

AGENDA

COUNCIL WORKSHOP

Tuesday, June 21, 2016

5:00 p.m.

Committee Room, 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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DISTRICT

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5:00 p.m.
Tuesday, June 21, 2016
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. June 21, 2016 Council Workshop Agenda

Recommendation:

THAT the agenda for the June 21, 2016 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

3. REPORTS FROM COUNCIL OR STAFF

3.1. Single-Family Home Renewal – Public Input

p. 7-18

File No. 13.6700.00/000.000

Recommendation:

THAT the summary of public input from the Single-family Home Renewal questionnaire be received.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the June 21, 2016 Council Workshop be adjourned.

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REPORTS

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input checked="" type="checkbox"/> Council Workshop	Date: <u>June 21, 2016</u>

JS
FR
Dept.
Manager

DM
GM/
Director

[Signature]
CAO

The District of North Vancouver REPORT TO COUNCIL

June 10, 2016
File: 13.6700.00/000.000

AUTHOR: Nicole Foth, Community Planner

SUBJECT: Single-Family Home Renewal - Public Input

RECOMMENDATION:

THAT Council receive the summary of public input from the Single-family Home Renewal questionnaire.

REASON FOR REPORT:

This report summarizes the public input received from the Single-family Home Renewal questionnaire (April-May 2016), provides an update on initiatives since October 2015 Committee of the Whole, and suggests some options for how to better mitigate construction-related impacts on single-family neighbourhoods.

PUBLIC INPUT SUMMARY:

The online questionnaire sought public feedback on single-family construction and renovation issues. Responses from District residents generally align with the issues staff identified in the October 5, 2015 Committee of the Whole presentation. Staff received over 180 responses from District residents. Eighty-six percent of responses were from the Upper Capilano area, where notification postcards were delivered.

District residents responded that some aspects of home renewal are positive. The most common praise is for renovation, additions, or both to older houses. Other positive comments include the aesthetics of new houses, regulations (such as noise and fencing), and when builders are respectful. Further results are available Attachment 1.

Public input also identified concerns. There are several themes of concerns ranging from construction practices to building and lot changes. Table 1 shows the six top themes of concern heard from District residents, with the first three identified in the questionnaire as the most important issues.

TABLE 1: Top six themes of concerns from Single-Family Home Renewal Questionnaire

1. **New house size and impact.** This category includes concerns about height, placement, building coverage and setbacks.
2. **Loss of trees and vegetation.** Comments also include loss of green space, gardens, and mature plants.
3. **Transportation.** Examples of comments include truck traffic, parking (during construction and overall supply), road closures and delays.
4. **Garbage, debris and piles.** For example, dust, materials stored on streets, debris, and garbage on or near construction sites.
5. **Noise.** This includes comments on hours noise is permitted, and general complaints about construction-related noise.
6. **Change in neighbourhood character.** Comments reflected unease about changes to look and feel, and loss of older houses.

The additional themes of concern are in Attachment 1, as well as suggestions from the public on how to resolve issues. When asked where concerns were located, some respondents listed various individual sites, while others indicated Edgemont Village as a result of construction-related activity, and Capilano Road as a result of the water main project and associated road detours.

BACKGROUND:

The public input opportunity was in response to the Committee of the Whole meeting on October 5, 2015 regarding single-family redevelopment impacts. Council asked staff to check-in with the public on what is and what is not working well for single-family home renovation and construction.

Staff invited public input about single-family home renovation and construction through an online questionnaire available to all District residents with notice provided through social media and on the District website. Notice of the questionnaire was communicated via a mailed postcard to 3,878 addresses in Upper Capilano (north of Highway 1 and between Capilano River and Mosquito Creek). As an alternate to responding online, paper versions were available at District Hall. The questionnaire was open from April 19 to May 15, 2016.

Staff focused postcard delivery to Upper Capilano since there has been more single-family construction activity in that area recently due to aging housing stock. However, single-family home construction and renovation projects are increasing District wide, and public input was welcome from across the District.

EXISTING POLICY:

The staff report to Council dated September 25, 2015 outlined relevant plans and regulations the District uses to manage redevelopment.

- The Official Community Plan (OCP) has established policies to support the maintenance of single-family neighbourhoods.
- Neighbourhood-specific zoning regulations have been established in response to the unique character of each area. These regulations establish maximum densities, siting, setback, and height limits to ensure standards are maintained.
- Bylaws to protect certain trees, and to prevent spills and discharges of harmful materials related to single-family construction such as sediment.
- Development Permits to protect the natural environment in proximity to riparian areas, to protect single-family homes from natural hazards such as flooding, debris torrents, unstable slopes and wildfires.
- In addition, the Corporate Plan (March 2016) identifies the goal of achieving the community vision in the OCP, while recognizing one of the priorities is to manage the impacts of development and change.

UPDATE ON INITIATIVES & PROGRAMS:

Since October 2015, staff have made progress on initiatives that better mitigate the impacts of construction in the District's single-family neighbourhoods. These initiatives address some of the ideas from the public about how to resolve concerns.

- | | |
|---|--|
| <p>1. New good neighbour pre-construction meetings. Started in March 2016, the meetings are now required for builders of new single-family construction. The meetings cover the Good Neighbour Program including permitted construction hours and discussion of site specific matters such as deep excavations and shared vegetation with a view to minimising impacts on neighbouring properties.</p> <p>2. New staff resource for construction traffic management. In April 2016, a new full-time position was added to the Construction Traffic Management group to help address single-family area traffic issues. This position will help to improve oversight and enforcement of Highway Use Permits.</p> | <p>Themes Addressed</p> <ul style="list-style-type: none">• Trees and vegetation• Transportation• Garbage, debris, piles• Noise• Behaviour• Damage to properties
<ul style="list-style-type: none">• Transportation• Enforcement |
|---|--|

3. New staff resource for bylaw enforcement.

Bylaw Services is in the process of adding another temporary full-time staff resource to assist with monitoring and enforcement of bylaws, including issues in single-family neighbourhood such as nuisance properties and environment.

Themes Addressed

- Trees and vegetation
- Transportation
- Garbage, debris, piles
- Noise
- Behaviour
- Damage to properties
- Enforcement

4. New municipal information system (EnerGov).

The first phase of the new system has been live since March 2016 (Permits and Inspections). The software has capability to better track and monitor historic compliance. This may enable staff to identify reoccurring issues and offenders to inform targeted strategies to achieve better oversight and compliance.

- Enforcement

5. Continue with Building Bylaw review.

Staff are reviewing the Building Bylaw to improve address commons issues, such as requiring a shoring plan to address excavation impacts, among other topics.

- Changes to grade

IDEAS FOR DISCUSSION WITH COUNCIL:

There are options for Council's consideration to continue to improve the experience of housing renewal in the single-family neighbourhoods. As the District's housing stock ages, change becomes more likely and can be uncomfortable in some neighbourhoods. Thus, the following ideas for discussion focus on improving the tools the District has to enhance and uphold standards, and improve compliance. The themes from the questionnaire are included beside each option to illustrate how the option responds to the issues raised.

1. Update the Good Neighbour Program Information.

To complement the new good neighbour pre-construction meetings, the brochure can be improved with better graphic and written clarity. The Good Neighbour Program outlines expected practices that minimize construction impacts on neighbourhoods.

Themes Addressed

- Trees and vegetation
- Transportation
- Garbage, debris, piles
- Noise
- Behaviour
- Damage to properties

2. Improve site information signage.

For better communication, improved site signage could be required with Building Permits to include the contractor's contact information, and may include other information such as permitted work hours.

Themes Addressed

- Noise
- Behaviour
- Enforcement

3. Increase awareness about environmental impacts.

Better information can help contractors improve their compliance with environmental regulations, such as sediment and erosion. Information can be improved to build a better understanding of how actions affect our local ecosystems.

- Trees and vegetation
- Behaviour

4. Review retaining wall regulations.

Aspects of retaining walls could be reviewed in the Zoning Bylaw, such as wall height. New retaining walls may impact character as grades are changed.

- Trees and vegetation
- Character
- Changes to grade and retaining walls

5. Review tree guidelines, regulations, or both.

Develop a tree guidance document for development to communicate expectations. Another option may be to review aspects of the Tree Protection Bylaw could be reviewed, such as the definition of a protected tree, tree protection barrier and associated fine.

- Trees and vegetation
- Character

6. Review basement exemptions.

Basements that are primarily below grade are excluded in floor space ratio calculations. Benefits to reviewing exemptions may include less excavation, changes to grade, and associated truck traffic, and less impact on groundwater if applicable. However, this option likely does not impact the at-grade or streetscape house appearance. Changes to exemptions may impact presence of secondary suites, land values, among other aspects.

- Trees and vegetation
- House size and impact
- Character
- Changes to grade, retaining walls and groundwater

7. Update RS1 to include maximum building size.

All single-family zones include maximum principal building size except RS1 (Single-Family Residential One Acre Zone). RS1 does not make up a large proportion of total single-family properties, but without a maximum principal building size this remains a gap in the Zoning Bylaw.

- Trees and vegetation
- House size and impact
- Character

Concurrence:

The updates on initiatives and programs and ideas for discussion with Council were developed with input from Building, Environment, Construction Traffic Management, and Bylaws.

Conclusion:

Single-family home renewal issues raised by public generally align with issues identified by Council and staff. As renewal of aging single-family homes continues in our neighbourhoods, staff are seeking ways to improve processes in order to better manage change and mitigate construction impacts. Several initiatives have recently been completed, and others are underway. Staff look forward to Council's discussion of ideas and potential strategies for moving forward.

Options:

THAT Council receive the summary of public input from the Single-family Home Renewal questionnaire.

Respectfully submitted,

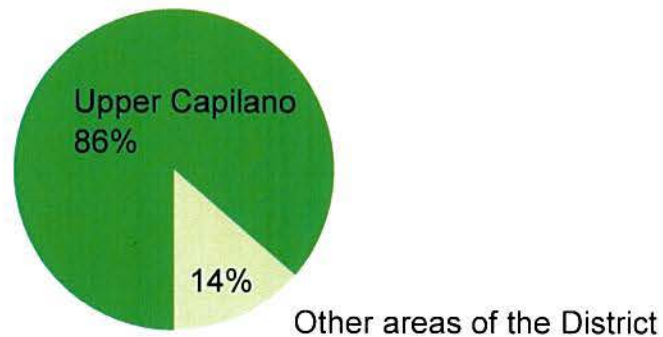


Nicole Foth,
Community Planner

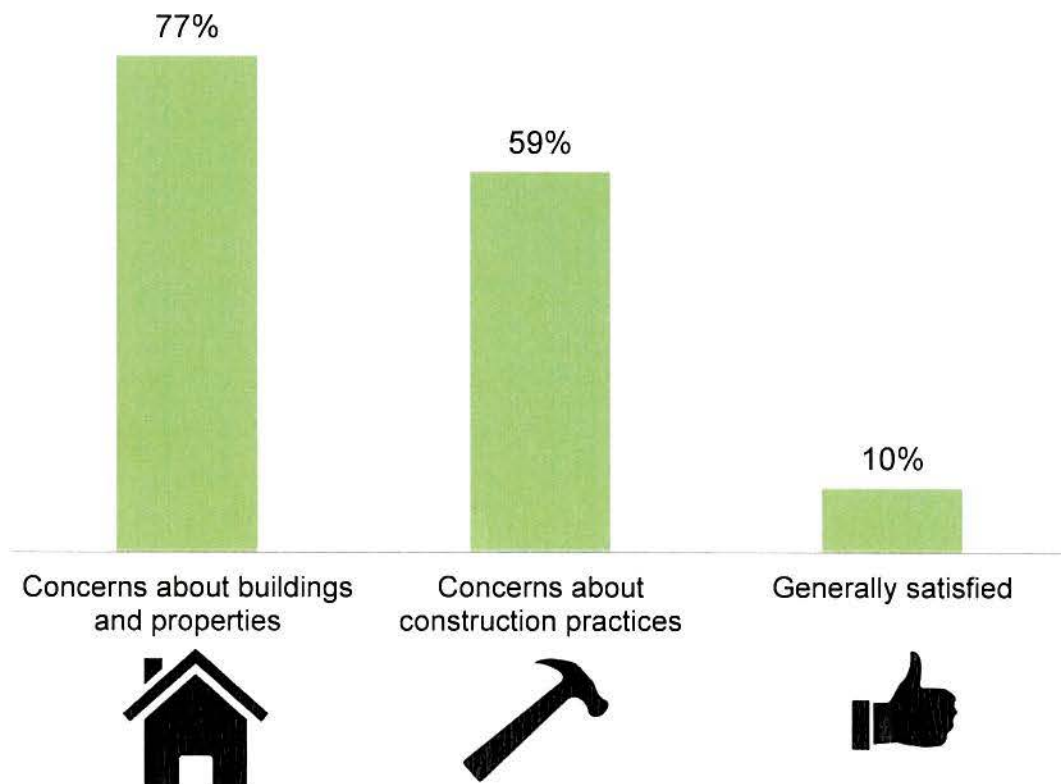
REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> 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 _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

ATTACHMENT 1: Single-family Home Renewal Questionnaire Results

1. What is your exact street address or '100 block'? *Responses (183)*



2. Do you have concerns with construction or renovation in your neighbourhood?
Note: questionnaire permitted selection of more than one.



2.(a) Please tell us more about your concerns. <i>Responses (160)</i>		2.(b) Of all your concerns, which one do you feel is the <u>most important</u> to resolve? <i>Responses (154)</i>	2.(c) How do you think this particular issue could be improved or resolved? <i>Responses (155)</i>
Frequency of Occurrence*	Theme	Frequency of Occurrence*	Sample of common responses (Listed in no particular order)
43%	New house size and impact <ul style="list-style-type: none"> E.g. size, height, occupies more lot space, placement, setbacks, loss of privacy, loss of light 	34%	<ul style="list-style-type: none"> Many comments about having smaller houses Many comments about having house size in relation to lot size, and in proportion to existing homes on street Size relates to character of neighbourhood and how it 'fits in' Show examples of smaller homes Larger setbacks Limiting house size to house it is replacing Include basement in counted area Large houses not sustainable as they consume more
40%	Loss of trees, vegetation <ul style="list-style-type: none"> E.g. loss of green space, gardens, concern about sediment run-off 	14%	<ul style="list-style-type: none"> Cost of tree removal or fines perceived as 'cost of doing business'; trees can be removed for a price Increase penalties More bylaw enforcement, inspections Preserve large trees; record large trees Require replanting; require certain size of tree for planting Prevent lots being fully cleared Larger lots/more space on lots allows for more trees preserved/planted; require percentage of green space
39%	Transportation <ul style="list-style-type: none"> E.g. experiencing more trucks, on-street parking used by trades vehicles, less on-street parking available due to construction/more suites/more houses, road closures and re-routing, speeding, want sidewalks, congestion, construction vehicles by schools during pick-up and drop-off time 	18%	<ul style="list-style-type: none"> Limit size or number of trucks Trucks should take shortest route, avoid pedestrian or local streets Consider cumulative effect of construction on roads Restrict construction parking to one side of street; parking restrictions Build sidewalks with new houses and the Pedestrian Plan Lower speed limits/reduce speed; traffic calming Notification of road closures to residents Improve roads before more building projects More enforcement Traffic management by builders Have enough parking on site; have garages use for parking Construction vehicles to avoid school areas during busy times

*Frequency totals exceed 100% due to multiple responses from same respondent.

CONTINUED FROM PREVIOUS PAGE		2.(b) Of all your concerns, which one do you feel is the <u>most important</u> to resolve?	2.(c) How do you think this particular issue could be improved or resolved?
Frequency of Occurrence*	Theme	Frequency of Occurrence*	Sample of common responses (Listed in no particular order)
24%	Garbage, debris, piles <ul style="list-style-type: none"> E.g. dust, materials stored on street, debris on streets, nails pop tires, garbage left on and near construction sites, concern about waste from house demolition 	3%	<ul style="list-style-type: none"> More street sweeping around construction sites Require garbage containers on site Require site and area clean-up Reuse and recycle building materials
19%	Noise <ul style="list-style-type: none"> E.g. generators, construction, time of construction noise such as too early/too late/on holidays, vehicles idling 	6%	<ul style="list-style-type: none"> Fines Conditions on Building Permit Restricting hours: e.g. 8 am start; 9-5; no weekends More bylaw enforcement No radios
19%	Change in neighbourhood character <ul style="list-style-type: none"> E.g. changes to neighbourhood feel, new houses change character, new houses different proportion than older houses, loss of older houses, new buildings perceived to be poor quality materials 	4%	<ul style="list-style-type: none"> Promote renovations Reduce or limit number of houses demolished Increase construction-related fees Tax non-resident home owner Slow pace of change Reduce number of Building Permits issued Fewer new builds per block Have a design panel; have design requirements Include neighbour considerations
14%	Concerns about adding more people <ul style="list-style-type: none"> E.g. density, secondary suites or coach houses, adds to traffic 	5%	<ul style="list-style-type: none"> More parking for suites Enforce parking on site Limit number of suites per block; no secondary suites Lots with steep driveways not good candidates for suites since don't park on steep driveway No subdivisions to small lots

*Frequency totals exceed 100% due to multiple responses from same respondent.

CONTINUED FROM PREVIOUS PAGE		2.(b) Of all your concerns, which one do you feel is the <u>most important</u> to resolve?	2.(c) How do you think this particular issue could be improved or resolved?
Frequency of Occurrence*	Theme	Frequency of Occurrence*	Sample of common responses (Listed in no particular order)
14%	Duration and timing of construction <ul style="list-style-type: none"> E.g. length of house construction, sites at the same time or one after another, change is occurring quickly 	5%	<ul style="list-style-type: none"> Reduce number of permits given overall or per block Require construction schedule Fine delays
11%	Behaviour <ul style="list-style-type: none"> E.g. drive fast, blocking driveways, loud music, rude behaviour, not enough fencing, signage poorly placed or large, using private driveways 	1%	<ul style="list-style-type: none"> Fines Limit permits
12%	Changes to grade, retaining walls, and groundwater <ul style="list-style-type: none"> E.g. large retaining walls, fill to raise or excavate to lower grade, excavation close to property line, concerns about driveways grades, groundwater: not anticipated, effect of new basements, impact on adjacent properties 	3%	<ul style="list-style-type: none"> Limit retaining wall height Limit depth of basements (pumps noisy) Limit excavation close to property line Increase geotechnical investigation Wider lots
9%	Damage to adjacent properties <ul style="list-style-type: none"> E.g. land settlement, excavation effects on adjacent properties, damage to fences, footings or slab, garage, house, lawn sprinklers, when trees or vegetation removed near property line (roots) 	1%	<ul style="list-style-type: none"> Have builder pay bond for residents to draw upon Have staff member to respond to damage issues and resolve Withhold permits
9%	Housing not affordable <ul style="list-style-type: none"> E.g. Single-family houses expensive 	5%	<ul style="list-style-type: none"> Need more duplexes, triplexes, townhouses, row houses Limit house size
7%	Perceived ownership by those 'not part of the neighbourhood', 'outsiders', or 'investors'	1%	<ul style="list-style-type: none"> Reduce number of homes built on speculation Disallow companies who construct multiple homes
4%	More enforcement, inspectors <ul style="list-style-type: none"> E.g. More bylaw enforcement on infractions, good neighbour policy not effective 	6%	<ul style="list-style-type: none"> More bylaw enforcement More inspections/inspectors Rate contractors and better manage ones less compliant Have clear rules for renovations and new builds Have more controls

*Frequency totals exceed 100% due to multiple responses from same respondent.

CONTINUED FROM PREVIOUS PAGE		2.(b) Of all your concerns, which one do you feel is the <u>most important</u> to resolve?	2.(c) How do you think this particular issue could be improved or resolved?
2.(a) Please tell us more about your concerns.			
Frequency of Occurrence*	Theme	Frequency of Occurrence*	Sample of common responses (Listed in no particular order)
3%	More notification <ul style="list-style-type: none"> E.g. changes in neighbourhood, houses plans, house demolition 	3%	<ul style="list-style-type: none"> Want neighbour consultation on new house proposed Provide information about house plans to neighbours Have reporting system
2%	Want more compact developments, density (single-family neighbourhoods)	3%	<ul style="list-style-type: none"> More townhouses, duplexes, coach houses, suites

*Frequency totals exceed 100% due to multiple responses from same respondent.

3. Is there a specific location in the District where you have observed an ongoing issue with a construction project? *Responses (167)* No 43%; Yes 56%; Other 1%.

Tell us more about this issue. Nearest intersection. *Responses (85)*

Common responses:

- Edgemont Village – concern about change and developments in Village area, construction simultaneously, trees removed
- Capilano (water main) – water main construction (duration, noise, road closures, traffic delays)
- Various individual single-family house sites

Has this issue improved or been resolved over time? *Responses (85)* No 93%; Yes 6%; Other 1%.

4. What single-family home building and renovating practices do you think are working well? *Responses (136)*

Common responses:

- *Most common response:* renovations and/or additions to older houses (as opposed to new house rebuild)
- Like the aesthetics of new houses
- Noise bylaw; noise kept to reasonable volume
- Rules for hours permitted to work; builders' adherence to the hours; posting permitted hours and a contact for issues
- Rules for and increased use of fencing
- Subdivision; small lot subdivision; aesthetics of infill housing
- Smaller new houses
- Builders who are considerate and courteous of neighbours, who keep sites and areas clean
- Permitting secondary suites, coach houses
- Window location on new houses to enhance privacy
- Not allowing subdivision
- Like the revitalization of the neighbourhood; adds value to neighbourhood

5. Do you have any other comments? *Responses (130)*

Common responses include:

- Concerns about change to single-family neighbourhoods, such as style, size and character of new homes, density, trees and environment, duration and timing
- Desire for greater variety of housing, such as townhouses, smaller single-family homes, seniors housing
- Concerns about construction site cleanliness and worker behaviour
- Concerns about overall North Shore congestion
- Concerns about housing affordability