

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission  
Held via Webex on Wednesday, February 8<sup>th</sup>, 2023**

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**MINUTES**

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Present: M. McCorkindale (Chair)  
Y. Al-Nakeeb  
D. Hendricks  
M. Mathieson  
A. Rahbar  
S. Tornes

Councillor D. Bell  
Councillor T. Valente  
D. Anderson (School Trustee)

Staff: R. de St. Croix, Manager, Long Range and Community Planning  
E. Macdonald, Planner 2, Development Planning  
R. Basi, Manager, Development Planning  
T. Huckell, Committee Clerk

Absent: K. Balcom

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A quorum being present, the meeting was called to order at 6:03pm.

**1. Acknowledgement of Unceded Territory**

**2. Approval of Agenda**

The agenda of February 8<sup>th</sup>, 2023 was adopted as circulated.

**3. Adoption of Minutes of Meeting of June 8<sup>th</sup>, 2022**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held June 8<sup>th</sup>, 2022 be adopted as circulated.

**Carried Unanimously**

**4. Business Arising**

A brief round of introductions was completed.

## 5. Zoning Bylaw Update

E. Macdonald presented on the City's Zoning Bylaw Update. Highlights included the following points:

- A zoning bylaw is the primary regulatory planning document for a municipality, and should reflect the vision and goals of the Official Community Plan (OCP). Other major policies, that convey and define the City's priorities, can be incorporated as well.
- Our current zoning bylaw, as well as most in BC and Canada, are organized around permitted uses, and the use dictates the permitted form of development. Each property has a zone which communicates technical requirements related to the permitted uses and building size, shape and siting, including maximum height, lot coverage, minimum setbacks, and vehicle and bicycle parking requirements. The zoning bylaw has a big impact on how the City develops, how dense it is, and how liveable it is.
- Our existing bylaw includes obsolete language. It also includes 750 site-specific CD zones, and 35 base zones, which are not useful for the development applications we are seeing today. We have managed growth using the CD zones, but this is a short-term solution.
- The project team includes Long Range and Community Planning, Development Planning, and Urban Strategies Inc. (consultant). Many other CNV departments will be involved to varying degrees as well.
- The new zoning bylaw will include:
  - new definitions
  - new formatting
  - new organization
  - new zones
  - new digital user interface
- The new bylaw is not meant to be an OCP review, and will incorporate existing City policies and integration of existing City guidelines.
- The intention is to move the organization of the zoning bylaw away from primarily around uses, towards instead focusing first on form and the public realm.
- We also have the opportunity to align the new zoning bylaw with modern technology and practices. The BC Building Code has been amended many times since our 1967 Zoning Bylaw came into effect.
- Main project objectives are:
  - quality urban design and placemaking
  - engaging and accessible
  - simple to use and easier to administer
  - integrated approach
  - innovative and enabling
- Currently in Phase 0 (Project Setup). Upcoming phases include:
  - Phase 1: Information Gathering & Analysis (Q2-4 2023)
  - Phase 2: Drafting the Zoning Bylaw (Q1-3 2024)
  - Phase 3: Adoption and Implementation (Q4 2024)

*Councillor D. Bell joined the meeting at 6:27pm.*

## Questions and Comments from the Commission included but were not limited to:

- Like the look of this; pleased that you have an evaluative framework, and are collecting information throughout.
- When it comes to public consultation in Phase 1, how will you ensure you get a representative sample? Also note that the District of North Vancouver have an excellent open data site. **A:** We are still working on the public engagement strategy; recognize that there are many groups we want input from. One of the goals will definitely be reaching a broad spectrum, and not just the “time wealthy”. We do intend to have some early interviews to consult different groups. Several members of our consulting team, Urban Strategies Inc., have recently worked on the new Edmonton zoning bylaw and are familiar with a variety of equity lenses. They are bringing a wealth of experience on how to engage with individuals who don’t traditionally participate in this sort of engagement process.
- Like the idea of the 10-minute city; can you provide more information on that design? **A:** We first introduced that concept through our community wellbeing strategy, which will be brought forward this year. It really drills down to the neighbourhood level, asking what are the needs that would help people be more local? Enabling more mobility options. It’s also about how we’ve changed our business practices, particularly with the recent pandemic shift to working from home. We want to enable people to work on a more local level. We have started to do a good job of mixing uses, but we want to provide more of those opportunities.
- Unknowns can lead to risk; a design approach is attractive but it would help to understand where exactly the “goal posts” are going to be with this project. Will there still be some basic parameters to work though, for example for a housing application? **A:** We will definitely be working on our definitions, so as to spend less time debating what the definition of a term is. One objective is that the zoning bylaw very clear; we will be using more graphics. The regulatory component will still be there, with the standard components one would expect.
- Is the City looking at a review of the OCP? **A:** We would be due to undertake an OCP review in the medium timeframe. In the closer future will be a framework of how all the four strategic review pieces (Climate and Environment Strategy, Community Wellbeing Strategy, Mobility Strategy, and Economic Strategy) work together.
- What will happen to a zone, for example, Commercial 1A? There are places where specific zoning can be very useful. **A:** Agreed, from a design standpoint it can be useful to help avoid certain uses. We intend to use language about what uses activate the public realm, for example, rather than strictly defining what can and cannot go in a space. We will require transparency but have other mechanisms to achieve desired outcomes without specifically naming uses (such as bank, dentist office, etc.).
- One issue that has been a concern, is if you remove some restrictions and definitions of use, that can create uncertainty for purchasers and renters. Primarily thinking about the conflict of commercial / light industrial in a traditionally residential area. **A:** By being permissive, we want to create the potential to allow future businesses in certain spaces, with the intention to mitigate nuisances that might arise from the mix of uses. We don’t intend to inherently say certain uses are or are not permitted. We also have other tools around design regulations that we will use; guidelines will be required.
- As we extend into the City’s rights-of-way, are going to discuss the issue of assessed value? Many businesses have been enjoying the free use of public land.

**A:** We did see businesses move more outside (e.g. clothing racks) during the pandemic. There are ways to manage the market, such as a permitting process; but there are some additional considerations for this issue and we need to find the right regulatory tool.

## **6. Council Updates**

- Councillor Bell, from a conference in Ottawa, highlighted some Excel based modelling units being demonstrated in a modelling session, showing comparisons of economic impacts of sustainable policies.
- Councillor Valente indicated Council will continue to work on the strategic plan throughout the spring.

## **7. Staff Updates**

- Transportation planning, transportation engineering, and street infrastructure teams have been at Council recently, discussing priorities for 2023. Will be invited to APC.
- Staff are working to integrate the different policies in a holistic way. Will return to APC with the climate strategy, wellbeing strategy, mobility strategy, and economic strategy, in addition to the new zoning bylaw discussed tonight. The housing policy work will also return to this group for consideration.

## **8. Adjourn**

There being no further business, the meeting adjourned at 7:26pm.

The next regular meeting of the Advisory Planning Commission is scheduled for Wednesday, March 8<sup>th</sup>, 2023.

*Meghan Mathieson*

Chair

*April 12, 2023*

Date