

# AGENDA

*PUBLIC HEARING*

**Tuesday, July 19, 2016**

**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](http://www.dnv.org)

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**PUBLIC HEARING**

**7:00 p.m.**  
**Tuesday, July 19, 2016**  
**Municipal Hall, Council Chambers**  
**355 West Queens Road, North Vancouver**

**2646 Violet Street**  
**Two Lot Subdivision**

**1. OPENING BY THE MAYOR**

**2. INTRODUCTION OF BYLAW BY CLERK**

**District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)**

*Purpose of Bylaw:*

Bylaw 8185 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of two single-family residential lots.

**3. PRESENTATION BY STAFF**

Presentation: Kevin Zhang, Planner

**4. PRESENTATION BY APPLICANT**

Presentation: Yasmin Roulleau de la Roussiere & Pooya Merck, Build Ya Development

**5. REPRESENTATIONS FROM THE PUBLIC**

**6. QUESTIONS FROM COUNCIL**

**7. COUNCIL RESOLUTION**

*Recommendation:*

THAT the July 19, 2016 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" be returned to Council for further consideration.

**8. CLOSING**

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**The Corporation of the District of North Vancouver**

**Bylaw 8185**

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

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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 1343 (Bylaw 8185)”.

**2. Amendments**

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

- 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 (m <sup>2</sup> )	Width (m)	Depth (m)
LOT B BLOCK 4 DISTRICT LOT 580 PLAN 3045	2646 Violet Street	480 m <sup>2</sup>	10.3 m	47 m

**READ** a first time June 27<sup>th</sup>, 2016

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy


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Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 27, 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____

  
 \_\_\_\_\_  
 Dept.  
 Manager

  
 \_\_\_\_\_  
 GM/  
 Director

  
 \_\_\_\_\_  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

June 10, 2016  
 File: 08.3060.20/019.16

**AUTHOR:** Kevin Zhang, Community Planner

**SUBJECT:** Bylaw 8185 (Rezoning Bylaw 1343): Subdivision of 2646 Violet Street

**RECOMMENDATION:**

THAT “The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)” to amend the District of North Vancouver Zoning Bylaw be given FIRST reading;

AND THAT “The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)” 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:**

The applicant proposes to subdivide the property located at 2646 Violet St into two single family lots, each 10.3 m (33.8 ft) in width. As the resulting lots do not meet minimum area and width requirements of the Single Family Residential 6000 Zone (RS4), a rezoning (Bylaw 8185) is required to amend the Special Minimum Lot Sizes section of the Zoning Bylaw.

**BACKGROUND:**

The subject property is designated Residential Level 2: Detached Residential (RES2) in the Official Community Plan which allows for detached housing with secondary suites.

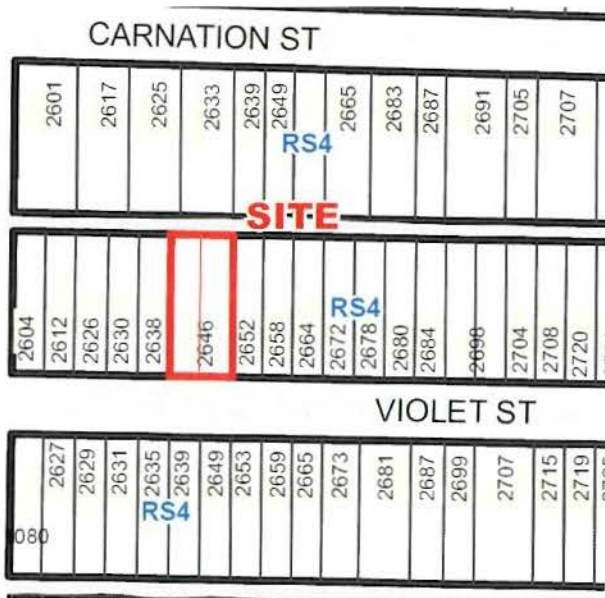


The subject property was included within potential Small Lot Infill Area (SLIA) 24b in the 1983 Small Lot Infill Area Policy Report. The area was not adopted as a Small Lot Infill Area prior to cancellation of the Policy in 1989. Since 1989, rezoning and subdivisions within potential SLIA's have been considered on a case by case basis having regard to adjacent lot patterns and neighbourhood input.

**ANALYSIS:**

Site and Surrounding Area:

The site and surrounding lots are zoned Single Family Residential 6000 Zone (RS4) as seen in the following context map. The property slopes slightly downwards towards Violet St to the south. There is an open lane at the north (rear) of the property.



**Context Map**



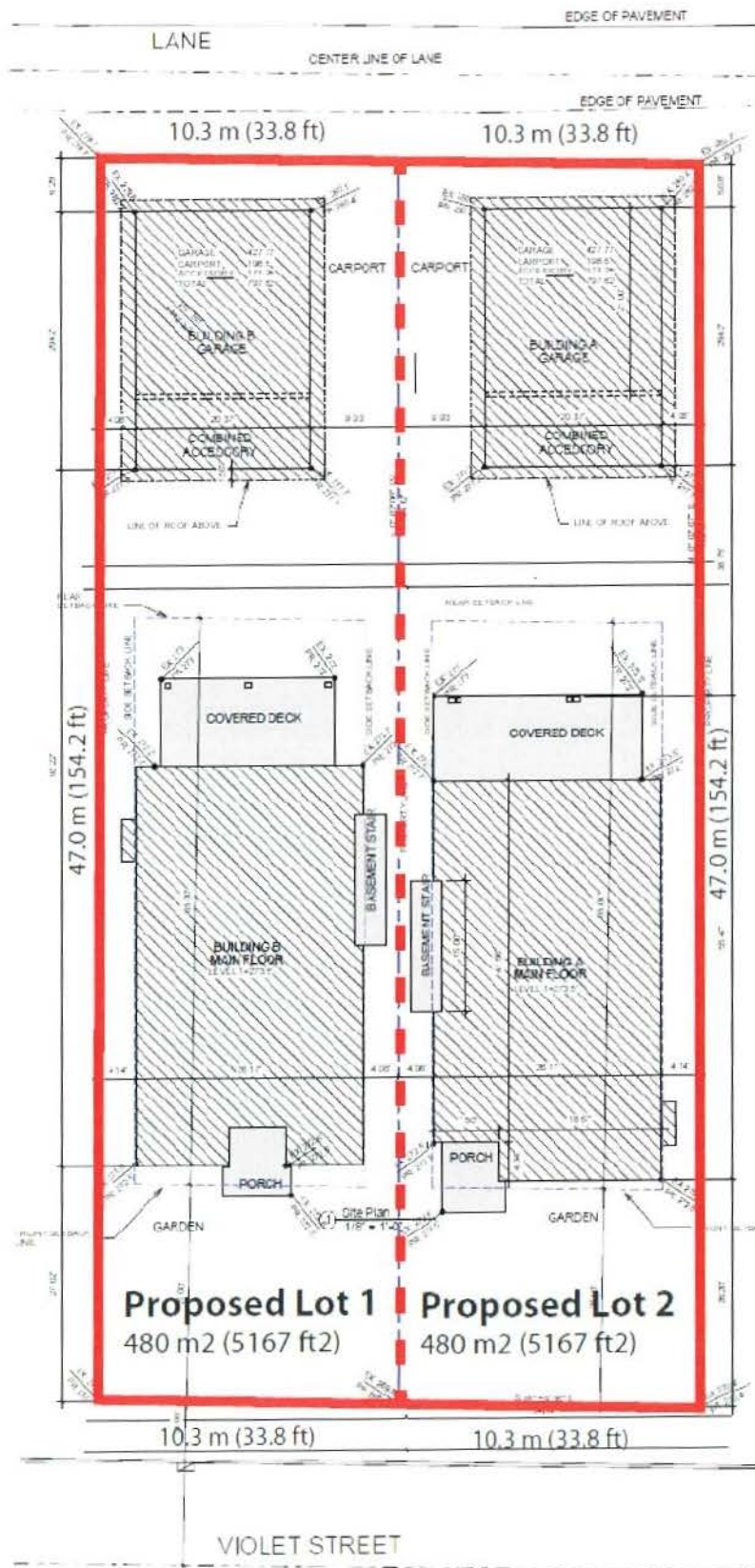
**Air Photo**

Proposal:

As indicated in the maps above, the subject property is the only 20.9 m (68.7 ft) wide lot on the north side of this block. Subdivision of this property would achieve consistency with the majority of the existing lots on both sides of Violet Street.

The subdivision plan on the next page illustrates the proposed subdivision and the proposed locations of houses and garages.





Proposed Subdivision Plan with Proposed Building Footprints

Zoning

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

	<b>RS4 ZONE</b>	<b>PROPOSED LOTS</b>
<b>Lot Width</b>	15 m (49 ft)	10.3 m (33.8 ft)
<b>Lot Depth</b>	34 m (111 ft)	47.0 m (154.2 ft)
<b>Lot Area</b>	550 m <sup>2</sup> (5,920 ft <sup>2</sup> )	480 m <sup>2</sup> (5167 ft <sup>2</sup> )

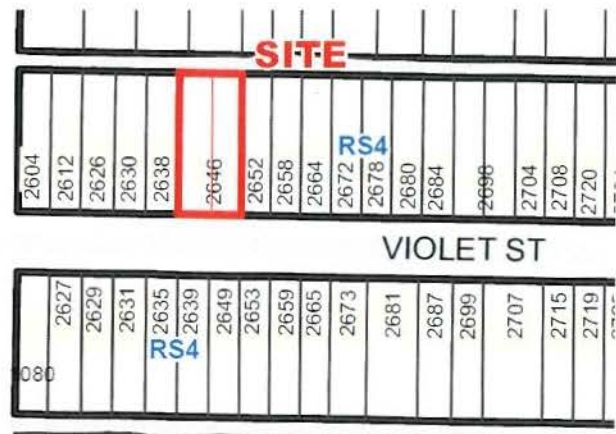
To proceed with this proposal, Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations) will need to be amended to establish specific minimum lot size regulations as the proposed lots do not comply with the minimum RS4 zone lot area requirements outside of adopted small lot infill areas (SLIAs).

Parking and Access:

Currently, the subject property is accessed via a driveway from Violet Street. Both proposed subdivided lots are intended be accessed from the existing lane. As a result, this proposal will add an additional street parking spot along its frontage. Three parking spots are proposed on each lot which will accommodate a secondary suite in each new house. The suite parking will not be tandem.

Lot Pattern:

As seen in the adjacent map, the proposed lots are consistent with the lot pattern on the north side of the 2600-block of Violet Street and are generally in keeping with the surrounding properties in the area.



Covenants:

In accordance with the Approving Officer's best practices, the following Section 219 Restrictive Covenants will be registered on proposed Lot 1 and Lot 2 through the subdivision process:

- Green Building - Each house to be built in accordance with the Green Building Policy;
- Stormwater Management - Each lot to implement and maintain proper stormwater management onsite; and
- Design – Each lot to include a distinct house design.

Engineering:

The Engineering Department has reviewed the proposal and is satisfied with the proposed design.

Tree Removal and Replanting:

The District arborist has reviewed an arborist report submitted by the applicant and deemed the report as a fair assessment of the tree resources and general impact. One onsite large-diameter tree and twelve non-protected trees are proposed to be removed, with replanting requirements defined by the District's Tree Protection Bylaw as a condition for Building Permit. All boulevard trees are proposed to be retained. The applicant will be required to submit tree protection plans at the Building Permit stage and obtain neighbour consent for tree/hedge/shrub loss at the perimeter of site.

Development Permit Areas:

The subject property is not within any Development Permit Areas.

Notification:

Fifty information letters were sent out to neighbouring owner and occupants. This letter was also sent to the Seymour Community Association to inform them of the application. Five responses received: one was in support based on perceived increased affordability of smaller homes, two were opposed citing street parking concerns, and two noted satisfaction with answers to their clarification questions.

Both proposed lots are proposed to have two-car garages and a carport accessed from the lane. There will be no driveways fronting Violet Street (there is currently a driveway), which will create additional street parking along the frontage.

**Conclusion:**

The proposed Zoning Bylaw amendment will facilitate subdivision of the subject property to create two lots in keeping with the prevailing lot pattern on the block. The subdivision is an opportunity to implement development best practices and green building design. The proposal is now ready for Council's consideration.

**Options:**

The following options are available for Council's consideration:

1. "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" to amend the District of North Vancouver Zoning Bylaw 3210, 1965 be given FIRST reading and be referred to a Public Hearing; or
2. "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" to amend the District of North Vancouver Zoning Bylaw 3210, 1965 be defeated at FIRST reading.

Respectfully submitted,



Kevin Zhang  
Community Planner

**Attachments:**

1. The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)

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"/> NVRC _____
<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 _____	

The Corporation of the District of North Vancouver

Bylaw 8185

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**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

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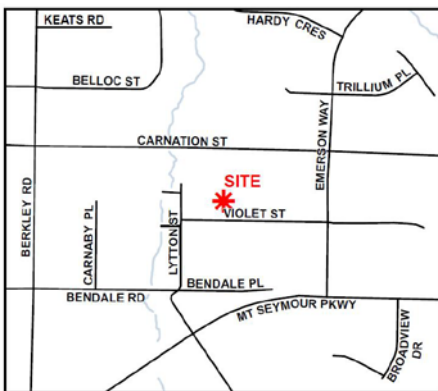
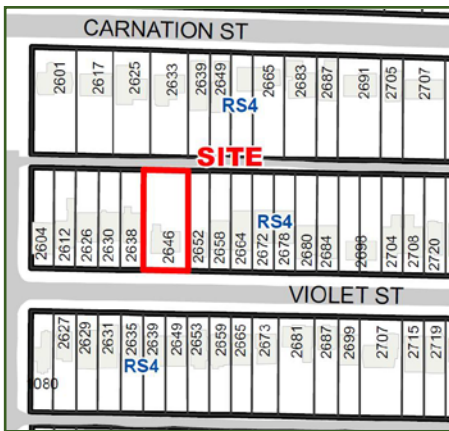
# PUBLIC HEARING

## 2646 Violet Street Two Lot Subdivision

**What:** A Public Hearing for Bylaw 8185, a proposed amendment to the Zoning Bylaw, to enable a two lot subdivision at 2646 Violet Street.

**When:** 7 pm, Tuesday, July 19, 2016

**Where:** Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC



### What changes?

Bylaw 8185 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of two single-family residential lots.

### When can I speak?

We welcome your input Tuesday, July 19, 2016, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

### Need more info?

Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at [dnv.org/public\\_hearing](http://dnv.org/public_hearing) from June 28 to July 19. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

### Who can I speak to?

Kevin Zhang, Community Planner, at 604-990-2321 or [zhangk@dnv.org](mailto:zhangk@dnv.org)



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