

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop held at 7:49 p.m. on Monday, March 6, 2017 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

**Absent:** Mayor R. Walton  
Councillor R. Bassam

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. T. Lancaster, Manager – Community Planning  
Ms. L. Brick, Deputy Municipal Clerk  
Ms. C. Archer, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. March 6, 2017 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the agenda for the March 6, 2017 Council Workshop is adopted as circulated.

**CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. February 27, 2017 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the minutes of the February 27, 2017 Council Workshop are adopted.

**CARRIED**

**3. REPORTS FROM COUNCIL OR STAFF**

**3.1. Single-Family Home Renewal Initiatives Update**

File No. 13.6700.00/000.000

Mr. David Stuart, Chief Administrative Officer, reported that the purpose of the Workshop is to provide Council with an update on options being considered regarding the renewal of single family homes in the District. Mr. Stuart further

advised that staff is seeking confirmation that house size and issues around basement construction are appropriate areas of focus and if there are any additional areas Council is interested in pursuing.

Mr. Tom Lancaster, Manager – Community Planning, reported that staff has reviewed single family construction permits by year to prepare for the Official Community Plan (OCP) implementation review. Mr. Lancaster noted there was a housing boom between 1951 and 1960; it is anticipated this will result in a large number of existing houses coming under redevelopment pressure in the near future.

Mr. Dan Milburn, General Manager – Planning, Properties and Permits, advised that new construction of single family homes consists almost entirely of existing properties where a home has been demolished and rebuilt. The average annual rate of subdivisions is between six and eight, creating a very small number of completely new homes per year.

Mr. Lancaster reported that community concerns regarding single family home renewal include:

- Construction management practices such as parking, garbage and construction debris, noise and changes to the character of neighbourhoods;
- The size of new homes; and,
- Loss of trees and vegetation.

Mr. Lancaster reviewed the District plans and regulations regarding single family home renewal, including the OCP, Corporate Plan, neighbourhood zoning, bylaws and Development Permit Areas.

In order to address gaps in plans and regulations, staff is working on the implementation of a Good Neighbour Program (GNP) to work proactively with applicants to review District expectations and consequences of violations before the start of construction. Mr. Lancaster noted that the Communications and Planning Departments are working on a Building Permit information package and a GNP brochure.

Mr. Lancaster reported that the RS-1 Zone does not currently have a maximum principal building size, unique among residential zones. The size of a building in the RS-1 Zone is limited only by lot size, resulting in the potential for a much larger than average size home to be built on a consolidated lot.

In response to a question from Council regarding the number of storeys permitted on single family properties, Mr. Milburn advised that the requirements vary by zone.

Mr. Lancaster reviewed the environmental impacts of basements, noting that a groundwater study is underway to assess areas of the District where basements may not be feasible due to soil conditions or the presence of groundwater.

Mr. Milburn reported that basements are currently permitted in all areas of the District. Where there is groundwater present, builders have mitigation options such as tanking or the installation of sump pumps. The groundwater study is

looking at both direct and cumulative impacts of basements on groundwater on building and adjacent sites, as well as possible slope stability impacts. Following the analysis of the groundwater study, staff and Council may discuss possible policy changes regarding limitations on basement construction in certain areas based on groundwater conditions.

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

- Support was expressed for limiting building sizes in the RS-1 Zone;
- Commented on the loss of trees and vegetation and the resulting loss of privacy for adjacent homes;
- Remarked on the amount of lighting on the exterior of new homes and the impact of light on neighbouring residents;
- Expressed concern regarding the cost of staff time to monitor job sites;
- Expressed concern that preserving single family neighbourhoods maintains a status quo that does not address other goals such as having mixed income neighbourhoods and housing variety;
- Suggested allowing more variety to the shape and size of single family homes to allow increased density;
- Expressed concern that only the very wealthy or those who inherit property will be able to live in single family homes; and,
- Commented on the environmental impact of new developments and the need to protect old gardens and preserve green spaces.

In response to a question from Council, Mr. Milburn advised that approximately 350 multi-family units were issued occupancy permits in 2016 and there was a significant increase in the total value of both single-family and multi-family construction.

#### 4. PUBLIC INPUT

Nil

#### 5. ADJOURNMENT

**MOVED by Councillor MURI**

**SECONDED by Councillor BOND**

THAT the March 6, 2017 Council Workshop is adjourned.

**CARRIED**  
(8:32 p.m.)

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Mayor



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Municipal Clerk

