

AGENDA ADDENDUM

COUNCIL WORKSHOP

Monday, September 18, 2017

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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DISTRICT

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Committee Room, Municipal Hall
355 West Queens Road, North Vancouver

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

3. REPORTS FROM COUNCIL OR STAFF

3.1 Single Family Home Renewal File No. 13.6700.00/000.000

Recommendation:

THAT staff are directed to complete further research and information gathering to define the issues and problems identified as a priority by Council.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: September 18, 2017
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	GM/ Director	CAO
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The District of North Vancouver

REPORT TO COMMITTEE

September 15, 2017
File: 13.6700.00/000.000

AUTHOR: Dan Milburn, General Manager of Planning, Properties & Permits

SUBJECT: Single Family Home Renewal - Issue Prioritization

RECOMMENDATION:

THAT staff be directed to complete further research and information gathering to define the issues and problems identified as a priority by Council.

REASON FOR REPORT:

The rate of Single Family Home Renewal (SFHR) will likely continue to grow as a result of the age and condition of homes in the District (most of which were built between 1960 and 1990), and the increasing market value of single family homes due to high demand and limited supply.

Staff initially identified SFHR issues and problems raised by citizens through requests for service and through a public survey in 2016. This research helped staff prepare a list of potential issues or problems that may require further definition (Attachment 1). Councillors were subsequently asked in a survey to identify their agreement with these issue and problem statements, to indicate the frequency and severity of these issues or problems, and to identify which issues or problems were a priority for Council. The survey results have been collated in this report, and will be presented to Council in a Workshop on September 18th, 2017.

Once Council has confirmed which issues or problems are a priority, staff will complete additional research and information gathering to help define the issues or problems including:

- symptoms – indication of the problem
- causes – sources of the problem
- constraints – fixed matters affecting the problem
- impacts – effects the problems have, and
- perspectives – perceptions of the problem.

After the issues or problems have been adequately defined through evidence based analysis, staff will prepare options and recommended solutions for Council's subsequent consideration in a Workshop.

BACKGROUND:

October 2015:

Staff provided a report and presentation to Council which included a summary of SFHR issues, an overview of how the District managed these issues, and suggested further actions to mitigate negative neighbourhood impacts.

Spring 2016:

Staff solicited public feedback regarding SFHR issues. 183 respondents participated in the on-line survey.

June 2016:

The results of the survey were presented to Council. The public report highlighted the priority issues and potential solutions identified by the respondents. Staff also presented an overview of existing District regulations related to SFHR.

March 2017:

Staff provided an update on District initiatives, and sought direction from Council regarding next steps. It was determined that staff should prepare a list of issues to help Council prioritise the scope and cost of future efforts.

EXISTING POLICY:

The following are relevant plans and regulations the District uses to manage redevelopment:

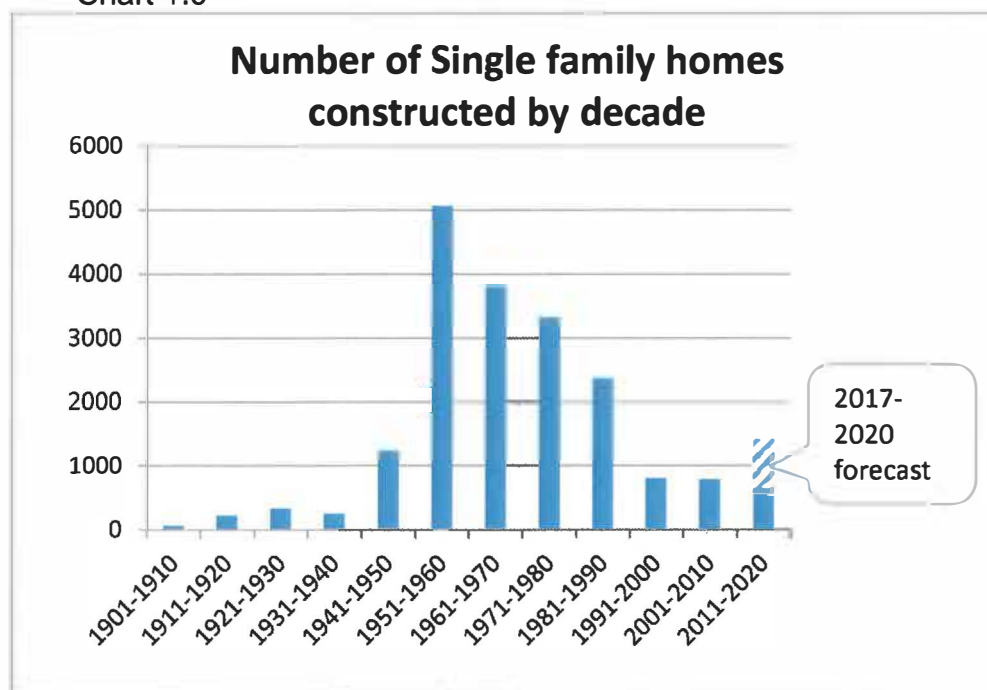
- The Official Community Plan 2011 (OCP) has established policies to **maintain single family neighbourhoods, while encouraging sensitive redevelopment,**
- The Corporate Plan (March 2016) includes the goal of achieving the community vision in the OCP, while recognizing one of the priorities is to **manage the impacts of development and change,**
- Neighbourhood-specific zoning regulations have been established in response to the unique character of each area. **These regulations were developed in close collaboration with each neighbourhood** to establish maximum densities, siting, setback, and height limits,
- Various Regulatory Bylaws to **protect certain trees,** and to **prevent spills and discharges** of harmful materials related to single-family construction such as sediment, etc., and
- Development Permits to:
 - **protect the natural environment** in proximity to riparian areas,
 - **protect single-family homes from natural hazards** such as flooding, debris torrents, unstable slopes, and wildfires.

During the Official Community Plan Implementation Review undertaken in the spring of 2017, staff identified the recent increase in SFHR (see Chart 1.0 below). Although still significantly less than historical rates of construction, single family home renewal appears to be a growing concern for a number of reasons, including that single family home renewal is occurring in older, established neighbourhoods that have experienced only modest redevelopment over the last two decades.

The dramatic increase in single family home prices, and changing home aesthetic preferences, are broad market and societal shifts that have recently occurred. Although generally outside of local government authority and control these factors can create a sense of unease and concern amongst residents with respect to the changing character of their neighbourhood.

Addressing single family neighbourhood renewal was subsequently identified as an operational matter that, although not a focus of the OCP Implementation, would require further issue prioritization and follow-up.

Chart 1.0

**ANALYSIS:****Issue or Problem Identification: 2016 Public Survey**

SFHR issues are increasingly complex and the implications, unintended consequences, and knock-on effects of any potential responses should be fully examined. Defining the issues is a key step in the process. Staff had initially identified issues in 2015, based on our experience

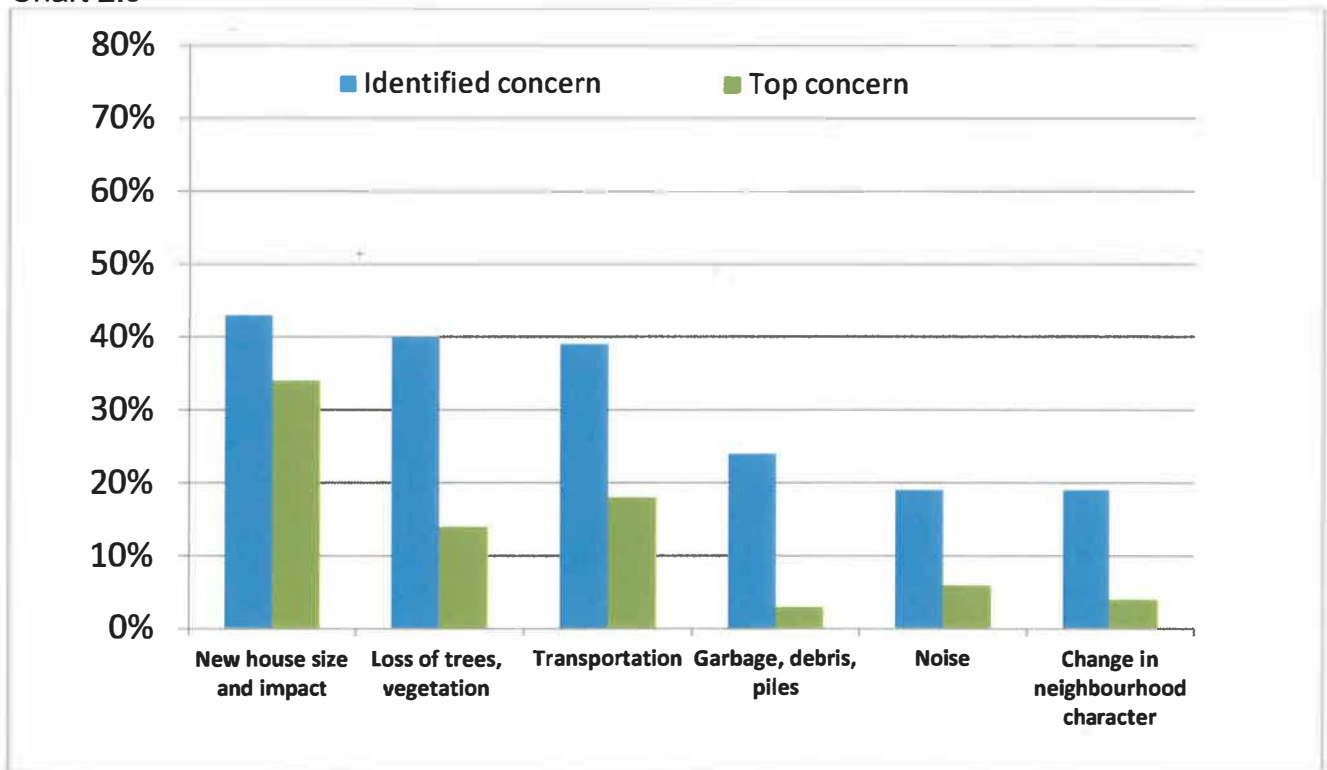
responding to residents' comments and complaints. Additional issues were identified by the public in a 2016 survey, the results of which are summarized in blue bars on Chart 2.0.

Out of a total of 183 respondents, 160 (87%) identified at least one concern as follows:

- 69 out of 160 (43%) indicated that new house size and impact was a concern for them. This included concerns about new building height, placement, building coverage, and setbacks,
- 64 out of 160 (40%) expressed concern for the loss of trees and vegetation,
- 63 out of 160 (39%) identified transportation issues including truck traffic, parking, road closures, and delays, and
- other notable concerns included garbage and debris, noise, and a change in neighbourhood character.

Respondents were also asked to rate their most important or top concern. The results are shown as green bars within Chart 2.0 below.

Chart 2.0



Issue/Problem Identification: 2017 Survey of Council Members

Council was provided a list of potential SFHR issues or problems (Attachment 1), and asked a series of questions to help prioritize future staff efforts. Staff have now collated the results for Council's consideration as follows:

Question 1: Agreement

The first question sought to identify Councillor's level of agreement with the issue or problem statements provided. Councillors were asked to indicate one of the following responses for each issue or problem statement: Strongly Agree, Agree, Neutral, Disagree, Strongly disagree, Undecided/need more information.

Four or more Councillors indicated that they "Strongly agree" or "Agree" with the following statements:

- Single family home renewal is causing construction sediment and erosion that pollutes our waterways **(6)**
- New single family homes reduce neighbours' privacy (overlook, window placement) **(5)**
- Too many trees are being removed because of single family home renewal **(5)**
- New single family homes have too much lighting and create glare **(5)**
- New single family homes are not affordable **(5)**
- New single family homes are too large (height, site coverage & bulk) **(4)**
- Too much greenspace is being removed (shrubs and gardens) because of single family home renewal **(4)**
- New single family home setbacks are too small (front, rear and side) **(4)**
- Trade vehicles in single family neighbourhoods cause congestion, hazards and pollution **(4)**
- Construction related sediment and erosion rules for new single family homes are not being enforced **(4)**
- Too much impervious area (hard-surface) is permitted with new single family homes **(4)**
- There is not enough housing variety in single family neighbourhoods (e.g. narrow lots, secondary suites, coach houses duplexes, tri-plexes, row house etc.) **(4)**

(The bold # after each statement indicates the combined number of Strongly Agree and Agree responses for that statement)

The issue or problem statements that received three “Undecided/need more information” responses included:

- Tree protection rules for new single family homes are not being enforced
- Trade vehicle parking rules are not being enforced in single family neighbourhoods.
- Construction garbage and debris rules for new single family homes are not being enforced
- Noise Regulation Bylaw rules are not being enforced for new single family homes
- Retaining wall, site grading, and impervious area rules for single family homes are not being enforced
- Lighting and glare rules for single family homes are not being enforced

(All other issue or problem statements received fewer than three such responses)

Question 2: Frequency

The second question was intended to seek Councillor’s understanding of the frequency of occurrence for each issue or problem. Councillors were asked to indicate one of the following responses for each issue or problem statement: Very Frequently, Frequently, Occasionally, Rarely, Very Rarely, Undecided/Need More Information.

Four or more Councillors indicated that the issue or problem occurred “Very Frequently” or “Frequently”:

- Too many trees are being removed because of single family home renewal **(4)**
- New single family homes are not affordable **(4)**

(The bold # after each statement indicates the combined number of Very Frequently and Frequently responses for that statement)

Question 3: Impact Severity

The third question asked for Council’s understanding of the potential impact severity of each issue or problem. Councillors were asked to indicate one of the following responses for each issue or problem statement: Extreme, High, Moderate, Low, None, Undecided/need more information

Three or more Councillors indicated that the issue or problem had “Extreme” or “High” impact severity:

- Too much impervious area (hard-surface) is permitted with new single family homes **(3)**
- New single family homes are not affordable **(3)**

(The bold # after each statement indicates the combined number of Extreme and High responses for that statement)

Question 4: Priority for Council

The fourth question invited Councillors to indicate whether the issue or problem should be a priority for Council. Councillors were asked to indicate one of the following responses for each issue or problem statement: Not a priority, Low priority, Medium priority, High priority, Essential

Two or more Councillors indicated that the issue or problem was an “Essential” or “High priority” for Council.

- Too much impervious area (hard-surface) is permitted with new single family homes **(3)**
- Too much greenspace is being removed (shrubs and gardens) because of single family home renewal **(2)**
- Single family home renewal is causing construction sediment and erosion that pollutes our waterways **(2)**
- Construction related sediment and erosion rules for new single family homes are not being enforced **(2)**
- Retaining wall, site grading, and impervious area rules for single family homes are not being enforced **(2)**
- Good neighbour standards are not being enforced **(2)**
- New single family homes are not affordable **(2)**

(The bold # after each statement indicates the combined number of Essential and High priority responses for that statement)

Recent District Initiatives

District policies and approaches which have recently changed to help address previously identified SFHR issues include:

- **New Good Neighbour Pre-Construction Meetings**, intended to inform contractors of the duties and obligations, and to address site specific matters such as deep excavations or shared vegetation, in order to reduce the potential for conflict with neighbouring property owners,
- **New Staff resources for Construction Traffic Management**, initiated in spring 2016 to review, issue, and enforce the Highway Use Permit (HUP) system for single family construction,
- **New Municipal Information System (EnerGov)**, initiated in spring 2016 to improve the tracking and monitoring of permits and bylaw compliance,
- **New Staff resources for Bylaw Services**, initiated in the summer of 2017 to assist with monitoring and enforcement of the District's bylaw and address nuisance issues, and
- **Shoring Plan**, initiated in spring of 2017, the requirement for a shoring plan with a building permit submission requires the designer/engineer to identify potential issues earlier in the process which should reduce the potential for negative consequences such as damage to adjacent properties or adjacent public lands.

Other changes that are anticipated in 2017 include:

- **Construction Bylaw update**, including provisions for construction site signage, new security to guarantee permit performance, sediment and erosion control regulations, risk based inspections, and many other improvements presented to Council on July 17, 2017 in a Workshop.
- **Groundwater Study** to identify areas suitable and not suitable for basements,
- **Zoning Bylaw amendment** to introduce a maximum primary building size for the RS-1 zone, and
- **Building Permit Information Package** review and update the information provided to permit holders.

Conclusion:

Issues and problems may arise from an increasing rate of single family home renewal. Identifying, prioritizing, then defining the issues or problems are necessary steps, prior to establishing options, choosing a preferred solution, and implementing and monitoring the results.

Staff is seeking Council's input to prepare a prioritized list of issues and problems requiring further definition. Staff will then complete the research and information gathering to help define the priority problems and return this information to Council for consideration at a subsequent Workshop.

Options:

- 1) THAT staff be directed to complete further research and information gathering to define the issues and problems identified as a priority by Council.
- 2) That no further action be taken.

Respectfully submitted,



Dan Milburn
General Manager of Planning, Properties & 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"/> 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	

Attachment 1:
List of potential Single Family Home Renewal issues or problems

1. The rate of single family home renewal is too high
2. New single family homes do not fit-in with the existing neighbourhood character (modern design and aesthetic)
3. New single family homes are too large (height, site coverage & bulk)
4. Too much greenspace is being removed (shrubs and gardens) because of single family home renewal
5. New single family homes reduce neighbours' privacy (overlook, window placement)
6. New single family home setbacks are too small (front, rear and side)
7. New single family home basements are too large (too much floor area)
8. New single family home basements negatively impact drainage
9. New single family home excavations cause damage to adjacent properties
10. Zoning Bylaw rules respecting single family homes are not being enforced
11. Too many trees are being removed because of single family home renewal
12. Not enough trees are being replanted
13. Tree protection rules for new single family homes are not being enforced
14. Single family home renewal causes road/sidewalk closures that create safety concerns, inconvenience and delays
15. Trade vehicles in single family neighbourhoods cause congestion, hazards and pollution
16. Trade vehicle parking rules are not being enforced in single family neighbourhoods
17. Single family home renewal is causing unsightly construction garbage and debris
18. Construction garbage and debris rules for new single family homes are not being enforced
19. Single family home renewal is causing construction sediment and erosion that pollutes our waterways
20. Construction related sediment and erosion rules for new single family homes are not being enforced
21. The Noise Regulation Bylaw allows single family home construction noise for too many hours in a day
22. The Noise Regulation Bylaw allows single family home construction noise on too many days in a year

23. New single family home generators (back-up power) cause unacceptable noise
24. Noise Regulation Bylaw rules are not being enforced for new single family homes
25. Retaining walls for new single family homes are too large and unsightly
26. Site re-grading for new single family homes negatively impacts drainage
27. Too much impervious area (hard-surface) is permitted with new single family homes
28. Retaining wall, site grading, and impervious area rules for single family homes are not being enforced
29. New single family homes have too much lighting and create glare
30. Lighting and glare rules for single family homes are not being enforced
31. Single family home contractors are rude, disrespectful and uncaring
32. Single family home construction activity encroaches on adjacent properties (fences, landscaping, driveways)
33. Temporary construction fencing for new single family homes is not installed or maintained properly
34. Good neighbour standards are not being enforced
35. New single family home construction regulations, policies and guidelines are not being communicated to builders and the public effectively
36. New single family homes are not affordable
37. New single family homes cause on-street parking problems
38. New single family homes cause congestion on the North Shore
39. There is not enough housing variety in single family neighbourhoods (e.g. narrow lots, secondary suites, coach houses duplexes, tri-plexes, row house etc.)

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