

AGENDA

PUBLIC HEARING

Tuesday, September 16, 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

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PUBLIC HEARING

**7:00 p.m.
Tuesday, September 16, 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 1316 (Bylaw 8079)

Purpose of Bylaw:

The bylaw proposes to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

3. PRESENTATION BY STAFF

Presentation: Erik Wilhelm, Community Planner

4. PRESENTATION BY APPLICANT

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the September 16, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1316 (Bylaw 8079)" be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8079

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

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 1316 (Bylaw 8079)”.

2. Amendments

The 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 (square Metres)	Width (metres)	Depth (metres)
Lot 2, District Lot 2002, Plan 9798 Lot 1, Blocks 32 and 33, District Lot 2002, Plan 9798	2975 and 2991 Fromme Road	380 m ²	10 m	29 m

READ a first time July 21st, 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

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 21, 2014</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

July 11, 2014
File: 08.3060.20/20/013.14

AUTHOR: Erik Wilhelm, Community Planner

**SUBJECT: BYLAW 8079 (REZONING BYLAW 1316): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 8079, which amends the Zoning Bylaw to allow subdivision of 2975 and 2991 Fromme Road:

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

REASON FOR REPORT:

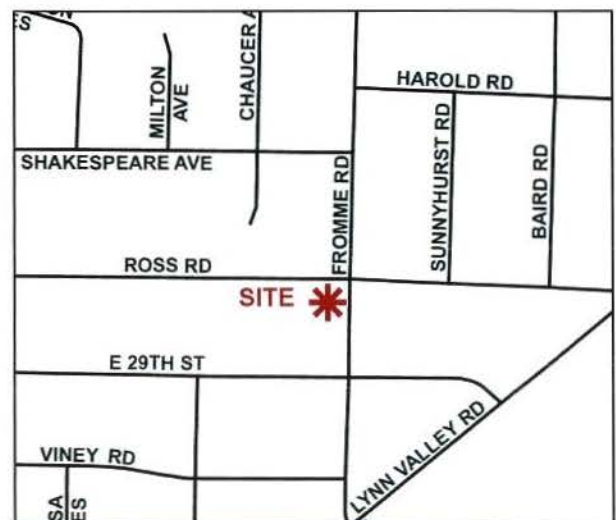
The proposed subdivision requires an amendment to the Zoning Bylaw.

SUMMARY:

The subdivision proposal is compatible with the lot pattern along Fromme Road and in the immediate area. The subdivision provides for a subtle density transition on the periphery of the Lynn Valley Town Centre.

EXISTING POLICY:

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference "Long Term Single-Family" in the Lynn Valley Plan (1998).



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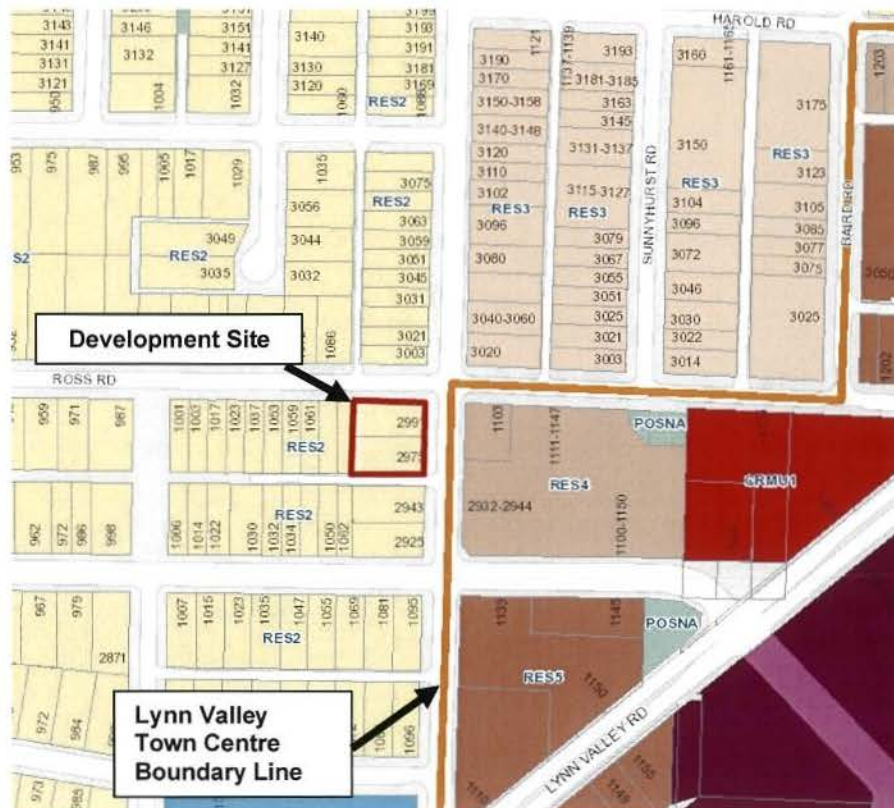
July 11, 2014

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BACKGROUND:

The development site consists of two properties and each lot is occupied by a single-family dwelling facing Fromme Road. The block encompassing the development site is zoned Single-Family Residential 7200 Zone (RS-3). The properties immediately to the north along Fromme Road are zoned Single-Family Residential 6000 Zone (RS-4). Fromme Road signifies the boundary for the Lynn Valley Town Centre (see adjacent OCP map).

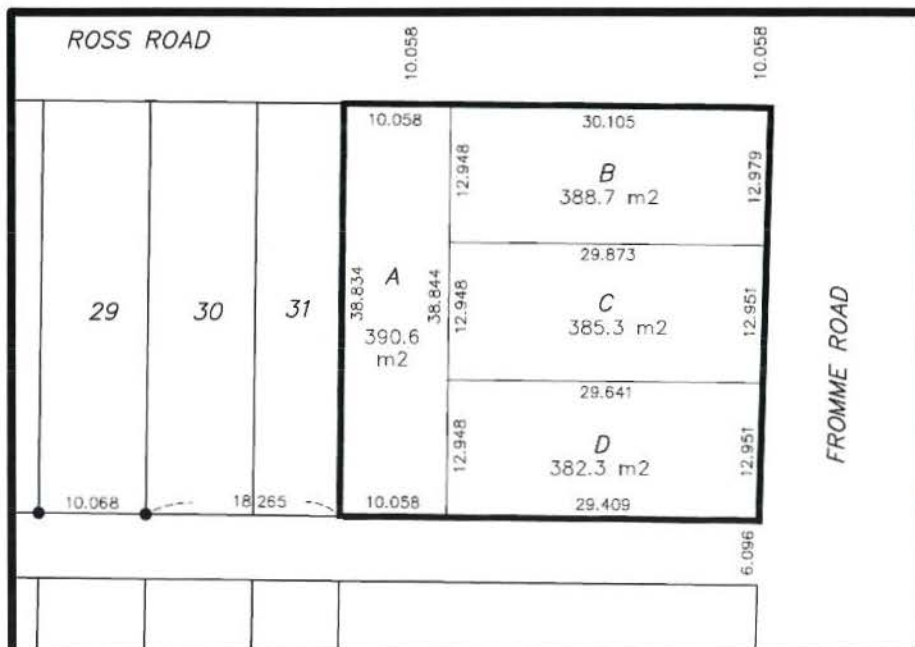
An initial subdivision layout proposed four 10m (33 foot) wide lots that repeated the existing lot pattern west of the site along Ross Road. That proposal was revised to address neighbour concerns on Ross Road and to create a stronger presentation of houses facing Fromme Road.



Subdivision Proposal:

The subdivision layout provides 3 lots facing Fromme Road and 1 lot facing Ross Road (see adjacent plan of subdivision). The three homes to eventually front towards Fromme Road will provide a similar housing rhythm as seen to the north of the site along Fromme Road.

Additionally, the proposal maintains only one driveway let down on Ross Road (as is the case currently) which will retain available street parking for local residents.



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Immediately north of the site is a Small Lot Infill Area (SLIA) that extends northwards along Fromme Road (see SLIA Map).



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 area to the west and south is zoned RS-3 with many 10 m wide lots developed under the RS-3 regulations. The proposal is not compliant with the RS-5 zone which requires a minimum 12m width and 34m depth.

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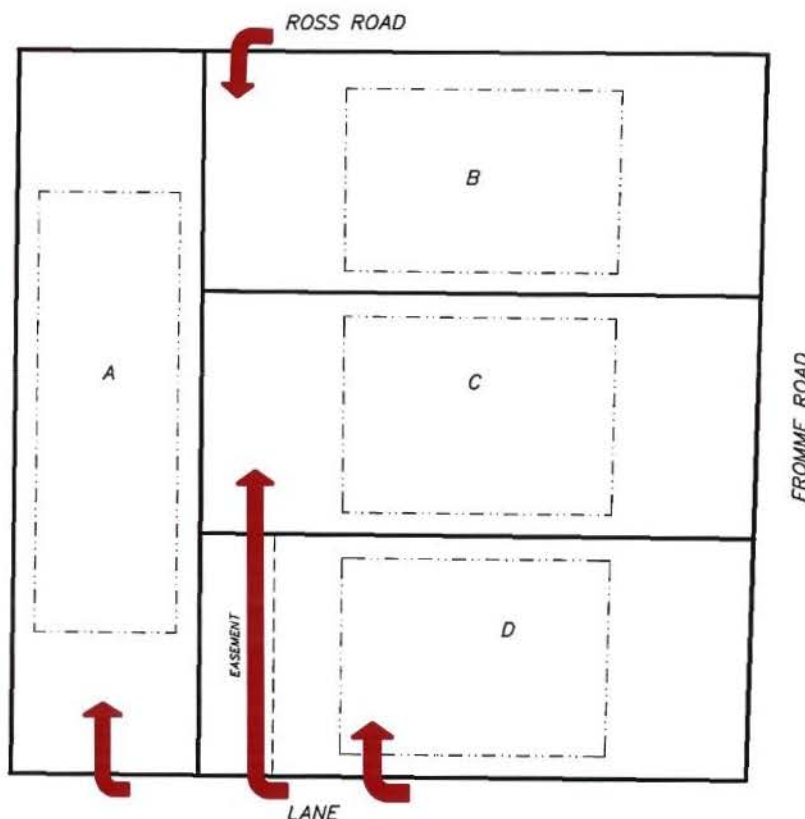
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The RS-3 Zone contains regulations guiding house development on a variety of lot widths and areas including 10 m lots and will continue to be an appropriate zone for this development site.

The plan below depicts the available building envelopes and specifies vehicular access within the subdivision (the dotted lines represent allowable principal building envelopes):

- Lot A – rear access directly from laneway
- Lot B - rear access via Ross Road
- Lot C – rear access via easement through rear of Lot D
- Lot D – rear access directly from laneway



Approving Officer Enhanced Best Practices:

The Approving Officer considers the surrounding lot pattern in the analysis of all subdivision proposals. In this case, there are small lots (i.e. 33' x 120') throughout the block on Ross Road to the west and throughout the block on Fromme Road to the north of the development site. The 3 lots fronting Fromme Road will create a lot pattern and streetscape very similar to the properties north of the site along Fromme Road. Similarly, the one lot fronting Ross Road (Lot A) will maintain the lot pattern along Ross Road. Generally speaking, the development will be compatible with the existing lot pattern in the area and provide a transition on the periphery of the Lynn Valley Town Centre.

The developer must provide three non-tandem parking stalls for each lot to incorporate a secondary suite. If three non-tandem stalls cannot be provided onsite, covenants will be registered on the appropriate lots to prohibit secondary suites as a condition of subdivision approval.

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Covenants will also be required to ensure that the new houses have unique designs and that permeable paving will be utilized for all driveways, parking pads and walkways.

Trees:

The applicant provided an arborist report which outlined that there are 10 trees onsite, one of which is a previously topped conifer and the rest are ornamental. None of the trees can be retained.

As restitution, to address the intended tree removal, the applicant will be required to provide 8 trees onsite (i.e. 2 trees per lot) in addition to the requisite street trees that will be planted along the boulevards of Ross and Fromme Road. The District Arborist has reviewed the Arborist Report and is satisfied with the replanting.

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 GreenTM "Gold" equivalency will be required prior to bylaw adoption.

PUBLIC INPUT:

At the preliminary and detailed application stages, a total of approximately 400 notification letters were sent to owners and occupants of properties within a 75m radius. The Lynn Valley Community Association was also notified of the proposal as per the Public Notification Policy.

At the preliminary stage, one of the two responses received was from a nearby resident on Ross Road that outlined opposition to a rezoning and subsequent subdivision of the site. Potential increased traffic and street parking loss were outlined as the primary concerns.

Accordingly, the subdivision layout was modified at the detailed application stage to address the concerns raised. The current subdivision layout is intended to maintain the neighbourhood character along Ross Road and retain the existing street parking on Ross Road. Despite the change in layout and retention of street parking, the same neighbour responded in opposition at the detailed stage. One other response in support was received at the detailed stage.

CONCLUSION:

The rezoning application will facilitate a subdivision that will be compatible with the lot pattern of the area and provide a subtle density transition on the periphery of the Lynn Valley Town Centre. The immediate area is characterized by similar sized properties and staff recommend introduction of Bylaw 8079 and referral to public hearing.

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OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 8079 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8079 at First Reading and thereby reject the subdivision.



Erik Wilhelm
Community Planner

Attachment:

A - Bylaw 8079

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: _____

Bylaw 8079

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Mayor

Municipal Clerk

Certified a true copy

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PUBLIC HEARINGS

Tuesday, September 16, 2014 at 7pm

District Hall
355 West Queens Rd

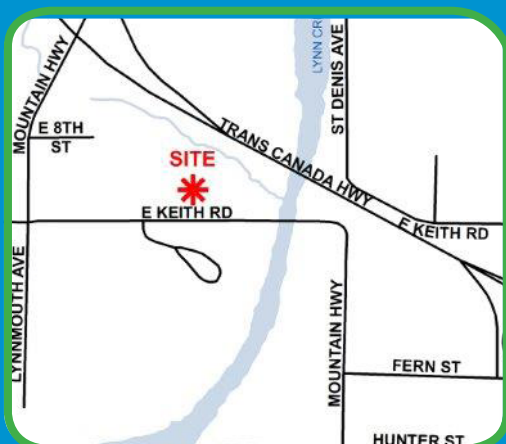
Three public hearings will be held on Tuesday, September 16 at 7pm occurring consecutively in the order noted below.

1) Rezoning of North Vancouver District Land North of East Keith Road

What: Public Hearing to allow for the rezoning of 26 undeveloped District lots currently zoned Single Family Residential (RS3) to Natural Park Land (NPL).

What changes? This proposal requires an amendment to the Zoning Bylaw.

Who can I speak to? Natasha Letchford, Community Planner, at 604-990-2378 or letchfordn@dnv.org

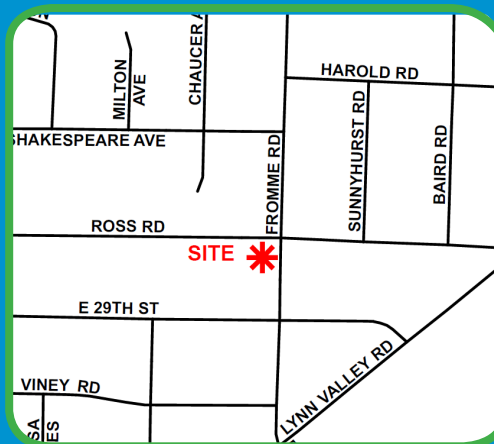


2) 2975 & 2991 Fromme Road

What: Public Hearing to facilitate the subdivision of the properties at 2975 and 2991 Fromme Road into four residential lots.

What changes? This proposal requires an amendment to the Zoning Bylaw.

Who can I speak to? Erik Wilhelm, Community Planner, at 604-990-2360 or wilhelme@dnv.org

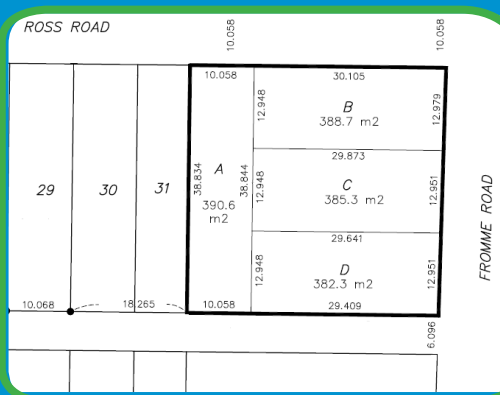
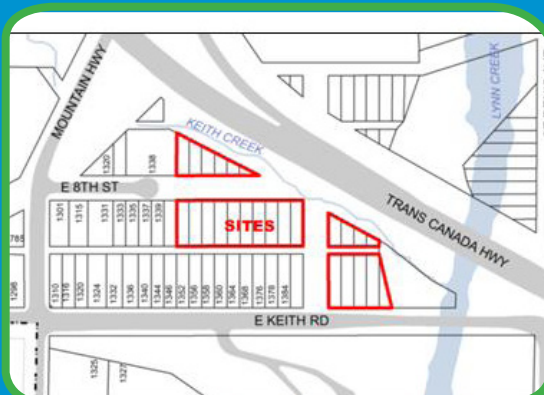
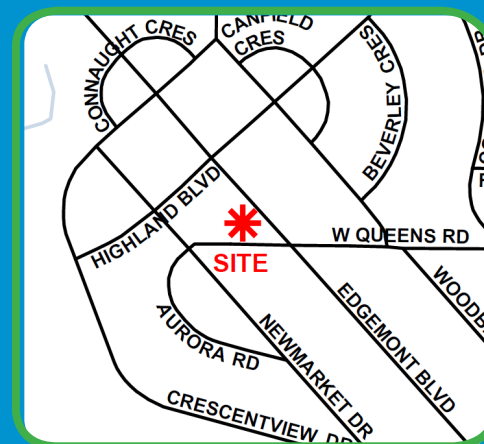


3) 3053 Edgemont Boulevard

What: Public Hearing to allow a thirty seat restaurant at the Edgemont Commons commercial building.

What changes? This proposal requires an amendment to the Zoning Bylaw.

Who can I speak to? Erik Wilhelm, Community Planner, at 604-990-2360 or wilhelme@dnv.org



When can I speak? We welcome your input **Tuesday, September 16, 2014 at 7 pm**. You can speak in person by signing up at the Hearings, or you can provide a written submission to the Municipal Clerk at input@dnv.org, or by mail before the conclusion of the relevant Hearing.

Need more info? The bylaws, Council resolutions, staff reports, and other relevant background materials 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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