

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

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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 7946: The District of North Vancouver Rezoning Bylaw 1284

Purpose of Bylaw:

Bylaw 7946 would amend the Zoning Bylaw to change the zoning at 2951 Royal Avenue 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: Mr. Cedric Burgers

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 7946 "The District of North Vancouver Rezoning Bylaw 1284", be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 7946

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965
(2951 Royal Avenue)

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 1284” (Bylaw 7946).”.

2. Amendments

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 E (See 296519L), Block 5, East ½ of District Lot 787, Plan 3638	2951 Royal Avenue	532m ²	11m	48m

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 1284 (Bylaw 7946)” as at Third Reading

Municipal Clerk

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
this the

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:	

 Dept. Manager	 Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

October 16, 2012
File: 3060-20/49.12
Tracking Number: RCA -

AUTHOR: Doug Allan, Community Planner

SUBJECT: **BYLAW 7946 (REZONING BYLAW 1284) - 2951 ROYAL AVENUE - ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 7946 amending the Zoning Bylaw to include site specific subdivision regulations for the property at 2951 Royal Avenue 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 11.1m (36.4ft.) wide lots. The 2900/3000 Block of Royal Avenue is characterized by a mix of small and large lots and is an area that could be considered in the future as a potential small lot infill area should new areas be identified by Council. The surrounding neighbourhood has indicated support for the proposal.



**SUBJECT: BYLAW 7946 (REZONING BYLAW 1284) - 2951 ROYAL AVENUE -
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

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BACKGROUND:

Small Lot Infill Policy:

The subject block of Royal Avenue was not previously identified as a potential Small Lot Infill Area prior to cancellation of the Policy in 1989. Should this lot be successful in rezoning and subdividing, the remainder of the block would then meet the criterion of 50% developed small lots used to identify and designate potential small lot infill areas under the former small lot infill area policy.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the District Official Community Plan.

ANALYSIS:

Site and Surrounding Area:

The subject lot is 22.19m (72.8ft.) wide, zoned Single Family Residential 7200 Zone (RS3) and is occupied by a single family dwelling. The lot is illustrated on the following site plan and aerial photo. This block of Royal Avenue and the adjacent block on the west side of Duchess Avenue to the east, north of East 29th Street, are characterized by a mix of developed small and larger lots.



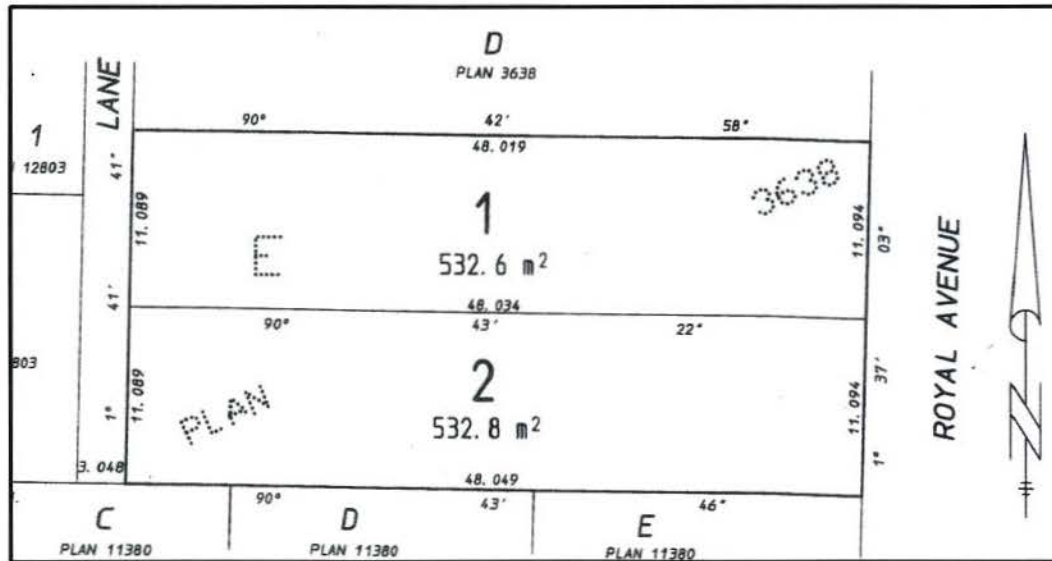
**SUBJECT: BYLAW 7946 (REZONING BYLAW 1284) - 2951 ROYAL AVENUE -
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Subdivision Proposal:

This application is to subdivide the current 22.19m (72.8ft) lot into two, 11.1m (36.4ft) wide by approximately 48.03m (157.6ft.) deep lots with lot areas of 532.6m² (5733sq.ft) and 532.8m² (5735sq.ft.). Access to the new lots will be off Royal Avenue. The following plan illustrates the proposed subdivision.



Conformance with the minimum lot size regulations in the RS3 Zone is illustrated in the following table:

Regulations	RS3 Zone	Proposed Lot 1	Proposed Lot 2
Lot Width	18m (59ft)	11.1m (36.4ft)	11.1m (36.4ft)
Lot Depth	34m (111.5ft)	48.03m (157.6ft)	48.04m (157.6ft)
Lot Area	660m ² (7104sq.ft)	532.6m ² (5733sq.ft)	532.8m ² (5735sq.ft)

As the proposed lots are not in conformity with the minimum RS3 lot size requirements, it is necessary to amend Section 310 of the Zoning Bylaw to establish special lot size regulations unique to this proposal.

Small Lot Infill Area Potential:

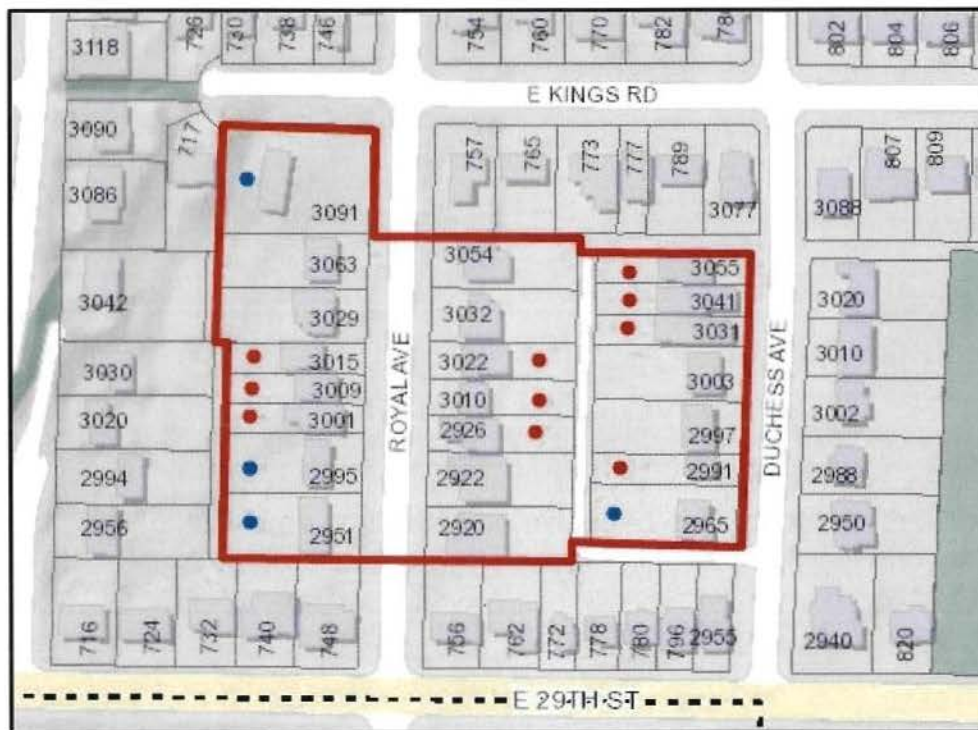
The Official Community Plan includes policy direction to designate additional Small Lot Infill Areas. As shown on the following map, on Royal Avenue, between East 29th Street and East Kings Road, there are 15 lots facing Royal Avenue and of those lots, 6, or 40%, are developed small lots. In addition to the applicant's proposal, the properties at 2995 and 3091 Royal Avenue could be considered for subdivision under a Zoning Bylaw amendment. These two lots could be subdivided into 5 small lots, increasing the total number of lots to 19 of which 12, or 63% would be small lots. As a result, this area could be a candidate for a future small lot infill area designation.

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This potential small lot infill area could also be extended east to include the lots on the west side of Duchess Avenue where 4 of the 7 lots are developed small lots and one of the larger lots could be subdivided into two small lots. Within this larger area, realizing full subdivision potential would increase the number of lots to 27 of which 19 (70.4%) would be small lots.



Potential Small Lot Infill Area

- Existing Small Lots
- Potential Subdivision (including applicant's property)

CONCURRENCE:

Staff from Permits, Environment, Engineering and Fire reviewed the subdivision proposal and no concerns were expressed. The Community Forester identified an arbutus tree in the front yard of the proposed north lot which is protected under the Tree Protection Bylaw. The required tree protection zone necessitated a change in the driveway location. The Community Forester supports the revised driveway access and the final tree retention plan will be registered by covenant on title as a condition of subdivision approval.

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PUBLIC INPUT:

A notification letter was sent to 56 owners/occupants within a 75m radius of the applicant's property. Written comments were received from three owners in support of the proposal and two also expressed support for further small lot housing in the area.

GREEN BUILDING REQUIREMENT:

Implementation of this proposal requires an amendment to the Zoning Bylaw and subdivision approval and therefore, compliance with the Green Building Strategy is mandatory. The applicant has provided a Built Green checklist outlining the measures to achieve a 'Gold' equivalency and are targeting an energy performance level of Energuide 86 with the intent of achieving the maximum allowable floor space incentive. On the proposed lots, the maximum incentive (an 8% increase), will allow for a floor space increase of approximately 17.5m² (188ft.²), up to a total of 236.4m² (2545ft.²). A restrictive covenant establishing the owner's building and energy performance commitments will be required as a condition of subdivision approval stage and a performance bond will be required prior to issuance of a building permit to secure the commitment.

CONCLUSION:

The proposed subdivision is not out of character with the lot pattern on Royal Avenue and is in an area which could be considered as a small lot infill area. Therefore, 7946 (Attachment A) may be considered for First Reading and referral to Public Hearing.



Doug Allan
Community Planner
da/

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 7946

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this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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PUBLIC HEARING 2951 Royal Avenue

What: Public Hearing on proposed Zoning Amendment Bylaw 7946
When: 7:00pm, Tuesday, November 20, 2012
Where: Council Chamber of District Hall, 355 West Queens Road

Site Map



- What is it?** A proposed subdivision to create two lots.
- What changes?** Bylaw 7946 would amend the Zoning Bylaw to change the zoning at 2951 Royal Avenue 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?** Doug Allan at 604-990-2357 or alland@dnv.org

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



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