



PIBC PLANNING
INSTITUTE
OF BRITISH COLUMBIA

FORWARD THINKING
SHAPING COMMUNITIES

PIBC Intelligent Inventory Of Local Land Use Plans and Zoning

Raymond Kan RPP, MCIP (Director of Policy & Research)

UBCM  | September 15, 2026



PIBC is the professional association of planners in BC and the Yukon, with over 2,000 members.



The image is a composite. The top half shows a hazy city skyline with various skyscrapers. A semi-transparent teal rectangle is overlaid on the middle of the image, containing white text. The bottom half of the image shows an aerial view of a suburban neighborhood with houses and trees.

PIBC's mission is to support, connect, and advance
the planning profession in BC/Yukon through

- Certification
- Ethical Standards
- Education
- Advocacy



Housing Supply and Affordability

Globe & Mail



Infrastructure Deficit

Vancouver Sun

Planners in communities across BC support councils
on pressing and complex issues happening
ALL at ONCE...



Climate-Accelerated Hazards

CBC



Resource and Industrial Development

CBC



But many local governments have constrained planning capacity

How do planners stay on top of current practices and deliver the best analysis and advice to policymakers?



By manually looking up land use plans and zoning bylaws on the Internet

But there are 200 local governments in BC

Every research assignment is a time-consuming “choose your own” adventure



CHAPTER 8: LAND USE POLICIES

ZONING BYLAW

CHAPTER 8: RESIDENTIAL ZONES

HOUSING	MINIMUM LOT AREA	MINIMUM LOT DEPTH	MINIMUM LOT WIDTH	MINIMUM LOT AREA	MINIMUM LOT DEPTH
0-11	20	10.0	1.222.2	20%	5.0
0-11	20	10.0	1.222.2	20%	5.0
0-11	20	10.0	1.222.2	20%	5.0

Setback
Update



There must be a *smarter* way...

First comprehensive repository of local land use plans and zoning bylaws for +200 local governments in BC and the Yukon

PIBC Intelligent Inventory

The first AI tool built for planners to instantly search, compare, and verify OCPs and zoning bylaws in British Columbia and the Yukon.

Ask about Jurisdiction Zoning Bylaws and OCPs...

 Filters

 Send

Recent conversations

Northern community
shelter zones

about 11 hours ago

Emergency shelter zoning

about 11 hours ago

Local government shelter
regulation

about 11 hours ago

Truck Parking Solu

5 days ago

736+

Documents

212+

BC/Yukon Jurisdictions

29

Regions covered

Designed for planners
and policymakers

Quickly access policies
and regulations

Discover and compare

Citations and links to
source documents

Closed system for
greater reliability

PIBC Intelligent Inventory

The first AI tool built for planners to instantly search, compare, and verify OCPs and zoning bylaws in British Columbia and the Yukon.

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212+

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Regions covered

What is Vancouver's parking requirement?

The City of Vancouver eliminated minimum parking requirements for all land uses in 2024 .

This change is part of a broader transportation policy to support modal shift and disincentivize driving, including considering the use of parking maximums .

The city also reviews and updates parking and loading requirements for industrial lands to reflect changes in industrial forms and activities, and to avoid over-supply of parking, as the Parking By-law no longer includes minimum parking requirements for industrial uses .

While minimum parking requirements have been eliminated, the Zoning and Development By-law still contains provisions related to off-street parking, such as:

- Accessory Buildings for Parking The floor area of accessory buildings for off-street parking on a site generally cannot exceed 81 m² .
For all uses except multiple dwellings, vehicle parking in a principal building is only permitted if it existed on September 29, 2015, or if there is unnecessary hardship due to site conditions or heritage conservation .
- Site Coverage The maximum site coverage for any portion of a site used as a parking area is 30%, unless the principal use of the site is a parking area . . .
- Exclusions from Floor Area Calculation Off-street parking and loading located at or below the base surface are generally excluded from floor area computation, provided the maximum exclusion for a site is not more than 10% of the total floor area of the site .
- Parking in Yards No parking or loading of vehicles is permitted in a front yard or front setback .
For parking areas on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required . . .

“What is Vancouver’s parking requirement?”

“The City of Vancouver eliminated minimum parking requirements for all land uses in 2024.”

Vancouver Sun

Ask about jurisdiction Zoning Bylaws and OCPs...

Filters

Send



“How are local governments addressing wildfire hazards?”

Compare Jurisdictions

CBC

+ New Chat



Tutorial

FAQ

100%



raymond.kan

How are local governments addressing wildfire hazards? Show results in a table for comparison.

Local governments across British Columbia are addressing wildfire hazards through various policies and regulations in their Official Community Plans (OCPs) and Zoning Bylaws.

Many municipalities incorporate wildfire hazard considerations into their OCPs, often through the establishment of Development Permit Areas (DPAs) for wildfire protection, policies for FireSmart mitigation, and general hazard management objectives. Some OCPs also emphasize community preparedness, education, and collaboration with other agencies.

In Zoning Bylaws, wildfire hazard considerations are less frequently explicitly mentioned compared to OCPs. However, some zoning bylaws include provisions related to fire protection, such as requirements for water supply for fire fighting, or regulations for building materials and landscaping in wildfire-prone areas.

Here's a comparison of how some local governments are addressing wildfire hazards:

Copy Download

MUNICIPALITY	DOCUMENT TYPE	HOW WILDFIRE HAZARDS ARE ADDRESSED
100 Mile House	OCP	Recognizes growing wildfire risks and aims to manage them through preventive measures and development patterns. ↗
Armstrong	OCP	Identifies growing wildfire risks as a hazard that can threaten safety and property, to be managed through preventive measures. ↗
Ashcroft	OCP	Mentions open space background and its characterization by terraces and river valleys. ↗
Belcarra	OCP	Policy to develop an Interface Wildfire Development Permit Area Policy and includes emergency response planning. ↗
Burns Lake	OCP	Recognizes a healthy natural environment as important and mentions the natural environment has significant... ↗

Ask about jurisdiction Zoning Bylaws and OCPs...

✓ In Effect

All Jurisdictions

All Regions

rdCh

AI responses are generated from source documents. Always verify.

Powered by **NeuraCities**



+ New Chat



Tutorial

Map Tutorial

FAQ

22%



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In what zones in Kelowna are 12-storey apartments permitted?

City of Kelowna — Zoning

“In what zones in Kelowna are 12-storey apartments permitted?”

“Multi-Dwelling Zones(MF3 and MF4)”

- Buildings up to 4 storeys are generally permissible, with up to 6 storeys in certain circumstances based on OCP policy guidance. A further increase to 12 storeys is acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres

Multi-Dwelling Zones (MF3 and MF4)

- In the MF3 zone, an increase in height to 44.0 m and 12 storeys is possible under specific conditions: Lots are fronting a Provincial Highway. Lots are within 400 m of a transit stop located on a Provincial

Ask about jurisdiction Zoning Bylaws and OCPs...

☒ In Effect

☐ All Jurisdictions

☐ Metro Vanco...

Send

All responses are generated from source documents. Always verify.

City of Kelowna — Zoning

ZONINGCODE	MF4
Description	Transit Oriented Areas
GeneralizedZoning	Multi-family Residential
BylawNo	BL12619
Shape.STArea()	417900.0854636562
OBJECTID	13585

LEGEND

☒ City Of Kelowna — Zoning

- ☐ P4
- ☐ P3
- ☐ RU1
- ☐ RR2

Base Map

Zoning visualization

Powered by NeuraCities

Which tool is most trustworthy when researching local government land use policies and zoning in BC? ChatGP, Copilot, Gemini, Claude, Grok, PIBC Intelligent Inventory? **Source: ChatGPT**

Overall ranking for BC land-use research

Rank	Tool	Accuracy / trust	BC coverage	Source traceability	Cross-jurisdiction comparison	Currentness	Planning-specific usefulness
1	PIBC Intelligent Inventory	9.0	9.5	9.8	9.8	8.5	9.8
2	ChatGPT	8.0	7.5	8.0	7.5	9.0	8.5
3	Claude	8.0	7.0	7.5	7.5	7.5	8.5
4	Gemini	7.5	7.0	7.5	7.0	9.0	7.5
5	Copilot	7.0	7.0	7.0	6.5	8.5	7.0
6	Grok	6.5	6.0	6.0	6.0	9.0	6.0

Ask about jurisdiction Zoning Bylaws and OCPs...

 In Effect

 All Jurisdictions ▾

 Metro Vanco... ▾

 Send

AI responses are generated from source documents. Always verify.

“What is the community amenity charge for additional density in R4 zone in Colwood?”

What is the community amenity charge for additional density in r4 zone in colwood

In Colwood's Residential 4 (R4) Zone, if a property owner develops to a higher residential density, they are required to contribute to a community amenity reserve fund of the City. This contribution can be up to \$3,000 per dwelling unit.

This payment is to be made at the earlier of the time of approval of the subdivision creating the lot on which the dwelling unit may be constructed or the issuance of the building permit authorizing the construction of the dwelling unit.

The definition of "community amenity" in this context includes community land or buildings to house community services and service providers such as community health services, youth programs, community policing, fire protection, cultural facilities, meeting space, and other similar amenities.

Research with Confidence

When the number of dwelling units exceeds a maximum of 580 dwelling units, the owner must contribute to an affordable housing reserve fund in the amount of \$1,500 per dwelling unit for each dwelling unit in excess of 456.

If the City imposes a development cost charge for providing and improving parkland, the contribution to the community amenity (parkland) reserve fund will be reduced by the amount of the development cost charge imposed.

▼ Additional sources (14)



SECTION 5.9 RESIDENTIAL 4 (R4) ZONE

5.9.01 Purpose

The purpose of this zone is to provide for the orderly development of a portion of the Andrex lands within Colwood. A base level of development is provided for, which would permit the development of the lands in the zone at R1 density. Alternative regulations are specified for development at greater density, subject to the owner providing amenities and affordable housing as contemplated by section 904 of the *Municipal Act*.

5.9.02 R1 Development

The land in this zone may be developed to the density permitted by, and used in accordance with, the regulations in Section 5.6 of this Bylaw.

5.9.03 Comprehensive Development

1. The lands in this zone may in the alternative be developed to a higher residential density and used in accordance with the regulations in Sections 5.9.04 through 5.9.11 if the Owner:
2. provides affordable housing by contributing to an affordable housing reserve fund of the City up to \$500 per dwelling unit. Despite the foregoing, should Council adopt a policy resolution implementing a lesser or no contribution amount the lesser contribution or no amount shall be paid as the case may be; and
3. provides community amenities by contributing to a community amenity reserve fund of the City up to \$3,000 per dwelling unit, and for this purpose "community amenity" means community land or buildings to house community services and service providers such as community health services, youth programs, community policing, fire protection, cultural facilities, meeting space, and other similar amenities. Despite the foregoing, should Council adopt a policy resolution implementing a lesser or no contribution amount the lesser contribution or no amount shall be paid as the case may be; and

“What is the community amenity charge for additional density in R4 zone in Colwood?”

What is the community amenity charge for additional density in r4 zone in colwood

In Colwood's Residential 4 (R4) Zone, if a property owner develops to a higher residential density, they are required to contribute to a community amenity reserve fund of the City. This contribution can be up to \$3,000 per dwelling unit .

This payment is to be made at the earlier of the time of approval of the subdivision creating the lot on which the dwelling unit may be constructed or the issuance of the building permit authorizing the construction of the dwelling unit . .

The definition of "community amenity" in this context includes community land or buildings to house community services and service providers such as community health services, youth programs, community policing, fire protection, cultural facilities, meeting space, and other similar amenities .

Research with Confidence

When the number of dwelling units in a lot exceeds 456 to a maximum of 580 dwelling units, the owner must contribute to an affordable housing reserve fund in the amount of \$1,500 per dwelling unit for each dwelling unit in excess of 456 . .

If the City imposes a development cost charge for providing and improving parkland, the contribution to the community amenity (parkland) reserve fund will be reduced by the amount of the development cost charge imposed . .

Additional sources (14)



ChatGPT

Free offer



What is the community amenity charge for additional density in R4 zone in Colwood?

If you mean **Colwood's Community Amenity Charge (CAC)** triggered by additional density in the R4 zone, I'm not finding a current Colwood bylaw or schedule that gives a definitive \$/m² or \$/unit charge specifically for R4.

What I can confirm is that Colwood's own 2024–2025 materials identify the CAC program as needing reconciliation and optimization, including establishing a **charge-per-unit estimate based on the project list and anticipated development.** City of Colwood +1

Jurisdiction Inventory

Browse all BC and the Yukon Jurisdictions and their planning documents.

☒ In Effect☐ All Jurisdictions ▼☐ All Regions ▼

JURISDICTION ↑

POPULATION ↑↓

REGION ↑↓

OCP

ZONING BYLAW

100 Mile House

District of 100 Mile House

2,030

Cariboo

OCP - 2025

Zoning - 2026

Abbotsford

City of Abbotsford

175,358

Fraser Valley

OCP - 2025

Zoning - 2026

Alberni-Clayoquot

Alberni-Clayoquot

Alberni-

Clayoquot

Electoral Area E OCP - 2022

Electoral Area F OCP - 2022

Electoral Area A OCP - 2022

Electoral Area B OCP - 2022

Electoral Area C OCP - 2022

Electoral Area D OCP - 2022

Alberni-Clayoquot

Regional District

Alberni-Clayoquot Regional District

Alberni-

Clayoquot

Zoning Bylaw - 2024

Direct links to source documents

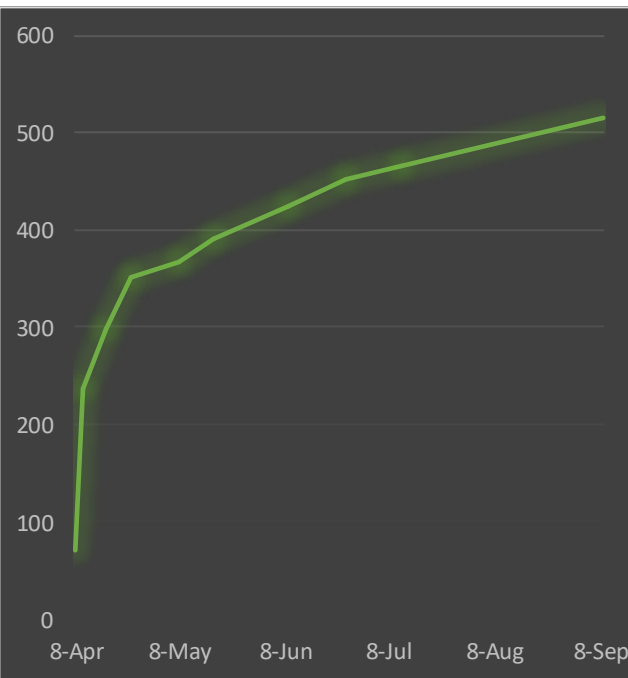
Performance

Launched April 2026

515 registered users and growing

Diverse users (planners, engineers, appraisers, real estate professionals)

User survey: 2/3 would recommend the tool to a colleague or professional network



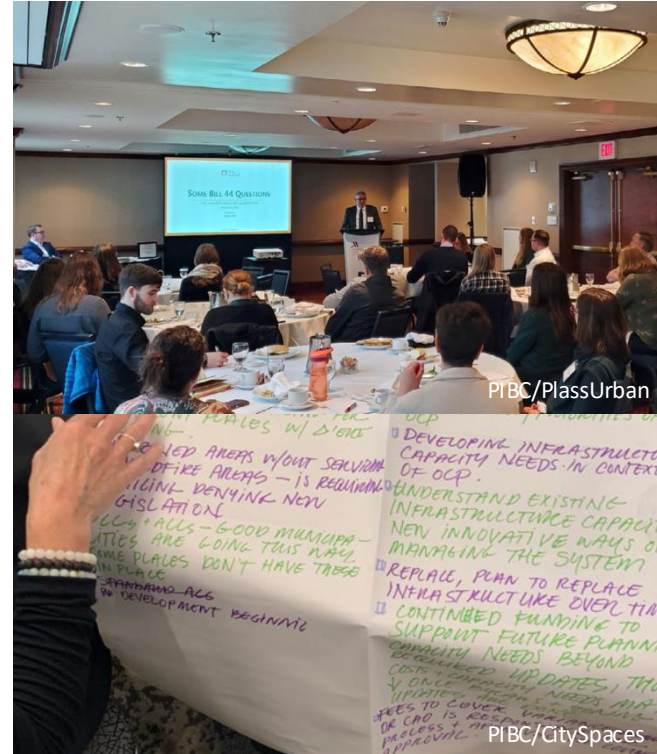
Value Proposition and Benefits

Authoritative source of policy and regulation

Research in seconds; planners can focus on policy development and community engagement

Small, rural, and Indigenous communities stand to gain capacity

Better access to local policy/regulatory context will improve senior government policies and programs



A close-up photograph of two people in dark blue business suits shaking hands. The background is blurred, showing several other people in a professional setting with warm, bokeh-style lighting. A teal-colored horizontal band is superimposed across the middle of the image, containing the text 'PARTNERSHIP Possibilities'.

PARTNERSHIP Possibilities

Why Partner with PIBC?

- ✓ Protect the Public Interest
- ✓ Advance the Planning Profession
- ✓ Institutional Trust
- ✓ At Scale (BC and the Yukon)
- ✓ Non-Profit and Mission-Driven

Becoming the
**PLANNING
INTELLIGENCE
PLATFORM**
of choice in BC/Yukon
and beyond

**EXPANDED
INVENTORY**

- ☐ Housing Needs Reports
- ☐ Neighbourhood Plans
- ☐ Transportation Plans
- ☐ Parks Plans
- ☐ Related Bylaws

**EXPANDED
FEATURES**

- ☐ Automated Updates
- ☐ Policy/Bylaw Drafting Assistance
- ☐ Deep Research
- ☐ Advanced Geospatial

Customized
SOLUTIONS
for local government
partners in
BC/Yukon

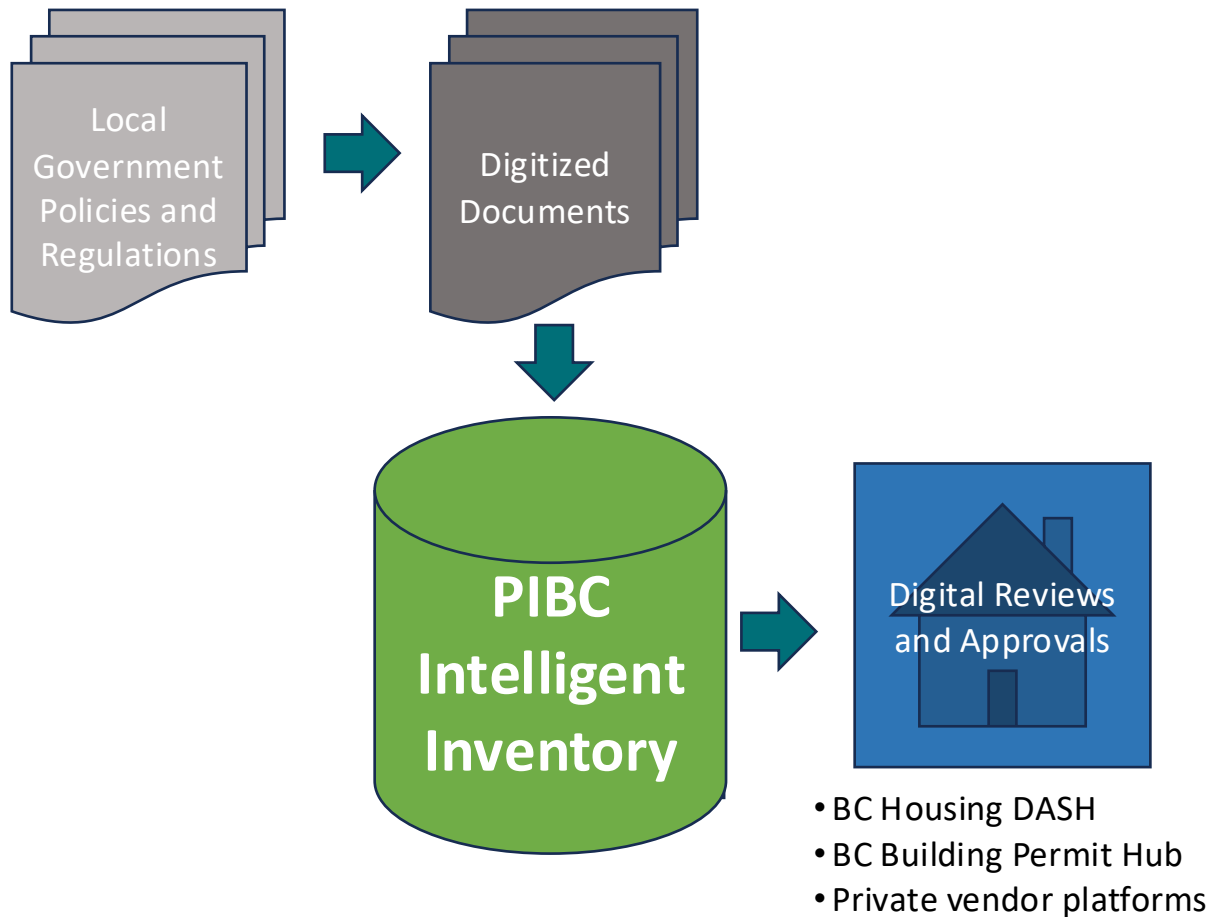
**INTERNAL
USE**

Search records
and reports

**EXTERNAL
USE**

Engage and
strengthen trust
with communities

Support local
government
efforts to
TRANSFORM
development
reviews





PIBC Intelligent Inventory of Local Land Use Plans and Zoning

<https://intelligent-inventory.pibc.bc.ca/>

LET'S CHAT!

Raymond Kan, RPP, MCIP
Director of Policy & Research

Raymond.Kan@pibc.bc.ca



Scan the QR Code
to learn more.