

**DISTRICT OF NORTH VANCOUVER
COMMITTEE OF THE WHOLE**

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Minutes of the Committee of the Whole Meeting of the Council for the District of North Vancouver held at 6:02 p.m. on Monday, October 5, 2015 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn (6:15 pm)
Councillor L. Muri

Absent: Councillor R. Bassam

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. J. Paton, Manager – Development Planning
Ms. M. Welman, Manager – Strategic Communication & Community Relations
Ms. J. Pavey, Section Manager – Environmental Sustainability
Ms. C. Walker, Chief Bylaw Officer
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. October 5, 2015 Committee of the Whole Agenda

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the agenda for the October 5, 2015 Committee of the Whole be adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

2. ADOPTION OF MINUTES

2.1. September 14, 2015 Committee of the Whole

MOVED by Councillor HICKS

SECONDED by Councillor HANSON

THAT the minutes of the September 14, 2015 Committee of the Whole meeting be adopted.

CARRIED

Absent for Vote: Councillor MACKAY-DUNN

Councillor MACKAY-DUNN arrived at this point in the proceedings.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Single-Family Redevelopment Impacts

File No. 13.6700.00/000.000

Mr. Dan Milburn, Deputy General Manager – Planning & Permits, gave an update on single-family redevelopment impacts, highlighting resident concerns including:

- Building height;
- Site coverage;
- Form and character;
- Loss of trees;
- Site disturbance;
- Drainage;
- Parking and traffic; and,
- Lengthy rebuilding times.

Mr. Milburn noted that redevelopment is concentrated in the Highlands and Canyon Heights neighbourhoods where much of the initial development took place in the 1940's and '50's. Many redeveloped properties include full basements, which do not count in calculating the total square footage. Basement suites are becoming more common, helping to offset a reduction in the average number of people per household. Mr. Milburn advised that redevelopment has increased in recent years to 140 per year from a historical average of 100 per year.

District policies and regulations governing redevelopment are:

- Official Community Plan;
- Zoning Bylaw;
- Development Permits (environmental and hazard);
- Sensitive Infill Policies;
- Highway Use Permits;
- Enforcement;
- Sediment & Pollution Control;
- Tree Bylaw; and,
- Storm water Management.

Mr. Milburn advised that the Local Government Act does not allow for form regulations for single family homes as it does for multi-family developments, so the District cannot control the style of homes.

Council discussed redevelopment impacts including:

- Privacy as new larger homes are looking down on smaller older homes;
- Massing and inadequate setbacks for larger homes;
- Length of time building permits are valid increases impact on neighbourhoods;

- Possible reconsideration of the tree replacement policy as it allows for compensation fees in lieu of replacement;
- Opportunity to check in with the community on what is not working well;
- Box-like structures due to flat roofs being used to make houses with higher ceilings on the main floor fit within height restrictions; and,
- Possible increase in staffing needed to address problems with sub-contractors unfamiliar with District bylaws and regulations.

Mr. Brian Bydwell, General Manager – Planning, Properties & Permits, advised that staff will be coming back to Council with regard to:

- A more aggressive approach to Highway Use Permits;
- A resourcing request for the enforcement group;
- Working with Engineering with respect to the Integrated Stormwater Management Plan;
- Possible changes to how a single family site is developed, including hard surface/soft surface issues;
- Further work reporting back on trees; and,
- Dialoguing with the community with respect to what is and is not working with form and setbacks.

Mr. Bydwell advised that a memo summarizing this presentation and feedback received from the Committee of the Whole meeting will be provided to Council.

4. PUBLIC INPUT

Nil

5. RISE AND REPORT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the October 5, 2015 Committee of the Whole rise and report.

CARRIED
(6:55 pm)

Mayor

Municipal Clerk