

AGENDA

COUNCIL WORKSHOP

Monday, March 19, 2018

5:00 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



NORTH VANCOUVER
DISTRICT

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COUNCIL WORKSHOP

5:00 p.m.
Monday, March 19, 2018
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. March 19, 2018 Council Workshop Agenda

Recommendation:

THAT the agenda for the March 19, 2018 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. February 26, 2018 Council Workshop

p. 7-11

Recommendation:

THAT the minutes of the February 26, 2018 Council Workshop meeting are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Single Family Home Renewal

p. 15-31

File No. 13.6700.20/000.000

Recommendation:

THAT the March 8, 2018 report of the General Manager – Planning, Properties and Permits entitled Single Family Home Renewal is received for information;

AND THAT staff is directed to prepare the following for Council's consideration:

- A. A new Complaint and Enforcement Policy for consideration at a Council Workshop in the second quarter of 2018;
- B. A report on Erosion and Sediment Control compliance and enforcement in early 2019 (one year after the adoption of the new Construction Bylaw);
- C. Zoning Bylaw amendments for new maximum impervious area requirements and new screening and landscaping requirements for single family residential zones, as well as a proposed community engagement approach, for consideration at a regular meeting of Council; and,

D. A Zoning Bylaw amendment for a new maximum Principal Building Size for the RS1 zone for consideration at a regular meeting of Council.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the March 19, 2018 Council Workshop is adjourned.

MINUTES

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:04 p.m. on Monday, February 26, 2018 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Absent: Mayor R. Walton

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Superintendent C. Kennedy, RCMP – North Vancouver Detachment
Ms. S. Rogers, Manager – Parks
Ms. L. Brick, Deputy Municipal Clerk
Mr. S. Carney, Section Manager – Transportation
Ms. C. Walker, Chief Bylaw Officer
Ms. S. Dale, Confidential Council Clerk
Ms. C. Girard, Parks Planner

1. ADOPTION OF THE AGENDA

1.1. February 26, 2018 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the February 26, 2018 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. January 23, 2018 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the January 23, 2018 Council Workshop meeting are adopted.

CARRIED

2.2. February 5, 2018 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the February 5, 2018 Council Workshop meeting are adopted.

CARRIED

2.3. February 19, 2018 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the February 19, 2018 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Inter River Park Sportsfields

File No. 12.6100.01/019.000

Ms. Susan Rogers, Manager – Parks, provided an update in response to questions raised by Council at the November 14, 2017 Council Workshop with regards to Inter River Park Sportsfields highlighting the following:

- Alternate potential locations for a second artificial turf field (ATF) in the Inter River area;
- Benefits of two ATF's in proximity;
- Inter-River Sub-Area Transportation Study in relation to Inter River Park;
- Mitigation of ATF site access and traffic impacts; and,
- Mitigation of ATF light and noise impacts.

Council discussion ensued and the following comments and concerns were noted:

- Questioned if the proposed ATF at Argyle Secondary School will be a multi-purpose, tournament size lit field;
- Noted that the Province is not funding a track at Handsworth Secondary School;
- Commented regarding the community impact of noise and light from sports fields;
- Expressed support for the one-field option;
- Acknowledged the preference for one or two fields is different for nearby residents and the broader community;
- Noted that the fields could be used by Lynnmour Elementary School and Capilano University students;
- Spoke to the construction cost saving benefits of two ATF's in one park location;
- Commented that two ATF's at Inter River Park would allow field users to relocate from Delbrook, where there are currently issues with parking and crowding;

- Encouraged staff to look at sponsorship opportunities;
- Commented on the importance of high quality facilities;
- Commented on the urgent need for more playable hours as demand is already high and growing;
- Questioned the costs associated with maintaining Field #8 at Inter River Park;
- Questioned how many ATF's are on the North Shore;
- Sympathized with the local community;
- Commented regarding the value of natural parkland and forested areas;
- Acknowledged that a second ATF would support the 1996 referendum to create Inter River Park as a tournament facility;
- Discussed possible alternate sites, including the District Fire Training Centre;
- Advised that there are no other suitable locations in the District for side-by-side ATF's;
- Spoke to the benefits of having two side-by-side ATF's and the ability to play simultaneous tournament games throughout the day, rather than being redirected to an alternate park site;
- Questioned the timing of the conversion of the existing grass field to an ATF should the second field option be approved;
- Queried what other noise and light mitigation measures could be taken;
- Recommended protecting forested areas near residential areas; and,
- Requested staff report back on the size of the forested area.

Public Input:

Ms. Analise Saely, District Resident:

- Commented on the importance of preserving the forest;
- Noted that the forest is well used by the local community, local school and families; and,
- Expressed concern regarding the negative impacts the artificial turf field may have on wildlife.

Mr. Stuart Ince, President – North Vancouver Football Club:

- Advised that there are only six ATF's in North Vancouver;
- Expressed support for the two field option; and,
- Spoke in support for creating a tournament facility.

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the February 14, 2018 report of the Manager – Parks entitled Inter River Park Sportsfields be received for information;

AND THAT this item be referred to a Regular Council meeting with the information requested which include the size issues, the make-up of the forest and what can be done to mitigate noise and lite.

CARRIED

3.2. Update on the Legalization of Non-Medical Cannabis

File No. 12.6410.01/000.000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an update on cannabis legalization and regulations. Mr. Milburn noted that the Federal Government intends to assume responsibility for licensing cannabis producers and regulating production standards; however, provinces and territories will be responsible for many of the decisions about how non-medical cannabis is regulated in their jurisdiction. These include, but are not limited to: distribution and retail systems; compliance and enforcement regimes; age limits; restrictions on possession, public consumption and personal cultivation and amendments to safety laws. Mr. Milburn advised that the District of North Vancouver participated in the engagement process with the Province in advance of preparing cannabis regulations when the non-medical use of cannabis becomes legal in 2018.

Councillor MACKAY-DUNN left the meeting at 5:56 pm and returned at 5:58 pm.

Council discussion ensued and the following comments and concerns were noted:

- Commented on the need to invest in Standard Field Sobriety Test and Drug Recognition Expert training for more police officers;
- Noted that the regulation of non-medical cannabis should be consistent in all three North Shore municipalities;
- Commented on the risks and potential consequences of cannabis-impaired driving; and,
- Questioned how to regulate a zero-tolerance standard in respect of blood THC content for drivers in the Graduated Licensing Program (drivers with an “L” or “N” designation).

Councillor MURI left the meeting at 6:45 pm and returned at 6:46 pm.

Council discussion ensued and the following comments and concerns were noted:

- Opined that cannabis sold should be controlled by zoning;
- Acknowledged that the use of medical marijuana has become more mainstream;
- Spoke to the future of the edible market;
- Opined that the BC government should be responsible for warehousing and distribution of cannabis to provide consistency with alcohol distributed in BC;
- Spoke in support of advertising restrictions; and,
- Discussed the appropriate location of dedicated businesses for the sale of cannabis.

Councillor BASSAM left the meeting at 6:58 pm.

Councillor MACKAY-DUNN left the meeting at 6:58 pm and returned at 6:59 pm.

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN

THAT the February 21, 2018 report of the General Manager – Planning, Properties & Permits entitled Update on the Legalization of Non-Medical Cannabis be received for information;

AND THAT staff be authorized to prepare amendments to the Zoning Bylaw, Business License Bylaw and Smoking Regulation Bylaw for consideration at a Regular meeting of Council.

CARRIED

Absent for vote: Councillor BASSAM

4. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN

THAT the February 26, 2018 Council Workshop is adjourned.

CARRIED

Absent for vote: Councillor BASSAM
(7:00 p.m.)

Mayor

Municipal Clerk

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>March 19, 2018</u>
<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

March 8, 2018
File: 13.6700.20/000.000

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

SUBJECT: **Single Family Home Renewal**

RECOMMENDATION:

- 1) THAT Council receive the March 8, 2018, report from the General Manager, entitled Single Family Home Renewal.
- 2) AND THAT staff be directed to prepare the following for Council's consideration:
 - A) a new Complaint and Enforcement Policy for consideration at a Council Workshop in the second quarter of 2018,
 - B) a report on Erosion and Sediment Control compliance and enforcement in early 2019 (one year after the adoption of the new Construction Bylaw),
 - C) Zoning Bylaw amendments for new maximum impervious area requirements and new screening and landscaping requirements for single family residential zones, as well as a proposed community engagement approach, for consideration at a regular meeting of Council, and
 - D) A Zoning Bylaw amendment for a new maximum Principal Building Size for the RS1 zone for consideration at a regular meeting of Council.

REASON FOR REPORT:

At the Council Workshop held on September 18, 2017, to discuss single family renewal, Council prioritized four issues for further discussion:

- 1) enforcement of existing regulations,
- 2) erosion and sediment control,
- 3) preserving greenspace and landscaping, and
- 4) the size, form and character of single family homes.

This report and accompanying presentation are intended to respond to Council request for further information on:

- the District's current practices in relation to the above-noted issues,
- what tools the District could use to address the issues identified by Council, and
- to provide Council with staff's recommendation for how to address these matters.

BACKGROUND:

On October 5, 2015, staff provided a report and presentation to a Committee of the Whole respecting single family redevelopment impacts. At that time Councillors expressed a number of concerns with single family home renewal, and staff committed to reviewing the input received, continuing to advance a number of initiatives to address the concerns raised, and conduct a community 'check-in'.

The results of this work, including the results of an on-line questionnaire, was presented to Council on June 21, 2016. Staff also provided an update on various District initiatives to address conflicts between builders and neighbours.

On March 6, 2017, staff provided Council with an update on various District initiatives related to single family home redevelopment, and a Tree Permit update was provided on October 3, 2017.

On September 18, 2017, staff presented the results of a Council member survey with respect to single family home renewal issue prioritization. The issues prioritized by Council are the focus of this report.

ANALYSIS:

The following is a discussion of the District's current practices, various tools the District could use to regulate, prohibit and impose requirements, and staff's recommendations for addressing the four issues that have been prioritized by Council.

1) Enforcement of Existing Regulations

During the September 2017 Workshop and subsequent discussions, Councillors emphasized the need to prioritize the enforcement of the District's bylaws. As a result, additional staffing resources have been added to the Bylaw Services Department (1 Bylaw Officer, and 3 Auxiliary Parking Officers). Recruitment for these new staff positions is ongoing, and we anticipate having new staff in place for the busy summer season.

Staffing resources have also been added for Highway Use Permit application review and enforcement (applied to all types of construction including single family renewal), including staff screening of all building permits, and the collection of traffic management securities from applicants with a history of non-compliance. The security collected is used to ensure compliance with the terms and conditions of the construction traffic management plan, and early indications are that this tool has been effective.

In addition, Council has considered a number of bylaw amendments to the enforcement and penalty provisions of the Construction Bylaw, Business License Regulation Bylaw and Zoning

Bylaw intended to improve bylaw compliance. Finally, staff are preparing an updated Complaints and Enforcement Policy, which will be the focus of a future Council Workshop. It is expected that a new Complaints and Enforcement Policy will help clarify for Council, staff and the public the District's approach to enforcement, including staff responses to complaints, public information about a complaint, and evaluating the effectiveness of the District's response.

2) Erosion and Sediment Control (ESC)

At the previous workshop Councillors expressed concern about the effectiveness of erosions and sediment control measures used by the District. Since that time, Council adopted a new the Construction Bylaw, which has modernized our standards and establish a more proactive compliance monitoring system. This approach is being assessed with new building permit applications to ensure we achieve the anticipated benefits (i.e. increased compliance).

Current Approach

On December 15, 2017, Council adopted a new Construction Bylaw to replace the DNV Building Bylaw. The new bylaw has added requirements dealing with the process of construction. The key changes in the new bylaw that will significantly improve ESC compliance are all preventative in their design. This is a major shift from former approach which only allowed staff to enforce when there was a documented bylaw infraction (i.e. discharge of sediment laden water into the storm sewer). The District's current approach to ESC is multifaceted:

- Specific environmental management plans, including ESC measures are often required for projects in either a Streamside Protection or Natural Environment Protection Development Permit area where potential for impact to environmentally sensitive areas exists. For these types of files we require the Qualified Professional (QP) involved to determine their own level of monitoring. Post construction compliance reports, by the QP are also required.
- An ESC handout that clearly outlines ESC requirements (site access, soil & stockpile management, water management and control plus roadway catch basin sediment traps) is provided with every Building Permit package
- An ESC inspection is the first inspection made on most building permit projects. A failed ESC inspection will trigger a required re-inspection and the project will not be granted any further DNV inspections until the ESC inspection has been passed.
- Mandatory catch basin sediment traps are to be installed fronting any jobsite that can potentially drain into that catch basin.
- Building Permit holders are required to post visible signage onsite with listed numbers to call for construction related issues.

- Environment staff have adopted a new “zero tolerance” enforcement program for poor ESC performance. Staff no longer issue “warnings”. If sediment laden water is found entering the storm sewer system a ticket is issued automatically.
- Following a risk-based approach, our permit system records and tracks contractors who continually perform well in their ESC inspection and thereby potentially reduce the number of unnecessary inspections, saving them time and money. We also track poor performing contractors, for which increased levels of inspection are required to ensure ongoing compliance.

Staff Recommendation

Continue to monitor the implementation of the new Construction Bylaw risk-based model and provide Council with an update after 1 year of implementation (early 2019).

3) Preserving Greenspace and Landscaping

Councillors have expressed concern regarding the removal of existing trees and shrubs that have come to define the character of many single family neighbourhoods in the District. While legislation provides for a variety of tools to regulate landscaping, all are limited in their scope and effectiveness. The following sections provide a description of our current approach, options provided in legislation, and staff’s recommended approach.

Current Approach

The cutting of trees on private property is regulated by the Tree Protection Bylaw 7671. The adoption of this Bylaw in 2012 addressed two important issues related to tree cutting regulation. First, definitions, terms and operational clauses helped clarify the permitting processes. Second, the Bylaw established a consistent process for evaluating permits for the removal of large diameter trees on private property, that were not protected species or critical to streamside protection or natural habitat protection of slope stability. The Bylaw also introduced a new process based on an environmental compensation model involving applications to remove any large diameter tree. A Large Diameter Tree is any tree having a diameter at breast height (DBH) of 75 cm or more that is not also a protected tree meaning it is privately owned and not within any of the Environmental Development Permit Areas, on sloping terrain or a protected species.

Options

- A) Screening and Landscaping to mask or separate uses (Sec. 527 *Local Government Act*)

A local government may, by bylaw, require, set standards for and regulate the provision of screening and landscaping for: a) masking or separating uses, b) preserving, protecting, restoring and enhancing the natural environment, and c) preventing hazardous conditions. These regulations are common to commercial, industrial and multi-family zones where screening and masking those uses (and associated parking spaces and garbage receptacles etc.) from adjacent public spaces and other uses is appropriate. These regulations may be varied or supplemented by a development

permit in accordance with the guidelines, and may be varied by development variance permit.

The District could also establish minimum screening and landscaping standards for single family homes. However, it is anticipated that outside of a building permit system linked to single family home redevelopment, routine compliance monitoring, and complaint-based enforcement mechanisms would be cost prohibitive for the District and divisive for neighbours. Land use permits (development permits, development variance permits, and temporary use permits) provide some limited opportunity for collecting security to protect landscaping. A more thorough discussion on various permit authorities related to trees and shrubs is included in subsequent sections of this report.

B) Regulate, prohibit, and impose requirements in relation to trees. (Sec. 8 (3)(c) *Community Charter*)

As defined in the *Community Charter*, “trees”, includes shrubs. The Concise Oxford English Dictionary defines a *shrub* as a “woody plant smaller than a tree and having a very short stem with branches near the ground.” However, the District’s Tree Protection Bylaw 7671 only regulates trees, defined as follows:

tree means a woody perennial plant having one or more stems, with at least one stem having a diameter of 10 centimetres or more, measured at 1.3 metres above the natural grade on the uphill side of the tree.

The Tree Protection Bylaw could be amended to protect shrubs as well as trees on properties containing single family homes. However, a tree protection bylaw must not prevent uses or densities permitted under the applicable zoning bylaw, unless compensation is paid to the owner, or unless a development permit, development variance permit, or alternative means is used to permit the use and density allowed under the zoning bylaw (Sec. 50 *Community Charter*).

If Council were to amend the Tree Protection Bylaw to also protect shrubs, it is anticipated there would be a significant corresponding demand on District resources for monitoring and enforcement, in addition to a need to establish a system for reconsideration or appeals of decisions made by staff in respect to the granting, refusal, or cancellation of a new shrub removal permit. This potential resource demand could be reduced if a corresponding enforcement policy directed staff to only enforce the shrub protection provisions of the bylaw at the time an owner applied for a building permit to redevelop a property, and some established period of time after occupancy during which securities were held to ensure compliance with the related shrub protection regulations.

C) Development Permits (Sec. 488 to 491 *Local Government Act*)

Development permits are currently used by the District to protect the natural environment, protect development from hazards, establish objectives for the form and character of commercial, industrial and multi-family development, promoted energy &

water conservation, and promote the reduction of greenhouse gas emissions. Within the limits prescribed in legislation, these development permits may include guidelines related to: a) preserving, protecting, and restoring vegetation and trees for fish habitat, b) controlling drainage or erosion, and c) specify areas that must remain free from development (e.g. natural environment or hazardous areas). Legislation does not provide local governments with the authority to require form and character development permits for single family homes. Therefore, development permits provide a very limited opportunity to preserve and protect trees and shrubs that merely provide aesthetic benefits without also being required to achieve some other objective like protecting development from hazardous conditions.

D) Heritage Conservation (Part 15 *Local Government Act*)

The heritage protection powers conferred through the *Local Government Act* must not be used to conserve natural landscapes or undeveloped land except if it is: a) necessary for the conservation of an adjacent or proximate property that is protected heritage property, or b) related to the occupation or use of a property with heritage value or heritage character, or c) individual landmarks or other natural features that have cultural or historical value (e.g. a heritage tree listed in Schedule A of the Tree Protection Bylaw). Therefore, heritage conservation tools provided in legislation have limited scope for the District.

Staff Recommendation

Staff recommend the District apply a combination of powers enabled by the *Local Government Act* Sec. 523 (2) [*Runoff control requirements*] and Sec. 527 [*Screening and landscaping to mask or separate uses*] to establish:

- a) a maximum percentage of the area of single family lots or required yards that can be covered by impermeable surface materials, and
- b) require the balance of the required front and rear yard be fully and suitably landscaped.

The Zoning Bylaw currently has maximum impervious area regulations for the front yards within many single family zoned (e.g. RS1 - RS5 and some neighbourhood zones such as Edgemont West (RSEW)). For example, the RS zones include a maximum of 40% - 60% impervious area in the required front yards depending on the type of parking configuration on the property. There is opportunity to apply similar runoff control standards to other single family zones.

As recommended, these requirements and standards could be established through a Zoning Bylaw amendment and confirmed at the time of building permit review for single family redevelopments. This approach would not necessarily protect every existing tree and shrub, but it could improve the likelihood that existing landscaping would be maintained or replaced during single family home renewal, as security could be taken to ensure the performance of the land owner. Staff recommend this be done in conjunction with the implementation of the District's Integrated Stormwater Management Plan: Framework and Objectives approved by Council on July 10, 2017.

4) Size, Form and Character

Councillors expressed concerns regarding the permitted size, form and character of single family homes. As noted previously, local governments do not have direct control over the form and character of single family homes through development permit guidelines. However, local governments do have indirect control over the form and character of single family homes through various regulations that control siting, size and dimension of buildings and other structures (Sec. 479 *Local Government Act*). These regulations can have sweeping impacts on the rights of individual property owners, and can significantly impact the overall neighbourhood character.

Current Approach

The District has five standard single family zones (RS1 – RS5) and 14 neighbourhood zones for single family homes. The neighbourhood zones were created over many years through lengthy and detailed community engagement involving committees, surveys, educational tours, and numerous meetings. This process tried to strike the balance between individual property owner's rights and broad community interests. At the conclusion of the neighbourhood zoning program, all new neighbourhood zones, as well as an omnibus update to the RS1 – RS5 zones, were approved by Council with broad neighbourhood support.

As noted in previous reports to Council, the Zoning Bylaw currently includes a wide range of regulatory tools to manage the size of single family homes including:

- Slope dependent height limits,
- Exposed basement calculations,
- Eave height and roof pitch regulations,
- Tapered top floor regulations,
- Setbacks,
- Site coverage maximums,
- FSR maximums, and
- Floor space maximums.

Options

- A) Larger basements have become increasingly routine with approximately 80% of all single family home redevelopments including a secondary suite in a basement. Larger basements have been noted by some Council members as the cause of significant impacts to neighbourhoods including excavations that encroach on neighbour's properties, removal of existing landscaping, impacts to groundwater flow, and increased construction timelines. If and when these issues occur, staff respond with measures to ensure site safety and compliance to District Bylaws.

As noted above, the District may, by bylaw, limit the siting, size and dimension of buildings and other structures (which includes basements) and apply these standards for different zones, uses, locations, standards of works and services provided, and sitting circumstances. For example, Council could amend the Zoning Bylaw to eliminate

basements entirely, or limit their size to equal the maximum size of a secondary suite: 90 m² (969 sq. ft.), plus some allowance for mechanical rooms and storage.

- B) The general rules for the massing and bulk of single family homes could be adjusted using an exercise similar to what was done when the neighbourhood zones were originally created. Prior to Council choosing to pursue this path, staff could provide an estimated scope, budget and timeline which, based on past experience, will be significant.
- C) Alternatively, Council could consider reducing the maximum Principal Building Size in some or all single family residential zones, or reducing or eliminating some or all of the floor space exemptions noted below.

Maximum Principal Building Sizes¹ currently range from:

- i. 190 m² (2,045 sq. ft.) for smaller lots
- ii. between 280 m² (3,013 sq. ft.) and 405 m² (4,359 sq. ft.) for typical single family lots,
- iii. up to 540 m² (5,813 sq. ft.) for large RS2 zoned lots.
- iv. RS1 lots have no maximum Principal Building Size regulation. Council has previously indicated support for the introduction of a maximum Principal Building Size regulation.

¹ The maximum Principal Building Size does not include exempted floor space such as basements less than 4 ft. exposed, parking structures up to 400 sq. ft. (depending on lot size), balconies and verandas up to 10% of the floor area, 269 sq. ft. accessory structures (e.g. sheds), and 194 sq. ft. for trellises, pergola and other open sided structures. The exempt floor space for typical single family lots totals 2,500 + sq. ft. but not all of this is habitable living space.

Pursuant to Sec. 458 of the *Local Government Act* compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from the adoption of a zoning bylaw regulation. However, a reduction to the size or dimension of single family homes would have a direct and immediate impact to the value of those homes affected by such a change. It is therefore recommended that, should Council wish to debate significant changes to the Zoning Bylaw regulations, that a comprehensive community engagement approach be reviewed and approved by Council.

Staff Recommendation

As noted previously, staff recommend a maximum Principal Building Size regulation be added to the RS1 zone. At this time however, staff do not recommend any other significant amendments to the RS or neighbourhood residential zones.

CONCLUSION:

In conclusion, this report is a brief summary of current approached to priority single family home renewal issues raised by Council at a workshop. This report includes optional tools Council can use in response to these issues, and includes recommendations from staff.

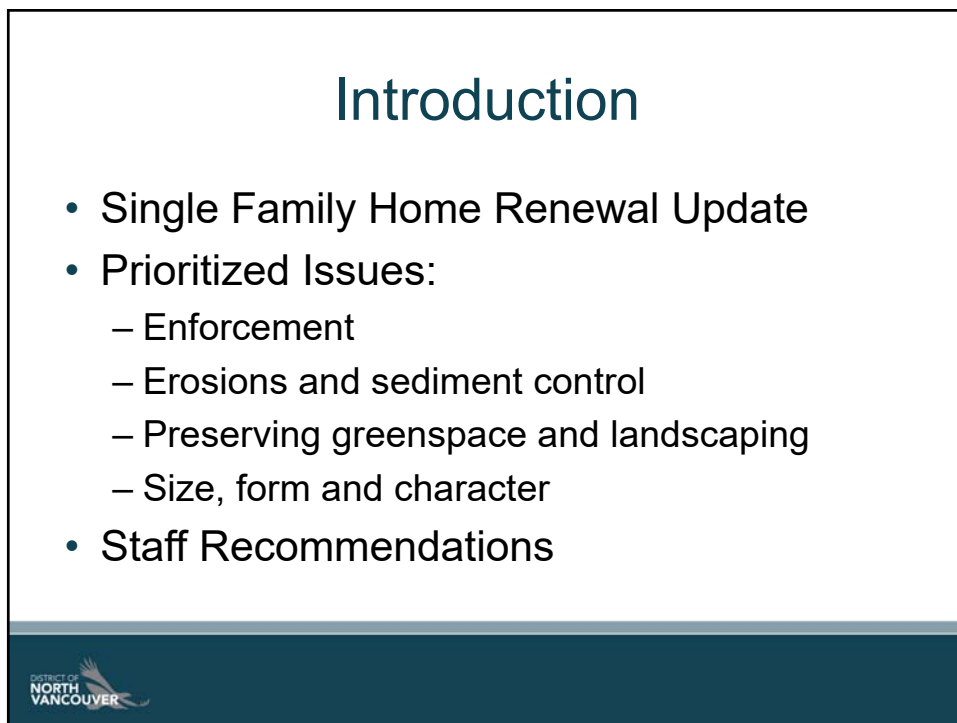
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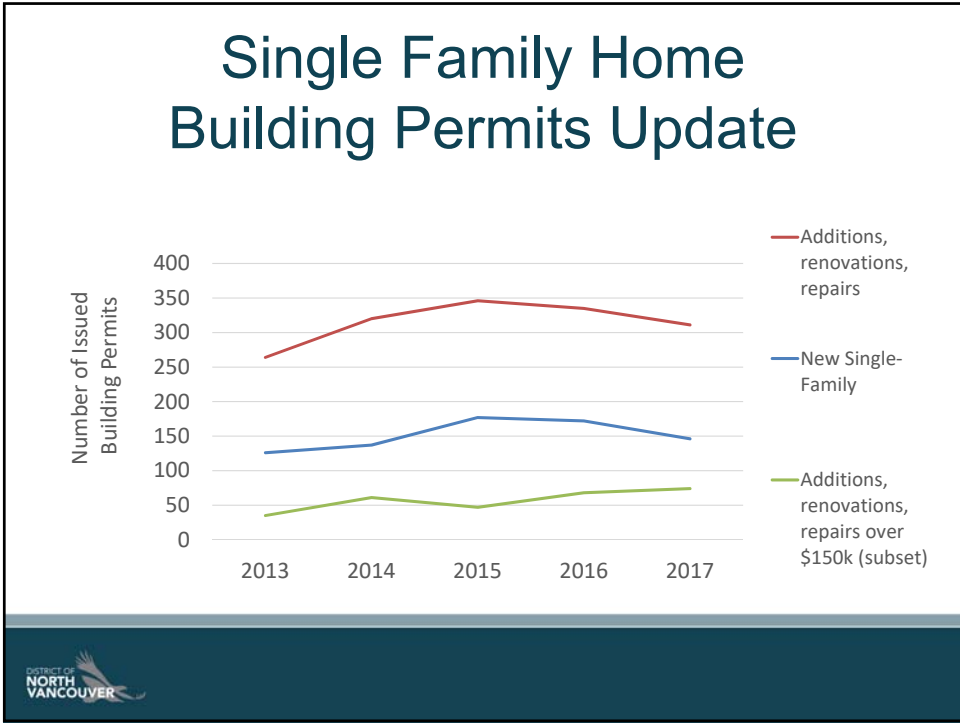


Dan Milburn
General Manager, Planning, Properties & Permits

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<input type="checkbox"/> Development Services	_____	
<input type="checkbox"/> Utilities	_____	
<input type="checkbox"/> Engineering Operations	_____	
<input type="checkbox"/> Parks	_____	
<input type="checkbox"/> Environment	_____	
<input type="checkbox"/> Facilities	_____	
<input type="checkbox"/> Human Resources	_____	
<input type="checkbox"/> Clerk's Office	_____	
<input type="checkbox"/> Communications	_____	
<input type="checkbox"/> Finance	_____	
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<input type="checkbox"/> GIS	_____	
<input type="checkbox"/> Real Estate	_____	
External Agencies:		
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Enforcement

Complaint and Enforcement Policy Workshop

DISTRICT OF NORTH VANCOUVER

Erosion and Sediment Control

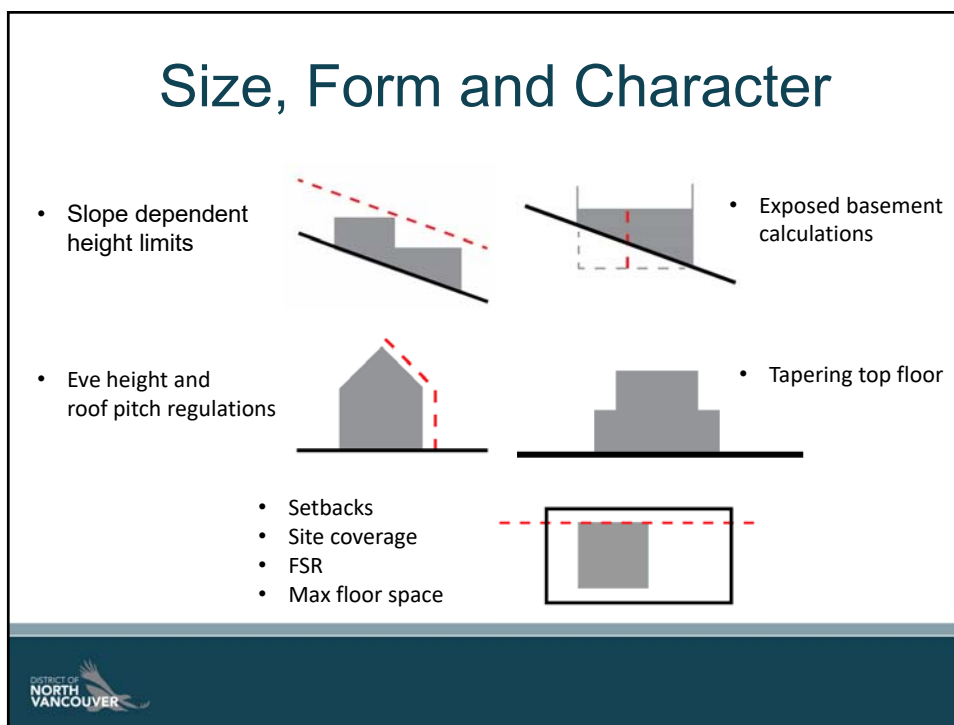
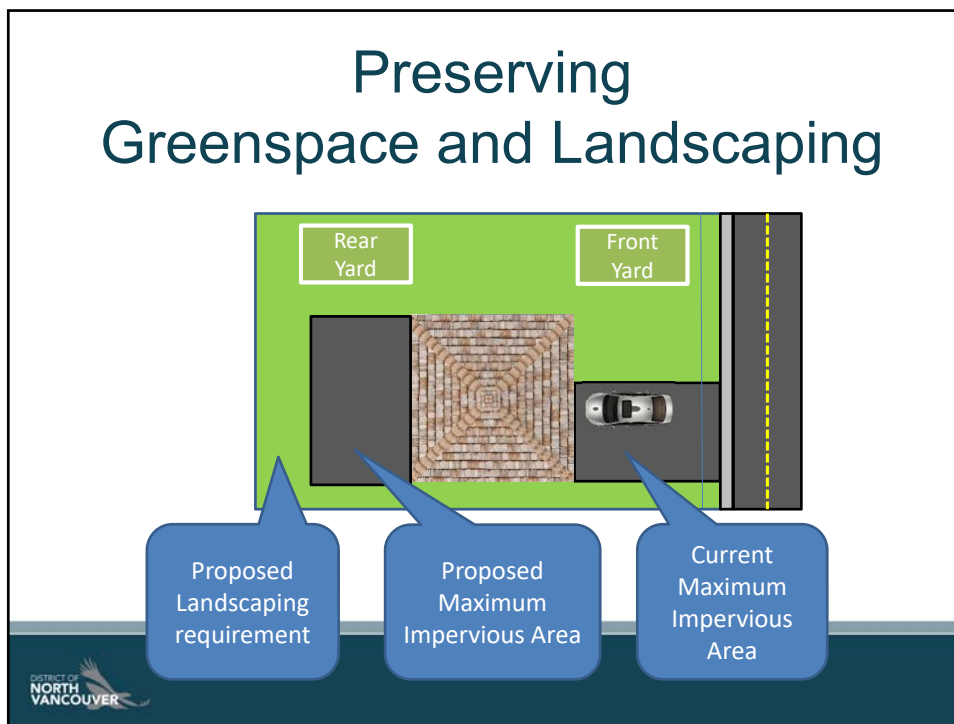
- Education
- Development Permit Areas
- Construction Bylaw
 - Inspection (risk based)
 - Security deposit
 - Sediment control works
 - Signage
 - Enforcement

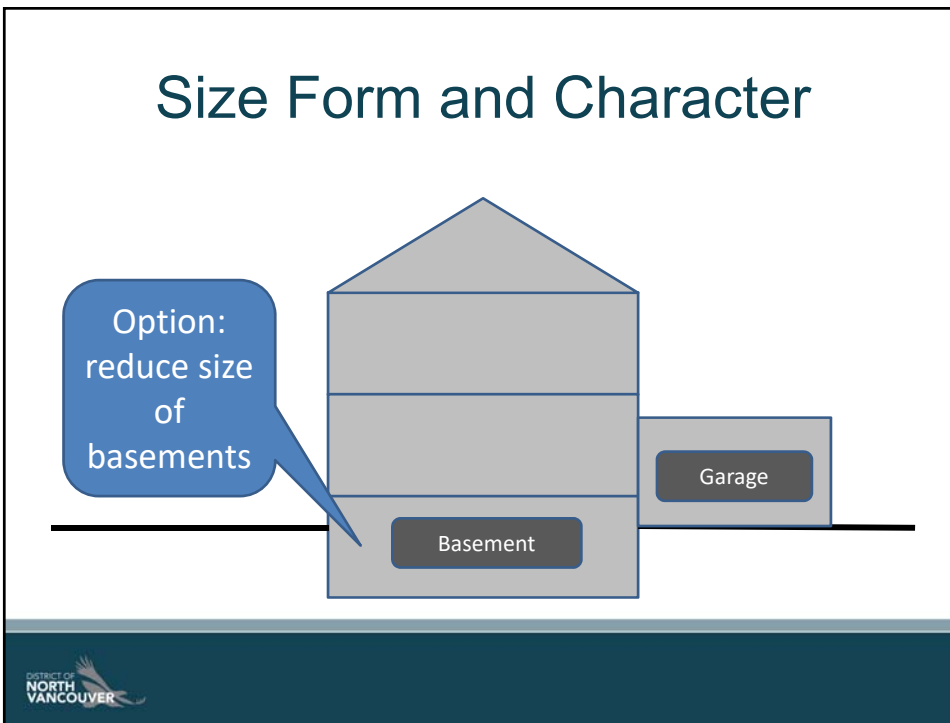
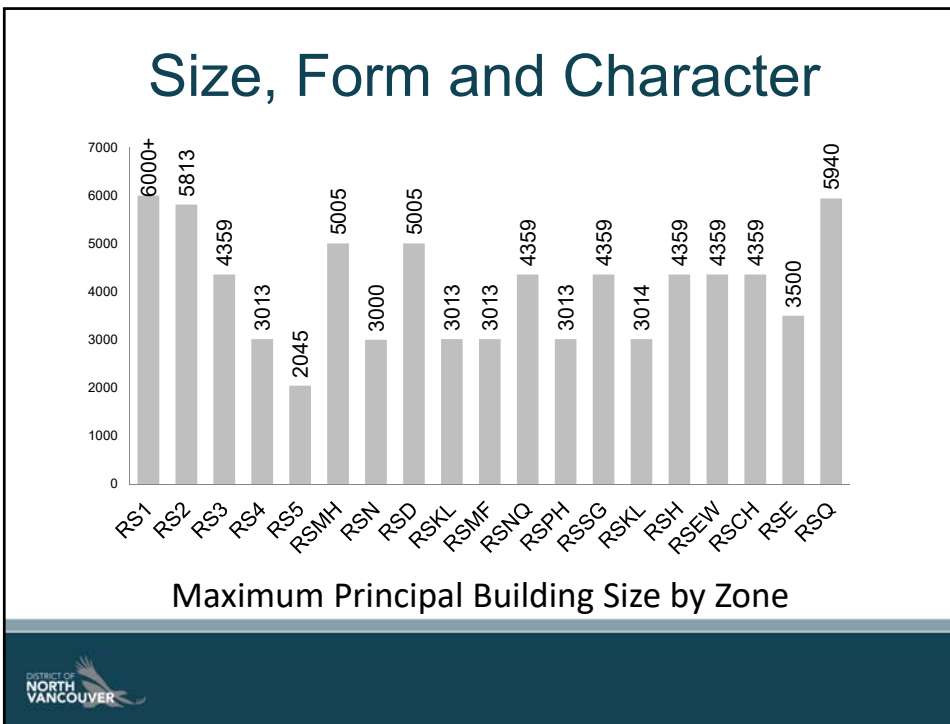
Monitor and Report to Council in early 2019

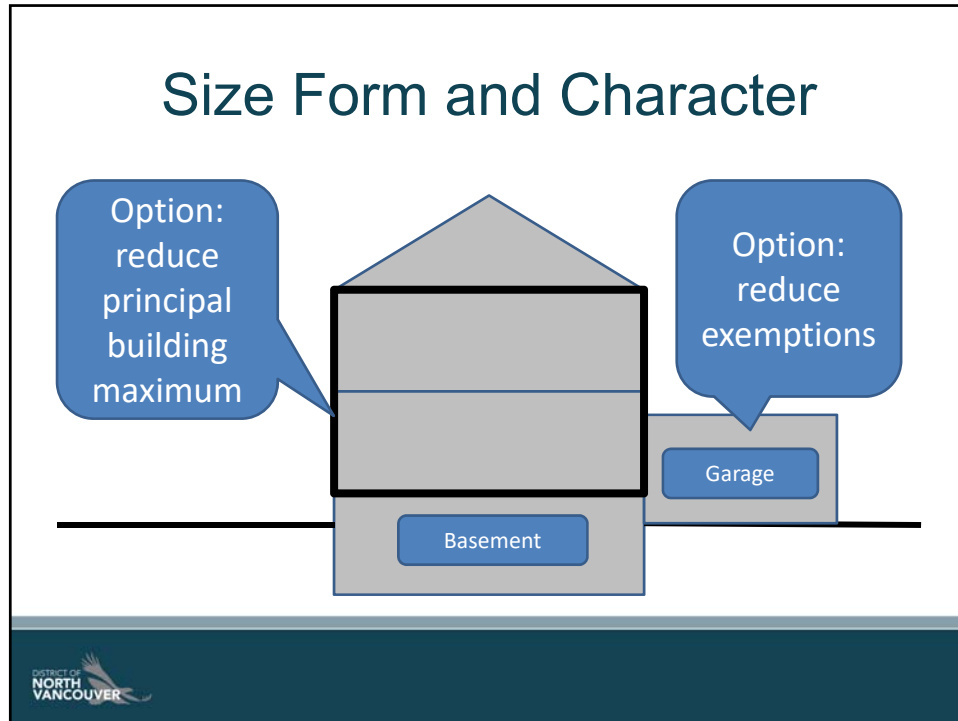


Preserving Greenspace and Landscaping

- Tree Protection Bylaw 7671, 2012
- Options:
 - Create screening and landscaping requirements, standards & regulate
 - Regulate trees *and* shrubs
 - Development Permits
 - Heritage Conservation







Recommendations

THAT staff be directed to prepare the following for Council's consideration:

- a **new Complaint and Enforcement Policy** for consideration at a Council Workshop in the second quarter of 2018,
- a **report on Erosion and Sediment Control** compliance and enforcement in early 2019 (one year after the adoption of the new Construction Bylaw),
- Zoning Bylaw amendments for **new maximum impervious area requirements** and **new screening and landscaping requirements** for single family residential zones, as well as a proposed community engagement approach, for consideration at a regular meeting of Council, and
- A Zoning Bylaw amendment for a **new maximum Principal Building Size for the RS1** zone for consideration at a regular meeting of Council.



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