

Potential Zoning Under New Provincial Legislation

In November 2023, the provincial government passed legislation intended to increase housing supply and affordability in most B.C. municipalities. The new legislation mandates that traditional single-family and duplex zones be replaced by Small-Scale Multi-Unit Housing (SSMUH) zones by June 30, 2024.

For more information about the legislation and how it impacts the District, please visit the District's webpage: [New provincial housing legislation | District of North Vancouver \(dnv.org\)](https://dnv.org)

GEOweb "Potential Zoning" Data Update

The District has considered the maximum number of units that can potentially be built on existing single-family lots under new provincial legislation. This data has been added to GEOweb, and the three lot classifications are described below.

1) Lot Classification: Exempt

Not all existing single-family properties are eligible for increased density under the new provincial legislation. The provincial legislation defines where SSMUH zoning will not apply, and exempts lots that:

1. are larger than one acre;
2. have certain heritage designations;
3. are currently un-serviced;
4. are outside the Urban Containment Boundary; and
5. may be limited by some hazardous conditions*.

* hazardous conditions are identified by the presence of hazardous development permit area(s) (wildfire, slope and creek hazards).

The District has assessed lots against the above five exemptions. If any of the exemptions apply to a lot it has been classified as "Exempt" from the provincial legislation.

Zoning for exempt lots is not anticipated to change, and exempt lots will continue to be able to develop or redevelop under existing zoning rules (no additional density permitted).

2) Lot Classification: Small-Scale Multi-Unit

Lots classified as Small-Scale Multi-Unit may potentially be able to develop or redevelop their lots under future zoning rules with the following maximum residential unit counts**:

- Up to 3 Units (if the lot is non-exempt, and 280 m² or less);
- Up to 4 Units (if the lot is non-exempt, and greater than 280 m²); or
- Up to 6 Units (if the lot is non-exempt, greater than 280 m², and wholly or partly within 400 m of a Prescribed Bus Stop (identified by the Province))

****General Notes**

1. Preserving one or more existing units would count towards the total number of permitted units on the lot.
2. Secondary suites and coach houses count towards total unit count.
3. Maximum potential unit counts are preliminary and may change due to on-going detailed assessment and analysis.
4. A lot owner's ability to realize the maximum potential unit count may be limited due to factors such as utility capacity, site topography, environmental impacts and/or other constraints.
5. Individual requests for property assessment are unable to be accommodated at this time.

3) Lot Classification: Not Applicable

New provincial legislation is only applicable to existing single-family and duplex lots. If the zoning on the lot permits other uses such as multi-family housing or commercial uses, then it has a proposed classification of "Not Applicable". If you believe your property has been erroneously classified as Not Applicable then please email planning@dnv.org to request the classification is reviewed.