

AGENDA

PUBLIC HEARING

Tuesday, February 17, 2015

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

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PUBLIC HEARING

7:00 p.m.
Tuesday, February 17, 2015
Municipal Hall, Council Chamber
355 West Queens Road, North Vancouver

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

The District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098)

Purpose of Bylaw:

Bylaw 8098 proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49.2 ft) to 10 m (33 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 474.73m² (5,110 sq. ft.) to allow for the creation of two lots.

3. PRESENTATION BY STAFF

Presentation: Kathleen Larsen, Community Planner

4. PRESENTATION BY APPLICANT

Presentation: Joe Muego, Architect – Hearth Architectural Inc.

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the February 17, 2015 Public Hearing be closed;

AND THAT “The District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098)” be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8098

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965
(2698 Violet Street)

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 1323 (Bylaw 8098)”.

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 D, Blocks 5 and 6, District Lot 580, Plan 3842	2698 Violet Street	474m ²	10m	47m

READ a first time January 19, 2015

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor


Municipal Clerk


Certified a true copy

Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JAN. 19, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 7, 2015
File: 08.3060.20/037.14

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: Bylaw 8098 (Rezoning Bylaw 1323): Subdivision of 2698 Violet Street

RECOMMENDATION

THAT the District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098) to allow for two 10m lots at 2698 Violet Street is given FIRST reading;

AND THAT the District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098) is 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 two 10m (33 ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision is consistent with the majority of lots along the 2600 Block of Violet Street.

EXISTING POLICY

Official Community Plan

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference as "Single-Family Residential" in the Seymour Community Plan. The proposal is consistent with the land use designations.



Zoning

The property is currently zoned RS4 (Single Family Residential 6000 Zone). This block is not within an existing small lot infill area (SLIA). The following table compares the current minimum RS-4 requirements with the proposed lot sizes:

	RS4 Zone	Proposed Lots
Lot Width	15m (49.2 ft)	10m (33 ft)
Lot Depth	34m (111.5 ft)	47.2m (154.84 ft)
Lot Area	550m ² (5,920 sq ft)	474.73m ² (5,110 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 RS4 zone lot size requirements outside of adopted SLIAs.

ANALYSIS

Subdivision Proposal

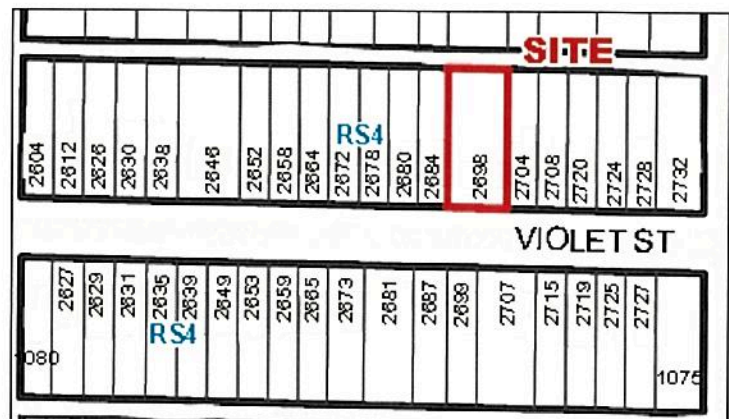
This application is to subdivide the property into two 10m (33 ft) lots and to demolish the existing home on the property. In keeping with Development Servicing Bylaw requirements, vehicle access to the property will be from the existing open rear laneway.

Site & Surrounding Area

The subject lot is 20m (66 ft) wide, zoned RS4 (Single Family Residential 6000) and is occupied by a single family dwelling. The surrounding area is characterized by single-family development and is zoned Single-Family Residential 6000 (RS4). The subject lot is not located in any development permit areas.

The 1987 Small Lot Infill Report identified a number of potential small lot infill areas (SLIAs) that had an existing pattern of small lots. The 2600 block Violet, between Lytton Street and Emerson Way, is identified as a potential SLIA in the 1987 report, but was never adopted in the zoning bylaw.

Rezoning and subdivision within potential SLIA's are considered on a case by case basis having regard to area lot pattern, access and servicing, neighbourhood input and the Approving Officer's suite of enhanced best practices discussed with Council in late 2013.



Approving Officer's Best Practices

The proposed subdivision is compatible with the existing lot pattern of the block face between Lytton Street and Emerson Way – 17 of the 20 properties (85%) are small lots i.e. 13.875m (45 ft) or less in width. According to the Approving Officer's best practices, if 50% or more of the block face is developed as small lots then consideration will be made for a small lot subdivision. The majority of the lots on the block face are 10m (33ft) lots.

Following the Approving Officer's enhanced best practices guidelines, a covenant will be required on each proposed new lot to ensure that the new houses have unique designs.

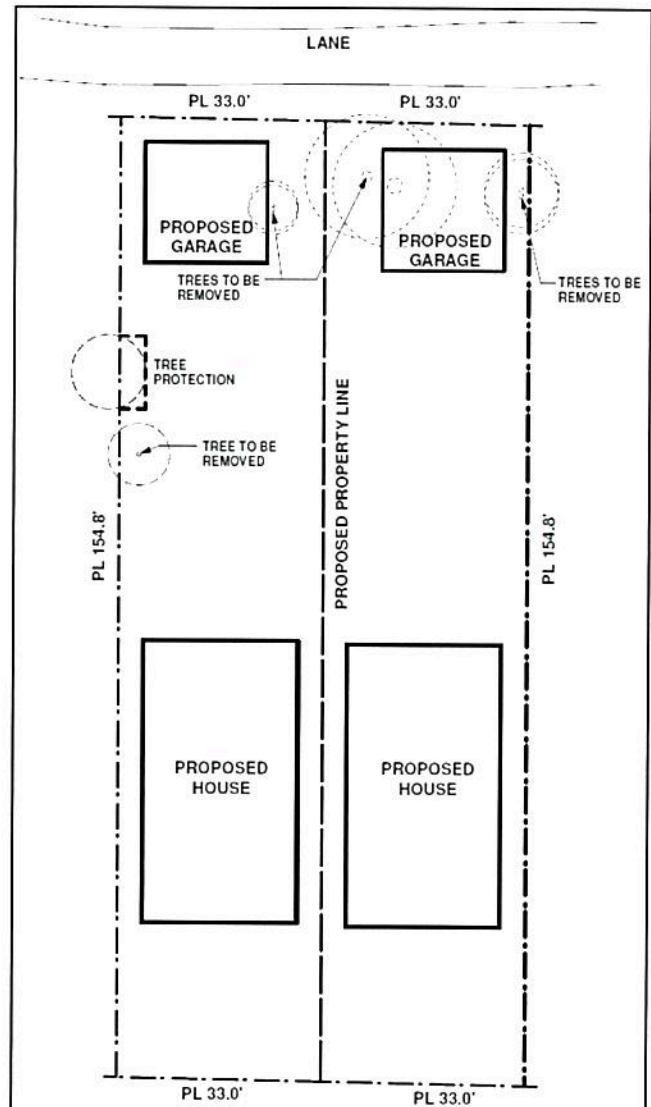
Secondary suites will be permitted in both of the proposed new homes as the property has access from an open rear lane. Three parking stalls will be provided in a non-tandem arrangement, secured by way of covenant, and in compliance with the Development Servicing Bylaw. Parking will be accessed from the open rear lane.

Trees

There is scattered tree cover on this site and none of the trees are protected by bylaw. Two red alders are proposed for removal due to poor health. Two maple trees and a hemlock hedge are proposed to be removed to make way for the new houses. A mature plum tree will be retained on the west property line. No neighbourhood concerns were raised regarding tree removal. The Approving Officer will require that one new tree be provided on each lot to mitigate tree loss and enhance future tree cover.

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. A covenant on each proposed new lot 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/occupants within a 75m radius as per the public notification policy (Administrative Policy 8-3060-3). No neighbour comments were received.

At the preliminary application stage one neighbour had a concern about potential view loss resulting from the height of garage structures at the rear lane. The maximum permitted height for a flat roof garage in the RS4 zone is 3.66m (12 ft) so to address the neighbour's concern the applicant has submitted plans for two garages each designed with a flat roof and a maximum height of 3.0m (10 ft).

These plans were reviewed and accepted by the affected neighbour as part of the detailed application process. The registration of restrictive covenants on each of the two proposed lots prior to subdivision approval will ensure that the garages are constructed as proposed.

The Seymour Community Association was notified and did not comment on the proposal.



CONCLUSION

The proposed subdivision is compatible with the existing lot pattern in the subject block and the proposal incorporates the Approving Officer's enhanced best practices for infill subdivisions. Bylaw 8098 (Attachment A) is ready for Council consideration of First Reading and referral to a Public Hearing.

OPTIONS

The following options are available for Council's consideration:

1. Provide First Reading to Bylaw 8098 and refer the bylaw to a Public Hearing (staff recommendation); or,
2. Defeat Bylaw 8098 at First Reading and thereby delete the subdivision proposal.


for Kathleen Larsen
Community Planner

Attachments:

- A. District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098)

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 8098

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READ a first time

PUBLIC HEARING held

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ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

PUBLIC HEARINGS

occurring consecutively in the order noted below

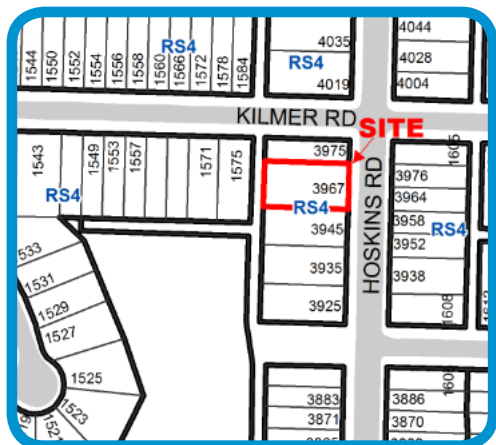
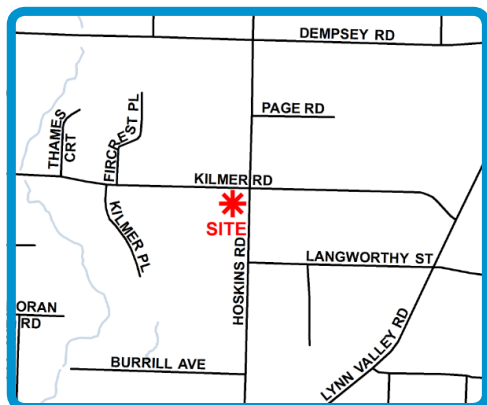
Tuesday, February 17, 2015 at 7 pm

District Hall, 355 West Queens Road

3967 Hoskins Road

Minimum lot size regulations

Bylaw 8095 proposes to amend the Zoning Bylaw to reduce the minimum permitted lot width at this site from 15m (49 ft) to 10.8 m (35.5 ft) and will reduce the minimum permitted lot area from 550m² (5,920 sq. ft.) to 437m² (4,703 sq. ft.) to allow for the creation of two lots.

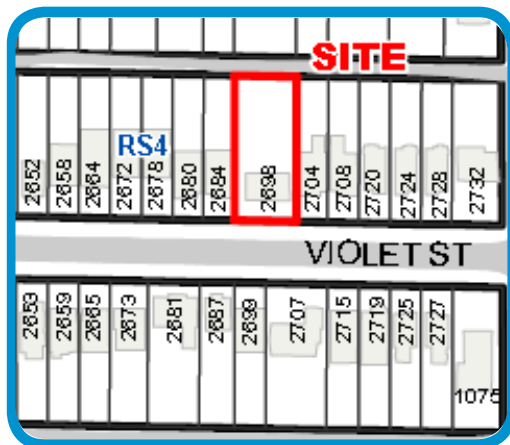
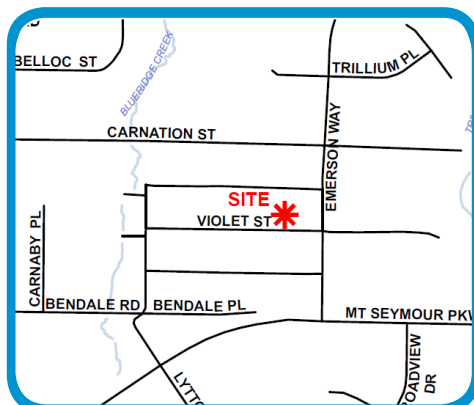


Contact: Natasha Letchford, Community Planner,
at 604-990-2378 or letchfordn@dnv.org.

2698 Violet Street

Minimum lot size regulations

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Contact: Kathleen Larsen, Community Planner, at
604-990-2369 or larsenk@dnv.org.

When can I speak?

Tuesday, February 17, 2015 at 7 pm. You can speak in person by signing up at the Hearings or you can provide a written submission to the Municipal Clerk at input@dnv.org, or by mail before the conclusion of the relevant Hearing.

Need more info?

Relevant background material and the bylaws are available at the Municipal Clerk's Office or at dnv.org/public_hearing. Office hours are Monday to Friday 8 am to 4:30 pm.



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