

AGENDA INFORMATION

- ☒ Council Workshop
- ☐ Finance & Audit
- ☐ Advisory Oversight
- ☐ Other:

Date: February 10, 2026
Date: _____
Date: _____
Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COMMITTEE

Date: January 21, 2026
File: 09.3900.30/003.001

AUTHOR: Tamsin Guppy, Senior Development Planner

SUBJECT: Zoning Bylaw Rewrite – Project Update

RECOMMENDATION

THAT the January 21, 2026, report titled “Zoning Bylaw Rewrite – Project Update” is received for information.

REASON FOR REPORT

To provide an overview and update of the Zoning Bylaw Rewrite project as a comprehensive background to the upcoming Council workshops scheduled for February, leading to anticipated bylaw introduction in April.

There is significant amount of information presented in this report, as updating an entire new Zoning Bylaw is a multi-faceted, complex and technical undertaking. If Mayor and Council have any questions or interests in getting to know any aspects of the project in depth, staff would be pleased to respond and provide additional information.

SUMMARY

This project represents the first comprehensive modernization of the District's zoning and policy implementation framework in over 60 years. It transitions our regulations from a 1960s-era model to a 21st-century tool designed to deliver on Council's current and future strategic priorities.

On October 21, 2024, Council green-lighted the launch of this importance initiative. Staff have since been working diligently to fulfil this Council direction. Work is led by a staff project team, supported by a consultant team led by McElhanney with Step One Mobility as a subconsultant.

Despite some delays with the project due to changing priorities to comply with new provincial housing legislative requirements, the first draft of the new bylaw is now complete and undergoing testing and refinement.

The development of this draft has involved input from all relevant staff teams, a broad range of external subject matter experts, interest holders, local designers/architects and property owners and developers. This includes in-depth discussions as well as broad public consultation with the community and the general public.

The intent of the Council workshops in February is to review aspects of the draft bylaw and seek Council directions on some key issues. These issues relate to Council priority areas such as employment uses and parking regulations, and any other areas Council may be interested to discuss. The first workshop is on Feb. 10, with a second workshop date reserved to dive further into any additional aspects of the proposed Zoning Bylaw, including those related to low density detached housing zones and SSMUH, if necessary.

DISCUSSION

Project Scope

This is a comprehensive update to the District's 1965 Zoning Bylaw, including an almost complete repeal of the old bylaw and a rewrite of all new sections including:

- A set of new standard zones ranging from suburban, detached housing zones to heavy industrial zones, covering the entire district;
- New definitions and general regulations;
- New subdivision regulations;
- Updated parking provisions; and
- A new Transportation Demand Management (TDM) Bylaw to complement parking regulations.

All existing Comprehensive Development zones (a total of 123 and counting) will remain intact at this time and will be updated as an ongoing implementation task.

A significant emphasis of the work is to increase the user friendliness of the bylaw and streamline regulations without substantially changing any District policy direction. However, appropriate implementation of Council key policies and plans is also in scope for the rewrite.

Over the past 18 months Council has held workshops and meetings on aspects of the zoning bylaw including:

- Updates to Single Family regulations;
- Small Scale Multi Unit Housing (SSMUH) and Bill 25; and
- Inclusionary housing requirements which can be embedded in new standard zones.

Each of these discussions has and will continue to inform the new draft zoning bylaw. This report and upcoming Council workshops focus on the overall framework and those components not discussed with Council yet.

Project Principles

As stated above, a key driver of the Zoning Bylaw update is to make it easier to use, simpler to interpret and improve the effectiveness of the regulations.

In addition, as a reminder, the work has been guided by the key principles below.

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

Below are some examples of how technical zoning regulations promote these principles:

Improving Liveability:

- Moving secondary suites out of basements and creating residential zones that encourage above ground living;
- Ensuring all homes have access to outdoor amenity areas.

Improving Climate Resilience:

- Facilitating lower carbon and climate resilient construction techniques including mass timber construction, prefabricated building components, and passive shading.
- Integrating landscape areas to support biodiversity and the urban tree canopy.

Simplifying Regulations:

- Reducing the variety and complexity of zoning regulations;
- Creating more standardized regulations;
- Creating a cleaner, more visually understandable look to the regulations.

Supporting Economic Development:

- Provision for more commercial spaces in town centres to implement directions of Economic Development Strategy;
- Creating nature-based tourism zones that will help Capilano Suspension Bridge and Grouse Mountain resorts evolve over time;

- Continuing to protect industrial lands for industrial use and reducing the ability to subdivide key trade-related sites;
- Continuing to foster home based businesses.

Facilitating Housing Diversity:

- To the degree that zoning is one tool that may impact the ability to redevelop and add housing diversity, the new zones:
 - Encourage multi-generational housing; and
 - Reduce uncertainty and clarify zoning language.



Respecting Existing Character:

- New zones to balance the need for flexibility and change over time with a desire to retain aspects of the local setting - an example is the proposed standardization of commercial zoning in Edgemont Village, but that maintains the existing 3-storey height limit in keeping with existing policy and expectations.

Above: Edgemont Village proposed zoning will maintain the 3-storey height.

Maintaining Existing Development Potential:

- Recognizing that a property is for most people their biggest investment, the new zones are designed to maintain existing development rights. Recognizing changes are inevitable, the new regulations aim to provide certainty and mitigate negative impacts in the transition to a new bylaw.

Zoning is a living document: This current rewrite is intended to create a framework for flexibility and future innovation. As our community changes and is impacted by global trends and climate change, there will be a need to continue to refine and update. The zoning framework creates a base that is adaptable and meant to be amended from time to time.

Planned Transition to the New Bylaw

Zoning regulations are the rules that apply to each property and outline how the property can be used and developed, and each zone includes information on building sizes, heights, location, density and landscaping.

The plan is to update the general categories of zoning so that each property can transition from an old version of the zone to the new equivalent zone. See Attachment 1 for a table comparing old and new zoning categories.

To map how each new zone is applied, staff compare both the existing zoning and what is built on the ground and identify the best match to a new zone that enables the continued use of the land, with minimal impact to potential development rights. In this way, the new zoning

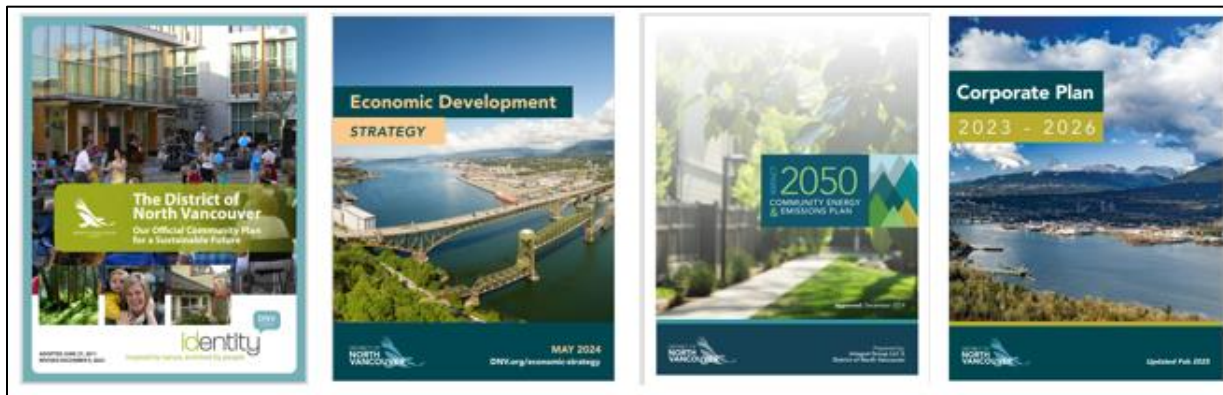
will maximise the number of buildings and businesses that “conform” to zoning which in turn facilitates homeowners and businesses’ future renovations and expansion.

Whether adopting new zoning for one site or the entire community, zoning must comply with the general land use direction of the OCP, but the zoning may be at a lower density. As part of the current Zoning Bylaw Rewrite project, there will be no “pre-zoning” to increase redevelopment potential to match the OCP. Generally, all new construction should still be enabled through a streamlined rezoning process (see section on **Streamlined Rezoning Process**).



Left: Is an example of how the new zoning bylaw will be applied: This existing townhouse project in Lynn Valley is currently zoned Multi-Family Residential - RM (1965 regulation), in the new zoning bylaw it will be zoned Townhouse Residential - R4 in keeping with what is built on the site. This zoning is generally consistent with the OCP but at a lower density using the R4 zone that more closely matches the building form and densities found on site today, as compared to the R5 zone that would match the OCP designation but be at a higher density.

Advance Council Policies and Priorities



As stated in the Project Scope section above, updating the zoning bylaw is an opportunity to not only modernize regulations but also to advance community goals and objectives. Here are a few examples of how the new zoning regulations will help implement municipal policy direction:

- **Community Energy and Emissions Plan (CEEP):** new regulations for parking and new buildings support active transportation and electric vehicle use, improve options for residents to choose lower carbon ways to travel, and facilitate energy efficient and climate resilient construction.

- Economic Development Strategy (EDS): new regulations preserve industrial sites and encourage the expansion of employment generating commercial space to better serve the District's residents and local businesses.
- Healthy Ecosystems (Corporate Plan): Ensuring zones have landscape areas that support biodiversity and the urban tree canopy.
- Enhance Transportation and Mobility (Corporate Plan): Adding loading and service bay requirements to zoning regulations to address safety and congestion issues related loading.
- Fire and Rescue Strategic Plan: Facilitating replacement and expansion of first response facilities by ensuring this use category is permitted throughout the municipality.
- Housing Diversification (Official Community Plan): Creating shelf-ready zones that layout requirements for potential development and reduce one component of the uncertainty for the development industry.
- Social Resilience (Targeted OCP Action Plan): Including requirements for amenity features in multifamily housing to encourage informal interaction amongst residents.

Format and Function of the New Bylaw

The new bylaw uses best practices to create regulations that are easier to read and use. An excerpt is attached to provide a visual example of the new format (see Attachment 2).

Feature	1965 Bylaw (Current)	2026 Modernized Bylaw
User Interface	Static PDF/ Paper	Digital, Searchable Interface
Clarity	Text-heavy, complex	Use of tables and Hyperlinks
Colour and Images	B&W and text dominant	Extensive use of diagrams and use of colours to help with navigation
Consistency	123 unique CD Zones	"Shelf-ready" zones with modifiers

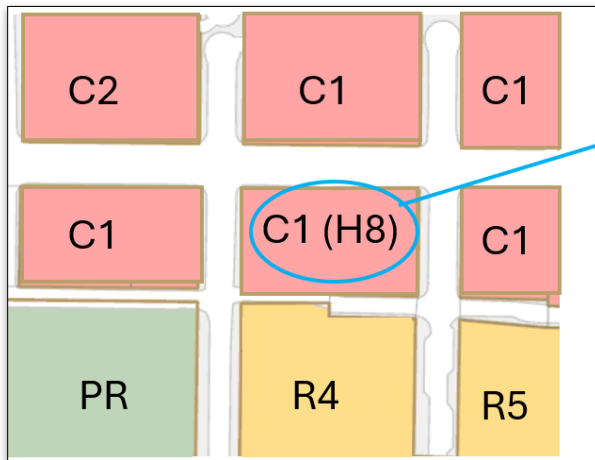
Still to come: Following its adoption, Planning staff will work with Digital Services to develop a digital version of the bylaw for DNV.org that will replace the existing cumbersome PDF document. The new digital version of the bylaw will be developed in consultation with users, and will be easy to navigate, search, and browse, will work well on any device, and will be fully accessible for users with disabilities. Equally important, the digital version will provide opportunities for us to leverage artificial intelligence in order to more effectively and efficiently answer questions from the public.

Implementation – Streamlined Rezoning Process

The new bylaw has been firmly informed by thinking ahead to its implementation. The new bylaw creates a set of easy-to-use and easy-to-apply zones that will reduce the need for Comprehensive Development zones. The new zoning generally match the intention of each OCP category making rezoning a simpler process.

For many of the multi-family residential development sites, where a negotiated rezoning results in an aspect of zoning that is not embedded in a shelf-ready zone (i.e. the basic

zone), that aspect may be amended as part of the Council review process, through the use of a “modifier” — a built-in system of amending specific aspects of specific zones to create greater flexibility within zones while keeping key elements, such as uses, consistent. This will be shown on the Zoning Map (see sample image below) with the site-specific modifier in brackets behind the zone, for example: C1 (H8) to indicate the site is zoned Core Commercial (C1) and the height is modified from the town centre Core Commercial’s based height of 6 storeys to a site specific height of 8 storeys.



Left: Using a “modifier, such as this one for height (H 8), standard zones can be modified to fit site-specific requirements.

As a key task following the new bylaw adoption, staff will be working with the development industry to roll out this streamlined rezoning process. Please note any significant deviations from standard zones (modifiers aside) may continue to be evaluated through a Comprehensive Development process.

Employment Generating Zones Discussion

This section focuses on zoning regulations related to the provisions of commercial, office and industrial spaces, all are key to the economic health of the district. This will be one of the key topics for discussion for the Feb.10 Council workshop.

1. Increased Supply of Commercial Spaces in Centres

The District’s *Economic Development Strategy* (“EDS”/2024) identifies a shortage of approximately 4.2 million square feet of combined employment floor area (retail, services, office, industrial, childcare, etc.). Over the past decade, though residential development has been occurring in the centres, the supply of community-serving commercial uses and general employment spaces has lagged and the shortage of employment generating floor space has been exacerbated.

The new Zoning Bylaw will deliver on a key Economic Development Strategy (EDS) direction which is to require more commercial and employment spaces in the centres. Here, the transition to the new mixed-used zones will be a two-step process.

Step One: Current state transition – Based on the principle of no net loss of development rights and no pre-zoning of any sites, the existing commercial areas which are predominantly zoned one of the variety of commercial-mixed use zones will be transitioned into a new standard mixed-use zone called the *General Commercial Zone*. This zone establishes a minimum of one storey of commercial use and the potential for 2 or 3 floors of residential use

above the ground floor, all to mirror the mixed-use development potential of the existing zones, i.e. C1, C1L, C2, C3, C3A, C9, C10, VC-DC, and VC-G.

Step Two: Future development – Many of the sites in centres are designated in the OCP for more intense use. As these sites rezone to more intensive use and higher density in accordance with the OCP, the new standard town centre *Core Commercial Zone* will be applied. The Core Commercial zone requires a greater percentage of commercial space (including ground floor CRUs and second floor services and office types of uses), which over time will create more opportunities for new businesses to relocate to centres in order to serve the community.

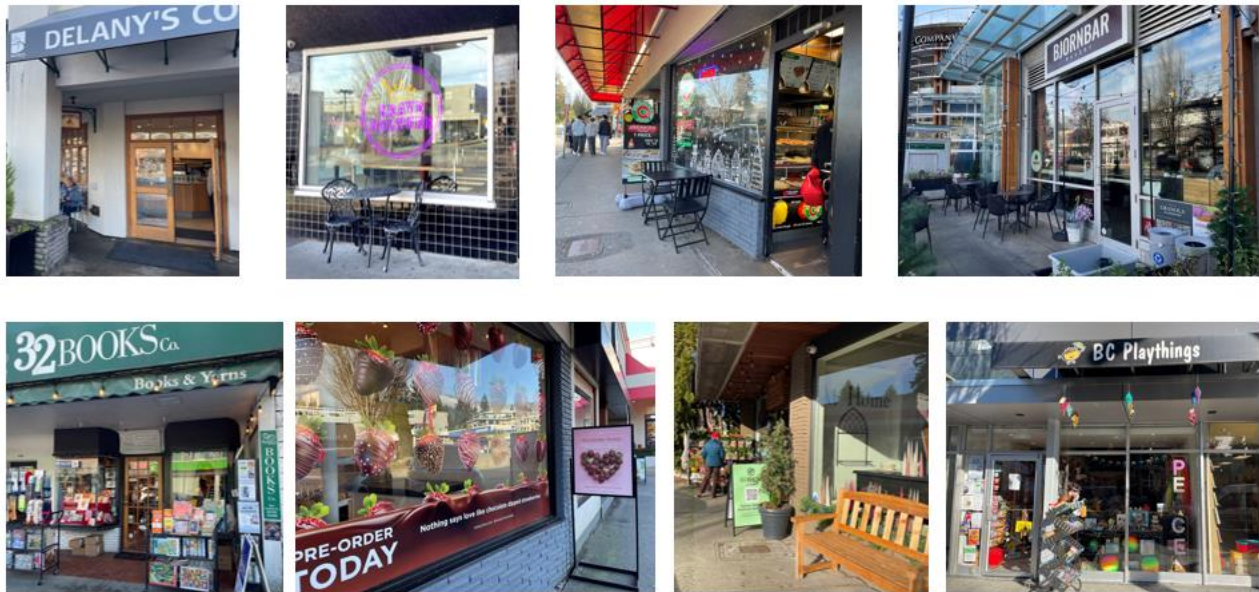
2. Ground-Floor Commercial in Mixed-Use Zones

When recent development applications in the centres were presented to Council, there was a discussion at Council on whether we should consider restricting commercial uses in order to promote fine-grained patterns of commercial retail units (CRUs) along the street and activate pedestrian realm with interesting uses, such as restaurants, cafes and retail shops.



Whether to restrict uses permitted in the ground-floor commercial retail units (CRUs) has been a focus of staff review in this zoning update.

It is important to recognize that an animated pedestrian realm and a vibrant local commercial high-street are a result of a wide range of influencing factors, including population density, key “anchors” like supermarkets, libraries or community centres that draw customers to the area, building design and public realm design, local real estate market conditions, retail leasing practices and business decisions. Using zoning regulations to incentivize certain uses and discourage other uses is a tool that should be evaluated in the whole context, not to be singled out as the only solution.



Above: Edgemont Village includes a vibrant mix of cafes, restaurants and retail spaces as part of the mix of uses found in the village.

Staff are recommending an incremental approach to this issue. As stated in the section above, currently there is a shortage of available commercial spaces for businesses to locate or relocate within the District's commercial centres. A prescriptive approach (i.e. restricting ground floors to retail/cafes) at this point will create significant non-conforming situations for many existing businesses and make relocation a difficult prospect and thus, potentially, may drive up vacancy rates. As a starting point, it would make sense to continue to allow a broad range of commercial uses (including banks, medical offices, and personal care) on the ground floor in the commercial mixed-use zones.



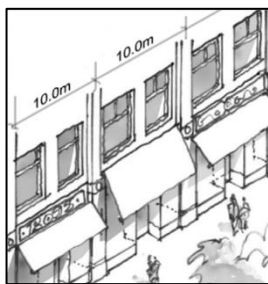
Above - Edgemont Village, has a variety of non-retail uses such as banks, medical offices, barber shops, the vet, a cooking school and insurance brokers in grade level commercial units.

Then, over time, with redevelopment of the sites in the centres, more commercial floor spaces will be delivered (on upper floors, and on side streets). In these redevelopment cases, restrictions will be placed on permitted uses on the ground floor. The following uses will be permitted on second or upper floors or on commercial side streets:

- Offices, including general offices as well as community-serving uses such as doctor's offices and other health related services;
- Instructional services (tutoring, drivers ed., ESL etc);
- Fitness studios (yoga studio);
- Personal service and spa uses; and
- Child care.

In summary, staff are recommending a incremental, market-responsive approach intended to ensure businesses can stay and relocate in available existing commercial space, across the different neighbourhoods in the District, and allow the market to adjust as sites redevelop and upper-storey or side street options become available for office and service types of uses.

Commercial Retail Unit (CRU) Sizes: A separate issue that has been raised at Council is the



size of the CRUs in ground floor commercial space in new mixed-use development. Zoning works hand in hand with the District's Development Permit regulations which for commercial sites speak to the need to create a pattern of storefronts defined by variations in materials, colour, fenestration, doorways, awnings and roof forms (see excerpt on the left).

Use Definition Update

How uses are defined in the zoning bylaw impacts the ability of businesses to evolve over time, with this in mind the District started using broader use definitions for industrial zoning in 2010. Building on the benefits of this work, all the use categories are being updated to consider industry standards and terminology used by the North American Industry Classification System (NAICS), and related District bylaws including the Business Licence Bylaw and the Fees and Charges Bylaw.

3. Restrictions of Specific Uses on Mixed-Use Sites

As part of the update to definitions, two categories merit discussion as they would simplify the process for businesses and reduce the current restrictions on use, they are "Retail Use" and "Food and Beverage Use."

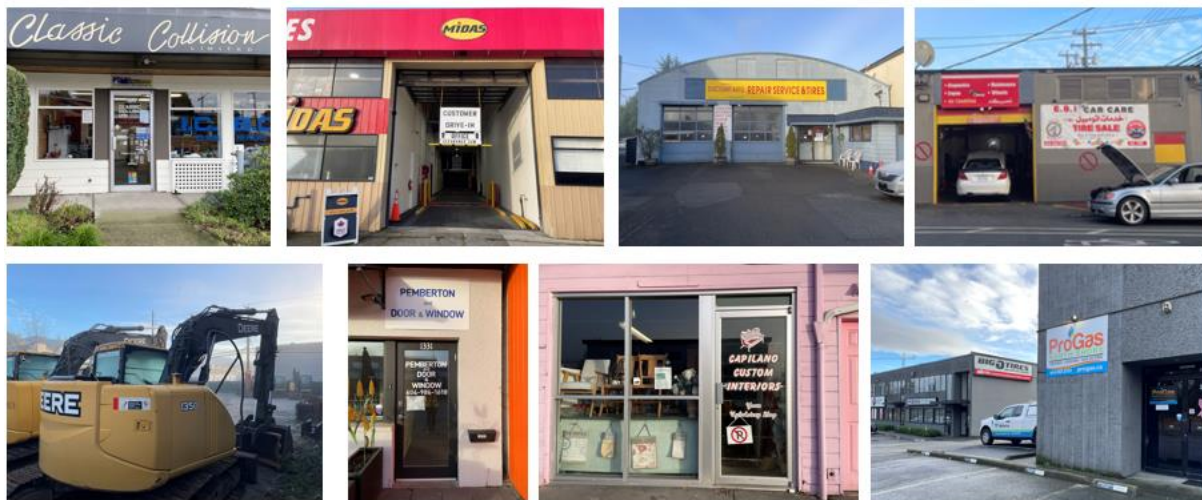
Retail Use: by allowing all retail uses within this category and not separating out liquor stores or cannabis stores the District would take a market-based approach and no longer add municipal "red tape" to these businesses ability to find a location. Provincial licensing would still apply.

Food and Beverage Use: includes all cafes and restaurants and includes those establishments that may have a food or liquor primary licence, again Provincial licensing requirements will be the only limiting factor. Staff experience has been this type of processes to allow these businesses at specific locations have been very time consuming with little public concerns and once open, operation of these businesses has been smooth with no significant complaints.

4. Light Industrial Zones

The District's light and heavy industrial lands serve as a fertile base for a wide variety of employment uses and vital to the economic future of the community.

Uses in the Light Industrial zoning have traditionally included a mix of industrial and service businesses that include light manufacturing, auto repair, contractors, landscapers, and those limited retail uses that are often associated with contracting or repair work like fireplace sales and installation, flooring sales and installation, or landscaping, and contracting supply.



Above – Examples of contractor, automotive, and service uses have long been the predominant uses in light industrial areas including these businesses in the Pemberton / Welch area.

There is also demand for light industrial space from other primarily small independent businesses that support the community including:

- Fitness studios, gyms, dance studios;
- Restaurants and cafes;
- Repair shops;
- Microbreweries;
- Trade schools; and
- Offices.



Above – Examples of less traditional, non-industrial uses that are also in the Pemberton/ Welch area

The question is that, with a limited supply of light industrial land, should zoning reprioritize uses that are more traditional light industrial uses or, should it continue to accommodate the market demand from non-industrial uses.

Factors to consider:

- a) *Businesses need a place to locate:* Similar to the thinking on the commercial zones, it would be good to enable businesses that serve our community have a place to call home, but currently there are limited spaces available to local businesses, at attainable rents, across the District.
- b) *Creating non-conforming businesses:* Eliminating any use from a zone creates complications and uncertainty for businesses that immediately become legal non-conforming.
- c) *Different hours of operation:* Some of the non-traditional uses like the climbing gyms, fitness studios, martial arts spaces, restaurants and microbreweries have different peak periods of operation, so although parking is in short supply in both Lynn Creek and Pemberton, they are not overly impactful and bring life to the area in the evenings and weekends.
- d) *Loss of traditional light industrial businesses:* With a limited supply of light industrial land, narrowing the list of uses in light industrial areas may create more opportunities for traditional industrial businesses who have no other locational options.
- e) *Business parks mix:* The business parks in Maplewood include a higher component of commercial and office uses than other light industrial areas and create an alternative and slightly more intensive form of development. While this model is now dated, the concept of a blend of light industrial and commercial is also being seen in new multistorey development in other light industrial areas in the region.

The future of the light industrial land is intensification of uses, i.e. multi-storey industrial and commercial buildings. Before sites are ripe for intensive multi-storey redevelopment, and until there are additional commercial space in town and village centres, it may be prudent to

continue to retain the current mix of uses. At the workshop, staff will bring options for discussion, including restricting the permitted uses, retaining the current mix of uses, and possibly updating the Business Park zones from 4 storeys to 6 storeys.

Heavy and Port Industrial Zones

Existing heavy and port industrial zoning will be refreshed with minimal change. The EZ-I zone implemented over ten years ago was well received and generally supported the expansion of key industries and businesses like Seaspan.

The key change to the heavy industrial zone is to tighten subdivision regulations to discourage subdivision of large industrial sites. The change is in alignment with the Metro Vancouver Industrial Lands Strategy which aims to preserve large industrial sites with sea and rail access for trade-oriented uses.



Supporting Tourism

Supporting North Shore-based tourism is a direction of the Economic Development Strategy. While the District's major tourism anchors—Capilano Suspension Bridge, Grouse Mountain, and Mount Seymour—are vital to the regional economy, their current zoning is outdated. In consultation with the operators of these resorts, staff are working on new zoning that reflects these “eco-integrated” attractions’ unique blend of environmental stewardship and commercial viability. The new zones will help ensure these key economic drivers of the local economy can continue to update and modify their operations to address changing trends and the impacts of a warming planet.

Updated Parking and Loading Regulations and a New TDM Bylaw



Left – Mobility and parking consultant and staff touring Pemberton area and talking with local business owners about parking concerns.

The zoning bylaw includes parking and loading requirements.

This section of the existing bylaw is outdated and does not reflect municipal policy, modern standards, or key strategies for facilitating tenant improvements. Key updates to the parking regulations include:

- **Ease of Use:** Improve the user experience when applying the Zoning Bylaw by clarifying requirements and consolidating rates into fewer categories.
- **Right-Sized Parking Requirements:** The Zoning Bylaw update aims to right-size the parking requirements based on the availability of alternative transportation options, with lower parking rates in town centres that are well served by transit and higher rates in more suburban areas of the District. This approach embeds current elements of the Alternative Vehicle Parking Rates (AVPR) policy into Zoning and will significantly improve efficiency with staff review.
- **Streamlining TDM Requirements:** New Transportation Demand Management (TDM) requirements, enabled through Bill 16, will be created to complement parking regulations, while promoting sustainable travel. In areas that are well served by transit, a standardized TDM plan will be required for all developments to offset lower parking rates, replacing the current case-by-case negotiations with applicants. This approach will not only reduce staff review time but also provide applicants with greater clarity and certainty regarding both TDM expectations and parking regulations.
- **Strategic Alignment:** Updating parking requirements provides an opportunity to incorporate transportation and climate policies aimed at encouraging active transportation, transit use, car share and electric vehicles. New rates for commercial and industrial uses will simplify tenant improvements and redevelopment, contributing to economic development objectives.
- **Operational Efficiency:** Additional work on the parking section will focus on technical requirements that support municipal objectives related to goods movement, safety and efficient traffic flow. These updates include increasing the size of loading spaces to accommodate modern truck dimensions, and establishing on-site garbage staging requirements to minimize or eliminate operational impacts on the road right-of-way.

Consequential OCP & Other Amendments

If Council supports the general directions of the draft Zoning Bylaw, consequential amendments to the OCP will be necessary to bring the two documents into alignment, at a minimum these include:

- Updates to the Residential designations that currently apply to “single family” areas to reflect new way to calculate FSR for detached and multiplex zones, as well as implementation of the multiplex zones; and
- Implementation of Economic Development Strategy to enable more commercial space in centres in mixed-use redevelopment.

A full list of consequential amendments for OCP will be provided when the new Zoning Bylaw is introduced for first reading.

PUBLIC ENGAGEMENT

Public engagement has followed a multi-phased approach alongside the development of the new bylaw.

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."

Spring and Fall 2025

Set at "Consult" on the engagement spectrum, community engagement was targeted mainly at residents and was run alongside the consultation for the 2025 OCP updates, which was initiated to fulfill provincial housing mandates. The focus was on the proposed new detached housing zones. Methods included:

- an online survey (shared with 2025 OCP update project)
- both in-person and online information sessions (shared with 2025 OCP update project)

These engagement activities were supported by communications print and digital tactics, including a DNV project webpage with a feedback form for questions and comments, signage in the community, social media posts and advertising – all shared with 2025 OCP update project.

Winter 2025/2026

Public engagement regarding changes to Multifamily (townhouse, apartment, mid-rise, high-rise and mixed use) Residential Zones, as well as Industrial, Commercial, Institutional, Parks and any other specialized zones is ongoing this winter 2025/2026. Targeted consultation with interest holder groups is also ongoing.

Community engagement is set at the "Inform" to "Consult" level for this portion of the engagement, with the goal of ensuring every DNV resident and business is aware of the work to update the Zoning Bylaw. Many members of the public or businesses are not particularly interested in participating in the details of technical updates, but may be interested in some aspects of the project.

The main method used is the Winter 2026 Community Bulletin, a one-page information sheet targeted to residents and businesses, like the twice-yearly Community Report, which is mailed to every address in the District. District businesses will also receive the information sheet electronically through the business e-newsletter.

Interest holder engagement consists largely of focused conversations including:

- Committees, such as ADP and PNEAC
- Major property holders, such as Grouse Mountain and Capilano Suspension Bridge, major industrial waterfront businesses, BC Parks, Metro Vancouver.
- Government bodies, such as SD44, Capilano University, CN Rail, Vancouver Coastal Health, Vancouver Port Authority.
- Other governments such the First Nations and adjacent Municipalities
- Commercial and industrial development and real estate sector
- Business groups and associations: North Vancouver Chamber of Commerce, Vancouver North Shore Tourism Association, Invest Vancouver and others.

A summary of public engagement will be provided at time of Bylaw introduction.

TIMELINE & NEXT STEPS

After incorporating needed changes to the new Zoning Bylaw, staff plan to bring the entire bylaw and consequential amendments to Council for First Reading in April, with a target to get adoption by June 30, 2026. Adhering to this timeline is essential for maintaining compliance with Provincial mandates (Bills 25 and 44) regarding portions of the Zoning Bylaw that deal with SSMUH related regulations.

After adoption, the next phase of work will consist of:

- developing a simple to navigate and fully accessible digital version for DNV.org, to replace the existing PDF document;
- Start the implementation work in anticipation of new applications coming in and facilitating transition of instream applications; and
- Continued integration of inclusionary housing provisions and other bylaws (such as ACC and DSB bylaws).

CONCURRENCE

This project has taken a village - DNV contributing departments include: Environment; Climate Action; Building; Bylaws; Property Use; Sanitation; Transportation; Facilities; Development Engineering; Community Planning; Economic Development; Fire and Rescue Services; and Parks.

FINANCIAL IMPACTS

No direct financial impact is anticipated with the rollout of the new Zoning Bylaw.

Over time, the streamlined regulations are anticipated to provide certainty for investment and facilitate good development projects, leading to overall financial benefits to the community. With simpler regulations, fewer non-conforming uses, it is also anticipated that staff review time will be reduced. With the efficiency gains, there should be a positive impact on staff resourcing.

CONCLUSIONS

The Zoning Bylaw Rewrite represents a milestone in the District's commitment to modernizing regulations and responding to the evolving needs of our community. By moving away from an outdated 1965 framework, the District is establishing a proactive, "shelf-ready" regulatory system that directly implements Council's vision for climate resilience, housing diversity, and economic vitality. The new bylaw aims to be user friendly and is designed to reduce administrative "red tape" but uphold key requirements.

The upcoming February Council workshops will see the work transition from a broad drafting phase to a focused discussion on key issues before finalization. These issues relate to the animation of commercial streets, protection and intensification of industrial lands, revised parking and any other issues Council is interested in. These discussions are critical to ensure the final document reflect local values while adaptable to future challenges.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "T. Guppy." with a stylized flourish at the end.

Tamsin Guppy
Senior Development Planner

Attachment 1: List of old zones and how they will transition to the new zones.

Attachment 2: Sample of formatting under development for the zoning bylaw

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

Transition Table

Attachment 1

This table illustrates the comparable zone in the new zoning bylaw. The zoning of individual sites may vary depending on existing use, location and OCP designation.

1965 Zones

Proposed 2026 Zones

Single Family Residential (RS 1,2,3,4,5 +
Neighbourhood zones)

Outside Urban Containment Boundary (UCB) ----->

Inside UCB but SSMUH Exempt ----->

Within SSMUH ----->

Detached Residential

R1- Rural & Suburban Detached Residential

R2 - Urban Detached Residential

R3 - Residential Houseplex

Multi-Family Residential (RL/RM 1,2,3,5,6,7)

Multi-Family Residential

R4 - Residential Townhouse

R5 - Residential Stacked Townhouse

R6 - Residential Low-Rise

Multi-Family Residential (RH2)

R7 - Residential Mid-Rise

R8 - Residential High-Rise

Commercial (C1,C1A,C1L,C2,C3,C3A,C6,C9,C10/VC-
DC/VC-G)

C1 - Core Commercial

C2 - General Commercial

Commercial (C7)

C2 - Commercial (Varies by location)

Corner Store Commercial (C1B)

C3 - Local Commercial

Tourist Commercial (C4)

C4 - Hotel

Entertainment Commercial and Entertainment and
Outdoor Tourist Attraction (C5/C5A - Capilano
Suspension Bridge)

SP - Specialized Tourism & Recreation

Grouse Mountain (PRO)

Mount Seymour (PRO)

Special Purpose Park (SP)

Community Park (CP)

Neighbourhood Park (NP)

PR - Parks and Outdoor Recreation

Natural Parkland (NPL)

Parks, Recreation & Open Space (PRO)

NP - Natural Parkland

Cemetery (CM)

CE - Cemetery

Public Assembly (PA 1,2,3)

Institutional - General

Institutional - School

Institutional - University

Transition Table

1965 Zones

Proposed 2026 Zones

Waterfront Industrial (I1)	}	→	I3 - Heavy / Port Industrial
General Industrial (I2)			
Employment Zone - Industrial (EZ-I)			
Light Industrial (I3)	}	→	I2 - Light Industrial Zone
Employment Zone - Light Industrial (EZ-LI)			
Interim Industrial (I4)	→		No Change (Addition to Reserve lands)
Comprehensive Development (CD) [Some]	→		I1 - Comprehensive Development (Business Park Related)
Comprehensive Development (CD) [Remainder]	→		No Change

Colour indicates the landuse for easy navigation.

- Zone Title

##.1 Intent

The first section of a zone begins with a clear "intent" statement.

##.2 Permitted Uses

Use	Principal Use	Accessory Use	Conditions The use of land, buildings and structures are only permitted when the following conditions are met
Potential Use 1	✓		None
Potential Use 2	✓		2.1 There may be conditions or circumstances for when and how the use is allowed within the zone.
Potential Use 3		✓	None
Potential Use 4		✓	None
Potential Use 5		✓	2.2 There may be conditions or circumstances for when and how the use is allowed within the zone.

Tables organize and visualize information for the public.

##.3 Conditions of Use

##.4 Density

##.4.1 The Maximum [Floor Space Ratio \(FSR\)](#) is 1.2.

##.4.1.1 Private roof deck access landings up to 1.40 m² (15 ft²) per unit are exempt from [FSR](#) calculations.

##.4.1.2 Additional [Floor Space Ratio \(FSR\)](#) exemptions are found in Part # of the Bylaw.

##.5 Inclusionary Zoning

Hyperlinks provide access to supporting information and definitions.

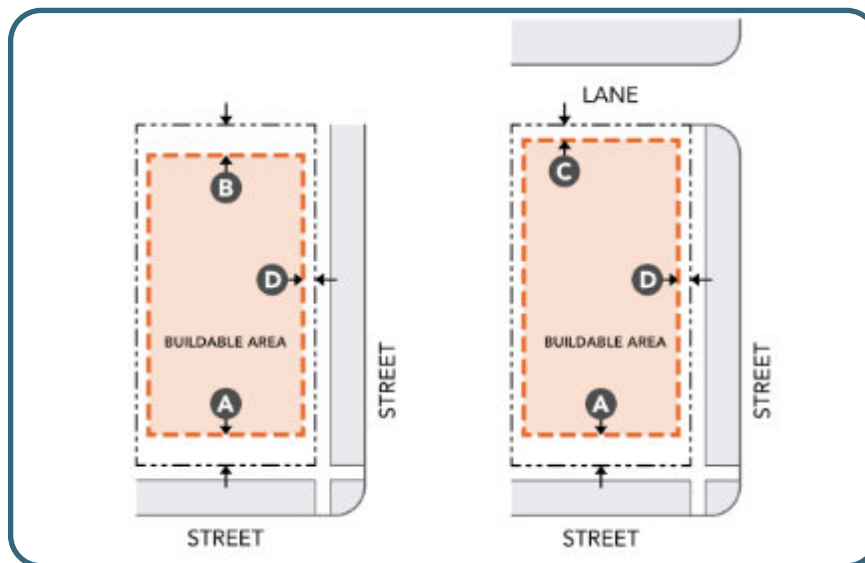
##.7 Setbacks

##.7.1 Minimum Required Setbacks

Regulation	Value	Symbol
Minimum Front Setback	3.0 m (10 ft)	A
Minimum Rear Setback	3.0 m (10 ft)	B
Minimum Rear Setback to a Lane	1.5 m (5 ft)	C
Minimum side Setback	2.0 m (6.6 ft)	D

Notwithstanding the above minimum setback requirements, one [Setback](#) should be increased to a minimum of 6.0 m (20 ft)

Diagram for ##.7.1.1 to ##7.1.5



##.7.2 Additional siting regulations and exemptions are found in Part # of the Bylaw.

Diagrams are used to graphically visualize listed regulations.