

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:11 p.m. on Tuesday, February 10, 2026 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Staff: Mike Fox, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Andy Bell, Manager – Engineering Services
Neonila Lilova, Manager – Business and Economic Development
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Yan Zeng, Manager – Development Planning
Ehab Taha, Section Manager – Transportation
Tamsin Guppy, Senior Development Planner
Jason Smith, Senior Community Planner
Kevin Zhang, Senior Development Planner
Daniel Broderick, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

Also in

Attendance: Colton Kirsop, Division Manager, Planning McElhanney
John Turecki, Founder & Principal, Step One Mobility
Adam Mattinson, Associate, West Coast Lead, B&A Studios

1. ADOPTION OF THE AGENDA

1.1. February 10, 2026 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the agenda for the February 10, 2026 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Zoning Bylaw Rewrite – Project Update

File No. 09.3900.30/003.001

Yan Zeng, Manager, Development Planning, provided an introduction to the Council Workshop, noting that the District's zoning bylaw, now about 60 years old, is a key regulatory tool that implements the Official Community Plan (OCP) and guides land use. Ms. Zeng stated the update aims to improve user friendliness, modernize language and formatting, and streamline regulations for greater clarity.

Tamsin Guppy, Senior Development Planner, provided a general overview of the zoning bylaw update project, explaining its purpose and scope and noting that the workshop marks the beginning of Council's discussion on the comprehensive bylaw review. The presentation outlined the project context, key objectives, and the approach to modernizing and updating the District's zoning framework.

Council discussion ensued and the following comments and concerns were noted:

- Discussed zoning modifiers and their potential implications;
- Commented on the use of blanket zoning approaches;
- Commented on Comprehensive Development (CD) zones in relation to commercial office uses;
- Requested clarification on permitted uses to better understand what is allowed within park zones;
- Commented on zoning along Marine Drive; and,
- Discussed the designation and use of park zones and park land.

In response to a question from Council, staff explained that the use of modifiers allows zones to be adjusted to fit specific conditions and reduces the reliance on comprehensive development bylaws thereby providing more consistency and simplifying the process.

In response to a question from Council, staff advised that applying consistent zoning across multiple lots, particularly in commercial areas, supports clarity and predictability, allowing businesses to understand that permitted uses are the same and that they can locate within any of those similarly zoned properties.

In response to a question from Council, staff advised that the proposed work does not involve upzoning or pre-zoning.

In response to a question from Council, staff advised that park zoning is intended to support recreation uses and to provide clarity on the types of recreational activities and related uses that are enabled. Staff indicated they are attending the Parks and Natural Environment Committee the following week.

Neonila Lilova, Manager, Business and Economic Development, presented an overview of the proposed employment zones, including commercial and industrial policy considerations and the proposed phasing of the work. Ms. Lilova noted the review is grounded in the District's Economic Development Strategy and represents an early step in implementing objectives. The presentation outlined the broader context for employment zones, including local factors and wider economic influences.

Council discussion ensued and the following comments and concerns were noted:

- Discussed commercial and industrial vacancy rates in the District;
- Commented on the limited availability of space for all types of businesses to locate or expand;
- Requested more up-to-date population growth and projection data;
- Noted there is no current replacement plan for the bridges;
- Expressed concern about the need for an additional 4.2 million square feet of employment space;
- Commented on the limitations of the urban containment boundary and parklands and questioned where light industrial intensification would occur; and,
- Discussed the potential for multi-level buildings for industrial use.

In response to a question from Council, staff advised that the employment zones are projected to accommodate approximately 11,150 additional jobs in the District by 2050.

In response to a question from Council, staff advised that in relation to the population and employment data, the analysis is based on the Economic Development Strategy and uses the latest Metro Vancouver population projections.

In response to a question from Council, staff advised that BC Stats provides population projections, while Metro Vancouver periodically updates its scenarios for population and jobs, using, for example, the median growth scenario. Staff noted that recent significant modifications to housing policies have affected population projections across British Columbia.

In response to a question from Council, staff advised that since the OCP adoption in 2011, approximately 350,000 square feet of commercial space and 400,000 square feet of industrial space have been developed.

In response to a question from Council, staff advised that the next reliable population and demographic data will be available from the 2026 Census.

In response to a question from Council, staff advised that commercial vacancy in the District is currently around 1%, while industrial vacancy is approximately 2%.

In response to a question from Council, staff advised that vacancies in the District are low which is driving higher rental rates. Staff stated both commercial and industrial rates are elevated compared to the broader region, with commercial rates around \$50-\$60 per square foot and light industrial rates around \$30 per square foot. Staff noted that this represents an unhealthy level of vacancies.

In response to a question from Council, staff advised that several factors make multi-story industrial buildings economically challenging. Staff further stated that other, more financially viable uses often outcompete industrial uses for multi-level developments.

In response to a question from Council, staff advised that relating to the 11,000 forecasted employees, it is currently unclear how many will live on the North Shore versus commuting. Staff noted that affordable housing is a key economic development challenge, and transportation and housing availability are primary factors affecting where workers reside. Staff further noted that policy initiatives tied to the zoning bylaw aim to support more housing in centres near transit.

In response to a question from Council, staff advised that inclusionary zoning can be structured so that each zone references it, making it easier to implement at any time. Staff stated that in other municipalities, individual zones reference a single section that outlines rates and requirements, allowing updates to be made by changing just one page of the bylaw over time.

In response to a question from Council, staff advised that inclusionary zoning can also be applied as a site-specific modifier.

In response to a question from Council, staff advised that in light industrial zones there are competing interests as some businesses can afford higher rents while others may struggle. Staff stated given the limited locational options for businesses and low vacancy rates, they recommend continuing to permit the full range of commercial uses at grade to support business diversity and accessibility.

Tamsin Guppy, Senior Development Planner, presented an overview of commercial zones.

Council discussion ensued and the following comments and concerns were noted:

- Commented that shopping options along Marine Drive are limited;
- Noted that a one size fits all approach may not be appropriate as areas are very different;
- Emphasized the need for convenient parking while shopping;
- Highlighted that the purpose of the update is to consolidate the zoning;
- Requested a map of mixed-use developments throughout the District;
- Suggested there is an opportunity to diversity town centres commercially;
- Emphasized that all commercial areas should not be treated the same;
- Requested that Temporary Use Permits (TUPs) for parking lots be brought to Council;
- Commented on commercial and retail uses in Edgemont Village;
- Raised issues regarding bylaws on window coverings; and,
- Suggested that zoning along the Lions Gate corridor should be reviewed.

In response to a question from Council, staff advised that in relation to the core commercial zone to be applied at rezoning which requires a second floor of commercial space above under current economic conditions, the additional commercial space would need a minimum of 4 storeys of residential use to make the project economically viable.

In response to a question from Council, staff advised that minimums and maximums can be used strategically to balance incentives and development requirements with the goal of encouraging diversity in street front shopping and commercial uses.

In response to a question from Council, staff advised that looking ahead the core commercial zone will be applied to sites designated CRMU2 and above in the current and future Official Community Plans. Marine Drive is anticipated to redevelop in the future at these higher densities, with rezoning scenarios potentially allowing heights above the current C9 designation. Staff stated this could enable additional commercial space while restricting ground floor uses to retail and restaurants in the future.

In response to a question from Council, staff advised that a minimum of six-storeys is likely required to make multi-storey commercial development viable.

In response to a question from Council, staff advised that they are reviewing the CD zones within the District's town centres as part of a subsequent phase of the zoning bylaw update.

In response to a question from Council, staff advised that the biggest constraint for commercial development is finding suitable locations for businesses. A permeability to the street factor was assigned to existing businesses to determine the profile of current licenced businesses in commercial areas. Staff noted approximately 40 percent of businesses in the District are the non-permeable type and have limited relocation options, meaning approximately 500 businesses would be non-conforming under current zoning.

In response to a question from Council, staff advised that other uses compete for retail space and without adding new commercial space, these challenges will persist.

In response to a question from Council, staff advised that commercial space is currently concentrated in areas intended for shopping and pedestrian activity, and the goal is for all commercial areas to function similarly and succeed. Staff stated that today, there are only seven or eight buildings in the District with more than two storeys of commercial space.

In response to a question from Council, staff advised that parking would be permitted only as an accessory use to a building and would not be allowed as the sole permitted use on site.

In response to a question from Council, staff advised that construction costs for mixed-use buildings can be high. Staff further stated that, employment space in these developments is often subsidized by residential and the more employment space that is required, the less it is possible to achieve alternative municipal goals such as affordable housing.

Tamsin Guppy, Senior Development Planner, presented an overview of heavy and light industrial zones.

Council discussion ensued and the following comments and concerns were noted:

- Discussed vacancy levels of office space;
- Suggested engaging with relevant interest holders;
- Expressed doubt that there is a market for certain uses on the North Shore;
- Acknowledged that not all businesses can be accommodated;
- Raised concerns about the sustainability of keeping industrial businesses, such as car shops, in the area;
- Recommended further discussions with the City of North Vancouver and District of West Vancouver to understand their approaches;
- Commented on opportunities for intensification;
- Discussed the uses and transferability of uses between zones; and,
- Suggested clearly defining uses between classes and maintaining consistent definitions over time.

In response to a question from Council, staff advised that while there may be some parcels in the Maplewood area with potential for industrial intensification, such development is highly cost sensitive and complex. Staff noted many sites are small and would require significant consolidation, which presents economic challenges, particularly for development above grade.

In response to a question from Council, staff advised that Vancouver has seen growth in some sectors of commercial development, particularly office space, over the past ten years as discussed in the examples from the South Main area.

In response to a question from Council, staff advised that only a limited number of light industrial and commercial sites in the District may be appropriate for intensive commercial development.

In response to a question from Council, staff advised that further discussions are anticipated with the City of North Vancouver and District of West Vancouver to better understand their approaches and coordinate where appropriate.

4. PUBLIC INPUT:

Nil

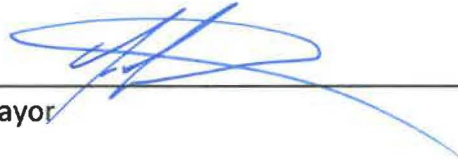
5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the February 10, 2026 Council Workshop is adjourned.

CARRIED
(9:17 p.m.)



Mayor

Corporate Officer