

AGENDA

PUBLIC HEARING

**Tuesday, July 23, 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



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PUBLIC HEARING

7:00 p.m.
Tuesday, July 23, 2013
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver

1. **OPENING BY THE MAYOR**

2. **INTRODUCTION OF BYLAW BY CLERK**

Bylaw 7994: The District of North Vancouver Rezoning Bylaw 1294

Purpose of Bylaw:

The proposed subdivision creates two 14.6m (48ft) lots consistent with the prevailing lot pattern along Westover Road.

3. **PRESENTATION BY STAFF**

Presentation: Kathleen Larsen, Community Planner

4. **PRESENTATION BY APPLICANT**

Presentation: Sandy Garden

5. **REPRESENTATIONS FROM THE PUBLIC**

6. **QUESTIONS FROM COUNCIL**

7. **COUNCIL RESOLUTION**

Recommendation:

THAT the July 23, 2013 Public Hearing be closed;

AND THAT Bylaw 7994 "The District of North Vancouver Rezoning Bylaw 1294", be returned to Council for further consideration.

8. **CLOSING**

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The Corporation of the District of North Vancouver

Bylaw 7994

A bylaw to amend The District of North Vancouver Zoning Bylaw (3210) to add special minimum lot sizes for 1620 Westover Road legally described as Amended Lot 17 (see C5816L) Block A, District Lot 2087, Plan 13027 (PID: 008-739-951)

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 1294 (Bylaw 7994)”.

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)
Amended Lot 17, see (C5816L) Block A, District Lot 2087, Plan 13027	1620 Westover Road	613m ²	14.6m	42m

READ a first time the 10th day of June 2013

PUBLIC HEARING held the

READ a second time the

READ a third time the

Certified a true copy of “Rezoning Bylaw 1294 (Bylaw 7994)” as at Third Reading

Municipal Clerk

ADOPTED this the

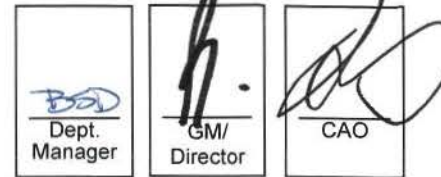
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 10, 2013</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

May 30, 2013
File: 3060/20/01.13

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: **BYLAW 7994 (REZONING BYLAW 1294): 1620 Westover Road
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 7994, 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:

In order to create the two 14.6m (48 ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision will create two lots compatible with the prevailing mix of lot sizes along Westover Road.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference as Long Term Single-Family in the Lynn Valley Community Plan.



**SUBJECT: BYLAW 7994 (REZONING BYLAW 1294): 1620 Westover Road
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

May 30, 2013

Page 2

ANALYSIS:

Site & Surrounding Area:

The subject lot is zoned Single-Family Residential (RS-3) and is occupied by a single family dwelling that will be demolished prior to subdivision of the property. It is not located in any Development Permit Areas.

The proposed subdivision to create two 14.6m lots is generally consistent with the mix of lot sizes in the 1500 and 1600 Blocks of Westover Road which range from 10m to 30m in width.



Subdivision Proposal:

This application is to subdivide the current lot into two 14.6m (48 ft) lots and demolish the existing home on the property.

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

	RS-3 Zone	Proposed Lots
Lot Width	18m (59 ft)	14.6m (48 ft)
Lot Depth	34m (112 ft)	42m (137.8 ft)
Lot Area	660m ² (7,104 sq ft)	613m ² (6598 sq ft)

Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations) will need to be amended to establish minimum lot size regulations as the proposed lots are not in conformity with the minimum RS-3 zone's lot size requirements.

**SUBJECT: BYLAW 7994 (REZONING BYLAW 1294): 1620 Westover Road
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May 30, 2013

Page 3

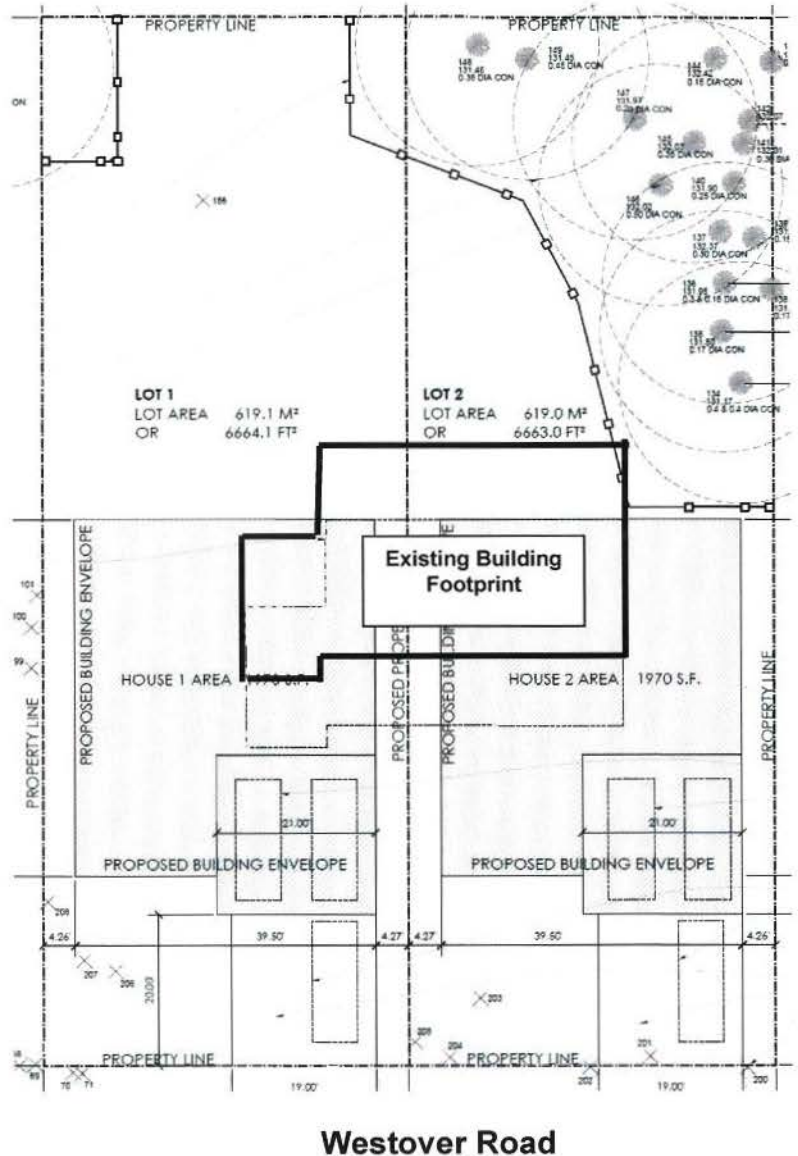
A site plan illustrating the proposed subdivision is shown below:

Proposed Building Areas: In response to a neighbour's concern the applicant revised the proposed siting plan for both new houses to show a buildable area that is setback 20.3m (66.6 ft) from the rear property line. This setback is approximately equivalent to the setback of the existing house on the lot. For reference the existing building footprint is shown on bold on the site plan. This proposed setback is greater than the required 7.62m (25 ft) rear setback under the RS3 Zoning regulations. A restrictive covenant will be registered on title of the property as a condition of subdivision to ensure the setback as shown on the site plan.

Trees: A total of 10 trees in the front yard were identified as being in poor health and were removed in April 2013 by BC Hydro. Three further trees in the front yard, a Cedar, a Hemlock and a Holly have been identified as being in poor condition and will also be removed. As a condition of subdivision two street trees will be planted in the boulevard.

The arborist report recommends retention of a mix of healthy Hemlock and Cedar trees in the north-east corner of the property and has provided a tree retention plan, including installation of tree protection fencing. Tree retention is illustrated on the site plan.

Three cedar trees identified as being in poor condition on the neighbouring lot to the west along the property line will be removed with the neighbour's permission in order to allow excavation for the proposed new dwelling on the west lot. The owner has agreed to construct a new fence and plant new hedging and landscaping along the property line and this will be made a condition of 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.

Public Input:

At the preliminary and detailed application stages, a notification letter was sent to the owners and occupants of properties within a 75m radius as per the Public Notification Policy. Notices were sent to adjacent owners, residents and the Lynn Valley Community Association. At the preliminary stage there was no neighbour response. At the detailed application stage three neighbours responded in favour and one neighbour responded in opposition. At the time of application the applicant also supplied a poll of support signed by 15 neighbours in the surrounding area. The neighbours who wrote in favour of the project noted:

- that Westover road consists of a mix of lot sizes and newer and older homes on both large and small lots
- that Lynn Valley life is about families and the proposal will allow revitalization of the area and allow more opportunities for young families to move into the area.
- two new homes with good lot sizes would enhance the housing stock in the area and improve the street appearance.
- would prefer two reasonably sized homes rather than one large "monster" home on the property

The neighbour in opposition noted concerns regarding:

- increased traffic along Westover Road
- impact of narrower lots that would change the character of the neighbourhood
- reduction in lot size that will cause a drop in property values in surrounding neighbourhood and adjacent properties.
- impact of overlooking from the new homes

To mitigate the concerns of this neighbour and minimize opportunities for overlooking the applicant has moved the siting area for the new houses further forward on the lot to match the setback of the existing house on the lot.

**SUBJECT: BYLAW 7994 (REZONING BYLAW 1294): 1620 Westover Road
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May 30, 2013

Page 5

CONCLUSION:

The proposed subdivision is compatible with the mix of lot sizes in the area and Bylaw 7994 (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 7994 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 7994 at First Reading and thereby reject the subdivision.

Kathleen Larsen

Kathleen Larsen
Community Planner

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

The Corporation of the District of North Vancouver

Bylaw 7994

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Municipal Cler

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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PUBLIC HEARING

1620 Westover Road

What: Public Hearing on proposed District of North Vancouver Rezoning Bylaw (Bylaw 7994)

When: 7:00 pm, Tuesday, July 23, 2013

Where: Council Chambers, District of North Vancouver, 355 West Queens Road

Site Map



What is it? The proposed subdivision creates two 14.6m (48ft) lots consistent with the prevailing lot pattern along Westover Road.

What changes? In order to create two 14.6m (48ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw.

When can I speak? Please join us on Tuesday, July 23, 2013 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 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? Kathleen Larsen, Community Planner, at 604-990-2369 or larsenk@dnv.org.

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