications, including air quality and noise, when evaluating new developments (Policy 9.5.2).
1.2.23 c include policies for General Urban lands that:	
1.2.23 c i identify General Urban lands and their boundaries on a map generally consistent with Map 2	General Urban lands illustrated on Regional Features Map.
1.2.23 c ii exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	Major office and retail uses (Policies 2.1.3, 3.1.3, 3.1.4) and community infrastructure investment (Policy 2.1.4) are directed to centres. The existing non-residential major trip generating uses of Capilano University, Capilano Suspension Bridge, and Grouse Mountain are already established on the transit network. New non-residential major trip generating uses, defined as non-residential major trip generating uses excluding those related to tourism, recreation and/or education, are excluded outside of centres consistent with the land use designations in Map 2, DNV OCP Land Uses. Further definition and policy guidance regarding major office and retail uses is anticipated to occur in future OCP reviews.
1.2.23 c iii encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking	Sensitive infill may be enabled through potential intensification of established centres (Section 2.2), neighbourhoods (Policies 2.3.5, 2.3.6, 7.1.2) and transit corridors (Policies 2.4.2, 2.4.3).

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
distance of the Frequent Transit Network;	
1.2.23 c iv encourage neighbourhood-serving commercial uses	Neighbourhood-serving commercial needs are supported by policies for Town Centres, Village Centres, and neighbourhoods. New retail and commercial development is concentrated in Town Centres (Policy 2.1.3, Commercial Residential Land Use Designations shown on Map 2). Commercial uses to serve the surrounding neighbourhoods accommodated in Village Centres (Policy 2.2.3). Local commercial uses in neighbourhoods to be preserved and encouraged (Policy 2.3.5).
1.2.23 d with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	Non-residential major trip generating uses is defined in the RCS as “non-residential major trip generating uses excluding those related to tourism, recreation and/or education” (referenced in regards to Action 1.2.23 c) ii)).  The District anticipates adding a definition of “non-residential Major Trip-Generating uses” to the OCP in future OCP reviews. In relation, the District anticipates further definition and policy guidance regarding major office and retail uses to occur in future OCP reviews.
1.2.23 e consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	Of the District’s four growth centres, one is designated as a Municipal Town Centre (Lynn Valley Town Centre) and two are designated as FTDA’s (Lynn Creek Town Centre and Lions Gate Village Centre).  Both FTDA’s – Lynn Creek and Lions Gate – are either partially or fully within Major Transit Growth Corridors (Metro 2050, Map 5).
1.2.23 f consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Commitment to work with Translink (Policies 5.1.2, 5.3.7, 5.4.2, 5.4.3, 5.4.7) and other public, private, and non-profit partners (Policies 5.3.4, 5.4.10, 5.5.10) to improve the transportation network.
<b>Policy 1.3.7 Adopt Regional Context Statements that:</b>	
1.3.7 a support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	The Network of Centres land use concept supports compact, complete, mixed-use communities that are well connected by transit (Section 2 Urban Structure). The concentration of mixed-uses maximizes transit and pedestrian access in the centres (Policies 2.1.3, 5.1.1). Transportation policies for the centres plan for pedestrian connectivity (Policy 5.1.6) and cycling infrastructure (Policy 5.1.7).  In addition to supporting multi-modal transit in the centres, the OCP supports District-wide pedestrian and cycling connectivity (Policies 5.2.2, 5.3.2; Map 4 Bicycle Plan Concept Map).

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
<p>1.3.7 b</p> <p>locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit</p>	<p>The Network of Centres land use concept focuses growth to centres and corridors to support enhanced transit provision (Map 1; Section 1). This includes concentrating community infrastructure (i.e., facilities and services) and major retail uses in centres (Policies 2.1.3, 2.1.4, 2.2.3). Section 6.2 provides additional direction to provide library, arts, cultural, and recreation services in developing neighbourhoods.</p> <p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on planning for commercial uses and community amenities, including recreation centres, public and open spaces, parks, public art, child care, adults/senior facilities, libraries, and other programs and services.</p>
<p>1.3.7 c</p> <p>provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement</p>	<p>Section 4.1 outlines the District's objective to maintain a diverse, high quality parks and open space system across the District that serves community needs. Parks, open spaces, and recreational opportunities in neighbourhoods (Policies 2.3.3, 4.2.1) and in new developments (Policy 4.1.10) is supported.</p> <p>Place-making amenities, including community gardens, playgrounds, and gathering places is supported (Policies 6.3.12, 4.1.10, Schedule A Town and Village Centre Policies).</p> <p>Accessibility for parks, open spaces, and community spaces for all people and abilities is promoted (Policies 4.1.8, 6.4.7).</p> <p>Support to create spaces that provide social connection and are accessible for a diversity of people and abilities (Policies 6.3.3, 6.3.6, 6.3.7, 6.3.12).</p>
<p>1.3.7 d</p> <p>respond to health and climate change-related risks by providing equitable access to:</p>	
<p>1.3.7 d i</p> <p>recreation facilities</p>	<p>Accessibility for all community members to participate in leisure and recreation activities, which includes recreation facilities (Policies 6.2.4, 6.2.5), is encouraged. Facilitate the creation of accessible community and public spaces (Policy 6.4.7).</p>
<p>1.3.7 d ii</p> <p>green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)</p>	<p>Equitable access to green and public spaces is supported by OCP policies that aim to create and maintain green spaces across the District. Target established to exceed 2 hectares of community and neighbourhood park per 1,000 residents (Section 4). The objective in Section 4.1 is to maintain a diverse, high quality parks and open space system across the District that serves community needs. Parks and open spaces in neighbourhoods (Policy 2.3.3) and in centres (Policy 4.2.5) are encouraged.</p> <p>Additional policy supports improving accessibility of parks, open spaces, and public spaces for a diversity of people and abilities (Policies 4.1.8, 6.4.7).</p>



<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
1.3.7 d iii safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Target established of achieving a 35% mode share of transit, walking, and cycling trips (Target 5), which is supported by policies in Sections 5.2, 5.3, and 5.4.  Support for pedestrian-friendly features, accessibility, and cycling infrastructure for the pedestrian network (Policy 5.2.4), cycling network (Policy 5.3.3), and trail network (Policy 4.1.8).
1.3.7 e support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Urban agriculture, community gardens, and farmers markets are supported (Policies 6.3.12, 6.3.13).  Retail uses, such as grocery stores, are supported across the District (Policy 2.1.3 for Town Centres, Policy 2.2.3 for Village Centres, and Policy 2.3.5 for neighbourhoods).
1.3.7 f consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on development of these centres, including support for the health and well-being of residents.  Public health implications are considered when evaluating new developments (Policy 9.5.2, Schedule B design guidelines).  The District plans to consider the mitigation of significant negative social and health impacts in future OCP reviews.
1.3.7 g provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Development Permit Area for Form and Character (Schedule B) includes design guidelines that aim to achieve barrier-free development and accessibility, improve safety, and reduce opportunities for crime.
1.3.7 h consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDAs, and other local centres	Work and partner with First Nations to foster the expression of their cultural identity (Policy 6.2.3).
Policy 1.4.3 Adopt Regional Content Statements that:	
1.4.3 a identify Rural lands and their boundaries on a map generally consistent with Map 2	Rural lands illustrated on Regional Features Map.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
1.4.3 b limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	<p>Growth restricted outside Urban Containment Boundary (Policy 1.2) and Rural Residential land use designation does not envision intensification of use through subdivision.</p> <p>Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) and Rural Residential land use designation does not envision intensification of use through the extension of services.</p> <p>Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary as shown on Land Use Map (OCP Map 2) and Regional Features Map (OCP Map 14).</p>
1.4.3 c specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary as shown on Land Use Map (OCP Map 2), providing for low density detached housing on large lots (up to 0.35 FSR).
1.4.3 d prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	The District does not have any agricultural areas. Urban agriculture and other food initiatives are supported (Policies 6.3.12, 6.3.13, 6.3.14, 6.3.15).
1.4.3 e support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	<p>Direction to map ecologically important areas and develop a management plan (Policy 9.1.1).</p> <p>Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7).</p> <p>Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4)</p> <p>Measures to protect, enhance and restore ecosystems include: acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3); and conservation tools such as covenants, land trusts, and tax exemptions supported where appropriate (Policy 9.1.6).</p>

## **METRO 2050 GOAL 2: SUPPORT A SUSTAINABLE ECONOMY**

The urban structure, employment lands and economic development policies contained in the District's OCP (Chapters 1, 2, 3 and 8) place a strong emphasis on supporting sustainable economic activity in the District. This OCP protects employment lands for economic activity, seeks to intensify and diversify activity in these lands, encourage office development within a Network of Centres, and create a positive investment climate. Concentrated populations and enhanced transit and pedestrian access support businesses in centres.

## Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 2.1.10 Adopt Regional Context Statement that:	
<p>2.1.10 a include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands</p>	<p>New retail, service and major office development concentrated in the District's two Town Centres (Lynn Valley and Lynn Creek). Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres.</p> <p>Appropriate industrial and light industrial commercial economic activity is protected, intensified, diversified, and a high quality business environment ensured through policies in Chapter 3. Note: the District does not have lands within Metro Vancouver's 'Employment lands' designation.</p> <p>Economic development is promoted by: maintaining community competitiveness and providing competitive government services (policies in Chapter 8), encouraging appropriate and compatible economic activity including office, retail and live-work uses in and adjacent to centres, and industrial and light industrial uses in employment lands (Policy 8.1.3 b and c).</p>
<p>2.1.10 b support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives</p>	<p>New retail, service, and major office development concentrated in the District's two Town Centres: Lynn Valley Municipal Town Centre, and Lynn Creek FTDA (Policies 2.1.3, 3.1.4).</p> <p>Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres. Schedule A (Town and Village Centre Policies) includes policies that promote office development in Lynn Valley Municipal Town Centre, and commercial floorspace in Lynn Creek FTDA, Lions Gate FTDA, and Maplewood Village Centre.</p>
<p>2.1.10 c discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas</p>	<p>Retail, service, major office and community infrastructure investment are directed to centres (Policies 2.1.3, 2.1.4, 3.1.3, 3.1.4).</p> <p>Infrastructure provision is integrated with land use and transportation planning (Policy 1.6) and coordinated with the District's centres (Section 11.1).</p> <p>A target of providing one community hub type facility within easy access of every centre is established (Chapter 6, Policy 6.3.6).</p> <p>Commercial and Commercial Residential Mixed Use designations applied outside of centres are generally of a lower density (1.75 FSR) than those applied within centres (2.5 FSR and 3.5 FSR).</p> <p>Institutional and/or commercial development within Capilano University is integrated with the District's Network of Centres (Policy 2.2.8). Capilano University is connected via transit corridors to the Network of Centres (Map 1) and is deemed suitable for development where this is integrated with the District's</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	urban structure. Capilano University is identified OCP Map 14 (Regional Features Map).
Policy 2.2.9 Adopt Regional Context Statements that:	
2.2.9 a identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	Industrial lands illustrated on Regional Features Map (OCP Map 14). Note: the District does not have lands within Metro Vancouver's 'Employment lands' designation.
2.2.9 b identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	N/A – The District's OCP does not identify Trade-Oriented lands.  The District anticipates identifying Trade-Oriented lands in future OCP reviews.
2.2.9 c include policies for Industrial lands that:	
2.2.9 c i consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Industrial lands are supported and protected (Policy 1.7, Section 3.1).  Land use designations for employment lands in Section 3.5 identify the intended uses for industrial lands, and limit non-industrial uses. Policy direction further limits non-industrial use in industrial areas (Policies 1.7, 3.1.2, 3.1.4).  The District's Industrial land use designation (Section 3.5) is generally consistent with Metro 2050's Industrial designation. Reviewing the District's Industrial land use designation for consistency with Metro 2050's is anticipated to occur in future OCP reviews.
2.2.9 c ii support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Accessory caretaker residential and accessory commercial uses may be permitted (Policies 3.1.2, 3.1.3, and description of Industrial land use designation in Section 3.5).
2.2.9 c iii exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and	Retail uses are restricted to accessory and limited, conditional uses (Policy 3.1.3) and major retail and office uses are directed to centres (Policies 3.1.3, 3.1.4) and residential uses are limited to accessory caretaker units (Policy 3.1.2).

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
stand- alone office uses, other than ancillary uses, where deemed necessary	
2.2.9 c iv encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Intensification and better utilization of industrial areas encouraged (Section 3.2).
2.2.9 c v review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over-supply of parking	Improvements in transportation, infrastructure, and municipal services in industrial areas is supported (Policy 3.4.1). Policy to support effective access to industrial areas (Policy 5.5.3).  The District anticipates reviewing parking and loading requirements in industrial areas in future OCP reviews.
2.2.9 c vi explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Section 3.1 outlines the District's objective to ensure an adequate supply of land for businesses to enable significant economic activity and jobs in the community. Policies in this section look to support and protect industrial lands while supporting economic growth.
2.2.9 c vii provide infrastructure and services in support of existing and expanding Industrial activities	Services and infrastructure to support industrial uses is promoted (Policy 3.4.1).
2.2.9 c viii support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Services and infrastructure to support industrial uses is promoted (Policy 3.4.1).  Facilitate the movement of goods – including by rail and water - and improve access to key industrial, port, and commercial areas (Policy 5.5.3).
2.2.9 c ix consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Schedule B includes design guidelines for Industrial and Business Park Development. The design guidelines encourage employment opportunities through provision of well-designed, attractive, high-quality development that is visually integrated with surrounding land uses and minimizes negative environmental impacts. Guidance around tree planting, landscaping, and fencing and screening is provided.
2.2.9 c x do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	N/A – The District's OCP does not identify Trade-Oriented lands.  The District anticipates identifying Trade-Oriented lands in future OCP reviews.
2.2.9 d include policies for Employment lands that:	
2.2.9 d i support a mix of Industrial, small scale commercial and office, and other related employment uses, while	N/A - The District does not have Employment lands.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	
2.2.9 d ii allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the Regional Growth Strategy	N/A - The District does not have Employment lands.
2.2.9 d iii support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	N/A - The District does not have Employment lands.
2.2.9 d iv support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	N/A - The District does not have Employment lands.
2.2.9 d v do not permit residential uses, except for: <ul style="list-style-type: none"> <li>• an accessory caretaker unit; or</li> <li>• limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.</li> </ul>	N/A - The District does not have Employment lands.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
2.2.9 e include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	N/A - The District does not have Employment lands.
2.2.9 f include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	N/A - The District does not have Employment lands.
Strategy 2.3.12 Adopt Regional Context Statements that:	
2.3.12 a specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	N/A - The District does not have Agricultural lands.
2.3.12 b consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Community gardens, urban agriculture, and farmers markets are promoted (Policies 6.3.12, 6.3.13).  Note, the District does not have Agricultural lands.
2.3.12 c include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	N/A - The District does not have Agricultural lands.
2.3.12 c i assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	N/A - The District does not have Agricultural lands.
2.3.12 c ii encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	N/A - The District does not have Agricultural lands.
2.3.12 c iii support climate change adaptation including: <ul style="list-style-type: none"> <li>• monitoring storm water, flooding, and sea level rise impacts on Agricultural land,</li> </ul>	N/A - The District does not have Agricultural lands.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
<ul style="list-style-type: none"> <li>• implementing flood construction requirements for residential uses, and</li> <li>• maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies</li> </ul>	
2.3.12 c iv protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	N/A - The District does not have Agricultural lands.
2.3.12 c v demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	N/A - The District does not have Agricultural lands.
2.3.12 c vi align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	N/A - The District does not have Agricultural lands.
<p>Strategy 2.3.13 In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences</p>	<p>Initiatives promoting healthy local foods and food production supported (Policy 6.3.12).</p> <p>Collaboration with agencies and partners to provide food access (Policy 6.3.14).</p> <p>A food policy to support community and environmental health to be developed (Policy 6.3.15).</p>

### **METRO 2050 GOAL 3: PROTECT THE ENVIRONMENT, ADDRESS CLIMATE CHANGE, AND RESPOND TO NATURAL HAZARDS**

The District's OCP protects local environmental assets through the establishment of an Urban Containment Boundary. The Environmental Management and Climate Action policies contained in the District's OCP (Chapters 9 and 10) seek to preserve our vast natural assets and mitigate and adapt to climate change. This OCP preserves natural areas for conservation and recreation, protects and enhances ecosystems and habitats, and manages land use and infrastructure to reduce greenhouse gases, adapt to climate



change and to manage risks from natural hazards. The Conservation and Recreation areas illustrated on the Regional Features Map (Map 14) include regionally significant natural assets, major parks, watersheds and ecologically important areas.

### Specific Actions

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
Policy 3.1.9 Adopt Regional Context Statements that:	
3.1.9 a identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	Conservation and Recreation areas illustrated on Regional Features Map (OCP Map 14).
3.1.9 b include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation (Section 4.3) which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, outdoor recreation, and tourism (Map 2 DNV OCP Map). Map 3 (DNV Parks and Trails Concept Map) identifies different types of park and conservation areas and trail linkages.  A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where uses include outdoor recreation, watershed and resource management, conservation, and research (Policy 1.2).
3.1.9 b i drinking water supply areas	
3.1.9 b ii environmental conservation areas	
3.1.9 b iii wildlife management areas and ecological reserves	
3.1.9 b iv forests	
3.1.9 b v wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	
3.1.9 b vi riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
3.1.9 b vii ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	

RGS Roles for Municipalities	District OCP Actions
<p>3.1.9 b viii uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including:</p> <ul style="list-style-type: none"> <li>○ major parks and outdoor recreation areas;</li> <li>○ education, research and training facilities, and associated uses that serve conservation and/or recreation users;</li> <li>○ commercial uses, tourism activities, and public, cultural, or community amenities;</li> <li>○ limited agricultural use, primarily soil-based; and</li> <li>○ land management activities needed to minimize vulnerability / risk to climate change impacts</li> </ul>	
<p>3.1.9 c Include policies that:</p>	
<p>3.1.9 c i protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements</p>	<p>Schedule B of the OCP, Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment, its Ecosystems and Biodiversity (Natural Environment and Streamside) and for Protection of Hazard Conditions (Wildfire, Creek and Slope Hazard) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.</p>
<p>3.1.9 c ii encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation</p>	<p>Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation (Section 4.3) which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, outdoor recreation, and tourism (Map 2 DNV OCP Map). These lands are protected from urbanization (Policy 4.1.3).</p> <p>A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where growth and development are not accommodated.</p> <p>Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment and for Protection of Hazard Conditions (Schedule B) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.</p>
<p>Policy 3.2.7 Adopt Regional Context Statements that:</p>	
<p>3.2.7 a identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1</p>	<p>Section 4 and Section 9 include policy to maintain, protect, and enhance the ecology and natural systems in the District, including to increase the area of protected natural land (Policies 4.2.1, 4.2.5, 4.2.6, 4.2.7, 9.1.3, 9.1.6). Policy direction in Section 9 and Schedule B supports protecting, retaining, and planting trees. These policies will contribute to the Metro</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	<p>Vancouver targets of increasing the area of protected natural land and tree canopy cover regionally.</p> <p>The District anticipates identifying targets for area of lands protected for nature and tree canopy cover in supporting policies, plans, strategies, or future OCP reviews.</p>
3.2.7 b refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
3.2.7 b i support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	<p>Policy direction to map ecologically important areas and develop a management plan (Policy 9.1.1).</p> <p>Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7).</p> <p>Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4).</p> <p>Acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3).</p> <p>Conservation tools such as covenants, land trusts and tax exemptions supported where appropriate (Policy 9.1.6).</p>
3.2.7 b ii seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Support for the regional connectivity of green infrastructure through protection and maintenance (Policies 4.1.3, 4.1.5, 4.1.14). Policy 9.1.11 provides additional direction to collaborate with other municipalities, First Nations, and community organizations to manage and conserve ecologically important areas.
3.2.7 b iii discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Development Permit Areas (DPAs) (Schedule B) for Protection of the Natural Environment and Streamside Protection aim to protect nature, ecological systems, wildlife corridors, and ecosystem connectivity. The DPAs serve to manage how development occurs in these areas to protect natural systems.
3.2.7 b iv indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements	Development Permit Areas (DPAs) (Schedule B) for Protection of the Natural Environment and Streamside Protection aim to protect nature, ecological systems, wildlife corridors, and ecosystem connectivity. The DPAs serve to manage how development occurs in these areas to protect natural systems.
3.2.7 c include policies that:	
3.2.7 c i support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	The value of ecological services is reflected and supported in OCP policy. Natural assets (which provide clean air and water, healthy soils, rainwater interception, soil stability, temperature regulation, and recreational opportunities) are supported by policies that protect and improve the nature and ecology in the District (Section 4, Section 9, Policy 11.2.3).

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	Town and Village Centre Policies (Schedule A) include policy direction to consider ecosystem services in the urban context, such as encouraging green walls and roofs, rain gardens and features, and native landscaping.
3.2.7 c ii enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Trees and forests are protected and enhanced, including management of the urban forest (Section 9.2, Policies 9.2.4, 9.2.5).  Guidance on tree retention, replacement, and/or compensation (Policy 9.2.2, Development Permit Areas in Schedule B).
3.2.7 c iii reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Policy direction to develop and implement an integrated invasive species management strategy (Policy 9.1.9).
3.2.7 c iv increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	The District anticipates exploring policy direction to support increasing green infrastructure along greenways, trails, the transit network in supporting policy or strategy documents or future OCP reviews.
3.2.7 c v support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives	Policy and Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1).  Policies in Section 9.3 established to manage watershed and foreshore aquatic systems (Section 9.3).  Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1).  Green building practices promoted (Policy 10.1.1, and Centres policies in Schedule A), includes water conservation.
Policy 3.3.7 Adopt Regional Context Statements that:	
3.3.7 a identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	Target to reduce greenhouse gas emissions by 33% by 2030 (Target 10), which works towards regional target.  Growth management strategy to direct 75-90% of anticipated residential development to four transit friendly centres (Target 1, Policy 1.3, 1.4).

RGS Roles for Municipalities	District OCP Actions
	<p>High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1).</p> <p>Transit, bicycle, pedestrian mode share of 35% established for 2030 (Target 5).</p> <p>The District anticipates updating the greenhouse gas emission reduction target and considering alignment with the regional reduction target in future OCP reviews.</p>
<p>3.3.7 b identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:</p> <ul style="list-style-type: none"> <li>existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geoechange systems, and zero emission vehicle charging infrastructure; and</li> <li>community design, infrastructure, and programs that encourage transit, cycling, rolling and walking</li> </ul>	<p>Network support for alternative energy vehicles provided as necessary (Policy 5.5.8).</p> <p>Green building practices promoted (Policy 10.1.1, and Town and Village Centre Policies in Schedule A).</p> <p>Building retrofits and energy ratings for home sales encouraged (Policies 10.1.2, 10.1.3).</p> <p>Section established to support alternative energy systems, including district systems (Section 10.2).</p> <p>Air quality considered in land use and transportation planning (Policies 9.5.2, 9.5.3).</p> <p>High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1), includes design expectations (Policies 5.1.3, 5.1.4, 5.1.5, 5.2.4, 5.3.6).</p> <p>Improve connections and access between the pedestrian and bicycle network to transit (Policies 5.2.7, 5.3.7, 5.4.5, 5.5.6).</p>
<p>3.3.7 c focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors</p>	<p>Infrastructure provision integrated with land use, transportation planning, energy conservation considerations and urban design (Policy 1.6) .</p> <p>Infrastructure investment directed to centres (Policy 2.1.4).</p> <p>Infrastructure planning, management, and investment, coordinated with the Network of Centres and corridors connecting them (Policies in Section 11.1).</p> <p>Specific Community Amenity Contributions strategies to be developed for growth centres (Section 12.3.3).</p>
Policy 3.4.5 Adopt Regional Context Statements that:	

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
3.4.5 a include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).  Facilitate mitigation measures to reduce risks of landslide, flood, debris flow, and forest interface wildfire (Policy 9.4.2).  Continue developing information and communication systems to advance the natural hazard management program (Policy 9.4.3).
3.4.5 b include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B).
3.4.6 Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services	Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).
3.4.7 Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies	Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).  Section 9.4 provides policy direction to reduce and mitigate risks associated with natural hazards. Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B).  Proactively prevent risk and respond to emergencies, including fire safety and disaster response (Policies 6.4.1, 6.4.5, 6.4.6, 6.4.8, 6.4.9, 10.4.1).
3.4.8 Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles	Section 9.4 provides policy direction to reduce and mitigate risks associated with natural hazards. Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B). Development permit for Protection of Hazard Conditions (Wildfire, Creek, and Slope Hazard) serve to manage how development occurs in these areas to avoid natural hazards.  Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2)

## METRO 2050 GOAL 4: PROVIDE DIVERSE AND AFFORDABLE HOUSING CHOICES

The District's OCP supports housing choices across the full continuum of housing needs. The Network of Centres land use concept supports diverse housing forms, with mixed-use and multifamily developments directed to the four growth centres (Chapters 1, 2, 7), while neighbourhoods support ground-oriented detached and attached housing forms (Chapter 1). Policies support diverse and affordable housing options that are needed for seniors, young singles, couples, and families with children, and emergency, transitional, and supportive housing that is needed to support vulnerable populations (Chapter 7). The Plan Implementation Strategies in Section 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Housing. Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) to support low intensity infill housing options.

### Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 4.1.8 Adopt Regional Context Statements that:	
4.1.8 a indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	<p>As referenced in the OCP, a Housing Needs Report (HNR) is a provincial legislative requirement for municipalities to have completed as of 2024. HNRs are required by provincial legislation to be updated every five years thereafter. The HNR document is separate from the OCP and the 2024 report is summarized here for reference only.</p> <p>The District's Interim Housing Needs Report (2024) identifies our 20-year housing need as 22,369 new units from 2021 to 2041.</p> <p>The Interim Housing Needs Report (HNR) (2024) estimates the District's five-year housing need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> <li>• 2,023 studio units</li> <li>• 1,406 1-bedroom units</li> <li>• 1,228 2-bedroom units</li> <li>• 1,001 3-bedroom units</li> <li>• 749 4-bedroom+ units</li> </ul> <p>The HNR (2024) estimates the District's five-year housing need (2021-2026) by tenure as: 3,950 ownership units, 2,458 rental units.</p> <p>The HNR (2024) estimates the District's five-year housing need (2021-2026) based on affordability by maximum monthly shelter costs:</p> <ul style="list-style-type: none"> <li>• 958 units under \$1,125</li> <li>• 646 units from \$1,125 to \$1,750</li> <li>• 509 units from \$1,750 to \$2,250</li> <li>• 1,025 units from \$2,250 to \$3,125</li> <li>• 1,864 units from \$3,125 to \$5,000</li> <li>• 1,407 units over \$5,000</li> </ul> <p>The District intends to work towards meeting estimated future demand as described in the most recent HNR.</p>

RGS Roles for Municipalities	District OCP Actions
<p>4.1.8 b articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options</p>	<p>As referenced in the OCP, a Housing Needs Report (HNR) is a provincial legislative requirement for municipalities. The HNR document is separate from the OCP and the 2024 report is summarized here for reference only.</p> <p>The District's 2024 Housing Needs Report (HNR) identifies the need for more rental and ownership units, units with a variety of bedroom sizes ranging from studio to 4+ bedrooms, and units with a range of affordability levels including more affordable units. Policies in the OCP support the needs identified in the HNR: support for different tenure types including rental, support for diverse unit sizes and housing forms, and support for developing affordable and non-market housing (further details below).</p> <p>The District's OCP supports a diversity of housing forms:</p> <ul style="list-style-type: none"> <li>• Higher-density Commercial Residential Mixed Use and multifamily developments directed to centres (Policies 2.1.2, 2.2.4, 2.2.5).</li> <li>• Plan for low intensity infill housing options in single-family neighbourhoods(Policy 7.1.2).</li> <li>• Permit suites and lock-off units (Policy 7.2.2).</li> </ul> <p>OCP policies support diverse needs regarding tenure, size, and affordability of housing units (Policies in Section 7.1, 7.2, and 7.3):</p> <ul style="list-style-type: none"> <li>• Facilitate market, non-market, and supportive housing (Policy 7.1.1).</li> <li>• Support development of affordable housing through incentives such as density bonusing, pre-zoning, and parking reductions (Policy 7.3.3).</li> <li>• Require multifamily developments to contribute to the provision of affordable housing (Policy 7.3.4). Policy direction to pursue an inclusionary zoning tool (Policy 7.3.3).</li> <li>• Use District land to support the development of social and affordable housing (Policy 7.4.4).</li> <li>• Support the development and retention of rental housing including through development and zoning incentives, limiting conversion of rental units, and parking reductions (Policies 7.2.3, 7.2.4, 7.2.5, 7.2.8).</li> <li>• Facilitate a range of multifamily unit sizes (including smaller apartments and family-sized units) (Policy 7.1.5)</li> </ul> <p>Policy direction to update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans, including consideration of the most recent Housing Needs Report housing classes and target populations (Policy 7.2.11).</p> <p>Schedule A, Town and Village Centre Policies, includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible housing relative to specific centres current and future profiles.</p>



RGS Roles for Municipalities	District OCP Actions
	<p>Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) to support low intensity infill housing options and are identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p> <p>Target established to move from 70% detached (i.e. single-family housing) and 30% attached (i.e. multi-family housing) to 55% detached and 45% attached by 2030 (Target 2) to increase housing diversity, range of sizes, range of price points, and range of tenures.</p>
4.1.8 c identify policies and actions that contribute to the following outcomes	
4.1.8 c i increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	<p>Section 7 focuses on the District's objective to increase housing choices across the full continuum of housing needs. Policies in this section include support for and facilitation of market, non-market, and supportive housing; infill housing types; multifamily housing; and accessible housing.</p> <p>Incentives for development of affordable and social housing include density bonusing, pre-zoning, reduced development charges, reduced parking requirements, inclusionary zoning, and contribution of District land (Section 7.3, Section 7.4).</p> <p>Ensure affordable housing has an appropriate mix, type, and size of units to support residents' needs (Policy 7.3.1).</p> <p>Direction to establish a minimum acceptable standard of for rental housing (Policy 7.2.6).</p> <p>Facilitate a diverse mix of housing type, tenure, and affordability to accommodate the needs or people at all stages of life (Policy 7.1.6). Require accessibility features in new multifamily developments where feasible (Policy 7.1.5).</p> <p>Facilitate unit suitability in multifamily housing by facilitating a wide range of unit sizes (Policy 7.1.4). Additional guidance on the size of units that are needed is outlined in the Housing Needs Report (2024), which estimated the five-year need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> <li>• 2,023 studio units</li> <li>• 1,406 1-bedroom units</li> <li>• 1,228 2-bedroom units</li> <li>• 1,001 3-bedroom units</li> <li>• 749 4-bedroom+ units</li> </ul> <p>Schedule A (Town and Village Centre Policies) includes housing policies for each growth centre which encourage family, seniors, rental, affordable, and adaptable/ accessible housing.</p>
4.1.8 c ii increased supply of family-friendly, age-friendly, and accessible housing	Facilitate a diverse mix of housing type, tenure, and affordability to accommodate the needs or people at all stages of life (Policy 7.1.6). Accessibility features in multifamily developments required (Policy 7.1.5).

RGS Roles for Municipalities	District OCP Actions
	<p>Having a range of unit sizes in multifamily developments, including units that are suitable for families is supported (Policy 7.1.4). Additional guidance on the number of units that are needed – including larger units that are suitable for families - is outlined in the HNR, which estimates the five-year housing need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> <li>• 2,023 studio units</li> <li>• 1,406 1-bedroom units</li> <li>• 1,228 2-bedroom units</li> <li>• 1,001 3-bedroom units</li> <li>• 749 4-bedroom+ units</li> </ul> <p>The District implements the HNR 2024's guidance on bedroom variety through the negotiated rezoning process.</p> <p>Housing units for people with disabilities promoted (Policies 7.4.1, 7.4.5).</p> <p>Schedule A (Town and Village Centre Policies) includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible.</p>
<p>4.1.8 c iii increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing</p>	<p>Section 7 includes policies that support market, non-market, and supportive housing. More specifically, Section 7.2 focuses on providing alternatives to home ownership and support for rental housing in various forms.</p> <p>Affordable ownership options in multifamily developments is encouraged (Policy 7.3.4).</p> <p>Opportunities for co-operative housing is supported (Policy 7.4.2).</p>
<p>4.1.8 c iv increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit</p>	<p>Residential land use designations support ground-oriented infill housing options in single-family neighbourhoods (Section 2.5, Map 2):</p> <ul style="list-style-type: none"> <li>• Residential Level 2: Detached Residential – accommodates secondary suites and coach houses</li> <li>• Residential Level 3: Attached Residential – accommodates ground-oriented multifamily housing such as duplexes and triplexes</li> <li>• Residential Level 4: Transition Multifamily – accommodates multifamily housing such as townhouses</li> </ul> <p>Support ground-oriented housing forms (e.g., townhouses, duplexes) to transition between centres and single-family neighbourhoods (Policies 2.1.5, 2.2.5).</p> <p>Permit secondary suites or lock-off units in townhouses and row houses (Policy 7.2.2).</p> <p>Neighbourhood Infill Plans and Housing Action Plans to be undertaken to identify infill options (such as duplexes, triplexes, row houses, and townhouses), particularly in areas near Town and Village Centres, commercial uses, and schools (Policies 2.3.5, 2.3.6, 7.1.2, Section 12.3.1).</p>

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
<p>4.1.8 c v integration of land use and transportation planning such that households can reduce their combined housing and transportation costs</p>	<p>An appropriate mix and intensity of land uses established to support enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6).</p> <p>The Network of Centres urban structure facilitates greater transit between centres and walking/cycling within centres (Chapter 2).</p> <p>High quality transit, pedestrian and bicycle facilities and infrastructure promoted within centres (Section 5.1).</p> <p>Mobility maps and associated policies in sections on Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking (Schedule A).</p>
<p>4.1.8 c vi increased social connectedness in multi-unit housing</p>	<p>Design guidelines (Schedule B) include various features that promote sense of community in multi-family housing, including communal outdoor spaces.</p> <p>Open space and play opportunities in multi-family developments encouraged (Policy 4.1.10).</p> <p>Policies in Schedule A support social connectedness in multi-unit housing, including through requirements for on-site play spaces, and encouraging community gardens.</p>
<p>4.1.8 c vii integrated housing within neighbourhood contexts and high quality urban design</p>	<p>High quality urban design promoted (Policies 1.6, 2.1.6, 2.2.6, 7.1.3, design guidelines in Schedule B).</p> <p>The District's urban structure balances housing type and form within neighbourhood contexts: Commercial Residential Mixed Use and multifamily developments directed to centres (Policies 2.1.2, 2.2.4, 2.2.5); sensitive transitions between centres and villages to adjacent residential neighbourhoods (Policies 2.1.5, 2.2.5); ground-oriented housing in residential neighbourhoods (Policies 2.3.1, 2.1.5); and densification along transit corridors (Policy 2.4.3).</p> <p>Schedule A (Town and Village Centre Policies) includes housing policies for each centre that fit the neighbourhood context.</p>
<p>4.1.8 c viii existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards</p>	<p>Section 10 focuses on the District's objective to reduce greenhouse gas emissions while adapting to climate change. This includes policies for energy efficient residential and multifamily buildings (Policies 10.1.1, 10.1.2) and assessing climate change risks in community and infrastructure planning (Policy 10.4.2).</p> <p>Design guidelines (Schedule B) include objectives and guidelines related to rainwater management, green roofs, durable materials, and energy efficiency, which further contribute to low carbon and resilient buildings.</p> <p>Town and Village Centre Policies (Schedule A) promote green building practices that further contribute to reduced energy use and emissions in residential buildings, as well as resiliency to climate change impacts.</p>

RGS Roles for Municipalities	District OCP Actions
Policy 4.1.9 Prepare and implement housing strategies or action plans that:	
4.1.9 a are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).  Consistency with regional expectations of the housing actions plans and strategies - described in 4.1.9 sub-bullets a to d - will be achieved through the District's Housing Action Plan(s) and housing strategies.  Policy direction to update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans, including consideration of the most recent Housing Needs Report housing classes and target populations (Policy 7.2.11).
4.1.9 b are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	
4.1.9 c identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	
4.1.9 d identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	
Policy 4.2.7 Adopt Regional Context Statement that:	
4.2.7 a indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Strategies to support the development of affordable housing outlined in Section 7, which will contribute towards the regional target.  Concentrate affordable housing in centres (which are the regionally designated FTDA's and the Municipal Town Centre) (Policy 7.3.2).  Require multifamily developments - which are primarily concentrated in the centres - to contribute to the provision of affordable housing (Policy 7.3.4).  Policy direction to consider inclusionary zoning as a tool to build more affordable units (Policy 7.3.3).  Incentives for development of affordable and social housing include density bonusing, pre-zoning, reduced development charges, reduced parking requirements, and contribution of District land (Section 7.3, Section 7.4).

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	The District anticipates considering a target percentage of new housing units in centres be affordable rental housing units in supporting policies, plans, strategies, or future OCP reviews.
4.2.7 b articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).  Policy to support the maintenance and quality of rental housing (Policy 7.2.6).  Limit the conversion of rental units to strata title ownership (Policy 7.2.5).  Support residential tenants who face displacements as a result of redevelopment (Policy 7.2.12).
4.2.7 c identify the use of regulatory tools that protect and preserve rental housing	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).  Policy to support the maintenance and quality of rental housing (Policy 7.2.6).  Limit the conversion of rental units to strata title ownership (Policy 7.2.5).
4.2.7 d identify policies and actions that contribute to the following outcomes:	
4.2.7 d i increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Affordable housing directed to the centres (which are the regionally designated FTDAs and the Municipal Town Centre) (Policy 7.3.2), which support high quality transit and transit-oriented development (Section 5.1).  District land considered for developing social and affordable housing (Policy 7.4.4).
4.2.7 d ii increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).  Policy to support the maintenance and quality of rental housing (Policy 7.2.6).  Limit the conversion of rental units to strata title ownership (Policy 7.2.5).
4.2.7 d iii protection and renewal of existing non-market rental housing	Section 7 includes policy to protect and renew existing rental housing.  The District plans to identify policies and actions that specifically speak to the protection and renewal of existing non-market rental housing in future OCP reviews.
4.2.7 d iv mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).  Policy to support the maintenance and quality of rental housing (Policy 7.2.6).

RGS Roles for Municipalities	District OCP Actions
	<p>Limit the conversion of rental units to strata title ownership (Policy 7.2.5).</p> <p>Support residential tenants who face displacements as a result of redevelopment (Policy 7.2.12).</p>
4.2.7 d v reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	<p>Section 10 focuses on the District's objective to reduce greenhouse gas emissions, including support for energy efficient residential and multifamily buildings, energy conservation, and building retrofits.</p> <p>The Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area (Schedule B) aims to reduce energy, water, and greenhouse gas emissions in new buildings.</p> <p>Design guidelines (Schedule B) include objectives and guidelines related to energy efficiency in residential buildings.</p> <p>Town and Village Centre Policies (Schedule A) promote green building practices that further contribute to reduced energy use and emissions in residential buildings.</p> <p>In implementing policy to reduce energy use and emissions for rental housing, the District anticipates the consideration of impacts on tenants and affordability.</p>
Policy 4.2.8 Prepare and implement housing strategies or action plans that:	
4.2.8 a encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).
4.2.8 b encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	
4.2.8 c cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	
Policy 4.3.7 Adopt Regional Context Statements that:	
4.3.7 a indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Collaboration with senior levels of government and community partners to provide affordable, social, non-market, and supportive housing promoted (Section 7.3, Section 7.4).
4.3.7 b identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations	Collaboration with senior levels of government and community partners to provide affordable, social, non-market and supportive housing promoted (Section 7.3, Section 7.4). This includes working with non-profits, housing groups, developers, and senior levels of government to develop transitional housing for homeless people and supportive housing for people with mental health and/or addictions issues.

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
experiencing or at risk of homelessness	Support community partners in providing support services related to mental health, addictions, health services, housing, employment, and food security (Policy 7.4.8, Section 6.3).
<b>Policy 4.3.8 Prepare and implement housing strategies or actions that</b>	
4.3.8 a identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	<p>Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p> <p>Objective to work with senior levels of government and social service providers to support those experiencing or at risk of homelessness and those with substance abuse and mental health issues (Section 7.4).</p> <p>Direction to work with and advocate to senior levels of government to develop affordable housing, transitional housing, and supportive housing (Policies 7.3.6, 7.4.1).</p> <p>Consistency with regional expectations of the housing actions plans and strategies - described in 4.3.8 sub-bullets a to c - will be achieved through the District's Housing Action Plan and housing strategies.</p>
4.3.8 b identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	
4.3.8 c are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	

## METRO 2050 GOAL 5: SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

The District's OCP coordinates land use and transportation planning to enable greater alternatives to the car, and provides for safe and efficient goods and vehicle movement (Chapters 2 and 5). The Network of Centres provides a compact and connected urban form that supports walkable communities, hubs for the bicycle network and enhanced transit potential. Managing the road network strategically enhances port access and supports people and goods movement. The Plan Implementation Strategies in Section 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Transportation.

### Specific Actions

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
Policy 5.1.4 Adopt Regional Context Statements that:	
5.1.14 a identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	<p>Target established of achieving a 35% mode share of transit, walking and cycling trips (Target 5).</p> <p>An appropriate mix and intensity of land uses established to support enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6).</p> <p>Urban structure of a Network of Centres facilitates greater transit between centres and walking/cycling within (Chapter 2).</p> <p>High quality transit, pedestrian and bicycle facilities and infrastructure promoted within centres (Section 5.1).</p> <p>Mobility maps and associated policies in sections on Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking (Schedule A).</p>
5.1.14 b support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	<p>Parking reductions in centres considered (Policy 5.1.8, Regional Features Map).</p> <p>Support for transportation demand management measures, including end-of-trip facilities, secure bicycle or scooter parking facilities, transit passes, and car-sharing (Policy 5.1.9).</p> <p>Transit priority measures provided where appropriate (Policies 5.4.4, 5.5.2).</p> <p>Policies supporting pedestrian facilities in Section 5.2.</p> <p>Policies supporting bicycle infrastructure including end of trip facilities (Policy 5.3.6) in Section 5.3.</p> <p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking.</p>
5.1.14 c manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	<p>Municipal infrastructure provision integrated with land use, transportation, parks planning and urban design (Policy 1.6).</p> <p>Infrastructure investment focussed in transit, cycle and pedestrian friendly centres (Policy 2.1.4).</p>

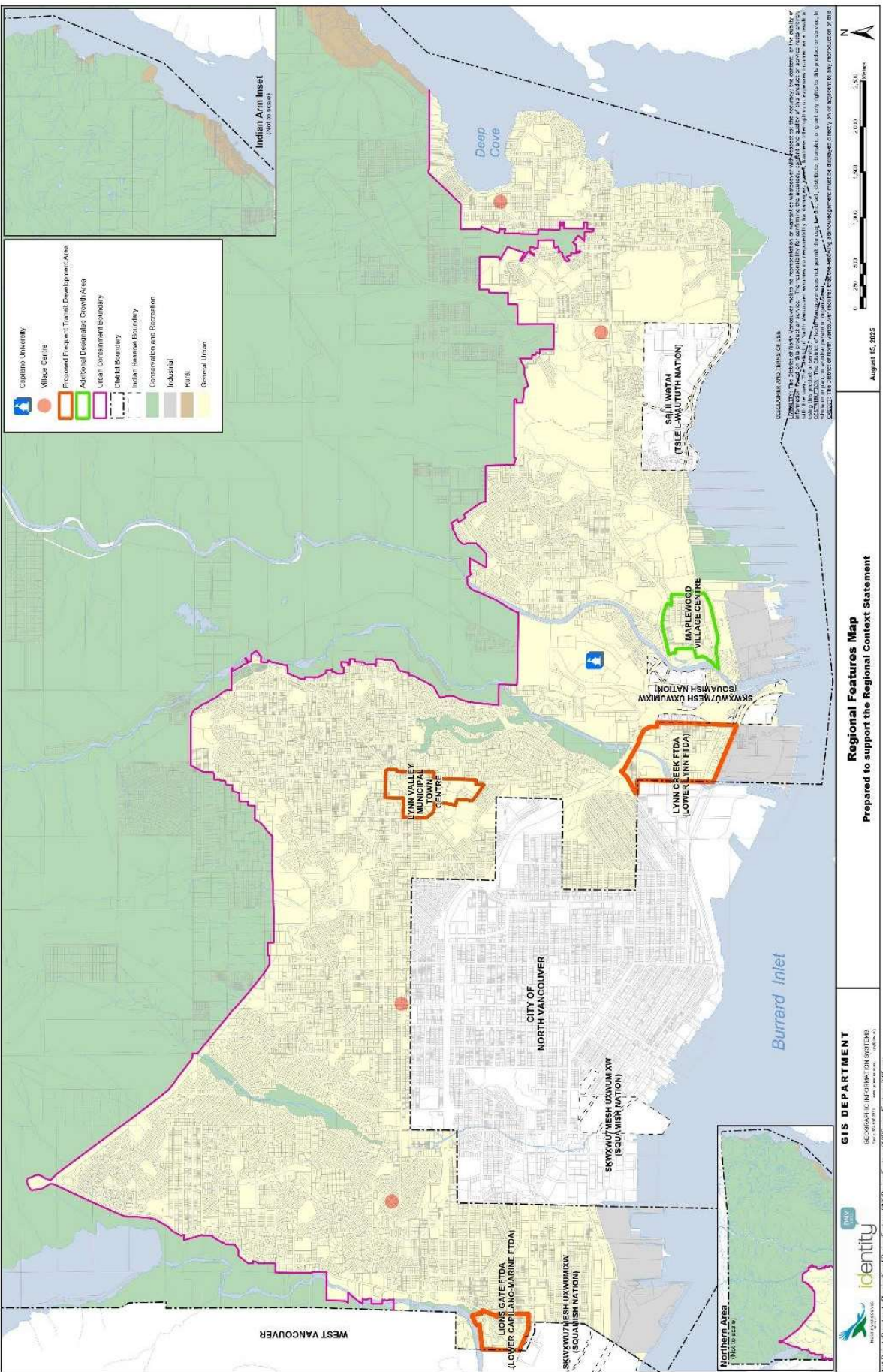


<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
	<p>Pedestrian, bicycle, and transit needs considered in all road projects (Policies 5.2.1, 5.3.1, 5.4.1, 5.5.1).</p> <p>Transit supportive road treatments provided for (Policies 5.4.4, 5.5.2).</p> <p>Pedestrian and bicycle infrastructure enhanced (Policies 5.1.6, 5.1.7, 5.2.2, 5.2.3, 5.3.2, 5.3.3).</p> <p>Parks and trails integrated with pedestrian and bicycle networks (Policies 5.2.6, 5.3.5).</p>
5.1.14 d support the transition to zero-emission vehicles	Low-emission vehicles and charging infrastructure supported (Policies 5.5.8, 9.5.3).
5.1.14 e support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	<p>Greenways and trails system managed and coordinated with regional and other authorities (Policies 4.1.3, 4.1.4, 4.1.5, 4.1.14, 4.1.15).</p> <p>New trails planned for in growth areas (Policy 4.2.2).</p> <p>Region-wide cycling network coordinated (Policy 5.3.4).</p> <p>Pedestrian and bicycle networks integrated with trails system (Policies 5.2.6, 5.3.5).</p>
5.1.14 f support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	<p>Encourage and facilitate access for people of all abilities in centres and transit corridors (Policy 5.1.4).</p> <p>Encourage high-quality, accessible pedestrian facilities (Policies 5.1.5, 5.2.4).</p> <p>Support for bicycle facilities in new developments (Policy 5.3.6).</p> <p>Encourage enhanced walking and cycling facilities to encourage a multi-modal network (Policy 5.4.6).</p> <p>Advance the Spirit Trail multi-use trail linking Deep Cove to Horseshoe Bay (Policy 4.1.15).</p> <p>Support for improving connectivity for active transportation, including connectivity with greenways, trails, transit, and the pedestrian and cycle network (Policies 4.1.5, 5.1.6, 5.2.2, 5.2.6, 5.2.7, 5.3.2, 5.3.4, 5.3.5, 5.3.7).</p>
<b>Policy 5.2.6 Adopt Regional Context Statements that:</b>	
5.2.6 a identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	'Roads and Goods Movement Concept Map' is included in the OCP as Map 5, which indicates routes for goods and service vehicles.
5.2.6 b	Land use and integrated transportation policies creating a Network of Centres optimize passenger and goods movement

<b>RGS Roles for Municipalities</b>	<b>District OCP Actions</b>
identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	<p>on the road network by facilitating transit, pedestrian and bicycle transportation, thereby taking pressure off road network (Sections 2.1, 2.2, 5.1, 5.2, 5.3, 5.4).</p> <p>Goods movement facilitated (Policy 5.5.3).</p> <p>Arterials managed to maintain flow and mobility (Policy 5.5.5).</p> <p>Partner with regional, provincial and federal authorities to facilitate bridgehead and port access (Policies 5.5.3, 5.5.10).</p> <p>Employment Lands Policy 3.4.1 to promote infrastructure, transportation, and municipal service improvements in employment lands.</p>
5.2.6 c support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Transit priority and network management supported through features such as signal timing and lanes (Policies 5.4.4, 5.5.2).
5.2.6 d identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	<p>Policy 5.5.3 to facilitate effective goods movement and work with federal and provincial agencies to improve access to key port, industrial, and commercial areas, while encouraging goods movement by rail or water.</p> <p>Industrial land uses as indicated on Map 2, DNV OCP Land Use Map which protects port uses.</p> <p>Map 5 – DNV Roads and Goods Movement Concept Map maintains rail corridors.</p> <p>Goods movement and transportation improvements promoted for employment areas, including port (Policies 3.4.1, 8.1.4).</p>
5.2.6 e identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	<p>Policies that support reduction of air pollution include support for low-emission vehicles and charging infrastructure, and anti-idling initiatives (Policies 5.5.8, 9.5.3, 9.5.4).</p> <p>Consideration of air quality and noise for new developments (Policy 9.5.2, design guidelines in Schedule B).</p>
5.2.6 f identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	<p>Section 5.5 outlines the District's objective to manage road infrastructure in a way that enables the efficient movement of goods and people, while minimizing negative impacts on local neighbourhoods.</p> <p>Promote infrastructure and transportation improvements in industrial areas (Policy 3.4.1).</p> <p>Support low-emission vehicle charging infrastructure (Policies 5.5.8, 9.5.3).</p>

RGS Roles for Municipalities	District OCP Actions
	Facilitate effective goods movement (Policy 5.5.3).

Regional Features Map 14



## The Corporation of the District of North Vancouver

### Bylaw 8743 (redline version of revisions)

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

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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 8743, 2025 (Amendment 57)”.

#### Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
  - a) By adding a District-approved Land Acknowledgement before the Table of Contents;
  - b) By updating the Table of Contents as follows:
    - i. Inserting the heading “2025 Official Community Plan Review” before the “Introduction”; and
    - ii. Renumbering subsequent sections and maps in accordance with the contents of this bylaw;

#### “2025 OFFICIAL COMMUNITY PLAN REVIEW

##### INTRODUCTION

AN OFFICIAL COMMUNITY PLAN - LEGISLATIVE AUTHORITY

ACKNOWLEDGEMENTS

HISTORICAL CONTEXT

THIS OFFICIAL COMMUNITY PLAN

THE PLANNING PROCESS - “IDENTITY DNV 2030”

KEY ISSUES TO ADDRESS IN PLANNING FOR THE FUTURE

VISION, PRINCIPLES AND GOALS

STRATEGIC DIRECTIONS

PLAN ORGANIZATION AND STRUCTURE”

- c) By adding a new section “2025 Official Community Plan Review” attached as Schedule A before the “Introduction”;
- d) By adding the following policy to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.4: Transit Corridors:

**“4. Designate transit-oriented areas as prescribed in the *Local Government Act*”**

- e) By adding the following to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure immediately following the second sentence:

“Map 2 is the Land Use Map for the District. It designates the preferred location of land uses. **Map 2 identifies the location, amount, type, and density of residential development required to meet the anticipated housing needs over a period of 20 years, as identified in the most recent Housing Needs Report, as required by the Local Government Act. Features on Map 2 other than land use are provided for orientation and reference only; “proposed roads in centres” are conceptual and applicants should refer to relevant implementation plans for details.** The residential, commercial and institutional land use designations on Map 2 are described in the following table.”

- f) By amending Part 1: Community Structure, Map 2: The District of North Vancouver Official Community Plan – Land Use Map as follows:

i. In the legend, delete “~~Lower Lynn Town Centre~~” and replace with “**Lynn Creek Town Centre (Lower Lynn Town Centre)**”

ii. In the legend, delete “~~Lower Capilano Marine Village Centre~~” and replace with “**Lions Gate Village Centre (Lower Capilano Marine Village Centre)**”

iii. In the legend, delete “~~First Nation Boundary~~” and replace with “**Indian Reserve Boundary**”

iv. Delete the map labels “~~Squamish Nation~~” and replace with “**Sḵwx̱wú7mesh Úxwumixw (Squamish Nation)**”

v. Delete the label “~~Tsleil-Waututh Nation~~” and replace with “**səlilwətał (Tsleil-Waututh Nation)**”

vi. Amend the map colour for Indian Reserve Land from white to light grey;

- g) By adding the following policy to Part 1: Community Structure, Section 5: Transportation Systems, Sub-section 5.1: Transportation and the Network of Centres:

**“9. Consider transportation demand management measures, such as end-of-trip facilities, secure bicycle or scooter parking facilities, transit pass subsidies, and car-sharing”**



- h) By deleting Policy 5 under Part 2: Community Development, Section 6: Social Well-Being, Sub-section 6.3 Community Services, Programs, and Facilities and replacing it with the following:
- ~~“5. Support orientation and community services for welcoming new immigrants~~  
Support orientation and community services including provision of housing to support newcomers”
- i) By adding the following policy to Part 2: Community Development, Section 7: Housing, Sub-section 7.1: Housing Diversity:
- “6. Encourage and facilitate a diverse mix of housing type, tenure, and affordability to meet varying household needs at different life stages, income levels and abilities”
- j) By adding the following policy to Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing:
- “11. Strengthen requirements to provide tenant assistance and supports for residential tenants in existing rental housing sites undergoing redevelopment”
- k) By deleting Policy 7 under Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing and replacing with the following:
- ~~“7. Develop a rental and affordable housing strategy through Housing Action Plan(s) and/or Centres Implementation Plans~~  
“Update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans to align with the most recent Housing Needs Report housing classes and target populations”
- l) By deleting Policy 3 under Part 2: Community Development, Section 7: Housing, Sub-section 7.3: Housing Affordability and replacing it with the following:
- ~~“3. Apply incentives (including, but not limited to density bonussing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing~~  
Apply incentives and requirements (including, but not limited to density bonussing, pre-zoning, reduced parking requirements, and inclusionary zoning) as appropriate, to encourage the development of affordable housing”
- m) By deleting Policy 2 under Part 2: Community Development, Section 7: Housing, Sub-section 7.4: Non-Market Housing and Homelessness and replacing it with the following:

~~“2. Work with community partners to explore opportunities for social housing, co-operative and innovative housing solutions~~  
Work with community partners to explore opportunities for social housing, co-operative and innovative housing, including housing opportunities for Indigenous persons”

- n) By adding a new Sub-section “12.3.4 Amenity Cost Charges” to Part 3: Plan Management, Section 12.3: Plan Implementation Strategies:

**“12.3.4 AMENITY COST CHARGES**

Amenity Cost Charges (ACCs) provide funds to assist the District in paying for amenities to serve the increased population of residents or workers that result directly or indirectly from development. The Local Government Act enables local governments to impose ACCs on development and regulates the use of ACC funds. The District’s ACC bylaw establishes the charges and list of amenities for which collected ACCs may be used. ACCs should be regularly reviewed to ensure the charges and list of amenities reflect the additional amenities required.”

- o) By adding “, amenity cost charges” in Part 3: Plan Management, Section 12.4: Financial Statement, immediately following reference to “community amenity contributions” in the seventh sentence:

“... At the same time, this model of growth management also provides opportunities for increased municipal revenue in the form of community amenity contributions, **amenity cost charges** and development cost charges that the municipality can use for improved amenities on behalf of the community.”

- p) By adding the following disclaimer to Schedule A: Town and Village Centre Policies below “Schedule A Table of Contents”:

**Disclaimer: 1. Land use: Refer to Map 2: Land Use Map, for current parcel land use designations. In the event of a conflict between the Map 2: Land Use Map and any Schedule A land use maps, the Map 2: Land Use Map governs.**

**2. Future transportation routes: Applicants should refer to relevant implementation plans for details and contact the Engineering Department for direction to current plans.**

- q) By deleting Schedule C: Regional Context Statement in its entirety and replacing it with Schedule C: Regional Context Statement attached as Schedule B.

**READ** a first time

by a majority of all Council members.

**PUBLIC HEARING** held



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

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

**ADOPTED** by a majority of all Council members.

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Mayor

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Corporate Officer

### **Schedules for Bylaw 8743**

For readability, the content for Schedule A and Schedule B is not included in the redline version of Bylaw 8743.

Refer to Bylaw 8743 for Schedule A and Schedule B.

## Pre-zoning Evaluation Analysis & Approach for Option A

Staff conducted a comprehensive evaluation to identify sites suitable for pre-zoning. Pre-zoning proactively changes the zoning of multiple properties to align with proposed OCP updates. The evaluation area included sites at certain locations and with specific property characteristics, and staff applied criteria that considers District plans, strategies, and community assets.

While the existing Zoning Bylaw can accommodate the District's 20-year housing need (2021-2041), pre-zoning may expedite the delivery of new housing units by reducing the time, cost, and effort required for site-specific rezoning applications.

### Evaluation Framework

**Table 1. Summary of evaluation framework**

<b>Evaluation areas</b>	<ul style="list-style-type: none"> <li>• Town and village centres in the District</li> <li>• Designated transit-oriented areas (TOAs)</li> <li>• Single-family areas proposed in Option A to accommodate low-density multi-family</li> </ul>
<b>Evaluation scope</b>	<ul style="list-style-type: none"> <li>• Properties with residential or commercial and residential mixed-use OCP designations</li> <li>• Privately or corporately owned properties</li> </ul>
<b>Evaluation criteria to identify sites not suitable for pre-zoning<sup>1</sup></b> (not listed in any particular order)	<ul style="list-style-type: none"> <li>• Existing older purpose-built rental stock</li> <li>• Heritage status (e.g., Heritage Register or legally protected)</li> <li>• Transportation infrastructure needs (e.g., new roads and lanes, bus rapid transit corridor improvements)</li> <li>• Existing zoning (e.g., comprehensive development zoning)</li> <li>• Community amenities (e.g., future parks)</li> <li>• Lot consolidation requirements</li> <li>• Significant hazard concerns</li> <li>• Pre-zoning impact (e.g., limited potential to increase housing units)</li> <li>• Compliance with provincial legislation</li> </ul>

<sup>1</sup> For the purpose of this analysis, sites with in-stream development applications were not outright excluded from pre-zoning consideration and were assessed based on the evaluation criteria.

## Evaluation Results

Staff recommend a total of 2,703 individual sites be pre-zoned based on the evaluation criteria. These sites are estimated to generate a net increase in zoned housing unit capacity of approximately 9,400 units across the District.

**Table 2. Summary of results by evaluation area**

<b>Evaluation area</b>	<b>Number of recommended sites to pre-zone</b>	<b>Approximate net increase in zoned housing unit capacity for pre-zoned sites<sup>2</sup></b>	<b>Approximate total zoned housing unit capacity for pre-zoned sites</b>
Expanded Lions Gate/Marine Drive Village Centre	177	1,430	1,690
Expanded Lynn Valley Town Centre	2	160	180
Lynn Creek Town Centre (including Phibbs Exchange TOA)	55	650	740
Maplewood Village Centre	34	500	550
Capilano University Exchange TOA	0	0	0
Edgemont Village Centre	13	100	120
Queensdale Village Centre	17	70	90
Parkgate Village Centre	6	50	60
Outside of Centres or TOAs: proposed low-density multi-family areas	2,399	6,430	9,600
<b>Total</b>	<b>2,703 sites</b>	<b>9,390 units</b>	<b>13,030 units</b>

Maps 1 to 11 identify the proposed pre-zoned sites by evaluation area.

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<sup>2</sup> Net increase in zoned housing unit capacity refers to the potential outcomes from additional density permitted under the proposed zoning compared to the existing zoning.

## Proposed Pre-zoning Approach

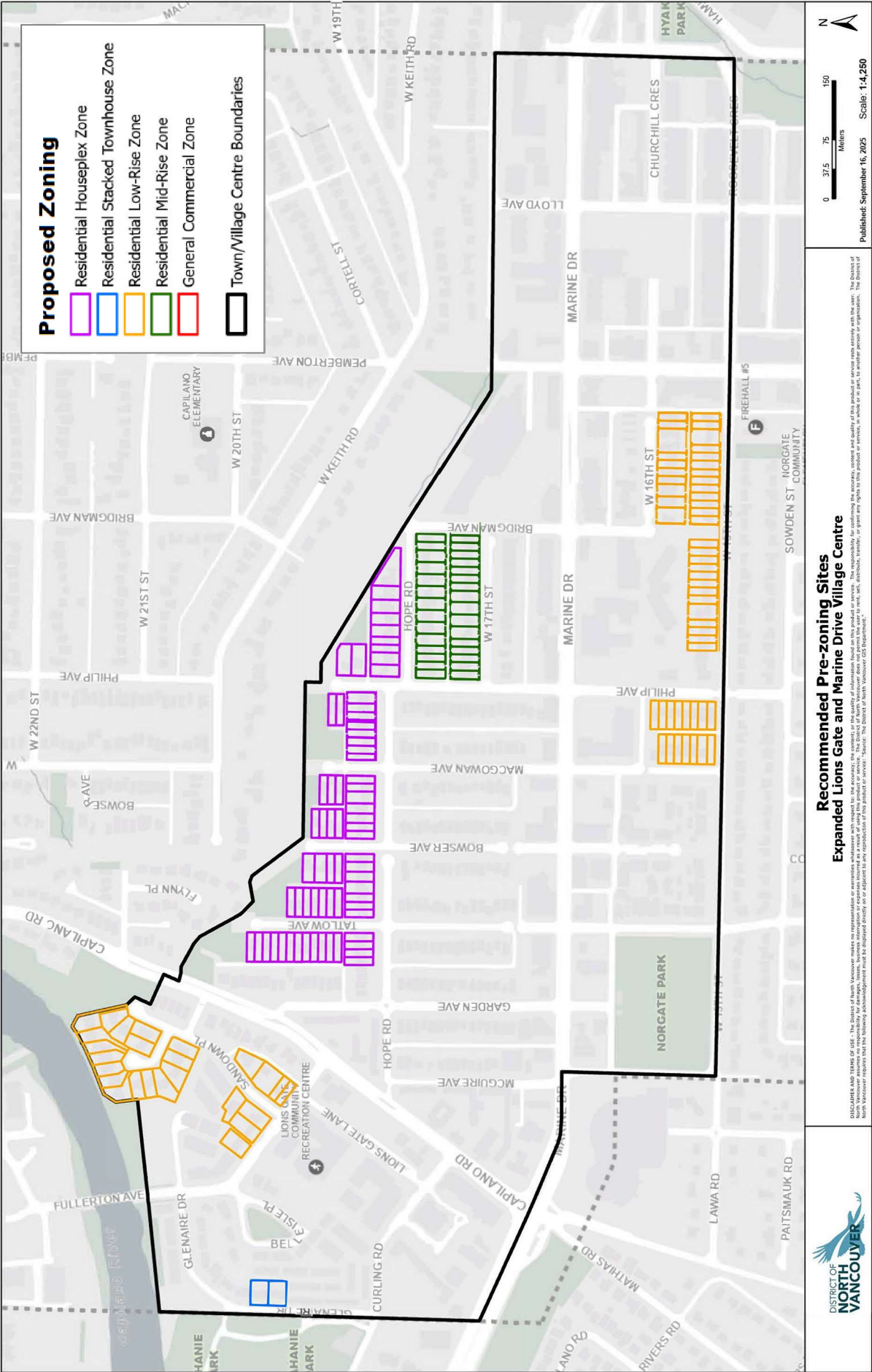
The proposed approach includes pre-zoning the recommended sites with existing and new zones, as outlined in Table 3 and Maps 1 to 11. Should Council provide direction to advance Option A, staff will prepare new zones and Zoning Bylaw amendments for Council's consideration.

**Table 3. Summary of potential zoning changes**

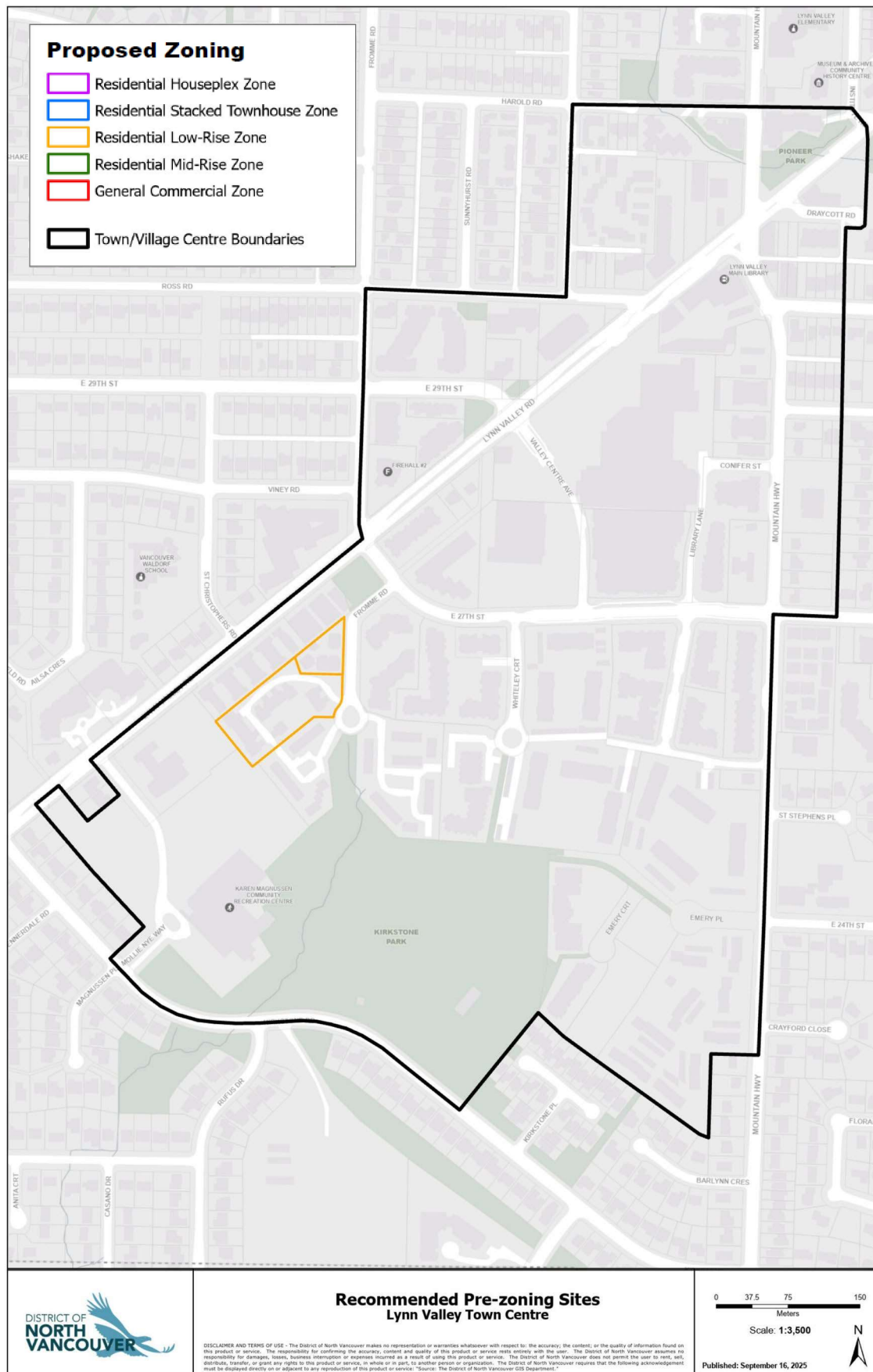
<b>Proposed Zone</b>	<b>OCP Designation</b>	<b>Principal Uses</b>	<b>Approximate floor space ratio (FSR) range<sup>3</sup></b>	<b>Number of recommended sites to pre-zone</b>
<i>Proposed New Zones</i>				
Residential Houseplex Zone	Residential Level 3: Attached Residential	Residential	Up to 1.0 FSR	2,338
Residential Stacked Townhouse Zone	Residential Level 4: Transition Multifamily	Residential	Up to 1.2 FSR	164
Residential Low-Rise Zone	Residential Level 5: Low Density Apartment	Residential	1.2 - 2.5 FSR	150
	Residential Level 6: Medium Density Apartment			
Residential Mid-Rise Zone	Residential Level 7: High Density Apartment	Residential	2.5 - 3.0 FSR	49
<i>Proposed Existing Zones</i>				
General Commercial Zone 2	Commercial Residential Mixed-Use Level 2	Commercial & residential	Up to 1.75 FSR	2
<b>Total</b>				<b>2,703</b>

<sup>3</sup> The District is exploring the use of inclusionary zoning to secure affordable housing from new developments within the key growth centres; therefore, these zones may be subject to inclusionary requirements.

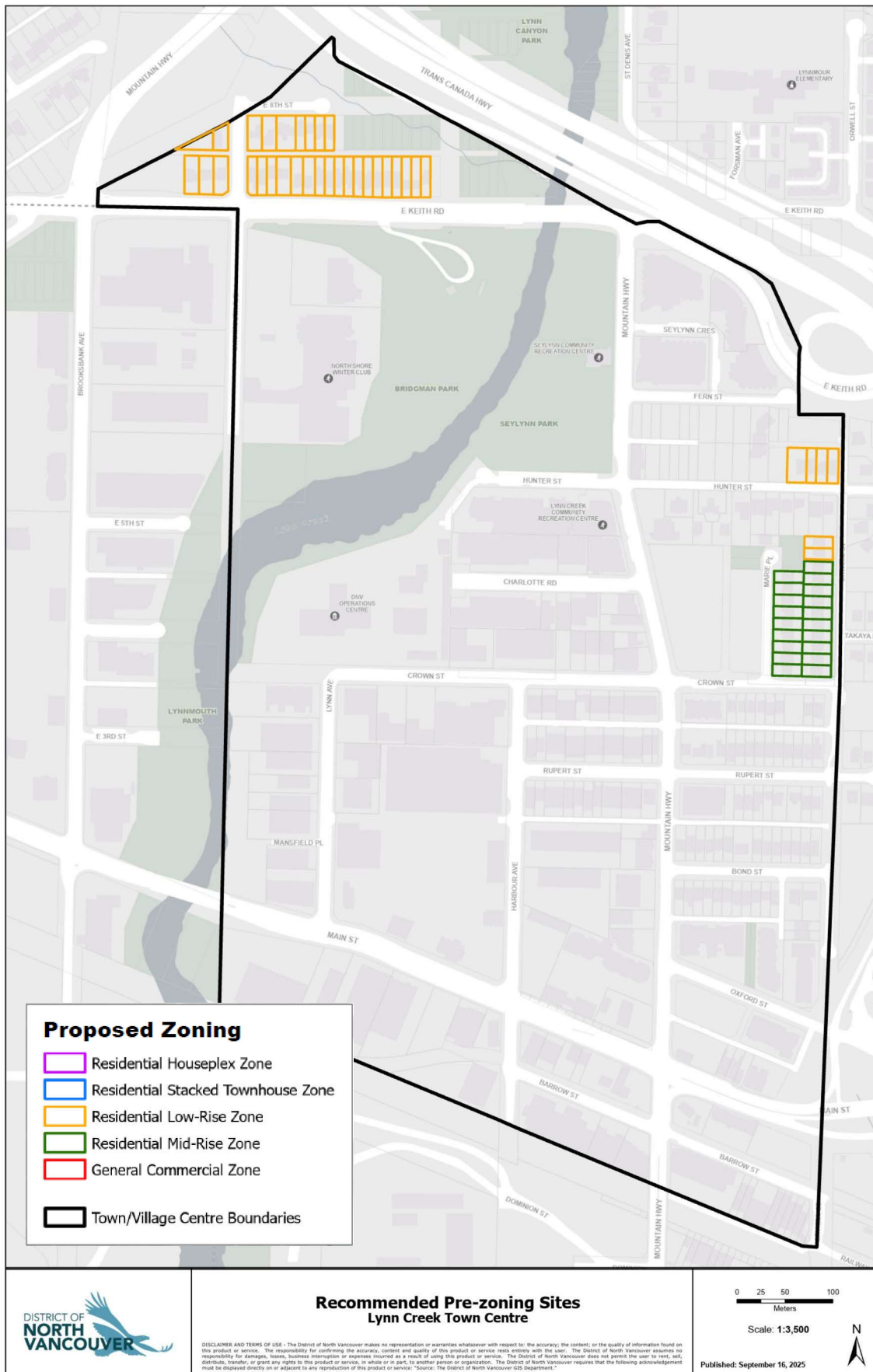
Map 1. Proposed pre-zoning in Expanded Lions Gate/Marine Drive Village Centre



**Map 2. Proposed pre-zoning in Expanded Lynn Valley Town Centre**

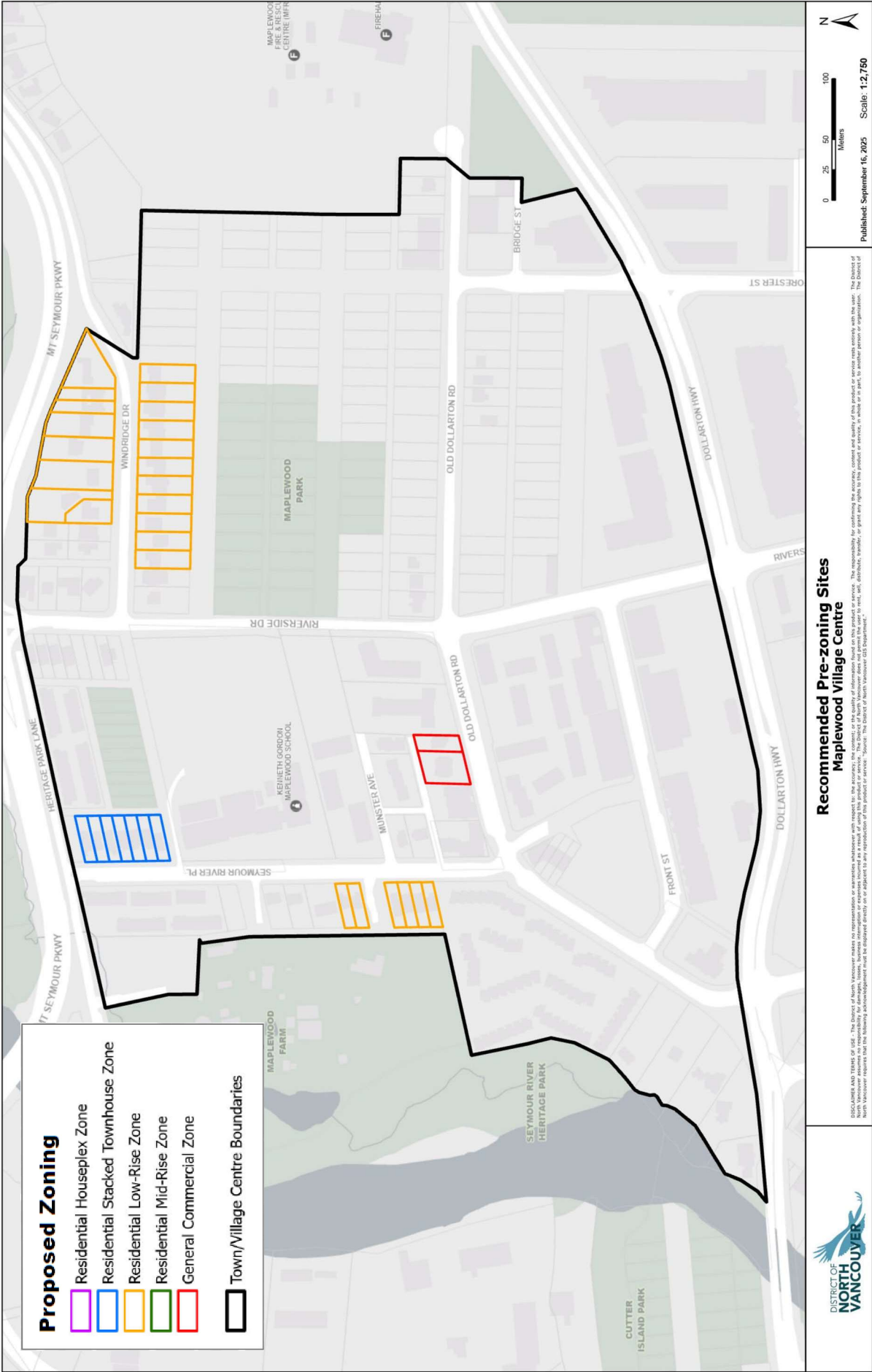


**Map 3. Proposed pre-zoning in Lynn Creek Town Centre**

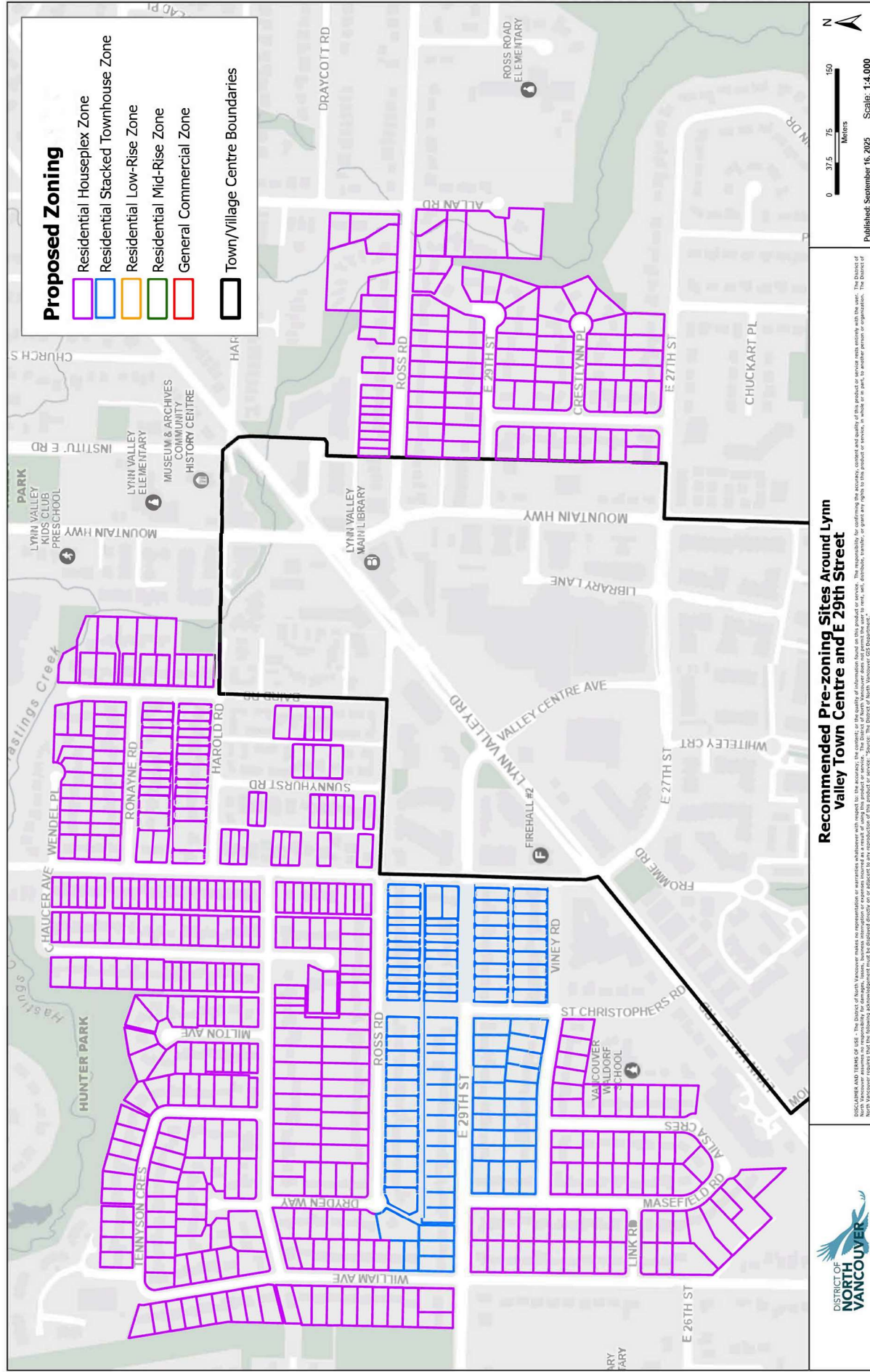




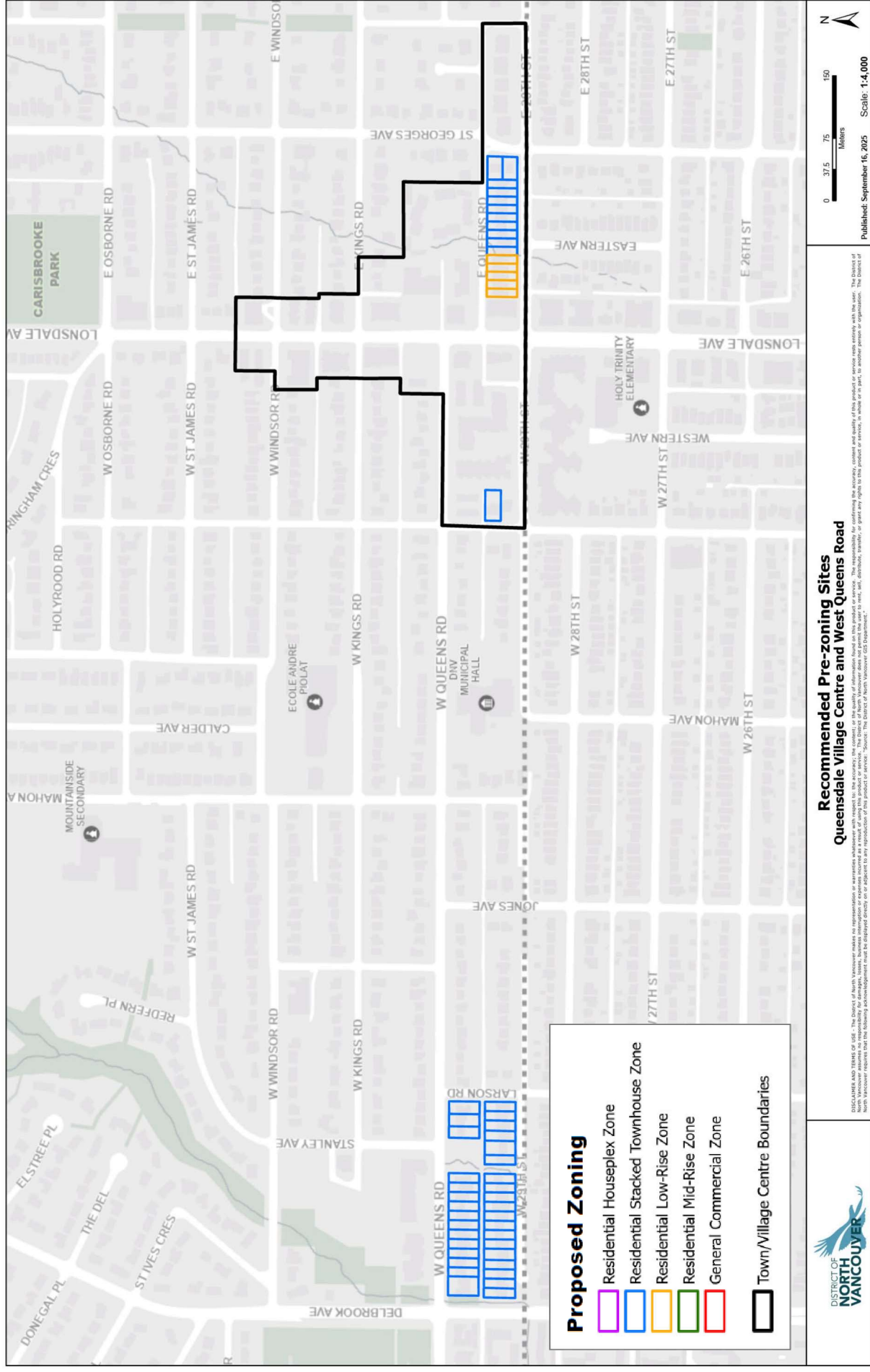
Map 4. Proposed pre-zoning in Maplewood Village Centre



**Map 5. Proposed pre-zoning around Lynn Valley Town Centre and East 29<sup>th</sup> Street**

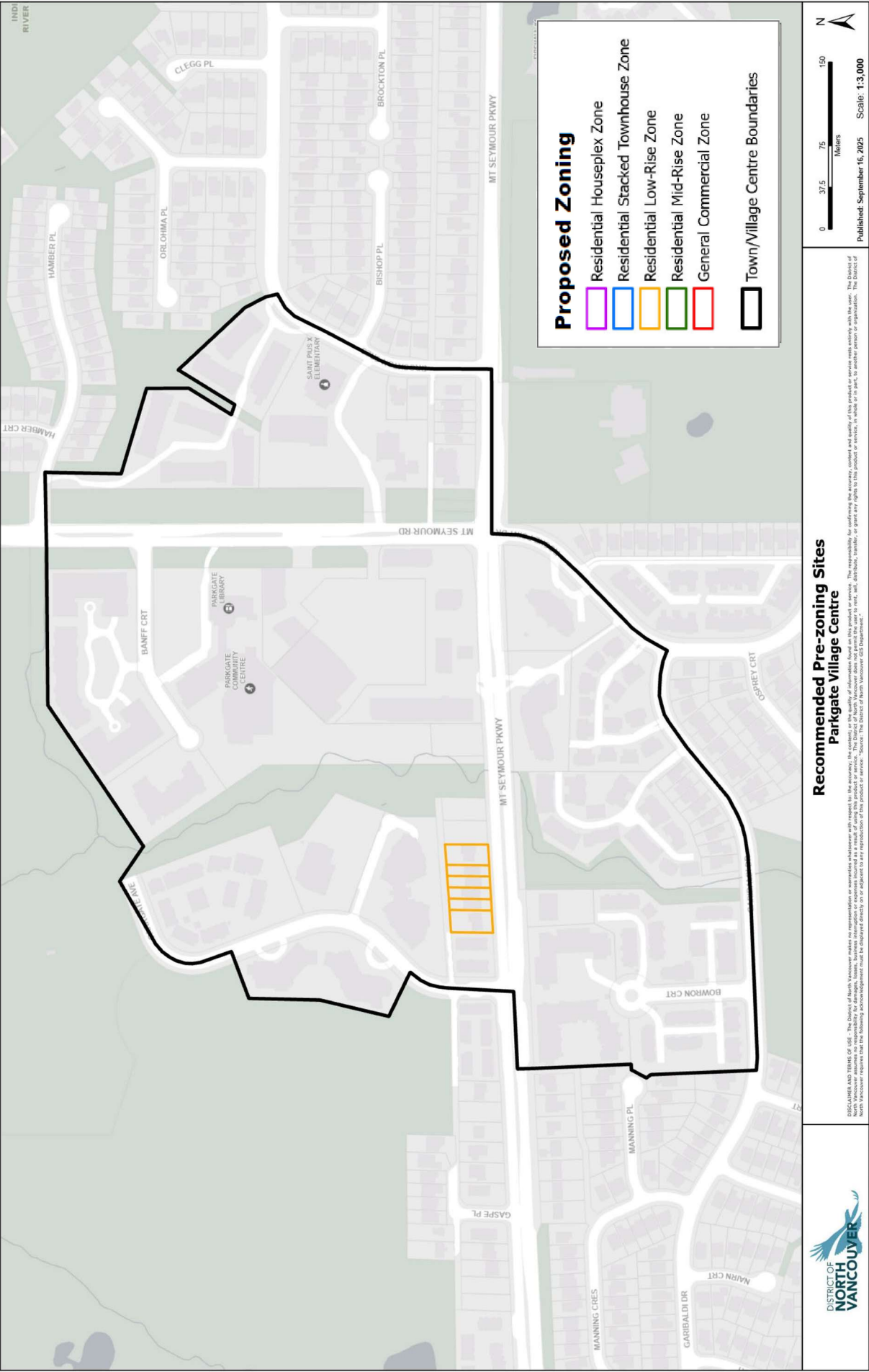


**Map 6. Proposed pre-zoning in Queensdale Village Centre and West Queens Road**

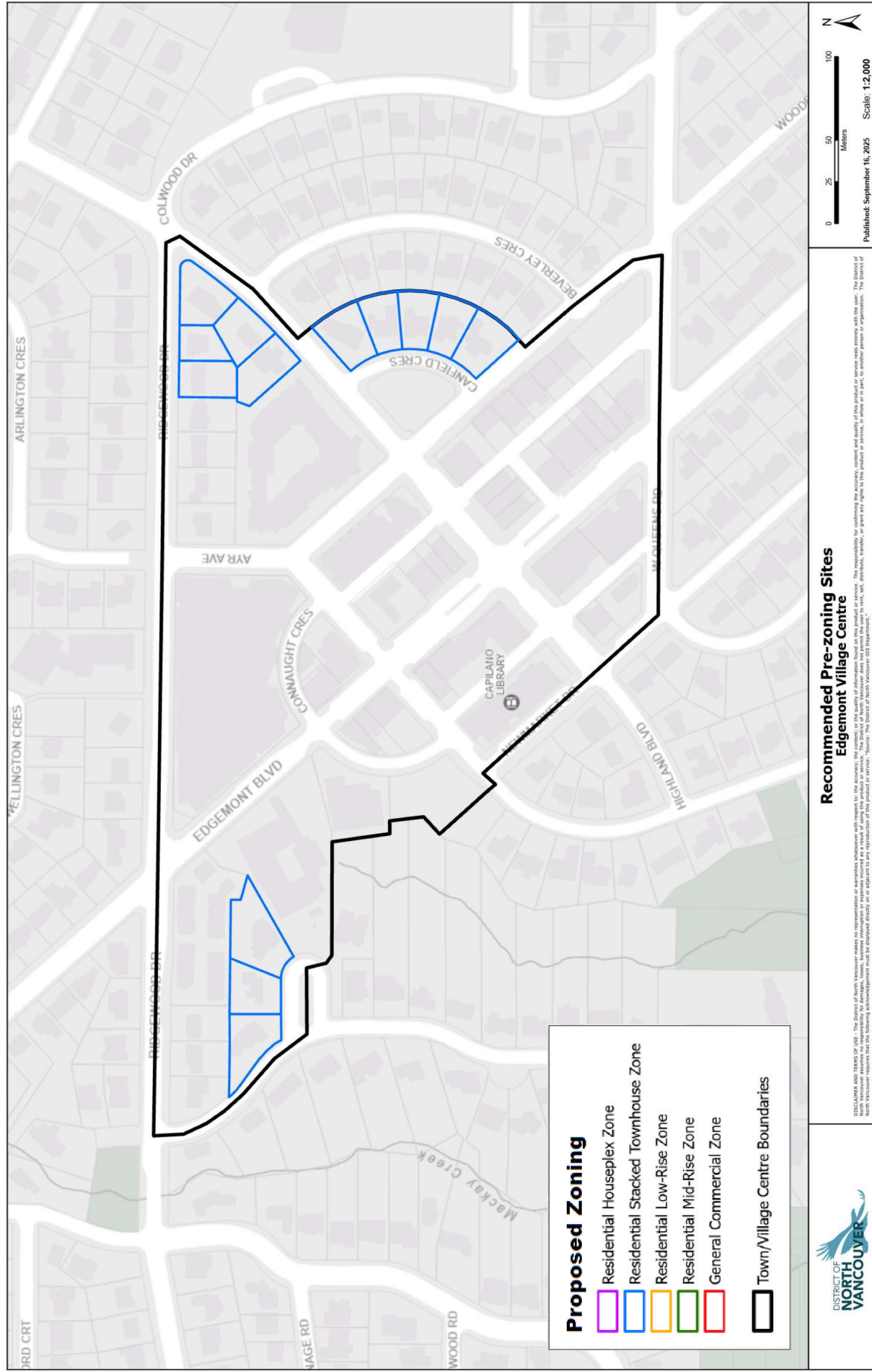




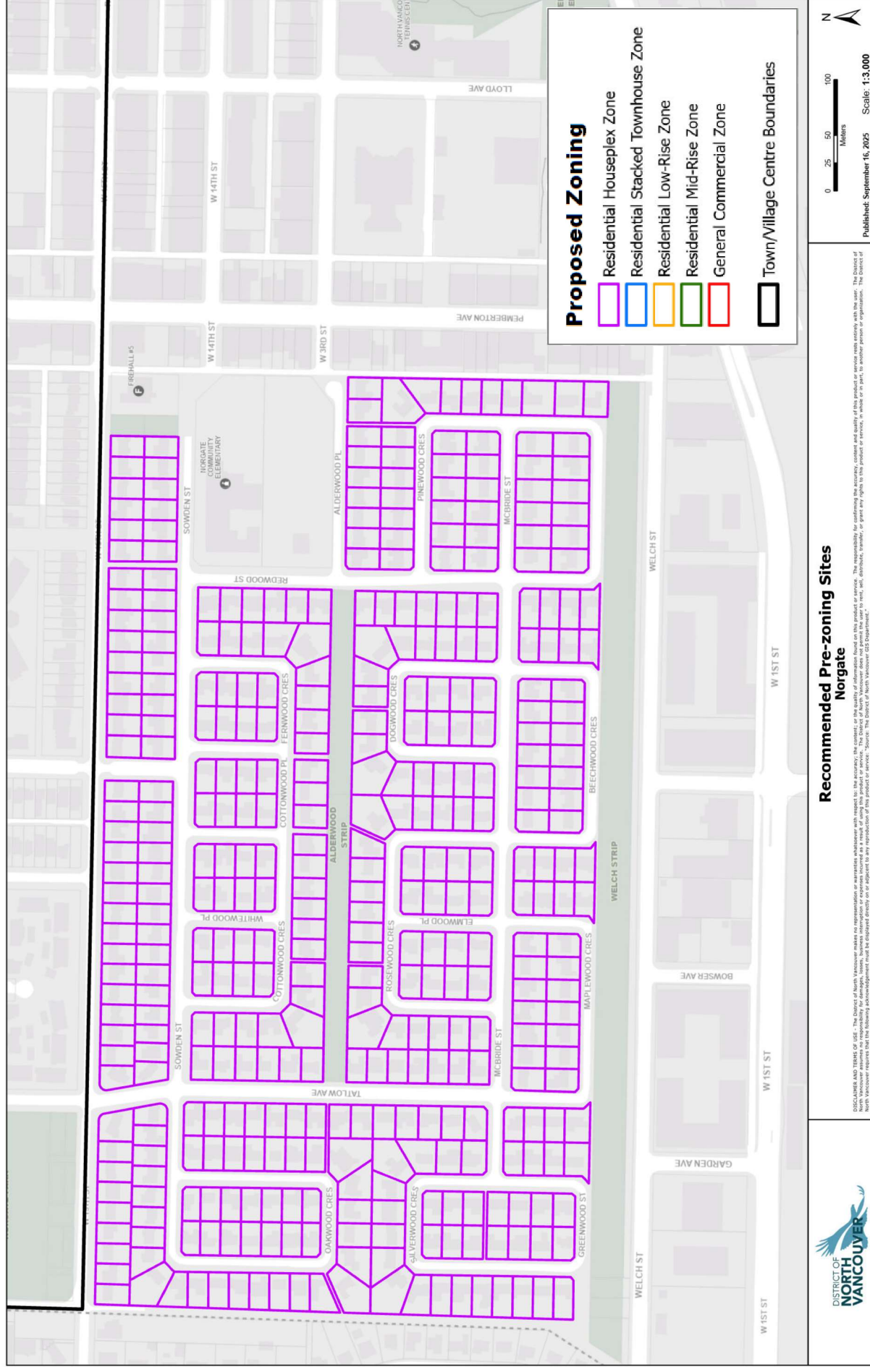
Map 7. Proposed pre-zoning in Parkgate Village Centre



**Map 8. Proposed pre-zoning in Edgemont Village Centre**

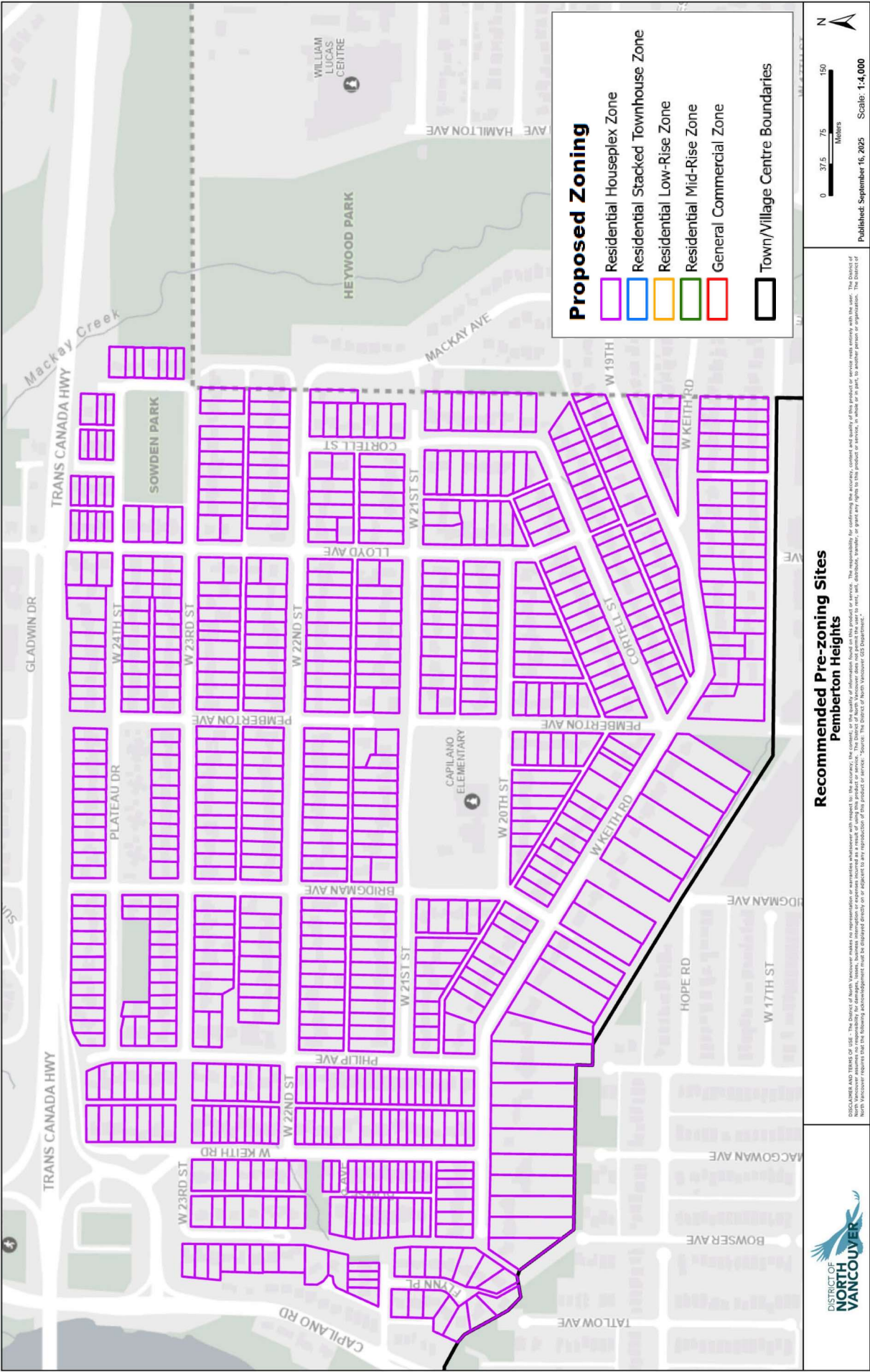


## Map 9. Proposed pre-zoning in Norgate



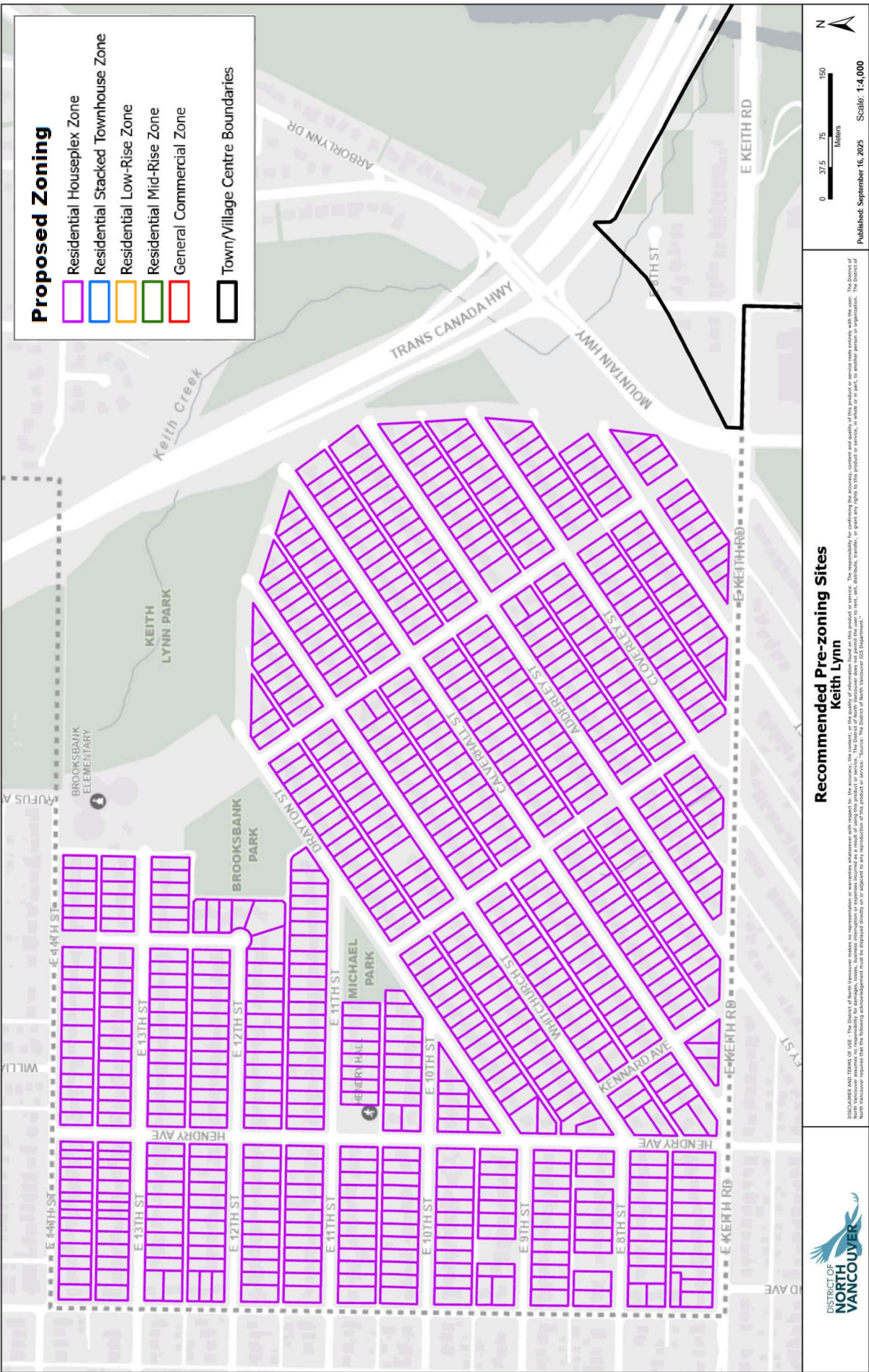


Map 10. Proposed pre-zoning in Pemberton Heights





Map 11. Proposed pre-zoning in Keith Lynn





## The Corporation of the District of North Vancouver

### Bylaw 8750

A bylaw to regulate the assistance of residential tenant relocation

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

#### Citation

1. This bylaw may be cited as “Residential Tenant Relocation Assistance Bylaw 8750, 2025”.

#### Definitions

2. In this bylaw:

- a) “CMHC Median Rent Level” means the most recently published median rent level as published annually by the Canadian Mortgage and Housing Corporation;
- b) “Demolition Permit” has the meaning given to it under the District of North Vancouver Construction Bylaw, 8271;
- c) “District” means the Corporation of the District of North Vancouver;
- d) “Dwelling Unit” has the meaning given to it in the *Zoning Bylaw*;
- e) “Eligible Tenant” means a person residing in a *Rental Unit* pursuant to a *Tenancy Agreement* entered into between that person and the *Owner* of the *Rental Unit* on the date that a *First Development Application* is made to the *District*;
- f) “Eviction Notice” means a notice issued to a *Tenant* to vacate a *Dwelling Unit*;
- g) “First Development Application” means a complete application submitted to the *District* by an *Owner* to do one of the following:
  - i. amend the *Zoning Bylaw*;
  - ii. obtain a land use permit (as defined in section 455 of the *Local Government Act*, RSBC 2015, c.1); or
  - iii. obtain a *Building Permit*

for a proposed development where, if the said application were to be granted, entered into, or issued, and if the proposed development were thereafter to

proceed, then the result would be demolition of *Residential Property*, but the term *First Development Application* does not include a *Preliminary Application*;

- h) “General Manager” means the person appointed as the General Manager of Planning, Properties & Permits, and any person designated in writing by the General Manager of Planning, Properties & Permits to carry out any administrative act or function under this bylaw;
- i) “Owner” means the owner of a *Proposed Redevelopment Site*;
- j) “Proposed Redevelopment Site” means a parcel or parcels upon which *Residential Property* is located in relation to which the *Owner* has made a *First Development Application*;
- k) “Redevelopment” has the meaning given to it in section 61.3 of the *Community Charter*, SBC 2003, c. 26, as amended or replaced;
- l) “Rental Unit” means a *Dwelling Unit* rented or intended to be rented to a *Tenant*;
- m) “Residential Property” has the meaning given to it section 63.1 of the *Community Charter*, RSBC 2015, c.1);
- n) “Residential Tenancy Act” means the *Residential Tenancy Act*, SBC 2002 c. 78, as amended or replaced from time to time;
- o) “Right of First Refusal” means the right to make the first offer to enter into a *Tenancy Agreement* before anyone else can;
- p) “Tenancy Agreement” has the meaning given to it in the *Residential Tenancy Act*, SBC 2002, c. 78;
- q) “Tenant” means a person residing in a *Rental Unit* pursuant to a *Tenancy Agreement* entered into between that person and the *Owner* of the *Rental Unit*, and *Tenants* means more than one *Tenant*;
- r) “Tenant Relocation Assistance Plan” means a form prescribed by the *General Manager* which includes in writing the *Tenant Supports* being provided to *Eligible Tenants* and other pertinent information in order to confirm the requirements in this bylaw are being met;
- s) “Tenant Relocation Coordinator” means a professional hired by the *Owner*, as required by this bylaw, who is experienced in assisting *Tenants* with relocation;
- t) “Tenant Supports” means the financial compensation and other assistance and supports provided to *Eligible Tenants* by the *Owner* as required by this bylaw;

- u) “Vulnerable Tenants” means an *Eligible Tenant* who due to factors such as age, cultural, economic, health, social and personal limitations face increased risks or challenges securing housing;
- v) “Zoning Bylaw” means the District of North Vancouver Zoning Bylaw, 3210, as amended or replaced.

## **Delegation**

- 3. Council delegates to the *General Manager* the powers of Council to administer this bylaw including prescribing the form of applications required pursuant to this bylaw.

## **Applicability**

- 4. This bylaw does not apply to a *Redevelopment* of any building or combination of buildings containing fewer than five (5) *Dwelling Units* that are occupied or available for occupancy by *Tenants* on the date that the *First Development Application* in relation to the *Redevelopment* is submitted to the District, including in single-family homes, strata units, and purpose-built rental units.
- 5. This bylaw does not replace or affect in any way the requirements set out in the *Residential Tenancy Act*.
- 6. The *Tenant Supports* are intended to set minimum requirements only and do not affect the discretion of the *Owner* to provide more or other assistance to *Tenants*.

## **Tenant Supports**

- 7. *Tenant Supports* must be provided to *Eligible Tenants* as specified in this bylaw.
- 8. *Tenant Supports* must not be used in Community Amenity Contribution negotiations and do not satisfy Amenity Cost Charge requirements.
- 9. The *Owner* or its agent must provide to the *District* concurrently with and as part of the *First Development Application* the following information in relation to the *Proposed Redevelopment Site*:
  - a) the number of *Rental Units*;
  - b) the number of *Eligible Tenants* residing in each *Rental Unit*;
  - c) the date that each *Eligible Tenant* in each *Rental Unit* first occupied the *Rental Unit*;
  - d) the amount of rent being paid by *Eligible Tenants* for each *Rental Unit* as of the date of the *First Development Application*;

- e) the number of bedrooms in each *Rental Unit*; and
  - f) a complete *Residential Tenant Relocation Assistance Plan* in the form prescribed by the *General Manager*.
10. The *Owner* or its agent must provide each *Eligible Tenant* with the following information within two (2) weeks of the date that the *Residential Tenant Relocation Assistance Plan* pursuant to section 9(f) is accepted by the *District*:
- a) notice in writing that plans for *Redevelopment* are being made;
  - b) a statement that the notice is not an *Eviction Notice*;
  - c) a copy of this bylaw;
  - d) the contact information for the *Tenant Relocation Assistance Coordinator* engaged by the *Owner* pursuant to section 19;
  - e) instructions on accessing the current *District* webpage for tenant relocation assistance information;
  - f) a copy of the accepted *Tenant Relocation Assistance Plan* in the form prescribed by the *General Manager*; and
  - g) information on tenant resources, including, but not limited to, the Residential Tenancy Branch webpage and any resources available through the Tenant Resource and Advisory Centre.
11. The *Owner* must provide *Tenant(s)* with the date, time and place of every Council meeting, workshop, public information meeting, and public hearing related to a proposed *Redevelopment* as soon as possible once the date, time and place are publicly available, by delivering a notice of each meeting, workshop, public information meeting, or public hearing to every *Rental Unit* on the *Proposed Redevelopment Site* and by posting a copy of the said notice in a conspicuous place on the *Proposed Redevelopment Site*.
12. After a *Demolition Permit* is issued by the *District* for any *Residential Property* that is subject to this bylaw, the *Owner* must deliver to all *Eligible Tenants* an *Eviction Notice* providing no less than six (6) months notice to vacate.
13. On or before the date that an *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay to the *Eligible Tenant* \$35 per month for each month that the *Eligible Tenant* has resided in the building in which the *Rental Unit* is located.

14. On or before the date that the last *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay to *Eligible Tenants* an amount equivalent to four months' rent payable under the *Tenancy Agreement*, and where multiple *Eligible Tenants* reside together in one *Rental Unit*, the *Owner* may make this payment to one of the *Eligible Tenants* in trust for all of the *Eligible Tenants* residing in the *Rental Unit*.

15. On or before the date that the last *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay the following additional compensation for moving expenses to *Eligible Tenants* in the amount of:

- i. \$1,000 for studio and 1-bedroom units;
- ii. \$1,250 for 2-bedroom units; or
- iii. \$1,500 for 3-bedroom or larger units

and where multiple *Eligible Tenants* reside together in one *Rental Unit*, the *Owner* may make this payment to one of the *Eligible Tenants* in trust for all of the *Eligible Tenants* in the *Rental Unit*.

16. The *Owner* must hire or appoint a *Tenant Relocation Coordinator* to assist *Eligible Tenants* in finding new replacement *Dwelling Units*.

17. Without limiting section 16, the *Tenant Relocation Coordinator* must:

a) provide to each household occupied by *Eligible Tenants* a list of at least three (3) available replacement *Rental Units* with the following attributes:

- i. the same number of bedrooms as the *Eligible Tenant's* current *Rental Unit*;
- ii. located within the *District*, unless otherwise specified by the *Eligible Tenant*;
- iii. the maximum rent must not exceed the greater of:
  - 1. 10% above the *Eligible Tenant's* current rent; or
  - 2. 10% above the most recently published *CMHC Median Rent Level*, by number of bedrooms, for Metro Vancouver

except in the case where the *Eligible Tenant* has requested that the *Tenant Relocation Coordinator* provide a list of more expensive available *Rental Units*;

- iv. if no comparably priced replacement rental *Dwelling Units* are available, then maximum rent for replacement rental *Dwelling Units* must be the closest comparable rate; and
  - v. the replacement *Rental Unit* must meet other needs or preferences specified by the *Eligible Tenants*.
- b) set up viewing times for replacement *Rental Units* for the *Eligible Tenant* upon request from an *Eligible Tenant*.
18. The *Owner* must offer *Eligible Tenants* the *Right of First Refusal* in any new purpose-built *Rental Units* in any new building on the *Proposed Redevelopment Site* constructed after the *Redevelopment*.
19. In the case where *Rental Units* are replaced with below-market *Dwelling Unit(s)* in a new building on the *Proposed Redevelopment Site*, an *Eligible Tenant* who wishes to exercise their *Right of First Refusal* under section 18 must meet any applicable eligibility requirements for those *Dwelling Unit(s)*.
20. Where an *Eligible Tenant* exercises the *Right of First Refusal* under sections 18 or 19, moving expenses under section 15 must be paid by the *Owner* at both the initial move out stage and when the *Eligible Tenant* moves into the new building on the *Proposed Redevelopment Site*.
21. For *Eligible Tenants* exercising the *Right of First Refusal* under section 18, in cases where temporary *Dwelling Units* on the *Proposed Redevelopment Site* are available, the *Owner* must provide the option to *Eligible Tenants* to occupy the temporary *Dwelling Units* as interim housing.
22. In cases involving *Vulnerable Tenants*, the *Tenant Relocation Coordinator* must provide the *Vulnerable Tenant* with information about housing and other supports upon request of the *Vulnerable Tenant*, including at minimum, but not limited to, those available through:
- i. BC Housing Rental Assistance Programs;
  - ii. Health services; and
  - iii. Non-profit organizations.
23. The *Owner* must provide the following to any prospective *Tenant* who wishes to enter into a *Tenancy Agreement* after the date that the *Owner* or its agent makes to the *District a First Development Application* (and who therefore is not an *Eligible Tenant* under this bylaw):
- a) notice in writing that plans for *Redevelopment* are being made; and

- b) a written statement that the rights of the prospective *Tenant*, should the prospective *Tenant* enter into a *Tenancy Agreement*, will be as set out in the *Residential Tenancy Act*, and the prospective *Tenant* would not be entitled to the *Tenant Supports* under this bylaw.

24. Provision of *Tenant Supports* by an *Owner* pursuant to this bylaw is entirely at the cost and expense of the *Owner* and does not affect or fetter in any way the *District's* discretion to approve or deny a *First Development Application*.

25. The *Owner* must provide any other information requested by the *General Manager* to confirm that the *Owner* has met all requirements in this bylaw to the satisfaction of the *General Manager*.

### **Severability**

26. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Corporate Officer

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