

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**Click on icon to view complete council meeting** 

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, October 28, 2014 commencing at 7:00 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor R. Hicks  
Councillor M. Little  
Councillor D. MacKay-Dunn (7:01)  
Councillor L. Muri  
Councillor A. Nixon

**Staff:** Mr. B. Bydwell, General Manager – Planning, Properties, & Permits  
Mr. J. Gordon, Municipal Clerk  
Ms. L. Brick, Deputy Municipal Clerk  
Mr. P. Chapman, Social Planner  
Mr. D. Veres, Community Planner  
Ms. S. Vukelic, Confidential Council Clerk

---

**The District of North Vancouver Rezoning Bylaw 1305 (Bylaw 8036)**

*Purpose of Bylaw:*

The purpose of Bylaw 8036 is to amend the District's Zoning Bylaw to enable coach housing in zones that permit single family residential buildings.

---

**1. OPENING BY THE MAYOR**

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

Mayor Walton reviewed the rules to be followed at the hearing.

It was noted that:

This public hearing is being convened pursuant to Section 890 of the Local Government Act.

All persons who believe that their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard and to present written submissions.

The Chair, will be working within the following rules established by Council:

- Please use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;

- Any additional presentations will only be allowed at the discretion of the Chair; and,
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum.

Mayor Walton then added some additional comments about public hearings:

- Council is here to listen to the public, not to debate the merits of the bylaws;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which you are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, we will continue the Hearing on a second night; and,
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or Council may close the hearing after which Council should not receive further new information from the public.

Staff advised that this Public Hearing is being streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Ms. Linda Brick, Deputy Municipal Clerk, introduced Bylaw 8036 and advised that the purpose of the proposed bylaw is to amend the District's Zoning Bylaw to enable coach housing in zones that permit single family residential buildings.

## **3. PRESENTATION BY STAFF**

Presentation: Mr. Daren Veres, Community Planner

Mr. Daren Veres, Community Planner, provided an overview of the proposal which would enable the implementation of a Coach House policy.

Mr. Veres advised that:

- Staff conducted a District wide consultation process with residents, and building and planning professionals;
- Staff propose a gradual entry approach to the Coach House process;
- Coach Houses are treated as secondary suites;
- Gradual entry approach would follow the Development Variance Permit process in which Council would retain approval authority;
- Staff have developed a "Coach House How to Guide" which outlines eligibility criteria and explains the gradual entry approach for applicants; and,
- The program will be monitored, reviewed, and adjusted accordingly.

Mr. Veres mentioned that the proposed bylaw would amend the following sections in the Zoning Bylaw:

- Amend secondary suites definition;
- Clarify accessory building exemptions;
- Allow secondary suites to be detached; and,
- Allow home occupations in addition to secondary suites.

## **4. REPRESENTATIONS FROM THE PUBLIC**

### **4.1 Mr. Paul Irani, 1100 Block Handsworth Road:**

### **IN FAVOUR**

- Spoke in support of the proposed bylaw; and,
- Opined that the proposed bylaw would improve the quality of his family's life.

- 4.2 Mr. Joe Schliessler, 3300 Block Gaspé Place: IN FAVOUR**
- Spoke in support of the proposed bylaw;
  - Commented that the bylaw is a great alternative to multi-unit houses; and,
  - Noted that the bylaw supports affordable housing options in the District.
- 4.3 Mr. David Watt, 400 Block St. James Road: COMMENTING**
- Expressed concerns with the proposed bylaw; and,
  - Stated support for coach houses in general but not the proposed bylaw.
- 4.4 Mr. Ian Hargreaves, 1600 Block Roxbury Place: IN FAVOUR**
- Spoke in support of the proposed bylaw;
  - Expressed concern with the proposed application process; and,
  - Commented that the criteria should be clarified.
- 4.5 Ms. Sue McMordie Block, 1500 Block Coleman Street: IN FAVOUR**
- Spoke in support of the proposed bylaw; and,
  - Commented that coach houses allow for multi-generational families to stay and live together on the North Shore.
- 4.6 Ms. Chris Trendell, 1500 Block Coleman Street: IN FAVOUR**
- Spoke in support of the proposed bylaw.
- 4.7 Mr. Chris Wilson, 1100 Block W 20<sup>th</sup> Street: IN FAVOUR**
- Spoke in support of the bylaw;
  - Expressed concern with the process and the additional costs associated;
  - Expressed gratitude to District staff for their help in the process; and,
  - Commented that this bylaw provides respectable living options for people.
- 4.8 Mr. Blake Startup, 600 Block of Beachview: IN FAVOUR**
- Spoke in support of the proposed bylaw; and,
  - Expressed concern with the application process.
- 4.9 Ms. Kelsey Smart, 200 Block East 27<sup>th</sup>: IN FAVOUR**
- Spoke in support of the proposed bylaw;
  - Commented on the profitability for owners in the District;
  - Expressed concern with the application process; and,
  - Queried if the minimum lot width provided in the hand out is absolute.

Councillor BASSAM left the meeting at 7:38 pm and returned at 7:39 pm.

- 4.10 Mr. John Smart, 1100 Block Clements Avenue: IN FAVOUR**
- Spoke in support of the proposed bylaw;
  - Noted that the bylaw allows residents to generate revenue; and,
  - Expressed concern with the application process.

Staff responded to questions from Council.

In response to a query from Council, staff advised that a small pilot program was considered; however, staff could not determine a small area to carry out a meaningful test program.

Staff advised that residents are not always required to have additional parking stalls for home occupations. Staff clarified that the current bylaw allows owners to have two home occupations on one property and it does not preclude a secondary suite home occupation.

Council queried the reasoning for neighbourhood consent. Staff advised that the proposed guidelines are a gradual entry approach and that this is a pilot project which can be adapted to fit the needs of neighbourhoods.

In response to a Council query staff advised that a house with a secondary suite would have to have the secondary suite removed before a coach house application would be reviewed. It was noted that there is no procedure in place for dismantling of a secondary suite after the coach house has been built. Staff mentioned that enforcement would take place on a complaint basis.

In response to a query from Council staff advised that the proposed bylaw will require a second and third reading by Council and approval from the Ministry of Transportation and Infrastructure prior to adoption.

Councillor HICKS left the meeting at 7:51 pm and returned at 7:51 pm.

In response to a Council query staff advised that there are approximately 4000 lots on the North Shore that were eligible but approximately 2700 lots qualify for a Coach House based on specific criteria.

In response to a Council query staff advised that an applicant that has maximized their floor space ratio can apply to rezone the property.

In response to a Council query staff advised that identifying neighbourhood issues would be taken into consideration in the early stages of the process.

Council clarified with staff that that the 968 sq.ft maximum for coach houses was determined by applying the secondary suites zoning regulation calculations.

Mayor Walton returned to the speakers list.

**4.11 Ms. Lisa Nicholas, 700 Block 10<sup>th</sup> Street: COMMENTING**

- Queried if coach houses are allowed to have basement suites.

**4.12 Mr. Gary Hawthorn, 2800 Block Thorncliff Drive: COMMENTING**

- Expressed concerns with the proposed bylaw;
- Noted that the “How to Guide” is uninformative with too many guidelines; and,
- Stated support for the concept of coach houses in general.

**4.13 Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING**

- Stated his support of the neighbourhood approval process; and,
- Expressed concerns with an increasing amount of secondary suites if this bylaw is approved.

Staff responded to questions from Council.

In response to a Council query staff clarified that an owner could build a suite over an existing detached garage, but it would need to comply with the size requirements outlined in the Coach House “How to Guide” and fit within the available density on the lot.

In response to a Council query staff advised that owners can have a below grade crawl space under a coach house for storage. Basements are not permitted.

Staff confirmed that the minimum lot width for an application for a coach house must be 50 feet wide and the property must be adjacent to a lane or be a corner lot. Staff explained that all measurements noted in the guide are just guidelines.

Council clarified that a coach house that has a 1200 sq. ft. overall building size includes:

- A maximum of one enclosed stall that is a maximum of 232 sq.ft.; and,
- A Coach House above that is 968 sq. ft.

Staff advised that there are currently 13 municipalities which allow coach houses. Staff advised that the City of Vancouver allows lots with a coach house to be stratified but not in single family areas.

Staff confirmed that green building features are encouraged but are not a requirement for new development.

Mayor Walton asked if anyone wished to speak for a second time.

- 4.14 Mr. Dave Watt, 400 Block St. James Road: SPEAKING A SECOND TIME**
- Expressed concern with land title issues.
- 4.15 Mr. Paul Irani, 1170 Block Handsworth Road: SPEAKING A SECOND TIME**
- Expressed concern with the neighbourhood consultation aspect of the application process.
- 4.16 Mr. Ian Hargreaves, 1600 Block Roxbury Place: SPEAKING A SECOND TIME**
- Expressed concern with the lack of clarity in the bylaw.
- 4.17 Ms. Kelsey Smart, 200 Block East 27<sup>th</sup>: SPEAKING A SECOND TIME**
- Commented that below grade construction will encourage owners to have illegal secondary suites; and,
  - Noted that the proposed bylaw will protect the standard of living for renters.
- 4.18 Mr. Gary Hawthorn, 2800 Block Thorncliff Drive: SPEAKING A SECOND TIME**
- Commented that the neighbourhood input should be extended to a 75 meter radius; and,
  - Queried if FONVCA would be informed of coach house applications.
- 4.19 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A SECOND TIME**
- Expressed his concern with the Public Hearing notification.

Mayor Walton asked if anyone wished to speak a third time.

- 4.20 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A THIRDTIME**
- Expressed concern with the proposed bylaw;
  - Noted that the proposed bylaw will result in a loss of single family homes on the North Shore;
  - Stated that a single structure will create less greenhouse gasses than two individual houses; and,
  - Opined that secondary suites are more preferable.
- 4.21 Mr. Corrie Kost, 2800 Block, Colwood Drive: SPEAKING A FOURTH TIME**
- Commented that the criteria should be clarified;
  - Expressed concerns with parking; and,
  - Expressed concerns with the guideline process.
- 4.22 Mr. Corrie Kost, 2800 Block Colwood Drive: SPEAKING A FIFTH TIME**

- Requested that Council receive consent of the electors before adopting; and,
- Expressed concerns with the vagueness of the proposed bylaw.

Mayor Walton asked if there were any other speakers.

**5. QUESTIONS FROM COUNCIL**

There were no further questions.

**6. COUNCIL RESOLUTION**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor NIXON**

THAT the October 28, 2014 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1305 (Bylaw 8036)" be returned to Council for further consideration.

**CARRIED**  
(8:55 p.m.)

**CERTIFIED CORRECT:**

---

Confidential Council Clerk