

AGENDA

SPECIAL MEETING OF COUNCIL

Monday, June 15, 2026

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



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AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8650 – OCP Amendment 1900-1950 Sandown Place
- Bylaw 8651 – Rezoning 1900-1950 Sandown Place
- Bylaw 8739 – OCP Amendment 520 Mountain Highway
- Bylaw 8738 – Rezoning 520 Mountain Highway
- Bylaw 8779 – OCP Amendment 1246-1268 Lynn Valley Road and 3050-3174 Baird Road
- Bylaw 8780 – Rezoning 1246-1268 Lynn Valley Road and 3050-3174 Baird Road

1. ADOPTION OF THE AGENDA

1.1. June 15, 2026 Regular Meeting Agenda

Recommendation:

THAT the agenda for the June 15, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

3. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

4. **RECOGNITIONS**
5. **DELEGATIONS**
6. **RELEASE OF CLOSED MEETING DECISIONS**
7. **COMMITTEE OF THE WHOLE REPORT**
8. **REPORTS FROM COUNCIL OR STAFF**

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

Recommendation:

THAT items _____ are included in the Consent Agenda and are approved without debate.

8.1. Bylaw 8798 Sewer Bylaw 6656 Amendment

p.9-15

File No. ENGES-1988111058-113327

Report: Manager – Engineering Services, June 1, 2026

Attachment 1: Bylaw 8798

Recommendation:

THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)” is given FIRST, SECOND, and THIRD Readings

8.2. Community Heritage Advisory Committee Motion to Council

p.17-27

File No.

Report: Acting Staff Liaison, May 28, 2026

Attachment 1: Community Heritage Advisory Committee Annual Update Presentation to Council on March 16, 2026

Attachment 2: Excerpt of April 22, 2026, Community Heritage Advisory Committee Draft Meeting Minutes

Recommendation:

THAT the May 28, 2026, report entitled Community Heritage Advisory Committee Motion to Council of the Acting Staff Liaison is received for information.

8.3. Bylaw 8787 – Due Consideration of Sections 475 and 477 of the Local Government Act
File No.

p.29-55

Report: Senior Development Planner, June 4, 2026

Attachment 1: Bylaw 8787

Attachment 2: Staff Report to the June 1, 2026 Regular Council Meeting

Recommendation:

THAT Council has specifically considered, in respect of proposed OCP Amending Bylaw 8787 whether consultation is required with the listed entities in subsection 475(2)(b) of the *Local Government Act*, and considers that such consultation is not required;

AND THAT in accordance with Section 477 of the *Local Government Act* (LGA), Council has considered OCP Amending Bylaw 8787 in conjunction with its Financial Plan and applicable Waste Management Plans.

8.4. Bylaw 8799 Amendment to Map Grid 2L03
File No.

p.57-146

Report: Senior Development Planner, June 8, 2026

Attachment 1: Amended Map Grid 2L03

Attachment 2: Bylaw 8799 with updated Map Grid 2L03

Recommendation:

THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is amended by replacing Map Grid 2L03 with the new Map Grid 2L03 attached to the June 8, 2026 report of the Senior Development Planner entitled Zoning Bylaw 8799 – Amendment to Map Grid 2L03;

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

8.5. Hastings Creek Trail Management Update
File No.

p.147-162

Report: Section Manager – Urban Forestry and Natural Areas and Section Manager – Parks Capital Projects

Recommendation:

THAT Council direct administration to decommission the central and southern sections of the Hastings Creek Trail.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ADJOURNMENT

Recommendation:

THAT the June 15, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

REPORTS

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

 Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver

REPORT TO COUNCIL

June 2, 2026

File: ENGES-1988111058-113327

AUTHOR: Andy Bell, Manager, Engineering Services

SUBJECT: Sewer Bylaw 6656 Amendment

RECOMMENDATION:

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)" is given FIRST, SECOND, and THIRD Readings.

REASON FOR REPORT:

This Report recommends updates to the Sewer Bylaw 6656 to align sewer servicing policy and to assist the District in better managing infill development in residential neighbourhoods. https://www.leg.bc.ca/parliamentary-business/overview/43rd-parliament/1st-session/bills/3rd_read/gov25-3.htm

BACKGROUND:

On June 17, 2024, Council amended Sewer Bylaw 6656 to help mitigate infrastructure capacity concerns and risks associated with potential infill redevelopment in the District's residential neighbourhoods. Details of this amendment can be found here: [Bylaws 8698, 8680, 8696, and 8700.](https://www.leg.bc.ca/parliamentary-business/overview/43rd-parliament/1st-session/bills/3rd_read/gov25-3.htm)

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=6702125>

This Report recommends further amendments to Sewer Bylaw 6656 to further mitigate such capacity concerns.

EXISTING POLICY:

The current Sewer Bylaw restricts connection to the District's sanitary sewer system and storm sewer system in relation to proposed 4, 5 and 6 unit infill residential redevelopment ("Multiplex Redevelopment") if:

- (a) the District's existing sewer infrastructure does not have capacity to accommodate the sewer service capacity needs in the catchment area in which the proposed Multiplex Redevelopment is located assuming that 25% of the applicable properties in the catchment area were similarly redeveloped; and
- (b) the District's capital plan does not include upgrades to accommodate the capacity associated with such 25% infill Multiplex Redevelopment.

ANALYSIS:

The District has recently conducted a general review of the capacity of the sanitary sewer service and storm sewer service in single family residential neighbourhoods in the District. Partly as a result of this review, staff recommend that the existing policy, described above, be revised such that Multiplex Redevelopment build-out assumption is 100% of the applicable catchment area rather than 25%.

This change mitigates unintended long-term risk associated with Multiplex Redevelopment in the Districts single family neighbourhoods, by:

1. More appropriately managing existing sewer capacity constraints; and
2. Reducing future inequity or fairness issues that could arise – whereby one property owner has been allowed to construct a Multiplex Redevelopment but, in the future, their neighbour may be denied a building permit due to insufficient sewer capacity in the same, unimproved infrastructure system for that catchment.

Under the proposed amended bylaw provisions, even where there is insufficient capacity in either the storm sewer system or the sanitary sewer system, infill Multiplex Redevelopment which may be permitted under zoning (for example, the possibility of SSMUH), may still will be allowed to connect to the storm sewer and sanitary sewer provided that there is a formal Council-approved capital plan in place for upgrading the sanitary and/or storm sewer systems to remove the capacity constraint. This approach provides Council with greater assurance, as a matter of prudent policy and good governance, that any new infill residential density in our single family neighbourhoods permitted in the future (again, for example SSMUH) does not run out ahead of the District's ability to service such redevelopment, and does not get ahead of critical fiscal, budgetary, engineering, physical and other constraints and policy considerations relevant and important to the community associated with sanitary and storm sewer service delivery.

Concurrence:

The Municipal Solicitor, Development Planning and Finance have reviewed this Report and provided their concurrence.

Financial Impacts:

No costs are associated with the recommendation in this Report.

Options:

The following options are available for Council's consideration:

Option 1 (recommended):

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2024 (Amendment 39)" is given FIRST, SECOND, and THIRD Readings

Option 2 (alternative – retain status quo):

THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2024 (Amendment 39)”
shall proceed no further

Conclusion:

Amending Sewer Bylaw 6656 will provide greater assurance, as a matter of prudent policy and good governance, that any new infill residential density in our single family neighbourhoods permitted in the future does not run out ahead of the District’s ability to service such redevelopment, and does not get ahead of critical fiscal, budgetary, engineering, physical and other constraints and policy considerations relevant and important to the community associated with sanitary and storm sewer service delivery.

Respectfully submitted,



Andy Bell, P.Eng.
Manager, Engineering Services

REVIEWED WITH:		
☐ Business and Economic	☐ Finance	External Agencies: ☐ Library Board ☐ Museum and Archives ☐ NSEM ☐ NS Health ☐ NVRC ☐ RCMP ☐ Other:
☐ Bylaw Services	☐ Fire Services	
☐ Clerk’s Office	☐ Golf	
☐ Climate and Biodiversity	☐ Housing	
☐ Communications	☐ Human Resources	
☒ Community Planning	☐ Integrated Planning	
☐ Development Engineering	☐ ITS	
☐ Development Services	☐ Parks	
☐ Engineering Infrastructure	☐ Real Estate	
☒ Engineering Public Works	☒ Solicitor	
☐ Environment	☐ Transportation	
☐ Facilities		

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The Corporation of the District of North Vancouver

Bylaw 8798

A bylaw to amend Sewer Bylaw 6656, 1994

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

Citation

1. This bylaw may be cited as “Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)”.

Amendments

2. Sewer Bylaw 6656, 1994 is amended as follows:

- a) Section 7.5 is deleted and replaced with new section 7.5 set out below:

“7.5 Notwithstanding section 7.2, under no circumstance shall a proposed houseplex redevelopment discharge groundwater to the storm sewer system. For the purpose of this section 7.5, section 8.1, and section 9.1 “houseplex redevelopment” means ground-oriented detached or semi-detached housing redevelopment with an emphasis on above ground living, and containing 4, 5 or 6 dwelling units on one lot.”

- b) The words “small-scale multi-family redevelopment” are deleted wherever they appear in the Bylaw and replaced with the words “houseplex redevelopment”

- c) Section 8.1 is deleted and replaced with new section 8.1 set out below:

“8.1 For any proposed houseplex redevelopment:

- a) every sanitary drainage system shall discharge into a sanitary sewer connection connected to the sanitary sewer system;
- b) no discharge into a sanitary sewer connection connected to the sanitary sewer system is permitted if:
 - (i) the Director determines that the capacity of the sanitary sewer system and/or the capacity of a Greater Vancouver Sewerage and Drainage District (GVS & DD) sanitary sewer system in:
 - A. the catchment area in which the proposed houseplex redevelopment is to be located; and

- B. all catchment areas downstream of the catchment area in which the proposed houseplex redevelopment is located

would, or potentially could, be insufficient to service, now or in the future, the proposed houseplex redevelopment if, now or in the future, 100% of the parcels in the catchment area in which the proposed houseplex redevelopment is located and which are zoned to permit no more than 4 dwelling units are developed to the maximum number of dwelling units per parcel permitted under the District's Zoning Bylaw (the "**Capacity Issues**"); and

- (ii) the District does not have a formal Council-approved plan in place to upgrade the sanitary sewer system as necessary to fully address the Capacity Issues. Any such plan would have to take into account the cost of the infrastructure upgrades for the projected build-out, the District's budgetary constraints and any other constraints.

This section 8.1 does not apply to any development (or redevelopment) on any parcel for which a complete building permit application was received on or before the date that Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39) is adopted.

d) Section 9.1 is deleted and replaced with new section 9.1 set out below:

"9.1 For any proposed houseplex redevelopment:

- a) all storm water, drainage, clear waste water and run-off from hard surfaces shall discharge into the storm sewer system.
- b) no discharge into the storm sewer system is permitted if the storm sewer system does not extend to the site of the proposed houseplex redevelopment unless the District in its discretion approves such an extension;
- c) no discharge into the storm sewer system is permitted if:
 - (i) the Director determines that the capacity of the storm sewer system in:
 - A. the catchment area in which the proposed houseplex redevelopment is located; and
 - B. all catchment areas downstream of the catchment area in which the proposed houseplex redevelopment is located

would, or potentially could, be insufficient to service, now or in the future, the proposed houseplex redevelopment if, now or in the future, 100% of the parcels in the catchment area in

which the proposed houseplex redevelopment is located and which are zoned to permit no more than 4 dwelling units are developed to the maximum number of dwelling units per parcel permitted under the District's Zoning Bylaw, all as determined by the Director (the "**Capacity Issues**"); and

- (ii) the District does not have a formal Council-approved plan in place to upgrade the sanitary sewer system as necessary to fully address the Capacity Issues. Any such plan would have to take into account the cost of the infrastructure upgrades for the projected build-out, the District's budgetary constraints and any other constraints.

This section 9.1 does not apply to any development (or redevelopment) on any parcel for which a complete building permit application was received on or before the date that Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39) is adopted.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

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AGENDA INFORMATION	
☒ Regular Meeting	Date: June 15, 2026
☐ Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 28, 2026

AUTHOR: Jessica Lee, Acting Staff Liaison

SUBJECT: Community Heritage Advisory Committee Motion to Council

RECOMMENDATION:

THAT the May 28, 2026, report entitled Community Heritage Advisory Committee Motion to Council of the Acting Staff Liaison is received for information.

REASON FOR REPORT:

At the April 22, 2026, Community Heritage Advisory Committee (the “Committee”) meeting, the Committee passed the following resolution:

That the following motion be brought to Council:

Whereas the Community Heritage Advisory Committee recommends that Council consider incentives for owners of heritage buildings to retain and maintain these buildings based on the following criteria:

- *Fast track building permits and Heritage Revitalization Agreements (HRAs) to reward owners for completing essential maintenance and retaining heritage buildings.*
- *Extend the building permit expiry date to compensate owners for the added costs and timelines needed to complete permitted heritage building work.*
- *Reduce or eliminate permit fees for heritage buildings.*

The purpose of this report is to bring forward the resolution, on behalf of the Committee, for Council consideration and direction.

BACKGROUND:

The Community Heritage Advisory Committee advises on heritage conservation matters and provides support for associated activities that benefit and provide for the advancement of the District’s built, natural, and cultural heritage. As outlined in the Committee’s [Terms of Reference](#), the Committee is comprised of nine members of the public. The Committee is also supported by a Council liaison, a District staff liaison, and a District clerk. Councillor Hanson is the current Council liaison.

EXISTING POLICY:

Official Community Plan (2011)

The heritage objective stated in the Official Community Plan is to ensure a clear sense of identity and place that link the past with present and future development.

Heritage Strategic Plan (2019)

A key goal of the Heritage Strategic Plan is to increase protection of built heritage, as well as natural and cultural heritage resources.

DISCUSSION:

The Committee's motion is in response to ongoing concerns and challenges with the preservation, restoration, and maintenance of heritage buildings in the community. Some of their identified concerns and issues – as expressed by the Committee at the March 16, 2026, annual update presentation to Council (presentation included as **Attachment 1**) and the April 22, 2026, Committee meeting (excerpt of draft meeting minutes included as **Attachment 2**) – are summarized below.

- Heritage buildings typically have unique built conditions that differ from modern standards, which can increase the complexity of renovations and ongoing maintenance, including the potential for unforeseen timelines and additional costs;
- Heritage buildings can be vulnerable to deterioration and potential demolition when regular maintenance is deferred or insufficient;
- Major repairs to heritage buildings occasionally require permits that may deter or result in delays to completing essential repairs;
- The Heritage Revitalization Agreement (HRA) process, which enables flexibility to support the preservation of heritage assets, can be complex and time-intensive, with inherent uncertainty for applicants. This uncertainty is a result of its discretionary nature, the requirement for Council approval, and the need to proceed through a Public Hearing process;
- Recent provincial housing legislation (Bills 44 and 25), if implemented in the District, may increase the risk of demolition of unprotected heritage buildings to accommodate small-scale multi-unit housing (SSMUH) on the property. More specifically, SSMUH redevelopment would not require Council approval or a Public Hearing and therefore may be considered as a more attractive option than a Heritage Revitalization Agreement process that preserves the heritage asset. Although the District's response to the legislation in April 2026 was to not implement SSMUH across the community, it is uncertain whether the Province will take future action; and
- The Community Heritage Grant Program, which provides grants up to \$10,000 based on 50% of project costs, supports repairs and maintenance to heritage buildings but are often relatively small compared to the full extent of works undertaken.

The Committee passed a motion recommending that Council consider a range of targeted incentives related to costs and timelines for HRA and permit processes to support the retention and maintenance of heritage buildings. If Council directs staff to explore these incentives, staff will report back on options and potential resource, cost, and other implications for each incentive. Some potential implications include legislated procedural requirements for HRAs, the current Development Approval Process Review program, as well as processing of other types of applications prioritized by Council, such as social and supportive housing projects.

Financial Impacts:

If Council directs staff to report back on the incentives identified by the Committee, staff will explore the financial and resourcing implications of implementation of potential options.

Liability/Risk:

The options in this report have no legal or risk implications at this time. If Council directs staff to report back on the incentives identified by the Committee, staff will explore the legal and risk implications of implementation.

Social Policy Implications:

The retention and conservation of the community's built, natural, and cultural heritage resources contribute to community identity and sense of place.

Environmental Impact:

The options in this report have no environmental implications at this time.

Conclusion:

At the April 22, 2026, Community Heritage Advisory Committee meeting, the Committee passed a resolution to Council which recommends consideration of specific incentives for homeowners to retain and maintain heritage buildings. The purpose of this report is to bring forward the resolution, on behalf of the Committee, for Council consideration and direction.

Options:

1. THAT the May 28, 2026, report entitled Community Heritage Advisory Committee Motion to Council of the Acting Staff Liaison is received for information;

OR

2. THAT staff are directed to explore potential incentives for the retention and maintenance of heritage buildings, as identified in the resolution passed by the Community Heritage Advisory Committee at the April 22, 2026, meeting, including:
 - a. Fast-tracking building permits and Heritage Revitalization Agreements;
 - b. Extending the building permit expiration date; and
 - c. Reducing or eliminating permit fees for heritage buildings;

AND THAT staff report back to Council with implications of implementation and options for consideration **[Committee recommendation];**

OR

3. THAT other direction is provided to staff.

Respectfully submitted,



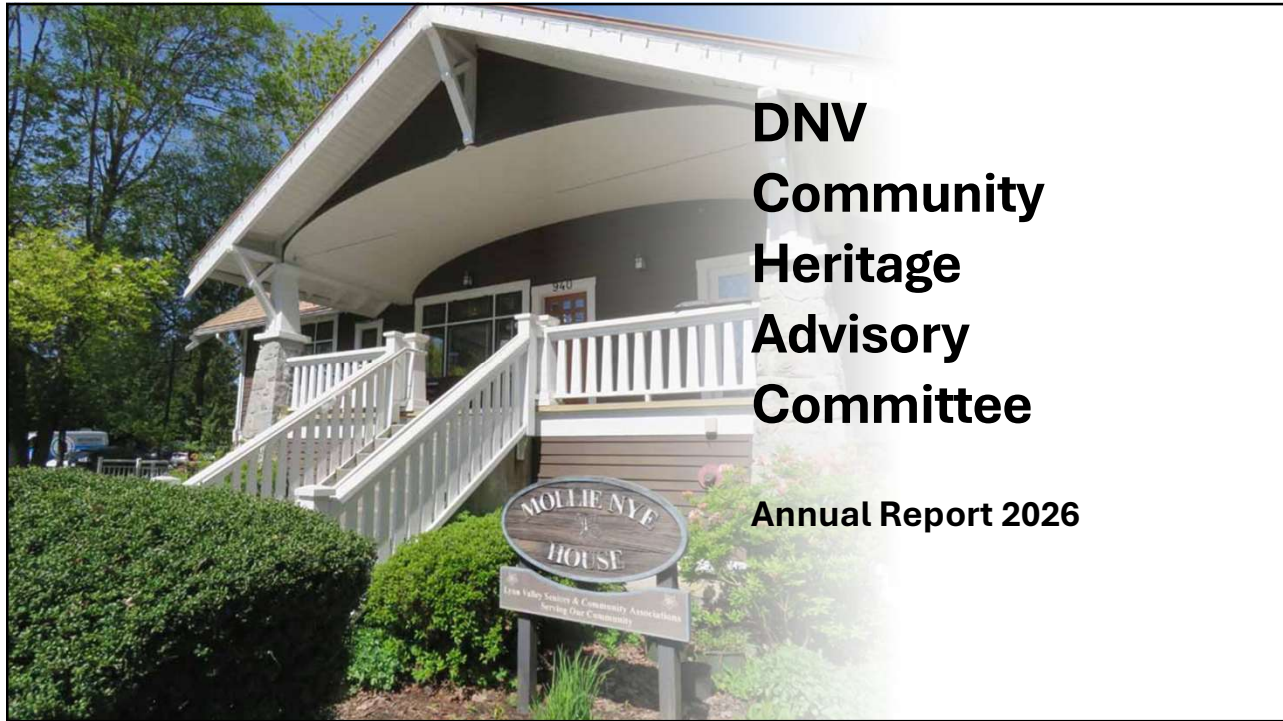
Jessica Lee

Acting Staff Liaison, Community Heritage Advisory Committee

Attachment 1: Community Heritage Advisory Committee Annual Update Presentation to Council on March 16, 2026

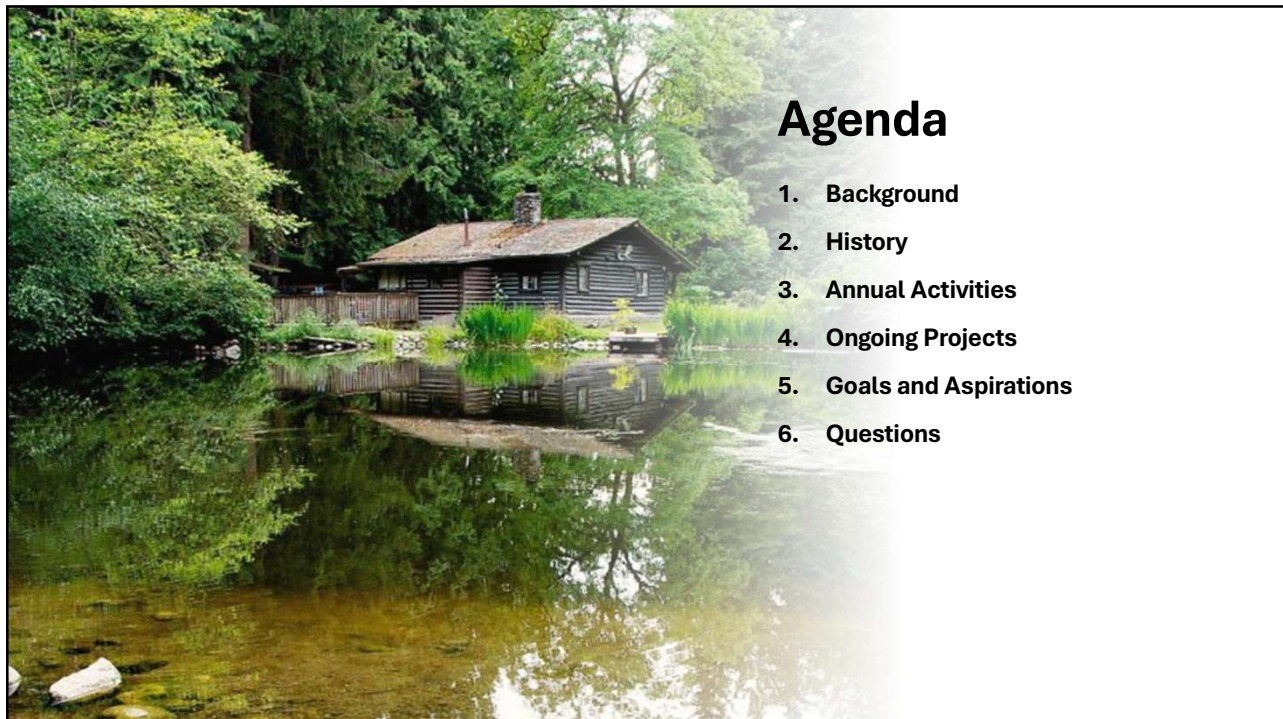
Attachment 2: Excerpt of April 22, 2026, Community Heritage Advisory Committee Draft Meeting Minutes

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies:
☐ Bylaw Services _____	☐ Fire Services _____	☐ Library Board _____
☐ Clerk's Office _____	☐ Golf _____	☐ Museum and Archives _____
☐ Climate and Biodiversity _____	☒ Housing <u>TA</u>	☐ NSEM _____
☐ Communications _____	☐ Human Resources _____	☐ NS Health _____
☐ Community Planning _____	☐ Integrated Planning _____	☐ NVRC _____
☐ Development Engineering _____	☐ ITS _____	☐ RCMP _____
☐ Development Services _____	☐ Parks _____	☐ Other: _____
☐ Engineering Infrastructure _____	☐ Real Estate _____	
☐ Engineering Public Works _____	☐ Solicitor _____	
☐ Environment _____	☐ Transportation _____	
☐ Facilities _____		



DNV Community Heritage Advisory Committee

Annual Report 2026



Agenda

1. Background
2. History
3. Annual Activities
4. Ongoing Projects
5. Goals and Aspirations
6. Questions

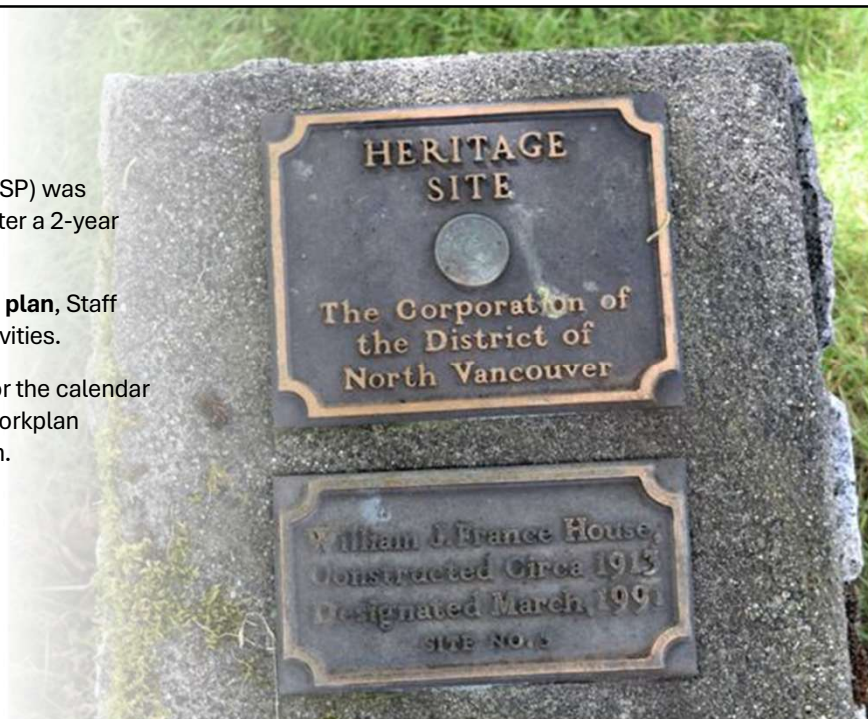


Background

- **Membership:** There are 9 committee members including 6 newcomers beginning 2026.
- **Meetings:** The committee meets monthly except August and December.
- **Mandate:** HAC is guided by,
 - Terms of Reference
 - Heritage Strategic Plan (HSP)
 - Staff Liaison
 - Council
- **Workplan:** HAC sets annual Workplan based on the HSP.

History

- The **Heritage Strategic Plan (HSP)** was finalized in September 2019, after a 2-year consultation process.
- The CHAC is guided by **10-year plan**, Staff Liaison and Council in their activities.
- The CHAC sets **annual goals** for the calendar year based on the HSP and a Workplan administered by the staff liaison.



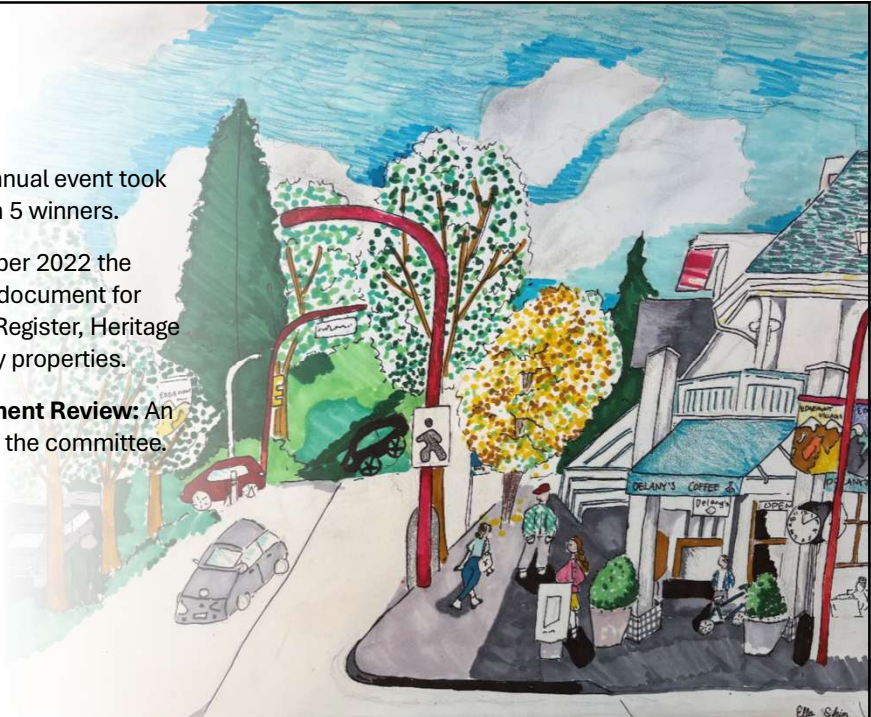
2025 Activities

- **Heritage Awards:** The committee did not recommend any awards for 2024 as there were no suitable candidates.
- **Heritage Grants:** These cover restoration/renovation projects, advocacy projects and Statement of Significance projects. 15 approved applications; funding total \$55,375.
- **Heritage Walking Tour:** Scheduled for September and deferred due to inclement weather.



2025 Activities

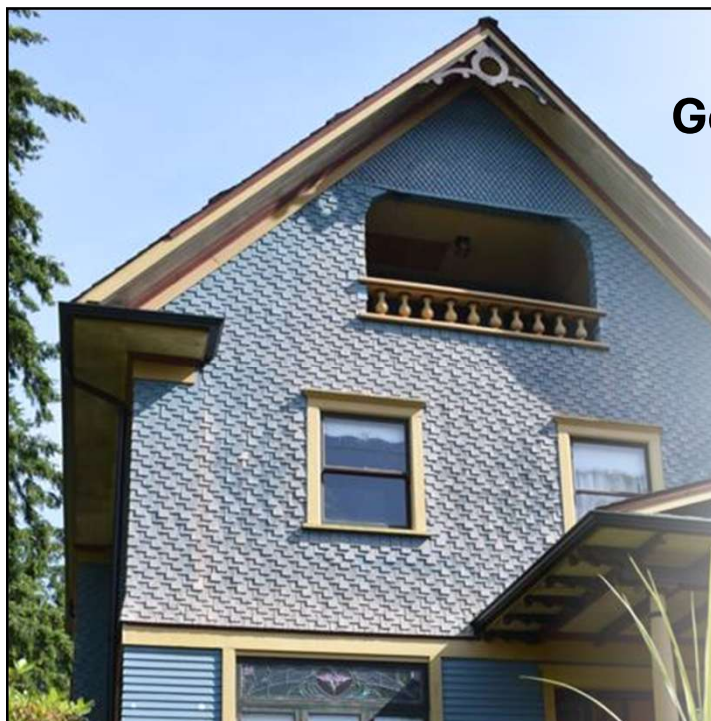
- **Youth Art Contest:** This first annual event took place in the Spring of 2025 with 5 winners.
- **Properties Tracker:** In September 2022 the committee developed a digital document for tracking the status of Heritage Register, Heritage Inventory and Modern Inventory properties.
- **Heritage Properties Development Review:** An ongoing process undertaken by the committee.





Ongoing Projects

- **Bill 44 & Bill 25:** Uncertainty and impact of the provincial housing legislation.
- **Heritage Plaques:** Design of plaques and Installation proposals are ongoing.
- **Heritage Revitalization Agreement (HRA):** HRA terms update has been stalled owing to the Bill 44 requirements.
- **Heritage Walking Tours / Story Mapping:** StoryMaps developed by DNV staff are underway with three maps are completed and two more proposed.



Goals and Aspirations

- **Heritage Inventory Additions:** Identify unrecorded heritage properties.
- **Community Engagement:** New activity program for school children.
- **Heritage Advocacy:** Engaging and supporting West Coast Modern home owners.
- **Heritage Retention:** Exploring additional tools, beyond HRA's and Grants.
- **Maintenance Enforcement:** Deterrence of demolition by neglect.



Questions?

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COMMUNITY HERITAGE ADVISORY COMMITTEE MINUTES (EXCERPT)

Wednesday, April 22, 2026
Hybrid (In Person and MS Teams)
7:00 – 9:00 pm

Present:	Jim Paul Matthew Cusanelli Trisha McCarthy Greg Warner Claudio Soligon Catherine Rose	James Mitchell Tanja Scott
Regrets:	Mitchell Baker Cllr Jim Hanson	
Staff:	Jessica Lee, Community Planner Mary Jukich, Committee Clerk	

9. Any Other Business

(c) Council Motion

Heritage buildings require building permits that adhere to different rules because of grandfathered existing conditions and increased complexity. This complexity adds additional costs and time to complete the permitted work. Often these additional cost and time constraints are unforeseen. Additionally, heritage buildings are frequently under duress due to a lack of maintenance. Major repairs occasionally require a permit; delaying these repairs may further compromise the building's integrity.

Moved by Jim Paul and seconded by Greg Warner:

That the following motion be brought to Council:

Whereas the Community Heritage Advisory Committee recommends that Council consider incentives for owners of heritage buildings to retain and maintain these buildings based on the following criteria:

- Fast track building permits and Heritage Revitalization Agreements (HRAs) to reward owners for completing essential maintenance and retaining heritage buildings.
- Extend the building permit expiry date to compensate owners for the added costs and timelines needed to complete permitted heritage building work.
- Reduce or eliminate permit fees for heritage buildings.

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



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

June 4, 2026
File: NA

AUTHOR: Tamsin Guppy, Senior Planner

SUBJECT: **Bylaw 8787 - Due Consideration of Sections 475 and 477 of the *Local Government Act***

RECOMMENDATION:

THAT Council has specifically considered, in respect of proposed OCP Amending Bylaw 8787 whether consultation is required with the listed entities in subsection 475(2)(b) of the *Local Government Act*, and considers that such consultation is not required;

AND THAT in accordance with Section 477 of the *Local Government Act (LGA)*, Council has considered OCP Amending Bylaw 8787 in conjunction with its Financial Plan and applicable Waste Management Plans.

REASON FOR REPORT:

In accordance with Sections 475 and 477 of the LGA, the local government must, after consideration of First Reading of a bylaw amending the Official Community Plan (OCP), give consideration of the impacts to its Financial Plan and Waste Management Plans and whether consultation is required.

SUMMARY:

Bylaw 8787 is a text amendment bylaw to the OCP that amends the two ground-oriented detached residential land use designations, Residential Level 1 and Residential Level 2. This amendment removes the reference to floor space ratio (FSR) but in no other way impacts the intent of the designations with regards to land use or number of units permitted.

This work is part of the much larger Zoning Bylaw review which has been referred widely to a broad variety of interest holders and for which due process is being followed.

To meet the intent of this section of the LGA, for this minor amendment to the OCP, it is recommended that Council confirm through a formal pair of motions that Bylaw 8787 has been considered in conjunction with its Financial Plan and applicable Waste Management Plans and that no additional consultation is required related to Bylaw 8787 beyond the broad and robust consultation that is ongoing with regards to the Zoning Bylaw update.

SUBJECT: Bylaw 8787 - Due Consideration of Sections 475 and 477 of the *Local Government Act*

June 4, 2026

Page 2

BACKGROUND:

On June 1st, Council gave 1st Reading to OCP amending Bylaw 8787 in conjunction with Zone amending Bylaw 8799, which proposes to rezone the majority of currently single-family zoned lands in the District to the new ground-oriented detached residential zones. Council also resolved to refer both bylaws to a public hearing.

Option:

1. It is recommended:

THAT Council has specifically considered, in respect of proposed Bylaw 8787 whether consultation is required with the listed entities in subsection 475(2)(b) of the *Local Government Act*, and considers that such consultation is not required;

AND THAT in accordance with Section 477 of the *Local Government Act (LGA)*, Council has considered Bylaw 8787 in conjunction with its Financial Plan and applicable Waste Management Plans.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "T. Guppy". The signature is stylized with a large, sweeping "G" and a dot over the "i".

Tamsin Guppy
Senior Planner

SUBJECT: Bylaw 8787 - Due Consideration of Sections 475 and 477 of the *Local Government Act*

June 4, 2026

Page 3

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	_____		

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The Corporation of the District of North Vancouver

Bylaw 8787

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

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

Citation

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

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Under Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure:
 - i. Deleting the land use designation description for Residential Level 1: Rural Residential and replacing it with the following description:

“Areas designated for rural residential are intended for detached housing on large lots situated outside the urban boundary. The OCP does not envision further intensification of use through subdivision in this designation and/or through extension of services.”
 - ii. Deleting the land use designation description for Residential Level 2: Detached Residential and replacing it with the following description:

“Areas designated for detached residential are intended predominantly for detached housing within neighbourhoods. This designation accommodates secondary rental units such as suites or coach houses subject to the imposition and satisfaction of appropriate conditions.”
 - b) Under Part 3: Plan Management, Section 12: Plan Implementation, Sub-section 12.5: Consolidated List of Land Use Designations:
 - i. Deleting the land use designation description for Residential Level 1: Rural Residential and replacing it with the following description:

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

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

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

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

PUBLIC HEARING held

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

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

ADOPTED

Mayor

Corporate Officer

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



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

May 15, 2026
File: N/A

AUTHOR: Tamsin Guppy, Senior Planner
Daniel Broderick, Planner

SUBJECT: Bylaws 8787 and 8799 – New Detached Residential Zones (R1 and R2)

RECOMMENDATION

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

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

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

REASON FOR REPORT

This report presents two new detached residential zones, R1 and R2, which will replace the majority of the District’s existing Single-Family (RS) zones.

SUMMARY

In accordance with Council direction from May 4, 2026, staff are bringing forward two new detached residential zones, to be applied to approximately 19,000 existing RS-zoned properties in the District.

The introduction of these new detached residential zones (R1 and R2) that will replace the old RS zones, is the first roll-out of an entire new Zoning Bylaw, to be complete in 2027.

Bylaw 8799 brings forward the new zone regulations as an insert to the existing Zoning Bylaw 3210. These new regulations will be transposed into the full new bylaw, when it is presented to Council next year.

To implement the new zones, a consequential OCP amendment is required. In accordance with *Local Government Act*, for a zoning change that requires an OCP amendment, a Public Hearing is required. Staff recommend the zoning amendment bylaw (Bylaw 8799) and the consequential OCP amendment bylaw (Bylaw 8787) be referred to a Public Hearing.

PROJECT TIMELINE TO DATE**October 21, 2024**

- Council gave direction to launch Zoning Bylaw Rewrite to overhaul an outdated Zoning Bylaw ([October 21, 2024, Project scoping at launch Report to Council](#)).

2025

- Spring- Summer 2025 – Public Input on single-family zoning in conjunction with the OCP Update ([June 11, 2025, OCP Public Engagement Summary](#))
- June 23, 2025 – Council Discussion. ([June 23, 2025 Report to Council](#))
- Fall 2025 – Continued Public Input focused on the Ground Oriented Residential zoning (single family)
- December 2, 2025 – Council Workshop on new Ground-Oriented Residential ([December 2, 2025, Report to Council](#))
- End of 2025 – Completion of the first draft of the new Bylaw

January – April 2026

- January to present: Interest holder input on the new draft Bylaw
- Winter 2026 – Business Community Input on Commercial and Industrial Zoning
- February 9 & 10, 2026: SSMUH Workshop and overlapping discussion of the R1, R2 and R3 zones ([February 9, 2026, Report to Council](#))
- February 10 & 23, 2026: Discussion of Industrial, Commercial and Parking sections of the draft Bylaw. ([February 2026 Report to Council](#))
- April 7, 2026: Discussion of Commercial Zoning Options in the draft Bylaw ([April 7, 2026, Report to Council](#))

May 4, 2026

- At the Regular Council meeting, Council gave direction to bring forward replacement zones for existing single-family zones by July 2026 as phase 1 of the implementation of the new Zoning Bylaw. At the same time, Council extended the timeline of completion of the new Zoning Bylaw to 2027 to allow more time to discuss multi-unit residential, mixed-use, and non-residential zones. ([May 4, 2026, Report to Council: Revised Timing for the Zoning Bylaw Rewrite Project](#)).

It is worth noting that the timelines summarized above were significantly impacted by provincial legislation adopted over this same period that imposed new requirements on local governments related to land use policies and regulations (e.g. Bills 44, 46, 47, 16, and 25).

BACKGROUND - SINGLE-FAMILY ZONING DISCUSSION

The continued evolution of the District's traditional single-family neighbourhoods has been a topic of sustained interest with both Council and the public. In addition to the Council discussions as part of the Zoning Bylaw Rewrite project, a highlight of recent Council discussions on this topic include:

- February 2023: Housing Options for Single-Family Neighbourhoods public engagement (strong public support for larger suites, increases to building height to “lift” basements out of the ground, and exploration of infill housing typologies like coach houses, duplexes, and triplexes).¹
- December 2023: Secondary suite size restriction relaxed – up to 49% of the house and no minimum size,² and maximum coach house height also increased to two storeys.³
- June 2024: Zoning amendments were adopted that permit a principal dwelling, a secondary suite, and a coach house (for a total of three units) on all single-family zoned properties located within the Urban Containment Boundary (UCB).⁴
- February 2025: Coach House Process Improvements adopted (streamlined regulations and delegation of more variances to staff).⁵
- October 2025 - April 2026: Small-Scale Multi-Unit Housing (SSMUH) work in response to Bill 25.
 - October 27, 2025: Council Workshop on Bill 25 ([October 27, 2025, Report to Council](#))
 - February 9, 2026: Council Workshop on Approaches to Bill 25 ([February 9, 2026, Report to Council](#))
 - April 13, 2026: Implementation of SSMUH ([April 13, 2026, Report to Council](#))

DISCUSSION

The introduction of the two new detached residential zones to replace the 19 existing single-family zones is the culmination of multiple years of staff work, community consultation and Council discussion and directions.

As proposed, the R1, Rural and Suburban Detached Residential Zone, will be applied to 219 properties outside the Urban Containment Boundary (UCB) which are currently limited to two dwelling units in the form of a house and a secondary suite. The R1 Zone will replace the existing RS-1 and 2 zoning on these lots and similarly permits a house and a secondary suite.

R2, Urban Detached Residential Zone, will be applied to 19,693 properties inside the UCB which are currently zoned a mix of the existing 19 RS zones. Similar to existing RS zones within the UCB, R2 permits a house, a secondary suite and a coach house.

A map showing the entire District illustrating where both the R1 and R2 zones are applied is provided in **Attachment 1**.

¹ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=5916357>

² <http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170760>

³ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=6170769>

⁴ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=6312153>

⁵ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=6476653>

Key Changes

The new zones aim to consolidate the existing 19 single-family zones to simplify and modernize regulations and introduce modest flexibility. The approach is intended to streamline approvals, reduce non-conformities and variance applications, maintain permissible building potential (gross floor area), enable a broader range of housing options, address climate responses, and maintain neighbourhood character in keeping with the project's stated objectives and principles.



Figure 1: The Zoning Bylaw Update project principles

Summary of Key Changes

The proposed regulations maintain many aspects of the existing RS zoning regulations to ensure fairness for property owners while introducing key changes to improve liveability, address climate resilience, foster housing diversity and multi-generational housing, and simplify regulations. An overview of the key changes is shown in the table below.

Table 1: Changes in the R1 and R2 Zones		
1a	Basements	Discourage unsustainable basement construction and below ground living space – Fully in-ground basements are not permitted. However, new partial basements will be permitted, and existing construction is permitted under the legal non-conforming rules of the <i>Local Government Act</i> .
1b	Basements	Remove the FSR exemption that incentivises deep basements and below ground secondary suites.
1c	Basements	Limit basement depth to 4 feet (1.2 m) into the ground on the low side of the slope.
2	Garages	No longer prioritise indoor parking over living space and include garage floor space in FSR calculations.
3a	Building Height	Encourage above ground living and modernize and standardize building heights.

3b	Building Height	Simplify height calculations and measure height to the roof peak.
3c	Building Height	Continue to incentivise pitched roofs by increasing heights by 5 feet (1.5m) when a pitched roof is designed.
3d	Building Height	Simplify overall height calculations: • no longer permit “localized depressions” • no longer bonus sloped lots • Increase the overall building height to 33 feet (10.1 m) (or 38 feet (11.6 m) with a pitched roof)
3e	Building Height	Introduce a new limit on the number of storeys which is 3 storeys inclusive of basements and attics.
3f	Building Height	Simplify building design by no longer requiring the top floor of the house be smaller in size than the floor below it and no longer regulating eave height.
4a	Front Yards	Reduce front yard setbacks from 25 ft (7.6m) to 20 ft (6.1 m) for standard house designs.
4b	Front Yards	Continue to allow buildings with protruding (“side entry”) garages into the front yard setback area and now permit this area to alternatively accommodate living space. Add the potential for a second storey over this area, with a minimum front yard setback for that protruding portion of 10 ft (3.1 m).
5a	Housing Diversity	Increase the maximum permitted coach house size from 968 ft ² (89.9m ²) to 1400 ft ² (130.1m ²)
5b	Housing Diversity	Provide an additional 500 ft ² (46.5 m ²) of gross floor area (GFA) on a lot for a coach house.
6	Landscape	Support community character and municipal sustainability goals by introducing a new requirement for landscaped area (garden space).
7	Development Rights	Generally, maintaining permissible gross floor area (GFA)

1. Changing the Approach to Basements

Basement suites are an important, long-term housing option for many District residents. Many fully below ground units lack access to daylight, have emergency egress issues and are more susceptible to flooding.

Further, the deeper the basement, the bigger the environmental footprint, as basements disrupt ground water flow and in turn impact tree preservation and have a higher carbon footprint due to the use of concrete.

To address these issues, the new R1 and R2 zones encourage above-ground living space and discourage deep basements in the following ways:

- Removing incentives to building below ground living space by removing floor space ratio (FSR) exemptions for basements;
- Prohibiting fully in-ground basements;
- Increasing building heights to allow basements to come out of the ground; and
- Permitting partial basements up to 4 feet (1.2 m) in the ground on the downhill side, which may, on a sloped lot, include areas of the basement that are fully below ground on the uphill side of the building (see Figure 2 below).

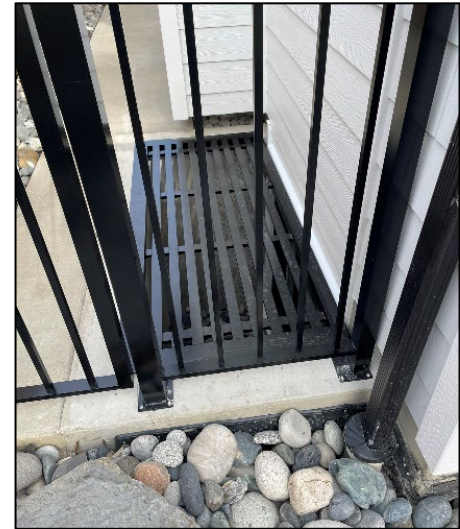


Photo 1: This window well is a standard design for secondary suite “windows.”

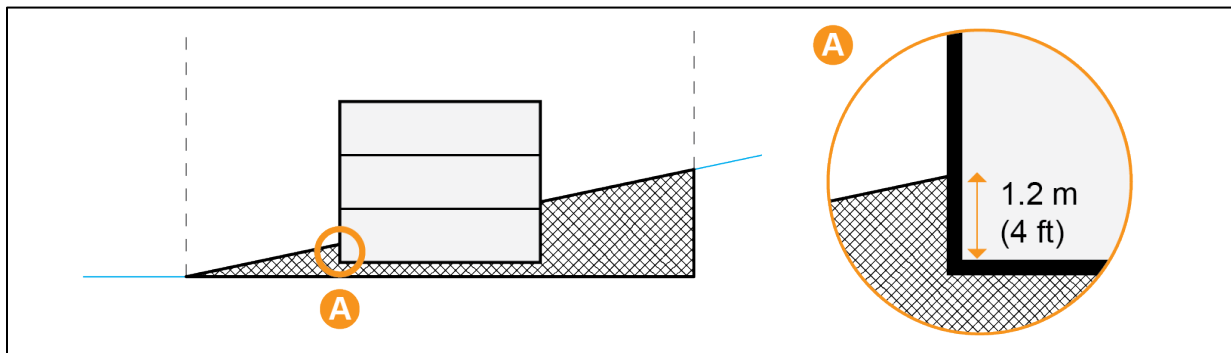


Figure 2 - Illustration showing how the lowest storey of a building, which is often a basement, can be up to 4 feet (1.2m) below grade on the downhill side of the building and fully buried on the uphill side.

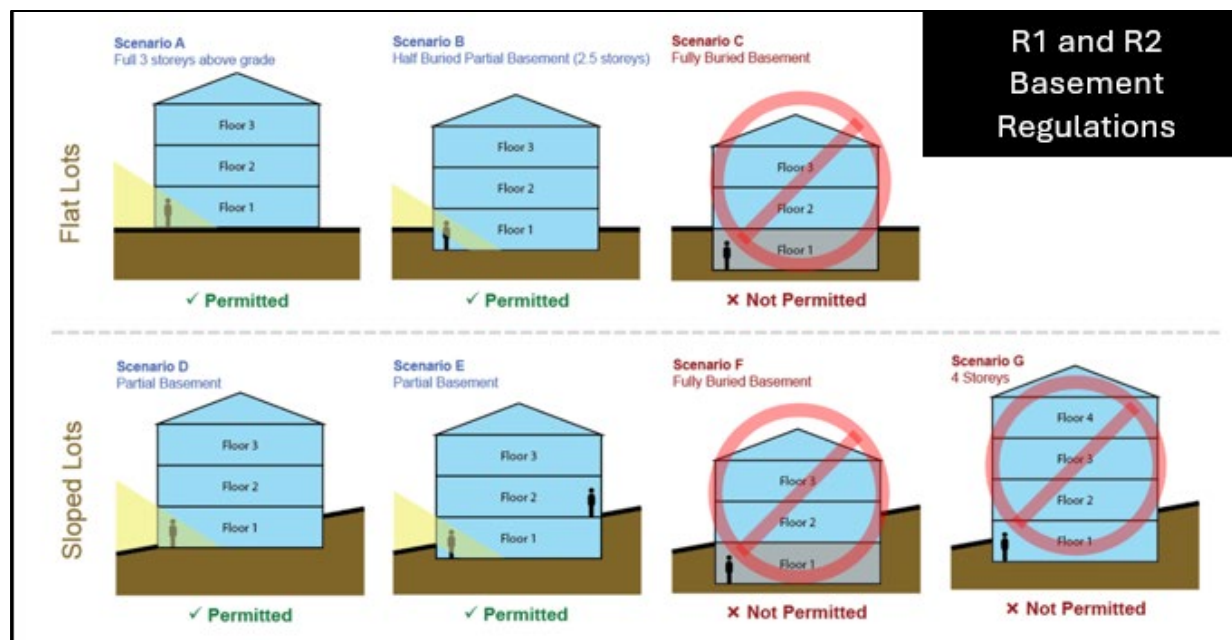


Figure 3 - Illustration from the December 2, 2025, Council Workshop showing how taller building heights support above ground living and how the proposed regulations permit partial basements but prohibit fully buried basements and prohibit 4-storey development.

The new zones provide additional permitted floor space to account for formerly exempted basement area.

Existing basements in the District will not be affected by the new regulations. Renovation and improvement to these existing spaces will be permitted under the legal non-conforming provisions of the *Local Government Act*. In exceptional cases where a significant expansion of an existing non-conforming basement is proposed, a variance process can be applied for, with a delegated decision made by staff, provided the density is not also impacted by the proposal.

2. Facilitating More Useable Living Spaces by Allowing Garage Conversions

Recognizing that more and more people use their garage as storage or living space, the original intent of the existing floor space exemption for parking is lost. By counting garage space as part of the overall permitted floor area, families can officially convert garage space to living space, provided they have sufficient outdoor onsite parking, typically located in the driveway. BC Building code standards will also be applicable to the construction.

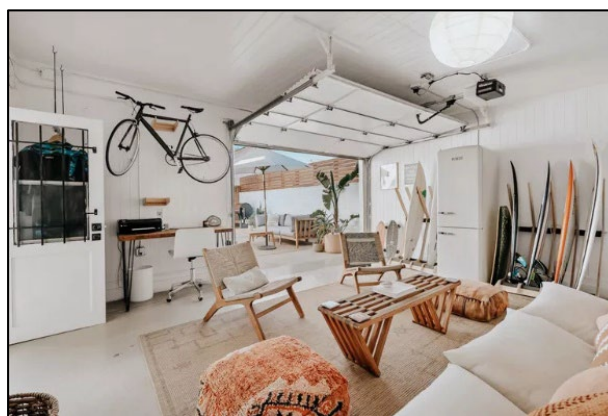


Figure 4 - Illustration published by *The Spruce*

3. Simplifying Housing Design and Providing Greater Flexibility in Building Height

To keep the same amount of living space while reducing deep basements, houses will need to be taller. The new zones increased the overall height of the building to allow up to 3-storeys for the main portion of the principal house.

To mitigate the potential impact on neighbours, the height within the first 20 feet (6.1 m) of the lot and the rear 25 feet (7.6m) of the lot will remain limited to 2 storeys. Additionally, coach houses will remain limited to 2 storeys, similar to what is currently permitted in the RS zones.

To simplify the design and review process, building heights will be measured to the roof peak and there will no longer be rules for “localized depressions.” An incentive for a pitched roof design is provided but no longer requires the complex and time-consuming assessment of varying roof pitches and is instead granted for any roof with a pitch of 3:12 and greater. This facilitates the use of dormers or other variations in roof pitch across a sloped rooftop.

Building heights are capped by both total height and by number of storeys. The 3-storey limit includes basements and attics that include living space. The total height is limited to 33 feet (10.1 m) for a flat or very low-pitched roof, and 38 feet (11.6 m) for a pitched roof. As localized depressions are no longer included, this measurement includes basement garage space.



Photo 2: This garage and basement permitted under the “localized depression” rules is now permitted as a “storey” for this three-storey house.



Figure 5 - Illustration from the December 2, 2025, Council Workshop showing new homes with 3-storey and 2-storey components.

4. Expanding Living Opportunities in the Front Yard

The new zones reduce the front yard setbacks to add flexibility to support more efficient use of the lot and improved housing design. The reduced setbacks have also been designed to soften the impact of increased above ground living space. The minimum front setback has been reduced from 25 ft (7.6 m) to 20 ft (6.1 m).

In addition, a portion of the building may extend or protrude into this setback area by 10 feet (3.1 m), similar to the traditional “side entry garage” but now as either garage or living space and with the opportunity for a two-storey element as depicted in the renderings below. These changes reflect community support for better use of front yard space and help offset reduced basement use by expanding above-ground living opportunities.



Figure 6 - A rendering of a house with a side entry garage and what it could look like with a second storey addition.

5. Facilitating More Housing Options

More families are looking to make better use of their existing single-family homes and are exploring a variety of renovations and additions to accommodate shared living arrangements or multi-generational housing. To this end, the new zones propose more flexibility in how the permitted floor space may be used. In both R1 and R2 zones, the secondary suite regulations have been simplified, and in keeping with recent change permit suites up to 49% of the principal dwelling size, allowing for greater flexibility in unit size and building form.

The new R2 zone maintains and improves the ability to build a coach house on a lot. Regulations have been simplified, and an additional 500 ft² (46.5 m²) of floor space is included for a coach house. The maximum coach house size has also increased from 968 ft² (46.5 m²) to 1400 ft² (130.1m²) to better accommodate a family. This new zone not only supports more functional and liveable coach house units but also allows for the easier addition of a coach house to lots that have existing homes. (Note: While we can reduce

barriers through improved zoning, construction costs, site access, required professionals, servicing requirements, and the like continue to make delivery of coach houses challenging.)

The proposed R1 zone does not permit coach house units (see page 16 for the discussion of the Council Motion - Coach Houses Outside UCB for details).



Figure 7 - A rendering of a house (on the right) with a coach house (on the left), new zoning regulations will reduce regulatory barriers to coach house design.

6. Landscape Area Requirements and Supporting Biodiversity

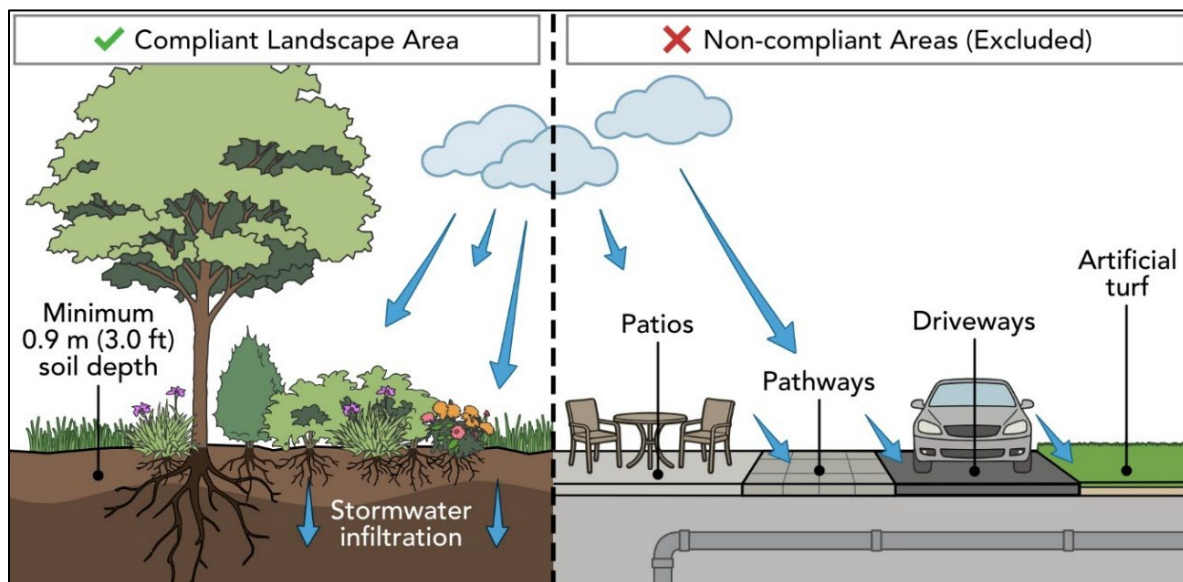


Figure 8 – An illustration of what is a “landscape area,” a term that will require green space to help address District goals for biodiversity and storm water management.

To ensure that portions of each lot include areas suitable for growing trees and plants the new zones, including those presented in this first phase, will include a “landscape area” requirement. For lots where there is a traditional house with a back yard, that rear garden is the landscape area and no calculations are required. However, as homes potentially add coach houses and potential expand driveways and parking areas, the landscape requirement ensures that portions of each lot are set aside for green space. This is in keeping with the District’s biodiversity and storm water management goals and will support families who wish to plant trees as part of the urban tree canopy program.

7. Maintaining Development Rights

The new R1 and R2 zones maintain the overall development potential for existing RS lots. As the total permissible gross floor area (GFA) will now be permitted above ground, new homes may appear larger but the permitted square footage is designed to closely match existing regulations.

Similar to existing provisions, large lots will continue to see their gross floor area regulated by both the FSR limit and a limit on the maximum house size.

The following graphic shows how the new zoning regulations accommodate buildable area previously captured by exemptions.

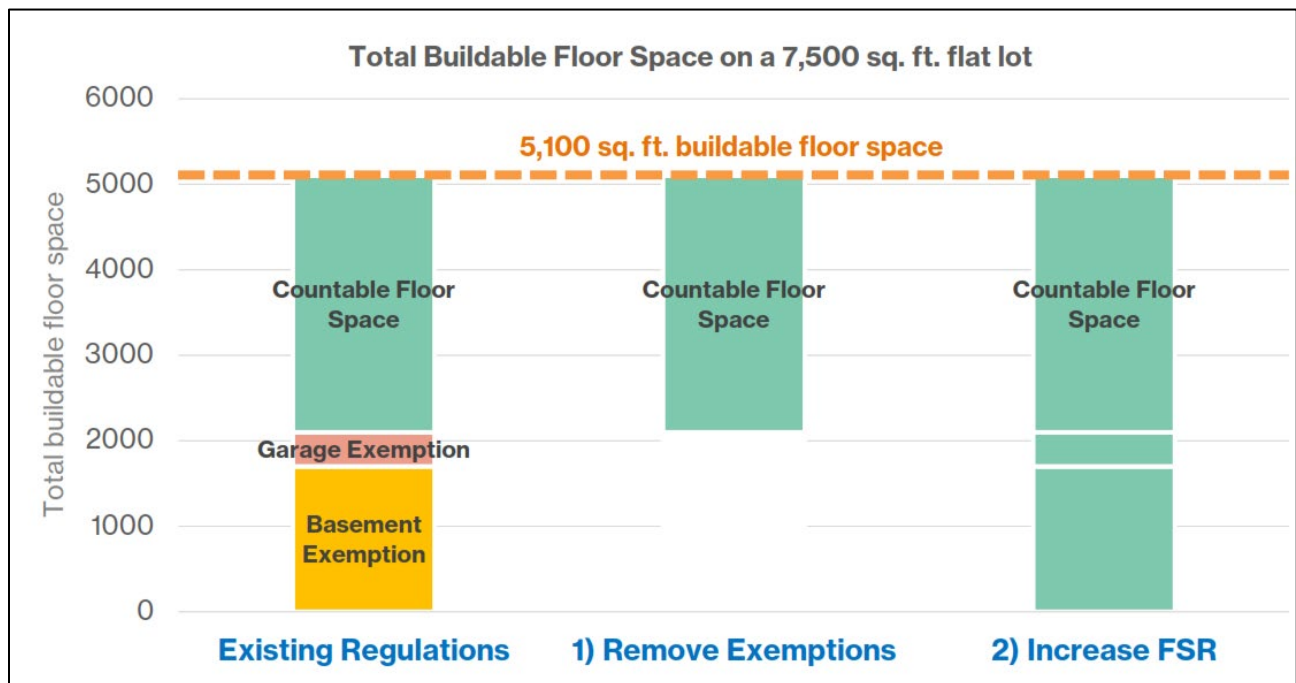


Figure 9 - This slide from the December 2, 2025, Council Workshop highlights how the building’s floor space will remain similar, but the floor space ratio calculation will change.

8. Maximum House Size

In maintaining the overall development potential for existing RS lots, the total floor area permitted on a lot has been increased to accommodate the additional countable floor space previously exempted.

The proposed R1 and R2 zones limit the total gross floor area for all buildings and structures on a lot without a coach house to 7,000 ft² (650.3 m²). In the R2 zone, this maximum is increased to 7,500 ft² (696.8 m²) for all buildings and structures on a lot with a coach house, which accommodates the additional 500 ft² (46.5 m²) for a coach house, as discussed.

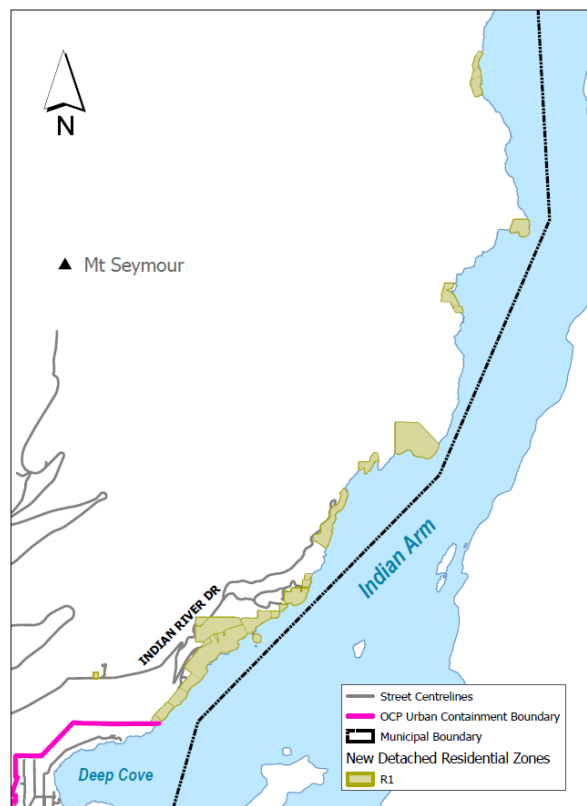
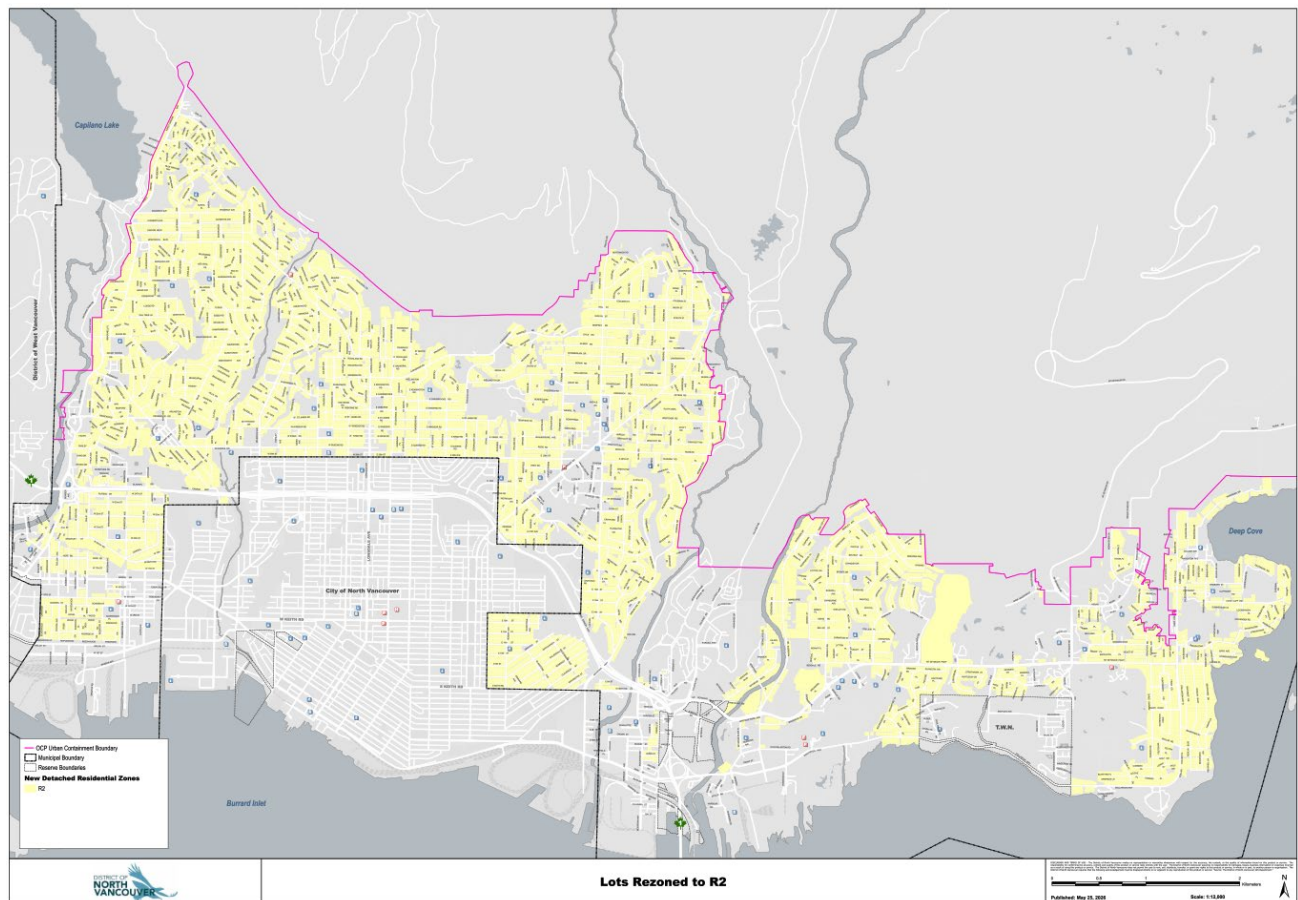
These maximums maintain the overall development potential for most lots across the District, including the District's most common lot sizes of approximately 7,000-8,000 ft² (650.3 m² - 743.2 m²) and would only be triggered on large lots in excess of 11,250 ft² (1045.16 m²). This is a reduction in maximum house size from previous discussions with Council, which contemplated 8,000 ft² (743.2 m²) maximum.

Applying the New Zones

The maps below illustrate the application of the R1 and R2 zones in the District. More detailed mapping is provided in the attachments including:

- **Attachment 1:** A map showing the entire District illustrating where both the R1 and R2 zones are applied; and
- Schedule B of **Attachment 4:** A set of grid maps at a scale where civic addresses are easy to read, details how the zone and the subdivision modifiers (discussed below) will be applied.

Lots shown in yellow in Figure 10 (next page) are inside the Urban Containment Boundary (UCB), and are currently zoned one of the RS zones, and permitted to have a house, suite and coach house. These 19,693 properties will be rezoned to the R2, Urban Detached Residential Zone, which similarly permits a house, suite and coach house.



Figures 10 Above: illustrates properties being rezoned to R2 (house, suite, coach house) in yellow
Figure 11 Left: Illustrates properties being rezoned to R1 (house and suite outside the UCB) in olive-yellow.
 Larger scale maps are provided in **Attachment 1** and **Schedule B of Attachment 4**.

Outside the UCB, lots shown an olive-yellow colour in Figure 11 (left), are currently zoned RS for a house or a house and suite. These 219 lots will be rezoned to the R1, Rural and Suburban Detached Residential Zone, which similarly permits two units in the form of a principal house with secondary suite.

Of the approximately 20,000 existing RS lots in the District, most private properties will be rezoned to either the R1 or R2 zone at this time.

However, a number of existing RS zoned properties are not part of this first round of rezoning and will instead be part of a planned future rezoning, as shown in **Attachment 2**,

these exceptions include approximately 200 privately owned lots, and a number of District owned parcels including:

- Sites under application for rezoning;
- Sites where additional work is required to align with the OCP;
- District-owned, undeveloped properties.

Given that some properties will remain in the old RS zones, the old zones and their associated regulations cannot be completely retired at this time.

Subdivision Regulations

Updates to the bylaw include corresponding updates to the subdivision regulations to streamline and simplify the current set of subdivision regulations. This streamlining reduces the current regulations from 19 zones, and a variety of special lot size regulations and small lot infill areas into a total of 5 sets of regulations across the 2 new zones. These updates are meant to consolidate and transition existing regulations and will generally match current minimum lot size requirements for subdivision. (In order for a lot to subdivide each proposed new lot must meet the lot area requirements outlined in the subdivision requirements table, a 2-lot split therefore requires at least twice the lot area shown in the table.)

For lots outside the Urban Containment Boundary (UCB) the Approving Officer will continue to be informed by existing Council policies that discourage subdivision, a single base rate of approximately 1 acre per lot (4,000m²) is established.

Inside the UCB, the new R2 zone will have a base rate for subdivision of 7,104 ft² (660m²) reflecting the existing pattern of development and equal to the standard in the RS3 zone which is the most widely applied zone today. Reflecting the variation that currently exists in the regulations, the zone then includes 3 alternate rates which are applied on the zoning maps through the use of a “modifier” which is shown by the letter “S” and the corresponding number as shown in the table below:

Table 2: Minimum Lot Size Requirements for Subdivision			
Zone	Area m² (ft²)	Width m (ft)	Depth m (ft)
R1 – Rural and Suburban Detached Residential			
R1 (base rate)	4,000 m ² (43,056 ft ²)	30 m (98.4 ft)	34 m (111.6 ft)
R2 – Urban Detached Residential			
R2 (base rate)	660 m ² (7,104 ft ²)	18 m (59.1 ft)	34 m (111.6 ft)
R2 (S1) (small lot standard)	335 m ² (3,605 ft ²)	10 m (32.8 ft)	34 m (111.6 ft)
R2 (S2) (large suburban lot)	1,100 m ² (11,840 ft ²)	24 m (78.7 ft)	34 m (111.6 ft)

Table 2: Minimum Lot Size Requirements for Subdivision			
R2 (S3) (“one acre” lot)	4,000 m ² (43,056 ft ²)	30 m (98.4 ft)	34 m (111.6 ft)

The modifiers will accommodate the following variations:

- R2 (S1) will accommodate small 33-foot (10.1 m) wide, urban lots, including Small Lot Infill Areas (SLIA) and lots in the existing RS5 zone.
- R2 (S2) will accommodate large suburban lots, primarily zoned under the existing zoning bylaw as RS2 and RSQ.
- R2 (S3) will accommodate those close to or greater than one-acre (4,047 m²) lots that have been in place in the RS1 zone for many years.

As stated, the process of simplifying subdivision regulations from more than 19 standards to 5 generally maintains existing patterns of subdivision. However, should any property owners wish to pursue a subdivision beyond what the new zones permit, a text amendment process to a new “modifier” could facilitate the subdivision where and when it is warranted.

As proposed, most Small Lot Infill areas (SLIA) will transition to the new S1 standard; however, two SLIA areas: (#1 Lower Capilano and #1a 1500 block MacGowen Avenue and Philip Avenue) will not transition to the new bylaw as they could be more suited to higher density housing where additional parcelization through subdivision would hinder this objective. This recommended approach is consistent with Council’s motion on March 2, 2026, ([Report to Council](#)) requesting the exemption of the Lions Gate area from Small-Scale Multi-Unit Housing (SSMUH) because these areas are better suited to development that supports rapid transit and are not suited for ground-oriented housing, either through SSMUH or through subdivision.

An overview map illustrating where subdivision modifiers are used is provided in **Attachment 3**. The Rezoning Bylaw 8799 includes a set of maps that shows both which zone a property is being rezoned to and where applicable the subdivision modifier.

Bylaw Amendments

Bylaw 8799 as provided in **Attachment 4** proposes to add the R1 and R2 zones to the existing Zoning Bylaw (3210). This is intended as an interim measure to bring forward the new R1 and R2 zones in advance of the complete replacement of the Zoning Bylaw. The new complete Zoning Bylaw which will include all remaining zones and regulations, will be presented to Council for consideration in 2027.

Bylaw 8799 includes:

- Schedule A – a text amendment to the existing Zoning Bylaw 3210 to add the new zones with their new associated definitions and regulations to facilitate a smooth transition to the new bylaw next year.

- Schedule B – a detailed map set that illustrates which properties will be rezoned to which new applicable zone.

OCP amendments are required to support implementation of the new R1 and R2 zones and the revised approach to floor space calculations. The existing OCP land use designations for ground-oriented housing – Residential Level 1: Rural Residential (RES1) and Residential Level 2: Detached Residential (RES2) – include an approximate maximum floor space ratio (FSR). However, as the proposed new zones now include previously exempted floor areas (basements and garages) in the FSR calculations, the resulting permitted FSR is higher than anticipated in the 2011 OCP. As a consequence of the zoning bylaw update, these OCP land use designations require amending. To support implementation of the new zones, Bylaw 8787 proposes removing FSR references from the RES1 and RES2 land use designations as provided in **Attachment 5**. Maximum density for detached residential houses will continue to be regulated through the Zoning Bylaw.

Monitoring the Changes and Bringing Additional Amendments

The Zoning Bylaw rewrite is the first comprehensive review in over 60 years and has involved sifting through the results of 1400 amendments to reduce, simplify and modernize the regulations. Going forward more regular updates are recommended to keep zoning current and help better coordinate with and implement District policy.

With the roll out of the complete, new bylaw next year, implementation will include updates to mapping, diagrams and a new digital zoning bylaw webpage that will improve searchability and will work seamlessly with modern digital tools.

While the zones being presented today have gone through several months of testing, staff will continue to monitor feedback after their adoption. Staff also anticipate residents will need time to adjust to the new homes being built in their neighbourhoods and will have valuable input to staff on how to further improve or adjust the zoning regulations.

With the implementation of the full bylaw next year, there will also be a series of updates to related bylaws to ensure a seamless transition from the old to the new regulations.

If Council approves the new zones, staff's implementation work will begin, and this work is at least as substantial, if not more, as the creation of the zones themselves.

Council Motion Response: Coach Houses Outside the UCB

Pursuant to the Council motion on May 4th, 2026, staff have prepared alternative language (**Option 2**) to allow coach houses as an alternative to secondary suites on single-family lots outside the Urban Containment Boundary (UCB), subject to a maximum of two units per parcel.

Analysis:

Staff do not recommend permitting coach houses outside the UCB.

While secondary suites are contained within a principal building, standalone coach houses increase the development footprint, lot coverage, and servicing demands.

The primary reasons for this recommendation include:

- **Infrastructure & Access Constraints:** Properties outside the UCB lack basic municipal infrastructure that protects homes and provides access to safe drinking water, sewage removal, and emergency access. In place of standard urban services, this area includes existing legacy lots that are primarily located in more remote or waterfront access areas along Indian Arm that lack any access to sanitary sewers, often relying on septic fields instead. Access to municipal water supply is limited and some properties are reliant on creeks for fresh water. Where road access exists, it is limited to Indian River Drive and a series of narrow and steep fire-access lanes that are not intended for intensification of use.
- **Hazards & Emergency Response:** The entire area sits within the Wildfire Hazard Development Permit Area, and the risk from wildfires is intensifying due to climate change. Additionally, many lots are also in slope and debris flow hazard areas. Delivery of emergency services outside the UCB is severely challenged by the terrain and the limited road access.
- **Environmental Sensitivity:** The area outside the UCB is predominantly land that is heavily forested and inside sensitive streamside riparian areas and as such is within Development Permit areas for Protection of the Natural Environment and Streamside Protection. In environmentally sensitive areas like these, building intensification is not supported and building footprints should be minimized.
- **Rural Character:** Over time the character of this rural area has slowly shifted with older seasonal cabins being replaced by larger and more permanent homes. Allowing secondary suites was seen to increase house choice while not impacting overall character. However, allowing coach houses in addition to a principal home would essentially make the character of these rural homes the same as urban properties in the District.
- **Policy Realignment:** Permitting development intensification including coach houses outside the UCB directly conflicts with long-standing planning frameworks, including the 2009 *Indian Arm Development Review*, [*Development of Indian Arm Properties Policy*](#), and multiple Official Community Plan (OCP) directives aimed at containing development intensification inside the UCB including:
 - OCP Policy 1.1.1. Accommodate growth and development within the existing built area and maintain the District's Urban Containment Boundary as shown on the Land Use Map (see Map 2);
 - OCP Policy 1.1.2. Protect areas outside the Urban Containment Boundary by limiting to uses associated with outdoor recreation and tourism, watershed and resource management, conservation, rural residential living and research purposes; and

- OCP Policy 11.1.2. Limit infrastructure extension beyond the Urban Containment Boundary.

Should Council wish to proceed with amendments to permit coach houses outside the UCB, staff could redraft Bylaw 8799 ahead of second reading by eliminating the condition of use that secondary suites be located in the Principal Building, which would therefore allow the consideration of variances to the location of secondary suites, such that they could be located in a separate building and designed as a coach house, subject to Council's approval of a variance. Alternatively, Council could direct staff to draft the Zoning Bylaw to permit Coach Houses on all single-family zoned parcels outside the UCB, as described in Council's May 4th, 2026, motion noted previously in this report.

TIMING/APPROVAL PROCESS

Bylaw 8787 and Bylaw 8799 bring forward new regulations for ground oriented residential zones in advance of the complete Zoning Bylaw update next year. This first phase of work will facilitate housing options for residents. Should Council give first reading to the bylaws on June 1, the potential timeline for the implementation of the new R1 and R2 is as follows:

- June 2026: Public Hearing
- July 2026: 2nd and 3rd Reading
- July 2026: Bylaw Adoption

The full replacement of the Zoning Bylaw, which will include the remaining zones, new general and supporting regulations, along with an improved format, updated diagrams, easier-to-use structure, and corresponding digital interface, will be presented to Council in 2027.

Should Council wish to proceed with amendments to permit coach houses in the UCB, Bylaw 8799 will be amended, eliminating the condition of use that secondary suites be located in the Principal Building (**Option 2**) which would therefore allow the consideration of variances to the location of secondary suites, such that they could be located in a separate building and designed as a coach house.

CONCURRENCE

The content of this report was prepared in collaboration with representatives from Community Planning and with input from Engineering, Legal, Corporate Services, Climate and Biodiversity, and Building departments.

FINANCIAL IMPACTS

All fees associated with the construction and/or renovation of principal dwellings, secondary suites, and coach houses are not impacted by the proposed zoning regulation changes.

The reduction of basements, which are costly to build, in new home designs will likely lead to modest drop in construction value.

In the short term, the adoption of new regulations will require both staff and financial resources to be dedicated towards public communication, staff training, and updates to informational materials, website resources, and application processing systems. However, in the long term, the set of simplified and standardized regulations is expected to lead to reduced informational enquiries and reduced permit review times consistent with the ongoing Development Application Process Review (DAPR).

ENVIRONMENTAL IMPLICATIONS

With the proposed regulations discouraging fully in-ground basements, it is expected that there will be a net benefit to the achievement of environment sustainability goals in the form of:

- reduced blockage, diversion, and removal of ground water flow;
- increased stormwater absorption;
- reduced excavations and soil disturbance which would facilitate the retention of existing trees; and
- reduced use of concrete, thereby reducing embodied carbon.

The applicability of Environmental Protection and Natural Hazard Development Permit Areas (DPA) are not impacted by the proposed zoning regulation changes. All developments on properties within such DPAs continue to require submissions from Qualified Professionals and permits issued by the District.

The applicability of the Environmental Protection and Preservation Bylaw is not impacted by the proposed zoning regulation changes. It will continue to be applied to protect, preserve and conserve the District's ecological systems of watercourses, trees, soils, lands and visual assets, especially during the construction phases of a development.

Regarding the potential for tree loss due to coach house construction and home renewal, staff will continue to explore strategies for tree retention, tree re-planting, and increasing overall canopy coverage within the District which in part will be facilitated by the new landscape area requirements.

PUBLIC INPUT

Public engagement has been a critical component of the Zoning Bylaw Rewrite project and builds on public open houses, surveys, interest holder input, and discussions with Council and the community. Public engagement on the proposed single-family zoning regulations changes was primarily focused in 2025 with extensive interest holder input in the early months of 2026. Public engagement was conducted at the Consult level on the District's public engagement spectrum.

Overall, there was general support from the public on the proposed changes. A summary of public engagement on the proposed single-family zoning changes (and OCP Update) was provided to Council in 2025 ([2025 Engagement Summary Report](#)), and an update will be provided as part of the Public Hearing materials.

Should staff's recommendation be supported a public hearing would be held for bylaws 8787 and 8799.

CONCLUSION

Under Council direction, this report presents Council with bylaws to implement the first phase of the Zoning Bylaw Rewrite, the R1 and R2 zones, to replace the existing RS zones. The proposed zones facilitate requests from homeowners who are interested in seeing the changes to existing regulations sooner and will address a variety of key concerns with the existing regulations.

Staff recommend the attached bylaws be given first reading and referred to a Public Hearing in accordance with LGA.

Options:

The following options are provided for Council's consideration:

1. THAT "District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)" is given FIRST reading;

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

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

(Staff Recommendation)

or

2. THAT "District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)" is given FIRST reading;

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

AND THAT "District of North Vancouver Rezoning Bylaw (Bylaw 8799)" is amended by striking out "Subsection 3 (1)(a) of the R1 – Rural and Suburban Detached Residential Zone" and renumbering accordingly.

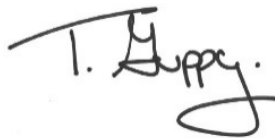
AND THAT "District of North Vancouver Rezoning Bylaw (Bylaw 8799)" is given SECOND reading, as amended;

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

or

3. THAT Council refer Bylaw 8787 and Bylaw 8799 back to staff to make further amendments.

Respectfully submitted,



Tamsin Guppy
Senior Planner



Daniel Broderick
Planner

Attachments:

- ~~1. Map of the entire District showing the application of R1 and R2~~
- ~~2. Map of the entire District showing predominately privately owned RS lots not being rezoned at this time, this map does not include DNV owned RS lots remaining RS at this time~~
- ~~3. Map of the entire District showing the application of subdivision modifiers~~
- ~~4. Bylaw 8799 with Schedule A and Schedule B~~
- ~~5. Bylaw 8787~~

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

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

BED
Dept.
Manager

DM
GM/
Director

MF
CAO

The District of North Vancouver REPORT TO COUNCIL

June 8, 2026

File: NA

AUTHOR: Tamsin Guppy, Senior Planner

SUBJECT: Zoning Bylaw 8799 - Amendment to Map Grid 2L03

RECOMMENDATION:

THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is amended by replacing Map Grid 2L03 with the new Map Grid 2L03 attached to the June 8, 2026 report of the Senior Development Planner entitled Zoning Bylaw 8799 – Amendment to Map Grid 2L03;

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

REASON FOR REPORT:

A mapping error was found in the package of maps attached to Bylaw 8799 impacting 24 waterfront lots on Dollarton Highway just east of Maplewood Flats (as shown below). All lots were correctly identified as being rezoned to the proposed R2 (house, suite and coach house zone) and this amendment does not impact the ability to build on these lots but is a technical requirement to ensure the zoning boundary matches the OCP Residential Designation boundary. The lots in question extend south into Burrard Inlet, and it is the waterfront portion of the lots (an area that is exempt from lot area) that is incorrectly zoned R2 instead of ending the zoning at the OCP boundary which approximately mimics the high tide line as shown on the OCP excerpt map below.

Lots in question:



Conclusion:

Amending Bylaw 8799 addresses a technical error and avoids bringing forward a bylaw that fails to align with the Official Community Plan.

Options:

THAT "District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)" is amended by replacing Map Grid 2L03 with the new Map Grid 2L03 attached to the June 8, 2026 report of the Senior Development Planner entitled Zoning Bylaw 8799 – Amendment to Map Grid 2L03;

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

Respectfully submitted,

A handwritten signature in black ink that reads "T. Guppy." The signature is stylized with a large, looped "G" and a dot over the "i".

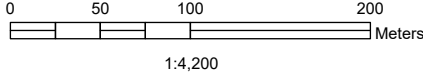
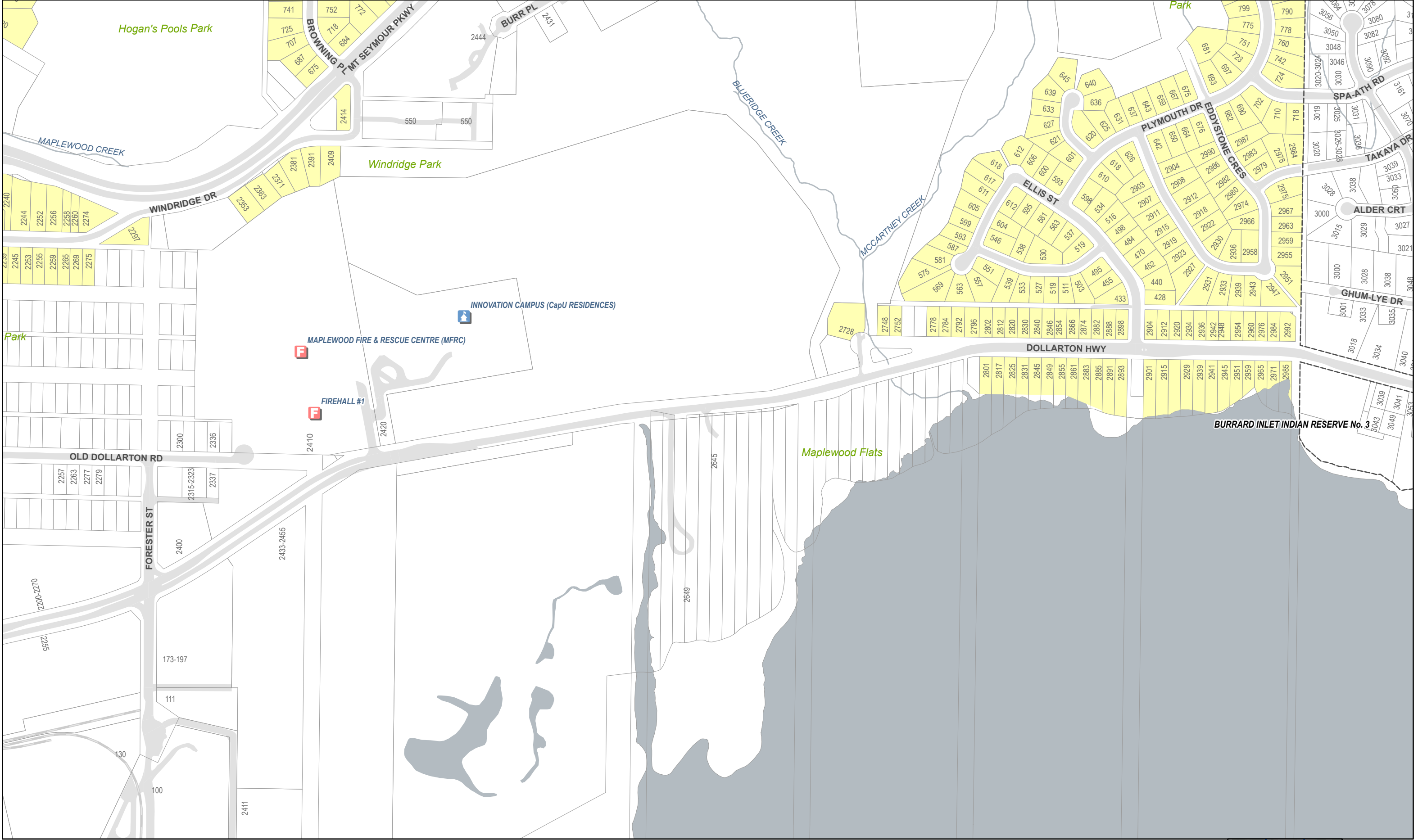
Tamsin Guppy
Senior Planner

Attachment 1: Amended Map Grid 2L03

Attachment 2: Bylaw 8799 with updated Map Grid 2L03

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	_____		

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R1 & R2 ZONING MAP SET

R1 R2 61 Subdivision Modifier

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

MAP
2L03

Published: Jun 8, 2026

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The Corporation of the District of North Vancouver

Bylaw 8799

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

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

1. Citation

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

2. Amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following are excluded from floor space ratio calculations:

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

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

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

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

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

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

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

READ a first time June 1, 2026

PUBLIC HEARING held

READ a second time

READ a third time

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

Deputy Corporate Officer

APPROVED by the Ministry of Transportation and Transit on

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8799

Text Amendment to Add R1 and R2 Zones to Bylaw 3210

Section 525

Subsection 525 - 1.00

Administration and Interpretation

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

Subsection 525 - 1.50

Definitions

The following definitions apply to the R1 and R2 zones.

A

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

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

B

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

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

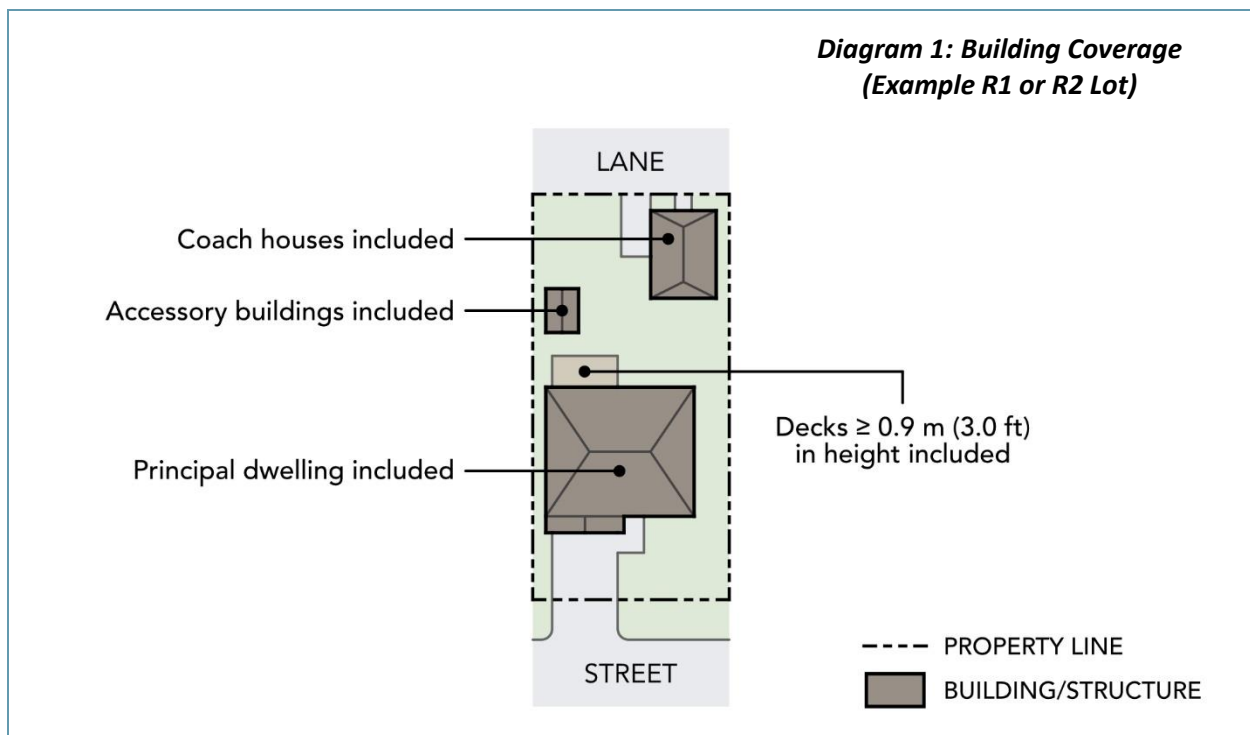
Bed and Breakfast means a Home Occupation within a Principal Dwelling Unit that provides temporary accommodation in one or more bedrooms, and where breakfast is provided on the premises. This use does not include Short-Term Rentals or Boarders & Lodgers Accommodations.

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

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

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

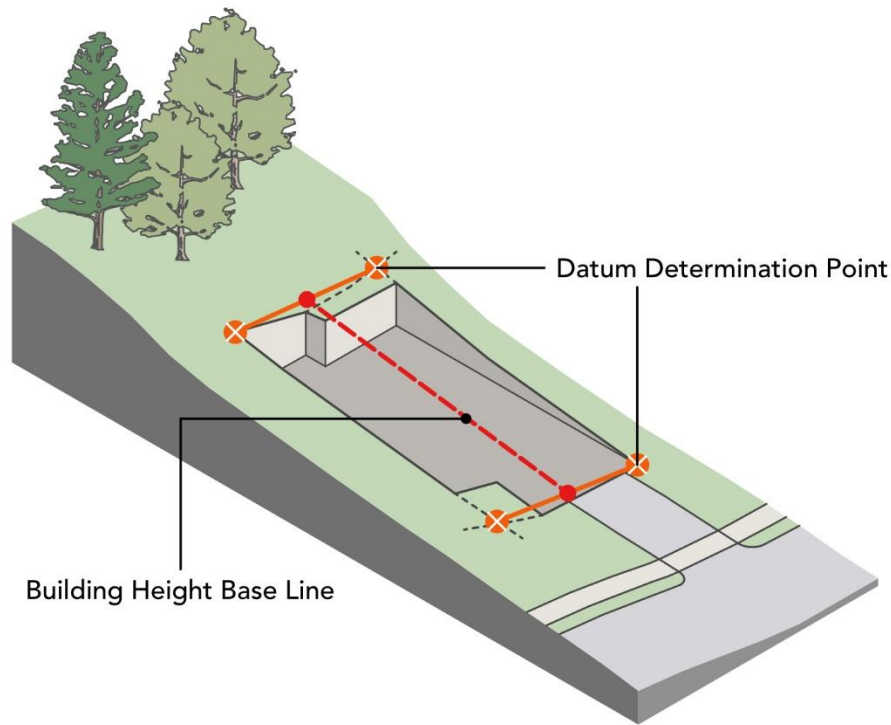
Building Depth means the horizontal distance between the foremost exterior wall face and the rearmost exterior wall face of a building, measured parallel to the longest side wall of the building, inclusive of any attached garage, carport, porch, or veranda.



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

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

Diagram 2: Building Height Base Line



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

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

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

C

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

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

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

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

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

D

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

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

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

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

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

E

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

F

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

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

G

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

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

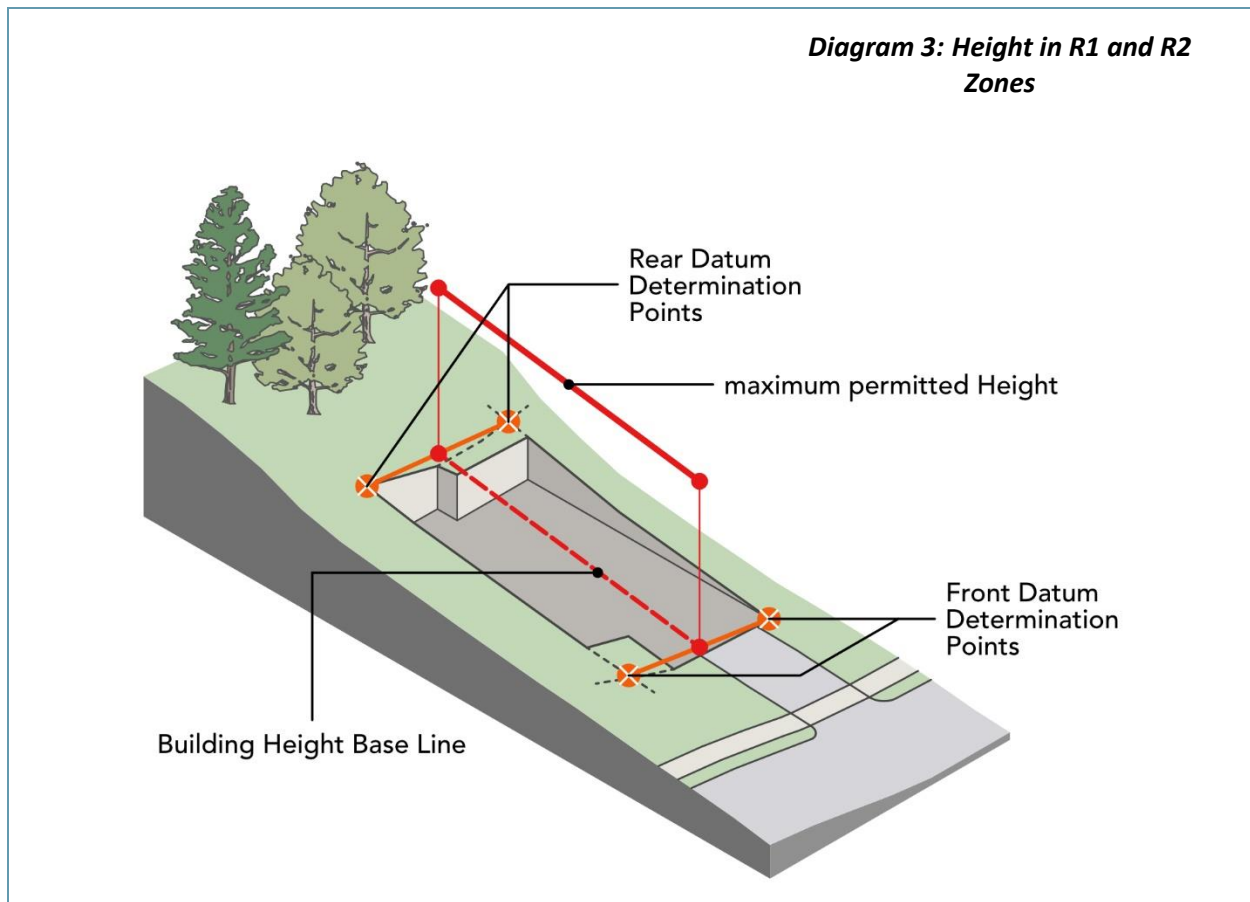
Grade, Finished means the level of ground created by human action.

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

H

Height means:

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



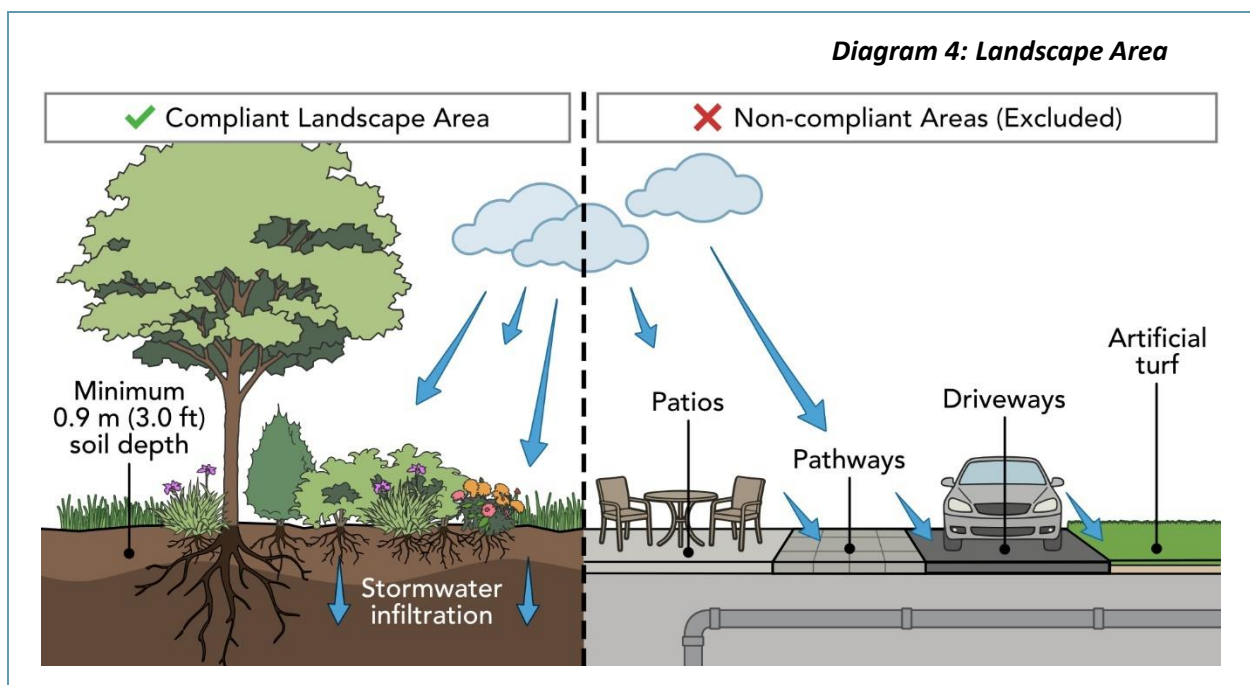
- (3) In Accessory Buildings and Structures, Garages, and Coach Houses the vertical distance measured from the floor level of the lowest Storey to the highest point of the Building or Structure.

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

L

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

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



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

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

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

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

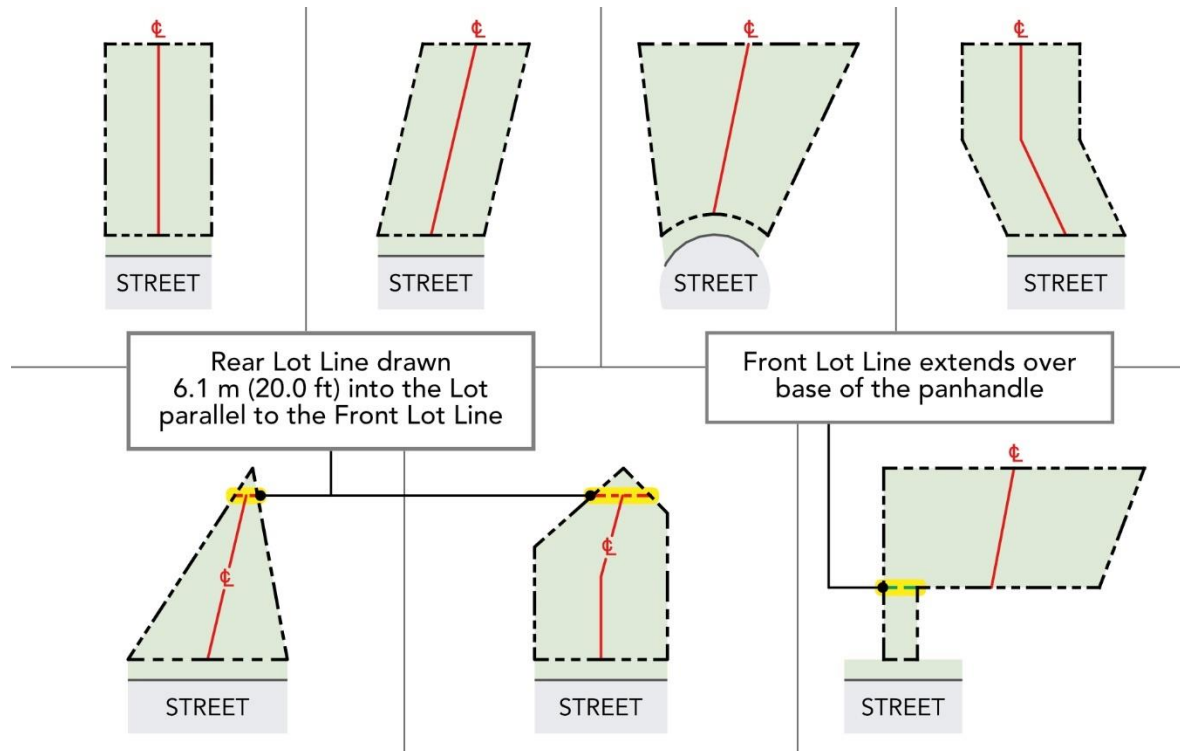
- (1) The panhandle portion of a panhandle lot;
- (2) Any portion of the Lot lying below the natural boundary of a lake, creek, river, or ocean;

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

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

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

Diagram 1: Centre Lot Line



Lot Line, Front means:

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

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

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

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

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

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

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

M

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

Diagram 2: Example of Subdivision Modifier



N

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

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

O

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

P

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

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

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

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

R

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

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

S

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

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

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

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

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

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

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

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

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

T

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

V

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

W

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

Y



Subsection 525 - 2.10

R1 – Rural and Suburban Detached Residential Zone

2 INTENT

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

2 PERMITTED USES

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

Table 2.1: Permitted Uses

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

3 CONDITIONS OF USE

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

4 DENSITY

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

Table 4.1: Maximum Gross Floor Area (GFA)

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

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

5 HEIGHT

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

Table 5.1: Maximum Height and Storeys

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

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

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

6 SETBACKS

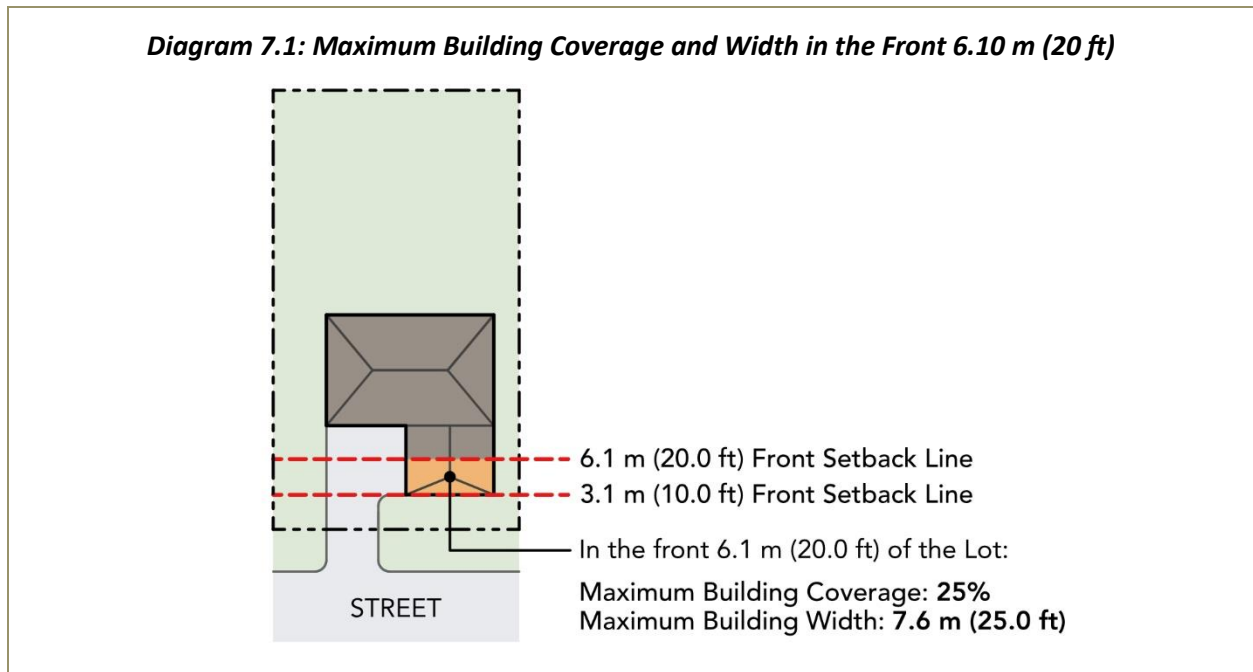
(1) Buildings and Structures must be sited in accordance with the minimum Setbacks established in the following table:

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

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

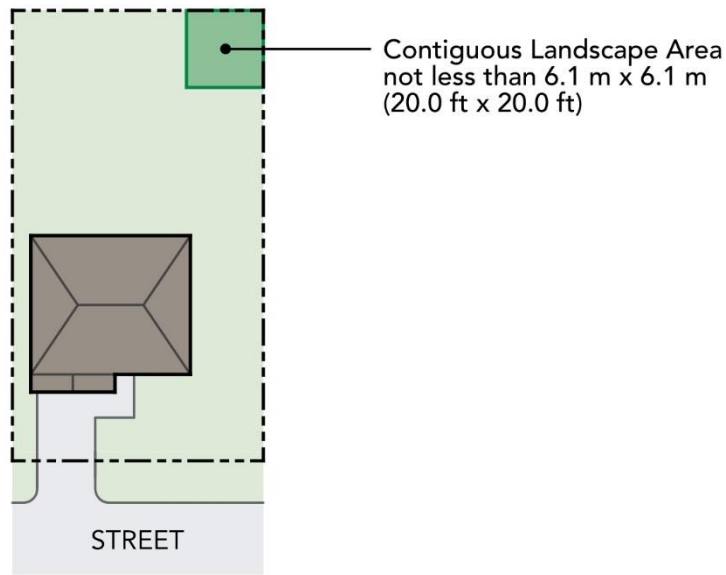
7 BUILDING COVERAGE

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



8 LANDSCAPING

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

Diagram 8.1: Contiguous Landscape Area

9 BUILDING REGULATIONS

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

10 OTHER REGULATIONS

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

Table 10.1: Subdivision Minimum Requirements

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



Subsection 525 - 2.20

R2 – Urban Detached Residential Zone

1 INTENT

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

2 PERMITTED USES

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

Table 2.1: Permitted Uses

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

3 CONDITIONS OF USE

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

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

4 DENSITY

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

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

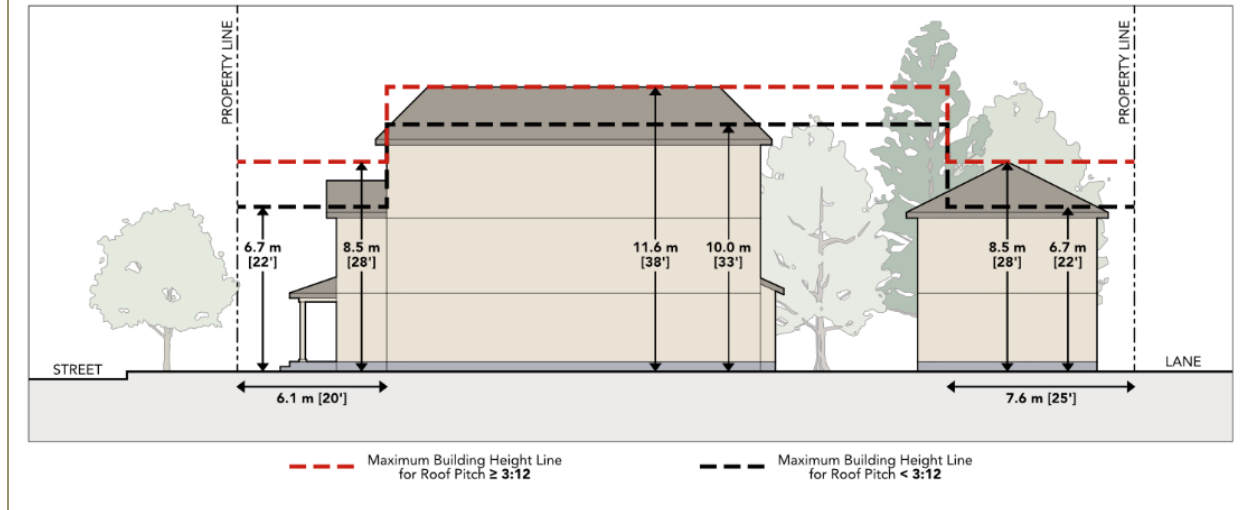
- (3) The Net Lot Area is as it exists at the time of the current application, prior to any land dedications required as a condition of that application.
- (4) Gross Floor Area (GFA) inclusions and exemptions are found in Subsection 525 - 310 of this Bylaw.

5 HEIGHT

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

Table 5.1: Maximum Height and Storeys

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

Diagram 5.1: Maximum Height and Storeys

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

6 SETBACKS

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

Table 6.1: Minimum Setbacks

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

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

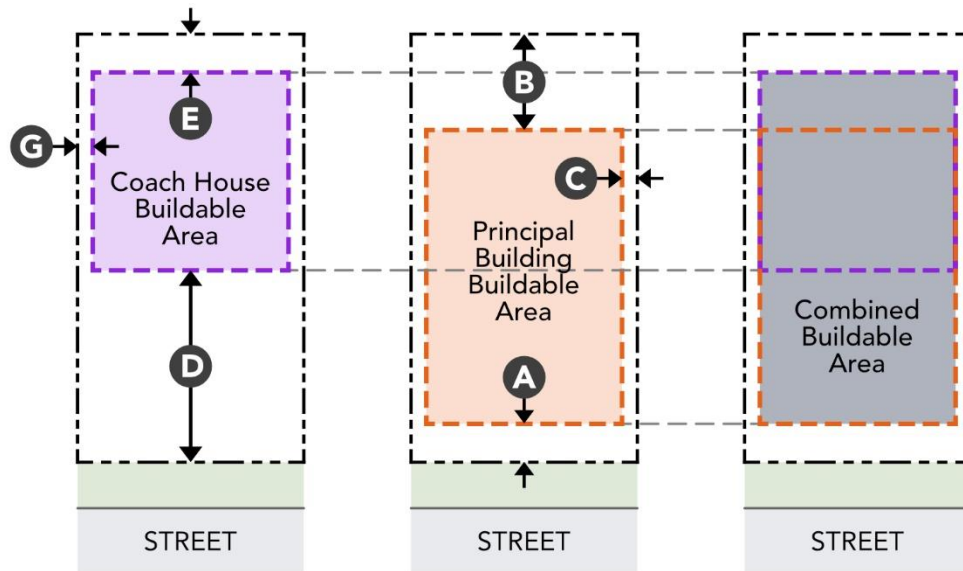
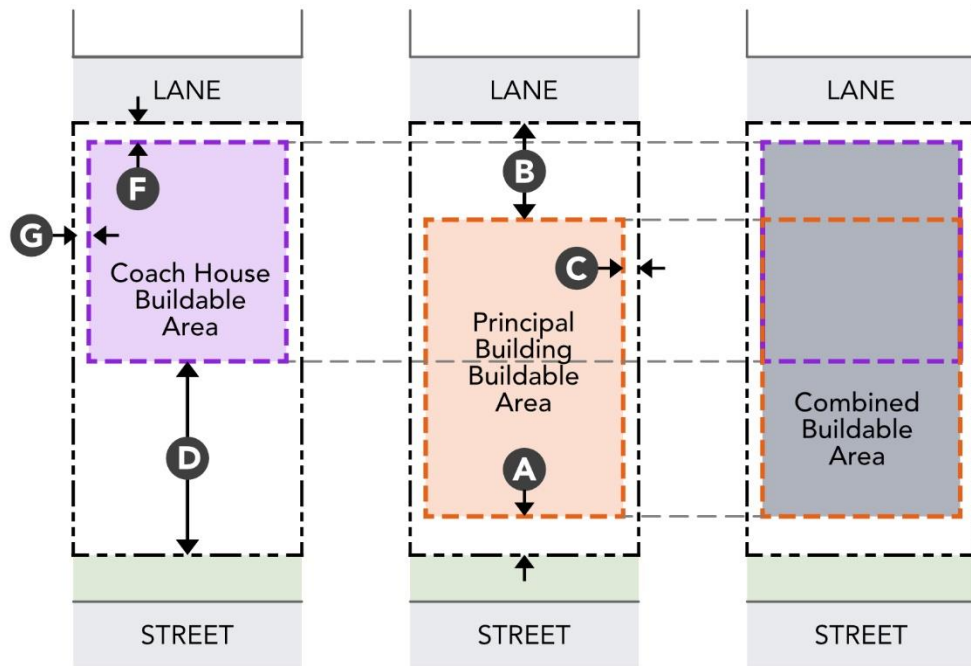
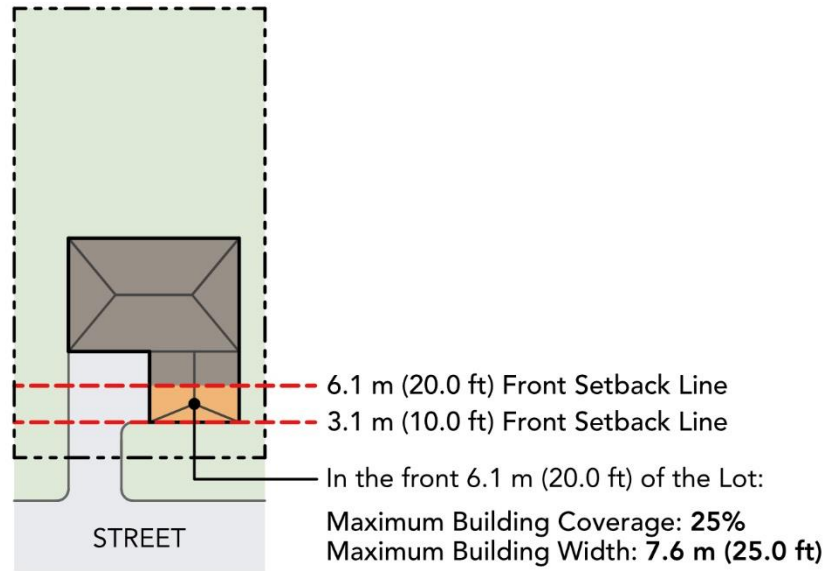
Diagram 6.1: Minimum Setbacks

Diagram 6.2: Minimum Setbacks (with Rear Lane)

7 BUILDING COVERAGE

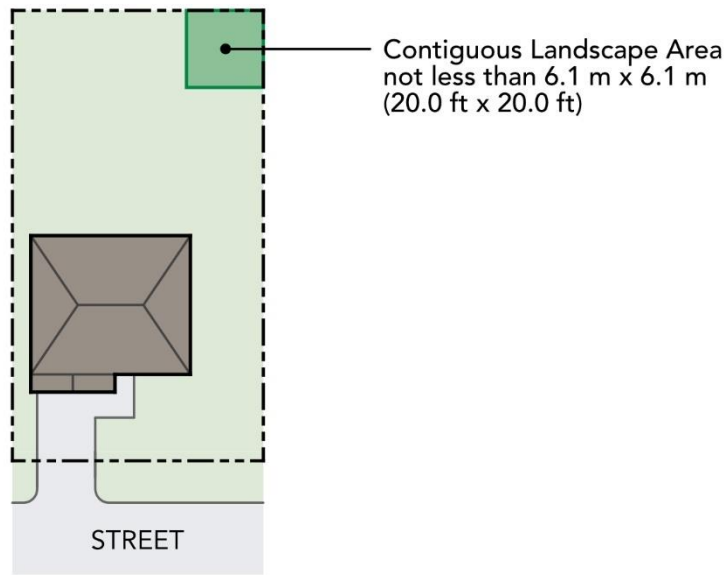
- (1) The maximum Building Coverage on a Lot is:
 - (a) 55% of Net Lot Area when Net Lot Area $\leq 464.5\text{m}^2$ / 5,000 ft^2 ; or
 - (b) 45% of Net Lot Area when Net Lot Area $> 464.5\text{m}^2$ / 5,000 ft^2 .
- (2) The maximum Building Coverage in the front 6.1 m (20 ft) of a Lot is 25%.

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



8 LANDSCAPING

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

Diagram 8.1: Contiguous Landscape Area

9 BUILDING REGULATIONS

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

10 OTHER REGULATIONS

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

Table 10.1: Subdivision Minimum Requirements

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

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

Subsection 525 - 3.10

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

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

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

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

Table 16.1: Permitted Projections into Required Setbacks

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

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

(17) Exemptions from All Setbacks

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

Table 17.1: Elements Exempt from Setback Requirements

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

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

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

Table 18.1: Gross Floor Area Inclusions and Exemptions

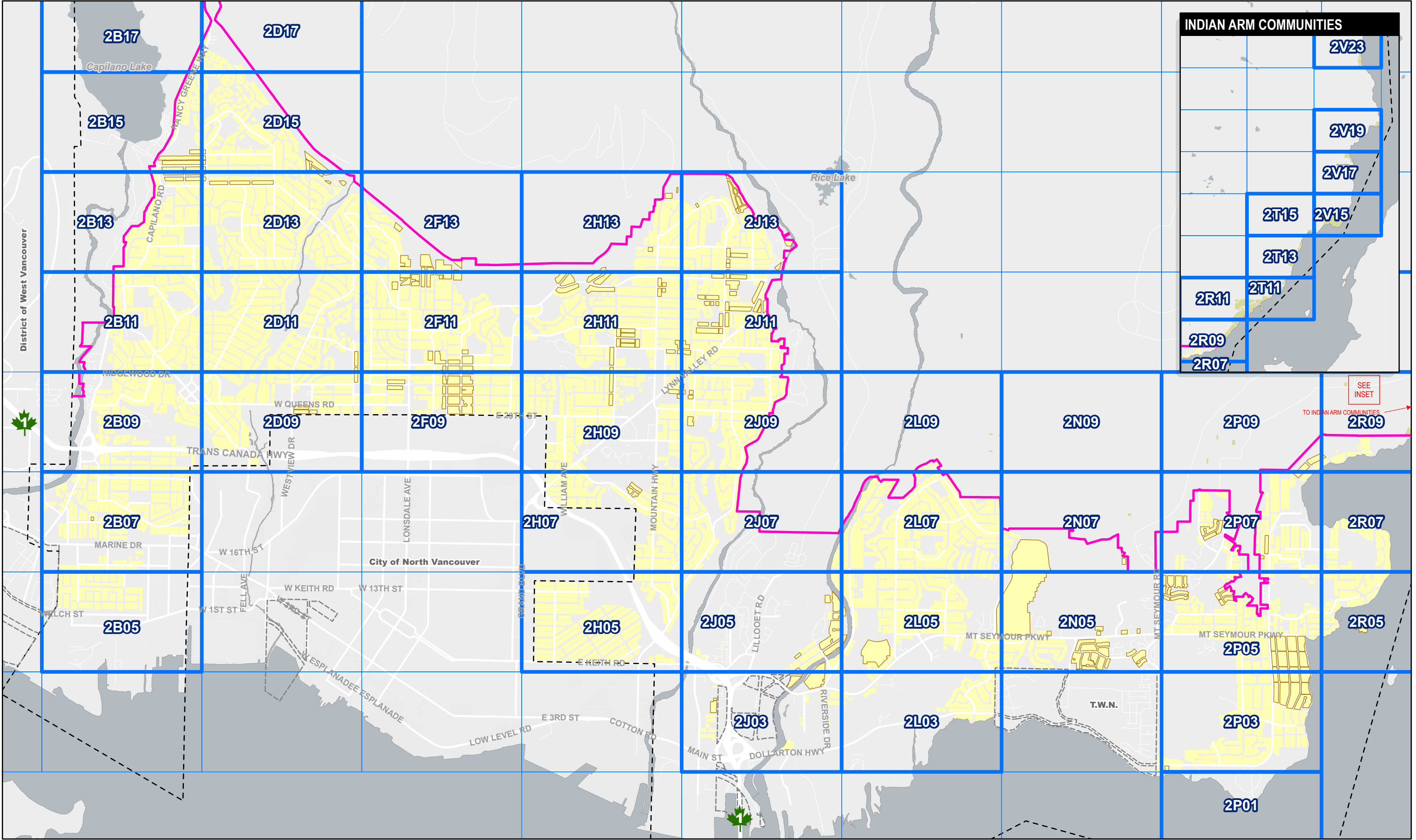
Feature, Building or Structure	Include in Gross Floor Area Calculations	Exempt from Gross Floor Area Calculations
Uncovered decks supported by posts or walls equal to or less than 2.0 m (6.6 ft) in height and up to 10% of the permitted GFA		✓
Uncovered decks supported by posts or walls greater than 2.0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

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

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

Schedule B to Bylaw 8799

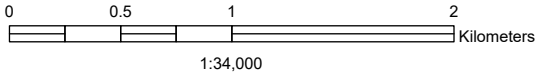
**Map package illustrating the application of R1 and R2 zones across the District of
North Vancouver**



INDIAN ARM COMMUNITIES		
		2V23
		2V19
		2V17
	2T15	2V15
	2T13	
2R11	2T11	
2R09		
2R07		

SEE
INSET

TO INDIAN ARM COMMUNITIES

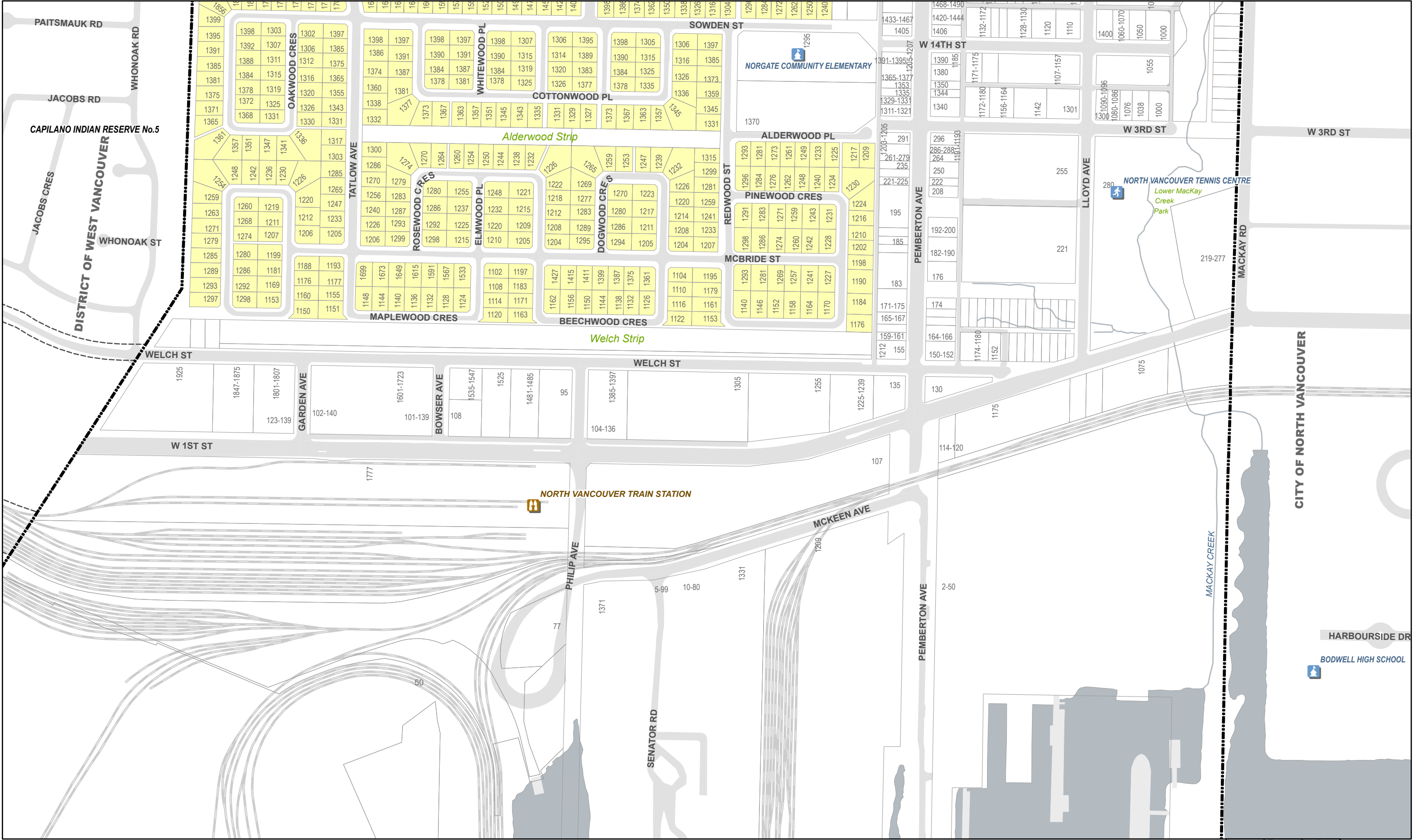


R1 & R2 ZONING MAP SET

R1 R2 Subdivision Modifier Grid*

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

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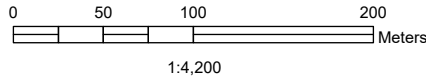
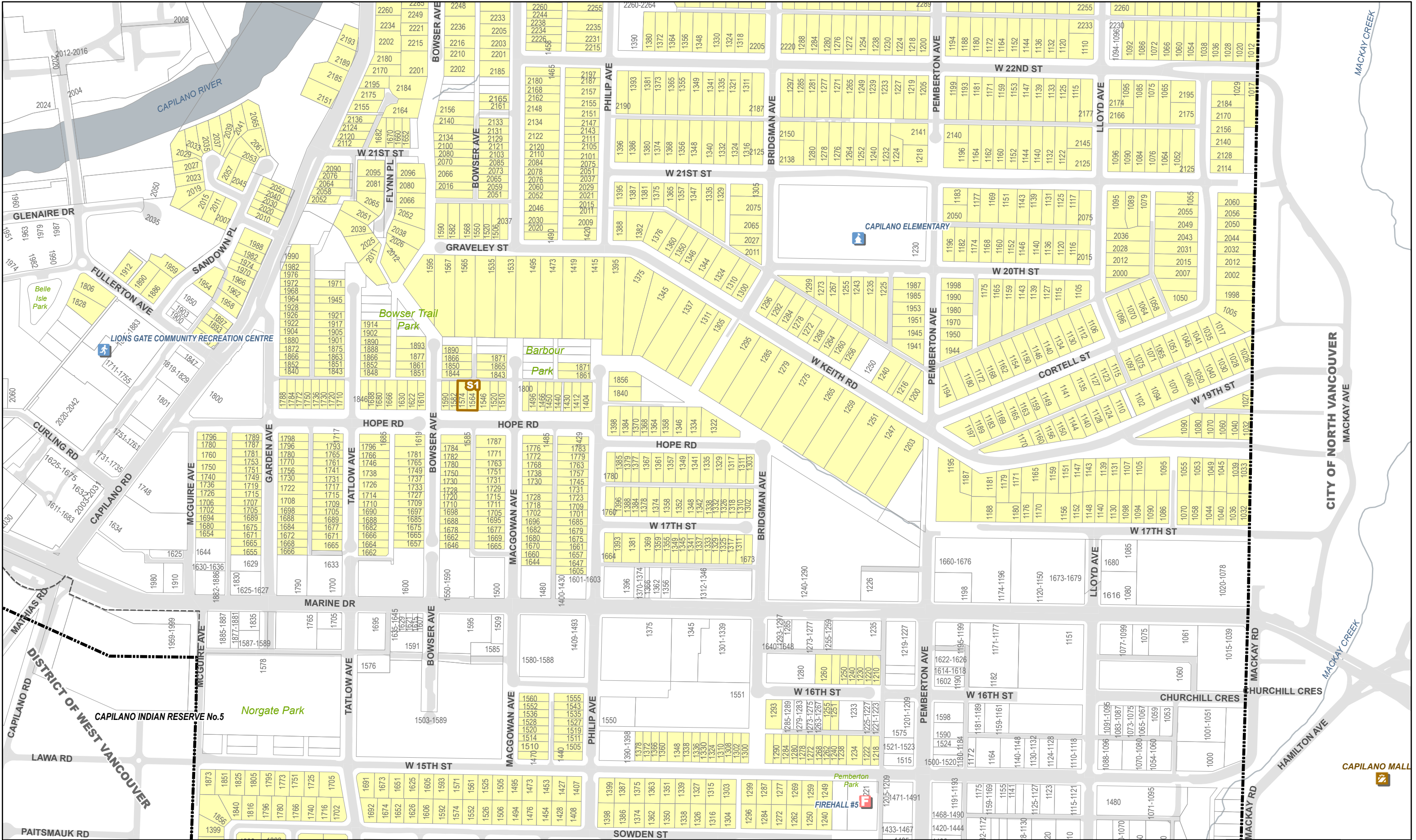


R1 & R2 ZONING MAP SET

R1  R2  98  Subdivision Modifier 

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2A07	2B07	2D07
2A05	2B05	2D05
2A03	2B03	2D03



R1 & R2 ZONING MAP SET

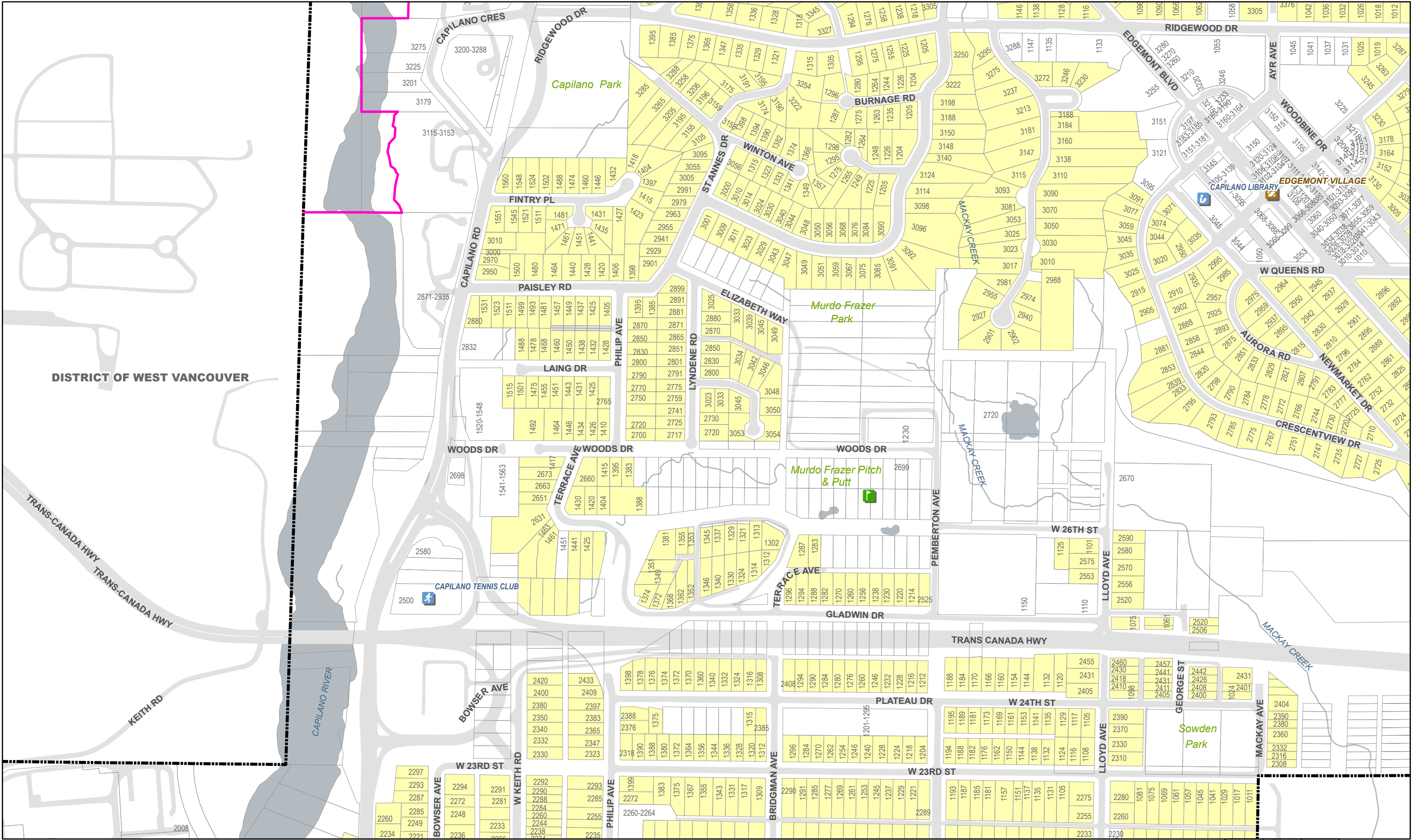
R1 R2 99 Subdivision Modifier

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2A09	2B09	2D09
2A07	2B07	2D07
2A05	2B05	2D05

MAP
2B07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 100 Subdivision Modifier

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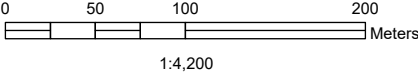
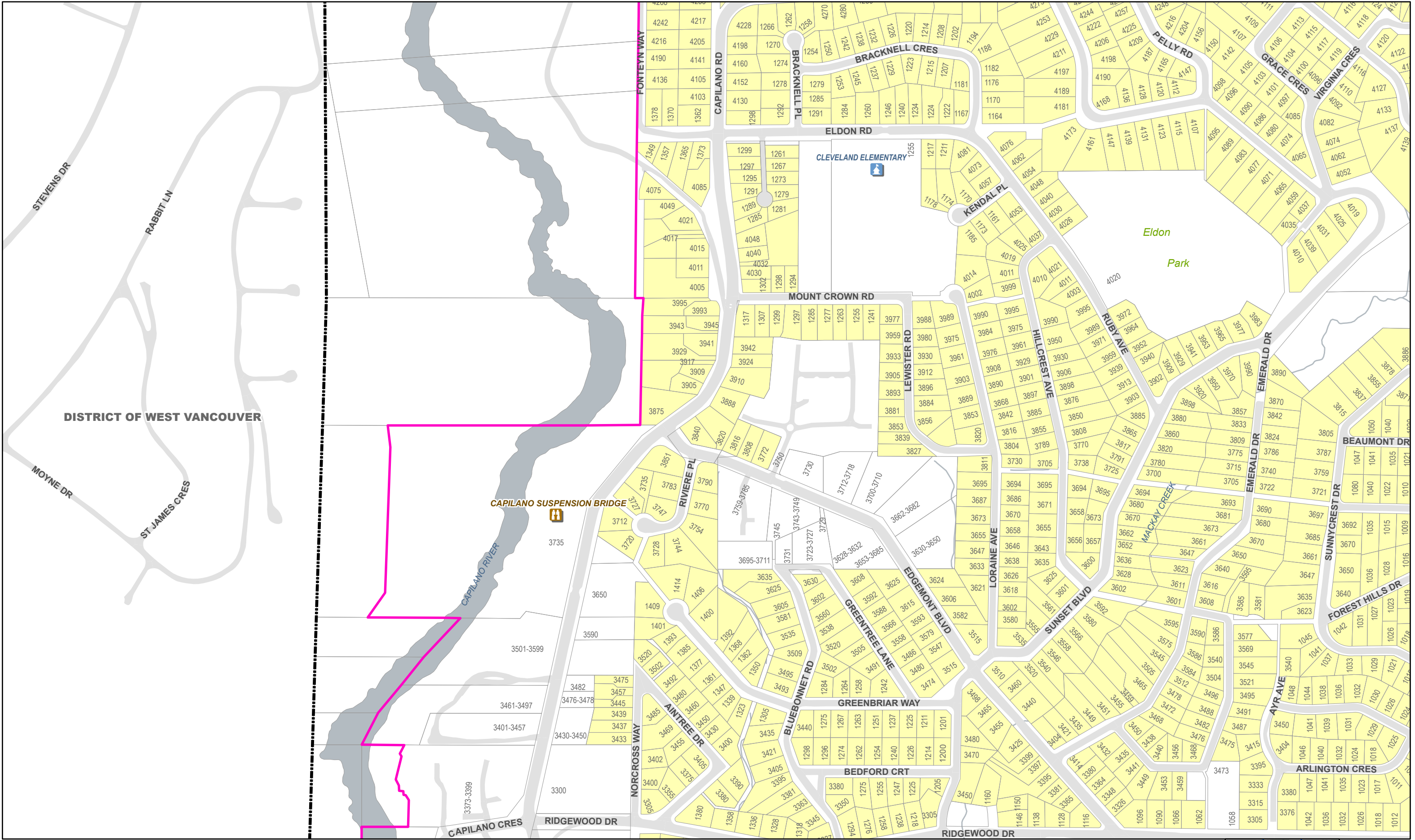
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	2B11	2D11
2A09	2B09	2D09
2A07	2B07	2D07

MAP
2B09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 101 Subdivision Modifier

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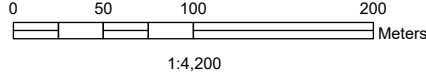
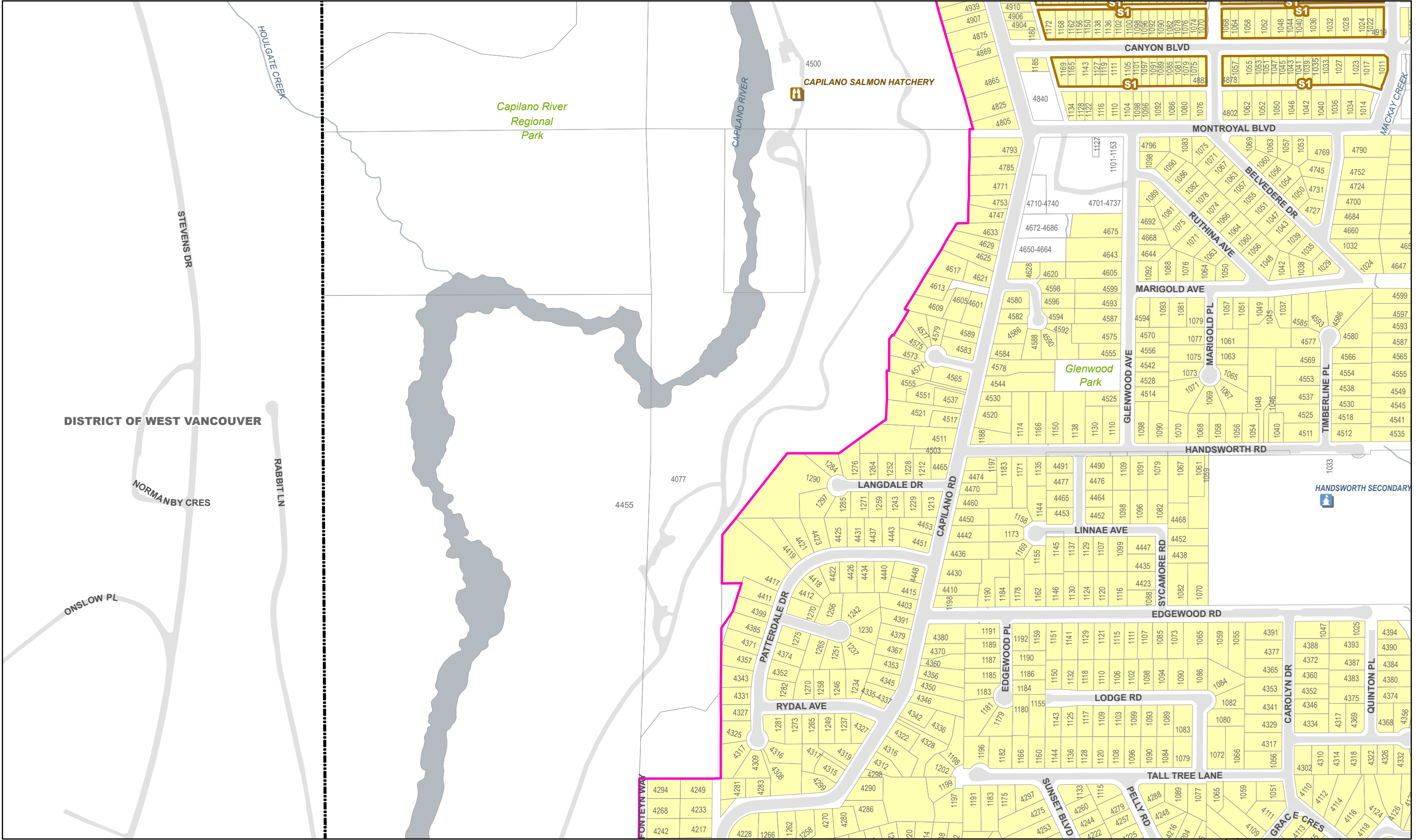
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	2B13	2D13
	2B11	2D11
2A09	2B09	2D09

MAP
2B11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

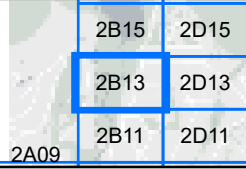
R1  R2  102  Subdivision Modifier 

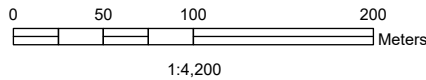
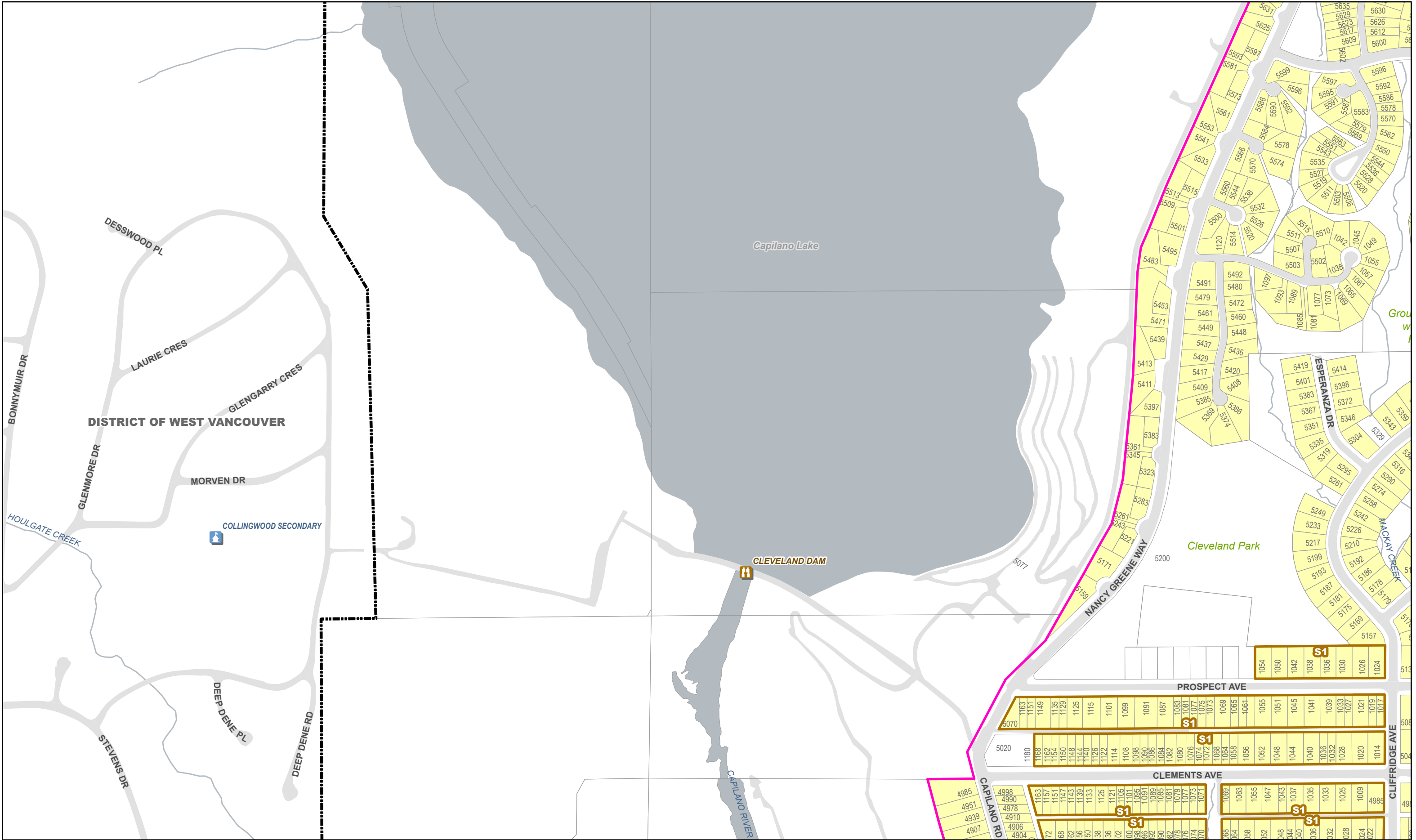
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R1 & R2 ZONING MAP SET

R1 R2 103 Subdivision Modifier

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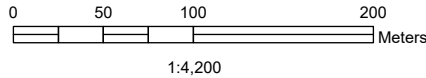
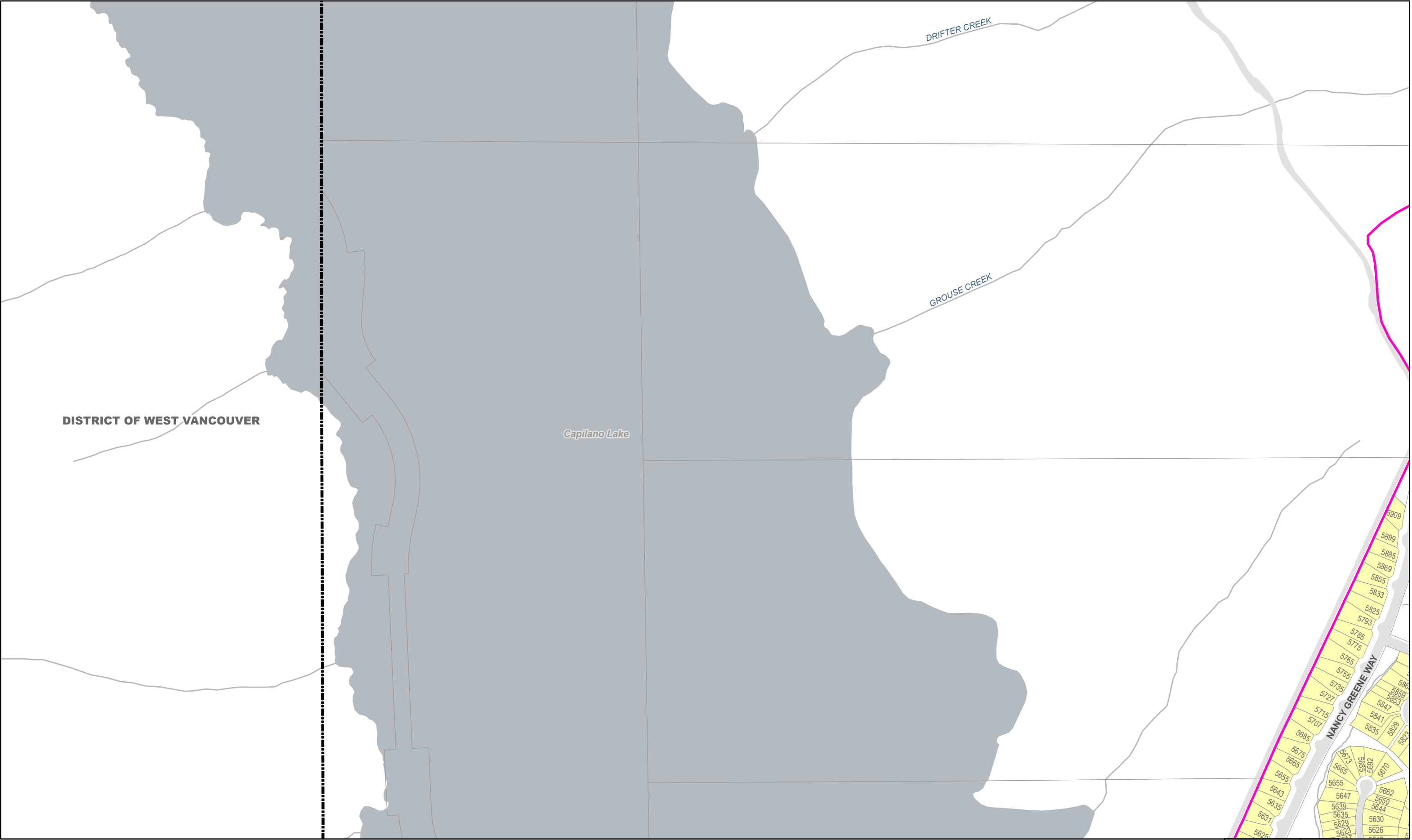
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2B17	2D17
2B15	2D15
2B13	2D13

MAP
2B15

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  104  Subdivision Modifier 

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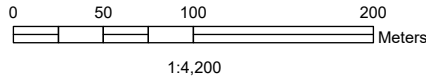
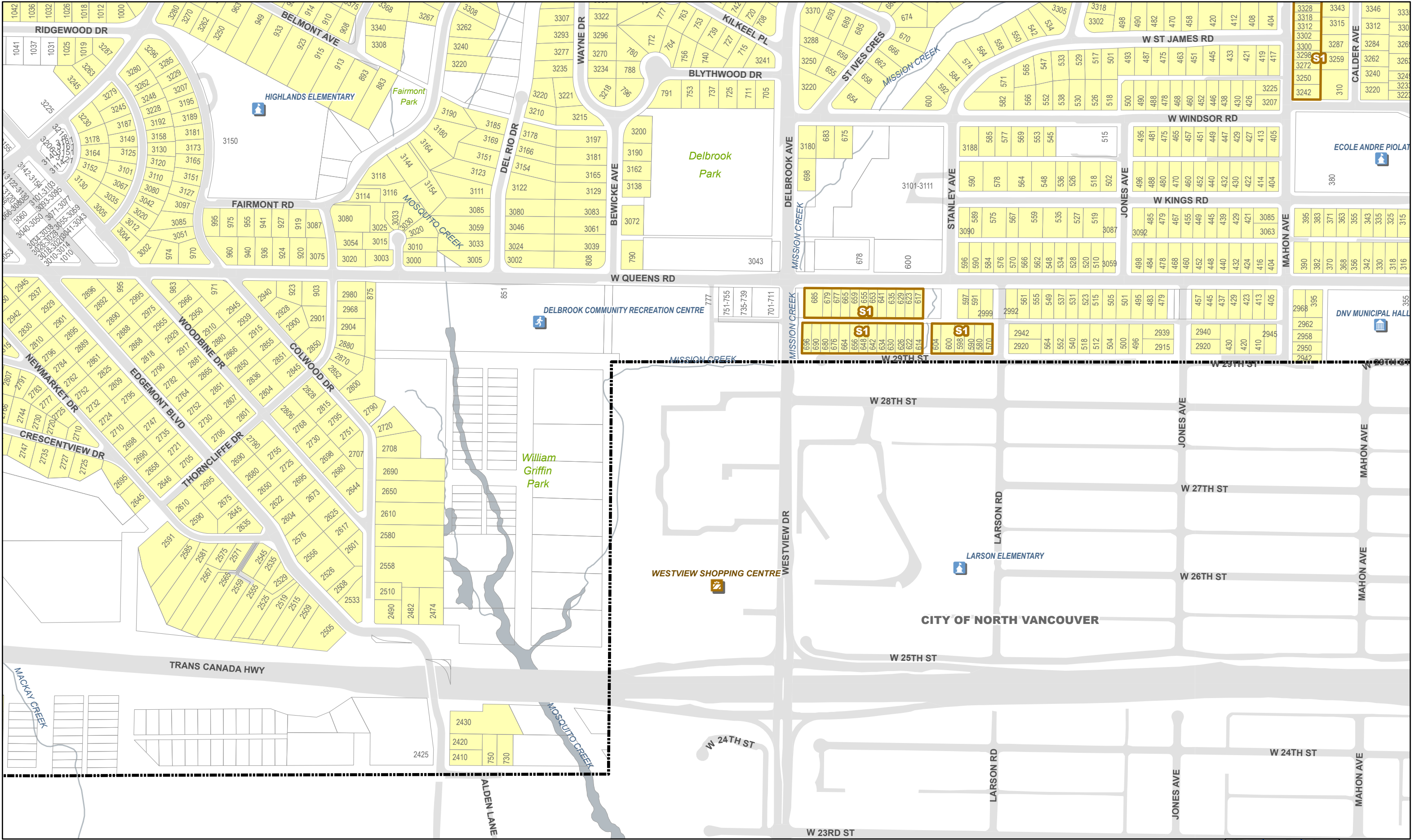
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	2B19	2D19
	2B17	2D17
	2B15	2D15

MAP 2B17

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R1 & R2 ZONING MAP SET

R1 R2 105 Subdivision Modifier

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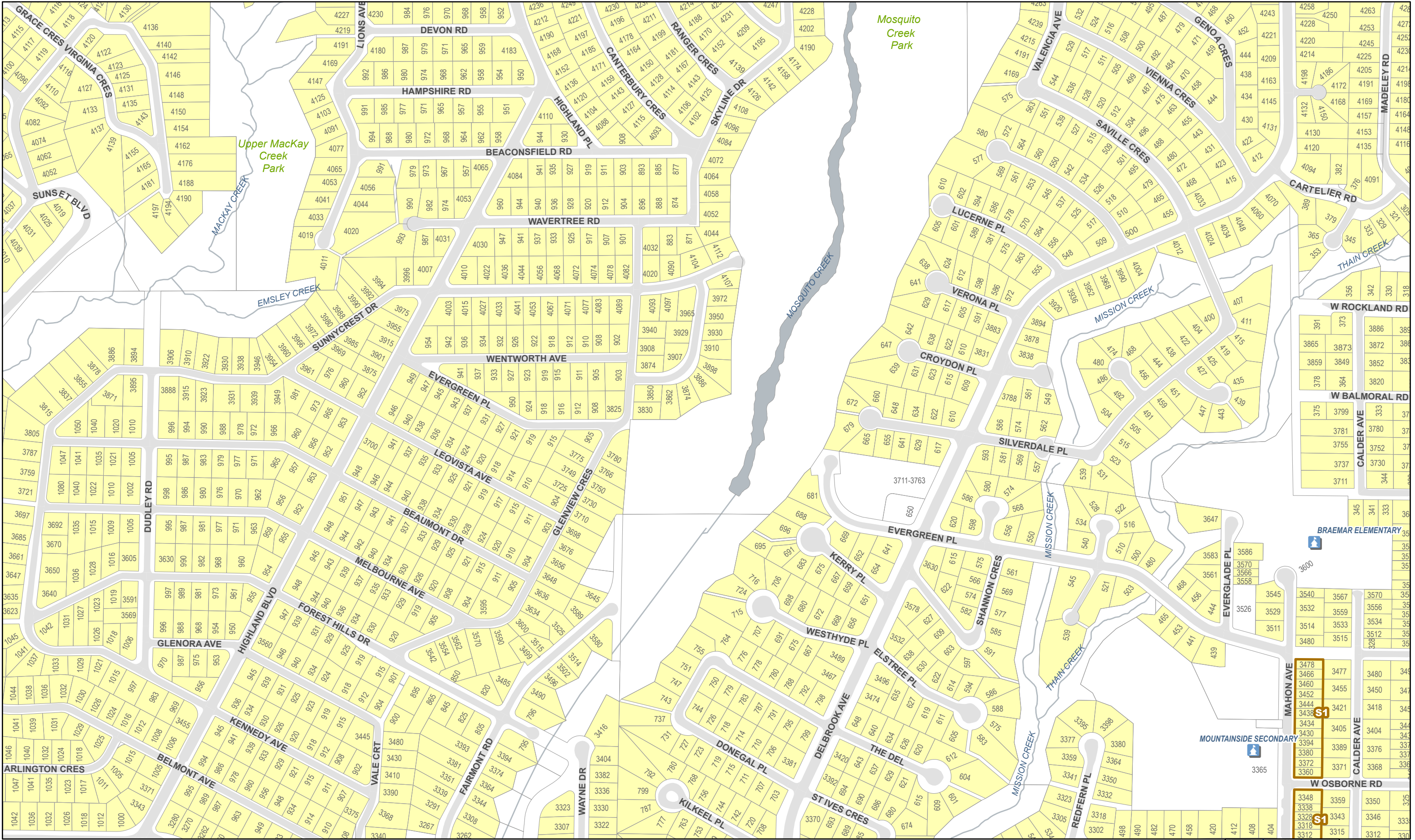
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2B11	2D11	2F11
2B09	2D09	2F09
2B07	2D07	2F07

MAP
2D09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 106 Subdivision Modifier

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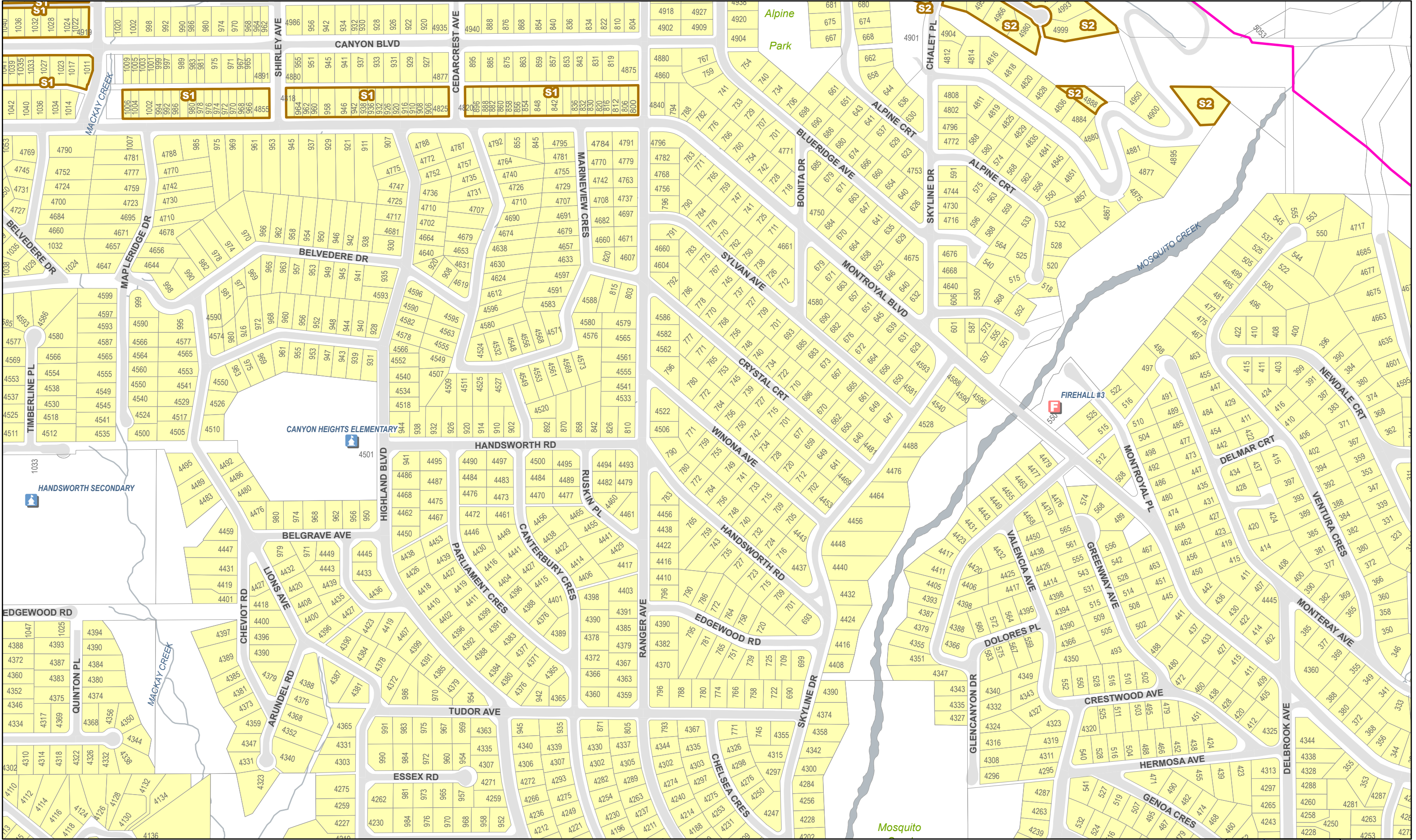
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2B13	2D13	2F13
2B11	2D11	2F11
2B09	2D09	2F09

MAP
2D11

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R1 & R2 ZONING MAP SET

R1 R2 107 Subdivision Modifier

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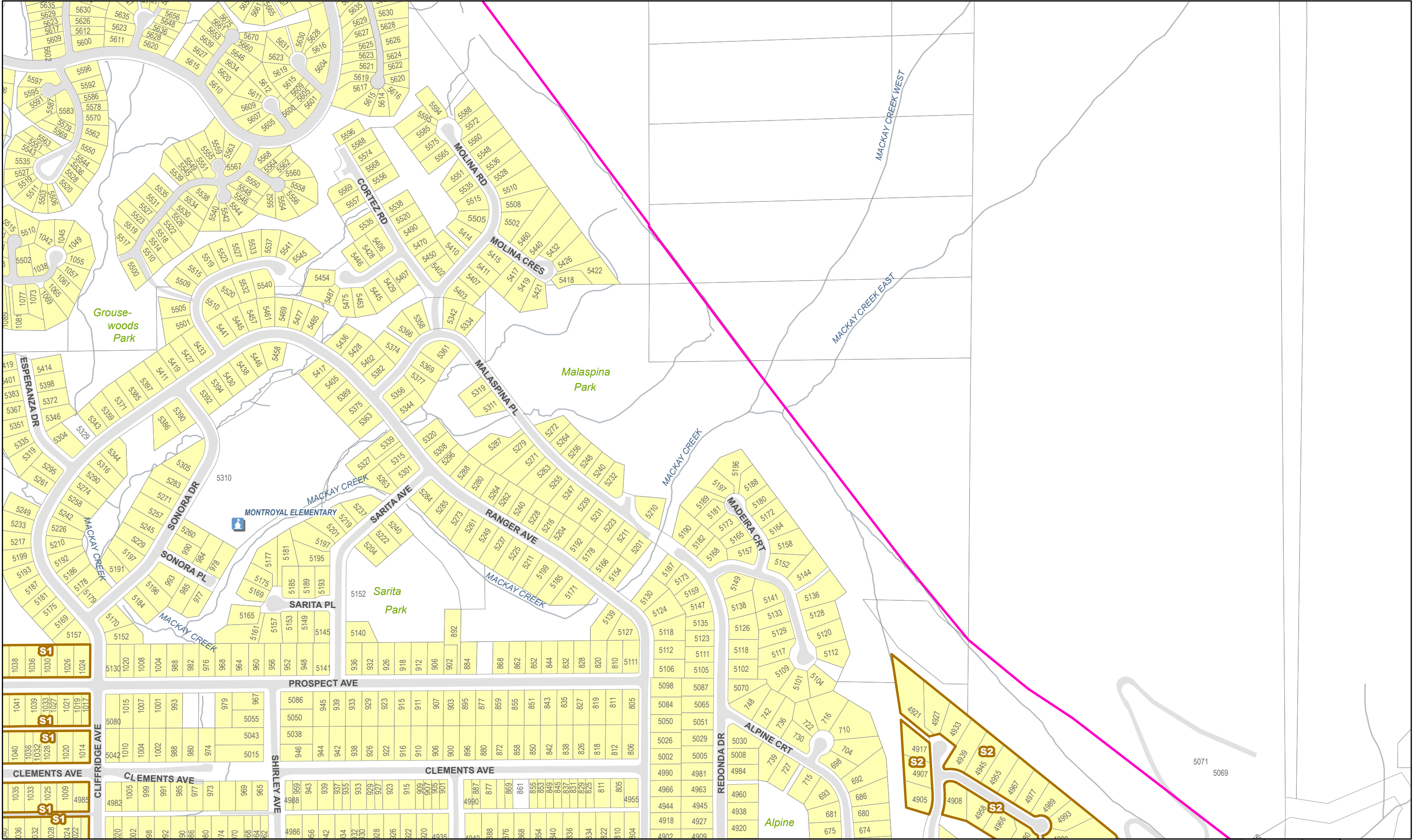
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2B15	2D15	2F15
2B13	2D13	2F13
2B11	2D11	2F11

MAP
2D13

Published: May 19, 2026

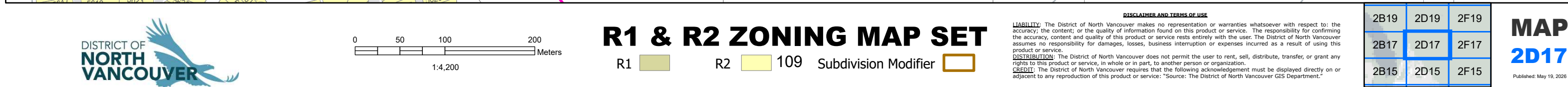


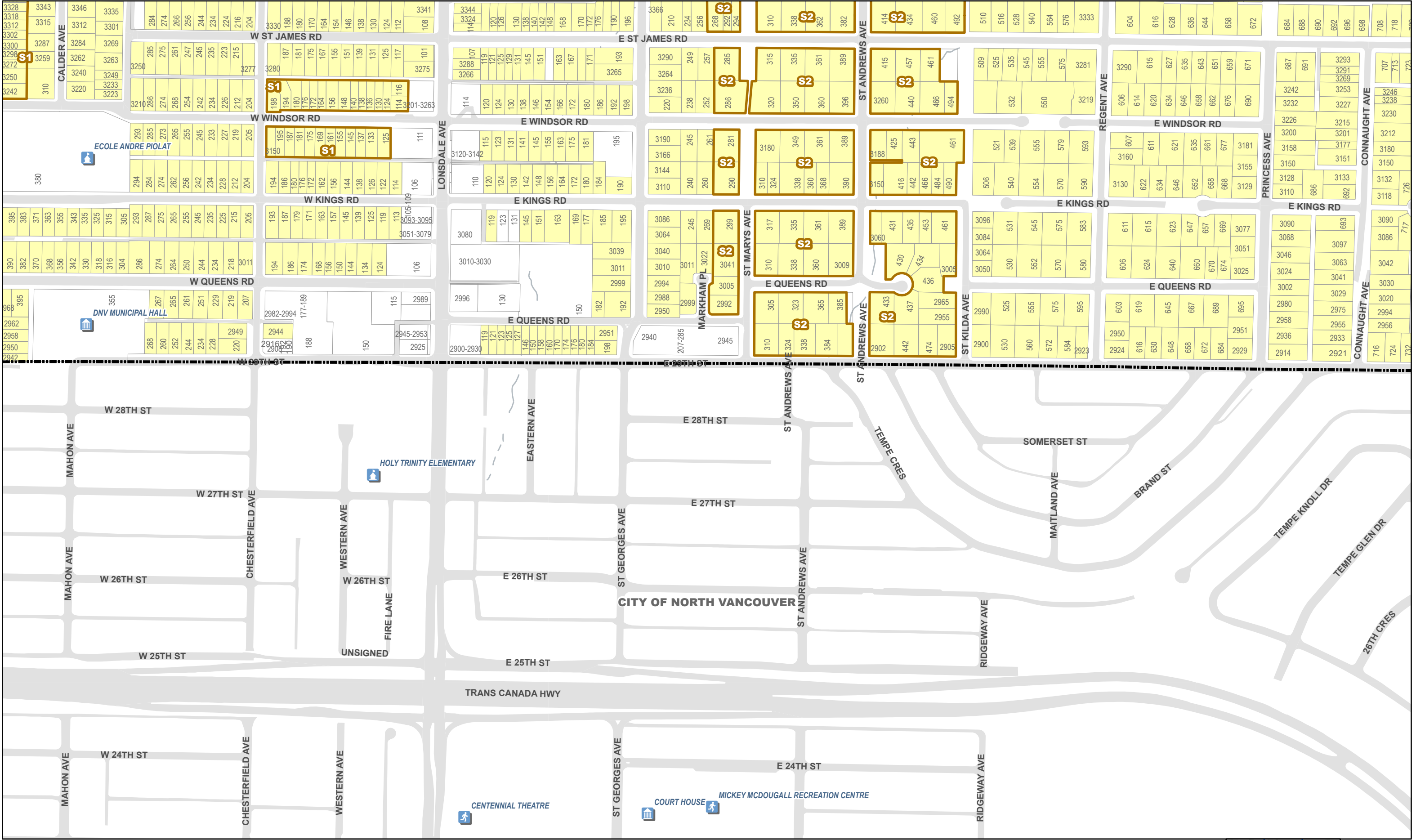
R1 & R2 ZONING MAP SET

R1 R2 108 Subdivision Modifier

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





R1 & R2 ZONING MAP SET

R1 R2 110 Subdivision Modifier

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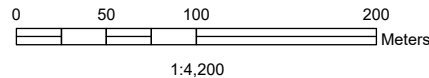
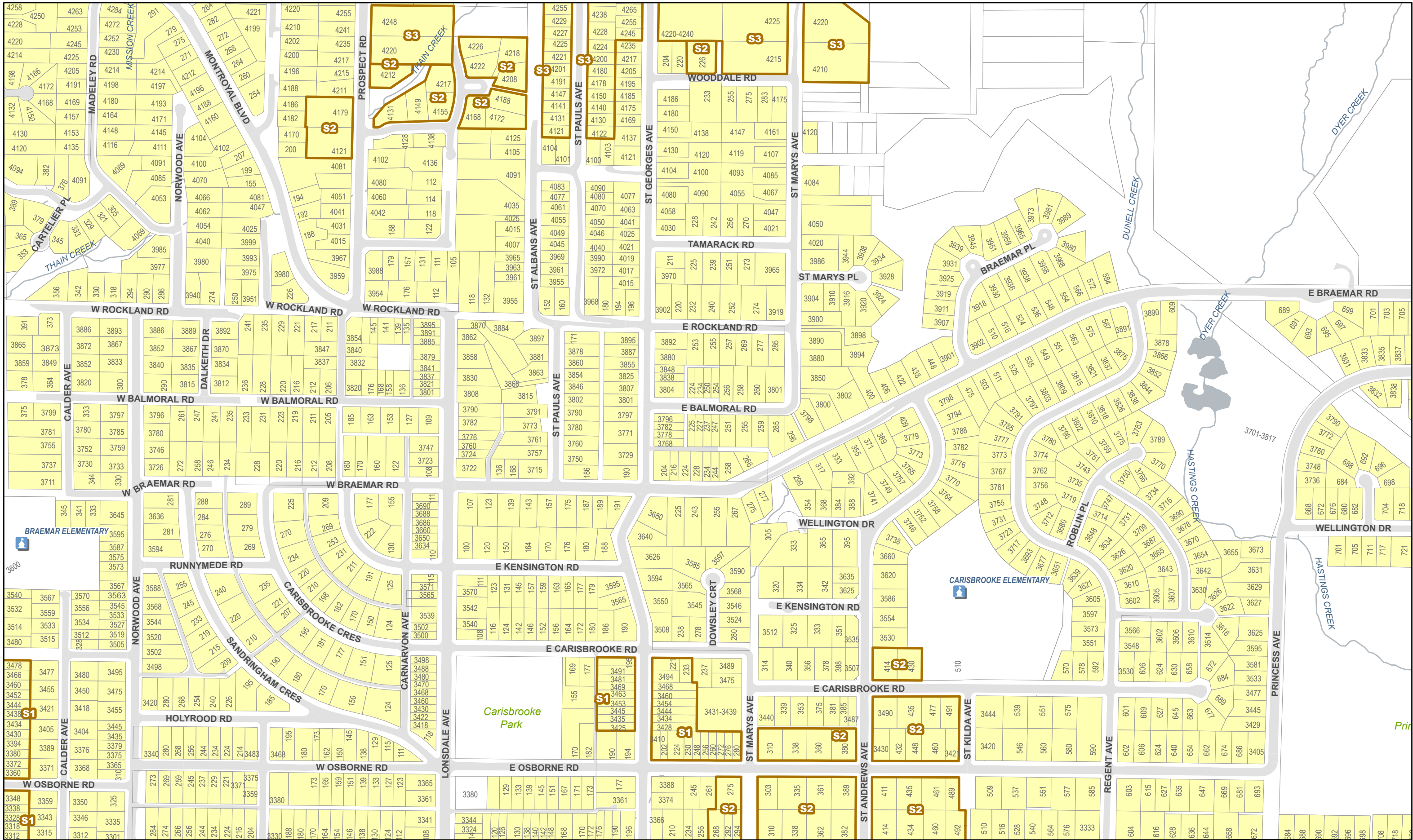
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2D11	2F11	2H11
2D09	2F09	2H09
2D07	2F07	2H07

MAP
2F09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

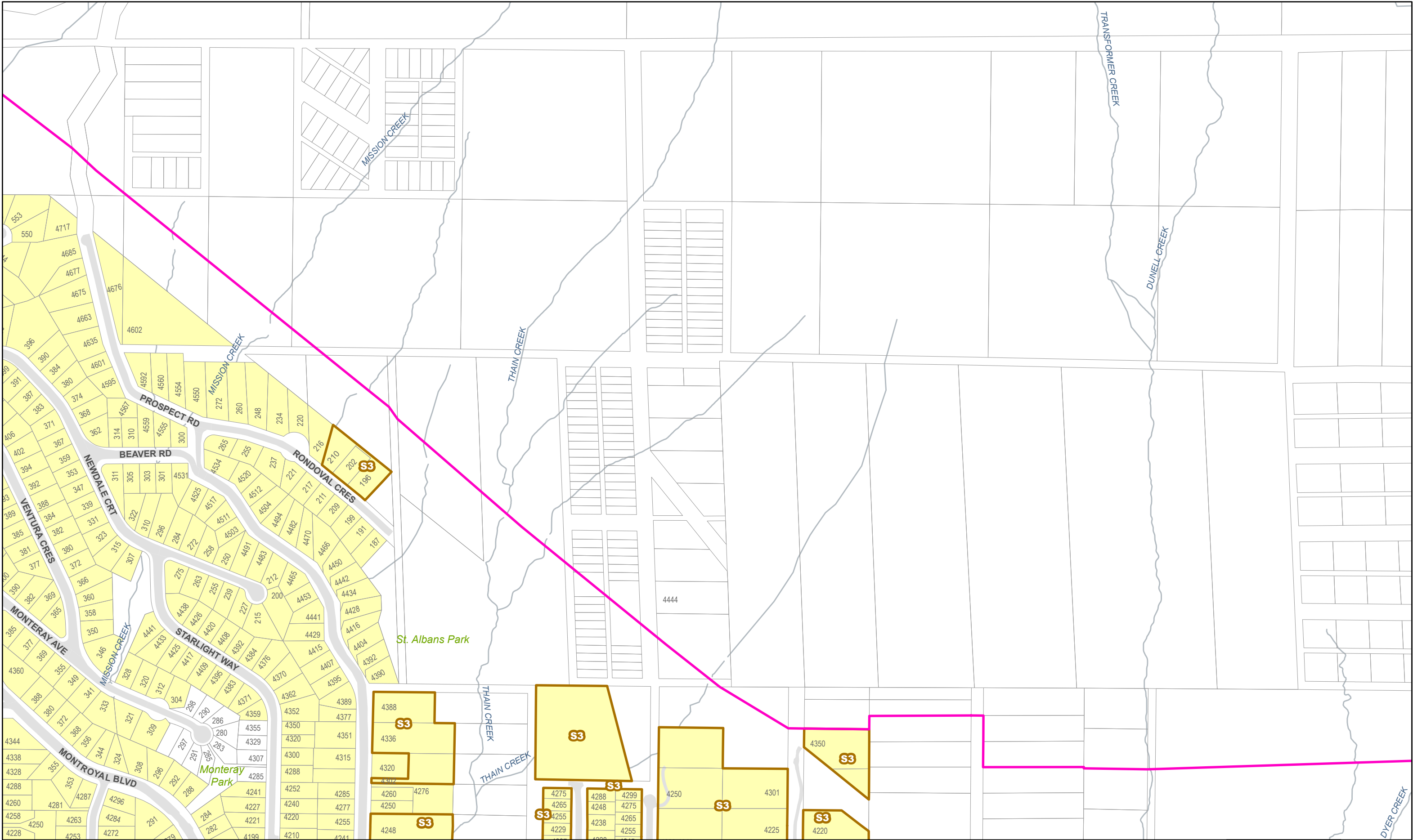
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2D13	2F13	2H13
2D11	2F11	2H11
2D09	2F09	2H09

MAP
2F11

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R1 & R2 ZONING MAP SET

R1 R2 112 Subdivision Modifier

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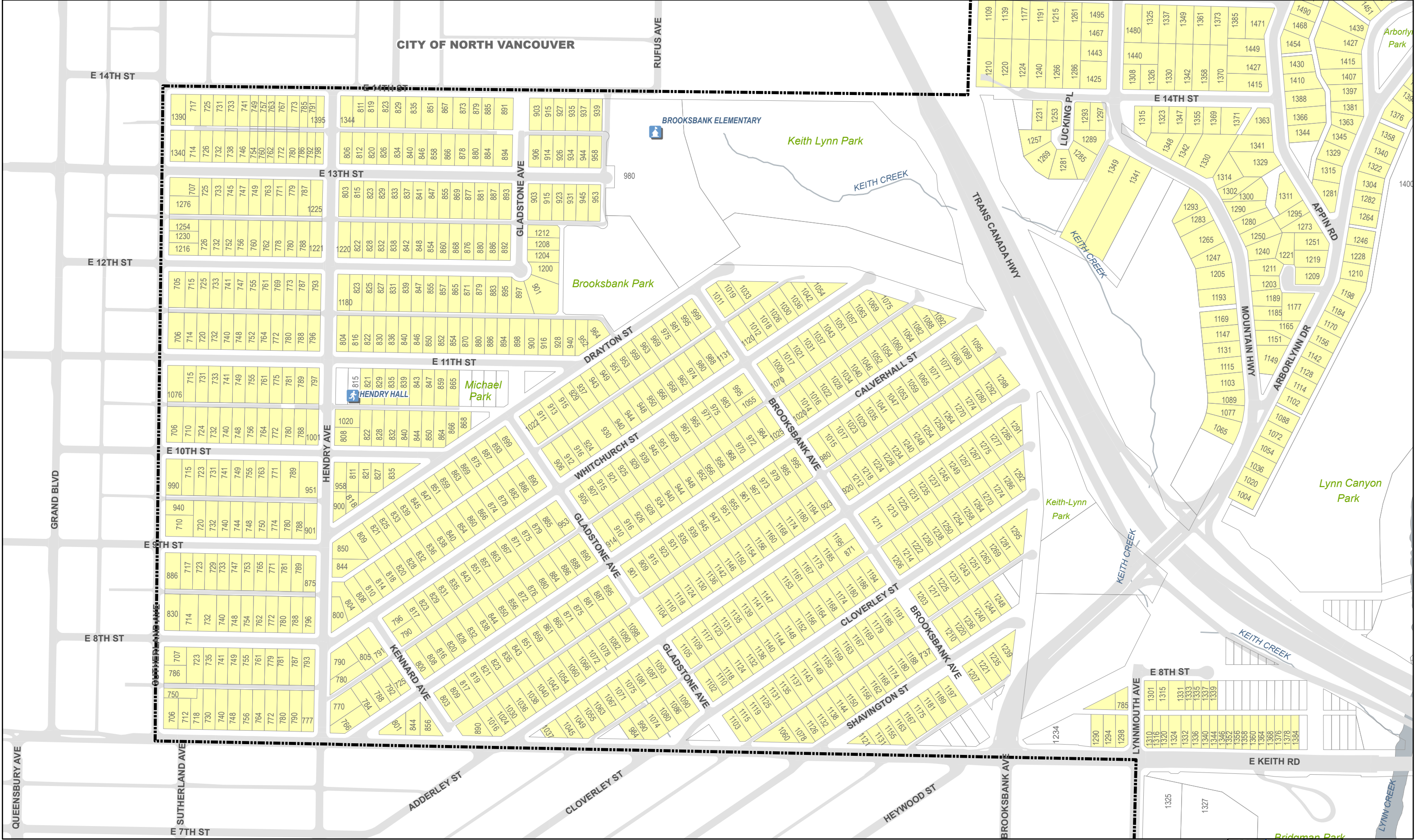
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2D15	2F15	2H15
2D13	2F13	2H13
2D11	2F11	2H11

MAP
2F13

Published: May 19, 2026



R1 & R2 ZONING MAP SET

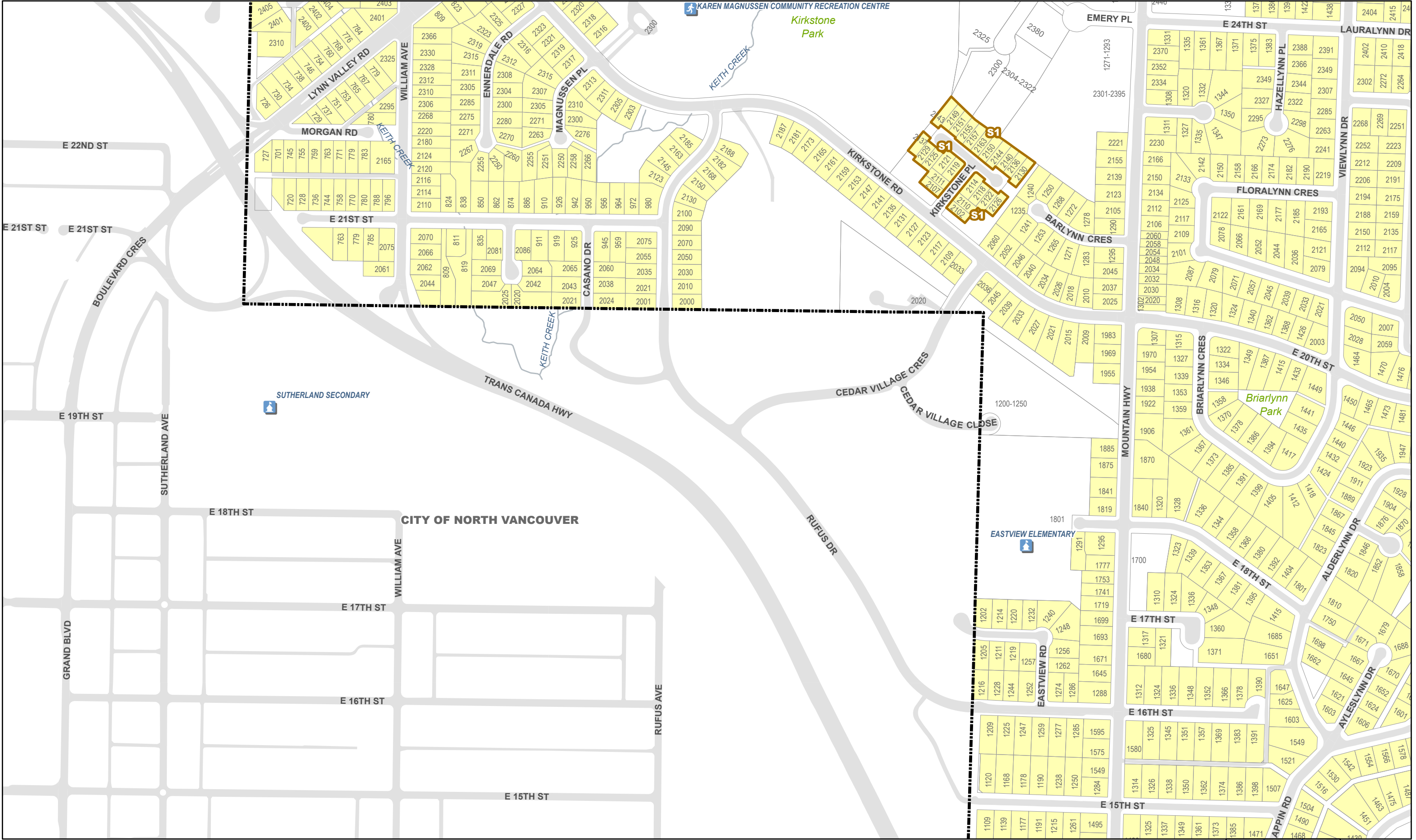
R1 R2 113 Subdivision Modifier

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

MAP
2H05

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R1 & R2 ZONING MAP SET

R1  R2  114  Subdivision Modifier

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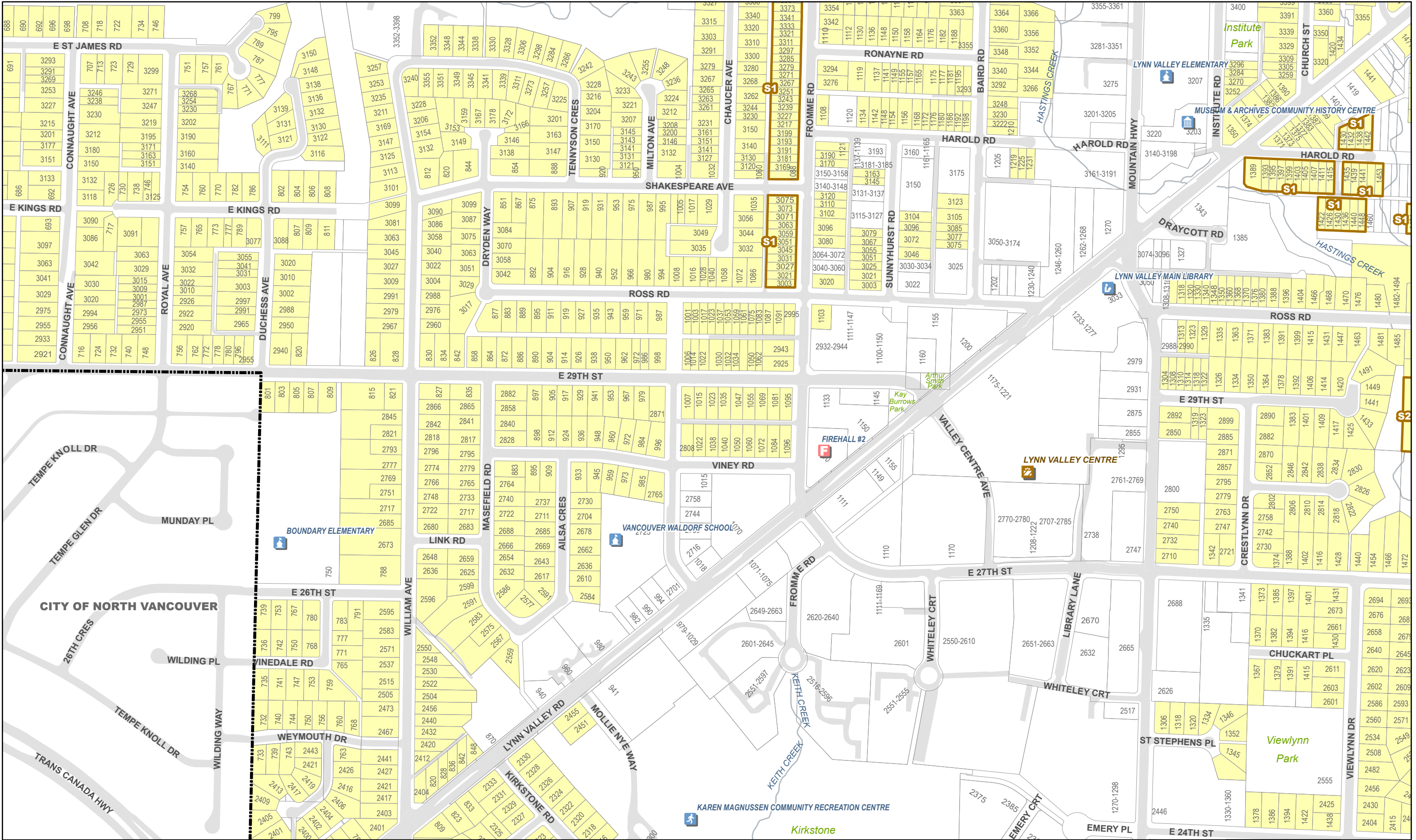
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2F09	2H09	2J09
2F07	2H07	2J07
2F05	2H05	2J05

MAP
2H07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

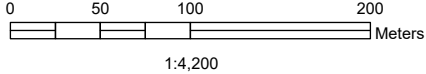
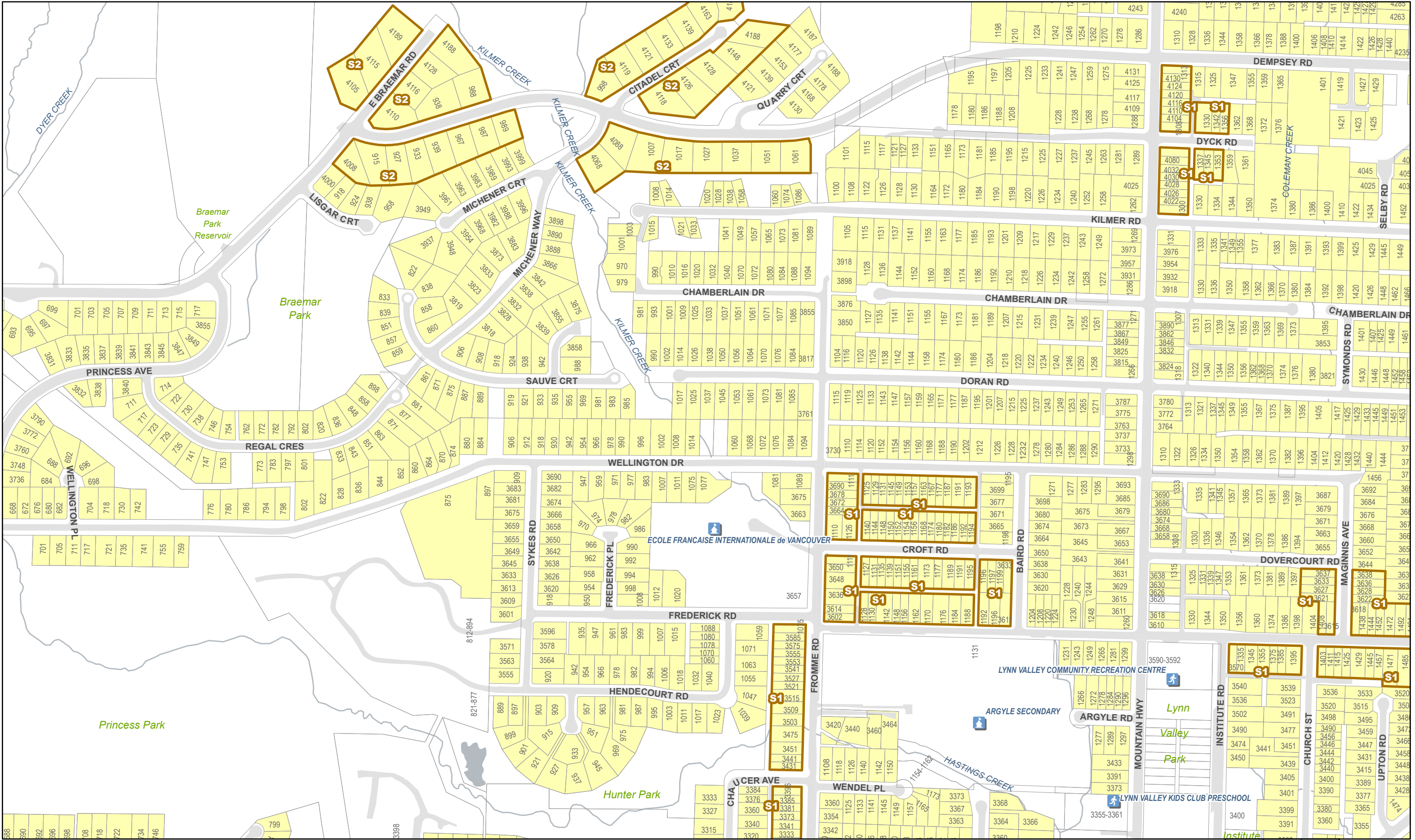
R1 R2 115 Subdivision Modifier

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

MAP
2H09

Published: May 25, 2026



R1 & R2 ZONING MAP SET

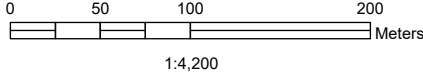
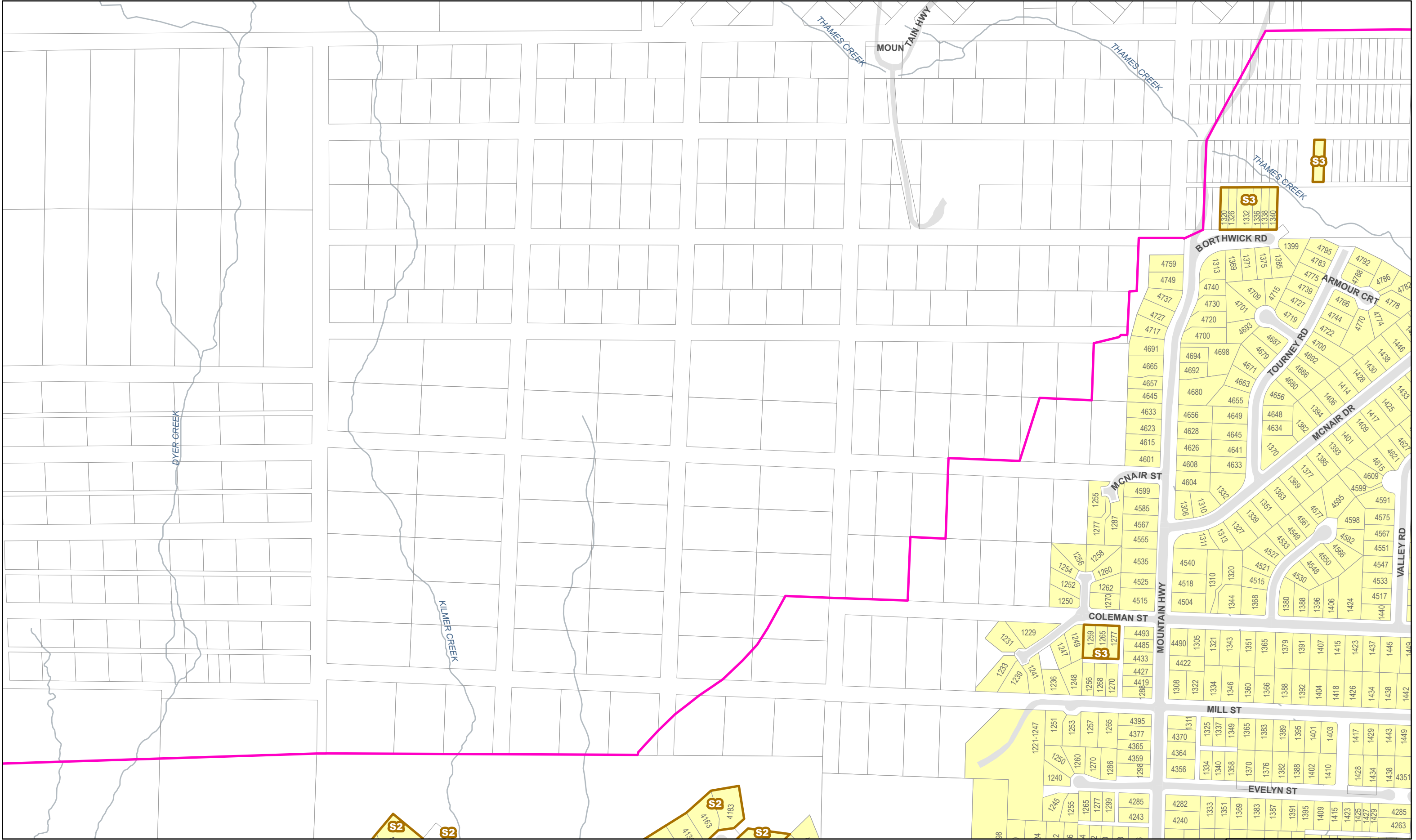
R1 R2 116 Subdivision Modifier

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

MAP
2H11

Published: May 19, 2026



R1 & R2 ZONING MAP SET

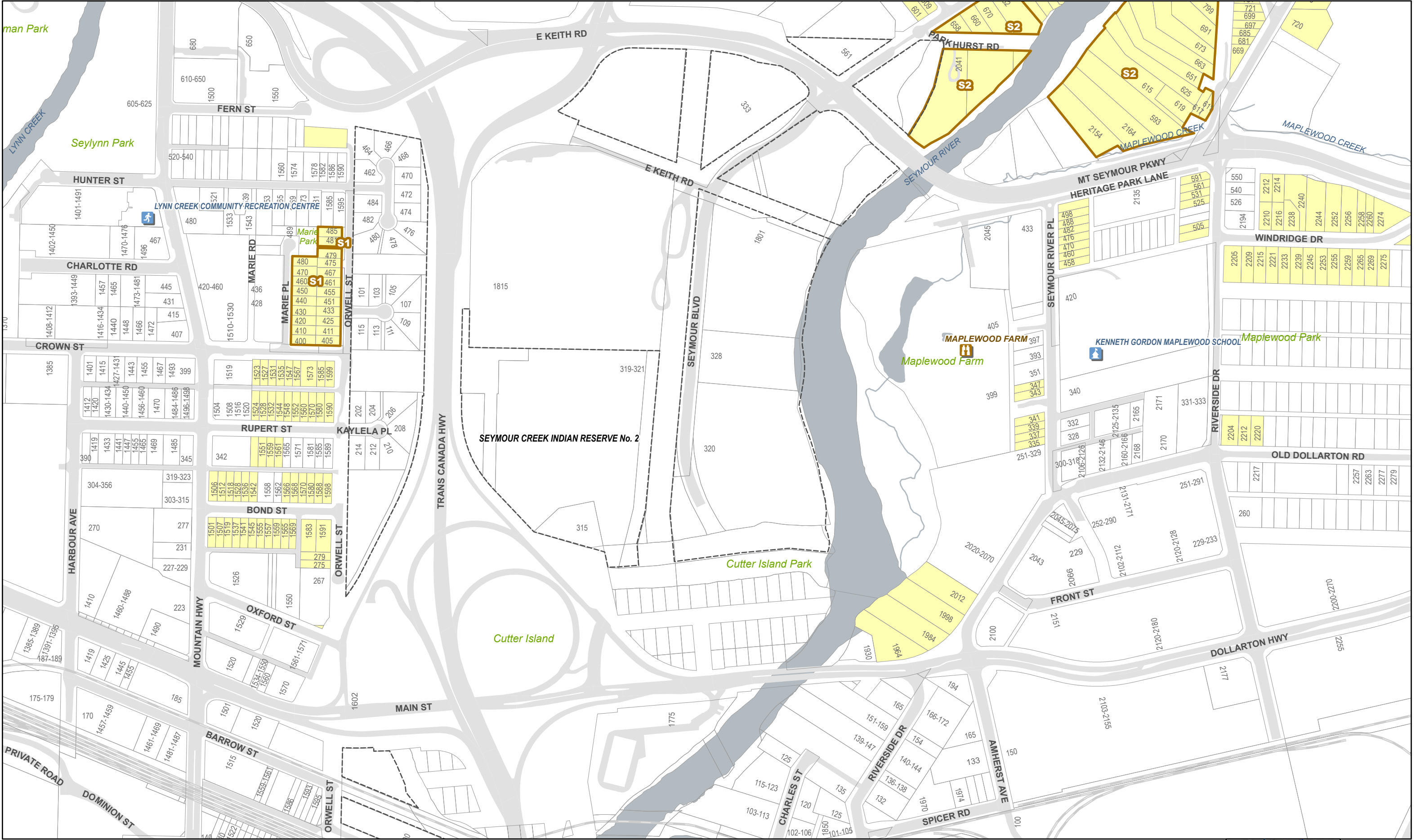
R1 R2 117 Subdivision Modifier

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

MAP
2H13

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  118 Subdivision Modifier 

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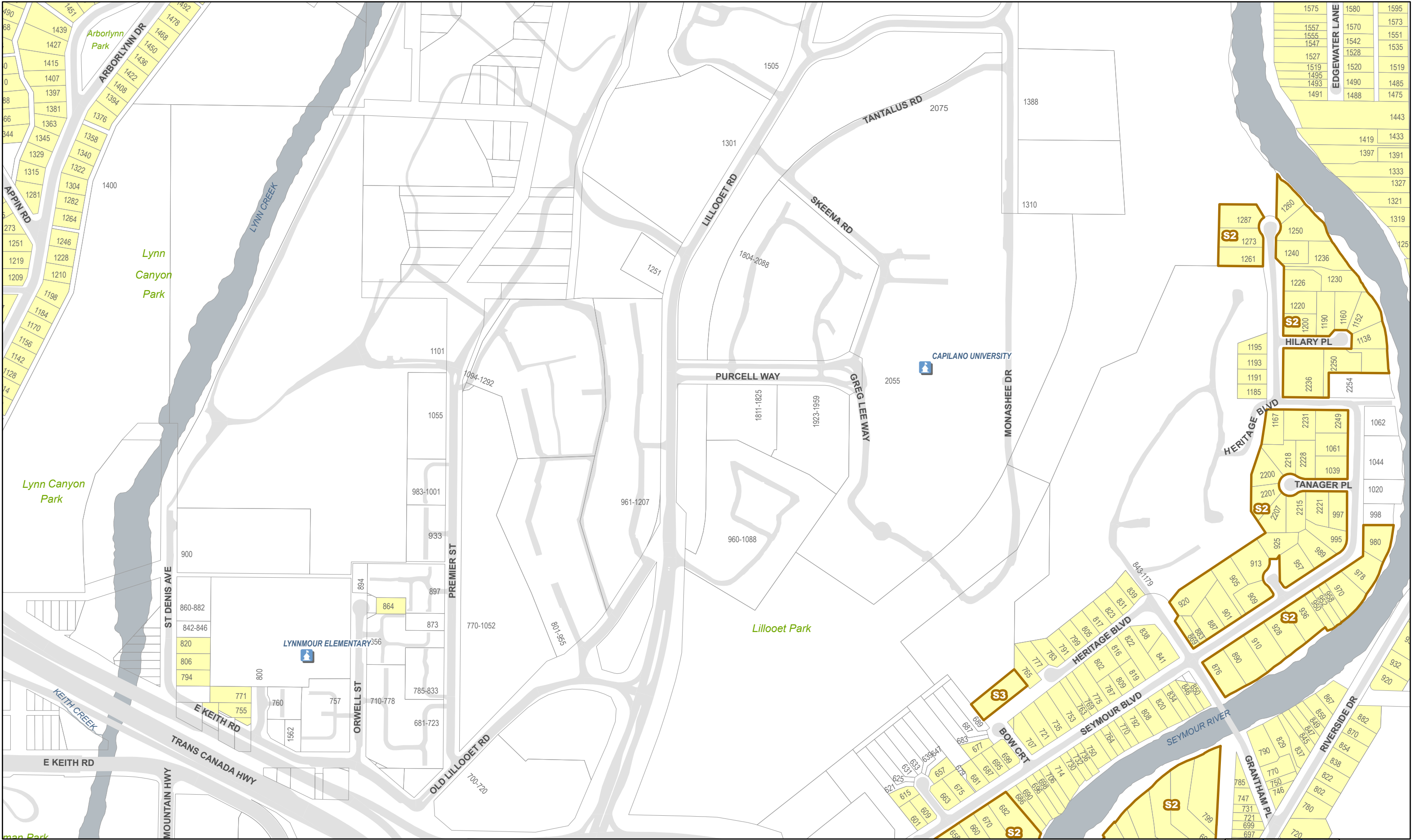
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2H05	2J05	2L05
2H03	2J03	2L03
2H01	2J01	2L01

MAP
2J03

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  119 Subdivision Modifier 

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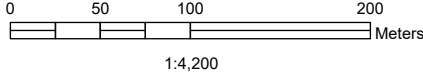
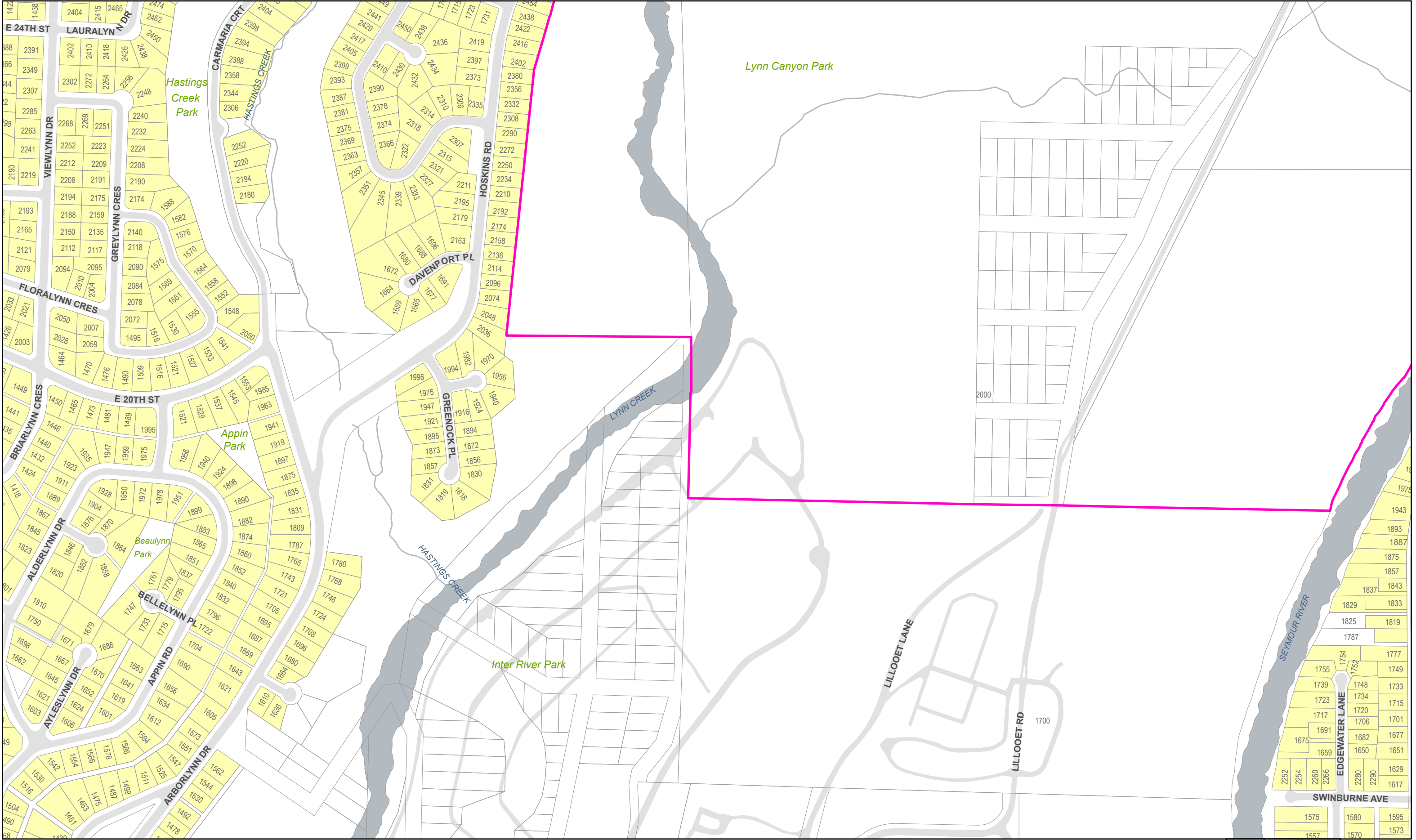
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2H07	2J07	2L07
2H05	2J05	2L05
2H03	2J03	2L03

MAP
2J05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 120 Subdivision Modifier

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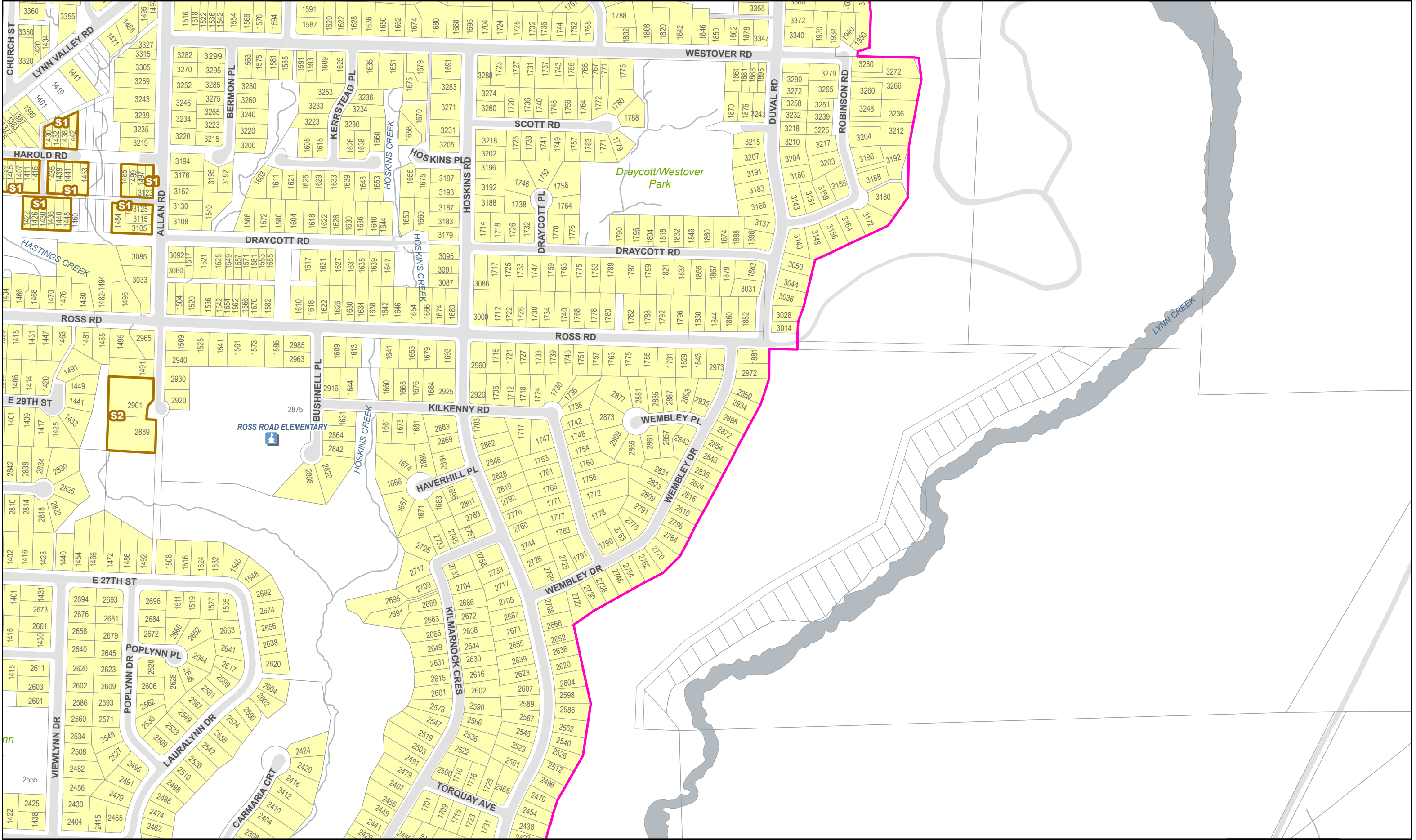
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2H09	2J09	2L09
2H07	2J07	2L07
2H05	2J05	2L05

MAP
2J07

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R1 & R2 ZONING MAP SET

R1 R2 121 Subdivision Modifier

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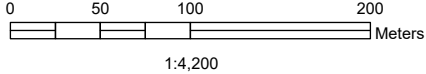
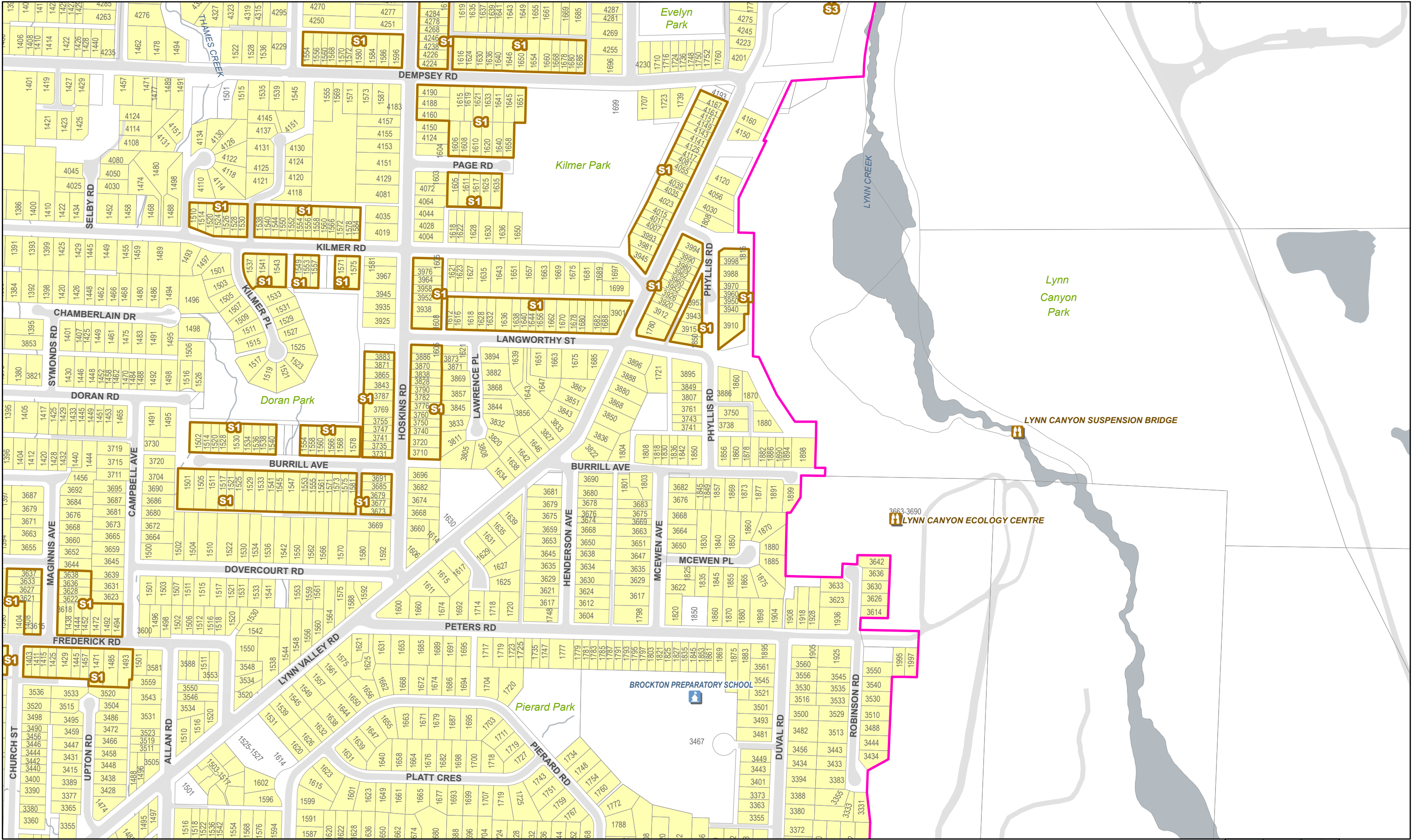
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2H11	2J11	2L11
2H09	2J09	2L09
2H07	2J07	2L07

MAP
2J09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 122 Subdivision Modifier

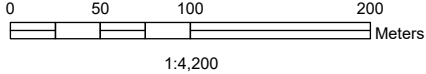
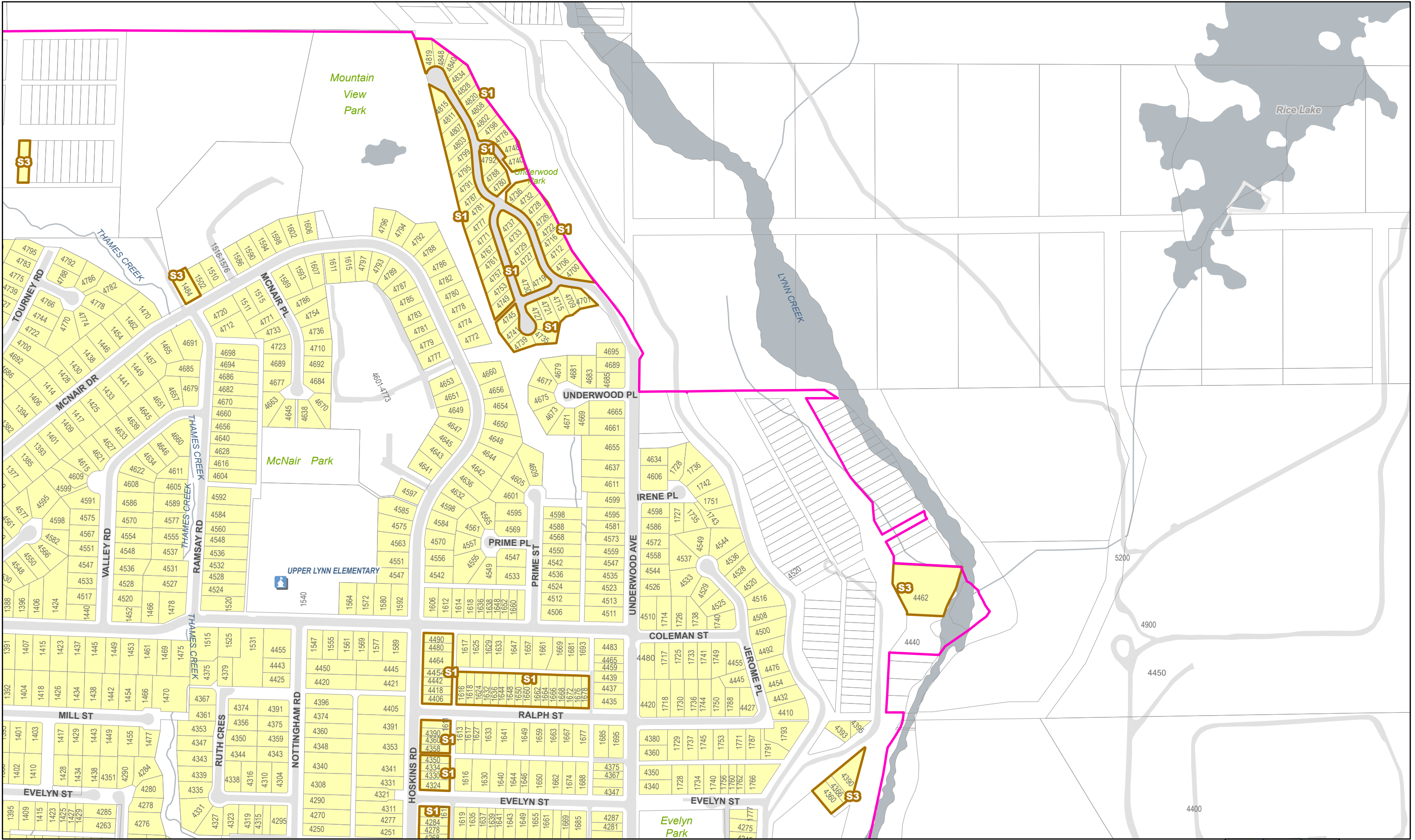
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2H13	2J13	2L13
2H11	2J11	2L11
2H09	2J09	2L09

MAP
2J11

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R1 & R2 ZONING MAP SET

R1 R2 123 Subdivision Modifier

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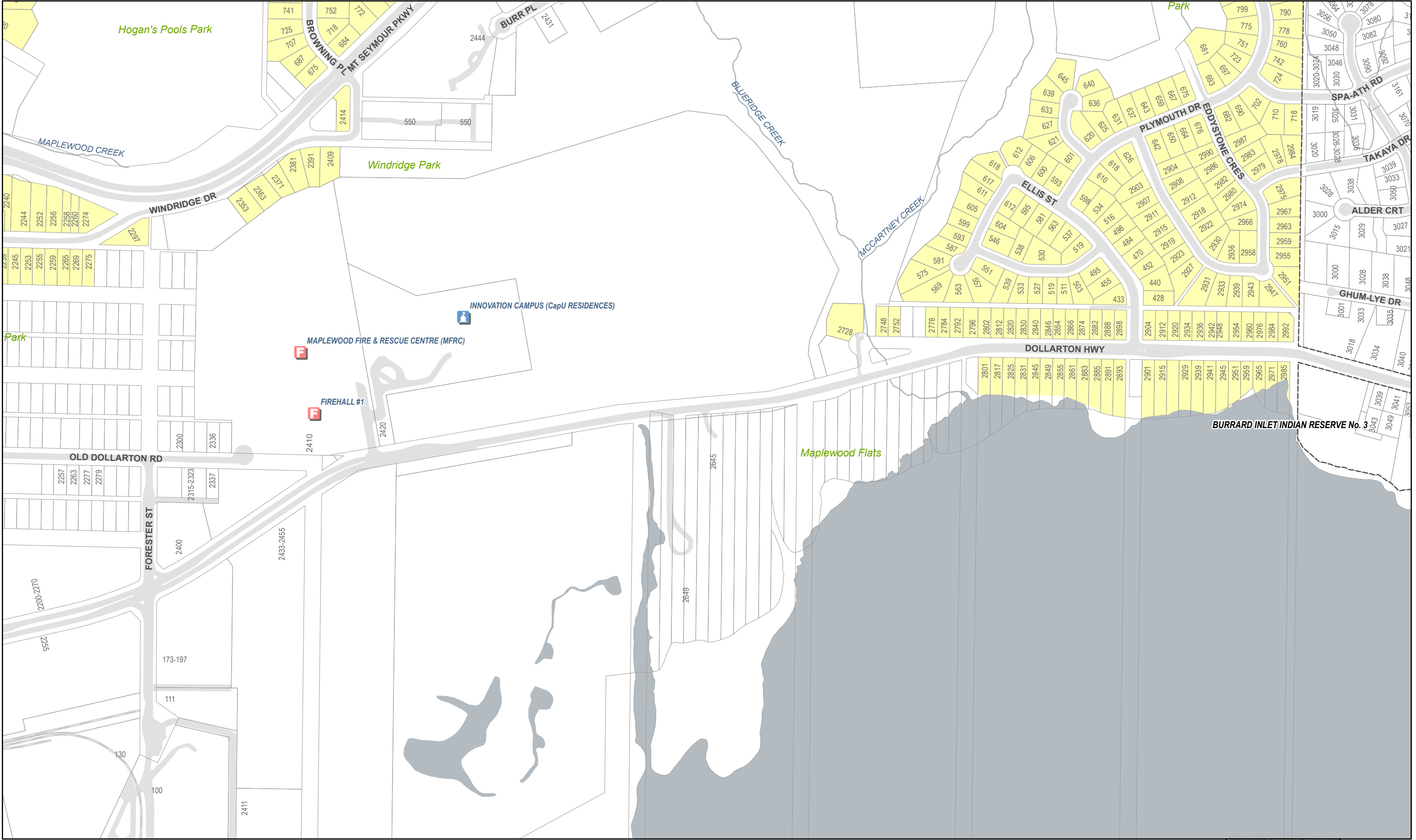
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2H15	2J15	2L15
2H13	2J13	2L13
2H11	2J11	2L11

MAP
2J13

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 124 Subdivision Modifier

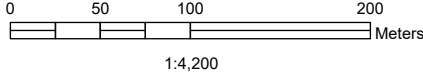
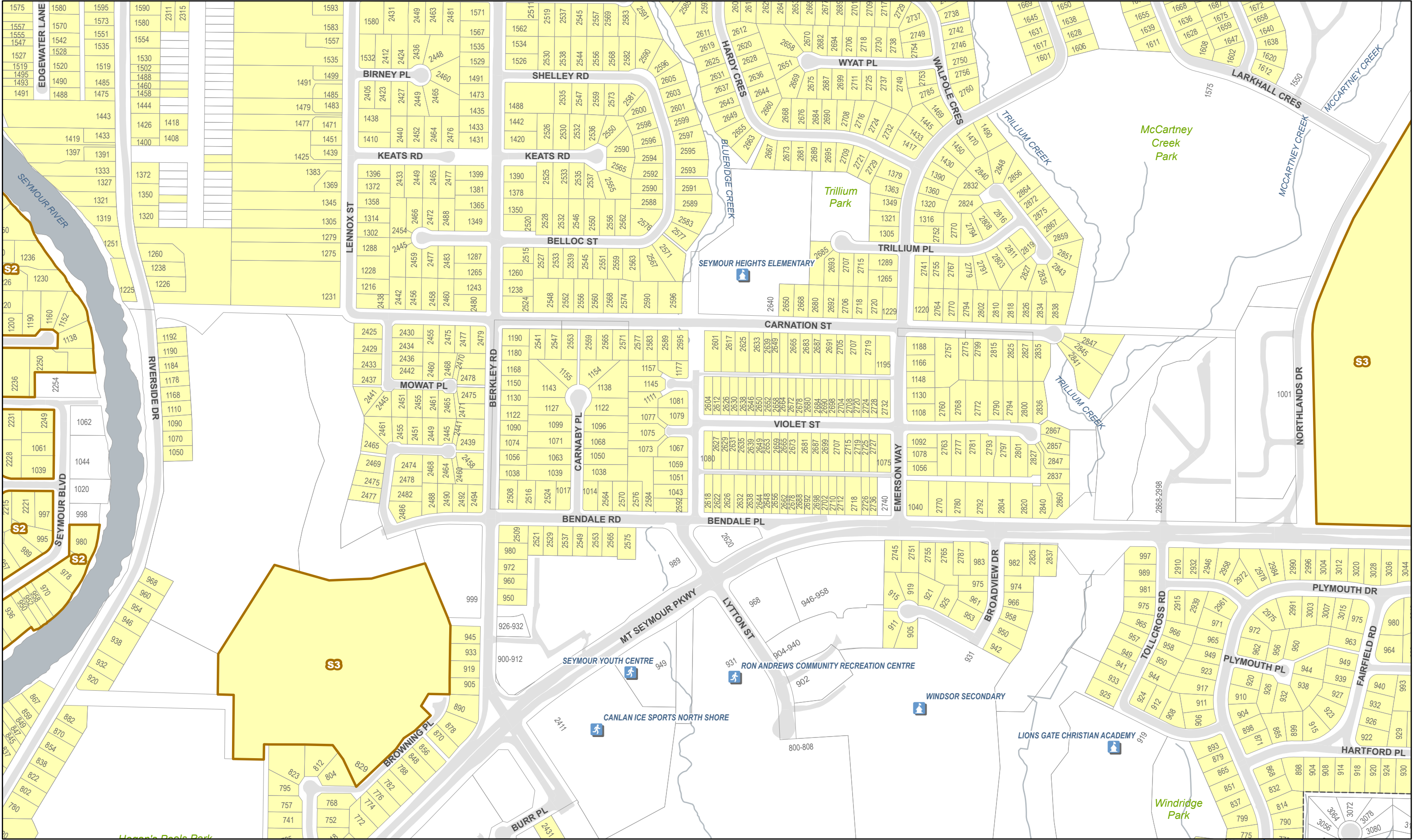
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2J05	2L05	2N05
2J03	2L03	2N03
2J01	2L01	2N01



R1 & R2 ZONING MAP SET

R1 R2 125 Subdivision Modifier

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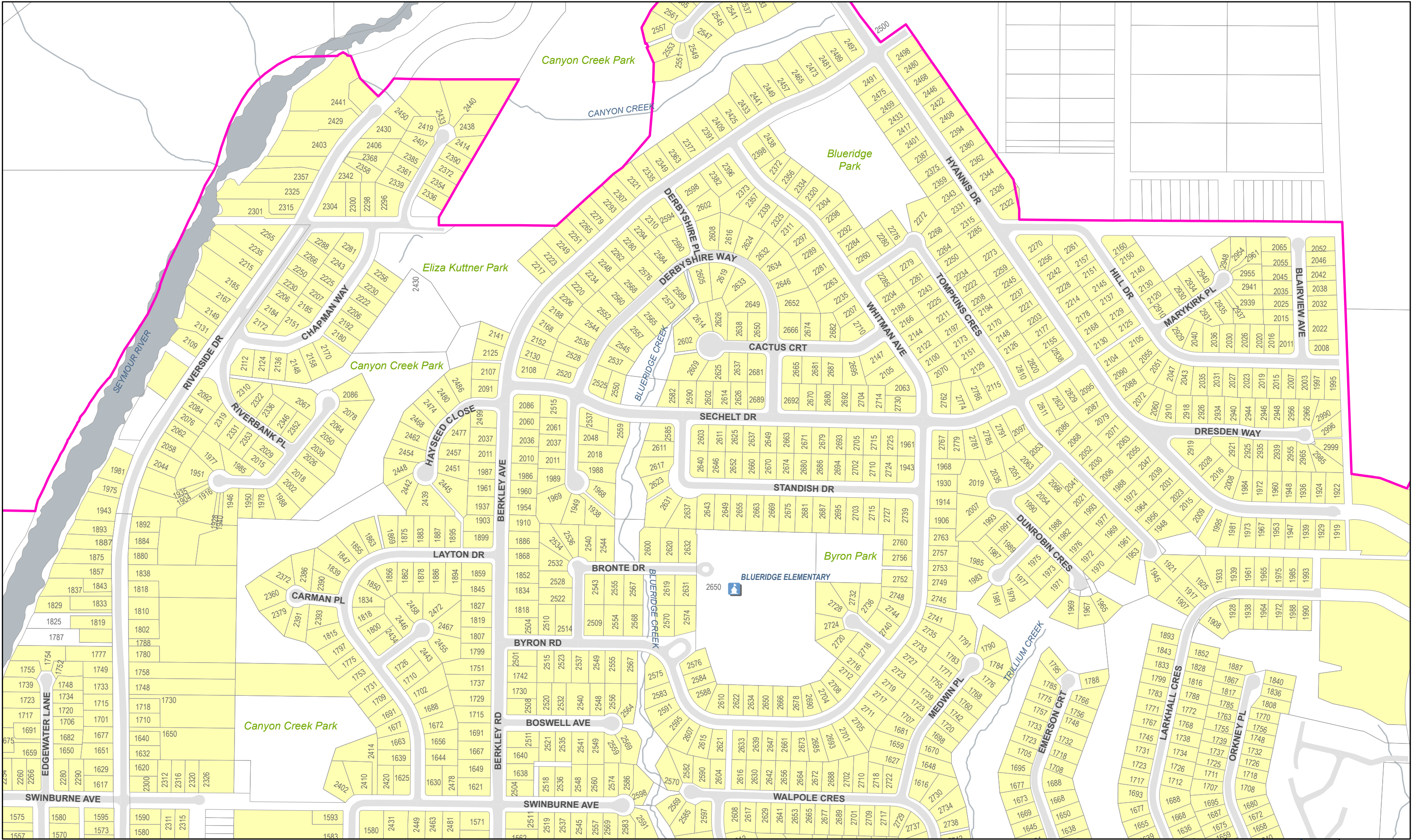
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2J07	2L07	2N07
2J05	2L05	2N05
2J03	2L03	2N03

MAP
2L05

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R1 & R2 ZONING MAP SET

R1 R2 126 Subdivision Modifier

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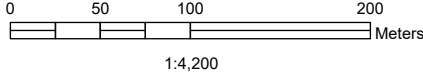
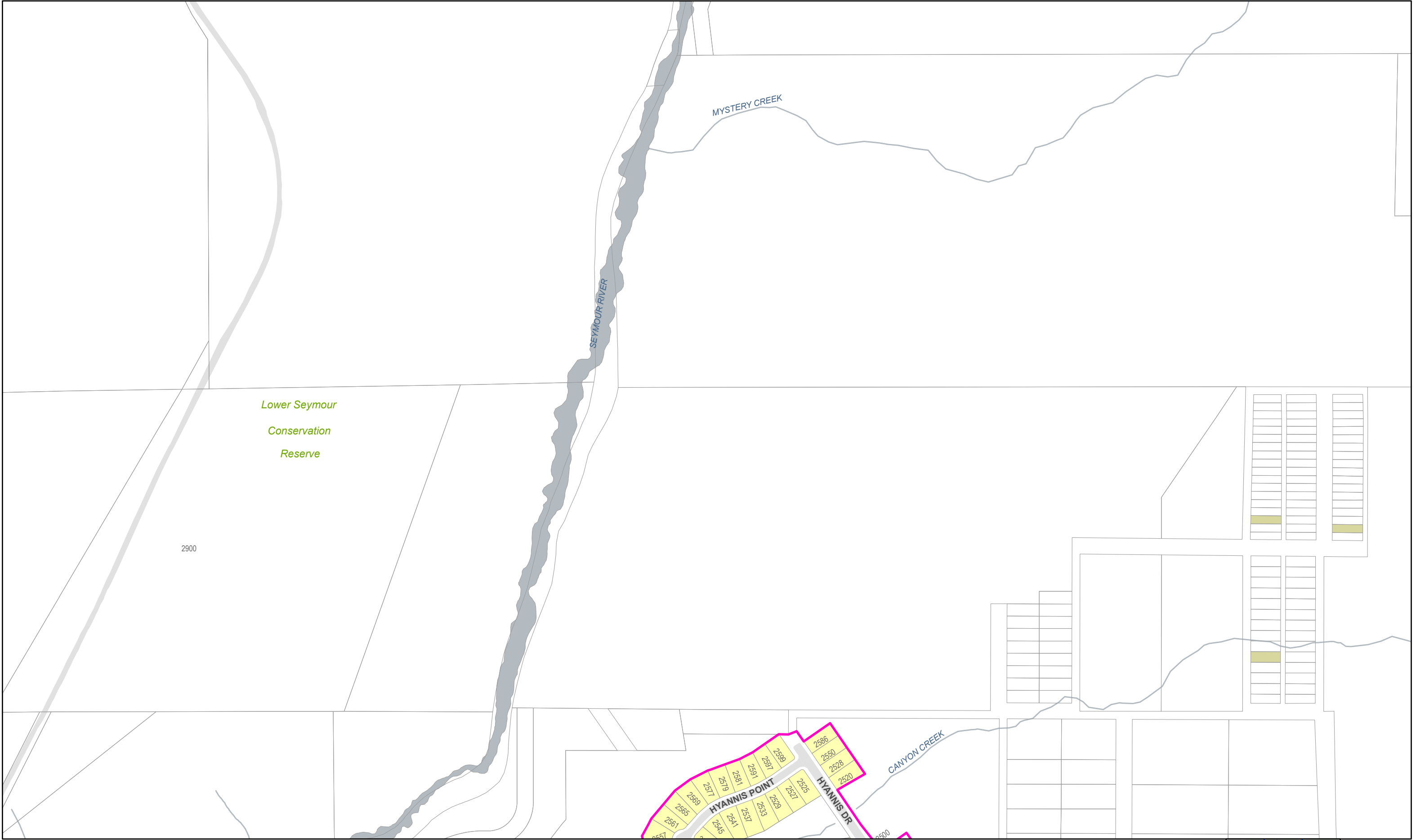
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2J09	2L09	2N09
2J07	2L07	2N07
2J05	2L05	2N05

MAP
2L07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  127  Subdivision Modifier 

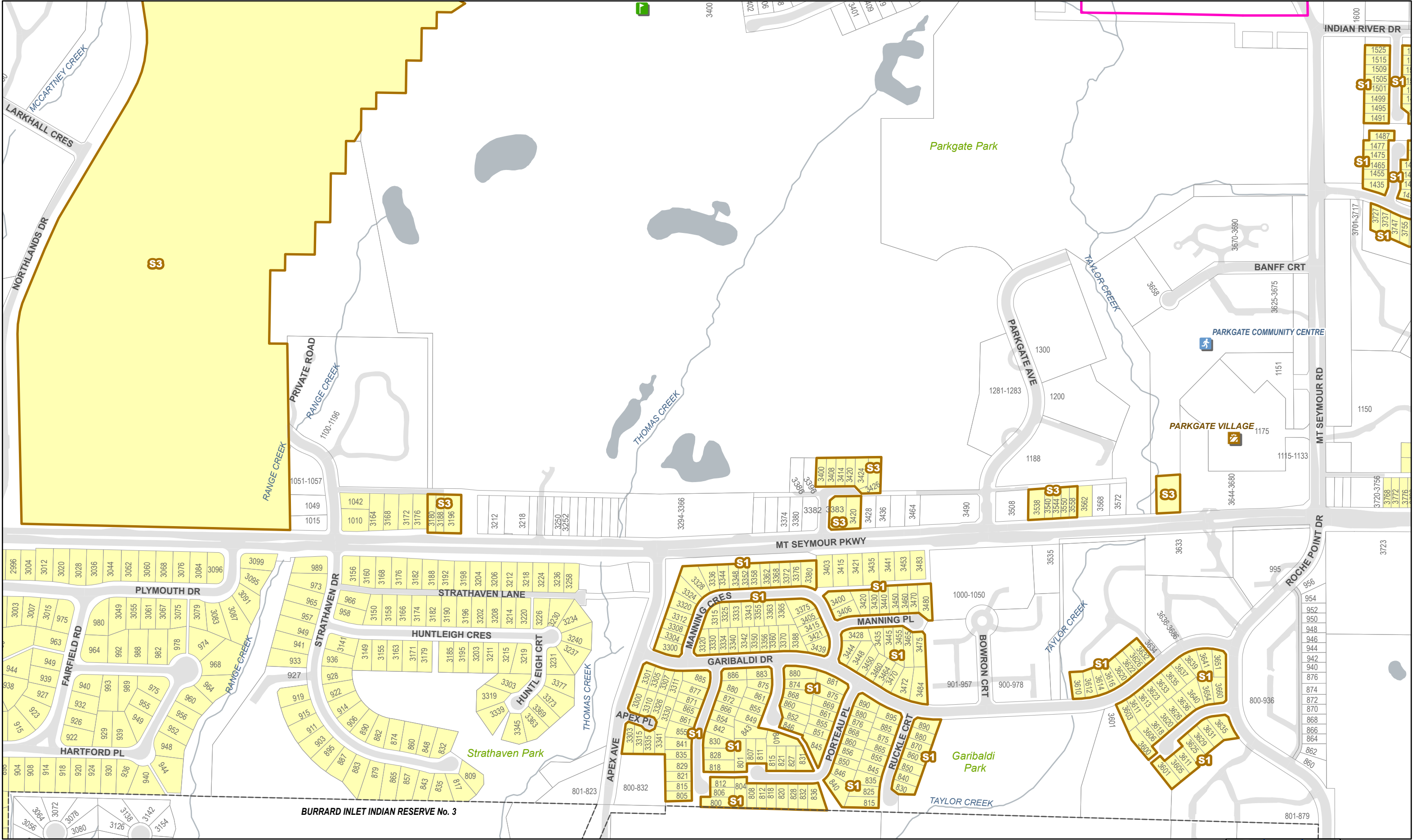
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2J11	2L11	2N11
2J09	2L09	2N09
2J07	2L07	2N07

MAP
2L09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 128 Subdivision Modifier

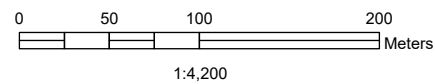
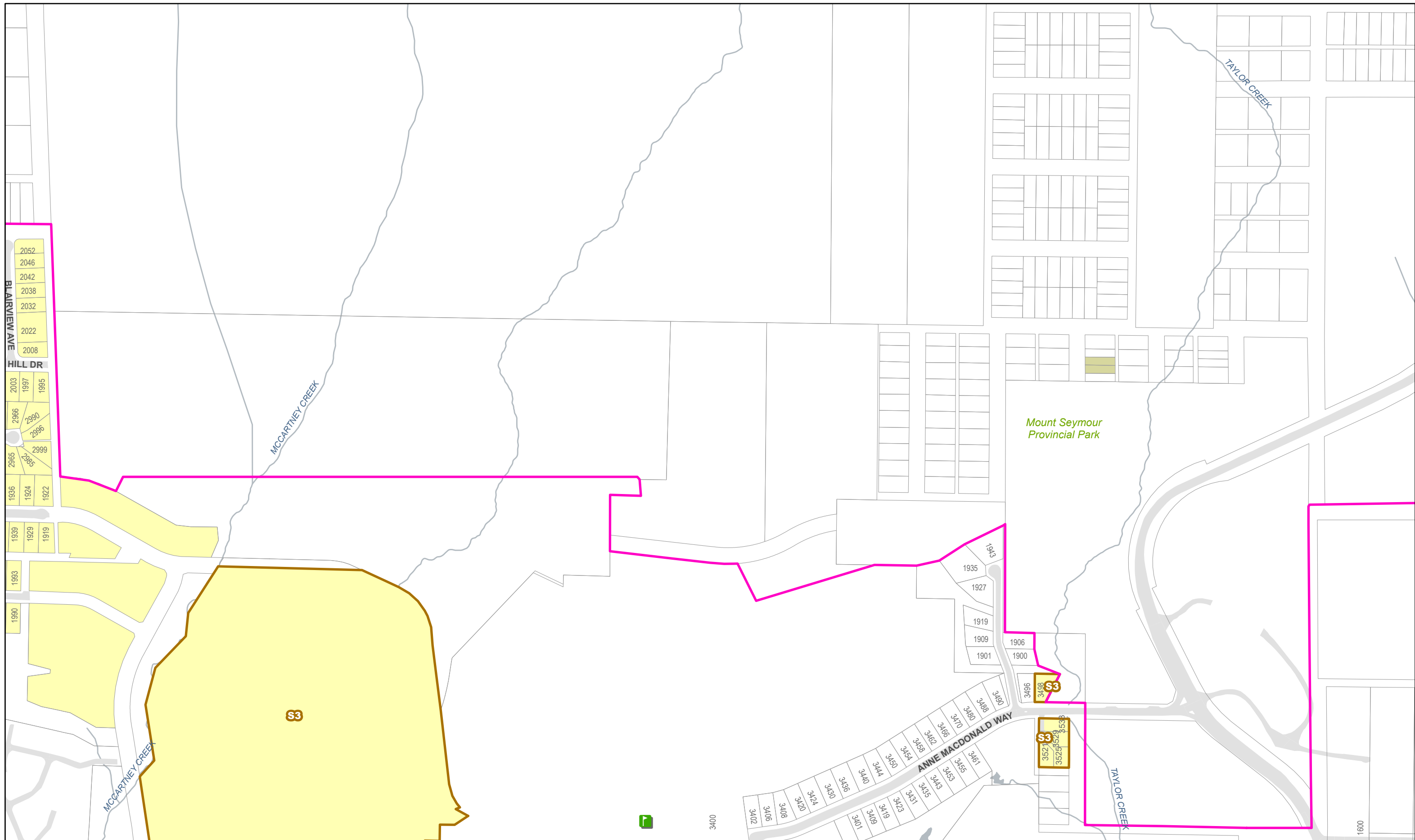
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2L07	2N07	2P07
2L05	2N05	2P05
2L03	2N03	2P03

MAP
2N05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  129 Subdivision Modifier 

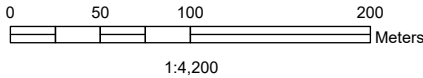
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2L09	2N09	2P09
2L07	2N07	2P07
2L05	2N05	2P05



R1 & R2 ZONING MAP SET

R1  R2  130  Subdivision Modifier

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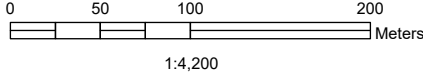
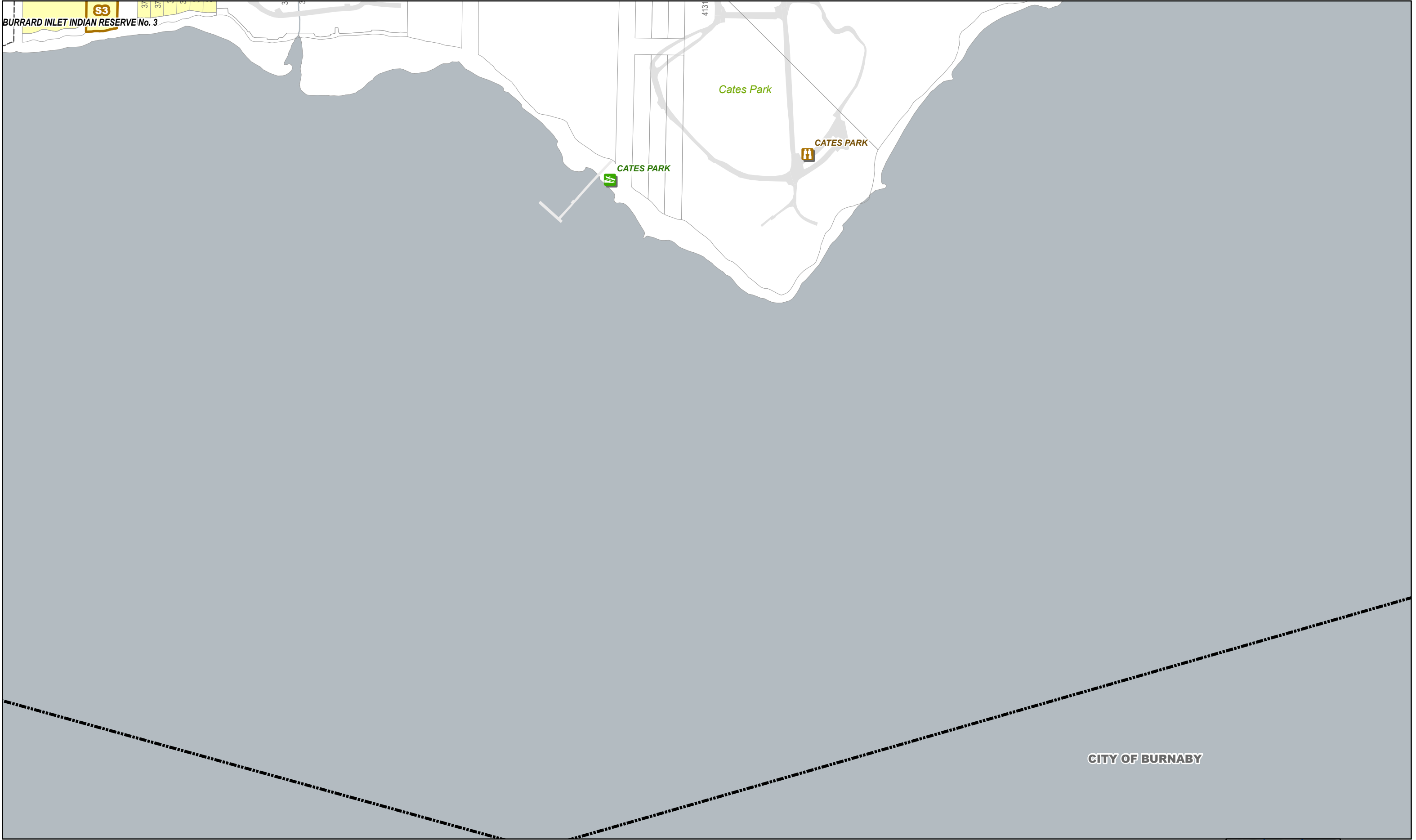
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2L 11	2N11	2P11
2L09	2N09	2P09
2L07	2N07	2P07

MAP
2N09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

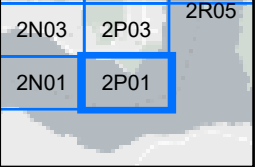
R1  R2  131  Subdivision Modifier 

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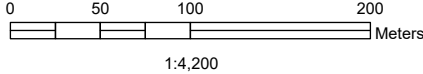
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MAP
2P01
Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  132 Subdivision Modifier 

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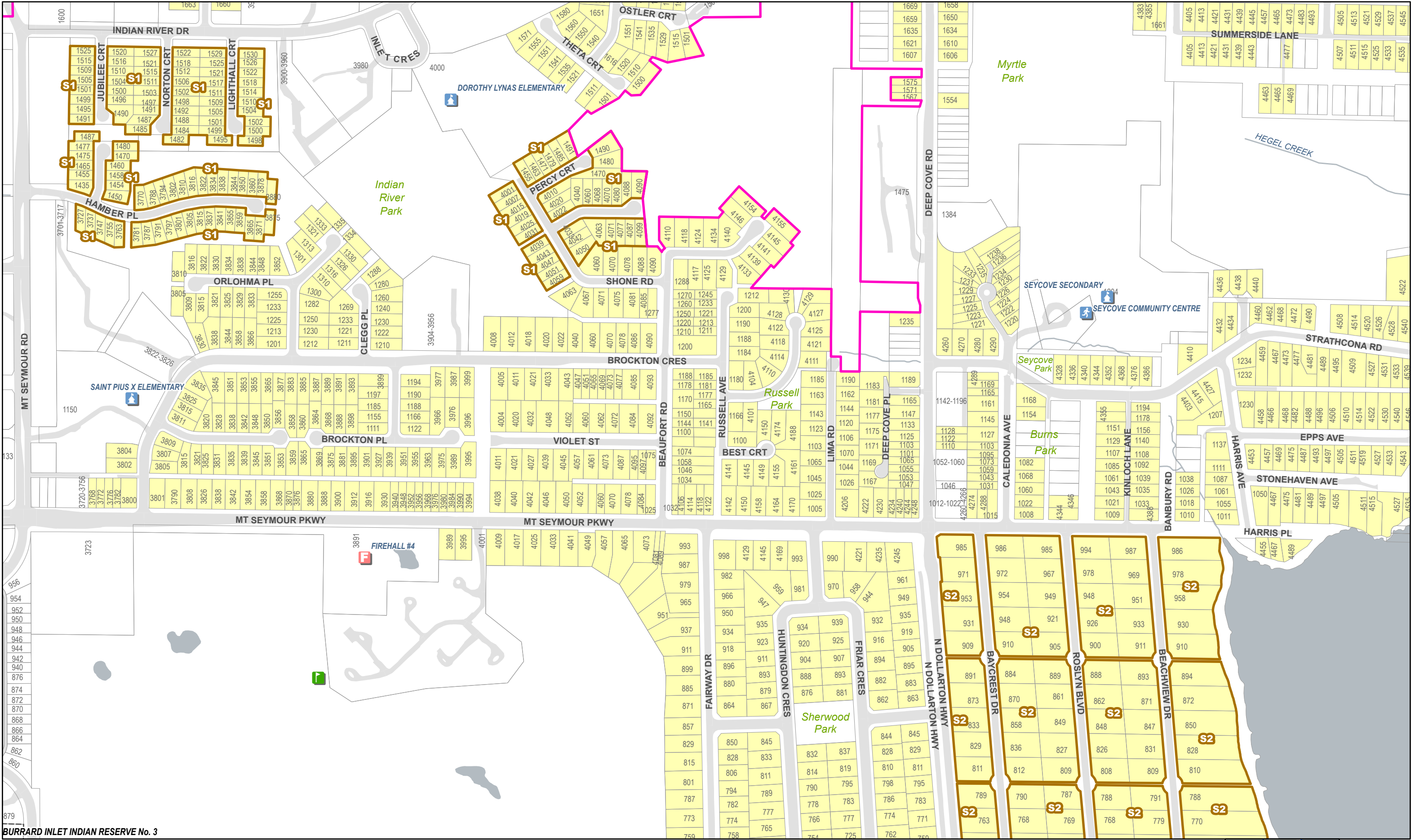
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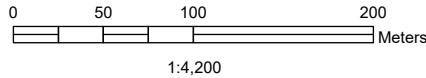
2N05	2P05	2R05
2N03	2P03	
2N01	2P01	

MAP
2P03

Published: May 19, 2026



BURRARD INLET INDIAN RESERVE No. 3



R1 & R2 ZONING MAP SET

R1 R2 133 Subdivision Modifier

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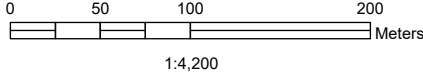
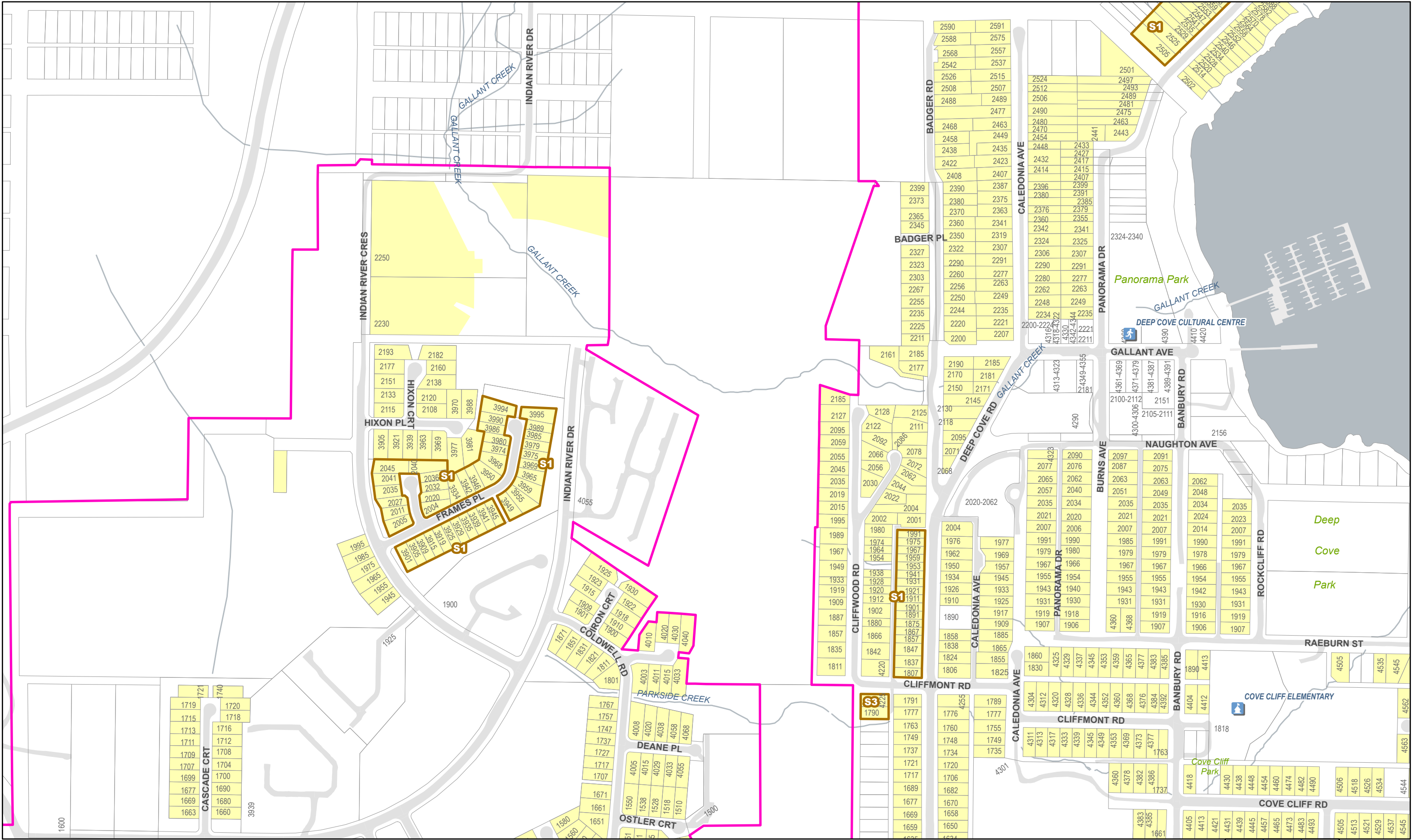
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2N07	2P07	2R07
2N05	2P05	2R05
2N03	2P03	

MAP
2P05

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 134 Subdivision Modifier

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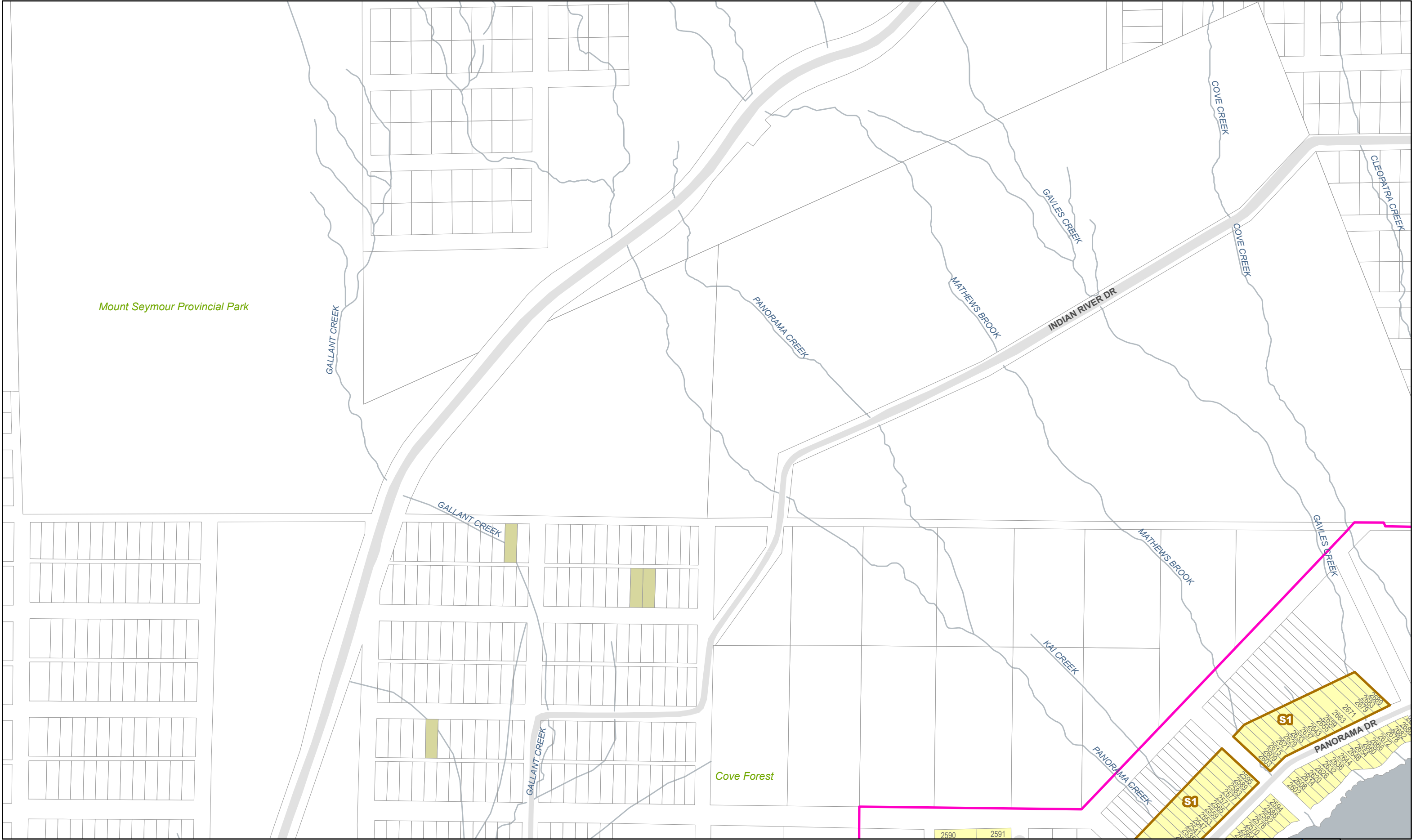
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2N09	2P09	2R09
2N07	2P07	2R07
2N05	2P05	2R05

MAP
2P07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

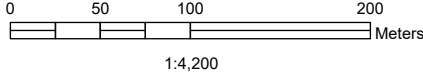
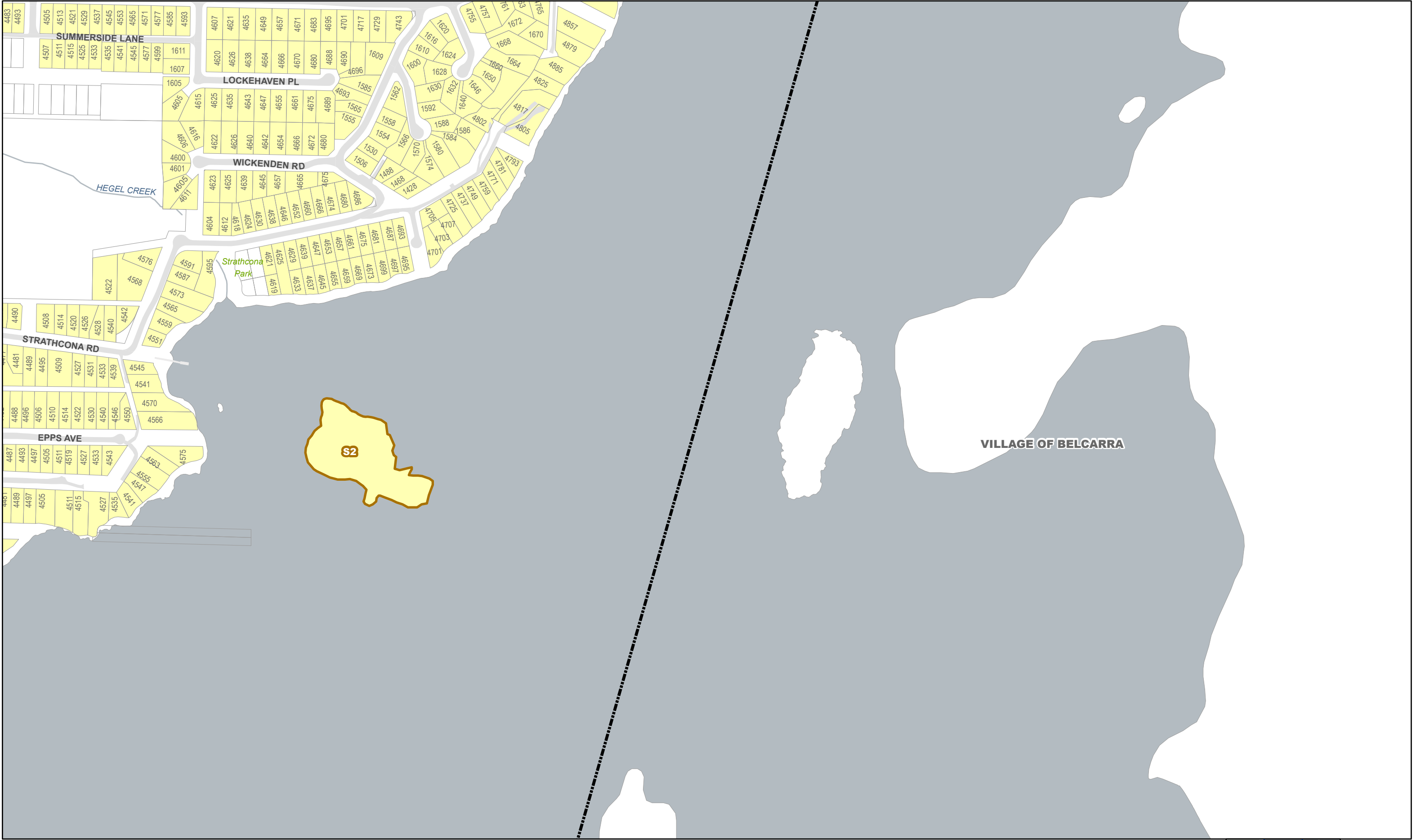
R1 R2 135 Subdivision Modifier

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

MAP
2P09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 136 Subdivision Modifier

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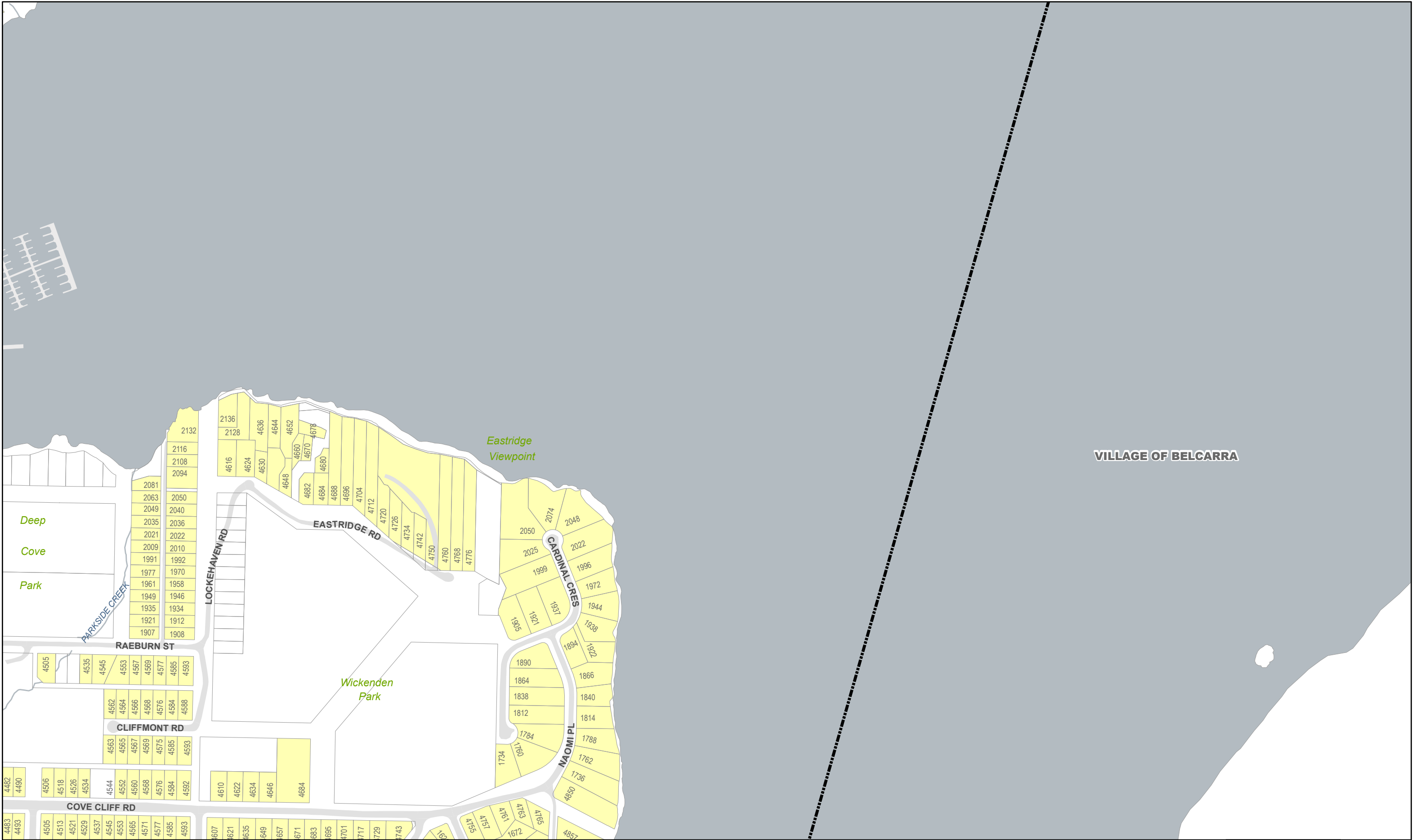
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2P07	2R07
2P05	2R05
2P03	

MAP
2R05

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R1 & R2 ZONING MAP SET

R1 R2 137 Subdivision Modifier

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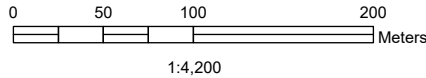
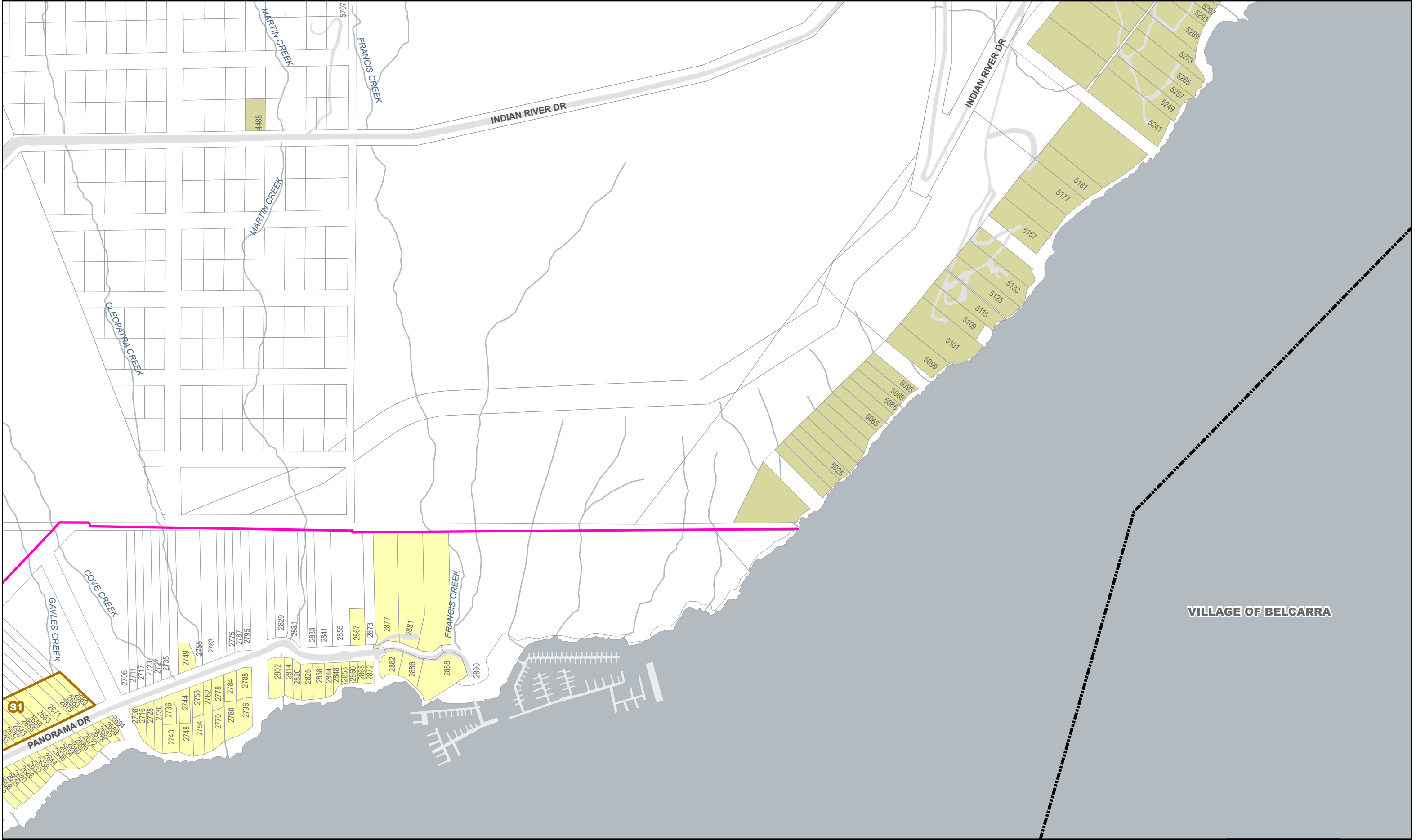
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2P09	2R09	2T11
2P07	2R07	
2P05	2R05	

MAP
2R07

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  138 Subdivision Modifier 

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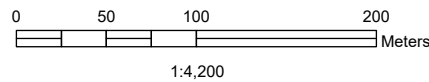
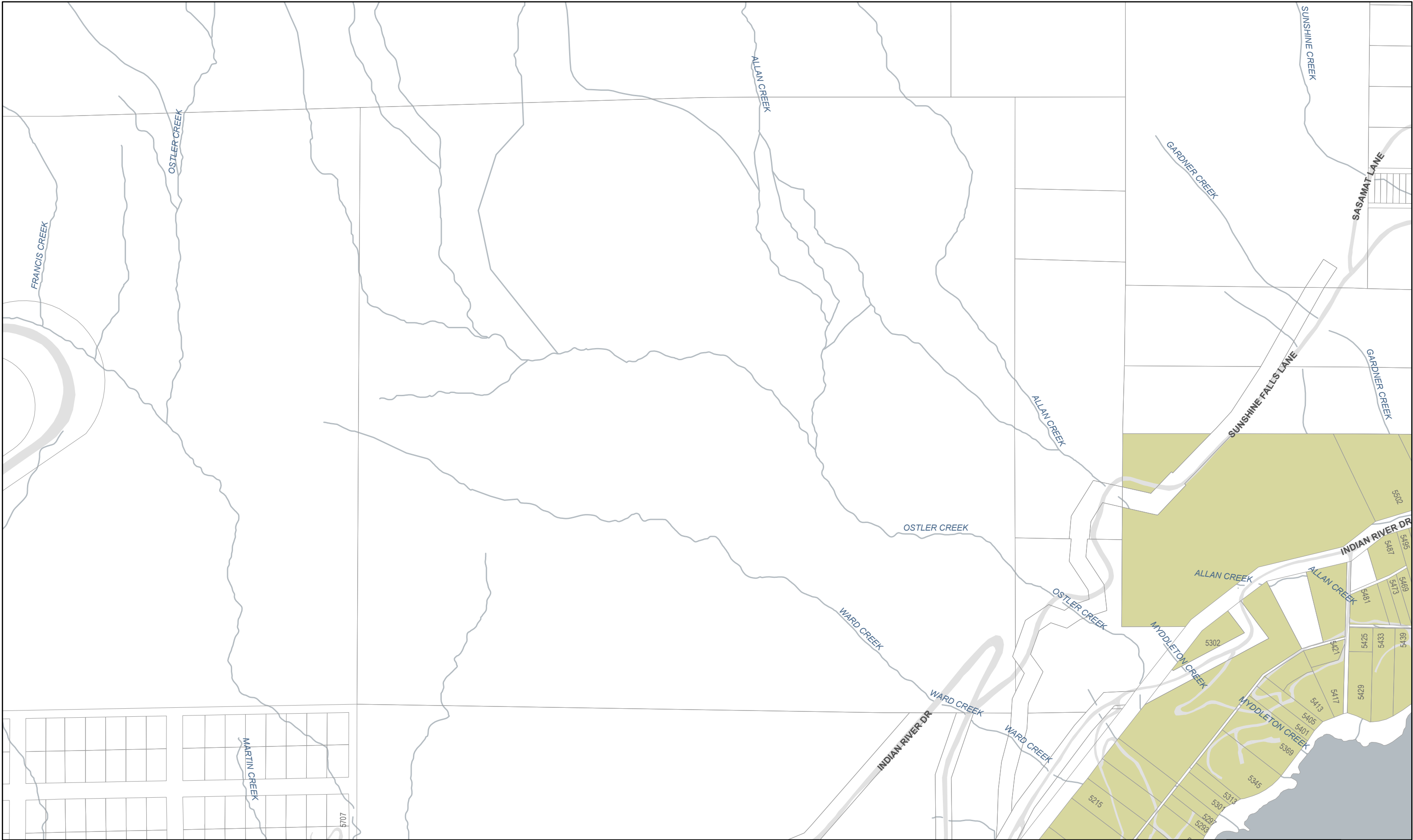
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2P11	2R11	2T11
2P09	2R09	
2P07	2R07	

MAP
2R09

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  139 Subdivision Modifier 

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

MAP
2R11

Published: May 19, 2026



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MAP
2T11
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R1 & R2 ZONING MAP SET

R1 R2 141 Subdivision Modifier

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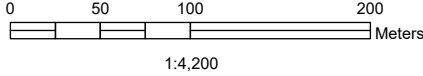
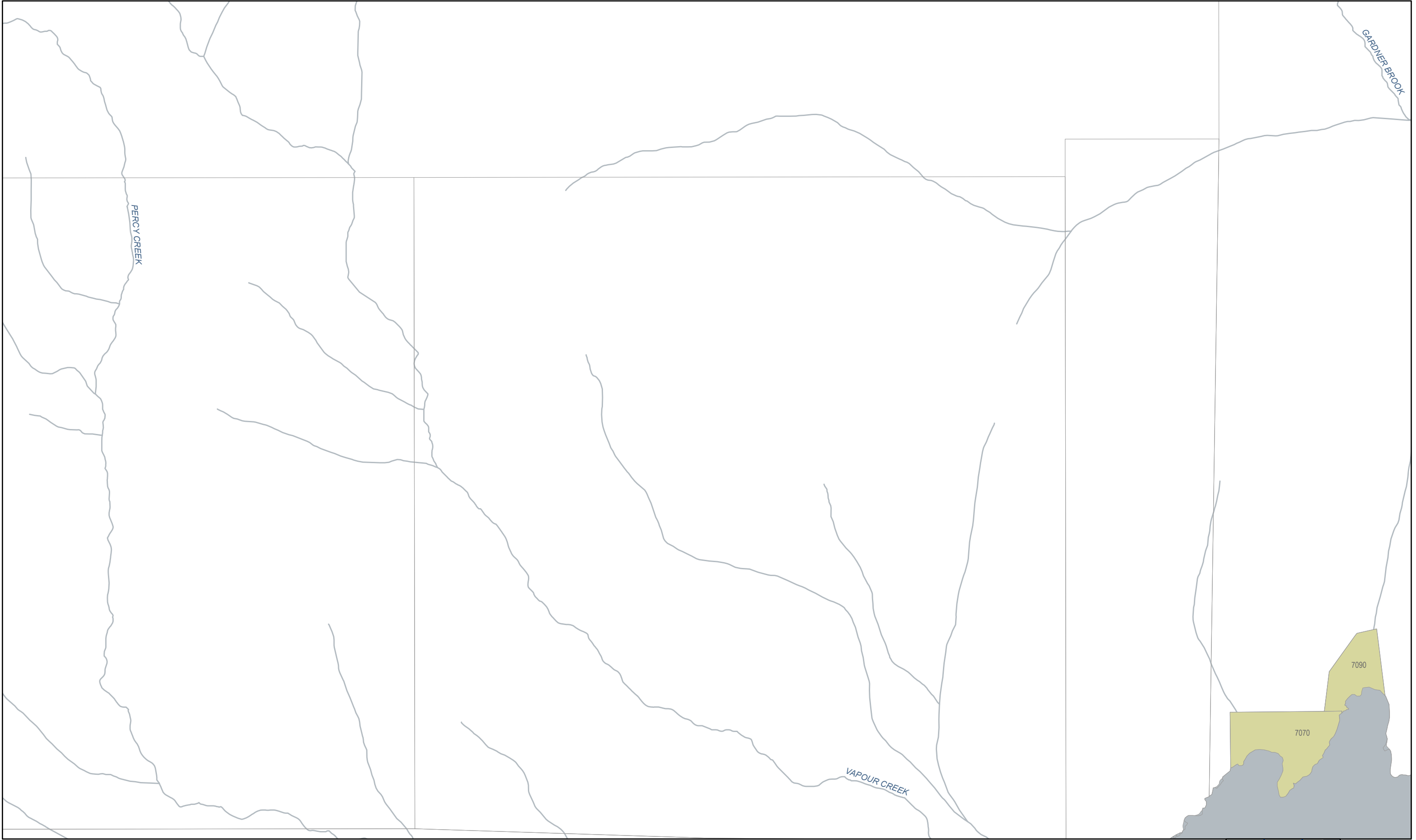
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2R15	2T15	2V15
2R13	2T13	
2R11	2T11	

MAP
2T13

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  142 Subdivision Modifier 

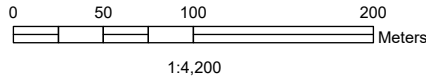
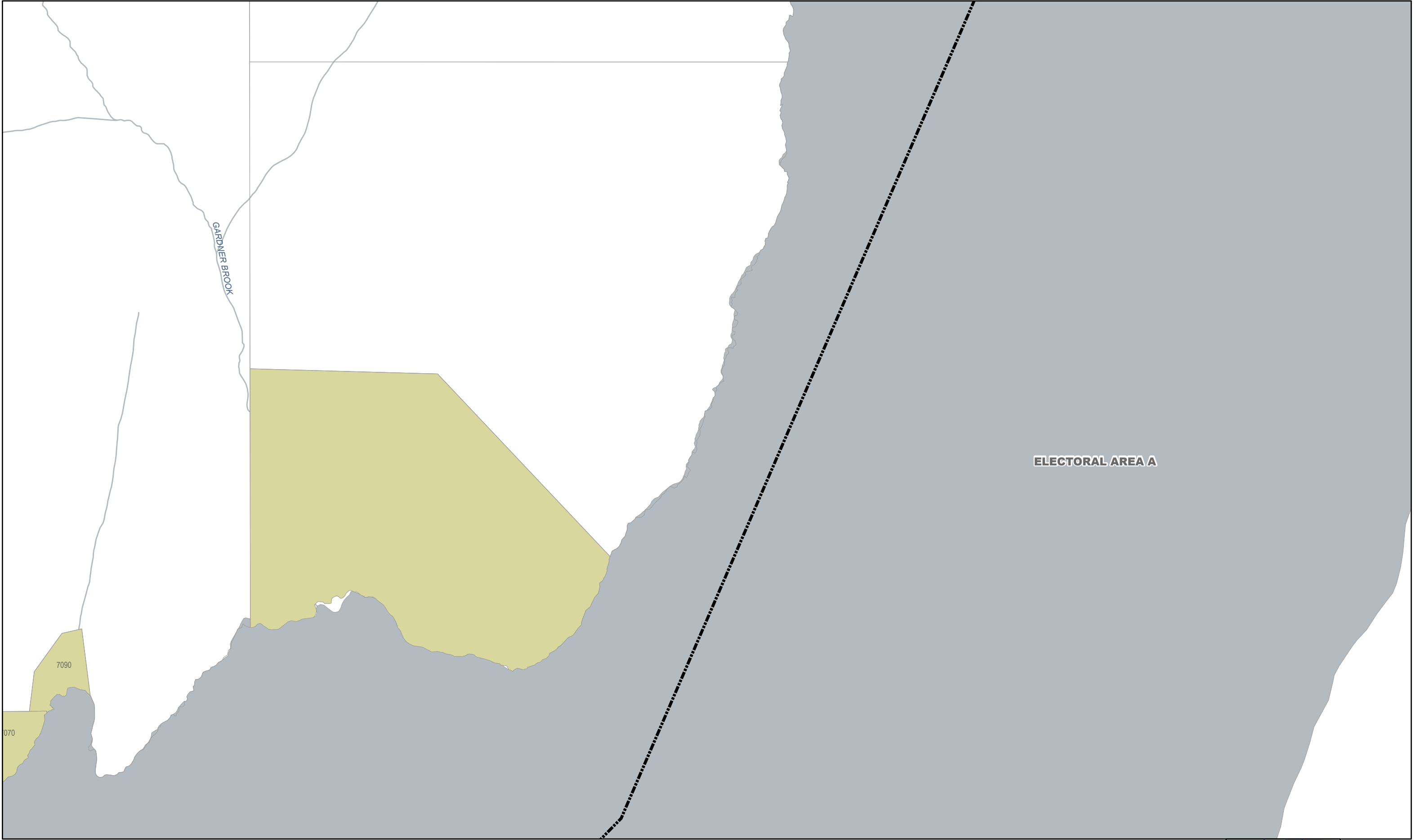
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2R17	2T17	2V17
2R15	2T15	2V15
2R13	2T13	

MAP
2T15

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1  R2  143 Subdivision Modifier 

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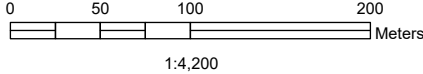
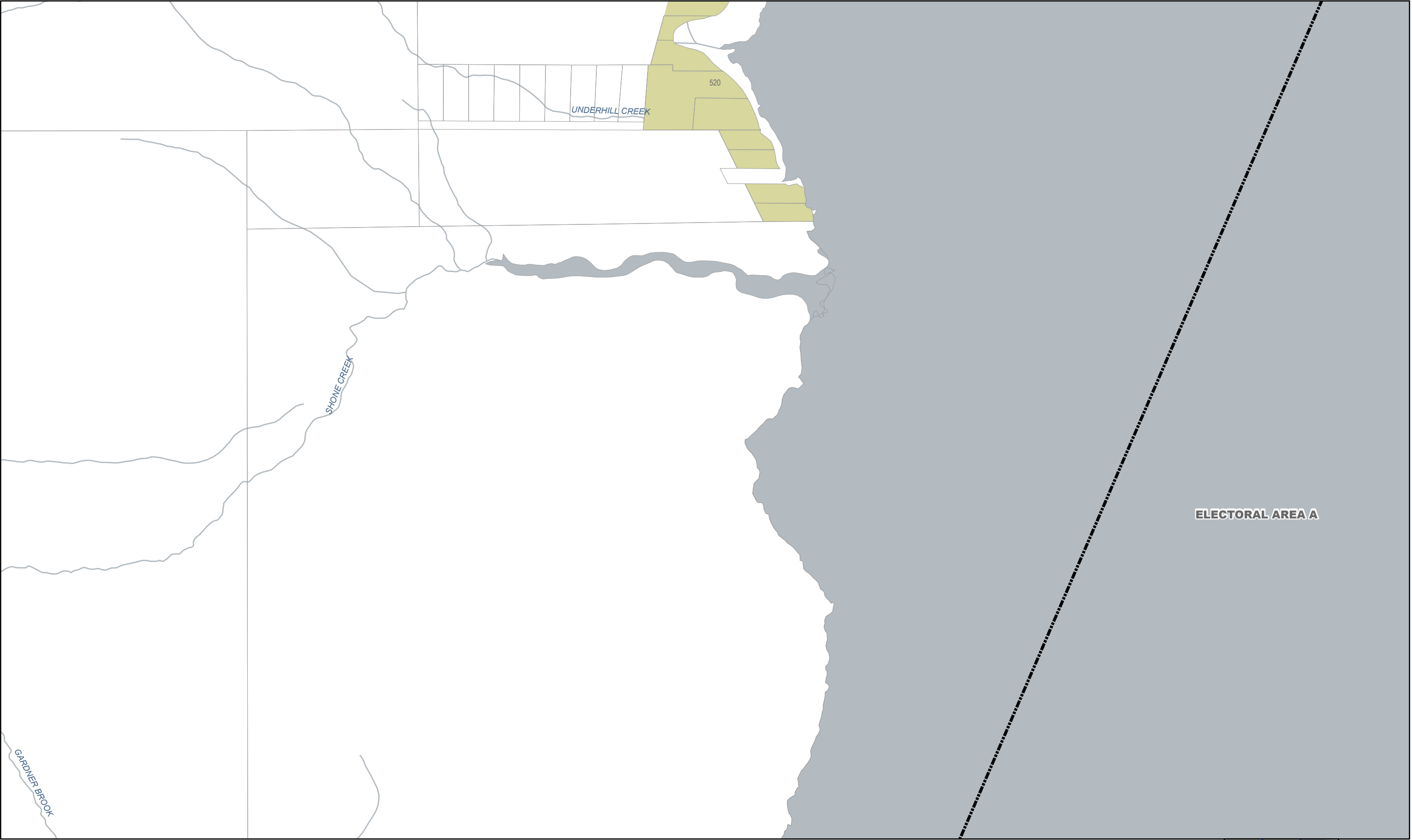
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2T17	2V17
2T15	2V15
2T13	

MAP
2V15

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R1 & R2 ZONING MAP SET

R1  R2  144  Subdivision Modifier 

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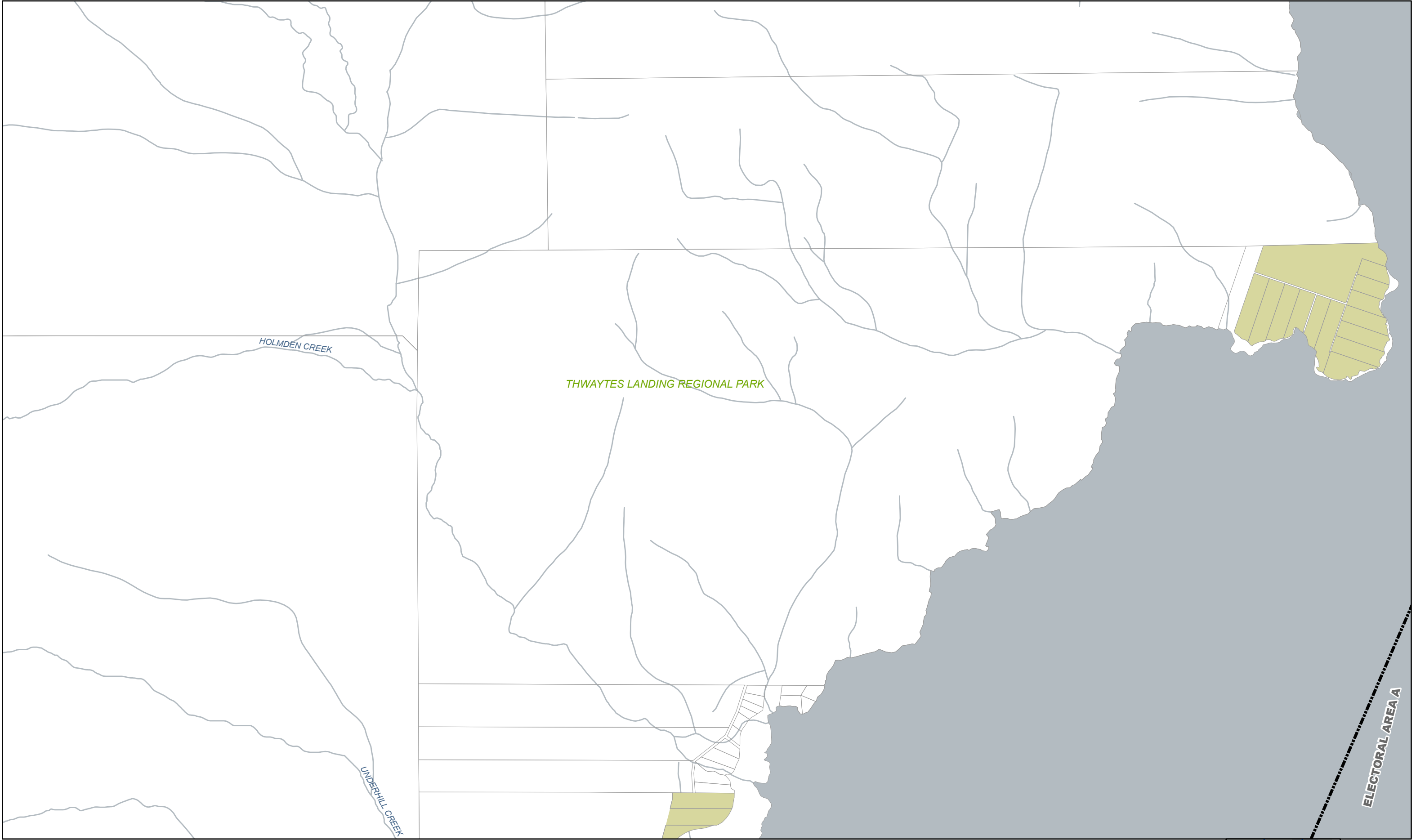
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2T19	2V19
2T17	2V17
2T15	2V15

MAP
2V17

Published: May 19, 2026



R1 & R2 ZONING MAP SET

R1 R2 145 Subdivision Modifier

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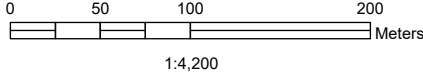
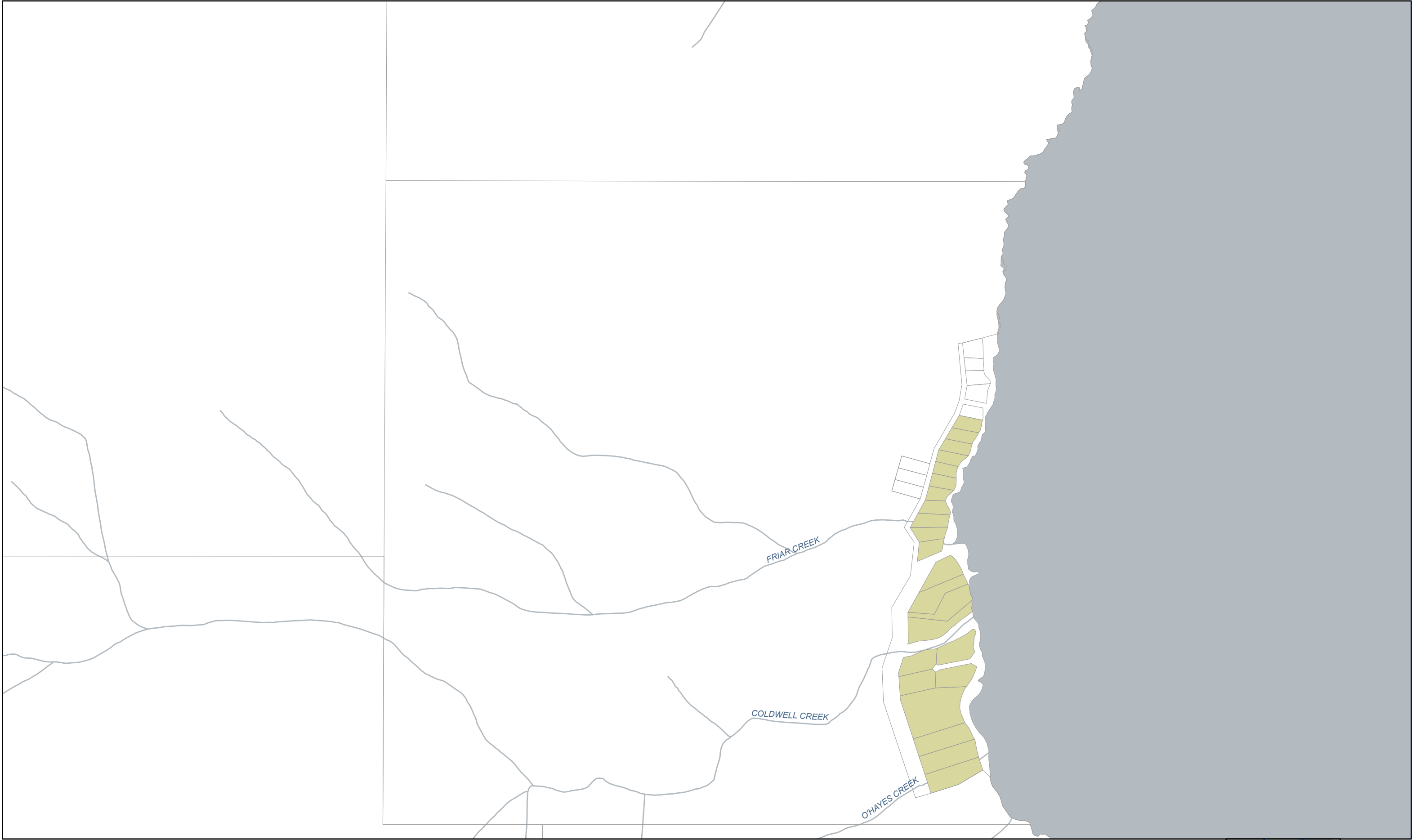
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2T21	2V21
2T19	2V19
2T17	2V17

**MAP
2V19**

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R1 & R2 ZONING MAP SET

R1  R2  146 Subdivision Modifier 

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

MAP
2V23

Published: May 19, 2026

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


— Dept. —
Manager


— GM/ —
Director


— CAO —

The District of North Vancouver REPORT TO COUNCIL

June 1, 2026

AUTHOR: Monica Woods-Marshall, Section Manager, Urban Forestry and Natural Areas
Sandra Corbeil, Section Manager, Parks Capital Projects

SUBJECT: Hastings Creek Trail Management Update

RECOMMENDATION:

THAT Council direct administration to decommission the central and southern sections of the Hastings Creek Trail.

REASON FOR REPORT:

At Council's request, this report provides additional information and options for the Hastings Creek Trail.

SUMMARY:

The Hastings Creek Trail is a highly valued community asset that provides recreational, ecological, and neighbourhood connectivity benefits to residents. The trail is situated within an active and environmentally sensitive ravine system shaped by long term natural processes, including creek migration, erosion, slope instability, and recurring storm impacts.

As outlined in Appendix I, more than four decades of technical studies, capital investments, repairs, and management efforts have documented persistent challenges in maintaining the central and southern sections of the trail. Despite significant historical intervention, the underlying natural processes continue to create ongoing public safety concerns, infrastructure vulnerability, and escalating maintenance demands. Continued operation of these sections as an official, maintained District trail would require substantial ongoing capital investment, operational resources, and long-term risk management, with no assurance of permanent stability. Should Council wish to pursue continued formal trail access, further significant investment and acceptance of these ongoing challenges and risks would likely be required.

In March 2026, staff engaged five specialized trail building contractors. The purpose of this work was to identify potential opportunities to create a lower cost trail alternative. The trail builders advised that the area poses significant challenges for trail development and

maintenance due to the terrain, property lines, site access, meandering creek action, ongoing erosion and localized slope failures.

- The total capital cost to repair the damaged and problem areas and reopen the trail is estimated at \$4-6 million over five years (Option C).
- Reopening only the southern section will cost approximately \$2-3 million over five years (Option B).

Based on the long history of safety concerns, ongoing operational challenges, high cost of capital investment and lack of long-term solutions, staff recommend that the central and southern sections of trail be decommissioned, transitioning the area to an unmaintained natural area (Option A). The decommissioned sections of trail will be signed; however, the trail may remain partially accessible to users who choose to enter the area at their own risk.

BACKGROUND:

The Hastings Creek trail is located in a ravine that has steep and unstable terrain. As a result, the trail has been a recurring safety and maintenance challenge for decades. Hastings Creek drains a large 862 ha watershed including most of the Lynn Valley area through 54 km of stormwater pipes (Appendix II). Hastings Creek experiences high stream flows during large storm events that cause significant and on-going stream bank erosion. Intensified and more frequent large rainfall events are increasing stream bank erosion along the creek.

Since 1982, there are numerous reports, memos, Council reports, and committee meetings documenting the challenges, investments and search for solutions to manage an area prone to ongoing, long-term erosion (Appendix I). A 2021 geotechnical report found 13 different locations with moderate to high risk of slope/trail failure and these problems have grown worse after heavy rainstorms, including major washouts in recent years (see Appendix III for photos). The trail has been temporarily closed for approximately five of the last six years and has currently been closed since July 2024.

In February 2025, the District's Parks and Natural Environment Advisory Committee reviewed a number of options and supported the decommissioning of the central trail section. Reopening the whole trail would require significant investment, and it was determined that the project could not be justified due to significant costs and the risk that the works would be vulnerable to another atmospheric river event and erosion activity. With the trail condition and infrastructure deteriorating, the trail poses ongoing safety concerns for public use. A subsequent [Information Report to Council dated July 25, 2025](#) provided an update to Council on the management strategy for the trail.

In February 2026, a community petition, with now over 1,500 signatures, requested the pause in the decision to close and no longer maintain the middle section of trail. Council requested that staff review the recent decision and present options for Council's consideration.

EXISTING POLICY:

The following documents support and direct the proposed trail changes:

- **Parks and Open Space Strategic Plan** – 5.4.1 Key Recommendation - Ensure trails are designed, constructed and maintained to minimize the impact to sensitive ecosystems and to enhance user safety
- **Natural Areas Trails Strategy** – Goal 1.17 - Continue to refine risk management processes to identify unintended risks on trails and reasonably manage these risks through proper trail planning, design, maintenance, management, signs, and communication
- **Official Community Plan** - Section 9.4 Natural Hazards - Policy 2 - Facilitate mitigation measures to reduce risks of landslide, flood, debris flow and forest interface wildfire

ANALYSIS:**Trail Builder Review**

In addition to previous slope stability assessments and reviews conducted by engineering and geotechnical consultants, in March 2026, staff engaged five specialized trail building contractors with experience in rugged west coast terrain. The purpose of this work was to identify opportunities to develop a lower cost trail alternative.

The trail building contractors advised that the area poses significant challenges for trail development and maintenance due to the terrain, property lines, site access, meandering nature of the creek, ongoing erosion and localized slope failures. Creative options were explored including a variety of re-routes, bridge relocations, private property easement or usage agreements, a new trail and bridge to connect to the west side of the creek, Carmaria Court connection, reroutes with additional staircases, engineered retaining walls and concrete retaining features, reduced service levels, seasonal closures and a variety of out and back options. The additional information from the trail building contractors confirmed that maintaining this area as an official trail is costly and complicated and that there is no guarantee that investment in the trail will achieve a long-term solution.

Cost Estimates

In discussions with trail builder experts, high-level estimates for reopening the full trail, including repairing or replacing damaged or structurally compromised infrastructure were in the range of \$4-6 million. This estimate does not include ongoing operating costs (\$100K annually) or long-term replacement costs.

Options

Table 1 outlines the costs of three trail management options for the central and southern sections of the trail, as follows:

Option A: Decommission Central and Southern Trail – Decommission the central and southern trail sections, resulting in approximately 800m of official, maintained trail;

Option B: Decommission Central Trail and Capital Works - Decommission the central trail section, resulting in approximately 1,100m of official, maintained trail; or

Option C: Major Capital Works – Design and implement engineering solutions for unstable creek bank and slope sections, resulting in approximately 1,500m of official, maintained trail.

Trail decommissioning includes the removal or modification of failing and compromised built infrastructure where safe to do so. Infrastructure that potentially provides bank or slope stability will remain in place. The decommissioned areas will include signage that will be periodically inspected. If the central and southern sections of trail are decommissioned and no longer maintained, the area may remain partially accessible to users who choose to enter the area at their own risk.

Table 1. Trail Management Options and Costs

Options	5 Year Capital Cost	Annual Operating Cost	Currently Funded	Trail Management Scope of Work
A (Decommission Central and Southern Trail)	\$500k	\$10k	Yes	- Decommission central and southern trail sections (closed since July 2024) - Failing infrastructure decommissioned where practical and safe (2026 and 2027) - Northern trail section extended to Kilkenny Road (2026, Figure 1, #3) 800m of official, maintained trail
B (Decommission Central Trail and Capital Works)	\$2-3M	\$75k	No (Requires tax increase or service reduction in other areas)	- Decommission central trail section (closed since July 2024) - Repair and replace failing infrastructure in the southern section (approximately 450m of trail) - Design, relocate and replace southern engineered bridge (2027-2028, Figure 1, #7) - Solutions may not be long lasting and seasonal closures may be required - Trail may transition to a decommissioned state as erosion or infrastructure failures continue 1,100m of official, maintained trail
C (Major Capital Works)	\$4-6M	\$100k	No (Requires tax increase or service reduction in other areas)	- Further develop, design and implement engineering solutions for most challenging unstable creek bank and slope sections (2026-2029) - Design and replace two engineered bridges (2026-2029) - Budget for ongoing maintenance of trail and infrastructure damage - Solutions may not be long lasting and seasonal closures still likely to be required 1,500m of official, maintained trail

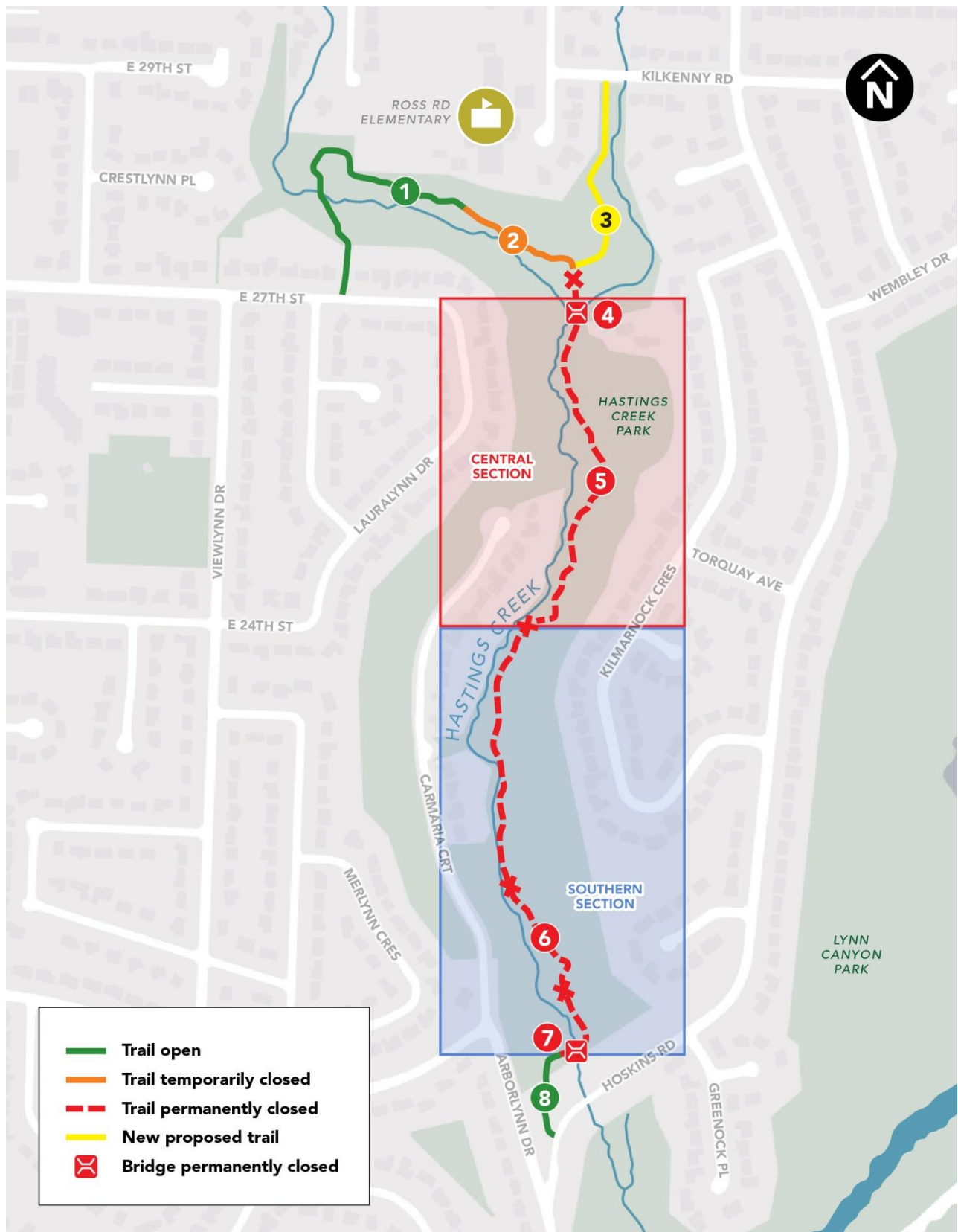


Figure 1. Hastings Creek Trail with proposed changes.

Comparison with Other District Trails:

The District has approximately 188 km of official trails and an estimated 150 km of unofficial trails. The District's combined capital and operational budget for trails is approximately **\$1 million annually**. The investment and maintenance required to reopen and keep the Hastings Creek Trail as an official, maintained trail is not possible with the current funding allocation for District trails. Appendix IV provides capital investment estimates for the Hastings Creek Trail compared to other trails in the District.

Concurrence:

The management strategy for the Hastings Creek Trail was reviewed and supported by staff from the following sections: Parks, Legal, Risk, Fire and Rescue Services, Environment, Climate Action, Engineering, Finance and Communications.

Financial Impacts:

The estimated cost to implement the report recommendation, **Option A (Decommission Central and Southern Trail)**, including construction of the northern connector trail, decommissioning of failing infrastructure, repairs to the northern section of the trail, and habitat restoration, is approximately \$500,000. Funding for these works has been included in the approved 2026 Capital Budget and no additional funding is required. Closure of the central and southern trail sections will reduce ongoing capital and operational obligations, resulting in long-term maintenance requirements that are manageable and more consistent with similar trails across the District.

Should Council support **Option B (Decommission Central Trail and Capital Works, 2-3M) or C (Major Capital Works, 4-6M)**, additional borrowing or deferral of other capital projects would be required (Table 2). Tax levy impacts do not include asset replacement costs, which would require additional funding, in addition to impacts outlined below. Asset replacement would be dependent on timing and impacts of extreme weather events.

Table 2. Service Level Options and Tax Levy Impacts
Five-year Capital Plan (\$000's)

Options	Service Level (Trail Length)	Current Budget	Incremental Capital ^{1,2,3}	Total (5-year)	Tax Levy Impact (%) ^{2,3,4}
Option A. Decommission Central and Southern Trail	Reduced network (800m)	500	0	500	None
Option B. Decommission Central Trail and Capital Works	Core network maintained (1,100m)	500	2,500	3000	Medium (+0.25%)
Option C. Major Capital Works	Expanded network (1,500m)	500	5,500	6000	High (+0.46%)

Notes

1. Estimates are based on high-range cost assumptions.
2. Tax impacts include associated debt servicing costs over 20 years (1% on the tax levy = \$1.3 million)
3. Tax impacts do not include asset replacement costs, which will be dependent on impacts from extreme weather events.
4. Early capital replacement costs due to extreme weather events could increase levy impacts by 50%.

Liability/Risk:

The trail remains closed south of Hoskins Creek, and staff continue to monitor the area. In the interest of public safety, reopening the central and southern trail sections is not feasible without additional trail investments due to unstable creek banks, ongoing erosion, and deteriorating infrastructure. The recommended management approach to decommission these sections will reduce risks to public safety and reduce ongoing maintenance and capital expenditures associated with the trail.

Environmental Impact:

Reopening and maintaining the trail as an official public trail would require significant modifications within the creek corridor and riparian area. Several sections of the trail would require engineered retaining structures and in-stream channel stabilization works to address ongoing erosion and slope instability. These interventions would result in environmental impacts, and it remains uncertain whether the necessary provincial and federal regulatory approvals and related environmental permits could be obtained for the proposed works.

Public and Committee Input:

Staff have engaged with and shared information with the following committees, associations and community members:

- Parks and Natural Environment Advisory Committee (PNEAC) - February 19, 2025.
- Report to Council - July 25, 2025
- North Shore Streamkeepers - November 20, 2025
- Lynn Valley Community Association November 18, 2025 and February 24, 2026
- Bushnell PI neighbours meeting – January 30, 2026

Members of the Parks and Natural Environment Advisory Committee reviewed and discussed various trail management options and expressed support for the proposed decommissioning of the central section of the trail. PNEAC members also supported the gradual decommissioning of the southern section if trail conditions worsened. The southern section has continued to deteriorate, and the trail repairs and bridge replacement are now more complex and costly than estimated in 2025. Staff also met with representatives of the Lynn Valley Community Association to discuss options for rerouting the Lynn Valley Link route. The Association representatives acknowledged the significant public safety concerns associated with the Hastings Creek Trail and that it may no longer be a suitable trail segment. However, some representatives also expressed a desire for the decision to close the trail be reviewed in light of the petition and the community desire to retain the trail.

Staff developed and implemented a communications plan to inform residents of the proposed trail changes and the rationale for the recommendations. Public outreach initiatives included the creation of a [project webpage](#), installation of project-specific signage within the park, and a mailed notification to local residents.

Conclusion:

Given the longstanding safety concerns, persistent operational challenges, significant capital investment requirements, absence of a viable long-term solution, and additional information

provided by contractors, staff recommend decommissioning of the central and southern sections of the trail. The area would then transition to an unmaintained natural area.

The options below are presented with the understanding that available capital and operational funding is limited, and that prioritizing trail reopening will require staff to return to Council with options to identify new funding sources and projects that may need to be deferred or cancelled.

Options:

1. Option A - Decommission Central and Southern Trail

THAT Council direct administration to decommission the central and southern sections of the Hastings Creek Trail. *(Recommended)*

2. Option B - Decommission Central Trail and Capital Works

THAT Council direct administration to amend the Capital plan with \$2.5 million in 2027 to repair a section of the Hastings Creek Trail and amend the 5 year operating budget by \$75,000 in 2027-2031. *(Not recommended)*

3. Option C - Major Capital Works

THAT Council direct administration to amend the Capital plan with \$5 million in 2027 to repair the Hastings Creek Trail and amend the 5 year operating budget by \$100,000 in 2027-2031. *(Not recommended)*

SUBJECT: Hastings Creek Trail Management Update

June 1, 2026

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Respectfully submitted,



Monica Woods-Marshall
Section Manager, Urban Forestry and Natural Areas



Sandra Corbeil
Section Manager, Parks Capital Projects

REVIEWED WITH:			
☐ Business and Economic	_____	☐ Finance	<u>RD</u>
☐ Bylaw Services	_____	☐ Fire Services	<u>MD</u>
☐ Clerk's Office	_____	☐ GIS	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____
☐ Communications	<u>CG</u>	☐ Integrated Planning	_____
☐ Community Planning	_____	☐ ITS	_____
☐ Development Engineering	_____	☐ Parks	<u>AV</u>
☐ Development Planning	_____	☐ Real Estate	_____
☐ Engineering Infrastructure Services	<u>FD</u>	☐ Review and Compliance	_____
☐ Environment	<u>EN</u>	☐ Solicitor	<u>RB</u>
☐ Facilities	_____	☐ Utilities	_____
		External Agencies:	
		☐ Library Board	_____
		☐ Museum and Archives	_____
		☐ NSEM	_____
		☐ NS Health	_____
		☐ NVRC	_____
		☐ RCMP	_____
		☐ Other:	_____

Appendix I Hastings Creek Trail Chronology

Date	Document and Description
July 1982	KWL Report on Creek Systems and Stormwater Control outlining hydraulically driven bank erosion and channel instability in localized areas
1996	Contract - Slope Rehabilitation
October 1, 1997	DFO letter regarding a bank stabilization project on Hastings Creek
July 20, 1998	Report to Council – Hastings Creek Erosion
August 10, 1998	Council meeting minutes including \$85,340 funding approval for Hastings Creek erosion and trail work
August 12, 1998	Council Report - Hastings Creek regarding unpermitted works including rock gabion bank stabilization
September 17, 1998	Letter to residents regarding bank stabilization and trail repair work to be completed on Hastings Creek Trail
January 12, 1999	Letter to residents requesting feedback on options for trail repair work on Hastings Creek Trail
March 27, 1999	On-site meeting with local residents and Park Advisory Council members to discuss options for trail repair work on Hastings Creek Trail
May 20, 1999	Hastings Creek Park Trail Options Report
October 7, 1999	2000 Parks Capital Narrative - Includes a \$50,000 budget for Hastings Creek Trail to be re-routed around a major slide paths
April 30, 2002	Parks Capital Financial Flow Chart including Hastings Creek slope stabilization and trail repairs \$92,000
March 14, 2013	Email correspondence - Hastings Creek Trail mud slide – public trail closed until further review and geotechnical assessment
2014	2014 BGC slide area assessment
2015	Hastings Creek Bank Erosion Protection – In Stream Works Application
April 20, 2015	Bank Stabilization KWL Proposal - \$7,000
April 2015	Open Projects Report – Actual costs of \$27,000 for trail upgrades
June 2015	Bank Stabilization Cost Estimate KWL - \$67,500
June 27, 2016	Hastings Creek Erosion Mitigation Report NHC
2017	2017 BGC slide area assessment
September 5, 2018	Hastings Creek DPA - \$60,000 stream bank protection project
Spring 2020	Significant landslide, damaging infrastructure and prompting a geotechnical assessment
April 6, 2020	BGC Hastings Creek Trail Visual Assessment and Report (\$6,500)
November 12, 2020	RFPs for Hydrotechnical and Geotechnical Review (ranging from \$60,000-\$100,000)
January 25, 2021	Project Charter Hastings Creek Trail Assessment – East Embankment Hydrotechnical and Geotechnical Review

SUBJECT: Hastings Creek Trail Management Update

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Date	Document and Description
March 31, 2021	IFR – Hastings Creek Trail East Embankment Hydrotechnical and Geotechnical Assessment
June 14, 2021	Fee Estimate for Concept Development - \$33,000
September 16, 2021	Ecora Engineering and Resource Group PO for Hastings Creek bridge assessment - \$8,000
September 20, 2021	Engineering Parks and Facilities Workplan 2022 - request for \$750,000 for bridge and staircase upgrades on Hastings Creek Trail
October 18, 2021	Ecora Conceptual Options Assessment Memo
December 1, 2021	PO for Ecora for \$42,000 for Hasting Creek Trail assessments
December 7, 2021	Conceptual Options Assessment Memo Hastings Creek Trail – quoting \$1.5M to repair three problem areas
December 2021	South and north bridges were inspected by ISL with erosion issues noted on both bridges requiring medium term action
March 17, 2022	Hastings Creek Trail Project Change Request - \$70,000 estimate for assessment and preliminary design, \$750,000 estimate for detailed design and construction. Parks implemented the reroute of the completely failed/eroded section of trail
January 19, 2023	Large slide over boardwalk area – trail closure implemented
March 14, 2023	Hastings Creek Slide Memo – Frontera Geotechnical
September 2023	Staff repaired, rerouted, and built a structure overtop the existing boardwalk and trail was reopened
January 10, 2024	Email chain discussing report of a slide impacting the Hastings Creek Trail
February 2024	New signage installed that includes warning of slide risk/use at own risk language
May 2024	Staff secured a tree root wad, cleared the trail of trees and debris and reopened the trail
July 12, 2024	Southern bridge damaged by fallen tree. Trail closed by staff at lower bridge location
August 8, 2024	Hastings Creek Trail Business Case – notes a cost of \$4-5 M to keep the full trail open
August 27, 2024	Total Estimated Cost Hastings Creek Bridge Replacement - \$133,000 and an approved budget of \$50,000
September 18, 2024	Hastings Creek Park Trail Options Summary Memo
October 10, 2024	Damaged portion of southern bridge removed
October 23 2024	Atmospheric river event caused additional damage, including, major bank and trail erosion and infrastructure undercutting from high water
November / December 2024	Staff assessed management options and prepared longer term recommendations for the trail
February 19, 2025	Hastings Creek Trail Management Presentation for PNEAC
July 30, 2025	Information Report to Council - Hastings Creek Trail Management Update 2025

SUBJECT: Hastings Creek Trail Management Update

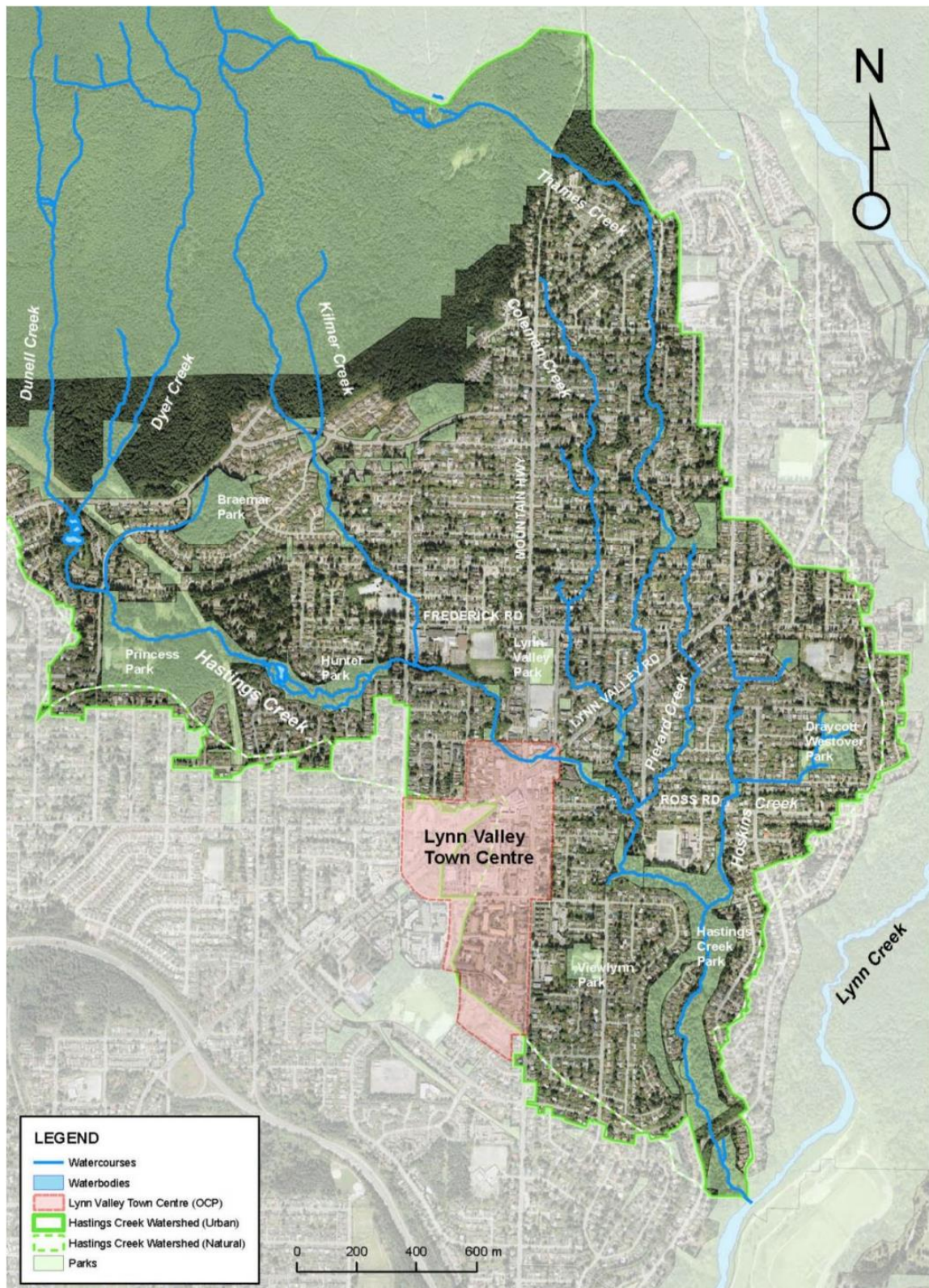
June 1, 2026

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Date	Document and Description
November 18, 2025	Information shared with the Lynn Valley Community Association via email
November 20, 2025	Information shared with the North Shore Streamkeepers at their meeting
December 2025	Letter sent to residents regarding changes and partial closure of Hastings Creek trail
December 2025	Email correspondence with residents regarding the Hastings Creek Closure
January 7, 2026	District Survey staff completed surveying District land and noted 3-4m parkland encroachment of three properties
January-March 2026	Multiple email correspondences with residents regarding Hastings Creek Trail Permanent Closure
January 26, 2026	Large project signs posted at three locations in the park
January 30, 2026	Meeting with property owners who have parkland encroachments along Bushnell
February 6, 2026	Petition created requesting a pause on the decision to keep part of the trail closed

APPENDIX II

Lower portion of Hastings Creek watershed showing location of stream channels



APPENDIX III
Examples of Erosion, Slope Failures and Failing Infrastructure



Photo 1. Northern bridge with floating footing.



Photo 2. Damaged southern bridge from tree failure.



Photo 3. Trail washed away from creek erosion.



Photo 4. Bank erosion under cutting boardwalk footings.



Photo 5. Large landslide area directly above trail. Large rocks regularly roll down onto the trail.

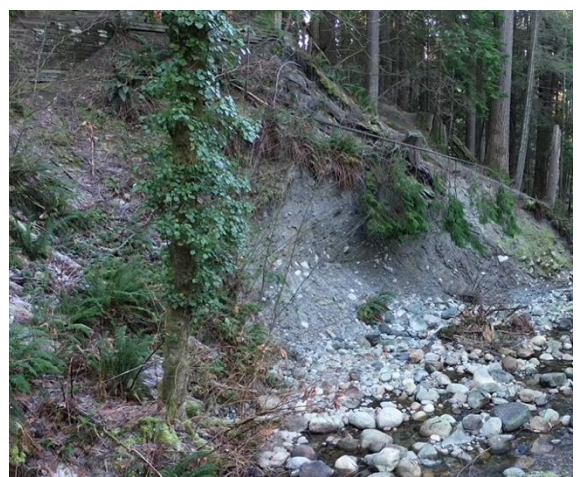


Photo 6. Large landslide area where the trail runs directly along the top of the slide.



Photo 7. Bank erosion undercutting stair footings.



Photo 8. Erosion undercutting stairs.



Photo 9. Trail fully washed away.



Photo 10. Bank erosion under cutting Boardwalk.



Photo 11. Land slide with tree debris.

APPENDIX IV
Capital Trail and Structure Costs for 2021-2025 in Four District Parks

Trail Network	Approximate Area (ha)	Total Capital Investment for Trails and Structures (Last 5 Years)
Lynn Canyon Park	240	\$2.3M
Hastings Creek Park	12	\$150K
Mosquito Creek Park	30	\$7K
Deep Cove Park	5	\$10K