


AGENDA INFORMATION


Regular Meeting

Date: JAN 19 2015

Workshop (open to public)

Date: _____


For
Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

January 8, 2015

File: 08.3060.20/036.14

AUTHOR: Natasha Letchford, Planner

SUBJECT: Bylaw 8095 (Rezoning Bylaw 1321): Subdivision of 3967 Hoskins Road

RECOMMENDATION

THAT the "District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095) to allow for two 10.8m lots at 3967 Hoskins Rd is given FIRST reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)" 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 10.8m lots (35.5 ft), the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The two proposed lots will be 10.8m in width and 437m² in area. This report is for a rezoning only; if the rezoning is successful, the applicant may then apply for a subdivision.



EXISTING POLICY

Official Community Plan

The subject property is designated as Residential Level 2: Detached Residential (RES2). For reference, the Lynn Valley Community Plan designates the property as Long Term Single Family. Both designations are consistent with the proposed zoning amendment.

Zoning

The property is currently zoned RS4 (Single Family Residential 6000 Zone).

	RS4 ZONE	PROPOSED LOTS
Lot Width	15 m (49 ft)	10.8 m (35.5 ft)
Lot Depth	34 m (111 ft)	40.2 m (132 ft)
Lot Area	550 m ² (5,920 sq. ft.)	437 m ² (4,703 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 small lot infill areas (SLIAs).

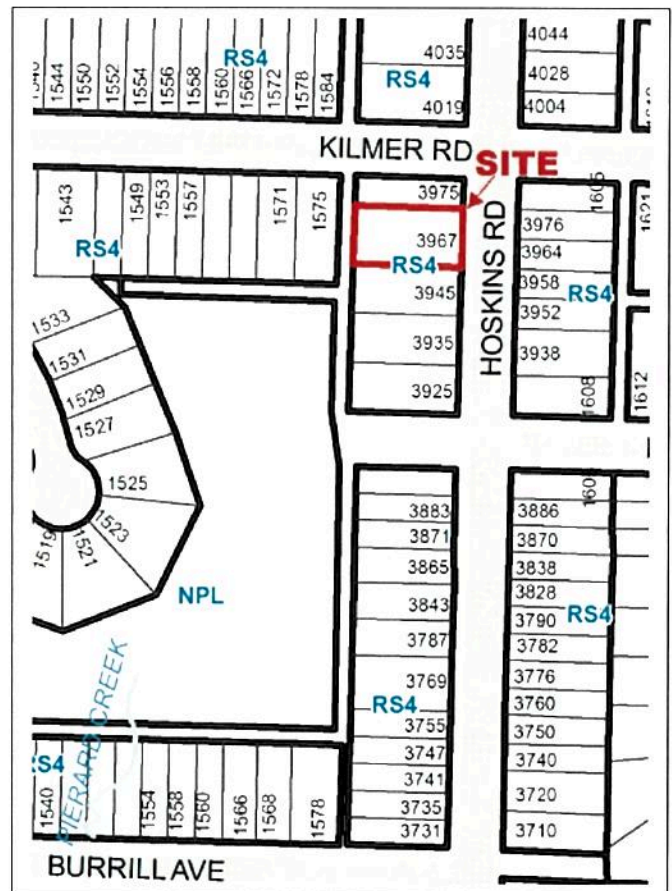
ANALYSIS

Site and Surrounding Area

The subject lot is 21.6m (71 ft) wide, 874 m² (9,406 sq. ft.) in area, is zoned RS4 (Single Family Residential 6000 Zone) and is occupied by a single family dwelling. The surrounding area is characterized by single-family development and is zoned RS4. Doran Park is located to the southwest of the subject lot. The subject lot is not located within any development permit areas.

Approving Officer's Best Practices

The proposed subdivision is compatible with the existing lot pattern of the larger block face between Kilmer Road and Burrill Ave – 11 of the 17 properties (65%) are small lots i.e. 13.875m (45 ft) or less in width. In the block face of the 3900 block, only one of the five lots are small lots. According to the Approving Officer's best practices, if 50% or more of the block face is developed as small lots than consideration will be made for a small lot subdivision. While in strict terms of block face,



the proposal does not meet the Approving Officer's Best Practices, consideration should be given in this case due to the proximity of the subject lot to adopted SLIAs and the existing small lot pattern in the larger block face.

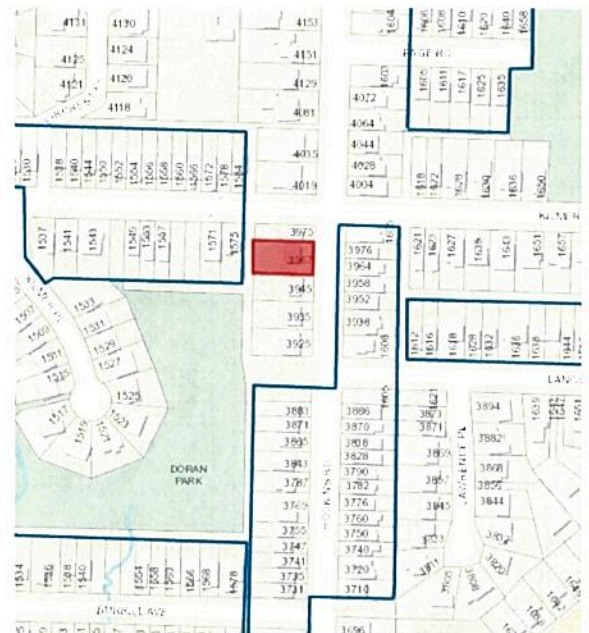
Secondary suites for this subdivision will be prohibited and secured by way of a covenant, as per the Approving Officer's best practices. In addition, a covenant will be required ensuring the new houses have unique designs.

Trees

None of the trees on the property are protected by bylaw. A total of thirteen trees are proposed to be removed from the site, six of the trees will be removed due to poor health and seven trees will be removed to accommodate the new houses. The property backs onto an undeveloped District lane and all of the trees in the laneway are protected by bylaw. There is one District hemlock tree in the lane which will be protected during construction and there is a second District hemlock in poor condition which will be removed - three trees will be required to be planted as replacements. One neighbourhood comment was received in regards to tree removal and they requested that some trees and landscaping be replaced. The Approving Officer is requiring that seven new trees be provided, distributed between the two lots, to mitigate tree loss and enhance future tree cover. A total of ten new trees will be planted.

Green Building Requirement:

As implementation of this proposal will require an amendment to the Zoning Bylaw, 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.



Small lot infill areas outlined in blue



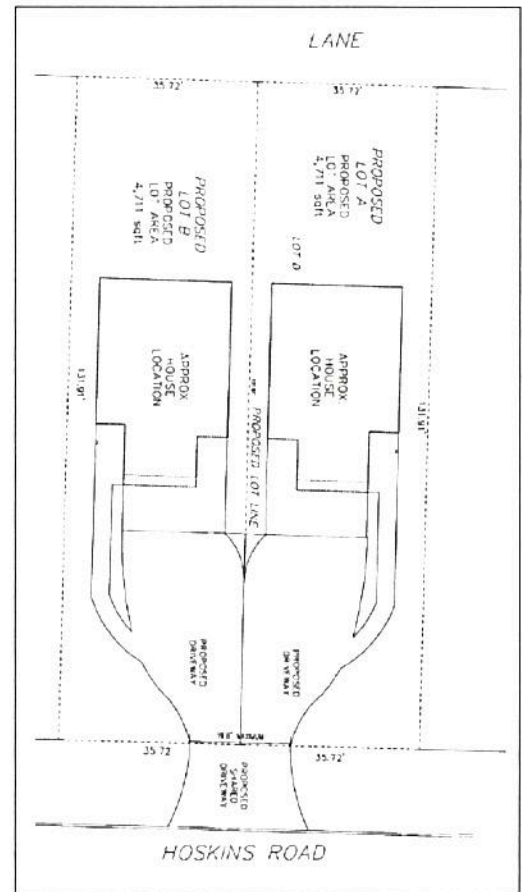
Public Input

A notification letter was sent to the owners/occupants within a 75m radius as per the public notification policy (Administrative Policy 8-3060-3). One neighbour from across the street wrote in support of the proposed subdivision provided sufficient landscaping is maintained or replaced; replanting will be required as a condition of subdivision. No other neighbour comments were received.

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

CONCLUSION

The proposed subdivision is compatible with the existing lot pattern in the wider subject block and the proposal incorporates the Approving Officers' enhanced best practices for infill subdivisions. Bylaw 8095 (Attachment A) is ready to be considered for First Reading and referral to Public Hearing.



Options:

The following options are available for Council's consideration:

1. Provide First Reading to Bylaw 8095 and refer the bylaw to a Public Hearing (staff recommendation); or,
2. Defeat Bylaw 8095 at First Reading First Reading and thereby delete the subdivision proposal.

Natasha Letchford
Planner

Attachments:

- A. District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)

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 8095

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1321 (Bylaw 8095)".

2. Amendments

The District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

2.1 Part 3A Subdivision Requirements is amended by inserting a new row into the table in Section 310 Special Minimum Lot Sizes as follows:

Legal Description	Location	Area (square metres)	Width (metres)	Depth (metres)
Lot D Block 6 District Lot 2088 Plan 4644	3967 Hoskins Road	437m ²	10.8m	40.2m

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk