

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting of the Council for the District of North Vancouver held at 6:00 p.m. on Monday, July 4, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
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. A. Wardell, Acting General Manager – Finance & Technology
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. N. Foth, Planner
Mr. M. Hartford, Planner
Ms. S. Vukelic, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 4, 2016 Council Workshop Agenda

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN
THAT the agenda for the July 4, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. June 14, 2016 Council Workshop

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN
THAT the minutes of the June 14, 2016 Council Workshop meeting are adopted.

CARRIED

2.2. June 20, 2016 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the June 20, 2016 Council Workshop meeting are adopted.

CARRIED

2.3. June 21, 2016 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the June 21, 2016 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. July 2016 Town Centre Update and Early Input Opportunity

File No.

This item was deferred to a future Council Workshop.

3.2. Upper Capilano Small Lots Study: Public Input and Next Steps

File No. 13.6480.30/003.000

Mr. Dan Milburn, Acting General Manager Planning, Properties & Permits, provided an update on the results of the public input received at and after the open house regarding Small Lot Infill Areas (SLIAs) in Upper Capilano.

Mr. Milburn noted that subdivision enquires from land owners have been on the rise in the Upper Capilano area. He noted that there have been three Council approved rezonings and subdivisions within the study area over the last five years.

The study area is as follows:

- Montroyal Boulevard to the South;
- Ranger Avenue to the East;
- Prospect Avenue to the North; and,
- Capilano Road to the West.

Mr. Milburn noted that there is an existing, designated SLIA directly adjacent to the study boundary.

Mr. Milburn reported that there are currently 23 SLIA's in the District. These designations were created and added to the Zoning Bylaw in the 1980's. He noted that homeowners located in the established SLIA's are permitted to make an application to subdivide their lot into smaller lots based on approval by the District's Approving Officer. He noted that these lots could be as small as 10 meters in width.

Mr. Milburn advised that applications from owners of lots not located in the designated SLIA's are reviewed on a case by case basis and require the traditional rezoning application process.

Mr. Milburn mentioned that the District's Official Community Plan recognizes the opportunities to sensitively introduce more alternative housing options in established single-family neighbourhoods. Some examples include:

- Small lot subdivisions;
- Designating additional SLIA's;
- Duplexes; and,
- Coach Houses

Mr. Milburn commented on the suggested recommendations set out in the District's Approving Officer's Subdivision Best Practices, which include the following:

- Prohibit secondary suites where the lot size is less than 13.875 metres (45 ft.) in width if there is no lane access provided;
- Require a unique design covenant to ensure the design of the dwellings are not mirror images of other house designs in the subdivision;
- Provide sufficient off street parking, in a non-tandem arrangement, where secondary suites are permitted;
- Predominant form on the block face to be developed as small lots to be given consideration for a small lot subdivision.

Ms. Nicole Foth, Planner, provided an overview of the public input session that was held on May 3, 2016 regarding the Capilano SLIA's:

- Approximately 200 people participated in the event;
- Purpose was to educate residents on SLIA's; and,
- Seek residents' interest and answer expressed concerns.

Ms. Foth advised that the total public input received was from 104 households in the study area and 23 households near the study area. She noted that public input was received in person, e-mail, letters and questionnaires.

Ms. Foth reported that 57% of 104 households that responded indicated that they were not in support of SLIA's. She explained the breakdown of the study's outcome:

- Northeast part of the study had 26% of the 66 households that responded were interested;
- Southeast part of the study had a small number of responses, but all who responded were in support of SLIA's;
- Southwest part of the study had one response that was in support;
- Clements Avenue and Canyon Avenue had 79% support of the 19 households that responded; and,
- Northwest part of the study had mixed input with 47% of 15 households that responded in favour of SLIA's.

Ms. Foth reported on the other aspects and issues put forth by residents of the study, which include the following:

- Mixed interest for owners who would like to subdivide their lot;
- Residents indicated a preference for unopened lanes to allow for trees and privacy;
- Others noted that lanes help with the parking congestion on the street;
- Varied interest was shown for narrower driveways to enable on-street parking;
- Sufficient parking needs for a house should be accommodated on private property;
- Pedestrian safety must be maintained;
- Respondents agreed that small lots should be avoided in environmental hazard areas with Development Permits applications being reviewed on a case-by-case basis;
- Loss of trees and vegetation was a concern;
- Traffic, schools and transit;
- Density should be near centres or closer to amenities; and,
- A mix of small and large lots per block.

Ms. Foth advised that following receipt of the public input and analysis of the area, staff recommend a moderate addition of SLIA's in two areas:

- The two blocks of Clements Avenue and Canyon Boulevard where there is a strong household support and an existing open lane for rear access. She noted that this area would be an adjacent continuation of a current SLIA; however, it would exclude the slope hazard area on Clements Avenue.
- Montroyal Boulevard between Ranger Avenue and Cliffridge Avenue. She noted that this area has an existing small lot pattern of over 80% on each block in the area. It was noted that interest has been shown by current owners who own some of the larger, remaining lots.

Ms. Foth remarked that the inclusion of the two proposed SLIA's could:

- Create more diversity and single family households in the area; and,
- A potential net increase of 32 homes, 24 on Clements Avenue and Canyon Boulevard and eight on Mount Royal Boulevard.

Mr. Milburn advised that another public input session may be held in September to gather more information and possibly propose a SLIA's bylaw to Council in the fall.

Council discussion ensued and the following comments and concerns were noted:

- Asked for further clarification of the public input results;
- Questioned why the area between Montroyal Boulevard and Cliffridge Avenue are not part of the study moving forward;
- Queried if the lot depths on the west side of Montroyal Boulevard meet the SLIA's subdivision requirements;
- Queried the location of the stop sign at the bottom of a steep hill at Ranger Avenue and Mount Royal Boulevard;

- Commented on the constrained drive-ways on Montroyal Boulevard;
- Expressed concern with limiting the study to two neighbourhoods and not the whole area as indicated on the map;
- Suggested a graph be devised to show the division between existing small lots and those that can be converted;
- Expressed concern with the parking and traffic on the street in SLIA's;
- Expressed concern with the affordability of the lots;
- Council discussed options for alternative housing forms that could help add to the diversity of the SLIA lots;
- Queried the history of current subdivided lots;
- Questioned how staff will increase the sample size of the next public input session;
- Queried the process of obtaining the community's input in relation to alternative housing options;
- Observed that there are new houses in the area and remarked that they should not be torn down to facilitate the SLIA's;
- Urged for innovative ways to hear from residents located in the study area; and,
- Advised that the Edgemont Upper Capilano Community Association is in support of SLIA's in its jurisdiction.

Mr. Milburn advised that land owners are interested in SLIA's and that researching SLIA's are following a District policy that outlines the need for community growth while maintaining the character and form of a neighbourhood.

Ms. Froth clarified that 138 questionnaire responses had been received from 104 households in the area.

Mr. Milburn explained that lots that are currently subdivided outside of a SILA 's have gone through a rezoning and/or subdivision process. He noted that these lands were originally subdivided in the early 1900's and many were consolidated to form the lot pattern we see today.

Mr. David Stuart, Chief Administrative Officer, advised that staff will proceed with researching SLIA's within the two neighbourhoods as outlined on the map. He also noted that staff will include alternative housing discussions in the next phase of the public input. Finally, he noted that the public consultation results will be revised and re-submitted to Council.

4. PUBLIC INPUT

Nil

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the July 4, 2016 Council Workshop be adjourned.

CARRIED
(6:58 pm)

M. Wall *D. Linda Brink*

Mayor Municipal Clerk