



**AGENDA FOR THE WORKSHOP MEETING OF COUNCIL HELD IN  
CONFERENCE ROOM A/B, CITY HALL, 141 WEST 14<sup>TH</sup> STREET,  
NORTH VANCOUVER, BC, ON **MONDAY, JANUARY 20, 2025 AT  
6:00 PM****

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View complete Agenda Package at [cnv.org/CouncilMeetings](http://cnv.org/CouncilMeetings)

*The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə́lilwətaʔ (Tseil-Waututh) Nations.*

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Workshop Council Meeting Agenda, January 20, 2025

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, December 9, 2024

**RECESS TO COMMITTEE OF THE WHOLE (WORKSHOP SESSION)**

**MOTION TO SUSPEND THE RULES OF PROCEDURE**

THAT the rules of procedure be suspended for the purposes of informal consideration of the Workshop matters.

**PRESENTATION**

Provincial Legislation Alignment – Director, Planning and Development;  
Manager, Planning (Urban Regeneration and Analytics); Manager, Planning (City  
Design and Planning); and Planner 2

*Information Report, January 15, 2025 – “Provincial Legislation Alignment:  
Council Workshop”*

**RISE AND REPORT**

**ADJOURN – COMMITTEE OF THE WHOLE (WORKSHOP SESSION)**

**REPORT OF THE COMMITTEE OF THE WHOLE**

**ADJOURN**

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, DECEMBER 9, 2024**

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard  
Councillor J. McIlroy  
Councillor S. Shahriari  
Councillor T. Valente

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
P. DeJong, Acting Corporate Officer  
J. Peters, Manager, Legislative and Election Services  
L. Sawrenko, Chief Financial Officer  
D. Van Heerden, Manager, Financial Planning  
H. Granger, City Solicitor  
D. Hutch, Deputy Director, Parks and Public Spaces  
A. Man-Bourdon, Manager, Parks and Natural Spaces  
D. Priestly, Section Manager, Parks Operations  
J. Budgell, Supervisor, Operations, Urban Forestry, Natural Areas & Park Facilities  
S. Galloway, Director, Planning and Development  
J. Draper, Deputy Director, Planning and Development  
T. Ryce, Chief Building Official  
M. Friesen, Manager, Planning (Urban Regeneration and Analytics)  
J. Greig, Manager, Planning (Development Planning)  
D. Fergusson, Manager, Planning (City Design and Planning)  
K. Taylor, Community Planner  
C. Mara, Development Planner  
H. Sherlock, Development Planner  
H. van Gelderen, Legislative Services Advisor

The meeting was called to order at 6:00 pm.

**APPROVAL OF AGENDA**

Moved by Councillor Valente, seconded by Councillor Back

1. Regular Council Meeting Agenda, December 9, 2024

**CARRIED UNANIMOUSLY**

R2024-12-09/1

**ADOPTION OF MINUTES**

Moved by Councillor Back, seconded by Councillor Bell

2. Regular Council Meeting Minutes, December 2, 2024

**CARRIED UNANIMOUSLY**

R2024-12-09/2

**PUBLIC INPUT PERIOD**

- Barbara Stafford, North Vancouver, spoke regarding noise bylaw infractions at the Sunrise Building, located at 2141 Eastern Avenue.

## **CONSENT AGENDA**

Moved by Councillor Girard, seconded by Councillor Bell

THAT the recommendations listed within the “Consent Agenda” be approved.

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9055” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764)

Moved by Councillor Girard, seconded by Councillor Bell

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9055” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-12-09/3

4. “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments)

Moved by Councillor Girard, seconded by Councillor Bell

THAT “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-12-09/4

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057” (GWL Realty Advisors Inc., 140 West 19<sup>th</sup> Street, CD-765)

Moved by Councillor Girard, seconded by Councillor Bell

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9057” (GWL Realty Advisors Inc., 140 West 19<sup>th</sup> Street, CD-765) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-12-09/5

## **CONSENT AGENDA – Continued**

### **BYLAWS – ADOPTION – Continued**

6. “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19<sup>th</sup> Street, CD-765, Rental Housing Commitments)

Moved by Councillor Girard, seconded by Councillor Bell

THAT “Housing Agreement Bylaw, 2024, No. 9058” (GWL Realty Advisors Inc., 140 West 19<sup>th</sup> Street, CD-765, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-12-09/6

### **REPORT**

7. 2025 Council Appointments to Statutory, Management and Advisory Bodies  
– File: 01-0530-01-0001/2024

Report: Acting Corporate Officer, November 20, 2024

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Acting Corporate Officer, dated November 20, 2024, entitled “2025 Council Appointments to Statutory, Management and Advisory Bodies”:

THAT, in respect of the Park and Tilford Gardens Review Board,

- a. a Council member be appointed annually as the Council Liaison; and
- b. two members of the Engineering, Parks and Environment (EPE) Department be appointed annually, such members to be determined by the Director of EPE;

THAT there shall be no Council appointment to the Joint Use of Public Facilities Planning Committee unless and until the Committee is resurrected through joint interest of the North Vancouver municipalities and School District 44;

AND THAT the 2025 Council Appointments to Statutory, Management and Advisory Bodies be approved, as presented.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-12-09/7

### **END OF CONSENT AGENDA**

### **PRESENTATION**

Interim Housing Needs Report – Manager, Planning (Urban Regeneration and Analytics)

The Manager, Planning (Urban Regeneration and Analytics), provided a PowerPoint presentation regarding the “Interim Housing Needs Report” and, along with Matt Thompson, Consultant, Urban Matters, responded to questions from Council.

## **REPORT**

8. 2024 Interim Housing Needs Report – File: 10-5040-20-0009/1

Report: Planner 2, November 20, 2024

Moved by Mayor Buchanan, seconded by Councillor Bell

PURSUANT to the report of the Planner 2, dated November 20, 2024, entitled “2024 Interim Housing Needs Report”:

THAT the City of North Vancouver’s 2024 Interim Housing Needs Report be received;

THAT the Mayor write to the Premier and the Minister of Housing and Municipal Affairs stating that it is provincial responsibility to deliver the 651 homes for extreme core housing needs and persons experiencing homelessness, as required by the Interim Housing Needs Report;

THAT the City engage with the Province, District of North Vancouver, District of West Vancouver, Squamish Nation and Tsleil-Waututh Nation to discuss the overall housing needs for the North Shore;

THAT the City engage with the Province to develop a memorandum of understanding on delivering required infrastructure to support provincially-directed growth;

AND THAT staff be directed to report back to Council on a quarterly basis on the progress on this work.

**CARRIED UNANIMOUSLY**

R2024-12-09/8

## **PRESENTATION**

Urban Forest Operational Update – Manager, Parks and Natural Spaces

The Manager, Parks and Natural Spaces, the Section Manager, Parks Operations, and the Supervisor, Operations, Urban Forestry, Natural Areas and Park Facilities, provided a PowerPoint presentation regarding the “Urban Forest Operational Update” and responded to questions from Council.

## **REPORTS**

9. Urban Forest Operational Update – File: 12-5810-01-0001/2024

Report: Manager, Parks and Natural Spaces, November 20, 2024

Moved by Councillor Back, seconded by Councillor Shahriari

PURSUANT to the report of the Manager, Parks and Natural Spaces, dated November 20, 2024, entitled “Urban Forest Operational Update”:

THAT the report and presentation be received for information;

AND THAT staff report back to Council with future operational updates related to the urban forest.

**CARRIED UNANIMOUSLY**

R2024-12-09/9

## **REPORTS – Continued**

10. 2024 Extension of Funding Requests – File: 05-1705-30-0019/2024

Report: Chief Financial Officer, November 13, 2024

Moved by Councillor Valente, seconded by Councillor Back

PURSUANT to the report of the Chief Financial Officer, dated November 13, 2024, entitled “2024 Extension of Funding Requests”:

THAT Funding Appropriation No. 2148 for \$79,810 – Shipyards Operating Plan & Other Study, be extended until December 31, 2027;

THAT Funding Appropriation No. 2106 for \$40,000 – Permissive Tax Review, be extended until December 31, 2026;

THAT Funding Appropriation No. 2106 for \$31,167 – Traffic Signal Pre-Emption for Fire Emergency Vehicles, be extended until December 31, 2025;

THAT Funding Appropriation Nos. 2106 and 2162 for \$84,174 – Fibre Infrastructure, be extended until December 31, 2025;

THAT Funding Appropriation No. 2162 for \$68,453 – Enhanced VOIP Solutions, be extended until December 31, 2025;

THAT Funding Appropriation No. 2118 for \$45,000 – Marine-Main Corridor Improvements, be extended until December 31, 2025;

THAT Funding Appropriation Nos. 2160 and 2161 for \$640,542 – Casano Loutet Overpass, be extended until December 31, 2025;

THAT Funding Appropriation No. 2143 for \$75,000 – Public School Playgrounds, be extended until December 31, 2025;

THAT Funding Appropriation Nos. 2109 and 8826 for \$250,933 – Waterfront Park Master Plan, be extended until December 31, 2025;

THAT Funding Appropriation Nos. 2148, 2162 and 2164 for \$146,515 – Corporate Climate Action Implementation, be extended until December 31, 2025;

THAT Funding Appropriation No. 2162 for \$51,955 – Library – Room Divider Replacement, be extended until December 31, 2025;

AND THAT should any of the extended amounts remain unexpended as at their new expiry date, the unexpended balances shall be returned to the credit of their respective funds.

**CARRIED UNANIMOUSLY**

R2024-12-09/10

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES**

Nil.

## **COUNCIL REPORTS**

Councillor Bell provided comments regarding the North Vancouver Museum and Archives' gala, thanking Council members who attended as well as those who organized the event.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Valente, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter], 90(1)(i) [legal advice], and 90(1)(k) [contract negotiations/proposed service], and where required, Council considers that discussion of the matters could reasonably be expected to harm the interests of the City if they were held in public.

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 8:08 pm and reconvened at 9:14 pm.

## **REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

Moved by Councillor Girard, seconded by Councillor Bell

THAT the following items from the Committee of the Whole (Closed Session), of December 9, 2024, be ratified:

11. Contract Negotiations – File: 02-0800-30-0022/1

Report: Deputy Director, Civic Development and Strategic Initiatives,  
November 20, 2024

PURSUANT to the report of the Deputy Director, Civic Development and Strategic Initiatives, dated November 20, 2024, regarding contract negotiations:

THAT the wording of the resolution and the report of the Deputy Director, Civic Development and Strategic Initiatives, dated November 20, 2024, remain in the Closed session.

R2024-12-09/11



**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued**

12. 2025 Appointments to the Advisory Design Panel – File: 01-0360-20-0001/2025

Report: Acting Corporate Officer, November 20, 2024

PURSUANT to the report of the Acting Corporate Officer, dated November 20, 2024, entitled “Appointment to the Advisory Design Panel”:

THAT Narjes Miri and Patrick Schilling be appointed as Architect representatives to the Advisory Design Panel for the term commencing on February 1, 2025 and concluding on January 31, 2027;

THAT Dimitri Samaridis be re-appointed as Landscape Architect representative to the Advisory Design Panel for the term commencing on February 1, 2025 and concluding on January 31, 2027;

THAT Oliver Bibby be re-appointed as Business representative to the Advisory Design Panel for the term commencing on February 1, 2025 and concluding on January 31, 2027;

THAT David Jacobson be re-appointed as Construction representative to the Advisory Design Panel for the term commencing on February 1, 2025 and concluding on January 31, 2027;

THAT Ghazaleh Zahedi be appointed as Community representative to the Advisory Design Panel for the term commencing on February 1, 2025 and concluding on January 31, 2027;

AND THAT the resolution be released and the report of the Acting Corporate Officer, dated November 20, 2024, entitled “Appointment to the Advisory Design Panel”, remain in the Closed session.

R2024-12-09/12

13. 2025 Appointments to the Community Safety Advisory Committee  
– File: 01-0360-20-0120/2025

Report: Acting Corporate Officer, November 20, 2024

PURSUANT to the report of the Acting Corporate Officer, dated November 20, 2024, entitled “2025 Appointments to the Community Safety Advisory Committee”:

THAT Evan Damkjar, Nicholas De Lucrezia, Brian Fixter, Olga Kens and Ann McAlister be appointed to the Community Safety Advisory Committee for the term commencing on February 1, 2025 and concluding on January 31, 2026;

AND THAT the resolution be released and the report of the Acting Corporate Officer, dated November 20, 2024, entitled “2025 Appointments to the Community Safety Advisory Committee”, remain in the Closed session.

R2024-12-09/13

**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued**

14. Appointments to the North Vancouver City Library Board – File: 01-0360-20-0070/2024

Report: Acting Corporate Officer, November 20, 2024

PURSUANT to the report of the Acting Corporate Officer, dated November 20, 2024, entitled “Appointments to the North Vancouver City Library Board”:

THAT Brendan Harvey and Rubina Jamal be re-appointed to the North Vancouver City Library Board for the term commencing on January 1, 2025 and concluding on December 31, 2026;

AND THAT the resolution be released and the report of the Acting Corporate Officer, dated November 20, 2024, entitled “Appointments to the North Vancouver City Library Board”, remain in the Closed session.

R2024-12-09/14

15. Appointments to the North Vancouver Museum and Archives Commission – File: 01-0360-20-0073/2024

Report: Acting Corporate Officer, November 20, 2024

PURSUANT to the report of the Acting Corporate Officer, dated November 20, 2024, entitled “Appointments to the North Vancouver Museum and Archives Commission”:

THAT the appointment of Dee Dhaliwal commencing February 2023 be extended to December 31, 2025;

THAT Adrian Dyck, Sheryl Fisher-Rivers and David Youngson be re-appointed to the North Vancouver Museum and Archives Commission for a term commencing January 1, 2025 and concluding December 31, 2027;

AND THAT the resolution be released and the report of the Acting Corporate Officer, dated November 20, 2024, entitled “Appointments to the North Vancouver Museum and Archives Commission”, remain in the Closed session.

R2024-12-09/15

**CARRIED UNANIMOUSLY**

**ADJOURN**

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:15 pm.

*“Certified Correct by the Acting Corporate Officer”*

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ACTING CORPORATE OFFICER

# Council Workshop:

Provincial Legislation Alignment

January 20, 2025

Planning & Development



## Council Workshop Agenda

- Context
- 20-Year Housing Need
- Provincial Legislation Alignment Process
- Discussion

# Context: Long History of Housing Success



# Context: More Housing, Faster Mandate

## Provincial and Federal Governments: **More Housing, Faster**

- Housing Accelerator Fund is first Federal involvement in housing since 1990s. Dynamic Federal situation.
- Provincial legislation is most significant change to planning legislation in 50 years. Affects how municipalities plan for and pay for growth.

## Context: How we got here

### Understanding and Interpreting Legislative Changes

- **December 2023**
  - Considering impacts of new housing legislation in general.
- **March 2024**
  - Coordinating across jurisdictions to understand specific requirements of new legislation.
  - Integrating new legislation with existing workplans.
  - Anticipating further legislative changes.

### Planning the Work

- **September – November 2024**
  - Integrating Housing Accelerator Fund with provincial requirements.
- **Dec 9, 2024 Report**
  - Province’s 20-year Housing Need calculator does not consider City’s constrained geography.
  - City’s long history of providing regionally-significant amounts of housing creates an outsized impact on 20-year Housing Need.

### Initiating the Work

We are here

## 20-Year Housing Need

21,301  
20-year housing need

+

29,021  
units in 2021 (Census)



= Capacity for 50,322 housing units

## 20-Year Housing Need

$$\text{Total Capacity Today} = 29,021 \text{ Units} + \text{Development Pipeline} + \text{Unbuilt Capacity in Bylaws}$$







$$50,322 \text{ units} - \text{Total Capacity Today} = \text{Capacity Gap}$$

## 20-Year Housing Need: Capacity Gap

- Staff will prepare **3 growth scenarios**.
- Growth Scenarios will consider the **Transit Oriented Areas (TOA)** and minimum **Small-Scale Multi-Unit Housing (SSMUH)** requirements.
- Will need Council and public input.



# Every 10,000 more units of capacity...

|  |           |  |
|--|-----------|--|
|  <p><b>3300 Small Scale</b><br/>Need 110 city blocks</p>  <p>2 to 4 storeys<br/>1 to 6 units per lot</p> | <p>or</p> |  <p><b>200 Mid-Rises</b><br/>Need 23 city blocks</p>  <p>5 to 6 storeys<br/>50 units per building</p>        |
|  | <p>or</p> |  <p><b>71 High-Rises</b><br/>Need 18 city blocks</p>  <p>7 to 20+ storeys<br/>140 units per building</p> |

# Every 10,000 more units of capacity...

|  |  |
|--|--|
|  <p><b>3300 Small Scale</b><br/>Need 110 city blocks</p>  <p>2 to 4 storeys<br/>1 to 6 units per lot</p> |  |
|--|--|

# Every 10,000 more units of capacity...


 **3300 Small Scale**  
Need 110 city blocks




2 to 4 storeys  
1 to 6 units per lot



# Every 10,000 more units of capacity...

 **200 Mid-Rises**  
Need 23 city blocks





5 to 6 storeys  
50 units per building





# Every 10,000 more units of capacity...


 **200 Mid-Rises**  
Need 23 city blocks




5 to 6 storeys  
50 units per building

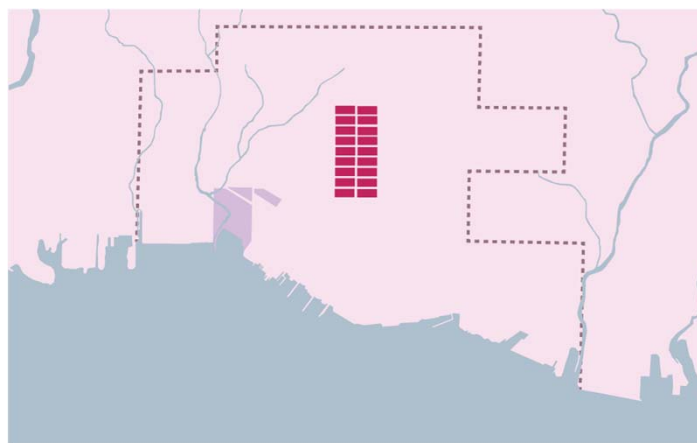


# Every 10,000 more units of capacity...


 **71 High-Rises**  
Need 18 city blocks




7 to 20+ storeys  
140 units per building



## Every 10,000 more units of capacity...


**71 High-Rises**  
 Need 18 city blocks



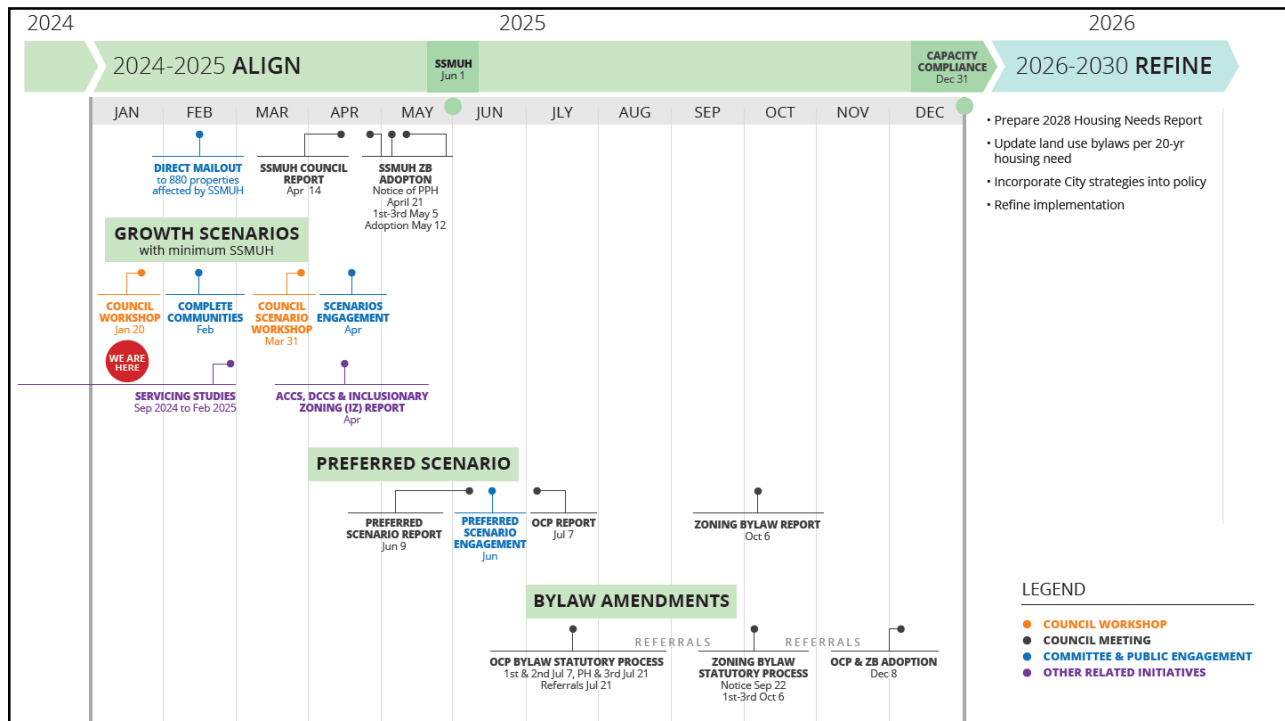
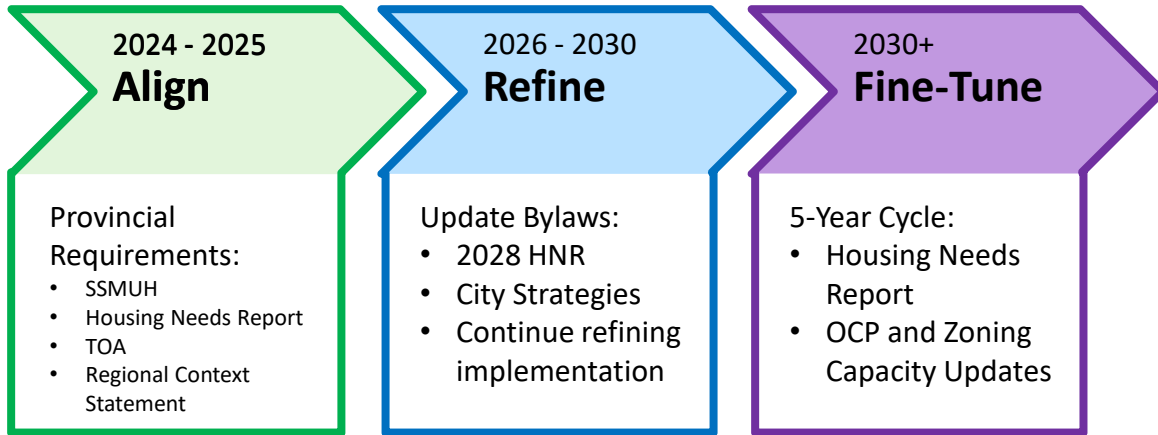
7 to 20+ storeys  
140 units per building



## Scenarios Development

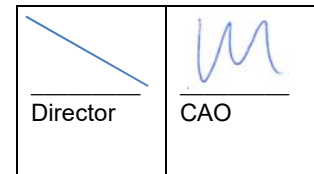
- Mix of housing types in places that make sense.
- Considerations:
  - Close to transit & safe mobility options
  - Close to amenities, green space & destinations
  - Housing choices for people in all stages of life

# Provincial Legislation Alignment





# Discussion



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Sean Galloway, Director, Planning and Development

Subject: PROVINCIAL LEGISLATION ALIGNMENT: COUNCIL WORKSHOP

Date: January 15, 2025 File No: 09-3900-30-0008/1

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**ATTACHMENTS**

1. Council Workshop Presentation (CityDocs [2618523](#))
2. Process Diagram (CityDocs [2620848](#))
3. December 9, 2024 – Report to Council: Interim Housing Needs Assessment (CityDocs [2610272](#))
4. Official Community Plan Land Use Designation Map (CityDocs [2615908](#))
5. Small-Scale Multi-Unit Housing Map (CityDocs [2616004](#))
6. Transit-Oriented Areas Map (CityDocs [2478109](#))
7. Glossary (CityDocs [2618067](#))

**SUMMARY**

The purpose of this report is to share information and to seek Council’s advice and direction in initiating bylaw amendments to align the City’s land use bylaws with provincial legislative changes and federal commitments.

**BACKGROUND**

North Vancouver was celebrated by the Globe and Mail in December 2024 as the “Most Liveable City in Canada”. The City has earned this recognition after decades of intentional planning to create a community with a diversity of housing options, high quality public spaces, and access to nature.

In late 2023 and into 2024, the Province adopted a comprehensive suite of legislation intended to result in more housing constructed faster while having more clear, consistent, and transparent development approvals processes. The suite of legislation is the most significant change to BC’s land use planning framework in 50 years. Despite the City’s longstanding successes in delivering a regionally-significant amount of

housing, particularly rental housing, the legislative changes require the City to bring its bylaws into alignment with the provincial legislation by December 31, 2025. The process diagram in Attachment #2 summarizes this process.

Staff are seeking Council's advice in two areas:

1. What is most important to successfully communicate during this 2025 process to align the City's land use bylaws with the new provincial legislation, and
2. How to best set the City up for success in 2026 and beyond so that the City can continue to be the Most Liveable City in Canada.

On March 11, 2024, Council resolved:

PURSUANT to the report of the Acting Deputy Director, Planning and Development, and the Manager, Long Range and Community Planning, dated March 1, 2024, entitled "Provincial Housing Legislation – Potential Issues":

THAT staff be directed to undertake the work necessary to bring City policy and bylaws into alignment with Provincial legislation, as required by recent changes to the *Local Government Act*;

AND THAT the wording of the resolution be released upon direction from the Director, Planning and Development, and the report of the Acting Deputy Director, Planning and Development, and the Manager, Long Range and Community Planning, dated March 1, 2024, entitled "Provincial Housing Legislation – Potential Issues", remain in the Closed session.

## **DISCUSSION**

The provincial housing legislation changes how municipalities plan and pay for growth:

- **Planning for growth:** The Province has established a standardized process to calculate how much housing a municipality will need in five years and in 20 years. Municipalities are now required to update their land use bylaws every five years to demonstrate that there is sufficient land and density to accommodate the 20-year housing need. The 20-year housing need is fine-tuned every five years via a Housing Needs Report.
- **Paying for growth:** Currently the City primarily uses the rezoning and OCP amendment process to negotiate community benefits, such as public space, parks, and affordable housing. The provincial housing legislation changes mean that the City will process fewer rezoning and OCP amendment applications, because the City needs to make a 20-year supply of residential land available for development. To maintain the quality of City services as the 20-year housing supply is built out, the City will need to raise funds for community infrastructure and benefits via new tools the Province has introduced. The City will also need to continue advocating for the Province to deliver its mandates of transit, healthcare, education, childcare, and affordable housing at levels proportional to the growth our City is experiencing.

## Aligning City Bylaws with Provincial Legislation

Like other municipalities in BC, it will be a new practice for the City to accommodate 20-year housing need in City land use bylaws. Staff are currently confirming how much the Official Community Plan (OCP) and Zoning Bylaw need to change to accommodate the 20-year housing need and plan to return to Council in a workshop setting to discuss various residential growth scenarios.

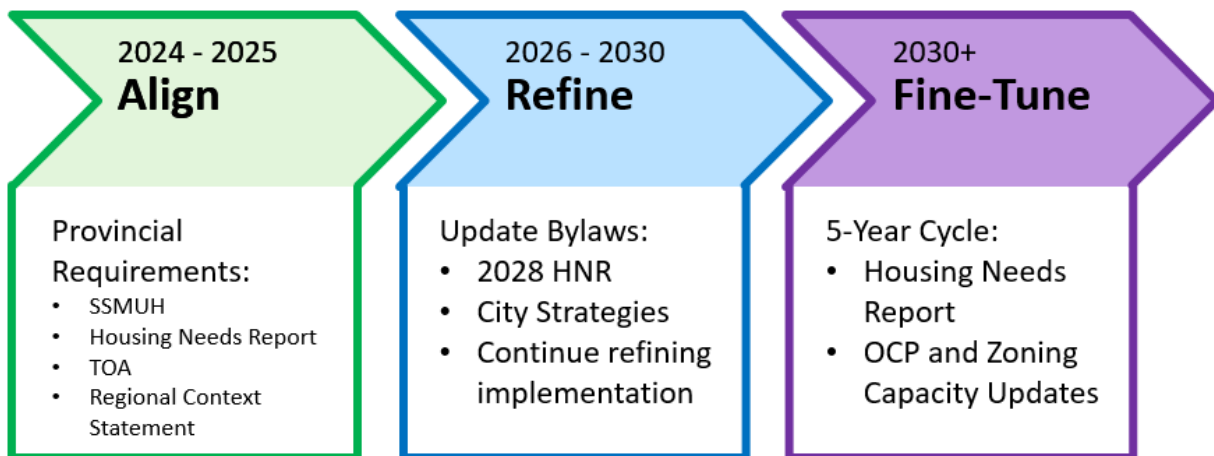
The glossary in Attachment #7 has more information about specific tools and policies, which are *italicized* in this report.

The provincial deadline to update *Small-Scale Multi-Unit Residential “restricted zones”* is June 1, 2025. The deadline to amend the *Official Community Plan* and *Zoning Bylaw* to accommodate 20-year housing needs, implement the *Transit Oriented Area*, and adopt the *Regional Context Statement* is December 31, 2025. As the work encompasses a comprehensive suite of provincial legislation and the work of multiple City departments, staff recommend naming the work to be undertaken in 2025 as the “Provincial Legislation Alignment”.

## Moving from Alignment to Refinement

Once the City’s bylaws have been aligned with the provincial legislation, future updates should follow a regular pattern. The provincial legislation now requires that a Housing Needs Report be prepared every five years, followed by amendments to the OCP and Zoning Bylaw to accommodate the updated 20-year housing need. The next Housing Needs Report is due December 31, 2028, followed by OCP and Zoning Bylaw amendments two years later - by December 31, 2030. The provincial legislation is moving municipalities away from the use of *discretionary zoning* to secure community amenities, affordable housing, high quality buildings, and high quality public space. As a result, staff recommend using the 2026-2030 period to systematize the practices, policies, guidelines, and standards that the City currently uses with discretionary approvals so that new development continues to contribute to well-designed and liveable buildings and streets.

## NEXT STEPS



If Council supports proceeding with the work, staff will come back to Council at the following points:

- Phase 1 ALIGN:
  - Council Workshop on residential growth scenarios.
  - Council to consider adoption of SSMUH bylaws.
  - Council Workshop to shape preferred residential growth scenario. This will include direction to staff on whether to expand SSMUH to areas beyond “restricted zones”, whether to pre-zone lands within the Lonsdale Quay *Transit Oriented Area*, the extent of an R5 pre-zone area, and how to “future proof” areas of the community where a change in bus stop location or transit frequency could trigger SSMUH legislation.
  - Council to consider bylaw amendments to align with provincial framework, followed by statutory referrals processes.
- Phase 2 REFINE:
  - Confirm in 2026 the project scope and process to undertake further refinements to land use bylaws.
  - Focus areas will include: 20-year housing need as of 2028 and growth options, incorporating City Strategies into land use bylaws, refining the “Align” approach based on early land development applications, addressing non-residential land uses, and refining requirements related to high-quality buildings and public spaces.
- Phase 3 FINE-TUNE:
  - Update land use bylaws on five-year cycle as outlined in provincial legislation.

In summary, per Council’s previous resolution on March 11, 2024, staff seek direction to align City land use bylaws with provincial legislation and undertake community information sharing and engagement to support the process.

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Sean Galloway  
Director, Planning and Development



2024

2025

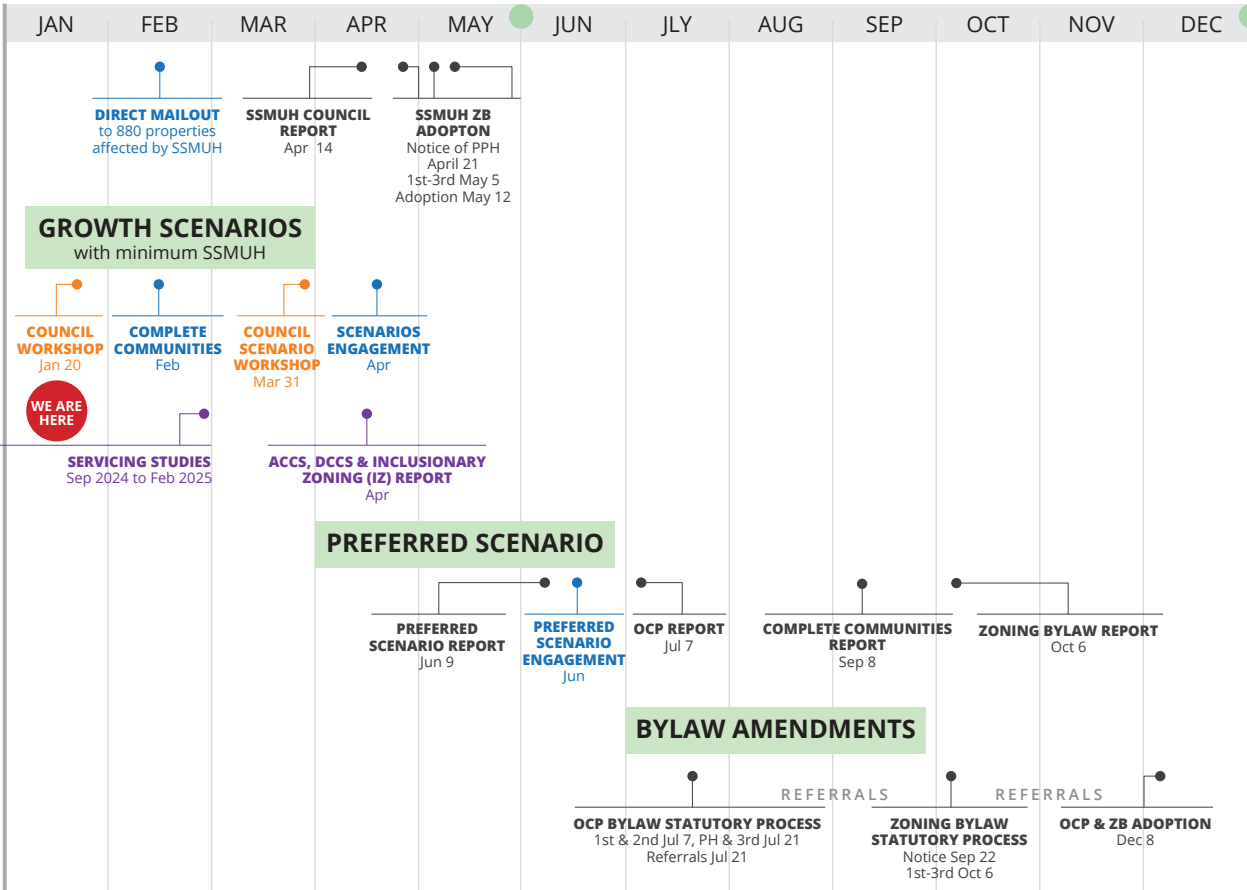
2026

2024-2025 **ALIGN**

**SSMUH**  
Jun 1

**CAPACITY COMPLIANCE**  
Dec 31

2026-2030 **REFINE**



- Prepare 2028 Housing Needs Report
- Update land use bylaws per 20-yr housing need
- Incorporate City strategies into policy
- Refine implementation

LEGEND

- **COUNCIL WORKSHOP**
- **COUNCIL MEETING**
- **COMMITTEE & PUBLIC ENGAGEMENT**
- **OTHER RELATED INITIATIVES**

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, DECEMBER 9, 2024**

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**PRESENTATION**

Interim Housing Needs Report – Manager, Planning (Urban Regeneration and Analytics)

The Manager, Planning (Urban Regeneration and Analytics), provided a PowerPoint presentation regarding the “Interim Housing Needs Report” and, along with Matt Thompson, Consultant, Urban Matters, responded to questions from Council.

**REPORT**

8. 2024 Interim Housing Needs Report – File: 10-5040-20-0009/1

Report: Planner 2, November 20, 2024

Moved by Mayor Buchanan, seconded by Councillor Bell

PURSUANT to the report of the Planner 2, dated November 20, 2024, entitled “2024 Interim Housing Needs Report”:

THAT the City of North Vancouver’s 2024 Interim Housing Needs Report be received;

THAT the Mayor write to the Premier and the Minister of Housing and Municipal Affairs stating that it is provincial responsibility to deliver the 651 homes for extreme core housing needs and persons experiencing homelessness, as required by the Interim Housing Needs Report;

THAT the City engage with the Province, District of North Vancouver, District of West Vancouver, Squamish Nation and Tsleil-Waututh Nation to discuss the overall housing needs for the North Shore;

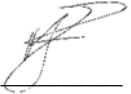


THAT the City engage with the Province to develop a memorandum of understanding on delivering required infrastructure to support provincially-directed growth;

AND THAT staff be directed to report back to Council on a quarterly basis on the progress on this work.

**CARRIED UNANIMOUSLY**

R2024-12-09/8



|   |   |  |
|---|---|--|
| <br>Department<br>Manager | <br>Director | <br>CAO |
|---|---|--|

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Coreen Mara, Planner 2

Subject: 2024 INTERIM HOUSING NEEDS REPORT

Date: November 20, 2024 File No: 10-5040-20-0009/1

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated November 20, 2024, entitled “2024 Interim Housing Needs Report”:

THAT the City of North Vancouver’s 2024 Interim Housing Needs Report be endorsed;

AND THAT the 2024 Interim Housing Needs Report be provided to Metro Vancouver and the Province of BC for information and published on the City’s website.

**ATTACHMENTS**

1. Interim Housing Needs Report (2024) (CityDocs [2599432](#))
2. Housing Needs Report (2021) (CityDocs [2396265](#))
3. Summary of Legislative and Regulatory Requirements for Housing Needs Reports (2024) (CityDocs [2597062](#))
4. HNR Method Technical Guidance (2024) (CityDocs [2597066](#))

**SUMMARY**

The purpose of this report is to seek Council’s endorsement of the City’s 2024 Interim Housing Needs Report (IHNR) (Attachment #1). The report has been prepared in line with provincial legislation. A summary of the legislative requirements, key findings, and next steps are presented below.

## BACKGROUND

In 2019, the Province of BC brought forward legislation requiring all local governments to complete Housing Needs Reports by April 2022 and every five years thereafter. The intent of a Housing Needs Report (HNR) is for local governments and the Province to better understand and respond to current and anticipated housing needs. Council endorsed the City's first comprehensive HNR in December 2021 (Attachment #2).

In June 2024, the Province finalized the requirements for local governments to complete an Interim Housing Needs Report (IHNR) by January 1, 2025 using a new standardized HNR Method for identifying future housing needs. All local governments will then proceed with preparing a 'regular' Housing Needs Report in 2028 and every five years thereafter.

The IHNR must include three new, additional items:

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the new HNR Method;
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, biking, public transit or other modes; and
- A list of City actions taken since the last HNR to address housing need.

The IHNR has been prepared to satisfy all legislative requirements (Attachment #3).

Upon completion of the IHNR, provincial legislation also requires the City to review and update its Official Community Plan (OCP) and Zoning Bylaw by December 31, 2025 to accommodate the identified 20 year housing need.

The key findings of the IHNR are summarized below.

## DISCUSSION

The 2024 IHNR provides an overview of current and anticipated housing needs in the City over the next 5 and 20 years through statistical analysis and community input from the previous 2021 HNR. The report was prepared with the consulting firm Urban Systems Ltd. The report findings will be used to inform the OCP and Zoning Bylaw updates as well as City policy concerning other planning and housing initiatives.

### Key Findings

*The City is growing faster than the region.*

The City's population grew by more than one quarter (29%) between 2006 and 2021, with nearly 13,000 new residents calling the City of North Vancouver home. This growth outpaced both the North Shore (12%) and the region overall (23%). This shows that the City is a highly desirable place to live, and that ongoing consideration needs to be given to the impacts of this growth. To accommodate this growth, the City's housing stock has shifted towards a greater number of multifamily developments. Apartment development

constitutes the majority of new residential units, followed by ground-oriented missing middle housing.

*Housing needs are evolving with changing demographics.*

The City’s demographics have shifted in recent years. Statistics show an increase in seniors – from 14% of the population in 2006 to 20% today– and a significant number of families with children, who represent over one quarter of households. The community remains diverse, with immigrants consistently representing over one third of the population since 2006. However, in this time the City has seen a smaller share of new immigrants in the last 5 years, down 5% since 2006. These residents live in a range of housing types, including apartments, single-family houses, and ground-oriented missing middle units. Nearly half of City residents rent their homes. To support the needs of the changing population, the City will need to continue providing a diversity of housing types and tenures including supports for ageing-in-place and multi-bedroom units to accommodate children and multi-generational families.

*Housing affordability in the City continues to be a significant issue.*

Affordability continues to be one of the most significant issues facing City residents. One in five residents are in core housing need (Canada’s indicator of housing vulnerability), of which 70% are renters. Based on CMHC’s affordability measures, median-income earners cannot afford to buy any type of housing in the City. Homelessness continues to be a growing issue with non-market housing not keeping pace with demand. The City has made progress on increasing the supply of both market and non-market housing and on strengthening City policies, however, a continued effort from all levels of government is needed to tackle affordability and homelessness.

## **Current Housing Needs**

### *Core Housing Need*

To provide an understanding of current housing needs in the City, the report analyzes core housing need which is a measure of housing vulnerability established by Canada Mortgage and Housing Corporation (CMHC).

#### **CORE HOUSING NEED**

A household that lives in unsuitable, inadequate, or unaffordable dwelling and cannot afford alternative housing in their community.

#### **INADEQUATE HOUSING**



A household that lives in a dwelling in need of major repairs.

#### **UNAFFORDABLE HOUSING**

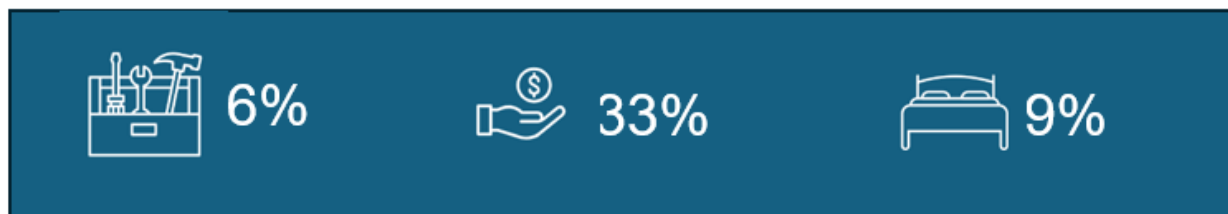


A household that spends more than 30% of its income on shelter cost.

#### **UNSUITABLE HOUSING**



A household that does not have enough bedrooms according to the National Occupancy Standard and experiences overcrowding.



In 2021, 19% of households in the City faced core housing need. Affordability was the biggest contributor with 33% of households living in unaffordable housing, while 9% experienced overcrowding, and 6% lived in a unit that required major repairs. Renters in the City were more than three times likelier to be in need of core housing than owners. This disparity indicates a pressing issue that disproportionately affects those who rent.

### Housing Affordability

To provide a broader understanding of housing affordability in the City, the IHNR includes an affordability gap analysis for both owners and renters. The affordability gap analysis assesses the difference between what is affordable for various median-income earning household types and their actual shelter costs based on prices in the local market. Affordability is achieved if a household is spending less than 30% of monthly household income on shelter costs.

Per Table 1 below, no form of housing in the City is considered affordable to buy. Median-income earning households cannot afford a missing-middle or neighbourhood residential unit without paying 50% or more of their income. Even apartments require all median-earning households to pay more than 30% (but less than 50%) of their income toward housing costs.

**Table 1: Owner Affordability Analysis, City of North Vancouver, 2024**

| Household Type   | Median Household Income (2024) | Affordable Monthly Shelter Costs | Amount of Income Spent on Shelter Costs |                                |           |
|--|--------------------------------|----------------------------------|---|--------------------------------|-----------|
|  |                                |                                  | Neighbourhood Residential               | Ground-Oriented Missing Middle | Apartment |
| <b>Average Monthly Shelter Costs</b>                                     |                                |                                  | \$11,181                                | \$8,711                        | \$5,385   |
| <b>Couples without children</b>  | \$134,302                      | \$3,358                          | -\$7,824                                | -\$5,353                       | -\$2,028  |
| <b>Couples with children</b>   | \$173,372                      | \$4,334                          | -\$6,847                                | -\$4,376                       | -\$1,051  |
| <b>Single parent families</b>  | \$90,959                       | \$2,274                          | -\$8,907                                | -\$6,437                       | -\$3,111  |
| <b>Families with additional persons or multi-generational households</b> | \$191,686                      | \$4,792                          | -\$6,389                                | -\$3,918                       | -\$593    |
| <b>Individuals living alone or with roommates</b>                        | \$65,930                       | \$1,648                          | -\$9,533                                | -\$7,062                       | -\$3,737  |

**Green** cells indicate the household is spending less than 30% of monthly household income on shelter costs – they are considered to be living affordably; **orange** indicates they are spending 30-49%, and **red** indicates they are spending 50% or more of their pre-tax household income.

Source: Based on BC Assessment data, current interest rates, and analysis undertaken by Urban Matters.

With low vacancy rates and demand for purpose-built rental housing that is outpacing the development of new units, the affordability gap for median-income earning renter households has widened since the City’s last HNR. As of 2024, an increasing proportion of households need to contribute more than 30% or 50% of their monthly income towards rent (per Table 2 below). This widening gap is most felt by median-income earning single-parent households and individuals living alone or with roommates. For both median-income earning single-parents and individuals living alone or with roommates, the average cost of rent for an adequately sized apartment is considered unaffordable.

**Table 2: Renter Affordability Analysis for the City of North Vancouver, 2024**

| Household Type  | Median Household Income | Affordable Monthly Shelter Costs | Amount of Income Spent on Shelter Costs |           |           |           |
|---|-------------------------|----------------------------------|---|-----------|-----------|-----------|
|   |                         |                                  | Bachelor                                | 1-Bedroom | 2-Bedroom | 3-Bedroom |
| <b>Average Monthly Shelter Costs</b>  |                         |                                  | \$1,449                                 | \$1,729   | \$2,918   | \$3,429   |
| Couples without children  | \$87,616                | \$2,190                          | \$621                                   | \$341     | -\$128    | -\$1,238  |
| Couples with children   | \$113,105               | \$2,828                          | \$1,258                                 | \$978     | \$509     | -\$601    |
| Single parent families  | \$59,340                | \$1,484                          | -\$86                                   | -\$366    | -\$835    | -\$1,945  |
| Families with additional persons or multi-generational households   | \$125,052               | \$3,126                          | \$1,557                                 | \$1,277   | \$808     | -\$302    |
| Individuals living alone or with roommates  | \$43,012                | \$1,075                          | -\$495                                  | -\$775    | -\$1,244  | -\$2,354  |
| <p><b>Green</b> cells indicate the household is spending less than 30% of monthly household income on shelter costs – they are considered to be living affordably; <b>orange</b> indicates they are spending 30-49%, and <b>red</b> indicates they are spending 50% or more of their pre-tax household income. White cells indicate the unit is not suitable according to CMHC’s National Occupancy Standard.</p> |                         |                                  |   |           |           |           |

Source: Based on CMHC Rental Market Survey data, and analysis undertaken by Urban Matters.

## Future Housing Needs

There was no standard methodology for preparing housing need projections in the last 2021 HNR. The City used a method based on Census data, Metro Vancouver 2050 population projections, and historical development trends. A drawback to this approach is that it relies on long-term historical patterns of growth and assumes conditions will remain relatively similar. The 2021 HNR projected that an additional 4,655 housing units would be needed by 2031.

The Province recognized that there was no consistency in estimates of overall need across municipalities and therefore no way to compare housing outcomes. In response,

a new standardized methodology of estimating need – referred to as the “HNR Method” – was created and is required for the 2024 IHNR.

The HNR Method estimates future housing need in two parts:

1. Estimating the existing gaps in current housing by combining components A, B, C, E, and F.
2. Projecting future housing need based on household growth over the next five and 20 years as shown in Component D.

The City’s 5 and 20-year housing needs are provided in the table below. A detailed summary of each component of the HNR Method is provided in Attachment #4 (HNR Method Technical Guidance).

**Table 3:** Calculation of 5 and 20 Year Housing Need for the City of North Vancouver

| Component                            | Number of Housing Units |                     |
|--------------------------------------|-------------------------|---------------------|
|                                      | 5 Year Need (2026)      | 20 Year Need (2041) |
| A. Extreme Core Housing Need         | 525                     | 2,099               |
| B. Persons Experiencing Homelessness | 126                     | 251                 |
| C. Suppressed Household Formation    | 358                     | 1,431               |
| D. Anticipated Growth                | 4,835                   | 14,467              |
| E. Rental Vacancy Rate Adjustment    | 73                      | 292                 |
| F. Additional Local Demand           | 690                     | 2,761               |
| <b>Total New Units</b>               | <b>6,606</b>            | <b>21,301</b>       |

According to the last Census, the City had 29,021 housing units in 2021. Over the next 20 years, the Provincial calculator indicates the City of North Vancouver requires 21,301 additional housing units to address both its underlying and future housing needs. Per Provincial legislation, the City is required to update its OCP and Zoning Bylaw by December 31, 2025 to accommodate the 20-year housing need.

### Other Legislative Requirements

The HNR legislation requires municipalities to provide key statements around specific areas of need including: affordable housing, rental housing, housing for seniors, housing for families, housing for Indigenous households, special needs housing, homelessness, and housing near transit. These statements are provided in Section 4 of report and should be considered within the context of the OCP and Zoning Bylaw updates and future City housing initiatives.

In addition, the City is required to report on the housing initiatives undertaken since its last HNR. Since the City’s 2021 HNR, the City has completed and is currently undertaking several housing initiatives to increase housing supply, affordability, and inclusivity, and to streamline the development approvals process. These initiatives range from new plans (e.g. Community Wellbeing Strategy), to policy updates (e.g.




short term rentals), to larger-scale projects (e.g. Housing Accelerator Fund). A detailed list of all initiatives is provided in Section 1 of the report.

## **NEXT STEPS**

Endorsement of the IHNR by Council and publication on the City's website satisfies the January 1, 2025 legislative requirements. Staff will also disseminate the key findings of the report to the Province of BC, Metro Vancouver, and relevant interest-holders.

Additionally, the legislation requires all municipalities to review and update their OCP and Zoning Bylaw by December 31, 2025 to ensure the statements, maps, and land use designations permit the number of housing units needed over the next 20 years. A forthcoming staff report for Council's consideration and direction will outline recommended steps to update the OCP and Zoning Bylaw.

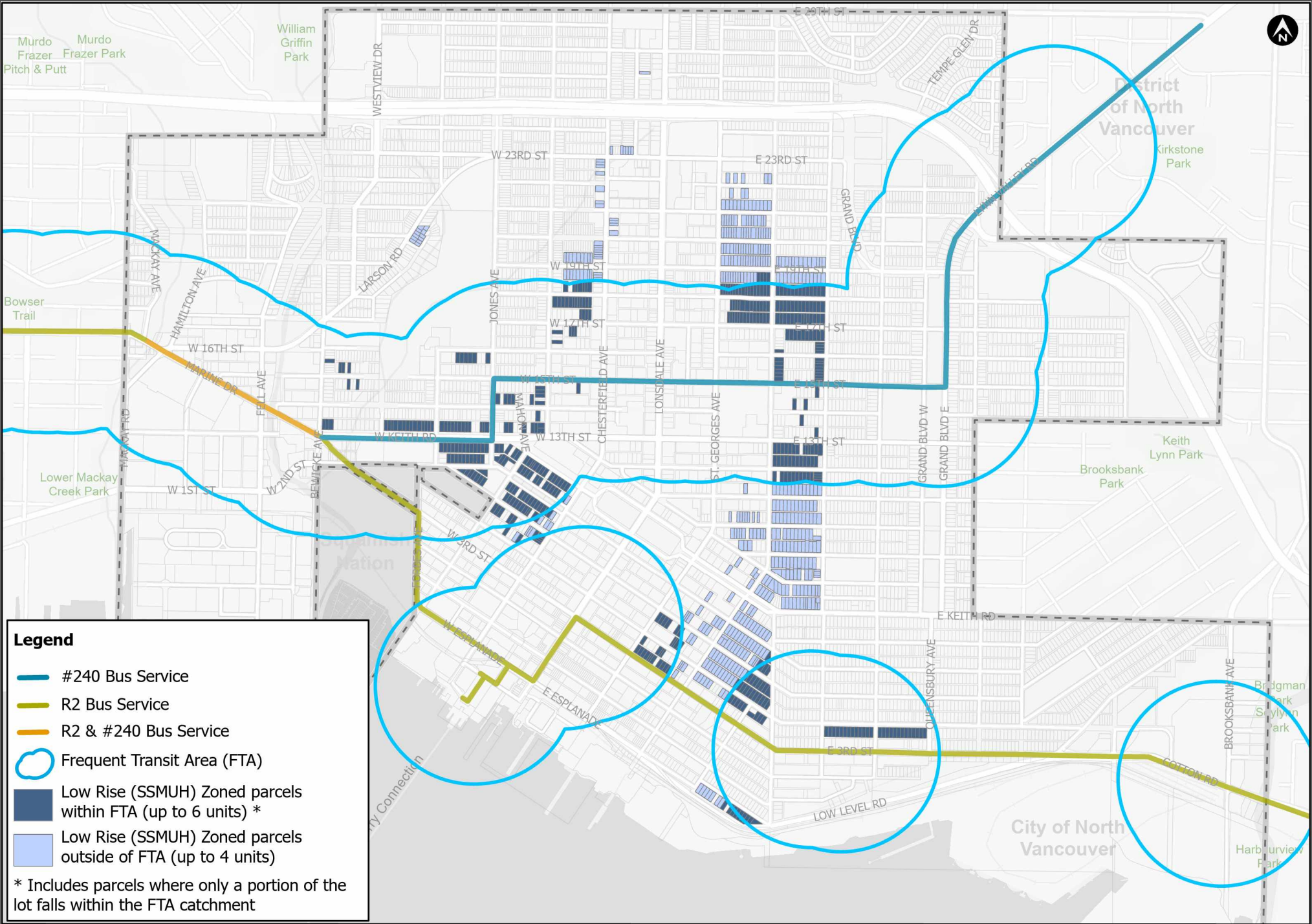
RESPECTFULLY SUBMITTED:









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Coreen Mara  
Planner 2





**Legend**

-  #240 Bus Service
-  R2 Bus Service
-  R2 & #240 Bus Service
-  Frequent Transit Area (FTA)
-  Low Rise (SSMUH) Zoned parcels within FTA (up to 6 units) \*
-  Low Rise (SSMUH) Zoned parcels outside of FTA (up to 4 units)

\* Includes parcels where only a portion of the lot falls within the FTA catchment



### Low Rise (SSMUH) Zone Frequent Transit Area Map








**DISCLAIMER**  
 This map was produced on the City of North Vancouver's (CNV) Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. CNV disclaims all responsibility for the accuracy or completeness of information contained herein.

**GIS Division, Information Technology, City of North Vancouver**  
 PUBLISHED: November 15, 2024  
 FILE: RX\_ZoningSchd\_revJune2024  
 PATH: H:\CNV\_Projects\Com\_Development\SmallScaleMultiUnitHousing\ZoningBylaw\_SSMUH\ZoningBylawSSMUH\_revJune2024\

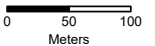


**City of North Vancouver**  
**Lonsdale Quay**  
**Transit Oriented**  
**Area**  
**(Parcels within**  
**200 & 400m buffers)**

**Legend**

-  Lonsdale Quay Bus Depot (TOA)
-  Municipal Boundary
- TOA Buffers**
-  200m
-  400m
- Parcels within TOA Buffers**
-  200m (40)
-  400m (82)
-  Legal Parcels

- Notes:**
1. Parcels highlighted are based upon an intersection with the TOA
  2. Location of TOA as per BC Order in Council No. 678 (-123.082739, 49.310903)



**DISCLAIMER**  
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**GIS Division, Information Technology,**  
**City of North Vancouver**  
 PUBLISHED: February 18, 2024  
 MAP: TOAandParcels  
 PATH: \\CNV\Project\Com\_Development\SmallScale\MultiUnit\Housing  
 COORDINATE SYSTEM: NAD 1983 UTM Zone 10N



# Provincial Legislative Alignment 2025: Glossary of Terms

## OFFICIAL COMMUNITY PLAN

### Official Community Plan (OCP)

The Official Community Plan (OCP) is a statement of objectives and policies to guide how we grow and use land within the City.

The OCP must contain:

- How to accommodate 20-year housing need;
- Residential, commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- Areas that are hazardous or environmentally sensitive to development;
- Current and proposed location of any major road, sewer and water systems; and
- The current and proposed location of public facilities, including schools, parks, and waste treatment and disposal sites.

The OCP may contain:

- Areas identified as Development Permit Areas and the purpose and objectives for the area;
- Objectives and policies relating to social needs and the enhancement of the environment;
- Advocacy policies on matters not within its jurisdiction.

### Land Use Designation

One way the OCP communicates the long-term vision for a community is through a map of land use designations. Land use designations describe how land can be used and the map shows the approximate location and area of the designations.

### Regional Context Statement (RCS)

City's Regional Context Statement (RCS) sets out the relationship between the City's OCP and Metro Vancouver's [Metro 2050 Regional Growth Strategy](#), and explains how the OCP will stay or become consistent over time.

## ZONING

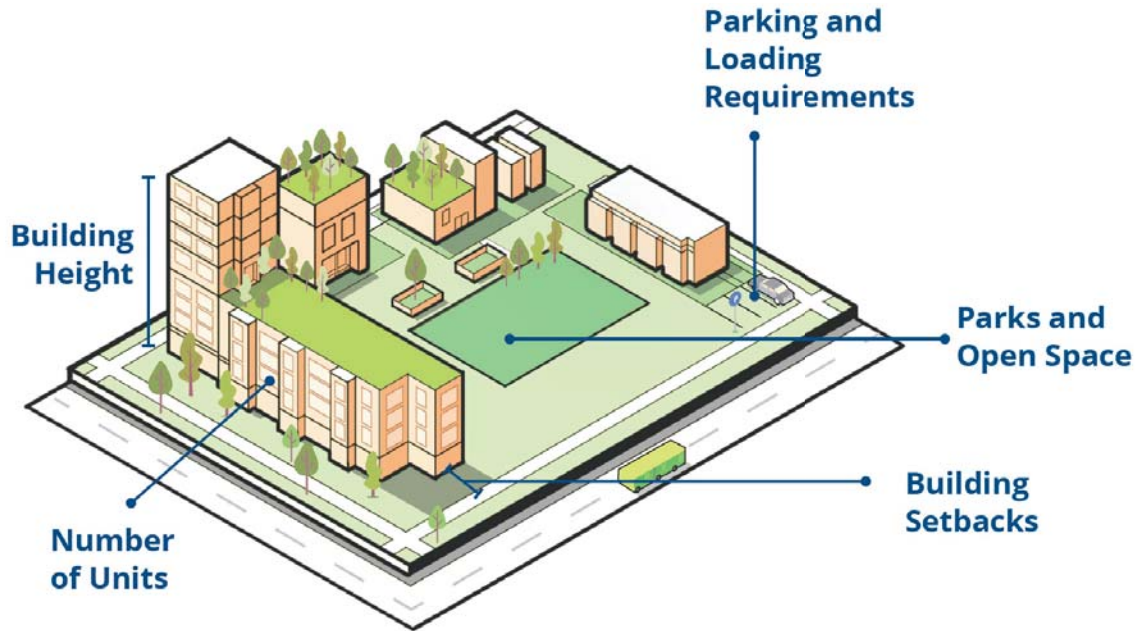
### Zoning Bylaw (ZB)

The Zoning Bylaw is considered an "implementation tool" for the OCP. By setting specific requirements for buildings and permitted uses, it defines how to achieve the vision and growth that is set out in the OCP.

The Zoning Bylaw regulates:

- How land and buildings may be used today (e.g. residential use, retail use, institutional use);
- The density of the land (number of units, floor area ratio, or other measure of density);

- Lot sizes and dimensions;
- Where buildings and other structures can be located on a lot; and,
- The physical relationship of buildings to sidewalks, streets, parks and open spaces and adjacent buildings.



### Discretionary zoning

Discretionary zoning is the process by which Council considers an application to rezone a property. It is also called rezoning. Council has broad discretion when it comes to discretionary zoning and may use the opportunity to negotiate voluntary community amenity contributions from the applicant.

### Pre-zoning

Pre-zoning is a City-led process to change the zone or zoning requirements across a broad area.

### Site-specific/spot zoning

Site-specific/spot zoning is the practice of creating specific zoning requirements for a property. This can look like a comprehensive development zone or a lot-specific exemption within a zone, and is typically the result of a non-City-led rezoning.

## HOUSING NEEDS & TARGETS

### Interim Housing Needs Report (HNR)

A Housing Needs Report (HNR) provides an understanding of current and anticipated housing needs for the next 5 and 20 years using a standardized methodology from the Province. City bylaws must support the capacity to allow for these additional units

The following is the current 5 and 20-year housing need for the City:

5-year need (2026): 6,606  
20-year need (2041): 21,301

### Housing Target Order

The Province's Housing Target Order is a five-year housing target that is calculated differently than the Interim Housing Need Report. Progress is reported to the Province annually.

Housing Needs Reports (HNR) identify 5-year and 20-year housing need. By contrast, Housing Target Orders document outcomes (the net number of residential units completed and certified for occupancy).

The following is the City's annual housing targets for net new units completed:

Year 1 (July 2025): 581  
Year 2 (July 2026): 609  
Year 3 (July 2027): 650  
Year 4 (July 2028): 705  
Year 5 (July 2029): 775  
Total: 3,320

### Housing Supply Growth Target

The City's Housing Supply Growth Target is a three-year target set out in the City's Housing Accelerator Fund (HAF) agreement with Canada Mortgage and Housing Corporation (CMHC). The City must report annually on progress toward the targets.

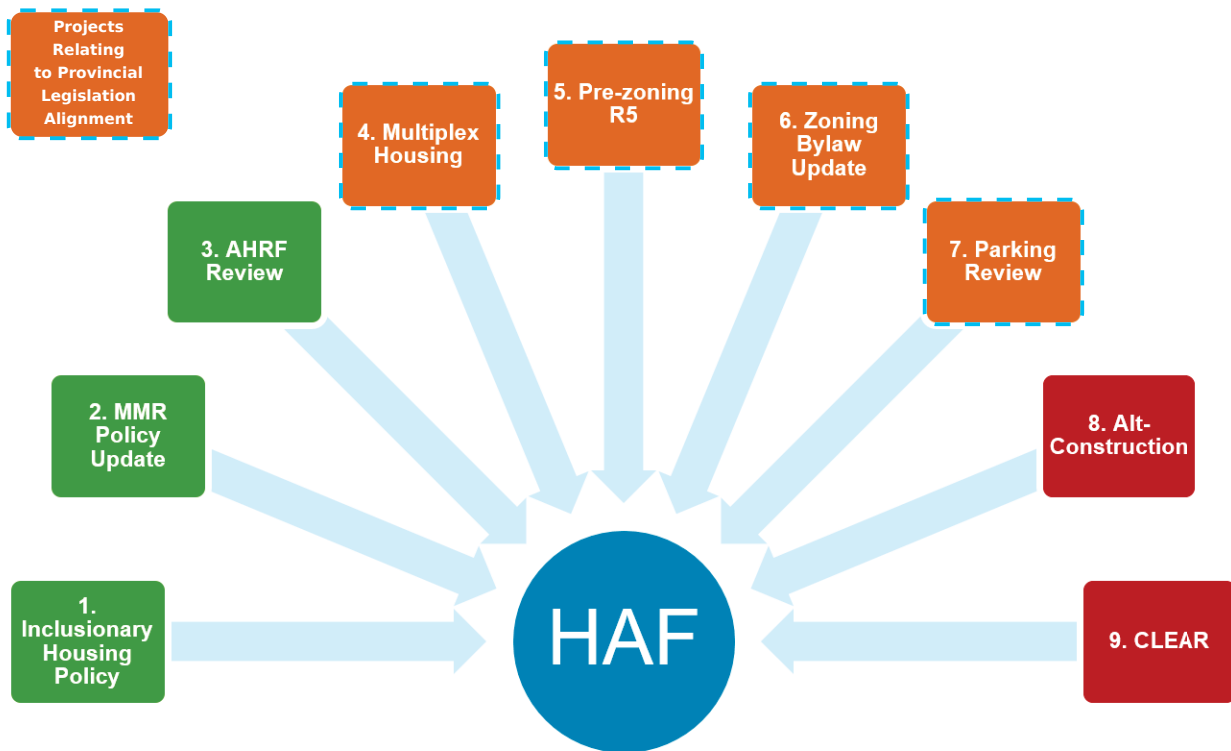
The following are the targets for new units permitted:

Year 1 (Jan 2025): 448  
Year 2 (Jan 2026): 635  
Year 3 (Jan 2027): 812  
Total: 1,895

Permitted units means those issued a Building Permit.

The City’s nine initiatives funded by HAF are:

1. **Inclusionary Housing Policy** to support the creation of affordable housing that meets our housing needs.
2. **Mid-Market Rental Policy update** to enable the delivery and administration of below market rental housing.
3. **Affordable Housing Reserve Fund review** to better support affordable housing providers and encourage more affordable housing that aligns with the City’s housing needs.
4. **Multiplex housing** to increase the diversity and supply of ground-oriented housing.
5. **Pre-zoning** to increase the supply of mid-rise apartment housing in the OCP’s Residential Level 5 (R5) land use designation.
6. **Zoning Bylaw update** to enable more housing options.
7. **Parking review** to improve affordability and development’s viability, accelerate housing delivery, and encourage more transportation choice.
8. **Alternative housing construction** – incentivize, and remove barriers to the construction of prefabricated buildings.
9. **Coordinated Lean & Efficient Approvals Refresh (CLEAR)** project to streamline the development approvals process.





## PROVINCIAL HOUSING INITIATIVES

### Small-Scale Multi-Unit Housing (SSMUH)

**Bill 44** SSMUH legislation mandates certain zones to allow up to 3, 4 or 6 units on a property. In the City of North Vancouver that includes duplex zones as well as some site-specific zones.

The zoning amendment will not require landowners to make any changes to their properties; instead, it gives them the choice to build more units. The number of units that the City must allow is dependent on the property size and proximity to frequent transit.

Small-scale multi-unit housing includes buildings such as laneway homes, secondary suites, townhomes, triplex and fourplexes.

### Transit-Oriented Areas (TOAs)

A transit-oriented area (TOA) is land within 800m of a rapid transit station and within 400m of a bus exchange. **Bill 47** requires that municipalities designate Transit Oriented Areas (TOA).

In the City of North Vancouver, the properties within 400 metres of the Lonsdale Quay Bus Exchange are a TOA.

## COMMUNITY BENEFIT TOOLS

### Community Benefit/Amenity Contributions (CACs)

Community Amenity Contributions are voluntary, developer-paid amenities that accompany a rezoning. They are approved at Council's discretion.

### Amenity Cost Charges (ACC)

Under **Bill 46**, Amenity Cost Charges (ACCs) are a new development finance tool that allow local governments to collect funds for amenities like community centres, recreation centres, daycares, and libraries from new development that results in increased population.

The City currently uses rezonings to secure community amenities. However, because the City now needs to pre-zone enough density to meet 20-year housing need, the City cannot rely on rezonings to secure the amenities. ACCs are an alternative way for the City to finance community amenities.

### Density Bonus (DB)

Density bonus (DB) is a tool local governments can use that provides developers with the option to build more residential units than the base density permitted in a zone if they meet specific conditions, such as providing community amenities or below market housing.

**Bill 16** clarifies how density bonusing can be used and ensures consistency with new inclusionary zoning (IZ).

Recent legislative changes mean that the OCP and Zoning Bylaw must have enough land designated or zoned as-of-right to meet 20-year housing need. This means, housing units permitted by density bonusing must be in excess of the 20-year housing need.

## Inclusionary Zoning (IZ)

Under **Bill 16**, inclusionary zoning (IZ) is a new tool that allows local governments to require below market housing as a portion of new residential developments.

The City currently uses discretionary zoning and the mid-market rental policy to secure below market housing. Because the City now needs to pre-zone enough density to meet the 20-year housing need, the City cannot rely on discretionary zoning to secure enough below market housing. The Province now allows IZ as an alternative way to secure below market housing units.

## Tenant Protection Policy

The City currently uses a Tenant Protection Policy to encourage developers who have applied for a rezoning to help existing rental tenants to find new housing and to provide some compensation to support their move to a new home.

## Tenant Protection Bylaw

A Tenant Protection Bylaw is a new tool made available to local governments through **Bill 16**. Because local governments must pre-zone lands and can not rely on rezonings for all new development, a Tenant Protection Bylaw may be adopted to replace policies that aim to mitigate the impacts of redevelopment on existing tenants.

## Development Cost Charges (DCCs)

Development Cost Charges (DCCs) are charges on a new development to pay for new or expanded infrastructure such as sewer, water, drainage, parks and roads necessary to service the new development.

**Bill 46** expands local governments' authority to impose DCCs, including the ability to include fire protection, police, solid waste, and recycling facilities as well as highways in the fee contributions. Local governments may choose to exempt or waive a portion of DCCs for affordable housing.