

AGENDA

PUBLIC HEARING

Tuesday, July 22, 2014

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Robin Hicks

Councillor Mike Little

Councillor Doug MacKay-Dunn

Councillor Lisa Muri

Councillor Alan Nixon



NORTH VANCOUVER
DISTRICT

www.dnv.org

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PUBLIC HEARING

**7:00 p.m.
Tuesday, July 22, 2014
Municipal Hall, Council Chambers
355 West Queens Road, North Vancouver**

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

The District of North Vancouver Rezoning Bylaw 1312 (Bylaw 8067)

Purpose of Bylaw:

To allow for the subdivision of the property at 2995 Royal Avenue.

3. PRESENTATION BY STAFF

Presentation: Kathleen Larsen, Community Planner

4. REPRESENTATIONS FROM THE APPLICANT

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the July 22, 2014 Public Hearing be closed;

AND THAT the “District of North Vancouver Rezoning Bylaw 1312 (Bylaw 8067)”
be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8067

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965
(2995 Royal Avenue)

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 1312 (Bylaw 8067)”.

2. Amendments

The following amendments are made to the “District of North Vancouver Zoning Bylaw 1965”:

- 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 (square metres)	Width (metres)	Depth (metres)
Lot D (See 296519L), Block 5, East ½ of District Lot 787, Plan 3638	2995 Royal Avenue	481m ²	10m	47m

READ a first time June 9, 2014

PUBLIC HEARING held this the

READ a second time this

READ a third time this the

ADOPTED this the

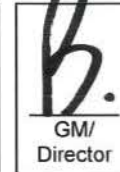
Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 9, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

May 26, 2014
File: 08.3060.20/20/003.14

AUTHOR: Kathleen Larsen, Community Planner

SUBJECT: **BYLAW 8067 (REZONING BYLAW 1312): 2995 Royal Avenue
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 8067, which amends the Zoning Bylaw to allow subdivision of the property at 2995 Royal Avenue:

1. be given First Reading; and
2. be referred to a Public Hearing.

REASON FOR REPORT:

The proposed subdivision requires an amendment to the Zoning Bylaw.

SUMMARY:

The proposal is in keeping with the Approving Officer's best practices for subdivision infill and is compatible with the lot pattern on the block face.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference "Low Density" in the North Lonsdale-Delbrook OCP.



**SUBJECT: BYLAW 8067 (REZONING BYLAW 1312): 2995 Royal Avenue
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

May 26, 2014

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BACKGROUND:

On December 3, 2012 Council adopted Zoning Bylaw 7946 to allow for subdivision of the property at 2951 Royal Avenue, directly south of the subject lot, into two lots each 11m (36 ft) in width.

Subsequently, the Approving Officer adopted a package of enhanced best practices to address infill subdivisions and presented them to Council on November 5, 2013. The application under consideration is subject to the Approving Officer's enhanced subdivision best practices including meeting the 50% block face test for infill subdivision, registration of covenants to prohibit secondary suites for small lots without lane access and to ensure unique house designs for each lot where infill subdivision has occurred.

ANALYSIS:

Site & Surrounding Area:

The subject lot is occupied by a single-family dwelling. Both the lot and surrounding area are zoned Single-Family Residential (RS-3).

The RS-3 zone has specific height and setback provisions for development on a variety of lot sizes including lots 10m (33ft) in width. Those provisions would be applicable to the proposed lots should the subdivision proceed.

The lot is not located in any Development Permit Areas.

The proposed subdivision is compatible with the lot pattern along the west side of the 2900-3000 block of Royal Avenue. Of the 9 lots on the west side of the block face a total of 5 (56%) are 10m-11m (33-36 ft) in width as illustrated on the map.



**SUBJECT: BYLAW 8067 (REZONING BYLAW 1312): 2995 Royal Avenue
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May 26, 2014

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Subdivision Proposal:

This application is to subdivide the lot into two lots each 10m (32.9 ft) in width.

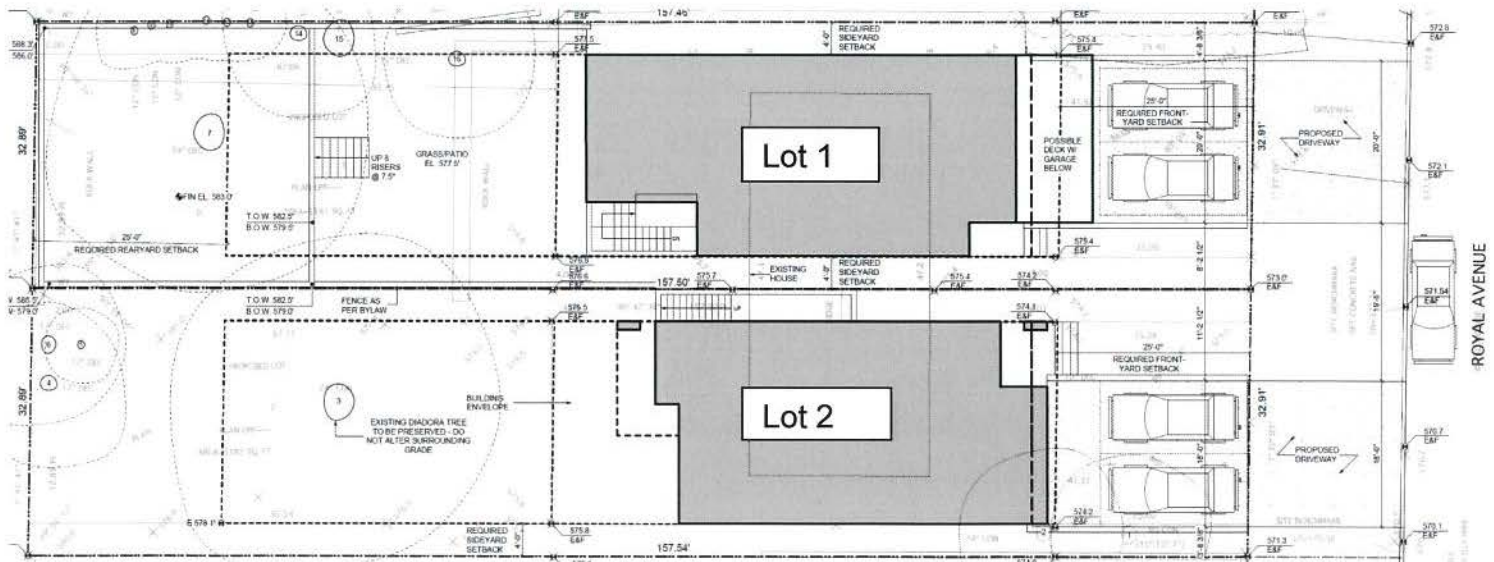
The following table compares the minimum RS-3 Zoning requirements with the proposed lot sizes:

	RS-3 Zone	Proposed Lots
Minimum Lot Width	18m (59 ft)	10.03m (32.9ft)
Minimum Lot Depth	34m (112 ft)	48.0m (157.5ft)
Minimum Lot Area	660m ² (7,104 sq ft)	481.3m ² (5,181sq ft)

Accommodating the subdivision requires that the proposed lot sizes would be added to the table created for this purpose and contained in Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations). This table establishes minimum lot sizes specific to infill subdivisions proposals which have successfully proceeded through a zoning amendment process.

The RS-3 Zone contains regulations guiding house development on a variety of lot widths, including lots of 10m (33 ft) and will continue to be an appropriate zone for the site.

A site plan illustrating the proposed subdivision is shown below:



Approving Officer Enhanced Best Practices - Secondary Suites and House Design:

As a condition of subdivision approval covenants will be required to be registered on the title of each of the properties to prohibit secondary suites as the proposed 10m (33ft) lots do not have lane access.

Covenants will also be required to ensure that the new houses have unique designs. As front access to each lot is proposed, permeable paving will be required by covenant for all driveways and paving.

Trees:

One permit tree, a Fir, and 3 other trees including a Fir, Cedar and a Cherry in the rear yard of the north lot are proposed to be removed to allow for the new construction. In addition, 6 smaller hemlock trees in poor condition along the north property line of the north lot are proposed to be removed. The replanting of three new trees on the north lot to replace the permit tree will be required as a condition of subdivision.

The owner is intending to retain an existing mature Deodora (Himalayan) cedar tree located in the rear of the southern lot.

An existing hedge adjacent to the proposed new driveway along the north property line is proposed to be removed and bonding will be required prior to building permit issuance to ensure its replacement with appropriate planting following construction. The neighbour to the north has agreed to hedge removal and replacement.

GREEN BUILDING REQUIREMENT:

As implementation of this subdivision requires an amendment to the Zoning Bylaw, compliance with the District's Green Building Strategy is required. A covenant 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 bylaw adoption.

Public Input:

At the preliminary and detailed application stages, a notification letter was sent to 50 owners and occupants of properties within a 75m radius as per the Public Notification Policy.

At both the preliminary and detailed stages responses were received from one neighbour on East Kings Road that outlined opposition to a rezoning in order to permit subdivision.

**SUBJECT: BYLAW 8067 (REZONING BYLAW 1312): 2995 Royal Avenue
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CONCLUSION:

The proposed subdivision adheres to the Approving Officer's enhanced best practices and meets the minimum 50% block face test for small lots. This portion of the west side of Royal Avenue is characterized by similar sized properties and staff recommend introduction of Bylaw 8067 and referral to public hearing.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 8067 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8067 at First Reading and thereby reject the subdivision.



Kathleen Larsen
Community Planner

Attachment:

A- Bylaw 8067

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 8067

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READ a first time this the

READ a second time this

READ a third time this the

ADOPTED this the

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



PUBLIC HEARING

Tuesday, July 22 at 7pm

District Hall

355 West Queens Rd

2995 Royal Avenue

- What:** Public Hearing to allow for the subdivision of the property at 2995 Royal Avenue.
- What changes?** This proposal requires an amendment to the Zoning Bylaw.
- Who can I speak to?** Kathleen Larsen, Community Planner, at 604-990-2387 or klarsen@dnv.org.

Design Guidelines for Multi-Family Housing

- What:** Public Hearing for an amendment to Schedule B of the Official Community Plan to add new multi-family design guidelines.
- What changes?** This proposal requires an amendment to the Official Community Plan. These District-wide form and character guidelines apply to mid and high-rise multi-family residential buildings.
- Who can I speak to?** Ross Taylor, Community Planner, at 604-990-2387 or rtaylor@dnv.org.

Form & Character Guidelines Edgemont Village Centre

- What:** Public Hearing for an amendment to the Official Community Plan to remove the old, outdated design guidelines for Edgemont.
- What changes?** This proposal requires an amendment to the Official Community Plan.
- Who can I speak to?** Karen Rendek, Community Planner, at 604-990-2387 or krendek@dnv.org.

When can I speak? We welcome your input **Tuesday, July 22, 2014 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 or by mail before the conclusion of the Hearing.

Need more info? The bylaw, Council resolution, staff report, and other relevant background material are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing. Office hours are Monday to Friday 8 am to 4:30 pm.



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