



ZONING



for a healthy city

Phase 1 Engagement Report

Land Acknowledgment

We respectfully acknowledge that we live and work on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səl̓ílwətaʔ (Tsleil-Waututh) Nations.

The City of North Vancouver is committed to reconciliation with these Nations, who have lived on these lands since time immemorial.

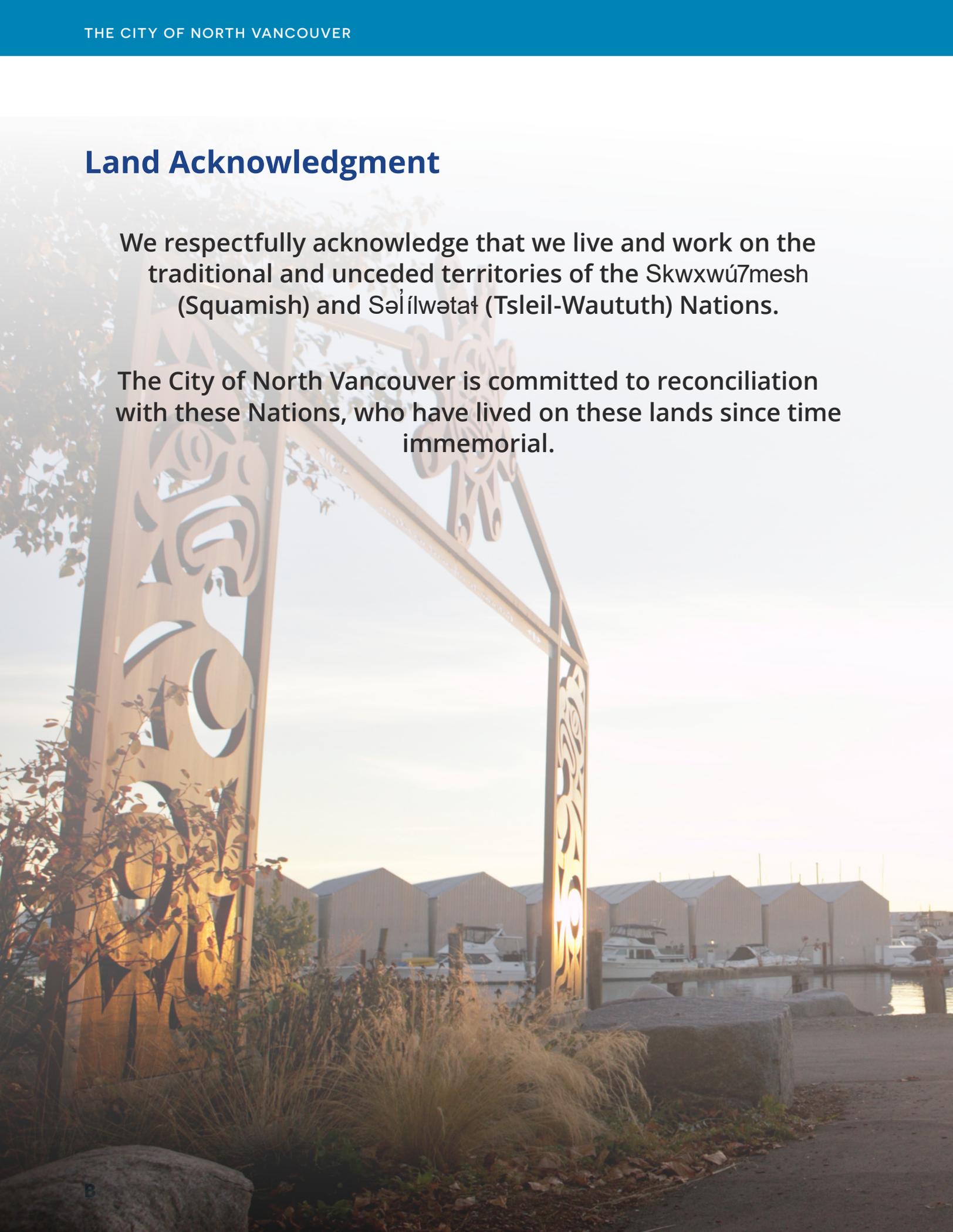


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Introduction

About this project

The City of North Vancouver is updating its Zoning Bylaw. The Zoning Bylaw is the primary regulatory tool for city building and implementing the City's Official Community Plan (OCP). The City's first Zoning Bylaw was adopted in 1953 and replaced in 1967. While the current Zoning Bylaw was last updated in 1995, it was largely kept the same as the 1967 Bylaw – and as the City continues to grow and evolve, our Zoning Bylaw needs to grow and evolve too.

Through the Zoning Bylaw Update (the "Update"), the City will be transitioning from its existing zoning bylaw that is heavy on text and technical jargon, to a more modern "form-based" zoning bylaw. Form-based zoning bylaws are easier to navigate, more visual in nature, and focus more on the relationship between buildings, streets, and other public spaces rather than on the uses inside the buildings. This Update will result in the creation of a Zoning Bylaw that is simple, effective, and easy to use.

The Update will be completed in three phases - with opportunities for public and stakeholder engagement provided throughout.

Phase 1 – Building Awareness & Input | Spring-Fall 2023

Building awareness of the project and providing opportunities for the public to participate in the update of the Zoning Bylaw.

Phase 2 – Developing the New Zoning Bylaw | Fall 2023-Summer 2024

Drafting the new Zoning Bylaw, and testing the visual communication approaches to ensure that it meets the needs of potential users.

Phase 3 – New Zoning Bylaw Approvals and Implementation | Fall 2024

Preparation of the updated draft zoning bylaw, and development of the interactive online Zoning Bylaw.

Engagement with staff, industry partners and public engagement is a critical component of the Zoning Bylaw Update process. Meaningful engagement ensures participants have an opportunity to help shape the future of the City. In April 2023, City Council approved the project's Communications and Engagement Approach to support a robust and multi-dimensional outreach and engagement program. This approved approach aligns with the City's upcoming Community Engagement Framework and is based on engagement best practices including the International Association for Public Participation (IAP2) Principles.

About this report

This Phase 1 Engagement Summary Report summarizes key feedback and core themes generated between May and August 2023 as part of the Zoning Bylaw Update process. What follows is a summary of the engagement objectives and approach, the engagement opportunities, and the key findings and themes that surfaced throughout this phase of the process. The findings were gathered through multiple engagement channels including: public events, discussions with industry partners, and online engagement.



June 3rd Public Launch at Civic Plaza

Phase 1 Engagement Overview

The Phase 1 communications and engagement objectives were to:



Build broad community and stakeholder awareness about the project, the subject matter, and about the different opportunities to engage in the process.



Educate community members, key stakeholders and City staff about the issues, opportunities and public benefits that the Zoning Bylaw Update project offers, both at the neighbourhood and city-wide levels.



Provide multiple (appropriate) levels of information/education about Zoning and the associated zoning topic areas to ensure that all interested participants can engage in an informed and scalable way.



Seek substantive input on the Zoning Bylaw update process and its key themes and on the role of the project in achieving larger municipal objectives.



Continue fostering/developing relationships with key stakeholders to leverage their networks and to develop project champions in the community.



Develop an accessible and engaging online presence for the project, offering links to relevant materials and documents, images, multimedia and different opportunities to engage.



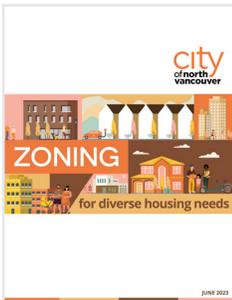
Publicly launch the project in a way as to generate excitement, awareness and positive conversation about the process.



Continue to grow the stakeholder register - to build a large pool of interested people who will participate in future engagement activities throughout the process.

Phase 1 Engagement Approach - Education and Awareness Building

A key priority of the Phase 1 Engagement Approach was to provide an accessible level of information about zoning, helping to demystify what is largely a technical and regulatory document. This included breaking the zoning bylaw contents into 7 key topic areas, and structuring engagement around them. This allowed participants the opportunity to engage in a scalable way – interacting with the topic(s) that interested them, at the level of detail that was right for them. Short background reports and display panels on each topic were prepared and shared on the City’s project webpage, at in-person events, and in hard copy at City Hall. These materials will serve to inform various audiences and build understanding about the key issues throughout the life of the project.



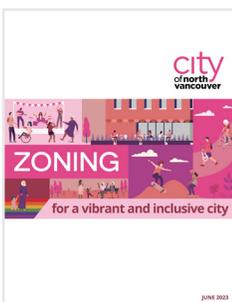
1. Zoning for Diverse Housing Needs

Housing needs differ from one household to another, and shift over time as households change. A new Zoning Bylaw can support the creation of diverse housing forms that meet the needs of various household types and income levels.



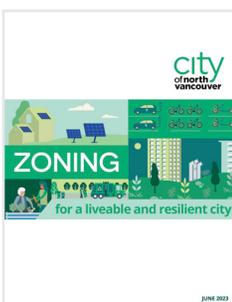
2. Zoning for a Connected City

Zoning and transportation are interconnected and must be considered holistically. Our new Zoning Bylaw is an opportunity to explore how we can make it easier for people (and goods) to get to where they need to go daily including to work, to school, to shops and services, and back home. A well-connected and accessible city is also a prosperous and healthy city – where streets and sidewalks are brimming with economic and social activity, something that will continue to make the City a great place to live and invest.



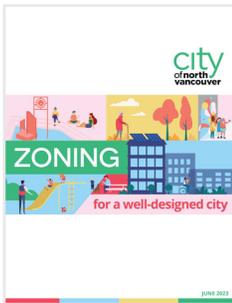
3. Zoning for a Vibrant and Inclusive City

City policies and bylaws have to reflect the needs of a diverse population. Our new Zoning Bylaw is an opportunity to explore how we can better meet the needs of our community. This includes enabling more housing options, spaces for social connection and wellbeing, as well as ensuring that everyone has opportunities to thrive.



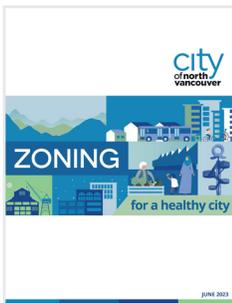
4. Zoning for a Liveable and Resilient City

The climate crisis demands that every opportunity to reduce emissions and adapt to climate risks is being pursued. Our new Zoning Bylaw is an opportunity to explore some important ways we can tackle the climate crisis, continue to grow our economy, and achieve our goal of net-zero emissions by 2050 - all while enhancing and protecting the health of our environment.



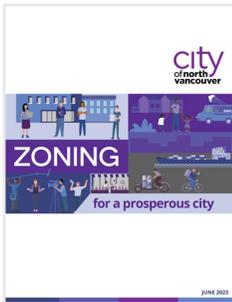
5. Zoning a Well-Designed City

Regulatory tools available today allow municipalities to achieve high-quality public realm design. A new Zoning Bylaw can help to communicate the importance of high-quality urban design through regulations that prioritize the public realm as a welcoming and vibrant place.



6. Zoning for a Healthy City

Many of the City’s neighbourhoods already support health and wellbeing, but there is still room for improvement. A new Zoning Bylaw can support the creation or enhancement of communities that are active, age-friendly and provide access to diverse housing and travel options, local retail, community services and facilities, parks and open spaces.



7. Zoning for a Prosperous City

The new Zoning Bylaw can align with City Council’s vision of A Prosperous City, which is one that supports a diverse economy where new and existing businesses can grow and thrive.

What is Zoning? Video

A 2-minute animated video was created to help explain what a zoning bylaw is, how it impacts the shape of the City, and what updating it might look like. This video was posted on the City’s project webpage, on the Let’s Talk engagement portal, and on the City’s social media channels.



Screen captures from the 'What is Zoning?' animated video.

Phase 1 - Engagement by the Numbers

Between May and August 2023, there were 17 different opportunities to engage during Phase 1 of the City of North Vancouver’s Zoning Bylaw Update process. This included one-on-one interviews and workshops with key stakeholders and City staff, 8 in-person public events and pop-ups, an online survey and an online mapping exercise hosted on the Let’s Talk project page.

Through all of these opportunities, approximately 940 City of North Vancouver residents, stakeholders and staff were engaged during the first phase of the process.



~650

People attended an in-person engagement event



4

City Advisory Committees were consulted during Phase 1



237

Residents completed the Zoning for a Healthy City Online Survey and Online Map Exercise



22

One-on-one Interviews and Workshops were held with CNV Staff and Key Stakeholders



361

People viewed the “What is Zoning?” Animated Video



1500

People visited the Let’s Talk CNV Project Webpage

Phase 1 - Engagement Touchpoints

Engagement Touch Point	Number of Participants	Notice Provided
Pre-Engagement Interviews	~10	Email Invitation
Staff Survey	46	Email Invitation
Staff Workshops and Info Sessions	~60	Email Invitation
Advisory Committee Presentations	36	Meeting Agenda
June 3rd Public Launch	~130	Various outreach/promotion forms
June 6th Public Launch	~190	Various outreach/promotion forms
June 17th City Engagement Expo	~250	Various outreach/promotion forms
June 28th Pop-up at Loutet Farm	~20	Various outreach/promotion forms
June 29 Pop-up at Marine Drive and 15th	~5	Various outreach/promotion forms
July 4th Pop-up at Rey Sargent Park	~4	Various outreach/promotion forms
July 8th Pop-up at Tempe Heights Park	~20	Various outreach/promotion forms
July 9th Pop-up at Moodyville Park	~20	Various outreach/promotion forms
Development Community Workshop	~12	Invitation
Zoning Bylaw Update Online Survey	~226	Various outreach/promotion forms
Zoning Bylaw Update Community Map	~11	Various outreach/promotion forms
Zoning Video Views	361	Various outreach/promotion forms
Webpage Visits	1500	Various outreach/promotion forms

Summary of Phase 1 Engagement Opportunities

Engagement Opportunities

Pre-Engagement Interviews with Key Partners - April - May 2023

Pre-engagement interviews helped to inform the development of the phase 1 engagement plan. In order to better understand some of the relevant key issues, policy trends, opportunities and challenges, we held a series of one-on-one interviews with industry partners, including representatives from the local business and development communities, as well as local and regional government agencies.

Development Community Workshop #1 - July 2023

Engagement with the development community involved developers and designers with experience in development of varying scales. It was coordinated with the help of organizations representing developers' interests. These groups and individuals work with the Zoning Bylaw directly on a regular basis and were able to share input regarding usability of the document and on various issues, development trends, opportunities and challenges that affect the local development industry.

City Advisory Committee Presentations

The project was introduced to several Advisory Committees: ACDI – Advisory Committee for Disability Issues, APC – Advisory Planning Commission, SPAC – Social Planning Advisory Committee, and ITC – Integrated Transportation Committee. The purpose of these presentations was to build project awareness and to activate broader audiences for the engagement materials and input opportunities through the committee members' networks.

Staff Engagement Opportunities

Online Staff Survey

CNV staff were engaged in order to help inform the project. Engagement aimed to answer several questions to inform the Zoning Bylaw Update project work: how they use the existing Zoning Bylaw; how it supports or inhibits their work; and what other project work is ongoing that may help in drafting the new Zoning Bylaw. Two staff information sessions on the project were provided and an internal online survey was conducted, with 46 survey responses received.

Pre-Engagement Focus Group with City Gateway Staff

In order to better understand how the public and members of the development and real estate communities interact with the City's existing zoning bylaw, we held a focus group session with the City's Gateway staff to hear how we could improve both public and staff experiences through the Zoning Bylaw Update process

Public Engagement Opportunities

IN-PERSON EVENTS

Public Launch Event #1 – Saturday June 3rd, 2023 - 10am-2pm

This event marked the public launch of the Zoning Bylaw Update process. Held at Civic Plaza outside City Hall, this drop-in style, open-to-everyone event presented information about the Zoning Bylaw Update process and introduced the seven key engagement themes with an opportunity to provide input on each one. Toys, interactive games, and a LEGO tent helped create a fun, family-friendly atmosphere in the Plaza.

Public Launch Event #2 – Tuesday June 6th, 2023 – 5pm-7pm

A second, smaller-scale event took place in the plaza outside the Polygon Gallery. The same information was presented and project team members and staff were on hand to answer questions.

Let's Talk Engagement Expo – Saturday, June 17th, 2023 – 10am-2pm

City Staff held an event for residents to ask questions about current City initiatives and provide feedback at Civic Plaza. Staff were available to answer questions about the Zoning Bylaw Update as well as other CNV plans and strategies under development.

Public Launch Pop-up Events

City staff held a series of five pop-up events across the city in various neighbourhoods to ensure that there were opportunities to engage in the process. This approach was designed to 'meet people where they are at' - and were intended to reach audiences that may not traditionally attend a City engagement event.

These intimate-scale pop-ups included printed copies of the Backgrounders and takeaway materials with the Let's Talk project page address. Staff were on hand to answer questions and provide additional information as needed.

Pop-up Events were held at the following locations:

- **Loutet Farm Farmer's Market - June 28 – 2pm-4pm**
- **Marine Drive at 15th Street – June 29, 2023, 3pm-5pm**
- **Rey Sargent Park – July 4, 2023, 12pm-2pm**
- **Tempe Heights Park – July 8, 2023, 1pm-3pm**
- **Moodyville Park – July 9, 2023, 1pm-3pm**

ONLINE ENGAGEMENT OPPORTUNITIES

Let's Talk CNV - Zoning Bylaw Update Page

A project webpage was launched on the City's 'Let's Talk CNV' engagement platform in June 2023. This page offers relevant project information, including timelines and key dates, and key resources like the "What is Zoning?" video, downloadable PDFs of the project Backgrounders and information boards from in-person engagement events. The page hosted the project's online engagement tools: the survey and community map, and it provides visitors an opportunity to subscribe to project updates.

The webpage can be accessed at: www.letstalk.cnv.org/zoningupdate

Online Survey – June 7th - August 3rd, 2023

An online survey was available on the CNV Let's Talk page for residents to share their perspectives, ideas, and concerns related to the Zoning Bylaw Update. The survey was divided into several key topic areas, and was intended to offer an opportunity for residents to learn about the process and provide feedback in a manner complimentary to what was available at the public events.

Online Community Mapping – June 7th - August 3rd, 2023

An online community map was available on the Let's Talk CNV page for participants to identify:

- Their favourite public places (including parks, plazas or public spaces) in the City and what makes it great; and
- Areas or places in the City that could use a new or improved park, public space or plaza.



June 6th Public Launch Event at Shipyards Plaza

What We Heard - Phase 1

This section summarizes input and feedback that was gathered at public events, stakeholder workshops, interviews, meetings and through the online engagement opportunities offered during Phase 1 of the Zoning Bylaw Update process.

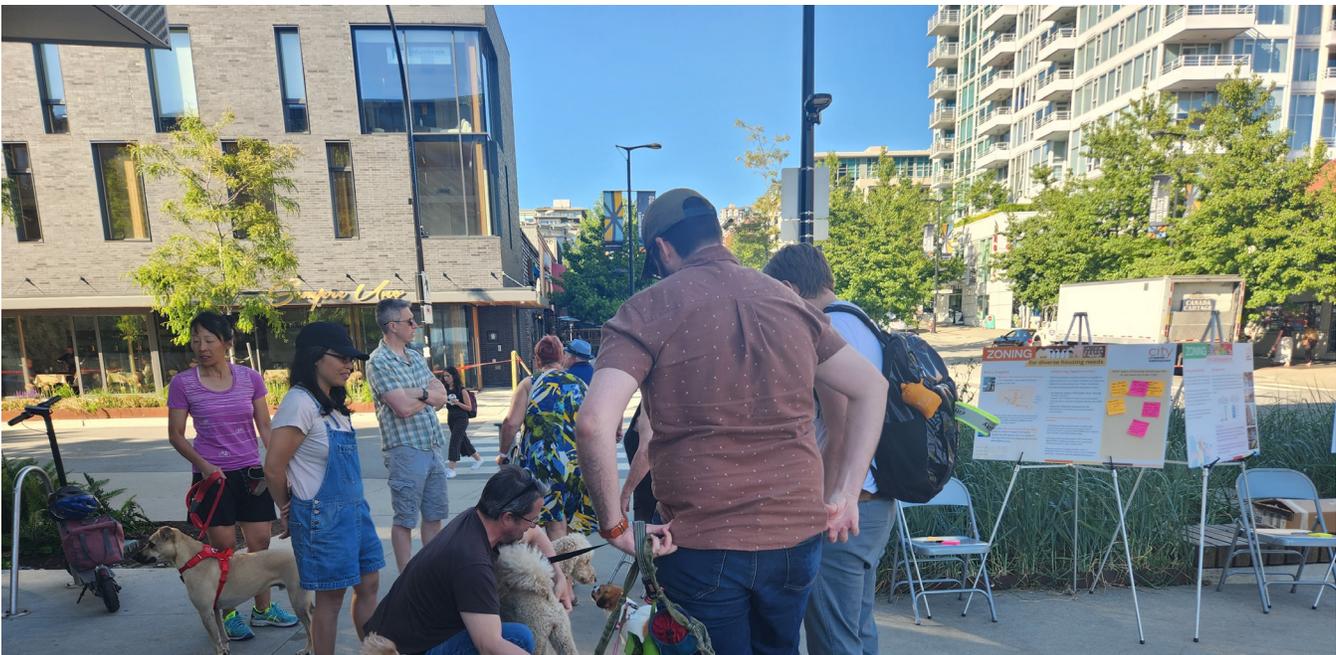
All input was transcribed (where necessary) and analyzed. Where applicable, open-ended responses were read and assigned a 'code' or a theme to allow for grouping of similar ideas. Answers that were off-topic, offensive, or illegible were given a code of N/A and not included in the results.

The engagement results are presented following the same themes used during engagement:

- **Zoning for Diverse Housing Needs**
- **Zoning for a Connected City**
- **Zoning for a Prosperous City**
- **Zoning for a Livable and Resilient City**
- **Zoning for a Well-Designed City**
- **Zoning for a Vibrant and Inclusive City**
- **Zoning for a Healthy City***

* Zoning For a Healthy City is an overarching theme for the project, engagement opportunities did not seek input specifically on health.

Where the online survey questions differed slightly from those asked at the in-person events, results for each are presented separately. All input received was used to refine the Key Directions which will help shape the updated zoning bylaw to be drafted in Phase 2.



June 6th Public Launch Event at Shipyards Plaza



Zoning for Diverse Housing Needs

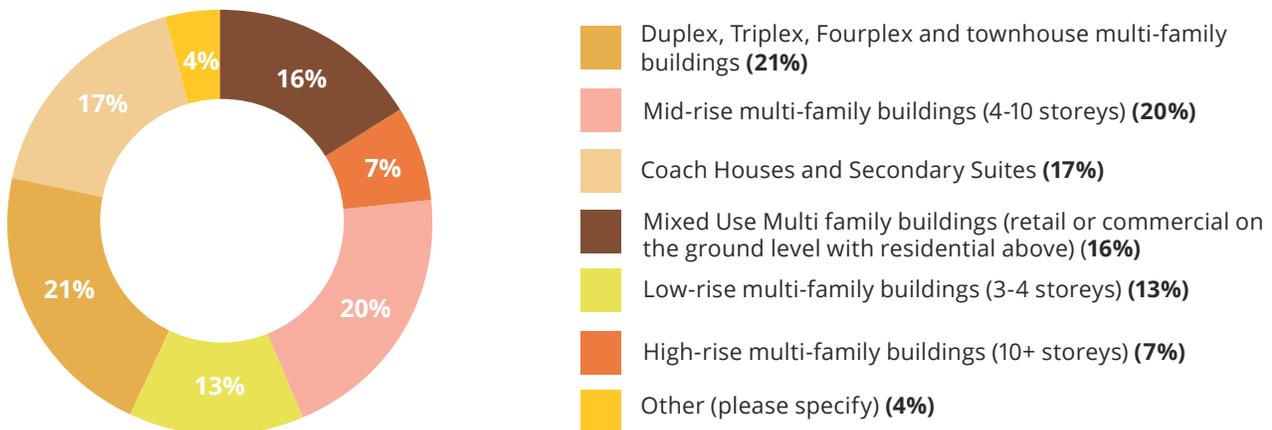
In-Person Events

Input gathered during public events on **Diverse Housing Needs** focused on a desire to increase the diversity of housing types and tenures in the city, including (in order of preference): more affordable housing including social housing with subsidized units for older adults and families with children, more accessible housing with a focus on universal design and aging-in-place, more rental housing (including affordable and below-market rental), workforce housing, and more supportive housing.

When asked which housing forms should be a priority in the City, respondents stated they would like more multi-family housing options including family-oriented strata-housing, coach houses, row housing, and co-operative housing. Respondents also wanted to see less reliance on basement units as an affordable housing option.

Online Survey

When asked to choose which 3 housing types they would like to see more of in the City of North Vancouver, respondents selected (in order of preference):

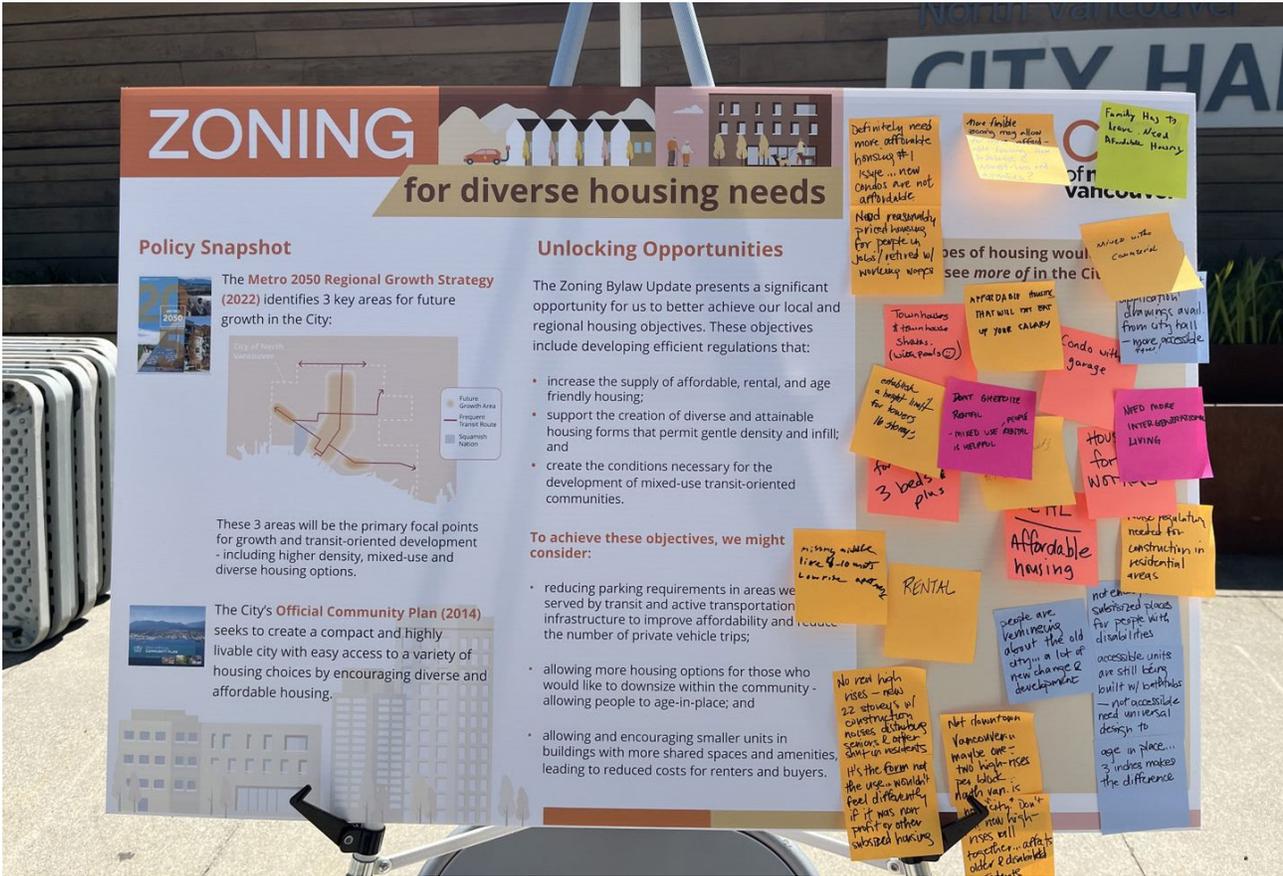


Other responses (4%) included: exploring affordable home ownership models, more co-housing opportunities, prioritizing 3 and 4 bedroom units to increase family housing supply, stronger regulation of AirBnB and other short-term rental platforms, leveraging City-owned property for affordable rental housing and exploring the feasibility of City-run cooperative housing.

Concerns:

During Phase 1, concerns were raised over the rate at which residential development is occurring in the city - with a particular focus on:

- increased building heights and density;
- lack of affordable housing for workers;
- lack of housing options for older adults as their needs change;
- loss of affordable rental units / buildings; and
- potential infrastructure pressures (servicing, traffic, parking) that may come from increased density.



June 3rd Public Launch at Civic Plaza



Zoning for a Connected City

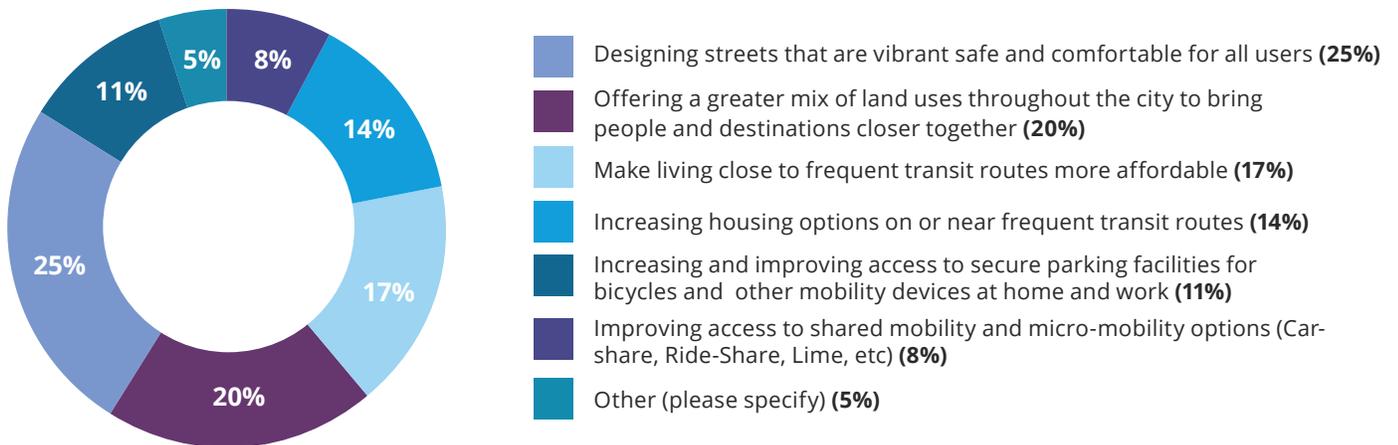
In-Person Events

Input gathered during public events on **A Connected City** focused on improving mobility across the City of North Vancouver. To ease traffic congestion and support other modes of transportation, respondents suggested (in order of preference):

- developing more car-free areas/corridors throughout the city, including turning Lonsdale Avenue into a pedestrian-friendly corridor - resulting in reduced road noise and increased safety for more vulnerable road users;
- improving transit and cycling options along the Lonsdale corridor;
- promoting active transportation options through infrastructure design (e.g. protected bike lanes, secure bike parking and e-bike charging stations);
- increasing transit service options to Vancouver, including earlier start times for the SeaBus and a direct train across the water;
- increasing transit service options to the Sea-to-Sky corridor and Whistler; and
- discouraging cut-through traffic on residential streets through design interventions.

Online Survey

When asked to choose which 3 transportation-related objectives the new zoning bylaw should focus on, respondents selected (in order of preference):



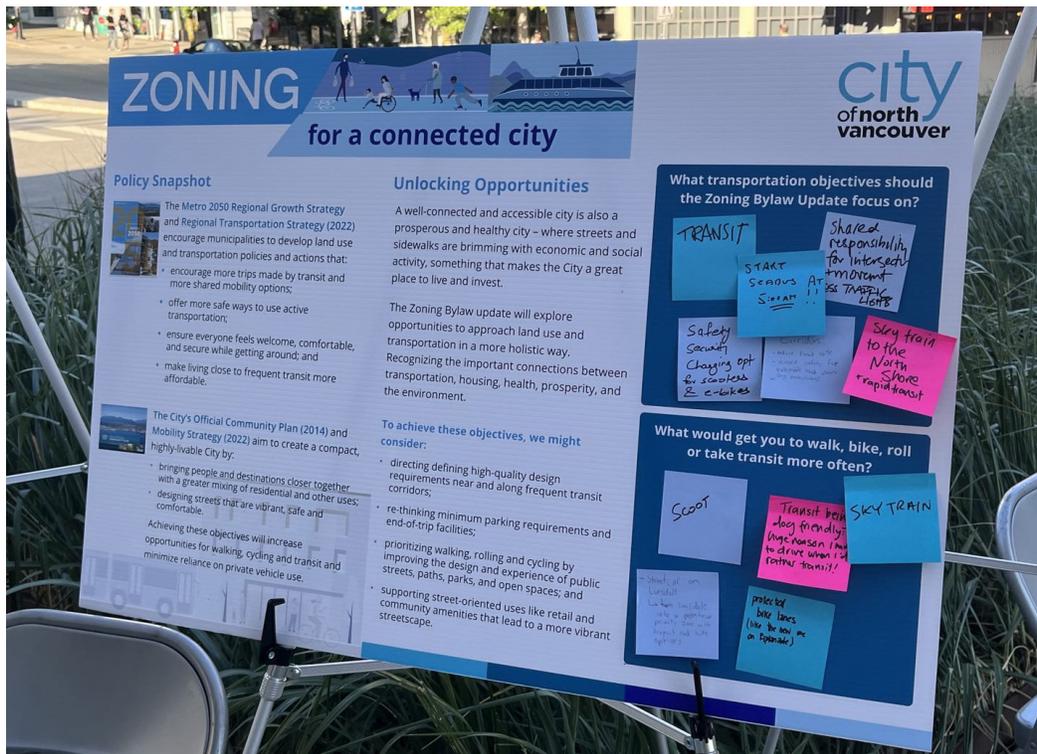
Other responses included rethinking approaches to vehicle parking (on-street and on private property); requiring indoor (secure) bicycle storage in new residential and commercial buildings; and designing local streets and laneways in such a way as to discourage cut-through traffic.

When asked what would get people to walk, bike, roll, or take transit more often, respondents said (in order of preference): improved cycling-supportive infrastructure (including e-bikes) such as secure bike storage at destinations, e-bike charging stations, and e-bike promotion, training and education.

Concerns:

Transportation and Mobility concerns raised in Phase 1 include:

- traffic moving through and getting out of the City remains a challenge;
- safety of transportation infrastructure (bike lanes, paths and trails) and potential conflicts with other road users (including vehicles, e-bikes and scooters, and pedestrians);
- potential loss of parking spaces to bike lanes;
- consistency in transit service across municipal boundaries; and
- concerns around universal design and accessibility - including inaccessible sidewalks (due to lack of curb cuts and the placement of planters, signs and other street furniture) and access to safe reliable transportation options other than the current micro-mobility and transit options available in the City.



June 6th Public Event at Shipyards Plaza



Zoning for a Prosperous City

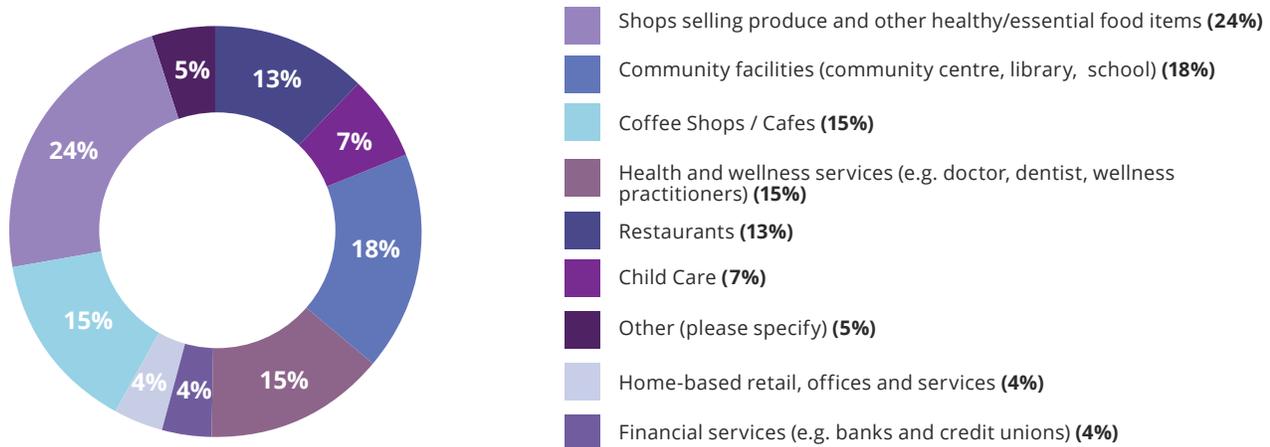
In Person Events

Input gathered during public events on **prosperity and economic development** focused on how to help the City of North Vancouver maintain its economic competitiveness in the future. To ease traffic congestion and support other modes of transportation. When asked what economic development objectives they would like to see addressed through the new zoning bylaw, respondents suggested (in order of preference):

- promotion and retention of locally-owned businesses;
- a desire for more shops, services and amenities within walking distance of home, including: small-scale groceries and corner stores, restaurants with outdoor seating options, pubs and live-music venues;
- more local-serving health and wellness (medical) services; and
- increased social and recreational amenities for children and youth.

Online Survey

When asked what shops, services or amenities they would like to have within a 10-minute walk of their home, respondents selected (in order of preference):

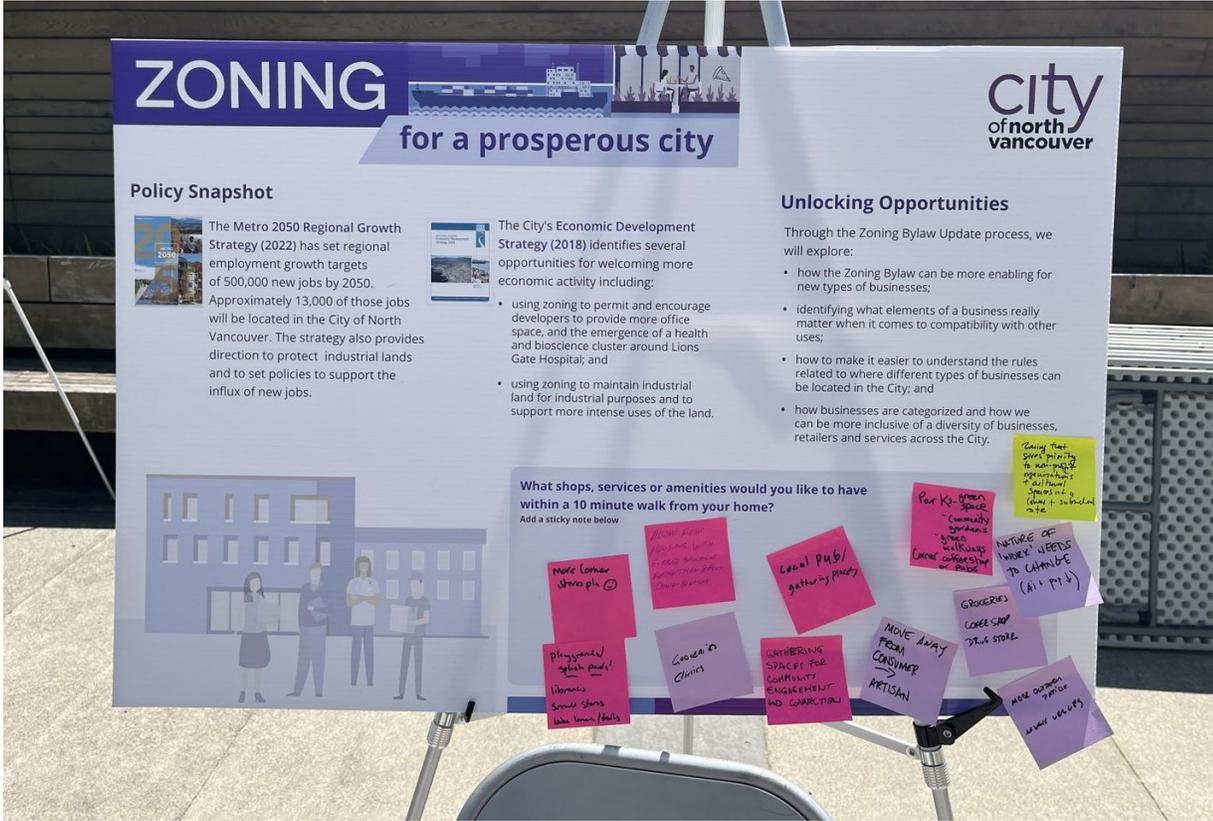


Other responses included more arts and cultural spaces (galleries, performance spaces); co-working spaces, places to gather that don't require spending money or drinking alcohol; protect industrial and employment uses; protect family-run legacy businesses.

Concerns:

Prosperity and Economic Development concerns raised in Phase 1 include:

- the impacts of the housing crisis on local businesses and workers. For example, workers are unable to afford housing options in the City of North Vancouver, which is leading to staffing shortages and reduced operating hours for local businesses;
- the changing nature of work - including remote work changing travel patterns and space needs in both employment and residential buildings;
- increased reliance on on-demand delivery and goods movement changing transportation, logistics and parking needs; and
- the potential impacts of Artificial Intelligence on the workforce and how people work and which types of employment may be deemed redundant.



June 3rd Public Launch at Civic Plaza



Zoning for a Liveable and Resilient City

In Person Events

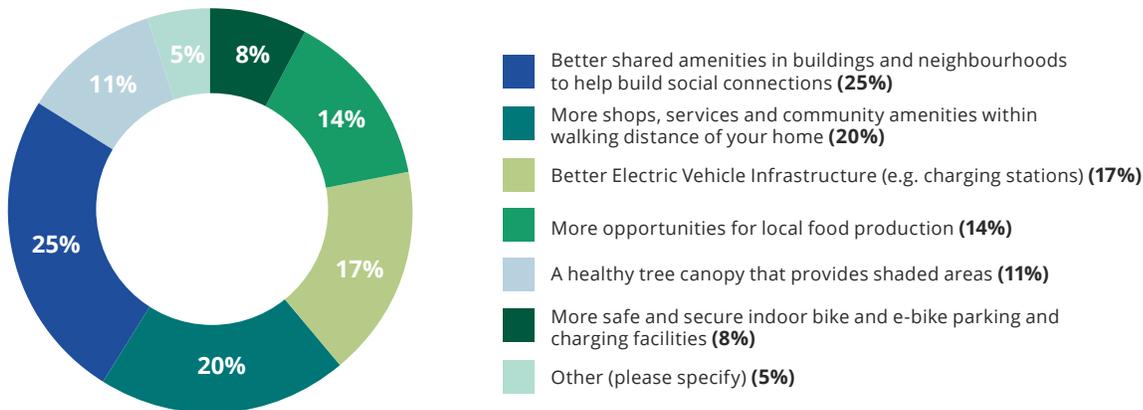
Input gathered during in-person events related to **livability and resiliency** focused on how to help mitigate the impacts of development, transportation and mobility, and climate change on the natural environment. When asked which opportunities to support a resilient, low carbon future the new zoning bylaw should focus on, respondents suggested (in order of preference):

- a healthy tree canopy that provides well shaded areas;
- better designed active transportation facilities such as sidewalks and bike lanes;
- more shops, services and community amenities within walking distance of home;
- more opportunity for local food production;
- more safe and secure indoor bike and e-bike parking and charging facilities; and
- better electric vehicle infrastructure (e.g. charging stations).

Other ideas shared by participants included: limiting the amount of impermeable surfaces surrounding new developments; encouraging addition of communal greenspace and community gardens in new development; more green, car-free corridors (e.g. Arbutus Corridor); and the protection of trees on private property during development.

Online Survey

When asked which Zoning Bylaw opportunities the City of North Vancouver should focus on to support a resilient, low carbon future, respondents selected (in order of preference):

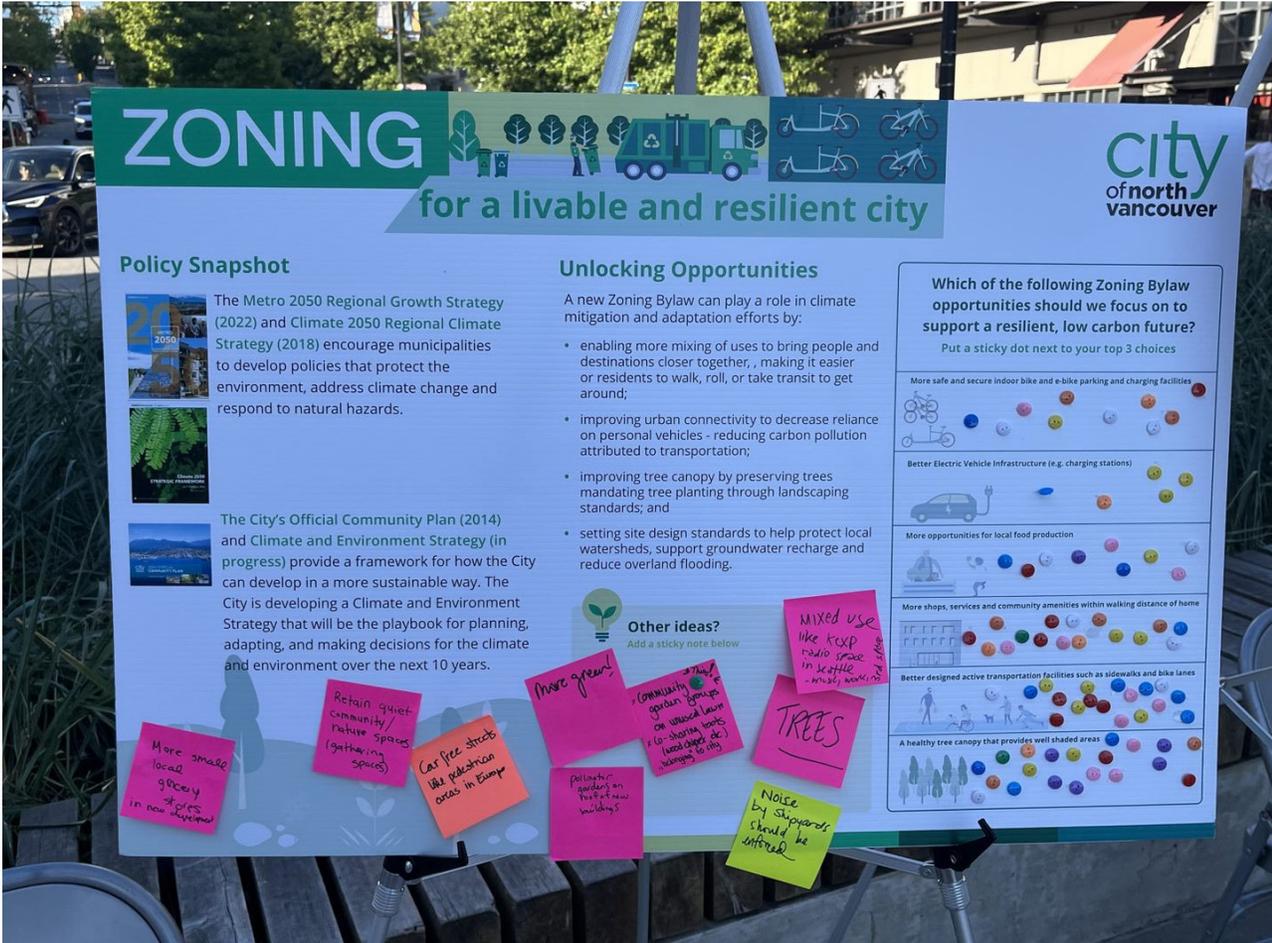


Other responses included: improving place-making for people of all backgrounds and prioritizing shared inclusive spaces free of socioeconomic barriers, increasing density on frequent transit corridors, limiting parking requirements, prioritizing residential infill opportunities, and more small, local-serving retail uses in neighbourhoods to encourage walkability.

Concerns:

Livability and Resiliency concerns raised in Phase 1 include:

- impacts of unmanaged growth in the City of North Vancouver;
- pressures on existing infrastructure by new development; and
- loss of greenspace and existing tree canopy to new development.



June 6th Public Launch at Shipyards Plaza



Zoning a Well-Designed City

To gather feedback on the Well-Designed City project theme, an interactive zoning boardgame and Lego station were set up at in-person Launch events to allow participants the chance to experiment with the organization of uses in a hypothetical neighbourhood - allowing them to decide which uses should be included and where specific land uses should be located.

Themes that emerged during these activities included:

- ensuring that neighbourhoods are accessible and walkable for people of all ages and abilities;
- providing more child- and family-focused parks and open spaces (e.g. playgrounds and splashpads);
- focusing new development in areas that are well served by transit, community services and amenities; and
- ensuring that there is enough housing for everyone who needs it - including: families, older adults, workers, and people with limited financial resources.



Zoning Board Game -June 3rd Public Launch at Civic Plaza



Lego Station - June 3rd Public Launch at Civic Plaza



Zoning for a Vibrant and Inclusive City

Community Mapping Exercise

Input gathered on **a vibrant and inclusive city** during both in-person events and using an online mapping tool focused on identifying City of North Vancouver parks, plazas and open spaces that people enjoy - as well as identifying areas in the City that could use a new or improved park, plaza or open space.

The following includes key themes and highlights from what was shared on the community maps:

- people love the weather-friendly design, vibrancy and family-friendly nature of the Shipyards - but have concerns around noise levels and potential conflicts between pedestrians, cyclists and scooter users;
- people love the natural feel of walking through Victoria Park and the convenience and amenities it offers (transit accessible, picnic tables, accessible pathways);
- people expressed a desire to see Lower Lonsdale (and eventually Central Lonsdale) become a pedestrian-priority area, with a focus on wider sidewalks, rain gardens, bike lanes, and a single lane street for public transit (start with a bus and reintroduce a streetcar);
- waterfront Park is enjoyed by many, but there is a desire to see access to the park improved, including better connectivity between both sides of the park (over the rail line), and adding a pedestrian crossing at the intersection of Forbes and Mahon;
- there were several comments asking for better nighttime lighting for parks, pedestrian paths and sidewalks to improve safety and accessibility throughout the City;
- people love the walking trails through Mosquito Creek and Mahon Parks and would like to see a larger inter-connected network of accessible walking and cycling trails connecting throughout the City. This was specifically mentioned as an opportunity to connect the neighbourhoods of Westview and Hamilton as there is no safe cycling or stroller-friendly route between the two; and
- there was a desire to see more infrastructure for gathering in local parks and trailheads, including picnic tables, benches, washrooms, access to potable water, and covered areas for all-season gathering.

Implications for Zoning

The degree of influence zoning has in each of the topic areas varies. Below is a summary of each topic as it relates to zoning, and how the Phase 1 engagement input suggests changes in zoning regulations should be implemented or explored. Key Directions, which were derived from all the Phase 1 work including engagement input, are included at the end of this section.

Zoning for a Healthy City

Zoning influences health outcomes in various ways. For the most part they relate to the built environment, which can have a direct impact on health (e.g. various risks or hazards or exposure to pollution or toxic substances), or indirectly, by either enabling or inhibiting healthy behavior. Zoning can regulate buildings to mitigate certain risks or pollutants, like excessive light, noise and smells. Behaviors that are strongly influenced by the built environment include transportation choice (e.g. infrastructure that supports safe and comfortable walking and biking will encourage more people to choose biking and walking to get around) and sociability (e.g. vibrant public or shared spaces that feel comfortable and safe will encourage people to gather and socialise).

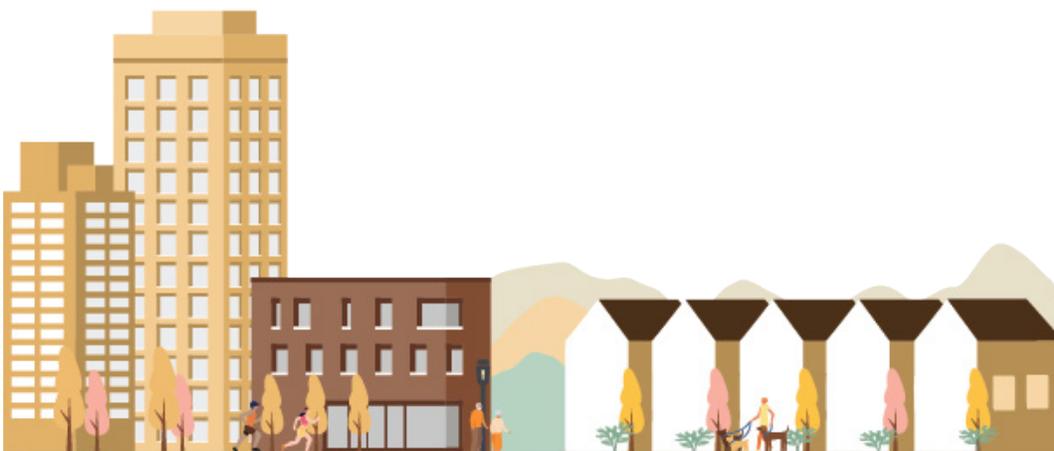
Zoning for Diverse Housing Needs:

Zoning and Official Community Plans both have a high degree of influence on the supply and types of housing available within a city. The City of North Vancouver's current Official Community Plan (OCP) defines permitted housing types for low-density neighbourhoods by unit count and building type. For all residential areas, including medium- and high-density, it sets density limits (measured as floor area).

Changes in zoning regulations could have a significant impact on the housing available in certain neighbourhoods, but would be limited to the regulations for form and density that are set out in the OCP.

Takeaways from Phase 1 Engagement:

- Prioritising housing where there is good access to transit and amenities
- Enable more housing options by prioritizing multiplex (duplex, triplex and fourplex) and mid-rise (4-10 storey) development and moving away from single-family zoning and reliance on basement suites as a form of affordable housing.
- Explore innovative ways to address housing affordability through the new Zoning Bylaw.



Zoning for a Connected City:

While zoning has no influence over the design of streets and sidewalks, it plays a significant role in influencing people's choices in how they get around. Restrictive zoning that prohibits commercial uses like shops, cafes and offices in residential areas, can lead to car-dependent neighbourhoods, where essential destinations are far away and can only be reached by car. Another way zoning influences transportation behavior is through regulations that govern the design and location of parking and mobility device parking and related on-site facilities, for example bike wash stations in a residential building, or showers and lockers at workplaces.

Takeaways from Phase 1 Engagement:

- Promote car-free or car-light areas throughout the City to promote active transportation modes.
- Make it easier for people to meet their daily needs without the use of a vehicle - by allowing for a greater mix of uses throughout the City, offering more safe and convenient active transportation and transit options, and allowing locally-owned, local-serving businesses to locate within residential neighbourhoods.



Zoning for a Prosperous City:

Zoning has a significant impact on businesses in the City. While zoning regulations alone cannot drive economic growth and development, they can serve either as a restrictive or an enabling factor in the local economy. Zoning can be an effective tool for achieving certain economic development goals like supporting employment generating businesses in industrial areas.

Takeaways from Phase 1 Engagement:

- Protect and promote employment and industrial land uses throughout the City.
- Allow neighbourhood-serving commercial, like cafes and small grocers in residential areas.



Zoning for a Livable and Resilient City

Zoning has a moderate degree of control over livability and resilience in the city. With most of the city's carbon emissions being generated from transportation and buildings, zoning has the greatest impact where it influences building design (by enabling and/or requiring more efficient buildings), and where it can influence people's transportation choices. Site design, meaning how and where buildings, landscaping and other features are located on a property, is another important factor that can contribute to a greener city that is more resilient to extreme heat and flooding.

Takeaways from Phase 1 Engagement:

- Protect and enhance the City's tree canopy, including trees located on private property.



The remaining two topics were somewhat challenging to distinguish in conversations with the public as they are all closely related. Takeaways below reflect conversations and input relating to both topics.

Zoning for a Well-Designed City

Zoning can have a high degree of influence over design, particularly where development permit guidelines are implemented. When coordinated with the design of the public realm, a coordinated design approach can lead to streets that offer a high-quality pedestrian experience.

Zoning for a Vibrant and Inclusive City

Zoning can support public areas that serve the community. There are a number of highly popular public amenities and spaces in the city, like the Shipyards and Spirit Trail, Lower and Central Lonsdale, and, at smaller scales, certain neighbourhood parks, shops and cafes. Like many of the other topic areas, zoning is not the only factor in creating these vibrant and inclusive places, but it plays a critical role in enabling supportive uses to exist right where they are needed.

Takeaways from Phase 1 Engagement:

- Focus design efforts on universal accessibility, including age-friendliness, people of diverse incomes, physical ability.
- Promote social connectivity through the intentional design of public spaces, parks, plazas and shared community amenities.

Key Directions for Phase 2: Developing the Draft Zoning Bylaw

The engagement findings helped to identify the key directions that will guide the development of the draft zoning bylaw.

Direction 1: Modernizing and Consolidating Standard Zones

Direction 2: Enabling Diverse Housing Options

Direction 3: Preparing for Near-Term Changes

Direction 4: Supporting Employment and Enterprises that Create Shared Economic Prosperity

Direction 5: Integrating Equity and Community Wellbeing

Direction 6: Supporting Complete and Sustainable Communities

Direction 7: Aligning Parking Requirements

Direction 8: Applying a Future-Focused Resiliency Lens

The development of the new Zoning Bylaw will be rooted in these foundational directions and will continue to be informed by the input, feedback and ideas gathered from City staff, industry partners, and members of the community during subsequent phases of this project.





June 3rd Public Launch at Civic Plaza (top) and Marine Drive Pop-up (bottom)

city
of north
vancouver