

AGENDA

PUBLIC HEARING

Tuesday, November 20, 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, November 20, 2012
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

Bylaw 7940: The District of North Vancouver Rezoning Bylaw 1283

Purpose of Bylaw:

Bylaw 7940 would amend the Zoning Bylaw to change the zoning at 2955 Brookridge Drive to establish specific lot size regulations which would allow the current lot to be subdivided into two lots.

3. PRESENTATION BY STAFF

Presentation: Jennifer Paton, Section Manager - Development Planning

4. PRESENTATION BY APPLICANT

Presentation: Synthesis Design

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the November 20, 2012 Public Hearing be closed;

AND THAT Bylaw 7940 "The District of North Vancouver Rezoning Bylaw 1283", be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 7940

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965
(Brookridge Subdivision)

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 1283 (Bylaw 7940)”.

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 9 (See 389261L) Block 6 District Lot 600 Plan 9663	2955 Brookridge Drive	685m ²	18.3m	35m

READ a first time this the 29th day of October, 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 1283 (Bylaw 7940)” as at Third Reading

Municipal Clerk

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
this the day of , 2012

ADOPTED this the

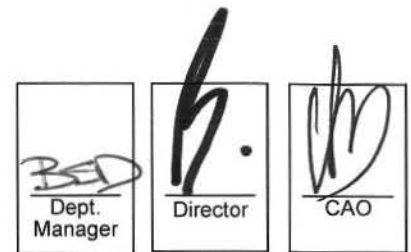
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

COUNCIL AGENDA/INFORMATION				
<input type="checkbox"/> In Camera	Date:		Item #	
<input checked="" type="checkbox"/> Regular	Date:	<u>OCT 29, 2012</u>	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

October 12, 2012
File: 3060-20/15.12
Tracking Number: RCA -

AUTHOR: Casey Peters, Planning Assistant

SUBJECT: **BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 7940 amending the Zoning Bylaw to include site specific subdivision regulations for the property at 2955 Brookridge Drive for a 2 lot subdivision:

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

REASON FOR REPORT:

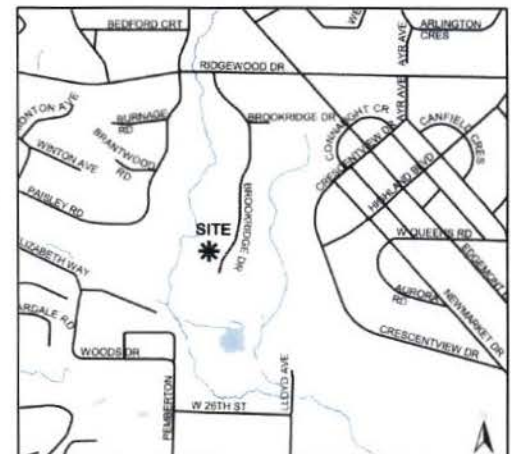
The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.

SUMMARY:

The proposed subdivision will create two lots consistent with the prevailing lot pattern on the west side of Brookridge Drive.

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 located within Development Permit Areas for Slope Hazard, Creek Hazard, Wildfire Hazard and Streamside Protection.



**SUBJECT: BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

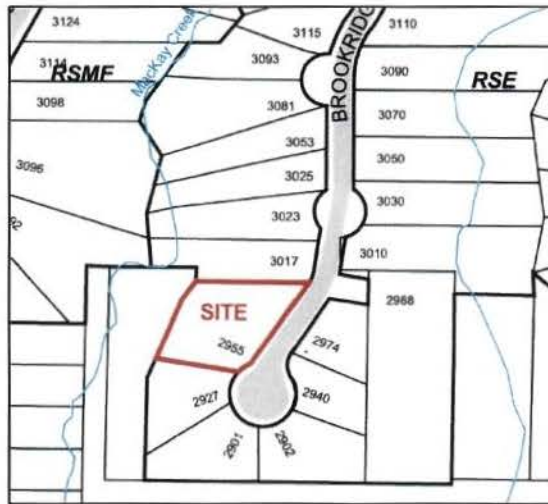
October 12, 2012

Page 2

ANALYSIS:

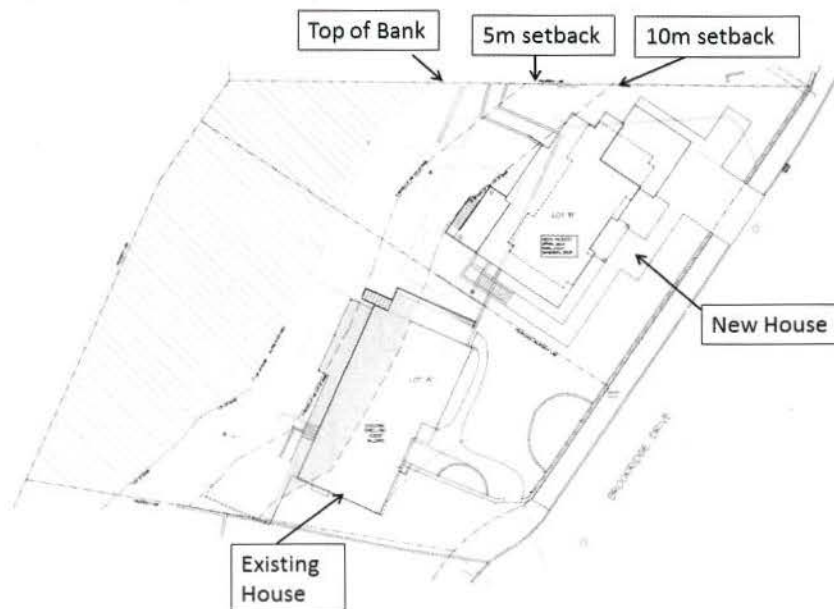
Site and Surrounding Area:

The subject lot is zoned Single-Family Residential Edgemont Zone (RSE) and is occupied by a single family dwelling and a swimming pool. The lots on this side of Brookridge Drive slope steeply down towards MacKay Creek and the proposed subdivision is in keeping with the character of the existing lots.



Subdivision Proposal:

This application is to subdivide the current lot into two lots. The existing home would be retained on the south lot and a new home would be built on the north lot. The site plan illustrating the proposed subdivision is included shown below.



Site Plan

**SUBJECT: BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

October 12, 2012

Page 3

The proposed lots conform to the minimum width and depth requirement for an RSE lot. The total lot area conforms to the RSE requirement but as a portion of the lot is more than 50% slope it is discounted from lot area as per the Zoning Bylaw definition of lot area. The proposed lots do not comply with lot area once the sloped portion is discounted.

As the proposed lots are not in conformity with the minimum RSE 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 RSE requirements with the proposed lot sizes.

	RSE Zone	Proposed Lot A	Proposed Lot B	Complies with RSE Zone
Lot Width	18.3m (60ft)	22.3m (73.2ft)	20.9m (68.5ft)	Yes
Lot Depth	35m (114.8ft)	42.6m (139.7ft)	46.2m (151.7ft)	Yes
Lot Area	743.2m ² (8000 sq ft)	1,160.8m ² (12,495 sq ft)	818m ² (8,808 sq ft)	Yes
Lot Area discounting areas over 50% slope	743.2m ² (8000 sq ft)	695.8m ² (7,490 sq ft)	687.4m ² (7,399 sq ft)	No
Lot area discounting Streamside Protection area	743.2m ² (8000 sq ft)	387m ² (4,163 sq ft)*	490m ² (5,277 sq ft)*	No

*Lot area excluding Streamside Protection area is approximate

Development Permit Areas:

The lot is located within Development Permit areas for Slope Hazard, Creek Hazard, Wildfire Hazard and Streamside Protection. The proposal is exempt from the Creek Hazard Development Permit area as all new development is outside of the affected area.

The applicant has submitted a geotechnical report regarding the slope of the lot and demonstrating that the property is suitable for the proposed development. The Slope Hazard Development Permit will be issued by staff at the time of subdivision.

The proposed lots require the lot area within the Streamside Protected area in order to meet the minimum lot area requirement for the RSE zone. A Development Permit issued by staff will be a condition of subdivision. All new development will be located outside of the protected area and the proposal includes the removal of a garage, deck and swimming pool from within the protected area. The applicant has submitted an Environmental report which proposes invasive species management on the ravine slope and a replanting plan.

The house on the proposed new lot will be constructed outside of the protected area and the applicant has provided drawings demonstrating a reasonable house footprint. As the existing house is being retained, a Restrictive Covenant will be a condition of subdivision requiring that a future house built on that lot be constructed outside of the protected area.

The site is also within the Development Permit area for Wildfire Hazard. The applicant will be required to submit a preliminary assessment report from a registered professional forester with experience in wildfire assessment detailing requirements under the Development Permit guidelines.

CONCURRENCE:

The application has been reviewed by the Engineering, Transportation Planning, Environment, Fire, Public Safety 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 and proposes to connect both lots to the storm system. Acceptance of revised engineering drawings will be a condition of final subdivision approval.

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 23 owners and/or residents and staff received comments from one neighbour indicating that they have no objection to the proposed subdivision.

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 new home 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 7940 (Attachment A) may be considered for First Reading and referral to Public Hearing.

**SUBJECT: BYLAW 7940 (REZONING BYLAW 1283) – 2955 BROOKRIDGE DRIVE
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October 12, 2012

Page 5

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 7940 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 7940 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 7940

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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

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NORTH VANCOUVER
DISTRICT

PUBLIC HEARING 2955 Brookridge Drive

What: Public Hearing on proposed Zoning Amendment Bylaw 7940

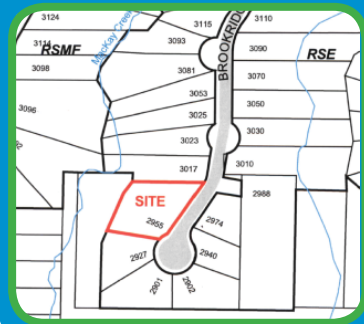
When: 7:00pm, Tuesday, November 20, 2012

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

Site Map



Site Map



What is it? A proposed subdivision to create two lots consistent with the prevailing lot pattern on the west side of Brookridge Drive.

What changes? Bylaw 7940 would amend the Zoning Bylaw to change the zoning at 2955 Brookridge Drive to establish specific lot size regulations which would allow the current lot to be subdivided into two lots.

When can I speak? Please join us on November 20 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, staff report, and 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 8:00am to 4:30pm.

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
www.dnv.org



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