

Community Bulletin

New Provincial Housing Legislation

You may have heard that the provincial government passed legislation late in 2023 intended to increase housing supply and improve affordability in all B.C. municipalities. To achieve this goal, the B.C. government has made changes to allow more homes and different types of housing in established single-family neighbourhoods, and near transit hubs and other frequent transit routes.

The new legislation fundamentally changes how the District – and all local governments in B.C. – plans, considers and approves development and growth across the municipality.

What does this mean for the DNV?

At this early stage, District staff are analyzing how these significant pieces of legislation will affect our community. This includes looking at ways to integrate more housing for people in a sustainable way, and how to support those homes with services such as water and sewer lines, and transportation infrastructure.

Read more 

**Read more
from the B.C.
government**



[DNV.org/housing-legislation](https://dnv.org/housing-legislation)



Not all single family properties will be eligible for increased density: the province has exempted lots larger than an acre, certain heritage designations, lots that are currently unserviced, lots outside the **urban containment boundary**, and lots that may be limited by some hazardous conditions, for example.



We are evaluating neighbourhoods in the municipality considering four main elements:

- the legislation, regulation and policies,
- the provincial government's objectives,
- the community's goals, and
- the District's Official Community Plan.

But this is not only an exercise in how we use land for housing in the District. There are impacts on many plans, policies and services. We need to consider a potential increase in demand for park space, recreation, employment, and schools and health care, for example.

Your perspectives about these upcoming changes are important. To comply with requirements of some legislation, we must update and adopt bylaws by the end of June 2024. We will return to the community in the spring to seek your thoughts on how we can grow the community sustainably, and in compliance with the new provincial legislation.

Learn more and get involved

We encourage you to stay informed about upcoming changes and share your thoughts about the community's goals as we adjust to the new land-use rules.

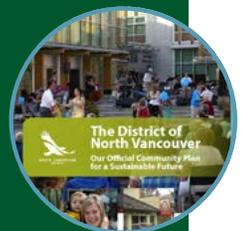
Visit [DNV.org/housing-legislation](https://dnv.org/housing-legislation) to:

- Sign up for updates about upcoming public input opportunities
- Stay informed on upcoming changes and key dates



Key facts

- In most single-family neighbourhoods, the legislation supports three, four or six units per lot, depending on proximity to transit service and exemptions as defined by the province.
- The provincial government has designated Transit Oriented Development Areas with minimum densities and heights near Phibbs Exchange and Capilano University Exchange.
- As part of the new rules, municipalities are no longer allowed to hold public hearings for residential projects that conform to the District's Official Community Plan.
- The District's Housing Needs Report, Official Community Plan and Zoning Bylaw must be updated by December 2025 to accommodate 20 years of projected residential growth.



More details about changes to the local government land use planning framework can be found on the provincial government's website.



DISTRICT OF
NORTH VANCOUVER

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We respectfully acknowledge the original peoples of these lands and waters, specifically the səliłwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.