

AGENDA

PUBLIC HEARING

**Tuesday, July 21, 2015
7:00 p.m.**

**Council Chamber, 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



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PUBLIC HEARING

7:00 p.m.
Tuesday, July 21, 2015
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 1333 (Bylaw 8135)

Purpose of Bylaw:

Bylaw 8135 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of three residential lots.

3. PRESENTATION BY STAFF

Presentation: Erik Wilhelm, Community Planner

4. PRESENTATION BY APPLICANT

Presentation: Noort Homes

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the July 21, 2015 Public Hearing be closed;

AND THAT "The District of North Vancouver Rezoning Bylaw 1333 (Bylaw 8135)" be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8135

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 1333 (Bylaw 8135)”.

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	510 m ²	13 m	38 m

READ a first time June 15th, 2015

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

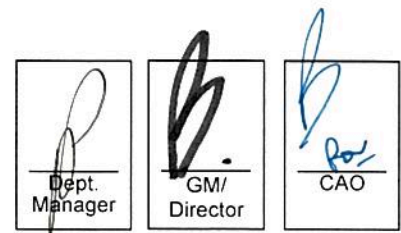
Municipal Clerk

Certified a true copy

Municipal Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>JUNE 15, 2015</u>
<input type="checkbox"/> Workshop (open to public)	Date: _____



The District of North Vancouver REPORT TO COUNCIL

June 3, 2015
File: 08.3060.20/20/007.15

AUTHOR: Erik Wilhelm, Community Planner

**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

RECOMMENDATION:

It is recommended that Bylaw 8135, 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:

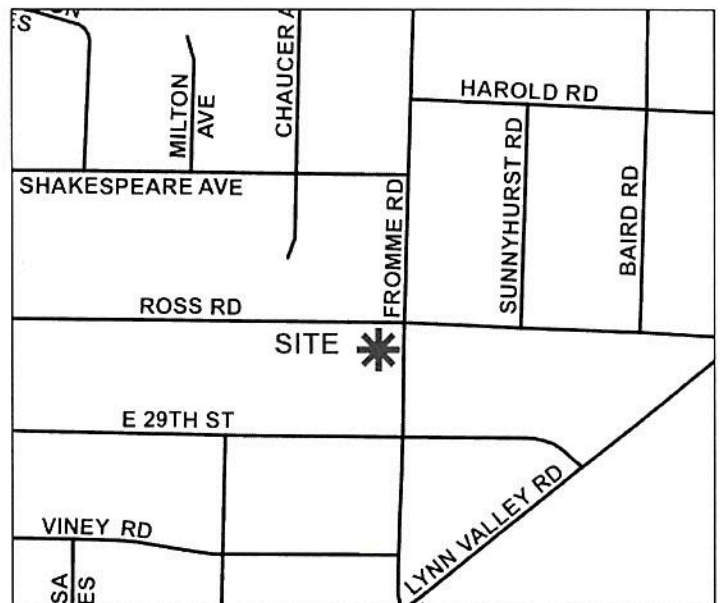
The proposed subdivision requires an amendment to the Zoning Bylaw.

SUMMARY:

The applicant has applied for rezoning in order to enable a three lot subdivision. The subdivision proposal is compatible with the lot pattern along Ross Road and in the immediate area.

EXISTING POLICY:

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



**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

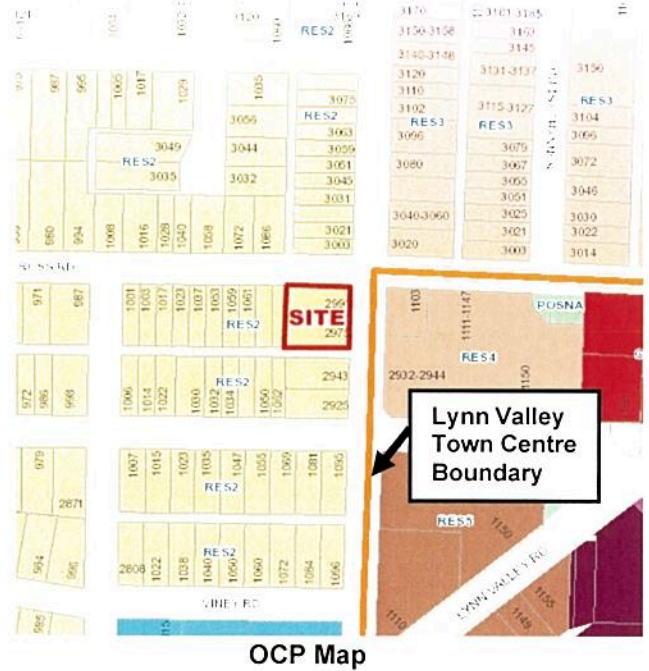
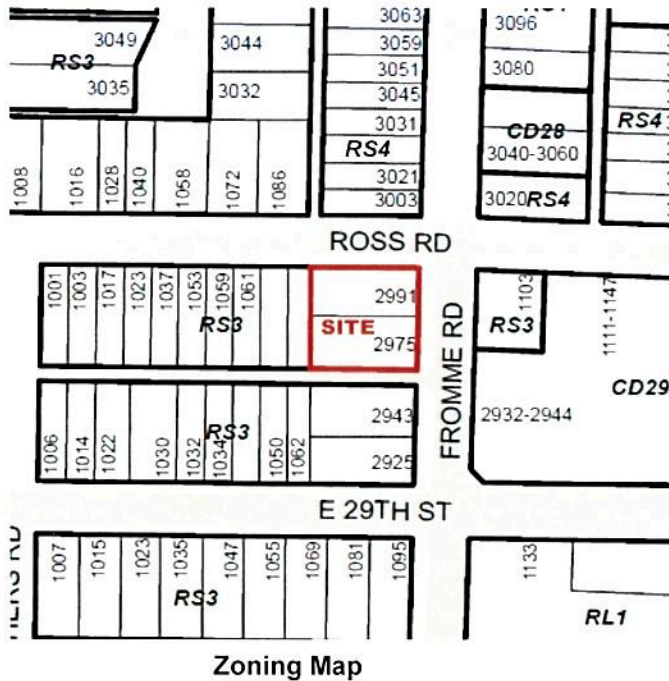
June 3, 2015

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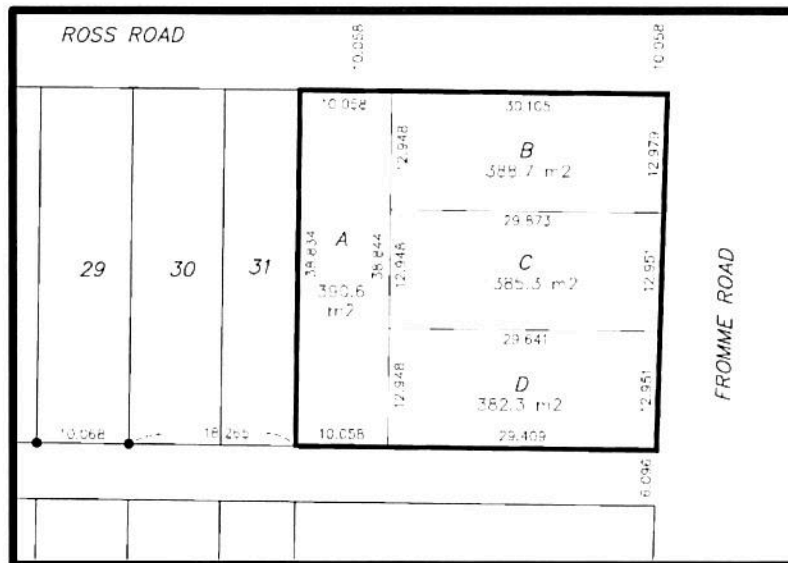
BACKGROUND:

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).

Fromme Road signifies the boundary for the Lynn Valley Town Centre (see OCP map below).



Council considered a previous rezoning proposal to facilitate a four lot subdivision proposal as seen in the plan of subdivision below. Council resolved to deny the rezoning application on October 6, 2014 and provided preference for a proposal that encompassed three lots all fronting Ross Road. The applicant has now revised the development application to include three lots fronting Ross Road.



Previously Denied "4 lot" Subdivision Proposal

**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
ZONING BYLAW TEXT AMENDMENT (SUBDIVISION REGULATIONS)**

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PROPOSAL:

The subdivision layout provides 3 lots fronting Ross Road (see adjacent plan of subdivision). The lot configuration will provide a similar housing rhythm as seen along the entire block face westward along Ross Road.

At approximately 13+ m (42.7 ft) wide, the proposed lot widths are greater than the remainder of the lots on the south side of Ross Road in this block which are 10m (33 ft) or less.

All properties within the subdivision will be provided vehicular access from the existing open laneway.

ANALYSIS:

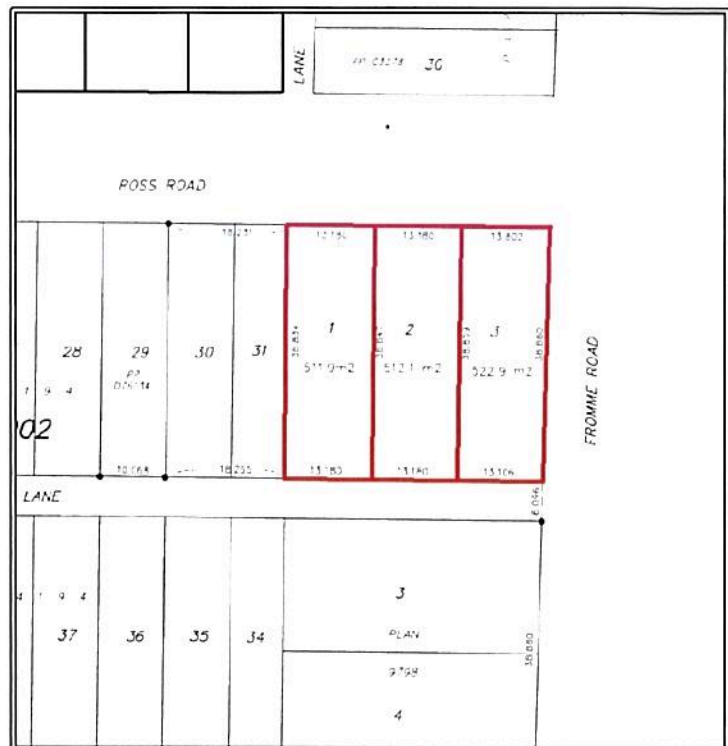
Accommodating the subdivision requires that the proposed lot sizes would be added to the table created for this purpose and contained in Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations). This table establishes minimum lot sizes specific to infill subdivisions proposals which have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

The RS-3 Zone contains regulations guiding house development (i.e. setbacks, floor space ratio etc.) on a variety of lot widths and areas. The RS-3 will continue to be an appropriate zone for this development site.

Approving Officer Enhanced Best Practices:

On November 5, 2013, the Approving Officer presented a suite of enhanced subdivision best practices to Council and a summary of those best practices is attached (Attachment B). The Approving Officer considers the surrounding lot pattern in the analysis of all subdivision proposals and for small lots (13.875m or less) a block face of 50% or more small lots provides general guidance. In this case there is a strong pattern of small lots on this block face at 91%, in the block to the south at 89%, and along the west side of Fromme Road in the block to the north at 100%. The proposal is compatible therefore with the existing lot pattern in the area and provides a transition on the periphery of the Lynn Valley Town Centre.

Parking: Each lot must provide three parking stalls, accessed from the lane, in order to incorporate a secondary suite.



**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
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House Design: Covenants will be registered on title to ensure that the new houses have unique designs. Particular attention to the presentation of the house and landscaping treatment along Fromme Road will be ensured through the subdivision process.

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 are proposed for retention. To address the intended tree removal, the applicant will be required to provide 8 trees onsite in addition to the requisite 4 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.

Heritage Preservation:

At the previous Public Hearing, there were questions raised about the house at 2975 Fromme Road and its possible heritage value. Staff reported that the house is not on any supplemental, primary, secondary heritage lists or the Heritage Register.

In order to establish heritage characteristics of the house, the applicant commissioned a letter from a registered architect (Attachment C). The architect completed an inspection of the home and concluded that "this particular residence does not have significant/dominant architectural features...thus obtaining a heritage designation may not be an appropriate contribution to the community."

GREEN BUILDING REQUIREMENT:

As implementation of this proposal requires an amendment to the Zoning Bylaw and subdivision approval, compliance with the District's "Green Building Policy – Private Sector Developments" is required. A covenant requiring that the new homes meet or exceed an "Energuid 80" energy efficiency rating and achieve a Built Green™ "Gold" equivalency will be required prior to bylaw adoption.

PUBLIC INPUT:

A total of approximately 365 notification letters were sent to owners and occupants of properties within a 75m radius. The Lynn Valley Community Association (LVCA) was also notified of the proposal as per the Public Notification Policy.

There was no public input or comments received as a result of the notification.

**SUBJECT: BYLAW 8135 (REZONING BYLAW 1333): 2975 & 2991 FROMME ROAD
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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 includes a pattern of existing small lots and the existing block face on the south side of Ross Road is 91% small lots. The proposal meets the Approving Officer's enhanced best practices. Staff recommend introduction of Bylaw 8135 and referral to public hearing.

OPTIONS:

The following options are available for Council's consideration:

1. Introduce Bylaw 8135 and refer the proposal to a Public Hearing (staff recommendation); or
2. Defeat Bylaw 8135 at First Reading and thereby reject the subdivision.

Respectfully submitted,



ER Erik Wilhelm
Community Planner

Attachments:

- A – Bylaw 8135
- B – Approving Officer's Best Practices for Subdivision
- C – Heritage Evaluation Letter

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 8135

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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

Summary of Approving Officer's Enhanced Best Practices

Subdivision Consideration:

- 50% or more of the block face must be developed as *small lots* (generally defined as lots 13.875 metres (45 ft.) in width or less) in order to be considered for a small lot subdivision. Reduction of the 50% small lot block face requirement may be considered in unique neighborhood circumstances; and
- Pie shape lots (with required area but without required width) are not good candidates for subdivision in order to retain the established neighborhood character.

Secondary Suites:

- Prohibit secondary suites for subdivisions with *small lots* if no lane access is provided. (Secondary Suites may be considered on corner lots and where adequate parking can be provided in a non-tandem arrangement);
- Allow suites on *small lots* which have lane or corner access. Off street parking must be a non-tandem arrangement; and
- In instances where suites are not permitted, a covenant will be registered on title to ensure no suite is built or occupied.

Design:

- Permeable paving of the front yard driveway and parking areas be required on *small lots* (regardless of lot width) where vehicle access is limited to the front yard; and
- Require a "unique House Design" covenant to ensure the design of dwellings do not include mirror images or identical house designs for all subdivisions regardless of lot width.

URBAN DESIGN GROUP ARCHITECTS LTD. 600 - 1140 W PENDER ST. VANCOUVER, BC V6E 4G1 (604) 687-2334 FAX (604) 688-7481

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
Steven Wagner, Architect AIBC, MRAIC, AIA, LEED AP, Associate
Rudi Klausner, RID, NCIDQ, LEED AP, Senior Associate
Crosbby Chiu, MRAIC, SBA, Senior Associate

Rick Jones, Principal
Aaron Vornbrock, Senior Vice President
Eric Ching, CSBA, Vice President
Martin Grube, Associate
Bojan Ilic, Associate

March 25, 2015

District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: Erik Wilhelm
Planner - Development Services

Re: Heritage Home Query
2975 Fromme Road, District of North Vancouver, BC

Our File # 4051

We have been requested by Normar Developments Ltd. to review the above noted residence for relevance as a Heritage Home.

We reviewed the exterior of the residence on Thursday, March 5th & Friday, March 6th 2015.

The following information is submitted based on our site review and our knowledge of the residence:

1. The residence was constructed in 1909.
2. The character of the residence is common to the many residential structures designed during that time period featuring a covered porch area with wood columns supporting a flat porch roof.
3. The residence has a limited amount of architectural detailing; however, the front entrance door itself provides some interesting detail but we are not certain at this time whether it is from the same time era as the residence.
4. The exterior of the residence is not clad with the original siding. The original siding was a narrow dimensioned horizontal lap siding and has been covered or replaced with cement composite panels which are not characteristic with the early 1900's. These exterior panels likely contain asbestos content and may create a hazardous health condition.
5. The rear deck structure seems to be a recent addition to the residence.
6. The exit stair from the upper floor to the grade level on the west side, has been removed completely, creating an unsafe condition, unless the exit door has been permanently locked or concealed completely in the interior to prevent its use.
7. The roof is in poor condition and some leakage has occurred within the structure.

8. The plumbing system, electrical system and building structure appear to be original and do not meet many of the current building code requirements, such as code issues related to the windows, insulation, and other building envelope components. Structural upgrades would likely be required for seismic resistance.

Although this residence is one example of an early 1900's architectural form that was common in that time period, we believe that the character of this particular residence encompasses very little in the way of special architectural detailing. The majority of the exterior siding material is not the original finish and other changes have been made to the original structure. A substantial amount of repair and building code upgrade would be required.

Upon reviewing and comparing many other older houses in the general vicinity, our opinion is that this particular residence does not have significant / dominant architectural features, nor distinctive form & character, and thus obtaining a heritage designation may not be an appropriate contribution to the community.

Yours truly,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Rick Jones, Principal
URBAN DESIGN GROUP ARCHITECTS LTD.

RJ/cdm

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NORTH VANCOUVER DISTRICT

PUBLIC HEARINGS

occurring consecutively in the order noted below

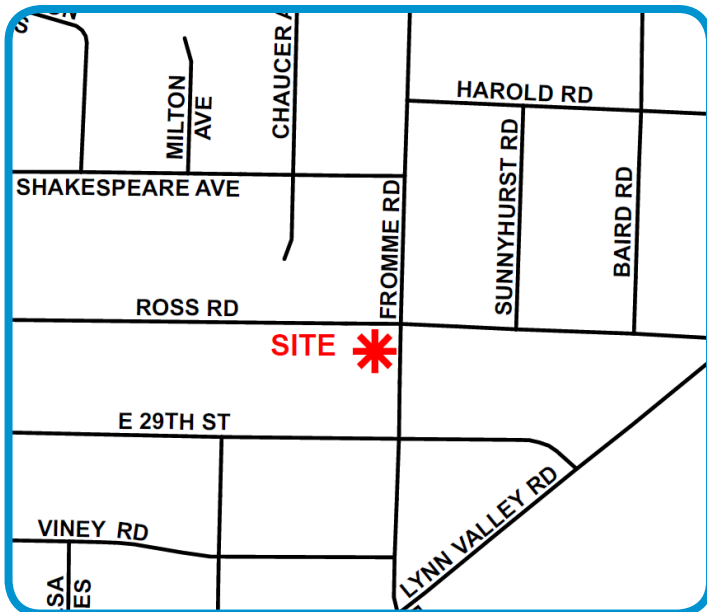
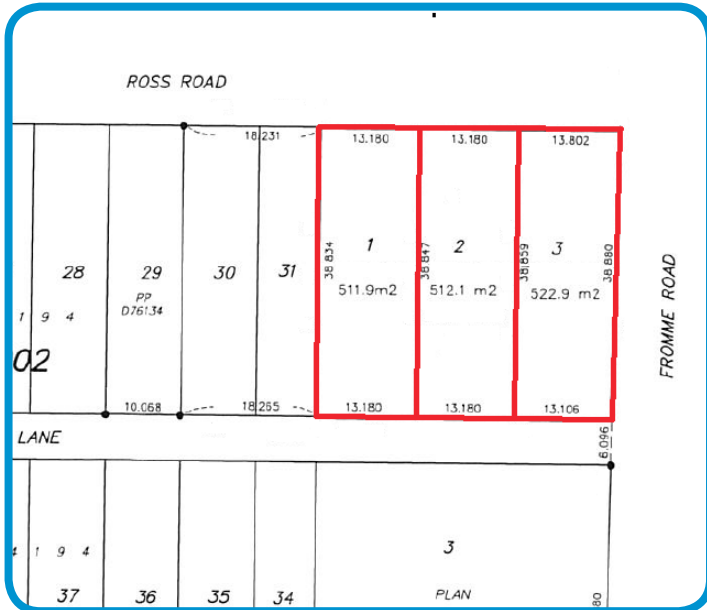
Tuesday, July 21, 2015 at 7 pm

District Hall, 355 West Queens Road

2975 and 2991 Fromme Road

Three lot subdivision

What: A Public Hearing for a proposed amendment to the Zoning Bylaw to enable a three lot subdivision at 2975 and 2991 Fromme Road.



What changes: Bylaw 8135 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of three residential lots.

Contact: Erik Wilhelm, Community Planner, wilhelme@dnv.org or 604-990-2360.

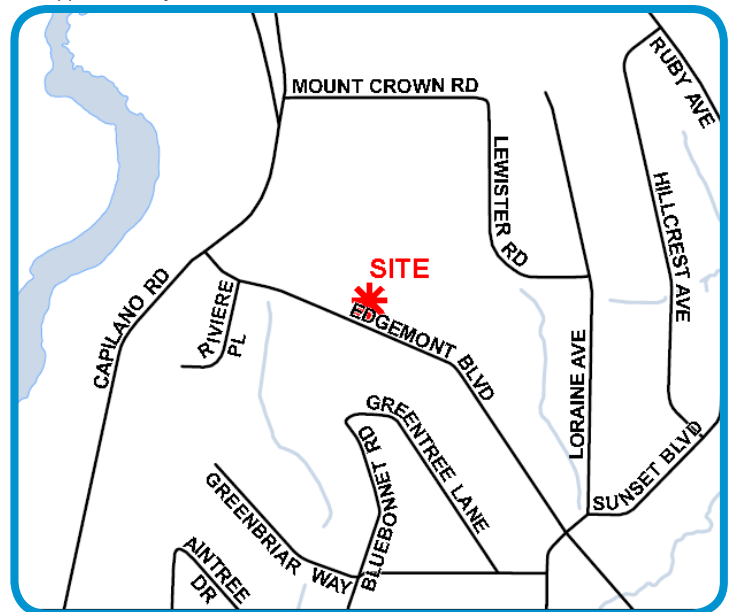
3730 - 3736 Edgemont Boulevard

Seven unit townhouse project

What: A Public Hearing for a proposed amendment to the Zoning Bylaw to enable the development of a 7 unit townhouse project.



* Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.



What changes: Bylaw 8126 proposes to amend the District's Zoning Bylaw by creating a new Comprehensive Development Zone 85 (CD85) and rezone the subject lands from Multi-Family Residential Zone 1 (RM1) to CD85 to permit the development of a seven unit townhouse project.

Contact: Natasha Letchford, Community Planner, letchfordn@dnv.org or 604-990-2378.

When can I speak? **Tuesday, July 21, 2015 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? Relevant background material and the bylaws are available at the Municipal Clerk's Office or at dnv.org/public_hearing. Office hours are Monday to Friday 8 am to 4:30 pm.



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dnv.org/public_hearing



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