

AGENDA

PUBLIC HEARING

Tuesday, October 16, 2012

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Robin Hicks

Councillor Mike Little

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Councillor Alan Nixon



NORTH VANCOUVER
DISTRICT

www.dnv.org

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PUBLIC HEARING

7:00 p.m.
Tuesday, October 16, 2012
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

1. **OPENING BY THE MAYOR**

2. **INTRODUCTION OF BYLAW BY CLERK**

Bylaw 7924: The District of North Vancouver Rezoning Bylaw 1279

Purpose of Bylaw:

Bylaw 7924 will create two lots consistent with the prevailing lot pattern on the south side of this portion of West Keith Road.

3. **PRESENTATION BY STAFF**

Presentation: Jennifer Paton, Section Manager - Development Planning

4. **PRESENTATION BY APPLICANT**

Presentation: Mr. Aaron Jonckheere

5. **REPRESENTATIONS FROM THE PUBLIC**

6. **QUESTIONS FROM COUNCIL**

7. **COUNCIL RESOLUTION**

Recommendation:

THAT the October 16, 2012 Public Hearing be closed;

AND THAT Bylaw 7924 "The District of North Vancouver Rezoning Bylaw 1279", be returned to Council for further consideration.

8. **CLOSING**

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The Corporation of the District of North Vancouver

Bylaw 7924

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “The District of North Vancouver Rezoning Bylaw 1279 (Bylaw 7924)”.

2. Amendments

2.1 The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 3A Subdivision regulations is amended by amending Section 310 Special Minimum Lot Sizes by adding a new row to the special minimum lot sizes table as follows:

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot A Blocks 31 and 45 District Lot 552 Plan 12969	1147 W Keith Rd	590m ²	15m	34m

READ a first time this the 17th day of September, 2012.

PUBLIC HEARING held this the

READ a second time this the

READ a third time this the

Certified a true copy of “Rezoning Bylaw 1279” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure
This the day of , 2012

ADOPTED this the

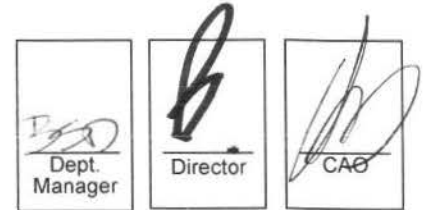
Mayor Municipal

Clerk

Certified a true copy

Municipal Clerk

COUNCIL AGENDA/INFORMATION			
<input type="checkbox"/> In Camera	Date:	Item #	
<input checked="" type="checkbox"/> Regular	Date: SEPT. 17. 12	Item #	
<input type="checkbox"/> Agenda Addendum	Date:	Item#	
<input type="checkbox"/> Info Package			
<input type="checkbox"/> Council Workshop	DM#	Date:	Mailbox:



The District of North Vancouver REPORT TO COUNCIL

September 5, 2012
File: 3060-20/82.11
Tracking Number: RCA -

AUTHOR: Casey Peters, Planning Assistant

SUBJECT: BYLAW 7924 (REZONING BYLAW 1279) – 1147 W KEITH RD – ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

RECOMMENDATION:

It is recommended that Bylaw 7924 amending the Zoning Bylaw to include site specific subdivision regulations for the property at 1147 W. Keith Rd for a 2 lot subdivision:

1. be given First Reading; and
2. be referred to a Public Hearing.

REASON FOR REPORT:

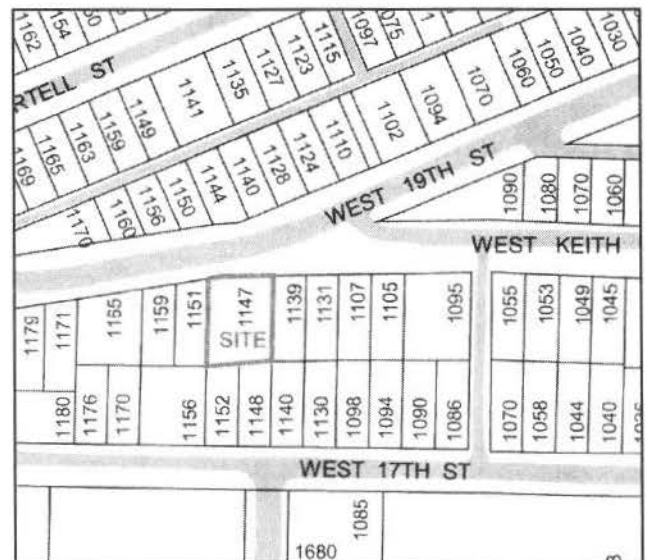
The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.

SUMMARY:

The proposed subdivision will create two lots consistent with the prevailing lot pattern on the south side of this portion of W. Keith Rd.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan. For reference, the Lower Capilano Local Area Plan designates the site as Residential Detached. The subject property is not located within any Development Permit Areas.



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ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

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ANALYSIS:

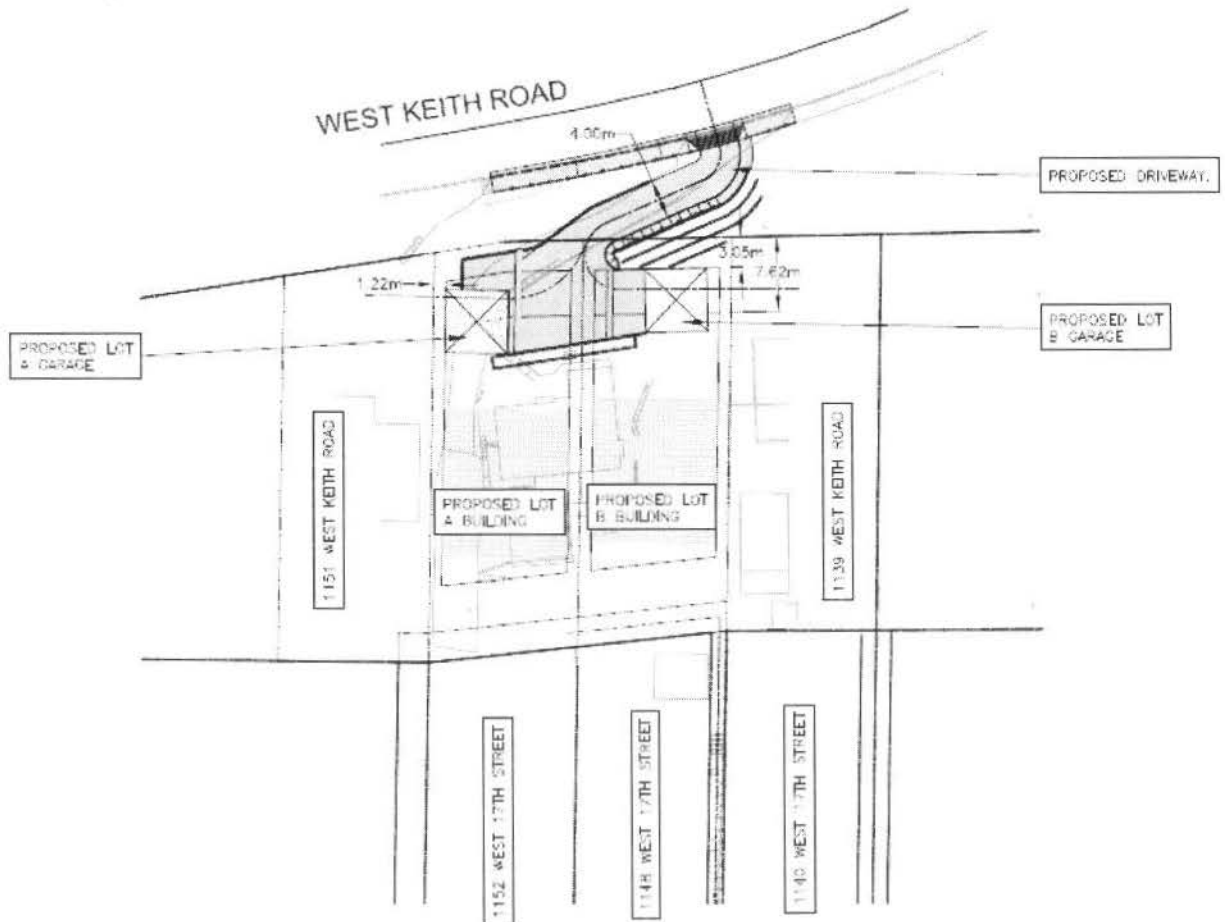
Site and Surrounding Area:

The subject lot is 30.5m (100ft) wide, zoned Single-Family Residential Pemberton Heights Zone (RSPH) and is occupied by a single family dwelling. This block of W. Keith Rd is characterized by 15m (50ft) wide lots and the proposed subdivision would match the size and character of the neighbouring lots.

The site slopes down from W. Keith Rd with the northern portion of the lot as the steepest. The two lots would be serviced by a shared driveway in the location of the existing driveway.

Subdivision Proposal:

This application is to subdivide the current lot into two lots. Two new homes would be constructed with off street parking as per the Zoning Bylaw. The site plan illustrating the proposed subdivision is included shown below. Access to the proposed lots will be by one shared driveway off W. Keith Rd in the location of the existing driveway. A cross access easement will be registered on title to allow the owners to drive and walk over each other's driveways.



Site Plan

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ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

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As the proposed lots are not in conformity with the minimum RSPH lot size requirements, it is necessary to amend Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations) to establish minimum lot size regulations unique to this proposal. The following table compares the current minimum RSPH requirements with the proposed lot sizes. In addition, a portion of the lot is more than 50% slope and is discounted from lot area as per the Zoning Bylaw definition.

	RSPH Zone	Proposed Lot A	Proposed Lot B	Complies with RSPH Zone
Lot Width	15m (49.2 ft)	15.2m (50.0ft)	15.2m (50 ft)	Yes
Lot Depth	34m (111.5 ft)	41.3m (135.6 ft)	41.3m (135.6ft)	Yes
Lot Area	743m ² (7998 sq ft)	636m ² (6847 sq ft)	620m ² (6673 sq ft)	No
Lot Area discounting areas over 50% slope	743m ² (7998 sq ft)	594m ² (6397 sq ft)	592m ² (6383 sq ft)	No

The lots conform to the minimum lot width and depth for the RSPH zone but are deficient in lot area by approximately 15-17%.

CONCURRENCE:

The application has been reviewed by the Engineering, Transportation Planning, Environment, Fire and Building Departments.

The Engineering Department is continuing to work with the applicant on revisions to the servicing plan. The current lot does not have a storm connection but the proponent has achieved the ability to install gravity storm connection for each lot. Acceptance of revised engineering drawings will be a condition of final subdivision approval.

The Environment department has reviewed the Arborist report. The proposed subdivision requires a number of fair to poor condition trees to be removed and replanting will be required as a condition of subdivision.

The Approving Officer required a geotechnical report regarding the slope of the lot and demonstrating that the property is suitable for the proposed development. A satisfactory report has been provided.

PUBLIC INPUT:

A notification letter was sent to the owners/occupants of within a 75m radius as per the Public Notification Policy. Notices were sent to 282 owners and/or residents and staff received comments from three neighbours. One adjacent neighbour wrote in support of the subdivision and required Zoning Bylaw amendment. Another neighbour called with concerns

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regarding vehicle speeds on W. Keith Rd. Staff noted that the two lots will be serviced by the existing driveway and that the engineer has demonstrated that vehicles will be able to exit in a forward direction and further that there is space for an exiting vehicle to pause at the top of the driveway to look for oncoming traffic.

The third neighbour inquired about the height of the proposed buildings and staff informed them that the buildings will be restricted to the permitted height in the RSPH Zone and that the height will be measured from the lesser of natural or finished grade.

The Pemberton Heights Community Association was notified and have not commented on the proposal.

GREEN BUILDING REQUIREMENT:

As implementation of this proposal will require an amendment to the Zoning Bylaw and subdivision approval, compliance with the District's Green Building Strategy is mandatory. A covenant requiring that the homes meet or exceed an Energuide 80 energy efficiency rating and achieve a Built Green 'Gold' equivalency will be required prior to bylaw adoption.

CONCLUSION:

The proposed subdivision is consistent with the established lot pattern in the area and Bylaw 7924 (Attachment A) may be considered for First Reading and referral to Public Hearing.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 7924 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 7924 at First Reading and thereby reject the subdivision.


Casey Peters
Planning Assistant

REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:	REVIEWED WITH:
<input type="checkbox"/> Sustainable Community Development	<input type="checkbox"/> Clerk's Office	External Agencies:	Advisory Committees:
<input type="checkbox"/> Development Services	<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Library Board	<input type="checkbox"/> _____
<input type="checkbox"/> Utilities	<input type="checkbox"/> Communications	<input type="checkbox"/> NS Health	<input type="checkbox"/> _____
<input type="checkbox"/> Engineering Operations	<input type="checkbox"/> Finance	<input type="checkbox"/> RCMP	<input type="checkbox"/> _____
<input type="checkbox"/> Parks & Environment	<input type="checkbox"/> Fire Services	<input type="checkbox"/> Recreation Commission	
<input type="checkbox"/> Economic Development	<input type="checkbox"/> Human resources	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> ITS		
	<input type="checkbox"/> Solicitor		
	<input type="checkbox"/> GIS		

The Corporation of the District of North Vancouver

Bylaw 7924

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Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure
This the day of , 2012

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

PUBLIC HEARING

1147 West Keith Road

What: Public Hearing on proposed Zoning Amendment Bylaw 7924

When: 7:00pm, Tuesday, October 16, 2012

Where: Council Chamber of District Hall, 355 West Queens Road



What is it? A proposed subdivision to create two lots consistent with the prevailing lot pattern on the south side of this portion of West Keith Road.

What changes? Bylaw 7924 would amend the Zoning Bylaw to change the zoning at 1147 West Keith Road to establish specific lot size regulations for the subject property.

When can I speak? Please join us on October 16 when Council will be receiving input from the public on this proposal. You can speak in person by signing up at the Hearing or by providing a written submission to the Municipal Clerk at the address below or input@dnv.org before the conclusion of the Hearing.

Need more info? The bylaw, Council resolution, staff report, and all other relevant background material are available for review by the public at the Municipal Clerk's Office or online at www.dnv.org/public_hearing. Office hours are Monday to Friday 8:00 am to 4:30 pm.

Who can I speak to? Casey Peters at 604-990-2388 or petersc@dnv.org.

District of North Vancouver
355 West Queens Road, North Vancouver, BC V7N 4N5
Main Line 604-990-2311

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