

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting of the Council for the District of North Vancouver held at 5:01 p.m. on Tuesday, June 21, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor M. Bond (6:30 pm)  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor L. Muri

**Absent:** Councillor R. Bassam  
Councillor D. MacKay-Dunn

**Staff:** Ms. C. Grant, General Manager – Corporate Services  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits  
Mr. B. Dwyer, Manager – Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Ms. J. Paton, Manager – Development Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. C. Drugge, Program Manager – Construction Traffic Management  
Ms. C. Walker, Chief Bylaw Officer  
Ms. S. Dale, Confidential Council Clerk  
Mr. G. Exley, Community Forester  
Ms. N. Foth, Planner  
Ms. E. Nassichuk, Environmental Control Technician

**1. ADOPTION OF THE AGENDA**

**1.1. June 21, 2016 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT the agenda for the June 21, 2016 Council Workshop be adopted as circulated.

**CARRIED**

Absent for Vote: Councillor BOND

**2. ADOPTION OF MINUTES**

Nil

**3. REPORTS FROM COUNCIL OR STAFF**

### 3.1. Single-Family Home Renewal – Public Input

File No. 13.6700.00/000.000

Mr. Dan Milburn, Acting General Manager Planning, Properties & Permits, provided an update on single-family redevelopment impacts. 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.

Ms. Nicole Foth, Planner, summarized public input received from the Single-Family Home Renewal questionnaire (April-May 2016) advising that the online questionnaire sought public feedback on single-family construction and renovation issues.

Ms. Foth noted that 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 and when builders are respectful.

Ms. Foth highlighted the top six themes of concern from the Single-Family Home Renewal questionnaire which include:

- New house size and impact;
- Loss of trees and vegetation;
- Transportation;
- Garbage, debris and piles;
- Noise; and,
- Change in neighbourhood character.

Mr. Milburn advised that District policies and regulations governing redevelopment are:

- Official Community Plan;
- Corporate Plan;
- Neighbourhood-specific zoning;
- Bylaws; and,
- Development Permits.

Mr. Milburn advised that staff have been working to 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 which include:

- New good neighbour pre-construction meetings;
- New position for construction traffic management;
- Temporary staff resource for bylaw enforcement;
- New municipal information system (EnerGov); and,
- Continue with Building Bylaw review.

Councillor HICKS left the meeting at 5:31 pm and returned at 5:32 pm.

Council discussion ensued highlighting the following:

- Requested that information regarding the updated Good Neighbour Program be forwarded to Council;
- Expressed concerns with regards to increased staffing needed to address problems with sub-contractors unfamiliar with District bylaws and regulations;
- Expressed concerns regarding massing and inadequate setbacks for larger homes;
- Commented on the loss of mature trees and vegetation;
- Stated that the younger generation cannot afford single-family homes on the North Shore;
- Commented on the importance of preserving existing neighbourhoods close to their original forms;
- Suggested that foreign buyers are driving up the cost of housing on the North Shore;
- Commented that the length of time building permits are valid increases impact on neighbourhoods;
- Suggested updating the Single-Family Residential One Acre Zone to include a maximum building size;
- Suggested identifying wealthy neighbourhoods and excluding basement suites in these areas; and,
- Requested that staff report back on small lot infill areas.

#### **4. PUBLIC INPUT**

##### **4.1. Ms. Susan Hyde:**

- Commented that the building of larger homes has been driven by the construction industry and not the home buyers;
- Urged staff to review District regulations to better manage redevelopment;
- Suggested that foreign buyers are driving up the cost of housing on the North Shore;
- Commented on the environmental impact of larger homes; and,
- Suggested creating "mansion neighbourhoods" and preserving existing neighbourhoods close to their original form.

Councillor MURI left the meeting at 6:22 pm and returned at 6:23 pm.

Councillor BOND arrived at this point in the proceedings.

##### **4.2. Mr. Peter Thompson:**

- Suggested that staff review the Integrated Stormwater Management Plan; and,
- Suggested moderating the size of houses proposed.

Council discussion ensued highlighting the following:

- Suggested building more duplexes on major arterial roads;
- Commented on the need for staff resources being allocated to enforcing bylaws in single-family neighbourhoods;
- Commented on the urgent need for housing for families who are being pushed out of community by rapidly increasing house prices;

- Recommended developing more types of housing; and,
- Suggested looking at what other international cities have done to address the issue of affordable housing.

5. **ADJOURNMENT**

**MOVED by Councillor HICKS**

**SECONDED by Councillor MURI**

THAT the June 21, 2016 Council Workshop be adjourned.

**CARRIED**  
(6:48 pm)



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Mayor



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Municipal Clerk