



Zoning Bylaw Update Backgrounder 4

Zoning for a Vibrant and Inclusive City

The City of North Vancouver continues to grow and change, and our Zoning Bylaw needs to change too. We are currently in the process of updating our Zoning Bylaw to be clearer, more effective and easier to use.

In this background, we provide an overview of how the new Zoning Bylaw will help create a 'City for People', a place that is welcoming, inclusive, safe, accessible and supports the health and wellbeing of all. Our new Zoning Bylaw is an opportunity to explore how we can better meet the diverse needs of our community. This includes enabling more housing options, spaces for social connection and wellbeing, as well as ensuring that everyone has the same access to resources and opportunities to thrive.

This background is one in a series of eight, you can find them all on our project webpage at cnv.org/zoningupdate



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A Vibrant City is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their cultures and histories

2018 - 2022 Council Strategic Plan

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Zoning and Inclusion

Historically, the way cities have been planned and developed has benefitted some groups of people more than others. Now, more than ever before, there is a much stronger awareness of these social inequities in cities, and the impacts they have on the people living there. Thinking about these inequities and how they relate to zoning is one way our City can contribute to the collective effort that is required to address these issues and create a stronger sense of belonging in our community.

Zoning bylaws have a long history of being complicated, exclusionary, and difficult to read and maintain. By developing a new zoning bylaw, we can create a document that:

- is accessible to more users, and is easy to read, understand and navigate;
- meaningfully addresses diverse community feedback, ideas, and concerns;
- supports the City's equity goals (e.g. improved housing choice and improved walkability); and
- leads to a more welcoming, accessible and resilient built environment.

Our new Zoning Bylaw also presents an opportunity to create design and performance standards for buildings and open spaces that consider the diverse experiences, perspectives and needs that coexist in our City by:

- facilitating a community engagement process that captures our City's social, cultural and demographic diversity;
- drafting a zoning bylaw that meaningfully considers and integrates ideas and feedback that is representative of our community's needs; and
- developing equitable zoning regulations that can support our City's physical and economic growth over time.

The new Zoning Bylaw will explore opportunities to provide housing and improved access to jobs and education while encouraging the celebration of our diverse histories and cultures, the protection of our natural areas, and the enhancement of our social and physical wellbeing.

Zoning & Equity

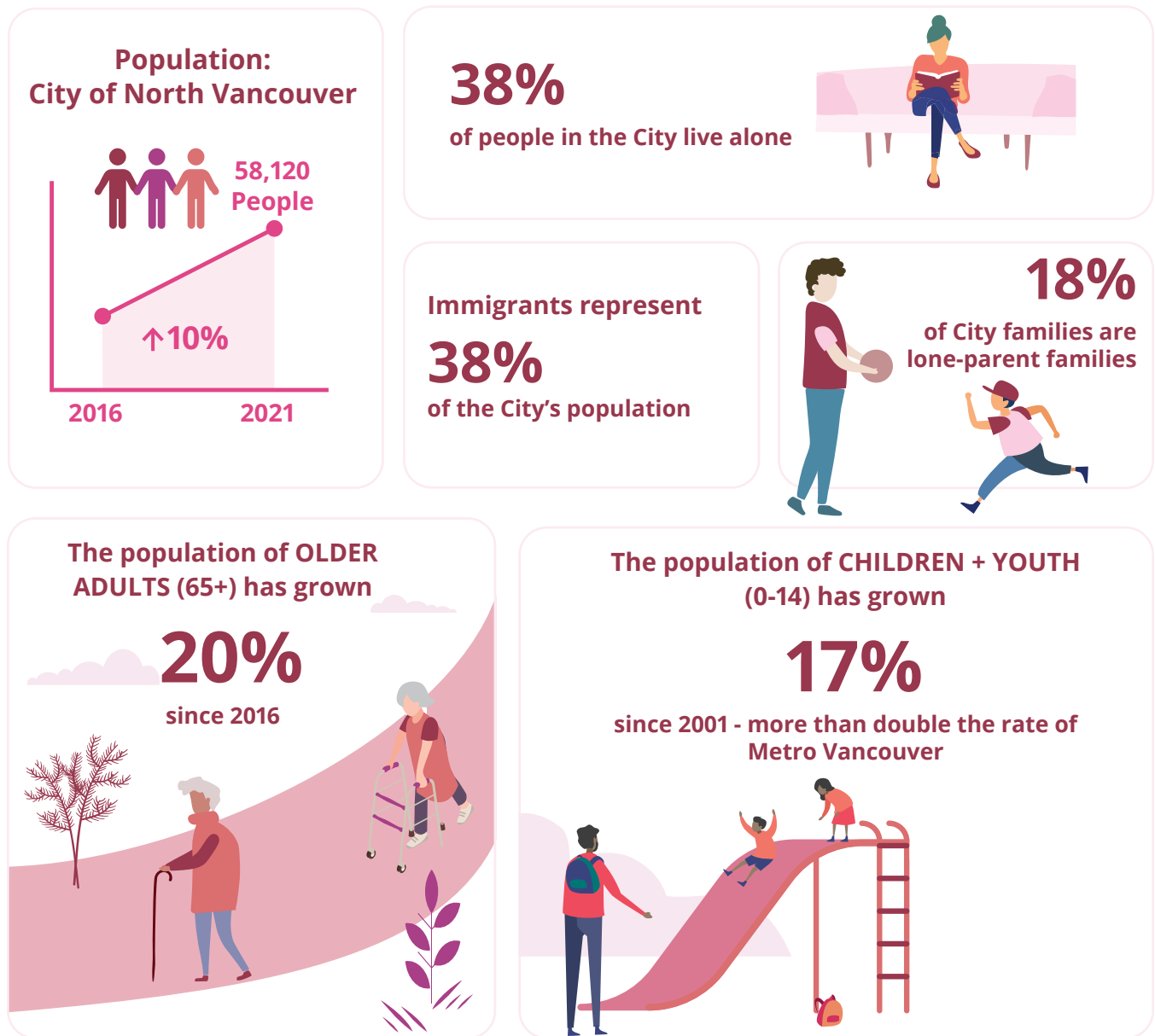
As explained by the *American Planning Association*, equity can be addressed through zoning in 3 ways:

1. **Equity in the 'Rules' of Zoning:** refers to activities and land uses that a zoning bylaw will allow, prohibit, and encourage.
2. **Equity in the 'People' in Zoning:** refers to who is responsible for drafting the zoning bylaw, who is engaged in the process, and who is responsible for enforcing the bylaw.
3. **Equity in the 'Map' of Zoning Districts:** refers to where the regulations outlined in a zoning bylaw are applied, and whether these regulations promote exclusion or inequities.

Context

Located on the ancestral, traditional and unceded territories of the Squamish and Tsleil-Waututh Nations, our City is shaped by a diverse and inclusive representation of voices, experiences, and contributions. Creating equitable opportunities for activities and land uses that can be regulated through zoning, such as housing and mobility, supports the principles of democracy, diversity, and justice in action. It is intended to enable fair and equitable opportunities to goods, services, space, rights, and power.

The City is home to different household types that are size, age, income, education, gender, race, and culture-diverse. We need to plan in a way that is welcoming and inclusive of all.



City of North Vancouver Community Wellbeing Strategy Information Guide (2021)

Existing Objectives, Goals and Directions

For the new Zoning Bylaw to effectively influence how our City evolves, it will need to build upon the recently completed or in-progress planning and policy work. Alignment of a zoning bylaw with Council direction can help to create development that is consistent with our City’s vision and goals and can bring us a step closer to a community that more closely matches our aspirations.

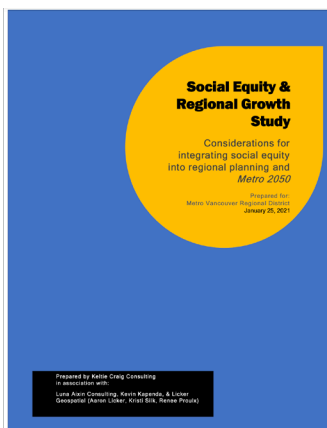
Metro Vancouver

Regional Growth Strategy

The [Metro 2050 Regional Growth Strategy \(2022\)](#) is the collective regional vision for how growth will be managed to support the inclusion and wellbeing of all. Metro 2050 encourages municipalities to focus on key social equity concerns related to growth and development including:

- access to green space, employment, public safety, and transit;
- housing adequacy, suitability, and affordability;
- vulnerability to climate change impacts and natural hazards; and
- displacement impacts that are the result of redevelopment.

The new Zoning Bylaw is an opportunity to develop new regulations that



Social Equity & Regional Growth Study

The [Metro Vancouver Social Equity & Regional Growth Study](#) identified the following equity indicators connected to land use and policy planning, including:

- Rate of Change – demolitions by land use change / replacement;
- access to parks and open space;
- housing affordability and suitability;
- employment access; and
- access to transit

The new Zoning Bylaw is an opportunity to use these indicators as a guide during the development of new policies, standards and regulations.

City of North Vancouver



Official Community Plan & Community Wellbeing Strategy

The [City of North Vancouver's OCP \(2014\)](#) and [Community Wellbeing Strategy](#) seek to...

- foster a safe, socially-inclusive, and supportive community that enhances the wellbeing of community members; and
- provide healthy natural environments, diverse housing options, heritage areas, local business opportunities, and accessible community gathering places.

Zoning for a vibrant and inclusive city will mean implementing new regulations where our built environment can help reconcile our history and make space for diverse households, incomes, ages, and abilities.

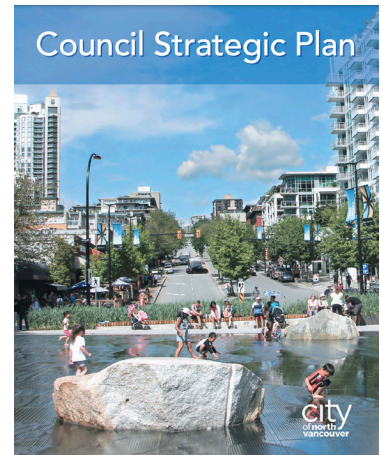
Council Strategic Plan

The [City of North Vancouver Council Strategic Plan \(2018\)](#) has a vision for the City of North Vancouver to become the 'Healthiest Small City in the World'. This involves:

- enabling the creation of a Vibrant City where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history; and
- creating a City of People that is welcoming, inclusive, safe, accessible and supports the health and well-being of all.

The new Zoning Bylaw will explore opportunities to expand housing options that meet the diverse needs of our community, increase access to local food, open spaces and places to gather to help enhance the health and well-being of our residents.

There is also an opportunity to support City arts, culture, creative and economic initiatives through consideration of how we regulate land uses and the relationship between buildings and the streets, sidewalks and open spaces in the City - to help foster a sense of place, invite play, improve happiness, and to enhance social connection.



Unlocking Opportunities with a New Zoning Bylaw

The path towards a vibrant and inclusive City will require all of us to do our part. The new Zoning Bylaw can do its part by applying an inclusive lens to the new standards and regulations for our built environment. As a result, there will be opportunity to embrace our City's rich and diverse histories and cultures.

Zoning is a colonial practice that has historically been used as a tool of exclusion. Many cities are working with the full diversity of their residents on zoning and planning decisions to remove barriers and provide greater opportunities for inclusion.

Many Zoning Bylaws include metrics such as minimum lot size or on-site parking requirements, as a way to keep lower income populations outside of certain areas. To address this issue, some cities are removing the concept of "single-family" zoning from their bylaws in recognition that "Family" zoning is a concept that excludes other households including single people, students, seniors, blended families and multi-generational families.

Minimum lot sizes and minimum on-site parking requirements have often been used to prevent more affordable lot sizes, and other regulations limiting low density zones to one-dwelling per lot prevents the inclusion of homes with more than one kitchen, or secondary suites and accessory dwellings like laneway homes.

Moving to a form-based zoning bylaw allows the City to focus on the shape of the building and focus regulations on how the development can better meet the diverse needs of our community.



Stay Informed

For more information on this exciting initiative, please visit the Zoning Bylaw Update [project webpage](#) and subscribe to our mailing list.

Links To Related Policies + Background Documents

- [Metro 2050 Regional Growth Strategy \(2022\)](#)
- [Metro Vancouver Social Equity & Regional Growth Study \(2022\)](#)
- [City of North Vancouver Strategic Plan \(2018\)](#)
- [City of North Vancouver Official Community Plan \(2014\)](#)

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