

AGENDA

PUBLIC HEARING

**Tuesday, May 7, 2013
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



www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

PUBLIC HEARING

7:00 p.m.
Tuesday, May 7, 2013
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

Bylaw 7979: The District of North Vancouver Rezoning Bylaw 1289

Purpose of Bylaw:

The proposed subdivision creates two 10m (33 foot) lots consistent with the prevailing lot pattern on the north side of 900-block Montroyal Boulevard. In order to create two 10m (33 foot) lots, the subject site needs to be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw.

3. PRESENTATION BY STAFF

Presentation: Mr. Steven Petersson, Development Planner

4. PRESENTATION BY APPLICANT

Presentation: Mr. James Stobie, Synthesis Design

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the May 7, 2013 Public Hearing be closed;

AND THAT Bylaw 7979 "The District of North Vancouver Rezoning Bylaw 1289", be returned to Council for further consideration.

8. CLOSING

THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver

Bylaw 7979

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to add special minimum lot sizes for 962 Montroyal Boulevard (PID 005-277-175)

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 1289 (Bylaw 7979)”.

2. Amendments

The following amendments are made to the “District of North Vancouver Zoning Bylaw 1965”:

- a. Part 3A Subdivision regulations is amended by adding a new row to the table in Section 310 Special Minimum Lot Sizes as follows:

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot E, Block 7, District Lot 594, Plan 3670	962 Montroyal Boulevard	366 m ²	10m	36m

READ a first time this the 15th day of April, 2013

PUBLIC HEARING held the

READ a second time the

READ a third time 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:	APRIL 15, 2013	Item #	
<input type="checkbox"/> Agenda Addendum	Date:		Item#	
<input type="checkbox"/> Info Package	DM#		Date:	Mailbox:

P. S. D.
Dept.
Manager

b
Director

h. f.
CAO

The District of North Vancouver REPORT TO COUNCIL

March 18, 2013
File: PLN2012-00068
Tracking Number: RCA -

AUTHOR: Steven Petersson, Development Planner

SUBJECT: **BYLAW 7979 (REZONING BYLAW 1289): 962 Montroyal Boulevard**
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

RECOMMENDATION:

It is recommended that Bylaw 7979, which amends the Zoning Bylaw by adding the subject site to Section 310 Special Minimum Lot Sizes:

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 subject site is under application for subdivision. In order to create two 10m (33 foot) lots, the subject site needs to be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision will create two lots consistent with the prevailing lot pattern on the north side of 900-block Montroyal Boulevard.



EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan. For reference, the Upper Capilano Local Plan designates the site as Detached Residential.

**SUBJECT: BYLAW 7979 (REZONING BYLAW 1289): 962 Montroyal Boulevard
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

March 18, 2013

Page 2

ANALYSIS:

Site & Surrounding Area:

The subject lot is zoned Single-Family Residential – 3 (RS-3) and is occupied by a single family dwelling.

The proposed subdivision is consistent with the lot pattern on the north side of this block. The image below shows that 12 of the 16 lots on the north side of 900-block Montroyal Boulevard are already 10m wide lots.



Subdivision Proposal:

This application is to subdivide the current lot into two lots. The existing home would be demolished.

The following table compares the current minimum RS-3 requirements with the proposed lot sizes:

	RS-3 Zone	Proposed Lots
Lot Width	18m (59 feet)	10m (33 feet)
Lot Depth	34m (112 feet)	36.48m (119.7 feet)
Lot Area	660m ² (7,104 sq ft)	366.9m ² (3,950 sq ft)

As the proposed lots are not in conformity with the minimum RS-3 zone's 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 for this proposal.

The site plan illustrating the proposed subdivision is shown below:

**SUBJECT: BYLAW 7979 (REZONING BYLAW 1289): 962 Montroyal Boulevard
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

March 18, 2013

Page 3

Trees:

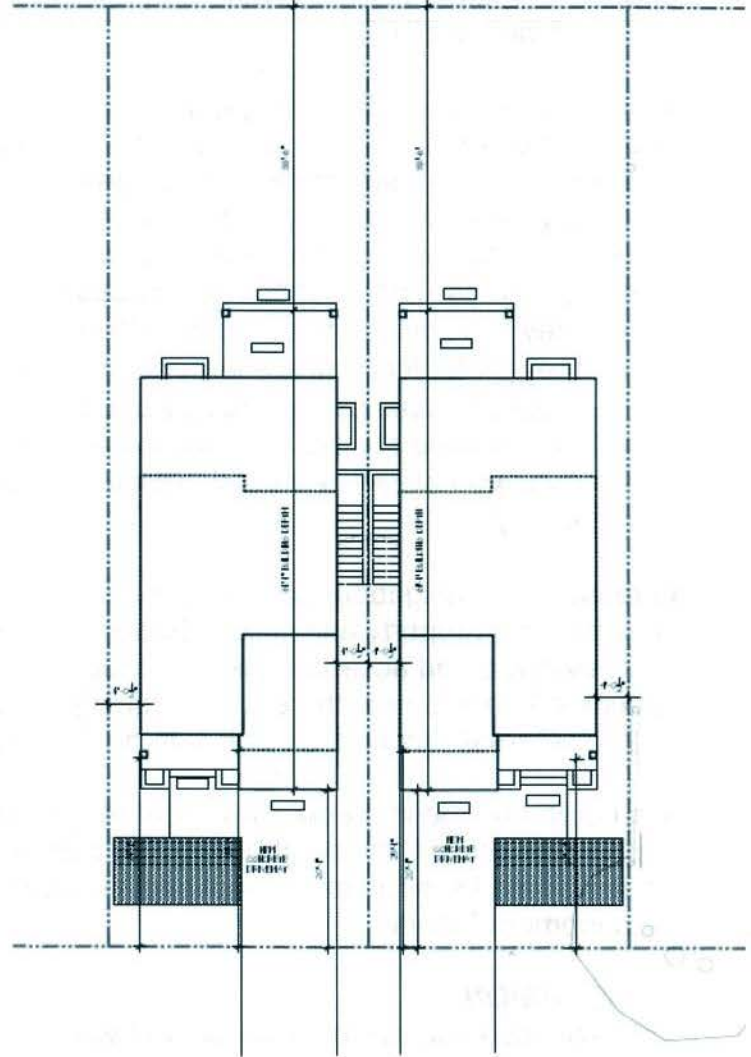
The front yard of the lot currently has no trees. As a condition of subdivision, two street trees will be planted in the boulevard.

Three large western red cedar trees (47cm, 71cm and 41cm diameter at breast height) are located in the District boulevard in front, and in the south-west corner, of the adjacent property to the east. The arborist report recommends retention of these trees and provided a tree retention plan, including installation of tree protection fencing.

A row of smaller cedar trees exists on the neighbour's property just east of the subject site north of the District's boulevard trees. These trees will be removed with the neighbour's permission. The neighbour supports the subdivision application.

Drainage

Adjacent neighbours noted that drainage is poor in the back yard. The storm water management plan integrates permeable surfaces, a drainage swale, a lawn drain, storm water detention tanks and connections to the municipal storm water sewer system to improve drainage on the site.



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. The applicant has submitted a green building checklist which demonstrates the proposed homes will exceed "Gold" equivalency and achieve a "Platinum" rating equivalency.

**SUBJECT: BYLAW 7979 (REZONING BYLAW 1289): 962 Montroyal Boulevard
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

March 18, 2013

Page 4

Public Input:

The applicant conducted a door-to-door poll of 13 adjacent neighbours in August 2012. The applicant reported that 12 of the 13 polled homeowners supported the subdivision, and one opposed the subdivision.

At the detailed application stage, a notification letter was sent to the owners and occupants of properties within a 75m radius as per the Public Notification Policy. 42 notices were sent to adjacent owners, residents and the Edgemont and Upper Capilano Community Association. Four neighbours responded: one in favour and three opposed. The three opposing neighbours, two from one household and one from another, submitted a single letter under three signatures. The neighbours opposed to the project wrote:

- they live across the street from the subject site
- they prefer lots that are larger than the proposed lots because they like landscapes with open spaces and clumps of trees
- they believe smaller lots lead to tree removal
- they are concerned that an additional driveway on Montroyal will decrease traffic safety.

In response to neighbour concerns, the significant trees on the south-west corner of the neighbouring property and District boulevard will be retained; and Transportation planning staff reviewed and accepted the proposed driveway configuration. In discussions with the concerned neighbours, there was no design mitigation solution to the primary concern of additional small lots on the north side of Montroyal Boulevard.

It is noted that the immediate adjacent neighbours east and west of the subject site both support the project: the neighbour to the east wrote staff directly, and the neighbour to the west indicated support in the applicant poll and a follow-up telephone call with the Development Planner.

CONCLUSION:

The proposed subdivision is consistent with the established lot pattern in the area and Bylaw 7979 (Attachment A) may be considered for First Reading and referral to a Public Hearing.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 7979 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 7979 at First Reading and thereby reject the subdivision.



Steven Petersson
Development Planner

**SUBJECT: BYLAW 7979 (REZONING BYLAW 1289): 962 Montroyal Boulevard
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

March 18, 2013

Page 5

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

The Corporation of the District of North Vancouver

Bylaw 7979

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to add special minimum lot sizes for 962 Montroyal Boulevard (PID 005-277-175)

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 1289 (Bylaw 7979)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 1965":

- a. Part 3A Subdivision regulations is amended by adding a new row to the table in Section 310 Special Minimum Lot Sizes as follows:

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot E, Block 7, District Lot 594, Plan 3670	962 Montroyal Boulevard	366 m ²	10m	36m

READ a first time this the

PUBLIC HEARING held the

READ a second time the

READ a third time the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

THIS PAGE LEFT BLANK INTENTIONALLY

PUBLIC HEARINGS

7:00 pm, Tuesday, May 7, 2013

Council Chamber of District Hall, 355 West Queens Road

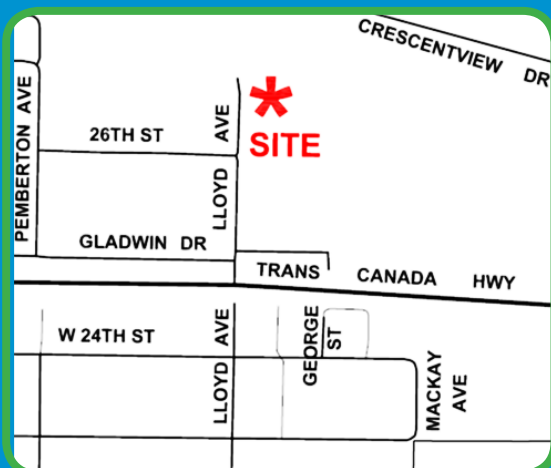
2670 Lloyd Avenue - Turning Point Recovery House Rezoning Bylaw 1293

What: Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)

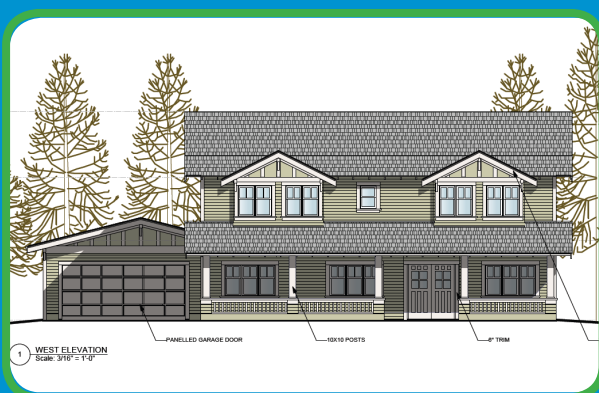
What is it? The proposed bylaw will amend the Community Park Zone to allow the construction of a residential facility for women recovering from drug and alcohol addiction.

What changes? The proposed Zoning Bylaw will add "group home" to the permitted uses of a portion of the lot at 2670 Lloyd Avenue.

Site Map



Proposed*



* Provided by applicant for illustrative purposes only.
The actual development, if approved, may differ.

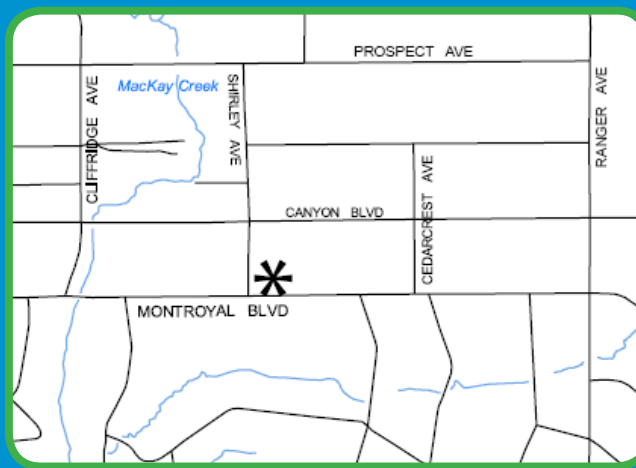
962 Montroyal Boulevard Rezoning Bylaw 1289

What: Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)

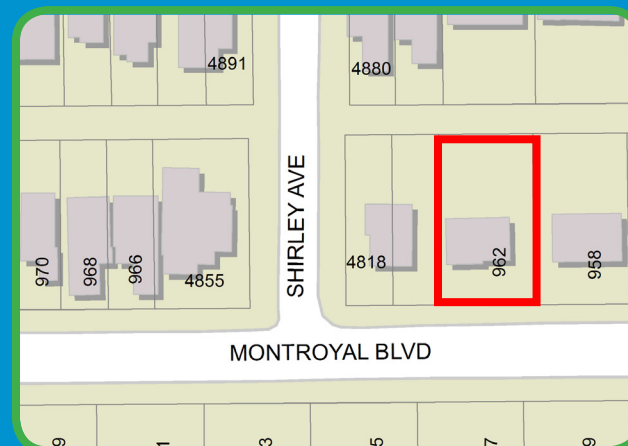
What is it? The proposed subdivision creates two 10m (33 foot) lots consistent with the prevailing lot pattern on the north side of 900-block Montroyal Boulevard.

What changes? In order to create two 10m (33 foot) lots, the subject site needs to be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw.

Site Map



Site Map



When can I speak? Please join us on Tuesday, May 7, 2013 when Council will be receiving input from the public on these proposals. You can speak in person by signing up at the Hearings or by providing a written submission to the Municipal Clerk at the address below or at input@dnv.org before the conclusion of the Hearings.

Need more info? The bylaws, Council resolutions, staff reports, and other relevant background materials 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? Steven Petersson, Development Planner, at 604-990-2378 or peterssons@dnv.org.

THIS PAGE LEFT BLANK INTENTIONALLY