

AGENDA

COMMITTEE OF THE WHOLE

Monday, October 5, 2015

6:00 p.m.

Committee Room, 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



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COMMITTEE OF THE WHOLE

6:00 p.m.
Monday, October 5, 2015
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. October 5, 2015 Committee of the Whole Agenda

Recommendation:

THAT the agenda for the October 5, 2015 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. September 14, 2015 Committee of the Whole

p. 7-9

Recommendation:

THAT the minutes of the September 14, 2015 Committee of the Whole meeting be adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Single-Family Redevelopment Impacts

p. 13-23

File No. 13.6700.00/000.000

Recommendation:

THAT the presentation on Single-Family Redevelopment Impacts by the Deputy General Manager – Planning & Permits be received.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. RISE AND REPORT

Recommendation:

THAT the October 5, 2015 Committee of the Whole rise and report.

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MINUTES

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**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 6:06 p.m. on Monday, September 14, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor M. Bond

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. N. Deveau, General Manager – Finance & Technology
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. September 14, 2015 Committee of the Whole Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the September 14, 2015 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

2.1. July 27, 2015 Committee of the Whole

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the minutes of the July 27, 2015 Committee of the Whole meeting be adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Council Procedure Workshop

File No. 01.0115.30/002.000

Mr. James Gordon, Manager – Administrative Services, provided an overview of council meeting procedures, highlighting how meetings are convened and run, and the preparation of documents and other materials.

Mr. Gordon explained the differences between different types of meetings, the types of business conducted at each and the differences in procedures. He noted that:

- Notice must be given and minutes must be taken at any type of meeting;
- Regular meetings of Council must have an annual schedule published;
- For any decision to be lawful, it must be made at a lawfully convened meeting at which quorum is present;
- All or part of a Regular or Special meeting may be closed to the public under Section 90 of the *Community Charter*; and,
- Committee of the Whole meetings are not Council meetings and do not have delegated decision-making authority of Council.

Mr. Gordon outlined the timelines and procedures for the preparation of staff and Council reports, agendas and agenda addenda.

Council noted addenda have often contained too much information too late to properly consider or discuss with staff and requested clarification on how to proceed if this is the case in the future. Staff advised that Council members may request late items be struck from the agenda and that the proposed changes to the meeting calendar would more readily allow late items to be moved to a later meeting.

Mr. Gordon explained how motions are brought forward at a meeting, including how to make friendly and formal amendments, refer or defer motions and rules about debate. He provided information on other rules of assembly, including that:

- The majority prevails while the rights of the minority are respected;
- All members of Council have equal rights, privileges and obligations except the Mayor who has additional statutory duties; and,
- Only one speaker may speak at a time so that debate flows and is easy to follow.

Staff requested Council feedback at the next Committee of the Whole meeting on the public input period.

4. PUBLIC INPUT

Nil

5. **RISE AND REPORT**

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the September 14, 2015 Committee of the Whole rise and report.

CARRIED
(6:56 pm)

Mayor

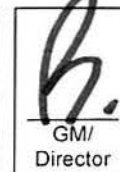
Municipal Clerk

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Committee of the Whole	Date: <u>OCT 5, 2015</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

September 25, 2015
File: 2739054

AUTHOR: Dan Milburn, Deputy General Manager, Planning & Permits

SUBJECT: Single-Family Redevelopment Impacts

RECOMMENDATION:

THAT the Committee of the Whole receive the presentation on Single-Family Redevelopment Impacts.

REASON FOR REPORT:

This report accompanies a presentation which summarizes some issues related to single-family redevelopment impacts, includes an overview of how we manage these issues currently, and suggests future actions to help mitigate these impacts.

EXISTING POLICY:

The District has established policies within the Official Community Plan to support the maintenance of single-family neighbourhoods, while encouraging certain compatible uses within single-family neighbourhoods such as schools, parks, and local commercial uses, and accommodating sensitive residential infill such as secondary suites, laneway housing and small lot infill within limited areas.

Development Permits to protect the natural environment from inappropriate development apply to certain lands zoned for single-family uses in proximity to riparian areas. In addition, hazardous areas have been identified and guidelines established to protect single-family homes from natural hazards such as flooding, debris torrents, unstable slopes and wildfires.

Neighbourhood-specific zoning regulations have been established in response to the unique character of each area. These regulations establish maximum densities, siting, setback, and height limits to ensure standards are maintained.

Bylaws have been adopted to protect certain trees and prevent spills and discharges of harmful materials related to single-family construction such as sediment.

These policies and regulations, as well as others, enable the District to authorize, control, inspect, limit and restrict persons, properties and activities to help reduce or eliminate negative impacts sometimes associated with single-family home redevelopment.

CONCLUSION:

Negative impacts have been noted by concerned residents including the height and site coverage of new homes, the loss of trees, and other construction related impacts such as noise, busyness, sediment on streets, parking and traffic congestion.

Staff suggest a series of measures to help reduce negative impacts related to single-family redevelopment. Our approach toward continuous improvement supports measures, identified in the staff presentation, to:

- update District regulations,
- enhance the information we provide to residents, and
- conduct ongoing research and monitoring.

Staff welcome input from Council regarding these suggested measures.

Respectfully submitted,



Dan Milburn
Deputy General Manager, Planning & Permits

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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	



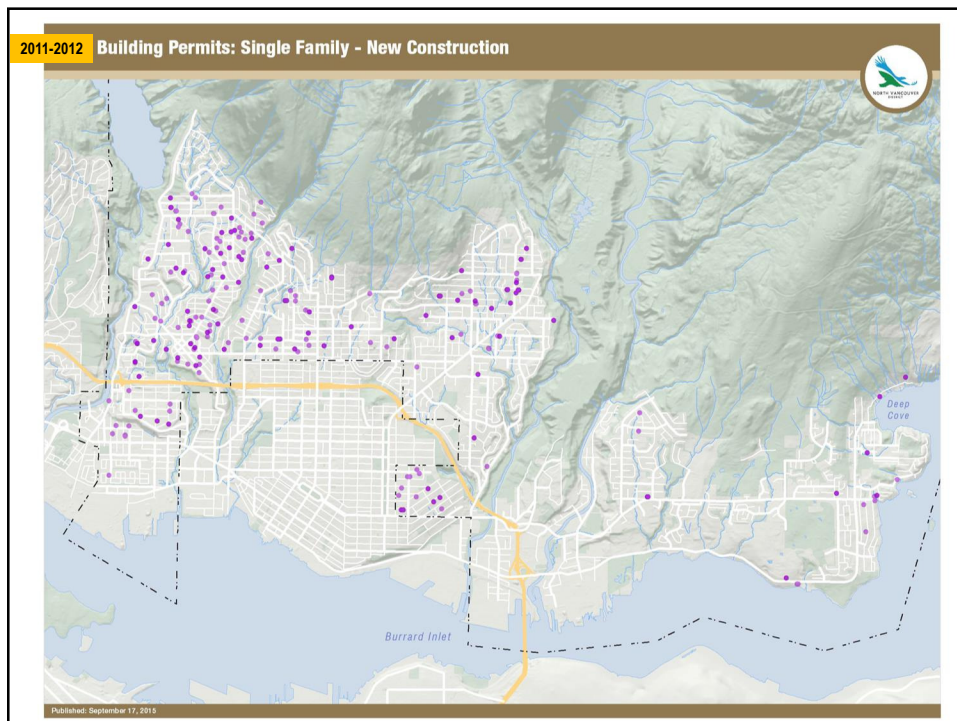
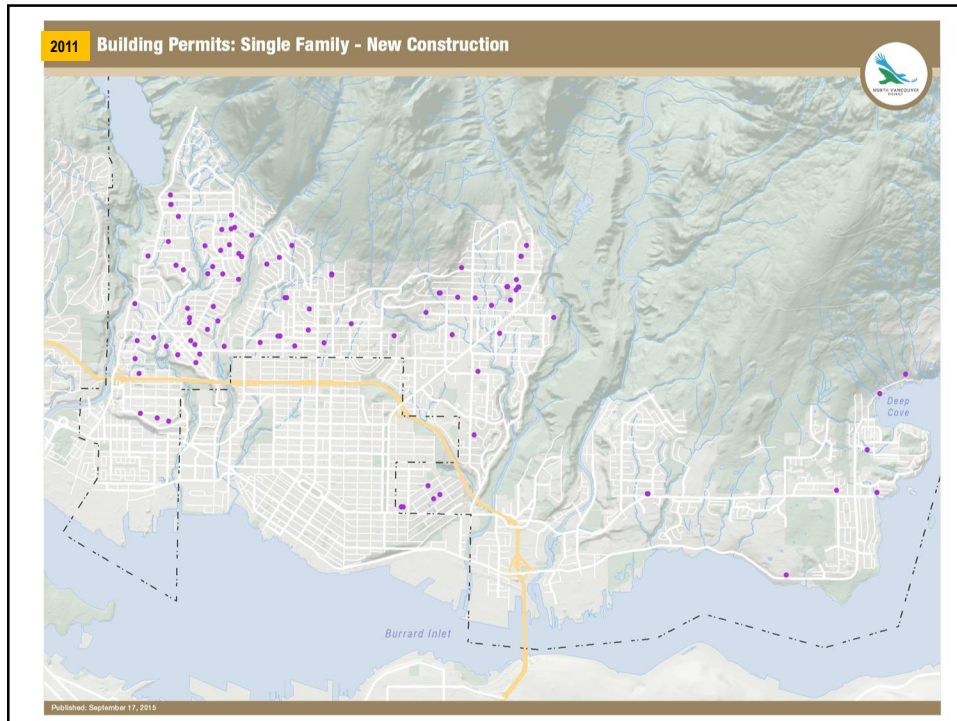
Single-Family Redevelopment Impacts

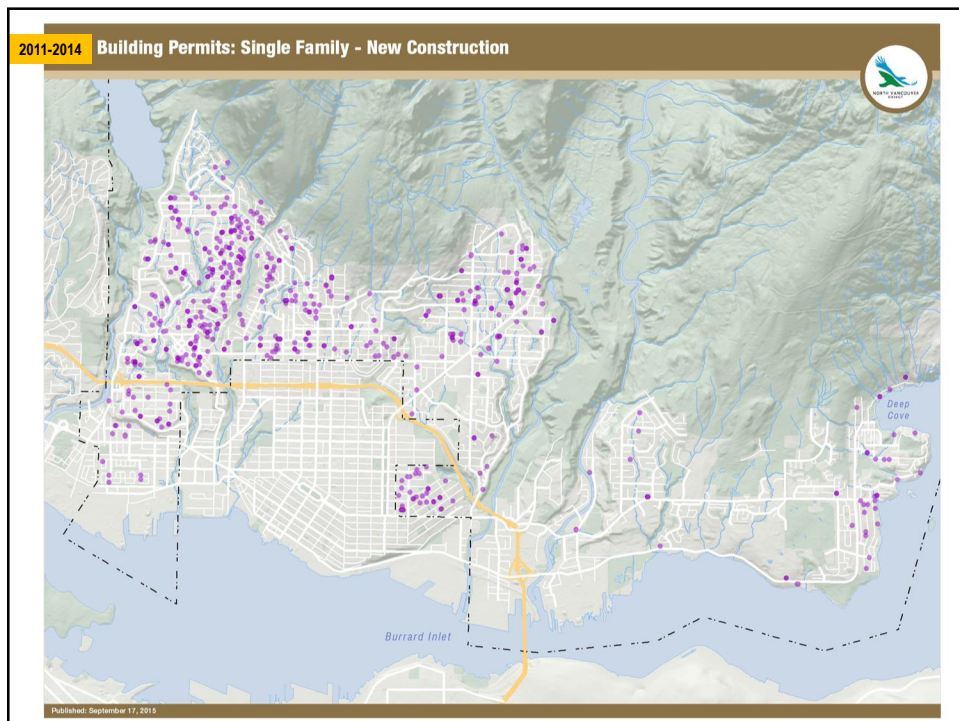
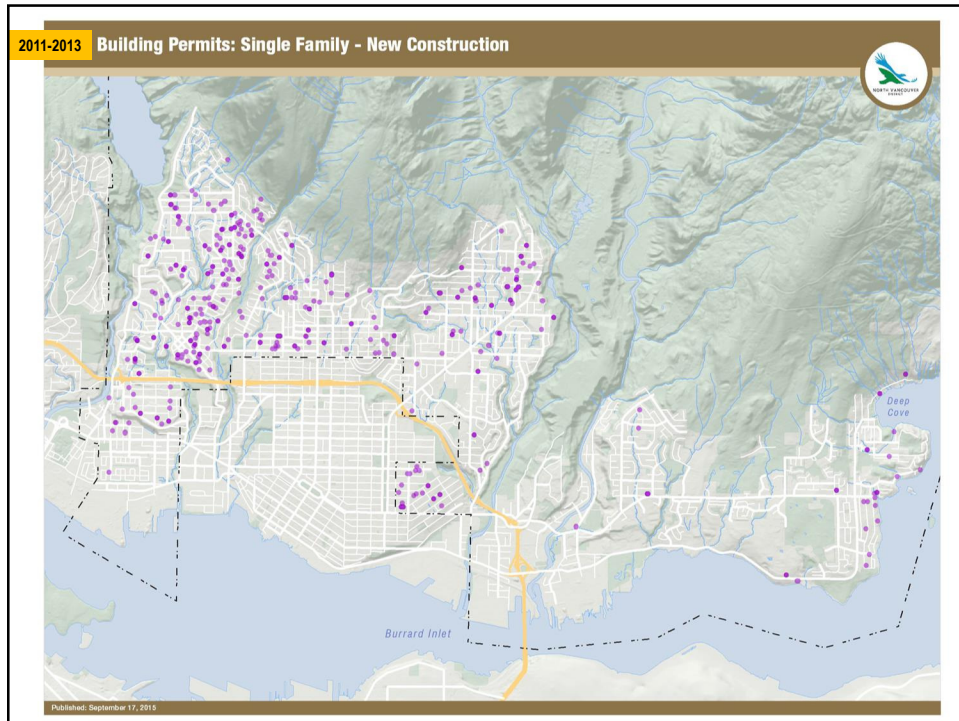
October 5th, 2015
Committee of the Whole Presentation

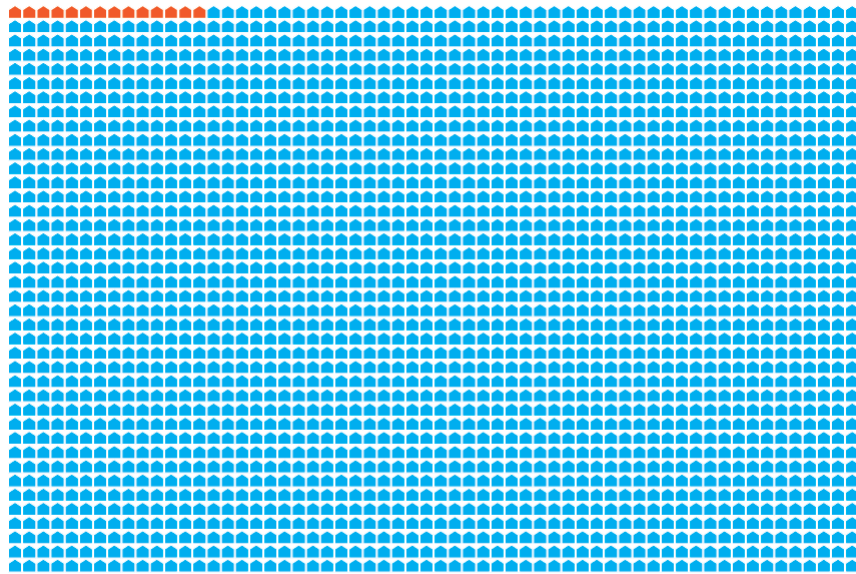


Issues

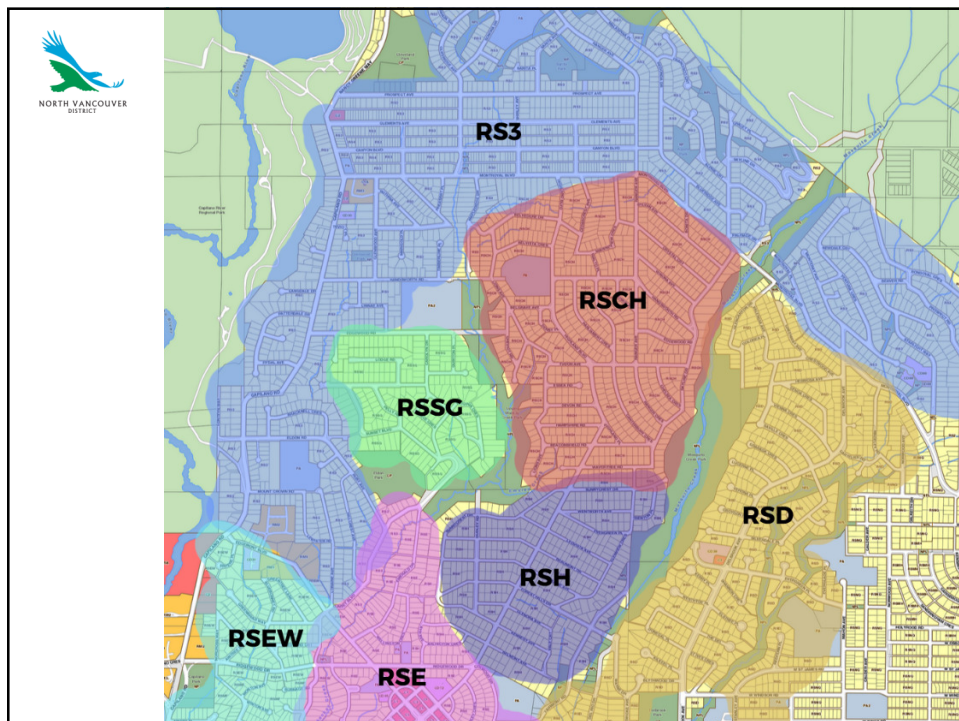


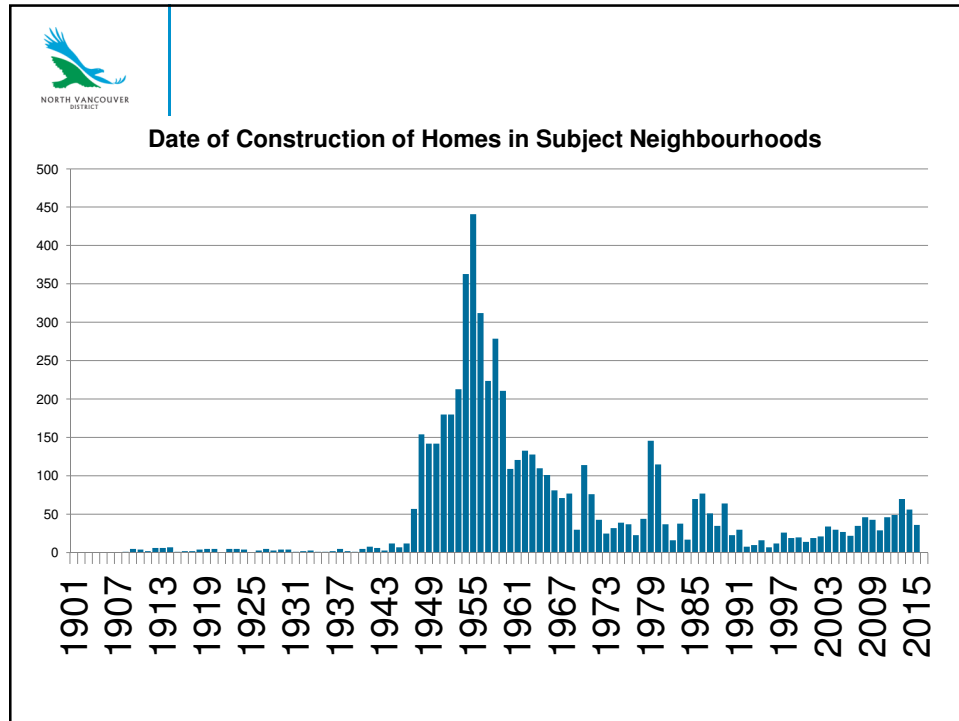








~140/20,000 per year redeveloped



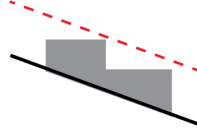
Policies and Regulations

- OCP
- Zoning Bylaw
- Development Permits (environmental and hazard)
- Sensitive Infill Policies
- Highway Use Permits
- Enforcement
- Sediment & Pollution Control
- Tree Bylaw
- Storm water Management

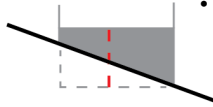


Tools


- Slope dependent height limits




- Exposed basement calculations



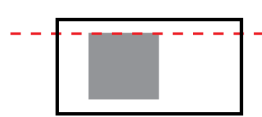
- Eave height and roof pitch regulations




- Tapering top floor




- Setbacks
- Site coverage
- FSR
- Max floor space

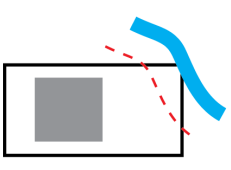




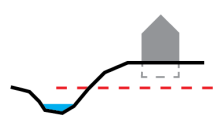
Tools



- Retaining wall regulations



- Streamside protection



- Creek hazard



House Sizes



HUP Issuance & Enforcement





Trees



Regulated trees:

- larger than 75cm (30") in diameter

Regulated & Protected trees:

- on District property
- on terrain with a slope greater than 30%
- a replacement tree
- a heritage tree
- a wildlife tree
- located on waterfront or wetland
- Specific species



Next Steps

Policy

Regulation

Administration

Financial

Partnerships

Advocacy

Information

Research & Monitoring



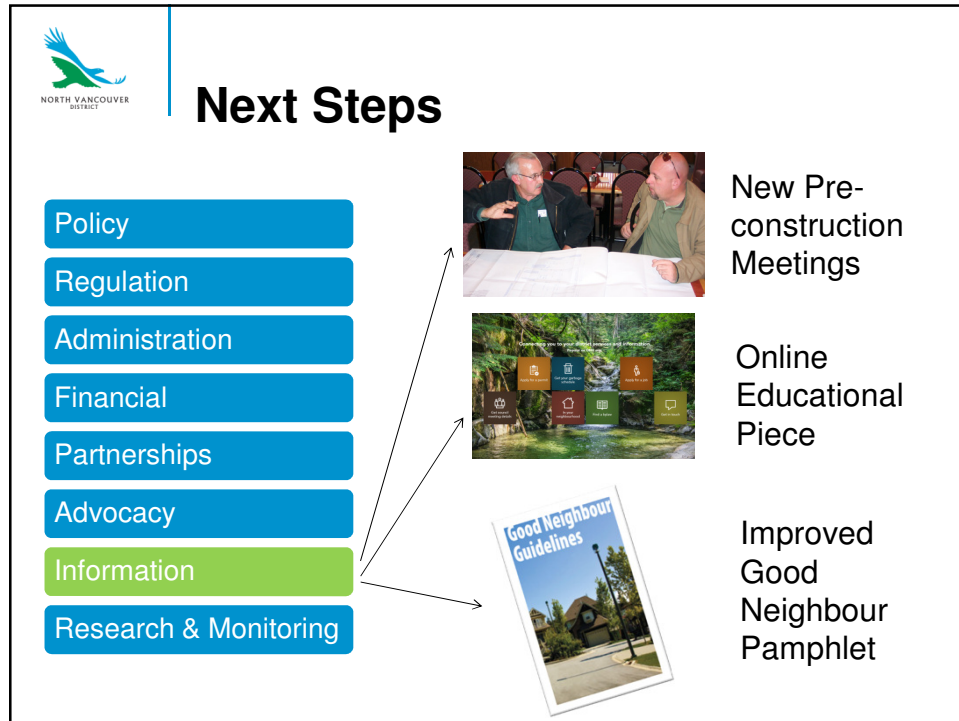
Bylaws:

- Zoning – Retaining walls



HUP Enforcement

- Increase Fees
- Increase Resources



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