

AGENDA

PUBLIC HEARING

Tuesday, February 18, 2014

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, February 18, 2014
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

Bylaw 8034: The District of North Vancouver Rezoning Bylaw 1304

Purpose of Bylaw:

In order to create the two 10m (33ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision will create two 10m (33ft) lots that are generally in keeping with the established lot pattern along the north side of the 900 block of Montroyal Blvd.

3. PRESENTATION BY STAFF

Presentation: Kathleen Larsen, Community Planner

4. PRESENTATION BY APPLICANT

Presentation: Joe Muego, Hearth Architectural Inc.

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the February 11, 2014 Public Hearing be closed;

AND THAT Bylaw 8034 "The District of North Vancouver Rezoning Bylaw 1304",
be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8034

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 1304 (Bylaw 8034)”.

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 3rd day of February, 2014

PUBLIC HEARING held this the

READ a third time the

ADOPTED this the

Mayor


Municipal Clerk

Certified a true copy

Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB 3, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 17, 2014
File: PLN2013-00055

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: BYLAW 8034 (REZONING BYLAW 1304): 962 Montroyal Blvd
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

RECOMMENDATION:

It is recommended that Bylaw 8034, which amends the Zoning Bylaw by adding specific lot size regulations for the property at 962 Montroyal Blvd to Section 310 Special Minimum Lot Sizes:

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

REASON FOR REPORT:

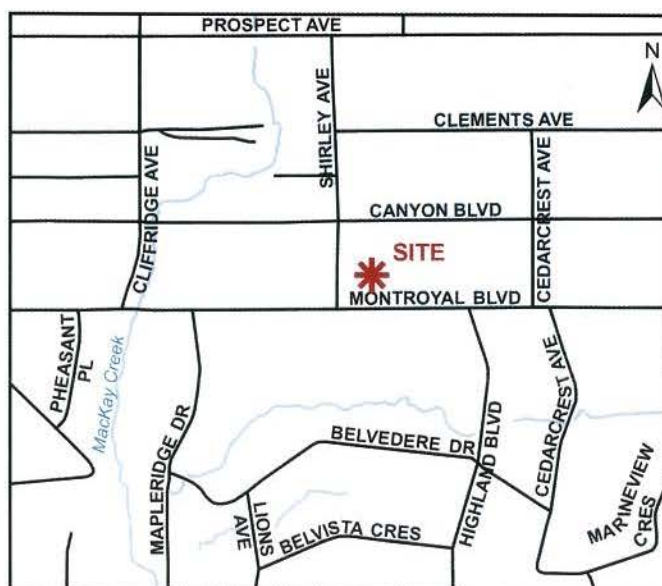
The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.

SUMMARY:

In order to create the two 10m (33 ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision will create two 10m (33ft) lots that are generally in keeping with the established lot pattern along the north side of the 900 block of Montroyal Blvd.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference as "Detached Residential" in the Upper Capilano Community Plan.



**SUBJECT: BYLAW 8034 (REZONING BYLAW 1304): 962 Montroyal Blvd
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

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BACKGROUND:

A Bylaw to allow for the rezoning of this property, previously received FIRST reading on April 2013. A Public Hearing was held and closed on May 7, 2013. The Bylaw was subsequently defeated at the Council meeting of May 27, 2013 with concerns from Council regarding the need for unique house design and impact of secondary suites where lane access is not being opened.

Subsequently, the Approving Officer adopted a suite of enhanced best practices to address infill subdivisions and presented them to Council on November 5, 2013. This new application is subject to the Approving Officers's enhanced subdivision best practices that include registration of Section 219 Covenants to both prohibit secondary suites and ensure unique house designs for each lot.

ANALYSIS:

Site & Surrounding Area:

The subject lot and surrounding area is characterized by single-family development and zoned Single-Family Residential (RS-3) and Single-Family Canyon Heights (RSCH) across Montroyal to the south. The subject lot is not located in any Development Permit Areas.

Subdivision Proposal:

This application is to subdivide the current lot into two 10m (33 ft) lots and demolish the existing home on the property.



The proposed subdivision is generally in keeping with the lot pattern along the north side of the 900 block of Montroyal between Shirley Ave and Cedarcrest Ave. Of the 16 lots on the block a total of 12 (75%) are established 33 ft lots. Note that the property directly to the west (4818 Shirley Ave) is a single family home straddling two 10m (33 ft) legal lots.

SUBJECT: BYLAW 8034 (REZONING BYLAW 1304): 962 Montroyal Blvd
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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)	10m (33 feet)
Lot Depth	34m (112 ft)	36.48m (119.7 feet)
Lot Area	660m ² (7,104 sq ft)	366.9m ² (3,950 sq ft)

To move forward with this proposal 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 do not comply with the minimum RS-3 zone lot size requirements. The other 33 ft lots in this block are also zoned RS3 giving similar siting and size regulations to the block.

A site plan illustrating the proposed subdivision is shown:

Best Practices - Secondary Suites and House Design:

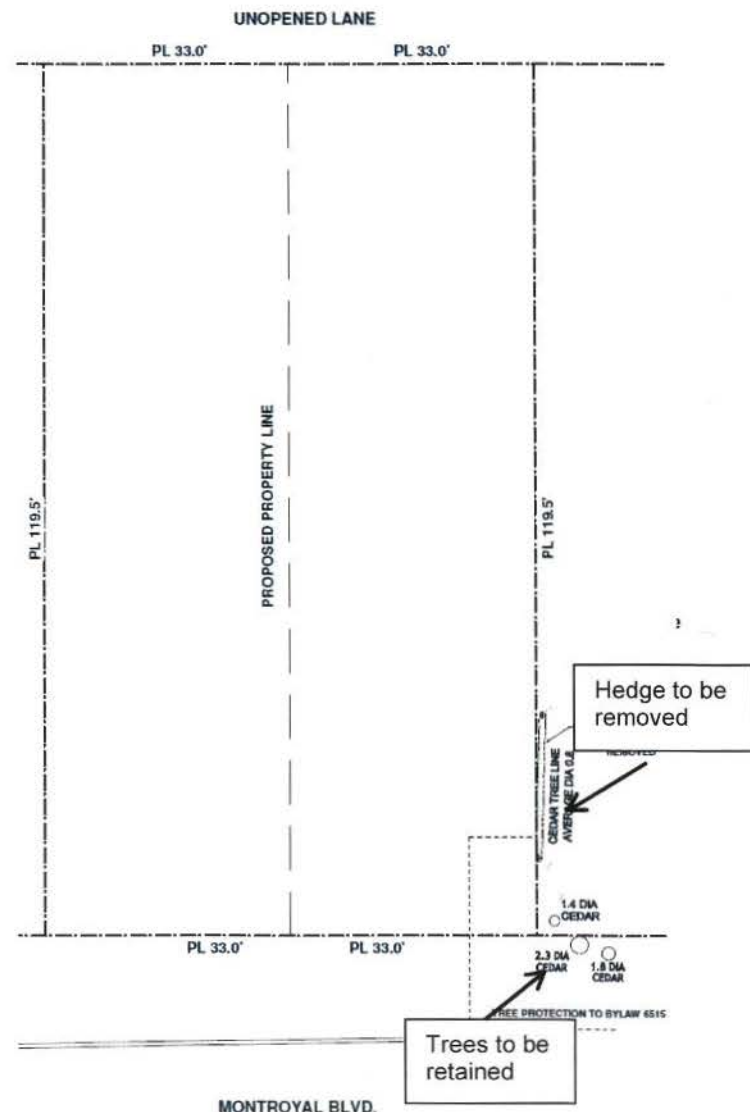
As a condition of subdivision approval covenants will be required to be registered on the title of each of the properties to prohibit secondary suites as the proposed 10m (33ft) lots do not have access from the unopened lane allowance to the north.

Covenants will also be required to ensure that the new houses are uniquely designed. As front access to the lot is proposed permeable paving will be required for all driveways and paving

Trees:

Currently there are no trees in the front yard of the subject lot. As a condition of subdivision, two street trees will be planted in the boulevard.

Three western red cedar trees 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. At the neighbour's request these trees will be removed. The neighbour supports the subdivision application.

GREEN BUILDING REQUIREMENT:

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

Public Input:

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 owners, residents and the Edgemont/Upper Capilano Community Association.

2 neighbours responded in favour of the application and noted the following:

- The proposed houses will offer opportunities for Green Building.
- The proposal reflects the need for increased housing options as outlined in the OCP
- Support the revised application including prohibition of secondary suites and unique house design

1 neighbour responded in opposition as outlined below:

- Object to the approval of further small lot infill subdivisions along Montroyal due to street parking and safety concerns. Larger lots offer increased opportunities for on-site parking.

This neighbour concern has been referred to the Transportation Section to review the specific safety concerns raised. The Transportation Section regularly deal with these type of requests and typical improvements include a range of measures including signs, pavement markings and visibility improvements such as bush trimming.

CONCLUSION:

The proposed subdivision is generally in keeping with the lot pattern on the north side of the subject block and the proposal incorporates the Approving Officer's enhanced best practices for infill subdivisions. This proposal has been amended to address concerns previously raised including not allowing secondary suites and requiring unique house design. Bylaw 8034 (Attachment A) is ready for Council consideration of First Reading and referral to a Public Hearing.

SUBJECT: BYLAW 8034 (REZONING BYLAW 1304): 962 Montroyal Blvd
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)

January 17, 2014

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OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 8034 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8034 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 8034

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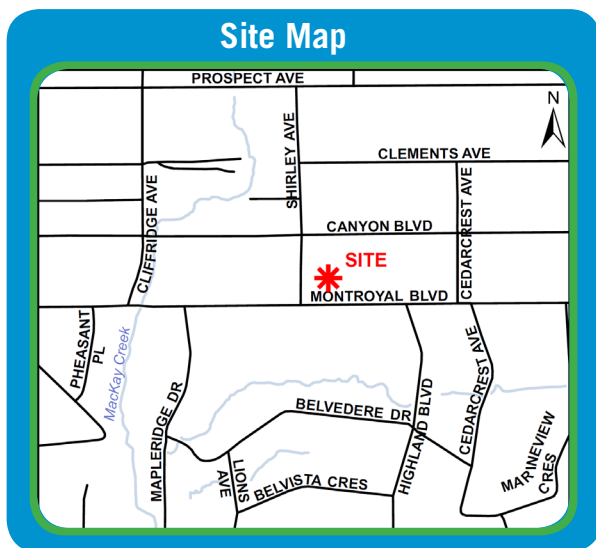
Certified a true copy

Municipal Clerk

PUBLIC HEARING

962 Montroyal Boulevard

- What:** Public Hearing on proposed District of North Vancouver Rezoning Bylaw 1304 (Bylaw 8034)
- When:** 7 pm, Tuesday, February 18, 2014
- Where:** Council Chambers, District of North Vancouver, 355 West Queens Road



- What is it?** The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.
- What changes?** In order to create the two 10m (33ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision will create two 10m (33ft) lots that are generally in keeping with the established lot pattern along the north side of the 900 block of Montroyal Blvd.
- When can I speak?** Please join us on Tuesday, February 18, 2014 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 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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