

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Monday, June 19, 2017 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 R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Absent: Councillor J. Hanson

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. R. Danyluk, Manager – Financial Planning
Mr. B. Dwyer, Manager – Development Services
Mr. J. Gordon, Manager – Administrative Services
Mr. L. Jensen, Manager – Public Works
Mr. T. Lancaster, Manager – Community Planning
Ms. S. Dale, Confidential Council Clerk
Ms. N. Foth, Planner

1. ADOPTION OF THE AGENDA

1.1. June 19, 2017 Council Workshop Agenda

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the agenda for the June 19, 2017 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Future of Community Monitoring Advisory Committee
File No. 01.0470.35/003.000

Mr. David Stuart, Chief Administrative Officer, provided an overview of the history of the Community Monitoring Advisory Committee noting several significant Regional Water Projects such as the Seymour/Capilano Water Filtration Plant, the Seymour/Capilano Water Transmission Tunnels and the Capilano Main No. 9

which have been undertaken with valuable advice from CMAC. Mr. Stuart advised that upon completion of the Capilano Main No. 9 Project CMAC will cease.

Council suggested that due to the success of CMAC, a new Major Infrastructure Coordination Committee be created to focus on monitoring designated major infrastructure projects and provide advice to the District with respect to impacts on the community.

Public Input:

Mr. Peter Thompson, CMAC:

- Acknowledged that CMAC is one of the longest running District committees lasting sixteen years; and,
- Thanked staff for their continued support.

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BASSAM

THAT the District modify the terms of reference for and name of the Community Monitoring Advisory Committee in accordance with the May 5, 2017 joint report of the Chief Administrative Officer and the General Manager – Engineering, Parks and Facilities entitled Future of Community Monitoring Advisory Committee.

CARRIED

3.2. Coach House Program Review

File No. 13.6480.30/003.000

Ms. Nicole Foth, Community Planner, reviewed the coach house program since its approval in November 2014 and advised that since adoption the District has approved nine and denied two coach house applications. Ms. Foth noted that the coach house applications that have been more successful and elicited fewer negative neighbour responses than other applications tended to be one-storey and have open lane access.

Ms. Foth discussed the option for creating a two-tier approach to permitting coach houses in the District as follows:

Tier 1 Coach Houses:

- One-storey;
- Lots that are a minimum 50 feet wide;
- Open lanes;
- Applicants would be eligible to apply directly for a Building Permit;
- Would require an amendment to the Single Family zones in the Zoning Bylaw; and,
- The *Coach House How-To Guide* would continue to be used as a best practice design guide for applications.

Tier 2 Coach Houses:

- Eligible coach houses in the *Coach House How-To Guide* not covered in Tier 1; and,
- The existing Development Variance Permit process would apply to these applications.

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

- Questioned the rationale for denying the two coach house applications;
- Commented on the importance of identifying neighbourhood issues in the early stages of the process;
- Noted that coach houses are an expensive form of alternative housing;
- Spoke in support of the two-tier system;
- Encouraged applicants to engage with their neighbours;
- Noted that there has been a limited number of applications and approvals to date;
- Suggested looking at the impacts and successes of coach houses in other municipalities;
- Opined that lots without open lane access may be more challenging due to neighbours perceiving a greater impact;
- Expressed concern with the costs and time associated with applying for a coach house application;
- Acknowledged that it is hard to develop trends when only nine applications have been approved;
- Commented on the need for more diverse housing options;
- Suggested that the Good Neighbour Policy be revamped to make it a more user friendly document;
- Noted that coach houses allow the ageing population to stay in their neighbourhood;
- Suggested reviewing the two-tier system in one year;
- Suggested requiring a neighbour sign-off prior to application;
- Commented on the element of risk if coach house applications are denied;
- Noted that building coach houses is still significantly less expensive than other types of housing on the North Shore; and,
- Encouraged staff to make the coach house process more streamline.

Public Input:

Mr. Barry Fenton, 2700 Block Byron Road:

- Commented that coach houses provide alternative housing and help to create more affordable housing; and,
- Questioned if the process is too restrictive.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the June 9, 2017 report of the Community Planner entitled Coach House Program Review be received for information.

CARRIED

4. **ADJOURNMENT**

MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN
THAT the June 19, 2017 Council Workshop is adjourned.

CARRIED
(6:12 pm)



Mayor



Municipal Clerk