


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JAN. 19, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____

  
 Dept. Manager

  
 GM/  
 Director

  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

January 7, 2015  
 File: 08.3060.20/037.14

**AUTHOR:** Kathleen Larsen, Community Planner

**SUBJECT:** Bylaw 8098 (Rezoning Bylaw 1323): Subdivision of 2698 Violet Street

### RECOMMENDATION

THAT the District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098) to allow for two 10m lots at 2698 Violet Street is given FIRST reading;

AND THAT the District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098) 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

In order to create two 10m (33 ft) lots, the site must be added to Section 310 Special Minimum Lot Sizes in the Zoning Bylaw. The proposed subdivision is consistent with the majority of lots along the 2600 Block of Violet Street.

### EXISTING POLICY

#### Official Community Plan

The subject property is designated "Residential Level 2: Detached Residential" in the Official Community Plan and for reference as "Single-Family Residential" in the Seymour Community Plan. The proposal is consistent with the land use designations.



Zoning

The property is currently zoned RS4 (Single Family Residential 6000 Zone). This block is not within an existing small lot infill area (SLIA). The following table compares the current minimum RS-4 requirements with the proposed lot sizes:

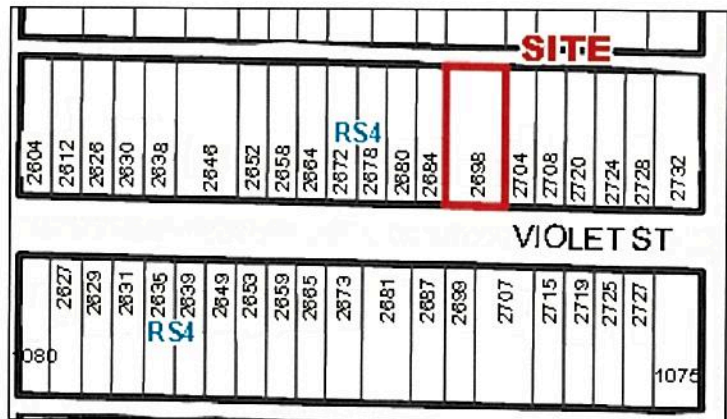
	RS4 Zone	Proposed Lots
Lot Width	15m (49.2 ft)	10m (33 ft)
Lot Depth	34m (111.5 ft)	47.2m (154.84 ft)
Lot Area	550m <sup>2</sup> (5,920 sq ft)	474.73m <sup>2</sup> (5,110 sq ft)

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

**ANALYSIS**

Subdivision Proposal

This application is to subdivide the property into two 10m (33 ft) lots and to demolish the existing home on the property. In keeping with Development Servicing Bylaw requirements, vehicle access to the property will be from the existing open rear laneway.



Site & Surrounding Area

The subject lot is 20m (66 ft) wide, zoned RS4 (Single Family Residential 6000) and is occupied by a single family dwelling. The surrounding area is characterized by single-family development and is zoned Single-Family Residential 6000 (RS4). The subject lot is not located in any development permit areas.

The 1987 Small Lot Infill Report identified a number of potential small lot infill areas (SLIAs) that had an existing pattern of small lots. The 2600 block Violet, between Lytton Street and Emerson Way, is identified as a potential SLIA in the 1987 report, but was never adopted in the zoning bylaw.

Rezoning and subdivision within potential SLIA's are considered on a case by case basis having regard to area lot pattern, access and servicing, neighbourhood input and the Approving Officer's suite of enhanced best practices discussed with Council in late 2013.

Approving Officer's Best Practices

The proposed subdivision is compatible with the existing lot pattern of the block face between Lytton Street and Emerson Way – 17 of the 20 properties (85%) are small lots i.e. 13.875m (45 ft) or less in width. According to the Approving Officer's best practices, if 50% or more of the block face is developed as small lots then consideration will be made for a small lot subdivision. The majority of the lots on the block face are 10m (33ft) lots.

Following the Approving Officer's enhanced best practices guidelines, a covenant will be required on each proposed new lot to ensure that the new houses have unique designs.

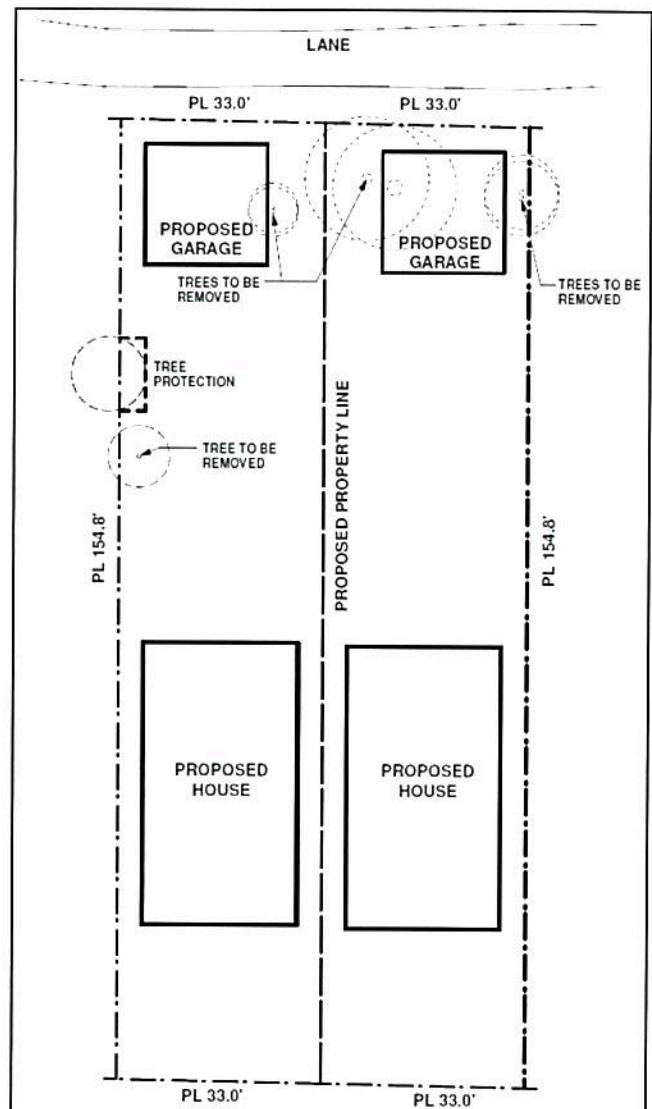
Secondary suites will be permitted in both of the proposed new homes as the property has access from an open rear lane. Three parking stalls will be provided in a non-tandem arrangement, secured by way of covenant, and in compliance with the Development Servicing Bylaw. Parking will be accessed from the open rear lane.

Trees

There is scattered tree cover on this site and none of the trees are protected by bylaw. Two red alders are proposed for removal due to poor health. Two maple trees and a hemlock hedge are proposed to be removed to make way for the new houses. A mature plum tree will be retained on the west property line. No neighbourhood concerns were raised regarding tree removal. The Approving Officer will require that one new tree be provided on each lot to mitigate tree loss and enhance future tree cover.

Green Building Requirement:

As implementation of this proposal will require an amendment to the Zoning Bylaw and a subdivision, compliance with the District's Green Building Strategy is mandatory. A covenant on each proposed new lot 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 subdivision approval.



Public Input:

A notification letter was sent to the owners/occupants within a 75m radius as per the public notification policy (Administrative Policy 8-3060-3). No neighbour comments were received.

At the preliminary application stage one neighbour had a concern about potential view loss resulting from the height of garage structures at the rear lane. The maximum permitted height for a flat roof garage in the RS4 zone is 3.66m (12 ft) so to address the neighbour's concern the applicant has submitted plans for two garages each designed with a flat roof and a maximum height of 3.0m (10 ft).

These plans were reviewed and accepted by the affected neighbour as part of the detailed application process. The registration of restrictive covenants on each of the two proposed lots prior to subdivision approval will ensure that the garages are constructed as proposed.

The Seymour Community Association was notified and did not comment on the proposal.



**CONCLUSION**

The proposed subdivision is compatible with the existing lot pattern in the subject block and the proposal incorporates the Approving Officer's enhanced best practices for infill subdivisions. Bylaw 8098 (Attachment A) is ready for Council consideration of First Reading and referral to a Public Hearing.

**OPTIONS**

The following options are available for Council's consideration:

1. Provide First Reading to Bylaw 8098 and refer the bylaw to a Public Hearing (staff recommendation); or,
2. Defeat Bylaw 8098 at First Reading and thereby delete the subdivision proposal.

  
for Kathleen Larsen  
Community Planner

**Attachments:**

- A. District of North Vancouver Rezoning Bylaw 1323 (Bylaw 8098)

<b>REVIEWED WITH:</b>		
<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 8098**

A bylaw to amend The District of North Vancouver Zoning Bylaw 3210, 1965  
(2698 Violet Street)

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 1323 (Bylaw 8098)”.

**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, Blocks 5 and 6, District Lot 580, Plan 3842	2698 Violet Street	474m <sup>2</sup>	10m	47m

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

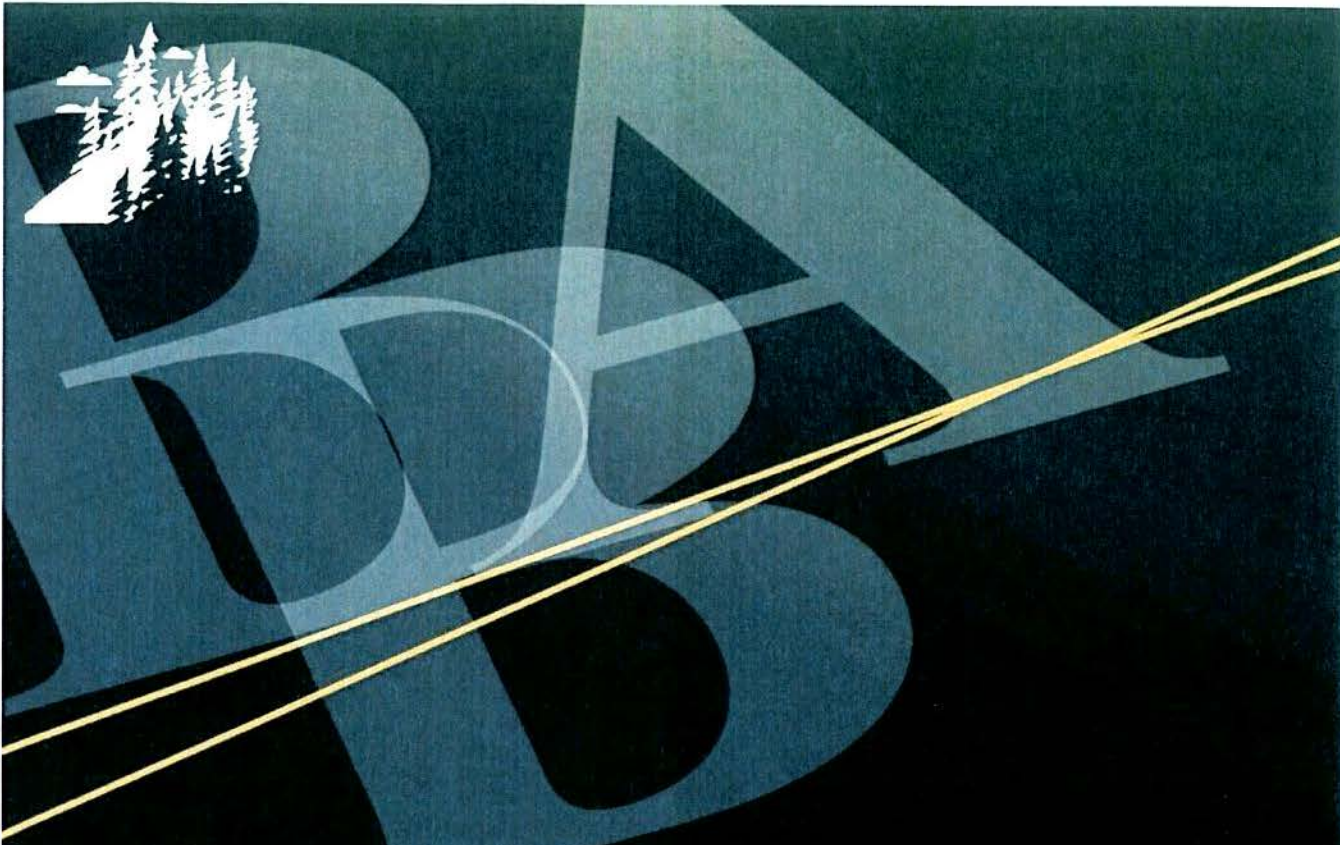
**ADOPTED**

\_\_\_\_\_  
Mayor

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

Certified a true copy

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



## ARBORIST REPORT

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June 2014

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## 1.0 Statement of Limitations

Adjustments, assumptions, and the conclusions drawn in this report are based on the professional experience of Brian Priest of B.A. Blackwell and Associates Ltd (the 'Consultant'). The opinions expressed below are also based on written and verbal information supplied in part by other parties.

The inspection of the trees was conducted using the Visual Tree Assessment method in accordance with the procedures outlined in the Pacific Northwest Chapter of the International Society of Arboriculture's Tree Risk Assessment in the Urban Rural Interface. All relevant and current arboriculture techniques were utilized during the inspection. No invasive coring or drilling was conducted.

It is not possible for the Consultant to detect every condition or defect that could result in failure of a tree, shrub or part thereof. Trees, as living organisms, are prone to attack by insects, disease, and other abiotic factors such as wind, snow, and frost that may at any time affect the structural or biological well being of the assessed trees. Given these factors, the consultant cannot guarantee that the tree will be safe and healthy under all situations or for a given amount of time. Any prescribed mitigation measures for tree health or safety cannot be assured and this assessment is valid only on the day on which it was completed.

Tree treatments such as pruning, topping or removal could potentially involve issues beyond the breadth of the Consultant's services including: improperly marked private land boundaries, ownership, neighbourly disputes and other considerations. These issues cannot be fully taken into account unless all the information is disclosed to the Consultant by the client in a complete and accurate manner.

The Consultant cannot accept responsibility for any issues or events that have arisen since the date of the inspection and the date the report was written. The Consultant accepts that the report represents professional judgement and that the Consultant's responsibilities are limited to the content of this report.

## 2.0 Statement of Qualifications

The Consulting Arborist, Brian Priest, Certified Tree Risk Assessor, Registered Professional Forester #3575 has over five years of experience in arboriculture and urban forestry in BC and has been a practicing professional forester in B.C for 20 years. The Consultant has worked for a diverse array of clients conducting trees risk assessments including:

- BC Timber Sales
- Private Citizens
- City of Surrey

While working for these clients, the consultant has completed Tree Health Assessment Reports and Wildfire Hazard Assessment Reports. In addition to providing professional arboriculture services, the consultant also has experience in urban forestry including wildfire hazard mitigation, urban forest management and pest management.

Brian Priest, RPF

ISA Certified Arborist and Tree Risk Assessor

### **3.0 Introduction**

The Client, Mr Ravinder Khak of Surrey, retained the professional arboriculture services of B. A. Blackwell and Associates Ltd. to assess the tree inventory and make recommendations on removal and retention for the residential subdivision proposed for 2698 Violet Street in the District of North Vancouver (DNV). Construction of two single family homes is planned for the property. Building design is in the formative stages therefore tree retention recommendations should be confirmed based on final building design approval.

### **4.0 Property Description**

The property under review is located at 2698 Violet Street in the DNV. The legal property identification is Lot D, Blocks 5 and 6, District Lot 580, Plan 3842 and the Parcel Identifier (PID) is 012-121-703.

The property at present contains a 60 year old single family home which will be demolished and the property subdivided to create two new single family lots with access off Violet Street. The development site consists of one lot approximately 950 m<sup>2</sup> in size that slopes gently southward to Violet Street. An unpaved laneway access is also available.

### **5.0 Findings**

An assessment of the trees on the site was conducted on June 10, 2014 by Brian Priest, RPF. Trees were evaluated for their preservation potential based on overall health and structure and whether they conflict with proposed building plans.

The property has scattered tree cover, with no boulevard trees present as a result of overhead power lines (Figure 3). No trees are present within the existing front yard which will allow unimpeded access to water and sewer hookup.

Table 1 provides individual tree evaluation and related recommendations.

The two mature red alder (Figure 1) situated near the north end of the property are in declining health and hold little long term retentive value. Evidence of significant internal fracturing and lean was noted on tree 1 (Figure 2). Tree 2 is another red alder situated within a metre of tree 1 and while it shows moderate exterior form and structure, the ability of this pioneer species to adapt and thrive as a standalone tree is doubtful.

Removal of both tree 1 and 2 is recommended.

Trees 4 and 7 are a small Japanese maple and a crimson king maple respectively which will need removal to accommodate development.

The remaining trees on the property are recommended for retention but on a preliminary basis only. Final recommendations will be based on review of the final approved building plans.

There will be a change in crown closure associated with the removal recommendations outlined in this report. Pre-treatment crown closure for the lot is estimated at 25 % while post-treatment crown closure will be approximately 4%.

## **6.0 Impact Assessment**

A general assessment was completed to evaluate the impact tree removal would have on the long-term growth, survival and stability of the remaining trees in the vicinity. Considering the location of the trees selected for removal, the assessment suggests that tree removal will not compromise the risk of failure or overall tree health to remaining trees, both on and adjacent to the property. Any proposed grade changes, both raising and lowering, around the retention trees could pose significant problems for successful tree preservation. It is recommended that a reassessment be undertaken once final grading, underground utilities location and construction plans are confirmed.

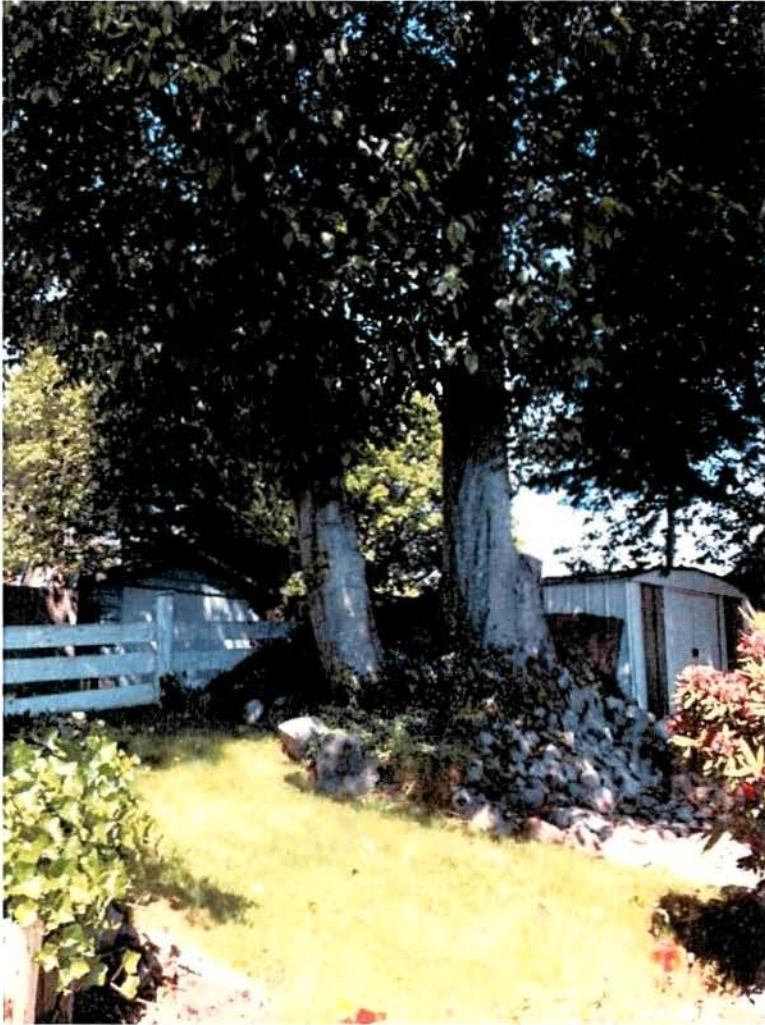


Figure 1. Two mature red alder trees #1 and #2 in declining health at the rear or North end of the property.



Figure 2. Red alder tree #1 with significant internal fracture and lean.

## 7.0 Soil and Root Protection

One of the keys to maintaining the integrity of the tree retention zone is ensuring the root systems of the trees remain healthy. Healthy root systems depend on a sufficient supply of air, water, nutrients, and a moderate microclimate. Construction around retained trees imposes a significant risk to this through removal of nutrient rich topsoil, compaction of surface soil, and physical damage to roots. In addition, the nature of constructed surfaces surrounding retained trees can also impact root zone oxygen, nutrient, and water supply, as well as summer temperatures.

Root protection zones must be established, prior to any development activity, around the trees that are to be retained and along the edge of the retention zone.

Table 1. Inventory and Evaluation of Trees at 2698 Violet Street.

Tree #	Species	Diameter at Breast Height (cm)	Location	Overall Condition	Health Assessment	Comments/Recommendation
1	Red alder	53	On-site	Poor to Moderate	15% lean towards lane, stem crack and stem decay visible on north side. Within a raised planting bed.	Located at rear (north) of property. Remove tree, poor candidate for preservation.
2	Red alder	64	On-site	Moderate	Lower codominant removed years ago at base. Old tree, potential for infection at this cutting. Full crown, no other health concerns	Located next to tree #1. Not a good candidate for long term retention, remove tree.
3	Cherry	24	On-site	Good	No sign of health issues	Retain if desired <b>3m tree protection zone.</b>
4	Japanese maple	10	On-site	Good	No sign of health issues. Tree is situated in a planting bed.	Remove to make way for development.
5	Western hemlock hedge (5trees)	--	On-site	Good	3m tall pruned and shaped hedge	Remove to make way for development.
6	Western hemlock hedge (5trees)	--	On-site	Good	3m tall pruned and shaped hedge	Remove to make way for development.
7	Crimson King Maple	20	On-site	Good	No sign of health issues	Remove to make way for development.
8	Purple leaved plum	15	Off-site	Good	No sign of health issues	Retain. <b>3m tree protection zone.</b>
9	Vine maple	17	On-site	Good	No sign of health issues	Retain. <b>3m tree protection zone.</b> Crown entwined in alder, special care required when removing alder.



Figure 3. Map of 2698 Violet Avenue in the District of North Vancouver indicating trees for protection and removal.

## 8.0 Recommendations and Construction Protection Guidelines

The root protection zone (RPZ) is an area designated around the tree where no construction, excavation or grade alteration shall take place without a certified arborist's approval. This protection area is required to retain the tree in good health.

1. Seek a permit for the removal of trees listed in Table 1.
2. Prior to any demolition or construction, protective fencing must be constructed and maintained for the duration of the project. Six times the diameter was used as the optimal root protection zone (RPZ).
3. Utilities should be rerouted away from the RPZ where feasible. A certified arborist should supervise any root excavation within the RPZ. Water and sanitary networks are at present connected to the city service on the south side of the property on Violet Street.
4. Do not spoil any material within the drip line of the retained trees.
5. To reduce the possibility of damage to surrounding vegetation, minimize the depth and width of excavation when stumping.
6. Surface drainage should not be altered to direct water in to or out of the RPZ and water flow should be left as natural as possible.
7. Upon completion of construction but during landscaping, limit backfill depth around the trees to less than 30 cm and use soil that is sandy to provide well aerated fill. Backfill material has the potential to suffocate the roots, killing the tree slowly over time. It is advisable to retain the ground conditions in as natural state as currently exists.
8. Soil moisture conditions must be monitored during hot and dry weather. Regular irrigation should be provided and where necessary, apply mulch to aid in moisture retention.
9. Ongoing monitoring by a certified arborist should take place for the duration of construction. Site visits will ensure that proper measures are being followed and will address any concerns noted.

### 8.1 Tree Protection Fencing

Prior to any construction activity, tree protection fencing must be constructed around all trees to be retained (Table 1). The protective barrier or fencing must be made of chain link or 2 x 4 framing with railings along the tops, sides and bottom and must remain in place until building permit completion. The fencing must be at least 1.2m high with fence posts spaced no farther than 2.4m apart. Snow fencing must be fastened securely to the posts at all times and repairs made in a timely manner.

## 9.0 Summary

This report is based on the proposed site plans and topographic survey provided by Hearth Architectural. This report provides an overview of the issues and measures to be considered for



the protection of soil characteristics, functions relating to tree health and the conservation measures to be considered to reduce impact to retained trees. All of the trees identified for retention have been given this recommendation on a preliminary basis with final recommendations to be based on grading, landscape and construction details.

All parties involved in construction must be aware that long term success in tree retention and preservation depends on minimizing impact pre and post construction. Ongoing monitoring is recommended to ensure proper actions such as mulching and watering are prescribed as needed to achieve success.