

AGENDA

REGULAR MEETING OF COUNCIL

Monday, September 18, 2017

7:00 p.m.

**Council Chamber, 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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REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, September 18, 2017
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Online at www.dnv.org

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8142 – Rezoning Employment Zone – Lynn Creek Light Industrial
- Bylaw 8230 – OCP Amendment 1886-1956 Belle Isle Place & 2046 Curling Road
- Bylaw 8231 – Rezoning 1886-1956 Belle Isle Place & 2046 Curling Road
- Bylaw 8236 – Rezoning 905-959 Premier Street
- Bylaw 8240 – OCP Amendment 1502-1546 Oxford Street
- Bylaw 8241 – Rezoning 1502-1546 Oxford Street
- Bylaw 8225 – Rezoning 756-778 Forsman Avenue

1. ADOPTION OF THE AGENDA

1.1. September 18, 2017 Regular Meeting Agenda

Recommendation:

THAT the agenda for the September 18, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

3. PROCLAMATIONS

3.1. United Way Day – September 21, 2017

p. 9

4. RECOGNITIONS

5. DELEGATIONS

6. ADOPTION OF MINUTES

6.1. September 11, 2017 Regular Meeting of Council

p. 13-20

Recommendation:

THAT the minutes of the September 11, 2017 Regular Meeting of Council are adopted.

7. RELEASE OF CLOSED MEETING DECISIONS

7.1. September 11, 2017 Closed Special Meeting of Council

File No. 01.0360.20/076.000

7.1.1. Advisory Oversight Committee Recommendations and Appointments

THAT Adrian Chaster, Amelia Hill, Antje Wahl, Betsy Agar, Betty Forbes, Cynthia Luo, Guy Trotter, Jason Mah, Jenn Ohlhauser, Katie Wilson, Maureen Bragg, Mel Montgomery, Vivian Osiek and Vincent Santacrose be appointed to the OCP Implementation Committee for a term ending October 31, 2018;

AND THAT this resolution be released to the public.

8. COUNCIL WORKSHOP REPORT

9. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

Recommendation:

THAT items _____ are included in the Consent Agenda and are approved without debate.

9.1. Curbside Collection of Organics – Solid Waste Collection Policy

p. 23-24

File No.

Recommendation:

THAT the District of North Vancouver Solid Waste Collection services resume the collection of all yard waste that is appropriately presented for collection. Appropriate presentation includes yard waste that is presented in the District provided wheeled carts, large Kraft paper bags and/or bundled sticks not greater than 3 feet in length and tied with natural fibre rope or twine;

AND THAT the District of North Vancouver policy of limiting the amount of yard waste set out for collection be rescinded so that there is no limit in effect for the collection of organic waste.

9.2. Upper Capilano Potential Small Lot Infill Areas

p. 25-58

File No. 13.6480.30/003.003.000

Recommendation:

THAT staff are directed to prepare a Zoning Bylaw amendment to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard as described in the September 13, 2017 report of the Community Planner entitled Upper Capilano Potential Small Lot Infill Areas;

AND THAT staff are directed to prepare a Zoning Bylaw amendment to designate a Small Lot Infill Area on Montroyal Boulevard as described in the September 13, 2017 report of the Community Planner entitled Upper Capilano Potential Small Lot Infill Areas.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

10.4.1. Aboriginal Relations Committee – Councillor Hanson

10.4.2. Housing Committee – Councillor MacKay-Dunn

10.4.3. Regional Parks Committee – Councillor Muri

10.4.4. Utilities Committee – Councillor Hicks

10.4.5. Zero Waste Committee – Councillor Bassam

10.4.6. Mayors Council – TransLink – Mayor Walton

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the September 18, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

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PROCLAMATIONS

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PROCLAMATION

"UNITED WAY DAY"

September 21, 2017

- WHEREAS:** United Way of the Lower Mainland builds communities and brings people together to create positive and lasting social changes; and
- WHEREAS:** United Way helps kids be all they can be, moves families from poverty to possibility and creates strong and healthy communities for all; and
- WHEREAS:** United Way funds 27 organizations that offer 38 programs and services in the District of North Vancouver to help children, families and seniors; and
- WHEREAS:** United Way's work is made possible through the generosity of donors and the support of volunteers; and
- WHEREAS:** Our community is a better place when more people live with hope and opportunity.
- NOW THEREFORE:** I, Richard Walton, Mayor of the District of North Vancouver, do hereby proclaim September 21, 2017 as "UNITED WAY DAY" in the District of North Vancouver.

Richard Walton
MAYOR

Dated at North Vancouver, BC
This 18th day of September 2017

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MINUTES

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DISTRICT OF NORTH VANCOUVER REGULAR MEETING OF COUNCIL

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:04 p.m. on Monday, September 11, 2017 in the Council Chamber 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

Absent: Councillor L. Muri

Staff: Ms. C. Grant, Acting Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. J. Paton, Manager – Development Planning
Ms. J. Ryder, Manager – Real Estate & Properties
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. September 11, 2017 Regular Meeting Agenda

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BASSAM

THAT the agenda for the September 11, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

With the consent of Council, Mayor Walton varied the agenda as follows:

4. RECOGNITIONS

4.1. Centennial Bursaries

- Nicola Tindle – Argyle Secondary
- Skye Methven – Carson Graham Secondary
- Avery Grantham – Handsworth Secondary
- Mack Pazhoohian – Mountainside Secondary
- Emmalie Powell – Sutherland Secondary
- David Dreyer – Seycove Secondary
- Marika Allen-Mangold – Windsor Secondary

2. PUBLIC INPUT

2.1. Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Expressed concerns with traffic issues on Indian River Drive;
- Requested drip lining be installed on Indian River Drive; and,
- Expressed concern with the length of time it took staff to respond to his letter.

2.2. Mr. John Harvey, 1900 Block Cedarvillage Crescent:

- Spoke regarding policing issues; and,
- Encouraged residents to attend the opening celebration of Lynn Valley Link on Saturday, September 16, 2017 from 12:30-2:30 pm at Lynn Canyon Park.

3. PROCLAMATIONS

3.1. North Shore Culture Days – September 29, 30 & October 1, 2017

3.2. North Shore Keep Well Society Week – September 11 – 15, 2017

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES

6.1. July 24, 2017 Regular Council Meeting

MOVED by Councillor BASSAM

SECONDED by Councillor HANSON

THAT the minutes of the July 24, 2017 Regular Council meeting are adopted.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT items 9.3, 9.4 and 9.5 are included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Bylaws 8244, 8245 and 8246: OCP Amendment, Rezoning, and Housing Agreement: Townhouse Development at 1801-1865 Glenaire Drive and 2064-2082 Curling Road

File No. 08.3060.20/067.16

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8244, 2017 (Amendment 27)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1356 (Bylaw 8245)" is given FIRST Reading;

AND THAT "Housing Agreement Bylaw 8246, 2017 (1801-1865 Glenaire Drive and 2064-2082 Curling Road)" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8244;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8244 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8244 and Bylaw 8245 be referred to a Public Hearing.

CARRIED

**9.2. Bylaw 8211: Keeping of Domestic Hens Bylaw
Bylaw 8222: Bylaw Notice Enforcement Bylaw
Bylaw 8224: District of North Vancouver Fees and Charges Bylaw**
File No. 10.4900.30/002.000

MOVED by Councillor HICKS

SECONDED by Councillor HANSON

THAT "Keeping of Domestic Hens Bylaw 8211, 2016" is ADOPTED;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8222, 2017 (Amendment 31)" is ADOPTED;

AND THAT "District of North Vancouver Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8224, 2017 (Amendment 52)" is ADOPTED.

CARRIED

Opposed: Councillors BASSAM and MACKAY-DUNN

9.3. Bylaws 8219, 8220 and 8221 (1946-1998 Glenaire Drive)

File No. 09.3900.01/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8219, 2017 (Amendment 23)” is ADOPTED;

AND THAT “The District of North Vancouver Rezoning Bylaw 1350 (Bylaw 8220)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8221, 2017 (1946 – 1998 Glenaire Drive)” is ADOPTED.

CARRIED

**9.4. Development Permit 44.16 – 1946-1998 Glenaire Drive
(23 Unit Townhouse Development)**

File No. 08.3060.20/044.16

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT Development Permit 44.16, to allow construction of a 23 unit townhouse development at 1946-1998 Glenaire Drive, is ISSUED.

CARRIED

**9.5. Proposed Partial Highway Closure and Dedication Removal Bylaw 8258 -
“2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017”**

File No. 02.0930.20/495.000

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT “2000 Block of Glenaire Drive Highway Closure Bylaw 8258, 2017” is given FIRST Reading;

AND THAT staff is authorized to publish notification for two consecutive weeks as per the provisions in the *Community Charter*.

CARRIED

**9.6. 3033 Mountain Hwy – Zazou Salon & Academy
Application for Liquor Primary License**

File No. 08.3060.20/030.17

Public Input:

Mr. Bruce Peters, Owner – Zazou Salon

- Advised he is available to answer any questions.

MOVED by Councillor HICKS
SECONDED by Councillor BOND
THAT

1. The Council recommends the issuance of the liquor primary license to Zazou Salon & Academy for the following reasons:

The requested liquor primary license for Zazou Salon & Academy is supported by District Council as the proposed change is anticipated to have minimal impacts on the surrounding community, will target existing customers, create minimal noise pollution, and have a limited impact on parking within the area.

This support is provided with the proviso that the license will allow for the sale of alcoholic beverages to a maximum occupancy of 40 people during the operating hours of:

*Monday: 10:00 am – 9:00 pm
Tuesday to Friday: 9:00 am – 9:00 pm
Saturday: 9:00 am – 6:00 pm
Sunday: 9:30 am – 6:00 pm*

2. The Council's comments on the prescribed considerations are as follows:
 - (a) The location of the salon:

The location is within the Comprehensive Development Zone 42 (CD42) in Lynn Valley Town Centre. Access to the building is from the east entrance off of Mountain Hwy avoiding the potential for noise and activity in the shared plaza space to the south and southwest. The site has been operating as a salon and academy since the opening of the business in September 2009.

- (b) The proximity of the licensed area:

The proposed location is within the existing salon space and will not conflict with any nearby social, recreation, or public buildings.

- (c) The person capacity and hours of the salon:

The maximum capacity is 40 people with the proposed operating hours of:

*Monday: 10:00 am – 9:00 pm
Tuesday to Friday: 9:00 am – 9:00 pm
Saturday: 9:00 am – 6:00 pm
Sunday: 9:30 am – 6:00 pm*

- (d) The number and market focus of liquor primary establishments within a reasonable distance of the proposed location:

There are two liquor primary licenses within the general area: “Browns Social House” and “The Black Bear Pub”, which are public houses that provide food service. The proposed liquor primary license would provide the first salon lounge establishment in the area.

- (e) The impact of noise and other impacts on the community if the application is approved:

Impacts on the surrounding community resulting from the proposed liquor license are expected to be minor as the changes target existing salon customers. As the facility is located in a concrete building within the commercial area of Lynn Valley Town Centre with entry access from Mountain Hwy, noise disturbance on the surrounding neighbourhood is anticipated to be negligible. An increase in parking demand is unlikely to occur as occupancy load is unaffected.

3. The Council's comments on the views of residents are as follows:

To address the Provincial requirements staff completed the following notification procedure in accordance with District Public Notification Policy:

- *A Public Notice sign was placed on the site; and*
- *A notice requesting input on the proposal was delivered to neighbours within a 100 meter radius, including the Lynn Valley Community Association.*

Three responses from neighbours were received, all noting support for the proposed liquor license application and citing the business as a respectable establishment that supports the surrounding community.

Council recommends that the liquor primary license for Zazou Salon & Academy be endorsed as they believe the majority of residents in the surrounding area are not opposed to the proposal and that impact on the surrounding community will be minimal.”

CARRIED

9.7. Curbside Collection of Organics – Solid Waste Collection Policy

File No.

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT this item be postponed to the next Council meeting.

CARRIED

10. REPORTS

10.1. Mayor

Mayor Walton reported on the following:

- His attendance at the Coho Festival on Sunday, September 10, 2017; and,
- Encouraged residents to attend the opening celebration of Lynn Valley Link on Saturday, September 16, 2017 from 12:30-2:30 pm at Lynn Canyon Park.

10.2. Chief Administrative Officer

Nil

10.3. Councillors

10.3.1. Councillor Hicks reported on his attendance at the following:

- Parkgate Community Day on Saturday, September 9, 2017; and,
- The Coho Festival on Sunday, September 10, 2017.

10.3.2. Councillor Mackay-Dunn requested that staff report back on the fuel reduction program at a future Council meeting.

10.4. Metro Vancouver Committee Appointees

10.4.1. Aboriginal Relations Committee – Councillor Hanson

Nil

10.4.2. Housing Committee – Councillor MacKay-Dunn

Nil

10.4.3. Regional Parks Committee – Councillor Muri

Nil

10.4.4. Utilities Committee – Councillor Hicks

Nil

10.4.5. Zero Waste Committee – Councillor Bassam

Councillor Bassam advised that the Metro Vancouver Zero Waste Committee meeting has been cancelled for September.

10.4.6. Mayors Council – TransLink – Mayor Walton

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

THAT the September 11, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(7:49 p.m.)

Mayor

Municipal Clerk

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>September 11, 2017</u>
<input type="checkbox"/> Other:	Date: _____

_____	_____	_____
Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

September 1, 2017

File:

AUTHOR: Cllr. Roger Bassam

SUBJECT: Curbside Collection of Organics – Solid Waste Collection Policy

RECOMMENDATION:

That the District of North Vancouver Solid Waste Collection services resume the collection of all yard waste that is appropriately presented for collection. Appropriate presentation includes yard waste that is presented in the District provided wheeled carts, large Kraft paper bags and / or bundled sticks not greater than 3 feet in length and tied with natural fibre rope or twine.

And that the District of North Vancouver policy of limiting the amount of yard waste set out for collection be rescinded so that there is no limit in effect for the collection of organic waste.

REASON FOR REPORT:

The District of North Vancouver has recently changed the policy governing the collection of yard waste.

SUMMARY:

This policy change coincided with the introduction of new 240l wheeled carts for both organic collection and traditional household garbage. This change in District Policy was formulated in response to the new Metro Vancouver policy which requires the source separation of organics and MSW (Municipal Solid Waste) for all waste delivered to the Metro Vancouver waste transfer stations. The new carts and policy have been implemented in 2 of the 5 DNV waste collection zones. As a result of the implementation of the new policy the District has received over 4000 communications from our residents including as many as 1000 complaints about the change in the policy.

In response to the complaints the DNV has offered to provide a second organic waste cart to any household that requests it. If requested additional carts would also be provided for a fee and extra levy on their households' annual solid waste levy. While this offer has satisfied several constituents it has been rejected by many affected households as they either have no desire to store the extra carts, believe the use of plastic carts to be environmentally un-friendly and / or reject the notion that they should have to pay additional fees for a service that has been traditionally provided by the District. It is the authors' position that these are reasonable

concerns with the new program and that the program should be amended to better provide service to the whole of our community.

ANALYSIS:

Timing/Approval Process:

The current policy may be rescinded immediately as the policy as only partially been implemented.

Financial Impacts:

There should be no financial implications as the volume of organic waste will remain constant and the new policy will allow for the same level of service that has been provided by our collection crews.

Conclusion:

Over the past few months the community has provided strong and consistent feedback to District Council that the new Organics Curbside Collection program will not meet the needs of a significant number of the households in the DNV. As waste collection is a core service of the municipality it is the responsibility of the Council to ensure that this service is provided in a manner that meets the needs of our constituents. The proposed policy change will provide the service at a level that is both expected from and acceptable to the broader community.

Respectfully submitted,

Roger Bassam
Councillor - DNV

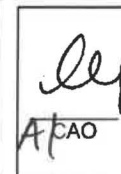
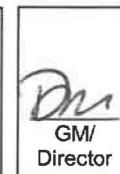
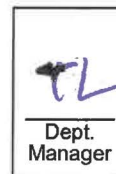
REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> 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 _____	

AGENDA INFORMATION☒ Regular Meeting

Date: Sept. 18, 2017

☐ Other:

Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 13, 2017
File: 13.6480.30/003.003.000

AUTHOR: Nicole Foth, Community Planner

SUBJECT: Upper Capilano Potential Small Lot Infill Areas

RECOMMENDATIONS

THAT staff be directed to prepare a Zoning Bylaw amendment to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard as described in the September 13, 2017 report "Upper Capilano Potential Small Lot Infill Areas".

AND THAT staff be directed to prepare a Zoning Bylaw amendment to designate a Small Lot Infill Area on Montroyal Boulevard as described in the September 13, 2017 report "Upper Capilano Potential Small Lot Infill Areas".

REASON FOR REPORT

To seek Council's direction to proceed with preparing Zoning Bylaw amendments to include two new Small Lot Infill Areas (SLIAs) in Upper Capilano. As requested by Council at the July 4, 2016 Council Workshop, staff held a second public engagement about the two potential SLIAs within the Upper Capilano Study Area (Figure 1). The majority of respondent households within the two target areas support inclusion in a SLIA.



Figure 1: Two potential Small Lot Infill Areas in Upper Capilano

SUMMARY

The outcome of the second round of public engagement is support for the two potential SLIAs from the respondent households in the Study Area and nearby neighbours, as well as

within each potential SLIA. Staff recommend designating two new SLIAs in Upper Capilano described as follows, and as illustrated in Figure 1.

1. Two blocks of Clements Avenue and Canyon Boulevard between Cliffridge Avenue and Belvedere Drive/lane. Of 45 total lots, 24 lots have potential to subdivide into small lots.
2. Three blocks on the north side of Montroyal Boulevard between Ranger Avenue and Cliffridge Avenue. Of 50 total lots, 8 lots have potential to subdivide into small lots.

Designating these two new SLIAs would require a Zoning Bylaw amendment, which Council would consider and refer to Public Hearing.

BACKGROUND

At Council's direction, staff initiated a public engagement process in spring 2016 to assess the extent of community interest in small lot subdivisions in the Upper Capilano area, and to identify related issues. The public engagement process was initiated to respond to enquiries regarding subdivision potential, and to work with community members to develop a long-term vision for neighbourhood character. Most of the houses in the area were built in the 1950s and 1960s and there is continuing interest from homeowners to renovate or redevelop their homes.

Public Process

An initial open house was held in May 2016 where questionnaires were distributed. Staff reported the results of public input at the July 4, 2016 Council Workshop and identified two potential SLIAs in the Upper Capilano Study Area. At that workshop, Council requested further public engagement on the two potential SLIAs, and for staff to explore other housing options with the public. Staff completed a second public engagement for the two potential SLIAs in October 2016. The results were reported to Council in an Information Report dated March 15, 2017 (Attachment 1). The report and the verbatim comments are available on the webpage, www.dnv.org/small-lots.

EXISTING POLICY

Official Community Plan (OCP)

The OCP recognizes there may be opportunities to sensitively introduce more housing choices in established single-family neighbourhoods, while respecting the importance of maintaining single-family uses and neighbourhood character. Examples include small lot subdivisions, designating additional SLIAs, duplexes, and coach houses (Policy 2.3.5, 7.1.2).

Subdivision Best Practices

At the November 5, 2013 Workshop, the Approving Officer subdivision best practices were confirmed by Council as the preferred method of managing subdivisions. The best practices pertain primarily to small lot subdivisions and enhance the review of subdivision applications in the District. The best practices include prohibiting secondary suites on small lots without lane access, no mirror house designs with subdivision, non-tandem parking for suites, and 50% or more small lots on a block face for subdivision. The best practices resulted from concerns related to small lot subdivision and are also applied to locations outside of designated SLIAs.

PUBLIC INPUT SUMMARY

The full public input results from the October 2016 public engagement were reported in the Information Report dated March 15, 2017 (Attachment 1). A summary of the results follows.

The purpose of the open house and questionnaire was to determine residents' level of interest in the two potential SLIAs and other housing options. Staff received 132 completed questionnaires from 104 households in or near the study area. Responses are reported by household in an effort to ensure equitable representation as some households had multiple responses. All responses are available on the webpage, www.dnv.org/small-lots.

There is majority support from the respondent households in or near the study area for the two potential SLIAs compared to those who disagree/strongly disagree (Fig. 2).

Within each of the respective potential SLIAs, the majority of respondent households in each potential SLIA agree/strongly agree with designating their area as a SLIAs compared to those who disagree/strongly disagree (Figure 3 and Figure 4).

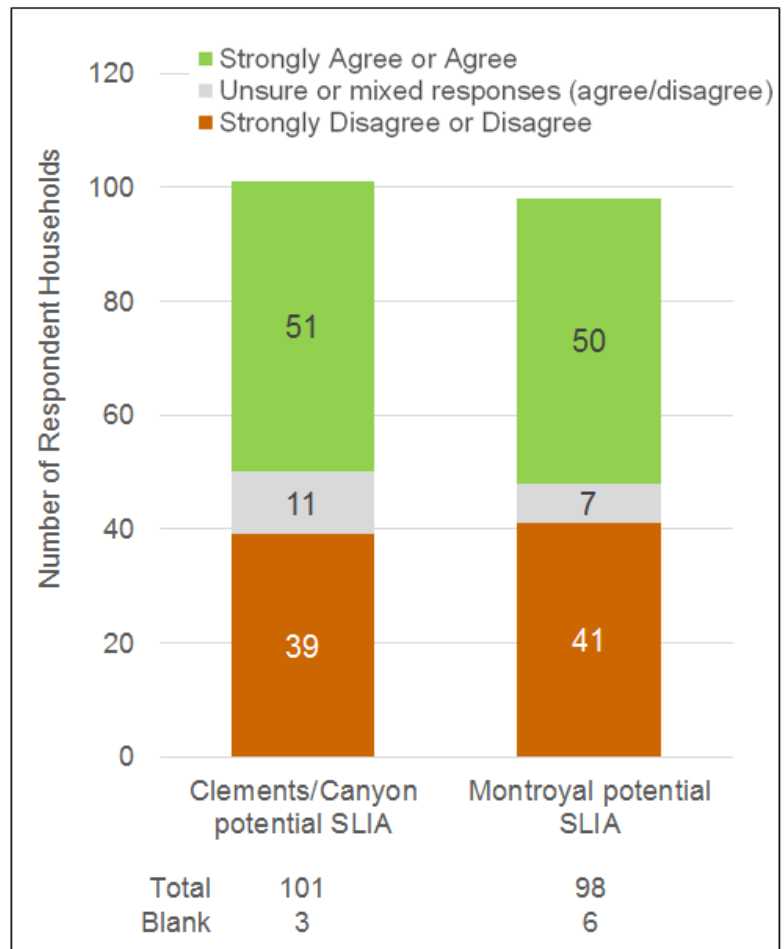


Figure 2: Household responses for the two potential SLIAs (study area and nearby neighbours)

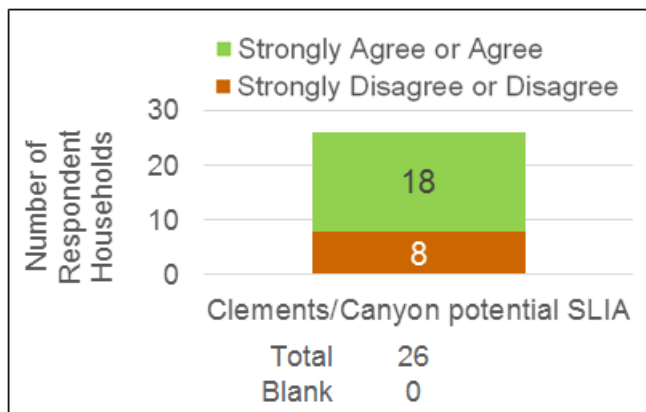


Figure 3: Clements/Canyon potential SLIA respondent households

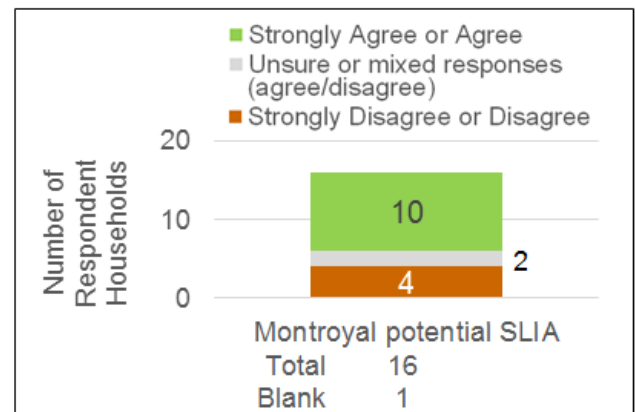


Figure 4: Montroyal potential SLIA respondent households

The Edgemont and Upper Capilano Community Association (EUCCA) supports the designation of the two potential SLIAs because it aligns with OCP objectives of increasing housing diversity, and there is a majority of public support from the second public engagement (see Attachment 2).

Other public comments on the potential SLIAs were gathered through the public engagement. The top four themes include transportation, neighbourhood character and density, SLIA boundaries, and environment. See Attachment 1 for more details.

Other Housing Options (duplex, triplex, fourplex)

As part of the public engagement, respondents were asked about their preference for exploring other housing options (duplexes, triplexes, and fourplexes) in the potential SLIAs. There was not strong overall public support for exploring other housing options in the potential SLIAs. See Attachment 1 for more information.

ANALYSIS

Given the support from the respondent households for both the Clements/Canyon and Montroyal potential SLIAs, staff recommend designating these areas as new SLIAs. Through the process of public input, staff have identified potential SLIAs to strike a balance between finding opportunities to sensitively introduce more housing choices in established single-family neighbourhoods where public input has been supportive, and maintaining the existing status quo neighbourhood lot pattern in other parts of the Study Area.

Subdivision Potential

In the two potential SLIAs, there are currently 95 lots. Thirty-two of these lots have the potential to subdivide into small lots. This represents a potential net increase of up to 33 lots for a total of 128 lots within the two potential SLIAs as shown in Table 1 (one lot in the Montroyal potential SLIA has sufficient width to potentially accommodate three small lots; the number of lots would be subject to subdivision review and approval process). In the whole study area, there are 356 households and 365 privately-owned lots.

	Existing			Build out scenario with SLIAs designation		
Potential SLIA	Small Lots	Other Lots	Total	Small Lots	Other Lots	Total
Clements/Canyon	20	25	45	68	1	69
Montroyal	42	8	50	59	0	59
Total	62	33	95	127	1	128

Table 1: Subdivision potential in the two potential SLIAs

On average three to four small lots are created by subdivision across the District each year. In total, subdivision creates an average of eight new single-family lots each year. If Council approves these two potential SLIAs, and the rate of subdivision remains generally the same as in past years, it could take an estimated 8 to 15 years or more for the 32 existing lots within the two proposed SLIAs to be subdivided.

Clements/Canyon potential SLIA

There are several attributes that make the Clements/Canyon potential SLIA amenable to small lots. The location would continue the lot pattern and character from the adjacent existing SLIA to the west. In addition, the potential SLIA also has an existing opened lane between Clements Avenue and Canyon Boulevard, which would reduce the number of front yard driveways as houses rebuild over time. This would provide public, on-street parking spaces on one side of each block. This is different from the existing SLIA next to this area where driveways are located on both sides of the street, which reduces the supply of on-street parking.

Montroyal potential SLIA

In the Montroyal potential SLIA, there is an established pattern of small lots with few remaining lots to subdivide. Of the 50 total lots, eight have the potential to subdivide into small lots, and 42 are existing small lots. This represents a potential net increase of up to nine houses over time should homeowners choose to pursue subdivision.

Other public input comments

The questionnaire distributed at the second round of public engagement also asked the public for other comments about the potential SLIAs. The top four themes include transportation, neighbourhood character and density, SLIA boundaries, and environment. See Attachment 3 for responses to address these comments.

Options

Some respondents asked for the 1000 block of Prospect Avenue and the five parcels in the Slope Hazard Development Permit Area (DPA) on Clements Avenue to be considered as SLIAs (Figure 5). However, at this time, staff only recommend proceeding with the two potential SLIAs as indicated in this report. Information on these other areas is presented here for Council's consideration.



Figure 5: Two optional areas for SLIA consideration (outlined in yellow)

Lots in the Slope Hazard Development Permit Area

Five lots on Clements Avenue were excluded for the potential Clements/Canyon SLIA as these lots are in the Slope Hazard DPA. All five large lots (20 metres wide or greater) have

the potential width to subdivide into small lots. In this area, three of four respondent households expressed desire to be included in the potential SLIA; no response was received from the fifth household.

Staff recommend excluding these properties from the potential SLIA. If the Clements/Canyon potential SLIA is adopted, staff recommend consideration be given to these five lots through the individual rezoning process although the block face may have less than 50% existing small lots, as per the Approving Officer Subdivision Best Practices. If these homeowners wish to pursue subdivision, the sites would be assessed on a case-by-case basis to determine if subdivision would be appropriate, considering the sloped terrain and the Slope Hazard DPA requirements.

An optional recommendation is presented at the end of this report if Council chooses to direct staff to add these five lots to the proposed SLIA. However, if these lots are added to the SLIA, Council would not have the opportunity to review applications on a case-by-case basis through rezoning in order to consider the impacts to the sloped terrain, and hear public input. Subdivision approval is delegated to the Approving Officer for subdivision applications not requiring rezoning or variances.

1000 block of Prospect Avenue

There has been ongoing interest indicated from some households in the 1000 block of Prospect Avenue, from Capilano Road to Cliffridge Avenue, to be included in a SLIA. In this block, eight out of 10 respondent households indicated their desire to be part of a SLIA. There are 37 households in this block on 38 lots. There are 21 large lots (20 metres wide or greater) with the potential width for subdivision into small lots. This block was excluded from a potential SLIA after the initial public engagement because slightly less than half of the respondent households indicated interest in small lots.

At this time, staff recommend limiting the focus to the potential SLIAs discussed in this report, while the 1000 block of Prospect Avenue could be considered as a potential SLIA in the future. However, an optional recommendation is presented at the end of this report if Council chooses to direct staff to review the 1000 block of Prospect Avenue as an additional potential SLIA.

Timing/Approval Process

Should Council approve the recommendations, staff would proceed with drafting Zoning Bylaw amendments for Council's first reading. The Zoning Bylaw amendment process allows for a public input opportunity at a Public Hearing.

Concurrence

The recommendations of the report have been reviewed with the Building department.

Conclusion

Designating SLIAs is an opportunity identified in the OCP to expand housing choices through sensitive infill in existing single-family neighbourhoods by enabling a variety of house sizes.

Given the public input and staff analysis of the two potential SLIAs, staff recommend proceeding with the designation of the Clements/Canyon SLIA and the Montroyal SLIA in Upper Capilano. Subdivision of these areas may have the potential to add up to 33 new houses to the area over the long term. Given that there are few remaining places in the District for additional single-family homes, the benefit of adding these additional SLIAs is create housing choices for a wider range of households types and sizes, and allow residents to age in place.

Council may continue to receive applications to subdivide in the form of rezoning and/or subdivision applications outside of designated SLIAs, each of which will be assessed by staff using the Approving Officer Subdivision Best Practices and reported to Council where rezoning is required.

Options

Recommendations:

THAT staff be directed to prepare a Zoning Bylaw amendment to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard as described in the September 13, 2017 report "Upper Capilano Potential Small Lot Infill Areas".

AND THAT staff be directed to prepare a Zoning Bylaw amendment to designate Small Lot Infill Area on Montroyal Boulevard as described in the September 13, 2017 report "Upper Capilano Potential Small Lot Infill Areas".

Additional options:

THAT staff be directed to include the five lots on Clements Avenue in the Slope Hazard Development Permit Area that are adjacent to the potential Small Lot Infill Area on Clements Avenue and Canyon Boulevard, in the Zoning Bylaw amendment to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard.

THAT staff be directed to review the 1000 block of Prospect Avenue as a potential Small Lot Infill Area.

Respectfully submitted,



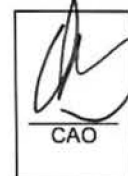
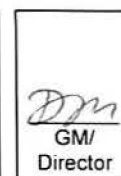
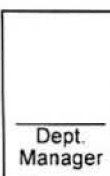
Nicole Foth
Community Planner

Attachment 1: Information Report to Council "Upper Capilano Potential Small Lot Infill Areas – Public Engagement Results" dated March 15, 2017.

Attachment 2: Commentary and background by the Edgemont and Upper Capilano Community Association emailed to Council on August 29, 2017.

Attachment 3: Responses to public comments on the potential SLIAs

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 _____	



The District of North Vancouver INFORMATION REPORT TO COUNCIL

March 15, 2017

File: 13.6480.30/003.003.000

AUTHOR: Nicole Foth, Community Planner

SUBJECT: Upper Capilano Potential Small Lot Infill Areas - Public Engagement Results

REASON FOR REPORT:

At the Council Workshop on July 4, 2016, staff presented an overview of public engagement results regarding the potential for small lots in the Upper Capilano Study Area, identified in Figure 1. Council requested that staff complete a second round of public engagement for the two Potential Small Lot Infill Areas (SLIAs) within the Upper Capilano Study Area (Figure 1). Council also expressed interest in further consultation with the same residents about other housing options (e.g. duplex, triplexes and fourplexes). This report summarizes the results of this second round of public engagement which occurred in the fall of 2016.

This information is being provided to Council in advance of a Council Workshop on this subject, which is anticipated to be in early fall 2017. This Workshop is being scheduled after Council's consideration of the OCP Implementation Review.

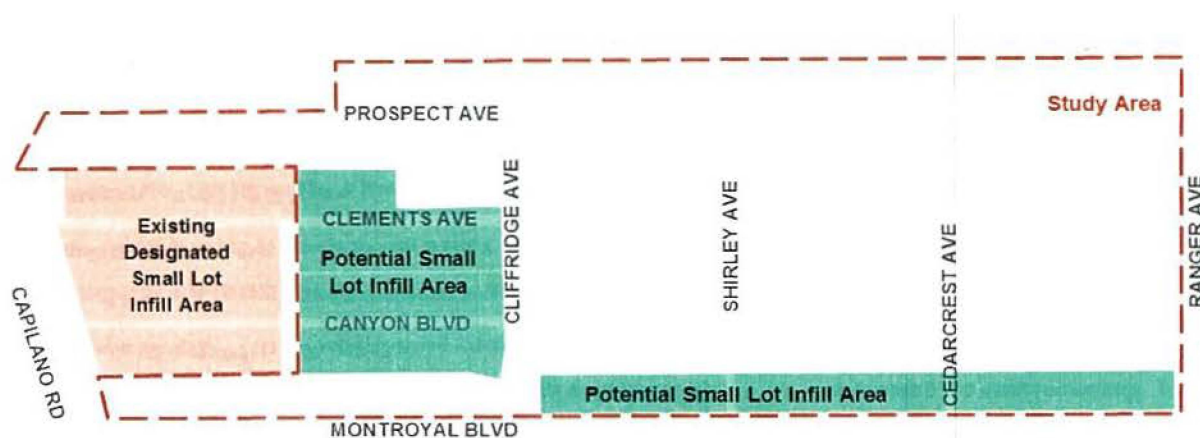


Figure 1: Upper Capilano Study Area

SUMMARY:

Residents were asked for input on the two potential SLIAs (Figure 1) and other housing options. Staff received 132 completed questionnaires from 104* households in or near the Study Area.

The results, which are detailed in the Public Engagement Results section and Attachment 2 of this report, are summarized here as follows.

Clements/Canyon potential SLIA:

- There are 45 existing households on 45 lots in this potential SLIA.
- There are 24 existing lots within this potential SLIA that have the potential to be subdivided into small lots. If all 24 lots were subdivided, 24 new lots would be created, bringing the total number of lots in this potential SLIA to 69 (i.e. 45 existing lots plus 24 new lots).
- 18 of 26 respondent households in this potential SLIA indicated they agree or strongly agree to this area becoming a designated SLIA.
- In total, 51 of 101* respondent households in the Upper Capilano area indicated they agree or strongly agree to this area becoming a designated SLIA.

Montroyal potential SLIA:

- There are 46 existing households and 50 lots in this potential SLIA.
- There are 8 existing lots within this potential SLIA that have the potential to be subdivided into small lots. If all 8 lots were subdivided, 9 new lots would be created bringing the total number of lots in this area to 59 (i.e. 50 existing lots plus 9 new lots).
- 10 of 16 respondent households in this potential SLIA indicated they agree or strongly agree to this area becoming a designated SLIA.
- In total, 50 of 98* respondent households in the Upper Capilano area indicated they agree or strongly agree to this area becoming a designated SLIA.

* The questionnaire response totals are not the same because some questionnaires were only partially completed.

There was not strong overall public support for exploring alternative housing options (e.g. duplexes, triplexes, and fourplexes) in the potential SLIAs. More detail on the residents' responses to alternative housing options may be found in Attachment 2 of this report.

A number of land owners continue to contact the District about small lot infill subdivision in the Study Area. Consistent with current practice, these requests will be processed on a site-by-site basis.

BACKGROUND:

At Council's direction, staff initiated a public engagement process in spring 2016 to assess the level of community interest, as well as identify issues and ideas relating to small lot subdivisions in the Upper Capilano area. The majority of houses in the area were built in the 1950s and 1960s and there is growing interest by homeowners to renovate or redevelop their homes. The public engagement process was initiated to respond to enquiries regarding

SUBJECT: Upper Capilano Potential Small Lot Infill Areas - Public Engagement Results

March 15, 2017

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subdivision potential, and to work with community members to develop a long-term vision for neighbourhood character.

An initial open house and questionnaire was held in May 2016. Staff reported the results of the public input at the July 4, 2016, Council Workshop. At that workshop Council requested further public engagement on the two potential SLIAs in the Upper Capilano Study Area, and to explore other housing options with the public.

The two potential SLIAs are:

- Two blocks of Clements Avenue and Canyon Boulevard between Cliffridge Avenue and Belvedere Drive/lane (identified in this report as the "Clements/Canyon potential SLIA"), and
- Three blocks on the north side of Montroyal Boulevard between Ranger Avenue and Cliffridge Avenue (identified in this report as the "Montroyal potential SLIA").

See Attachment 1 for further background on existing SLIAs, the Upper Capilano Study Area, and small lot subdivision.

EXISTING POLICY:

Official Community Plan 2011 (OCP)

Respecting the importance of maintaining single-family uses and neighbourhood character, the OCP recognizes there may be opportunities to sensitively introduce more housing choices in established single-family neighbourhoods. Examples include small lot subdivisions, designating additional SLIAs, duplexes, and coach houses (Policy 2.3.5, 7.1.2).

Subdivision Best Practices

At the November 5, 2013 Committee of the Whole meeting, Council considered the Approving Officer's subdivision best practices. The best practices pertain primarily to small lot subdivisions and enhance the review of subdivision applications in the District. The best practices include prohibitions for: secondary suites on small lots without lane access, mirror image or identical house designs, and tandem parking for suites. In addition, outside of SLIAs generally more than 50% of the block faces needs to already be developed as small lots.

PUBLIC ENGAGEMENT PROCESS (Fall 2016):

Residents in the Upper Capilano Study Area (Figure 1) and nearby neighbours were invited to attend an open house on October 5, 2016, from 6:00 to 8:00 pm at Canyon Heights Church. Approximately 100 people attended this open house, and many completed a questionnaire. The purpose of the open house and questionnaire was to determine residents' level of interest in the two potential SLIAs and other housing options. An online version of the same questionnaire was available on the District website, as well as the open house display material.

SUBJECT: Upper Capilano Potential Small Lot Infill Areas - Public Engagement Results

March 15, 2017

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Following the open house, staff went door-to-door to households in the two potential SLIAs that had not yet responded to the questionnaire. Staff spoke with these residents or left a postcard encouraging residents to share their views via the online questionnaire.

PUBLIC ENGAGEMENT RESULTS (Fall 2016):

The public engagement results are presented here, as well as in Attachment 2. In addition, verbatim comments from the open house and questionnaire will be available on the project website, www.dnv.org/small-lots.

Two Potential SLIAs in the Upper Capilano Study Area

Staff received 132 completed questionnaires from 104 households in or near the study area. The results have been presented here at the household level. The total number of household responses to each question varies as some questionnaires were only partially completed. Of the 104 households represented in the questionnaire results, 87 households are located in the Study Area and 17 households are from near the Study Area (i.e. within a 75-metre radius of the study area).

In summary, more respondent households agreed with the two potential SLIAs than disagreed (Figure 2).

For the Clements/Canyon potential SLIA, 51 of 101 respondent households indicated that they agree or strongly agree to the Clements/Canyon potential SLIA, whereas 39 of 101 respondent households indicated they disagree or strongly disagree. Eleven households responded unsure or had a mixed response, while 3 were blank (i.e. not completed).

For the Montroyal potential SLIA, 50 of 98 respondent households indicated that they agree or strongly agree to the Montroyal potential SLIA, whereas 41 of 98 respondent households indicated they disagree or strongly disagree. Seven households responded unsure or had a mixed response, while 6 were blank (i.e. not completed).

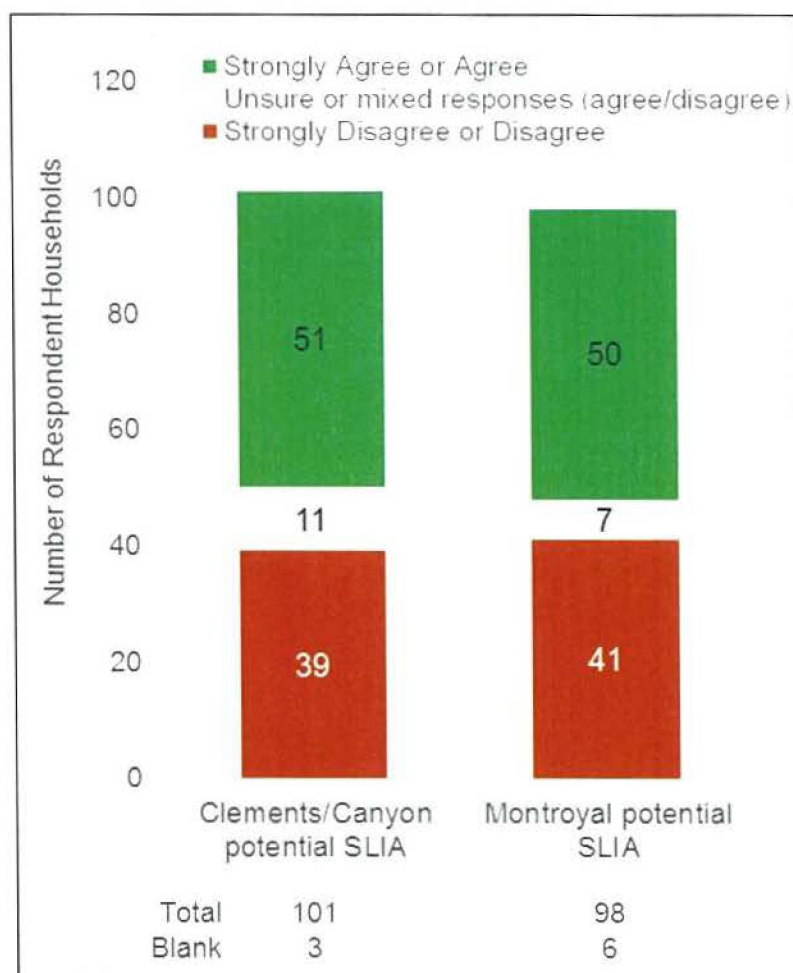


Figure 2: Household responses for the two potential SLIAs (study area and nearby neighbours)

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March 15, 2017

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In the two potential SLIAs, there are currently 95 lots. Thirty two of these lots have the potential to subdivide into small lots. This represents a potential net increase of up to 33¹ lots for a total of 128 lots within the two potential SLIAs as shown in Table 1. In the whole study area, there are 356 households and a total of 365 privately-owned lots.

Potential SLIA	Existing			Potential with Designated SLIAs		
	Small Lots	Other Lots	Total	Small Lots	Other Lots	Total
Clements/Canyon	20	25	45	68	1	69
Montroyal	42	8	50	59	0	59
Total	62	33	95	127	1	128

Table 1: Subdivision potential in the two potential SLIAs

On average 3 to 4 small lots are created by subdivision across the entire District each year. If Council approves these two potential SLIAs, and the rate of subdivision remains generally the same as in past years, it could take an estimated 8 to 15 years or more for the 32 existing lots within the two proposed SLIAs to be subdivided.

Clements/Canyon Potential SLIA

In this area, 26 households responded of a total 45 households in this potential SLIA (Figure 3). Overall, more respondent households agreed with the SLIA than disagreed. Eighteen of 26 respondent households indicated that they agree or strongly agree to this area becoming a designated SLIA, whereas 8 of 26 respondent households indicated they disagree or strongly disagree (Figure 3).

Of the total 45 lots, 24 lots have the potential to subdivide into small lots. This represents a potential net increase of up to 24 houses over time should homeowners choose to pursue subdivision. Five lots on Clements Avenue in the Slope Hazard Development Permit Area are excluded.



Figure 4: Clements/Canyon potential SLIA

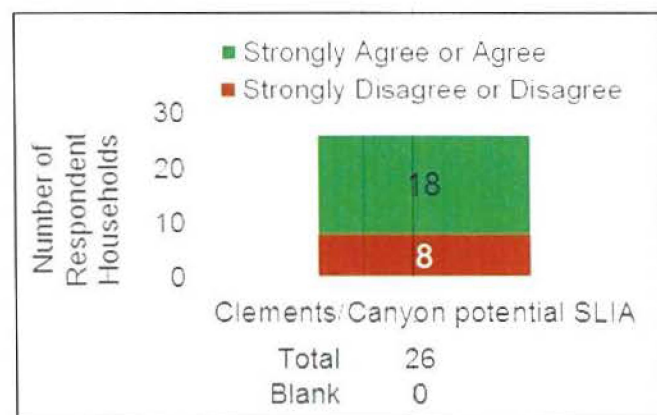


Figure 3: Clements/Canyon potential SLIA respondent households

¹ One parcel in the Montroyal potential SLIA has been identified with sufficient width to potentially accommodate two new small lots; the number of lots would be subject to subdivision review and approval process.

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Montroyal Potential SLIA

In this area, 16 households responded of a total 46 households in this potential SLIA (Figure 6). Overall, more respondent households agreed with the SLIA than disagreed. Ten of 16 respondent households, indicated that they agree or strongly agree to this area becoming a designated SLIA, whereas 4 of 16 respondent households indicated they disagree or strongly disagree (Figure 5). Two households indicated they were unsure or had a mixed response.

Of the total 50 lots, 8 lots have the potential to subdivide into small lots. This represents a potential net increase of up to 9 houses² over time, should homeowners choose to pursue subdivision.

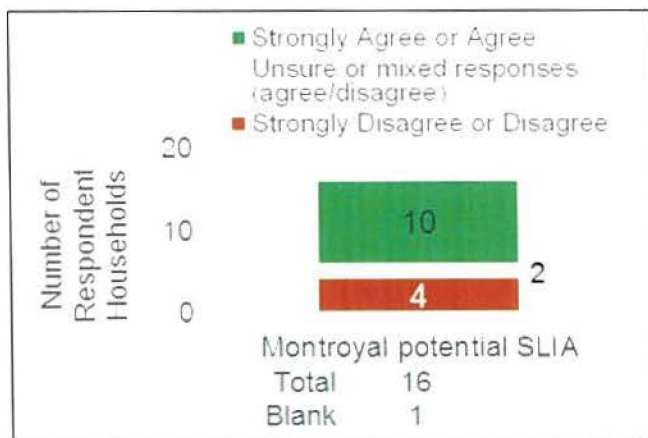


Figure 5: Montroyal potential SLIA respondent households



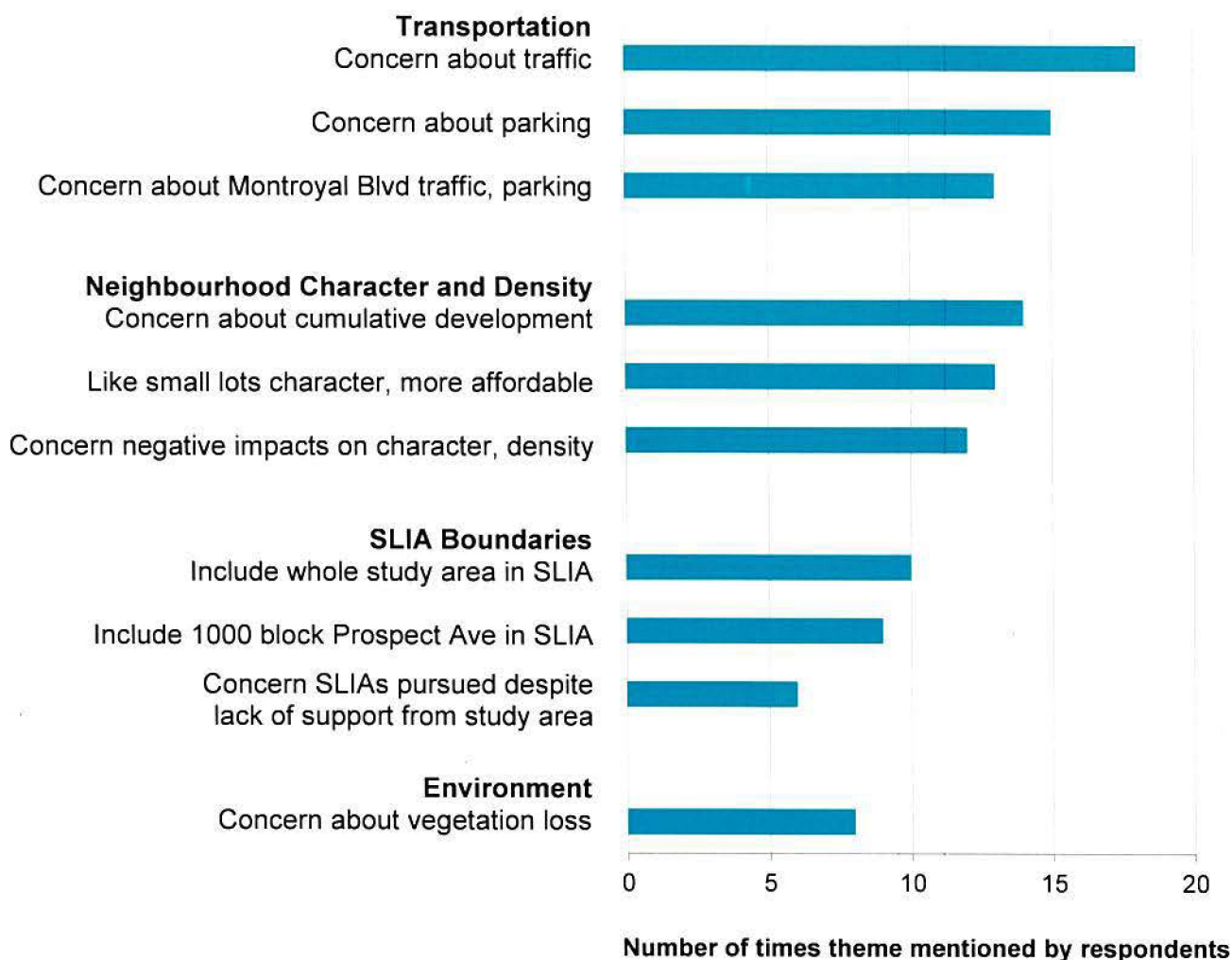
Figure 6: Montroyal Potential SLIA

² One parcel in the Montroyal potential SLIA has been identified with sufficient width to potentially accommodate two new small lots; the number of lots would be subject to subdivision review and approval process.

Other public comments on the potential SLIAs

The questionnaire also gathered other comments, concerns, and ideas about the potential SLIAs. Key themes are summarized in Figure 7, and Attachment 2 provides further details. Each themes noted in Figure 7 was mentioned five or more times by respondents.

Figure 7: Response themes of comments or ideas on the two potential SLIAs



While having adequate width for small lot subdivision, 5 lots on Clements Avenue were excluded from the potential Clements/Canyon SLIA as these lots are in the Slope Hazard Development Permit Area (Figure 8). Three of 4 respondent households in this area expressed a desire to include these 5 lots in the potential SLIA. Any subdivision applications in this area would continue to be assessed according to the Approving Officer subdivision best practices, and applicable development permit guidelines.

In the 1000 block of Prospect Avenue, as indicated within the dashed line in Figure 9, from Capilano Road to Cliffridge Avenue, 8 of 10 respondent households indicated their desire to be part of a SLIA. There are 37 households in this block on 38 lots. There are 21 large lots (20 metres wide or greater) with adequate width for small lot subdivision. This block was not suggested as a potential SLIA because slightly less than half of the respondent households indicated interest in small lots during the initial round of public engagement. Although not recommended at this time, this area could be considered a candidate for future SLIA designation.



Figure 8: Lots on Clements Ave. in Slope Hazard Development Permit Area

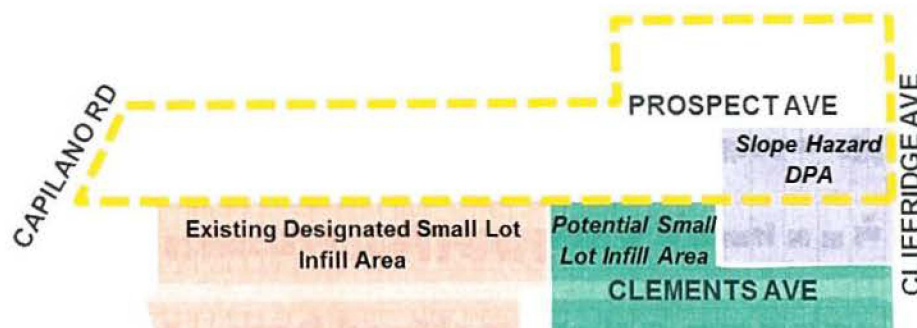


Figure 9: Prospect Ave. between Capilano Rd. and Cliffridge Ave.

Other housing options (duplex, triplex, fourplex)

Respondents indicated their level of interest in other housing options in the two potential SLIAs (See Attachment 2 for further details). Duplexes, triplexes and fourplexes were discussed as moderately denser residential development forms compared to single-family houses.

In general, more respondent households indicated they were not interested in duplexes, triplexes or fourplexes than households that indicated they were interested these housing options. The Montroyal potential SLIA was an exception where more respondent households were interested in duplexes compared to respondent households not interested.

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The public input shows that there is not strong overall support for exploring other housing options (duplexes, triplexes, and fourplexes) in the potential SLIAs at this time. Some respondents identified areas that may be more appropriate, such as near centres, density, and transit (10 respondents). The public input results for other housing options and the potential SLIAs are anticipated to be discussed during a future Council Workshop.

Timing/Approval Process:

This information is being provided to Council in advance of a Council Workshop on this subject, which is anticipated to be in early fall 2017, after the OCP Implementation Review.

In the meantime, Council may see applications from individual property owners seeking small lot subdivision in this area through the currently available process of site-by-site rezoning applications.

Conclusion:

The OCP identifies small lot infill as an opportunity to expand housing choices through sensitive infill in existing single-family neighbourhoods by enabling a variety of lot and house sizes. Staff will present the public engagement results, and options for small lot infill development, at a future Council Workshop.

Respectfully submitted,



Nicole Foth
Community Planner

Attachment 1: Background

Attachment 2: Public Input Summary

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: BACKGROUND

The following is excerpted from the "Upper Capilano Small Lots Study: Public input and next steps" Report to Council, June 24, 2016.

SLIAs were first adopted by the District in the 1980s. There are currently 23 SLIAs across the District, including one in the Upper Capilano area. In 2004, residents proposed a SLIA for the 1000 block of Clements Avenue and Canyon Boulevard. At the time, Council deferred the proposal until the Upper Capilano Official Community Plan³ was reviewed. Since then, the current 2011 District-wide Official Community Plan (OCP) was adopted with policies that support exploration of infill housing (see Existing Policy section).

In April 2014, Council asked staff to look at issues related to small lot subdivisions in the Upper Capilano area in response to reoccurring issues that typically arise with individual subdivision and rezoning applications, such as parking and traffic. As a result of Council's direction, staff embarked on a public engagement process to assess the level of interest, as well as issues and ideas relating to small lot subdivisions in the Upper Capilano area.

The process seeks to develop a long-term vision for housing needs and neighbourhood character now and in the future as homes rebuild in this area. The existing SLIA in Upper Capilano is nearly exhausted of subdivision potential (two eligible lots remain). Staff receive frequent enquires at the planning counter about the subdivision potential of lots in the Upper Capilano area outside the existing SLIA.

Study area

The selected study area for exploring the public's interest in small lots is located in Upper Capilano approximately between Montroyal Boulevard, Ranger Avenue, Prospect Avenue, and Capilano Road. It is adjacent to the existing Small Lot Infill Area 4A. A majority of houses in the study area were built in the 1950s and 1960s with many of these homes currently changing or likely to be renovated or rebuilt. Consultation at this juncture presents a timely opportunity to ask residents about their ideas for the future of the neighbourhood.

Small lot subdivision

The study area is zoned RS3, which permits a minimum lot width of 18 metres. Small lots are considered to be less than 13.875 metres (45 feet) wide and a minimum of 10 metres (33 feet) wide. To create a small lot outside of a SLIA, a property owner must apply for rezoning in addition to subdivision. The rezoning requires a text amendment to the Zoning Bylaw to add the lot to the Zoning Bylaw Section 310 "Special Minimum Lot Sizes".

A SLIA establishes a long-term vision for lot sizes in an area and provides greater clarity to residents regarding what type of lot sizes they may expect in the future. If approved by Council, new SLIAs would be added to the Zoning Bylaw. Zoning Bylaw Section 312 "Small Lot Infill Areas" permits parcels in SLIAs to have a minimum lot width of 10 metres, and specifies the locations of approved SLIAs. Within an approved SLIA, an applicant seeking a small lot subdivision would apply for subdivision, but no rezoning would be required.

³ Repealed with the adoption of the current Official Community Plan, but remains a policy reference document.

ATTACHMENT 2: PUBLIC INPUT SUMMARY

This attachment provides a summary of the responses and key themes from the questionnaire at and following the October 5, 2016 open house.

Invitation letters were mailed to property owners in the Upper Capilano Study Area and nearby neighbours within a 75-metre radius of the study area, which is the same distribution area as the initial open house in May 2016. The questionnaire was provided in hardcopy at the open house, and digitally online after the open house for a total period of about four weeks.

Summary statistics

132 individual questionnaire responses were received from addresses within the study area and within a 75-metre radius (the notification area) of the study area, representing 104 households (lots with addresses).

It is noted that 16 individual questionnaire responses were received that did not have an address or were from addresses beyond a 75-metre radius of the study area. Because the public input is summarized by household and with a focus on the study area and households nearby, these responses are not included in the following summary of questionnaire responses. The input will be available in the verbatim comments on the project website, www.dnv.org/small-lots.

Questionnaire Responses

The questionnaire responses are shown by household (addresses) within the study area and a 75-metre radius. If households submitted more than one questionnaire, the responses to questions are grouped by affirmative or negative, for example strongly agree and agree. If a household submitted more than one questionnaire with both affirmative and negative responses, these answers are reported as 'mixed response'.

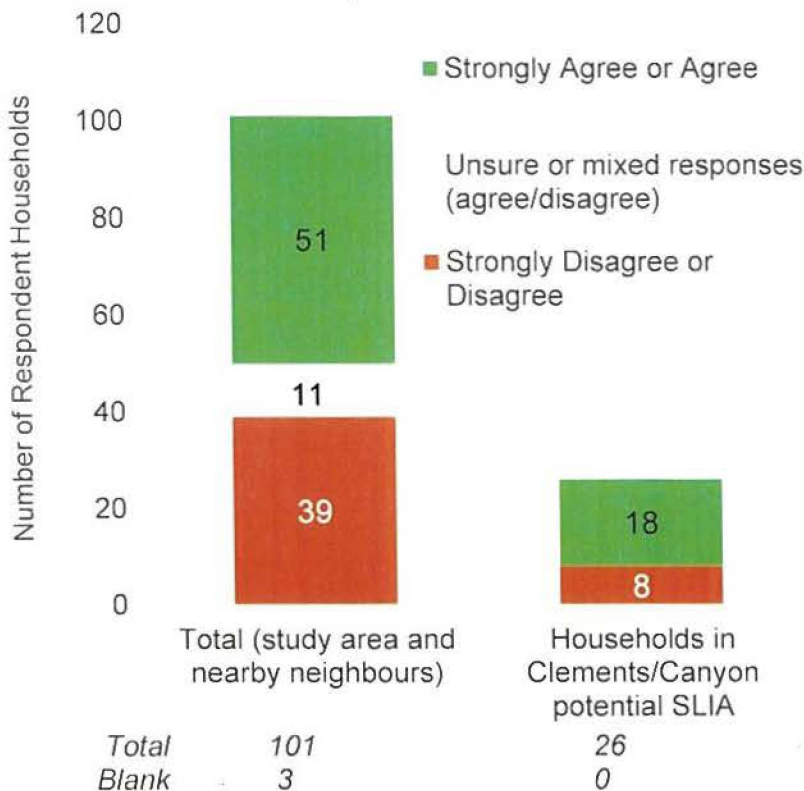
For the open text questions, response themes that were mentioned five or more times by respondents are highlighted in this summary.

SUBJECT: Upper Capilano Potential Small Lot Infill Areas - Public Engagement Results

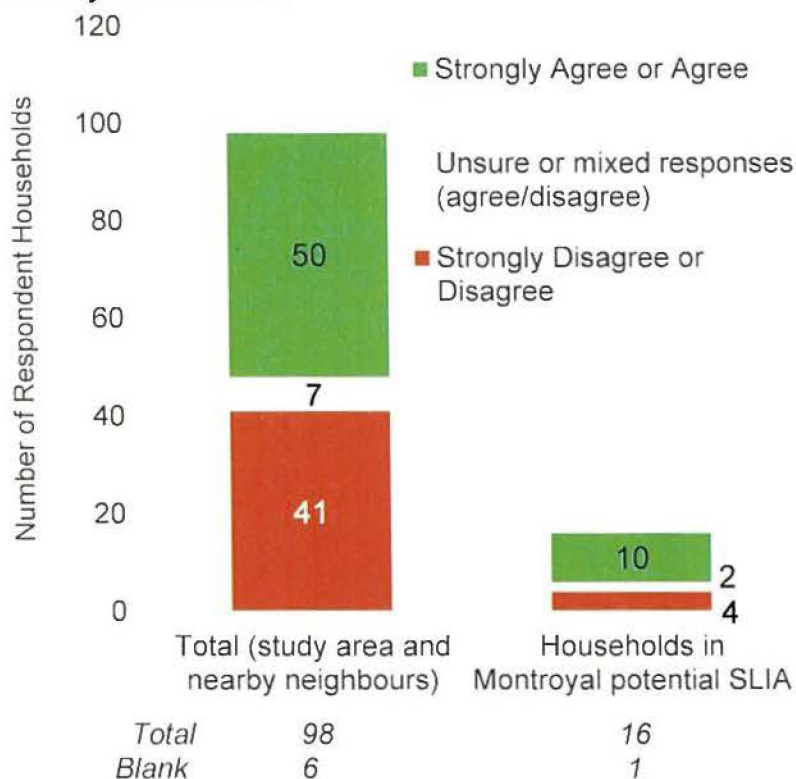
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Question 1: Please indicate whether or not you agree with the potential Small Lot Infill Area on Clements Avenue and Canyon Boulevard?



Question 2: Please indicate whether or not you agree with the potential Small Lot Infill Area on Montroyal Boulevard?

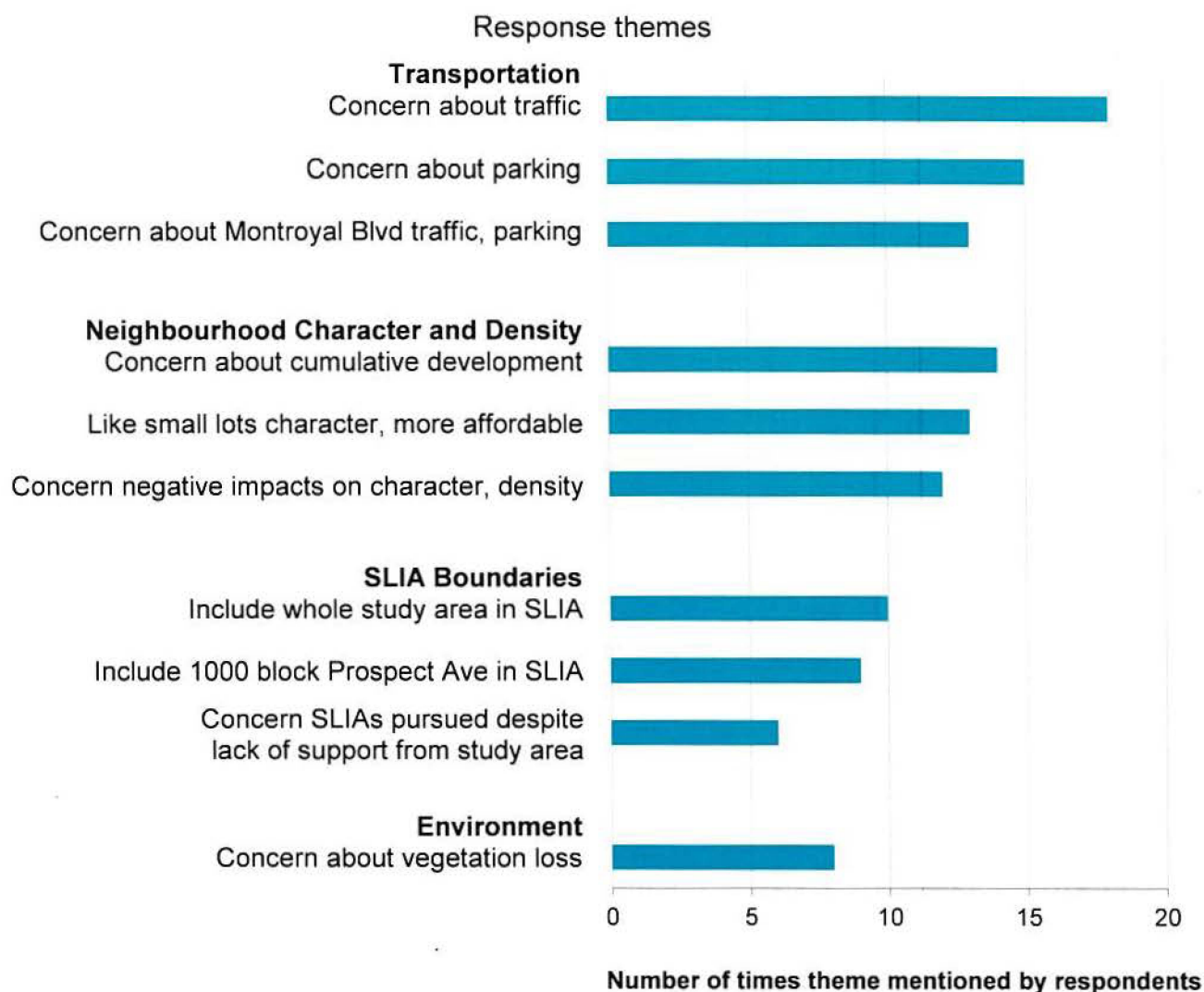


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Question 3: Do you have other comments or ideas about either (or both) of the potential SLIAs in Upper Capilano?



Further details about the key response themes

Transportation

- Traffic concerns include: increase with development, congestion, poor transit.
- Parking concerns include: on-street, sufficient off-street parking, should park on property, garages used for storage.
- Montroyal Boulevard concerns include: traffic volume, lack of on-street parking, safety, driveways, no sidewalk on one side.

Neighbourhood character and density

- Cumulative development concerns include: impact of overall Upper Capilano/North Shore development, lack of infrastructure to support additional density, Capilano Heights Chinese Restaurant redevelopment with SLIAs.
- Small lot support includes: fits with existing small lots, more affordable single-family housing compared to houses on large lots.
- Negative impact concerns include: changing character and increasing density.

SUBJECT: Upper Capilano Potential Small Lot Infill Areas - Public Engagement Results

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SLIA boundaries

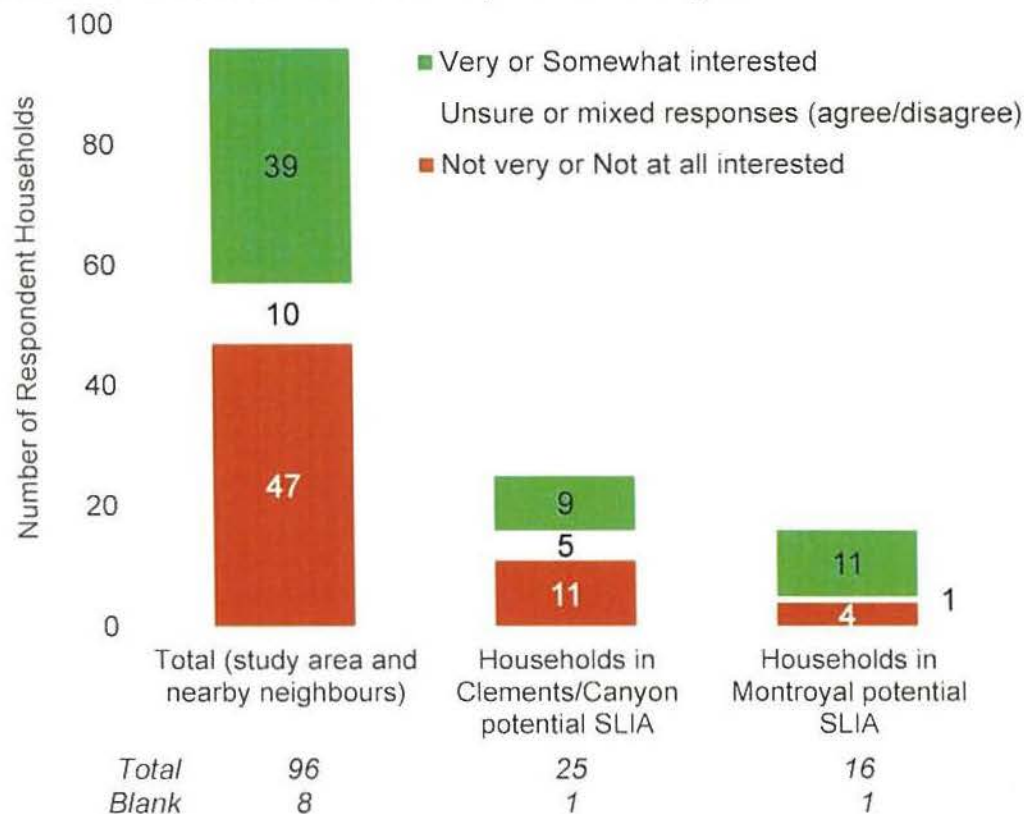
- Support for the whole study area to be considered for a SLIA.
- Support for 1000 block Prospect Ave (Capilano Road to Cliffridge Ave) to be considered for a SLIA.
- Concern that SLIAs are being pursued and considered despite lack of support from overall study area as a whole during the initial public input.

Environment

- Vegetation concerns include loss of trees, greenery, natural resources

Question 4 to 6: Please indicate your level of interest in other housing forms in the potential Small Lot Infill Areas.

Question 4: I am interested in the potential for duplexes.

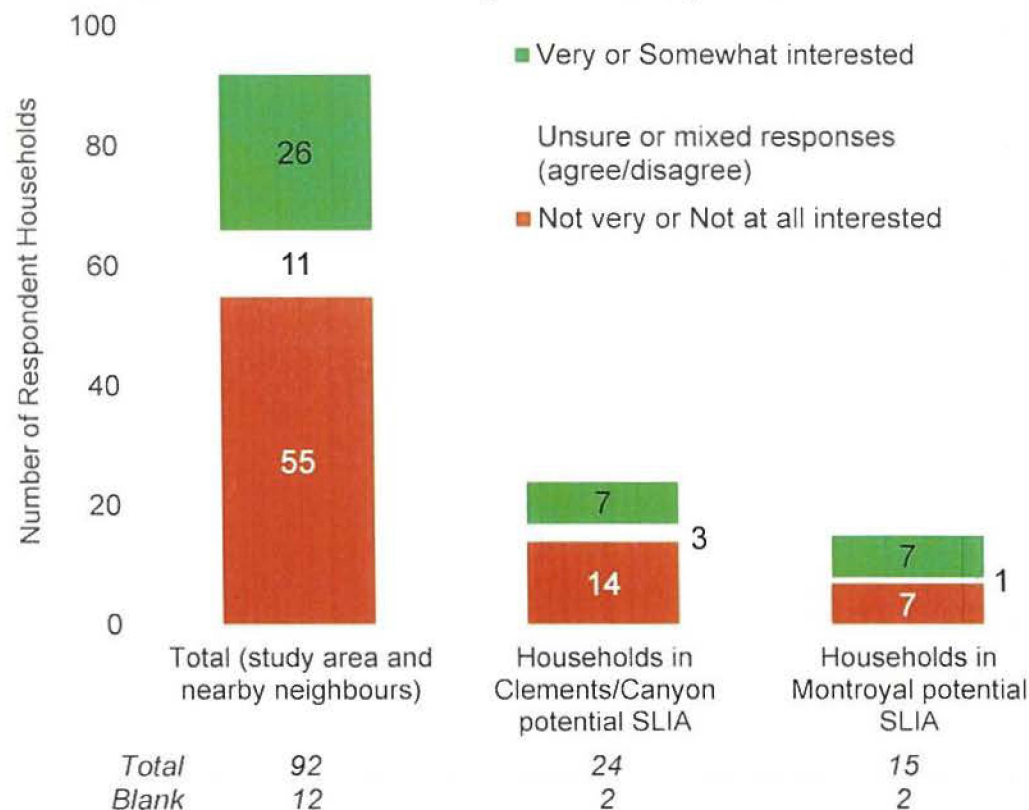


SUBJECT: Upper Capilano Potential Small Lot Infill Areas - Public Engagement Results

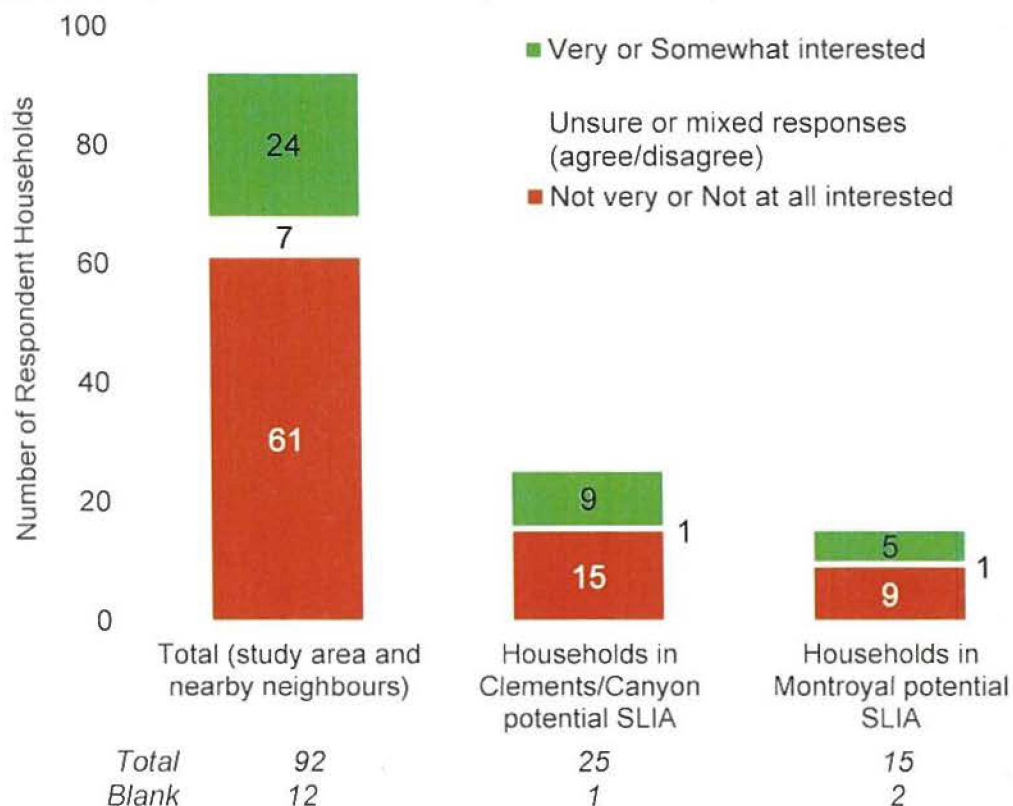
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Question 5: I am interested in the potential for triplexes.



Question 6: I am interested in the potential for fourplexes.

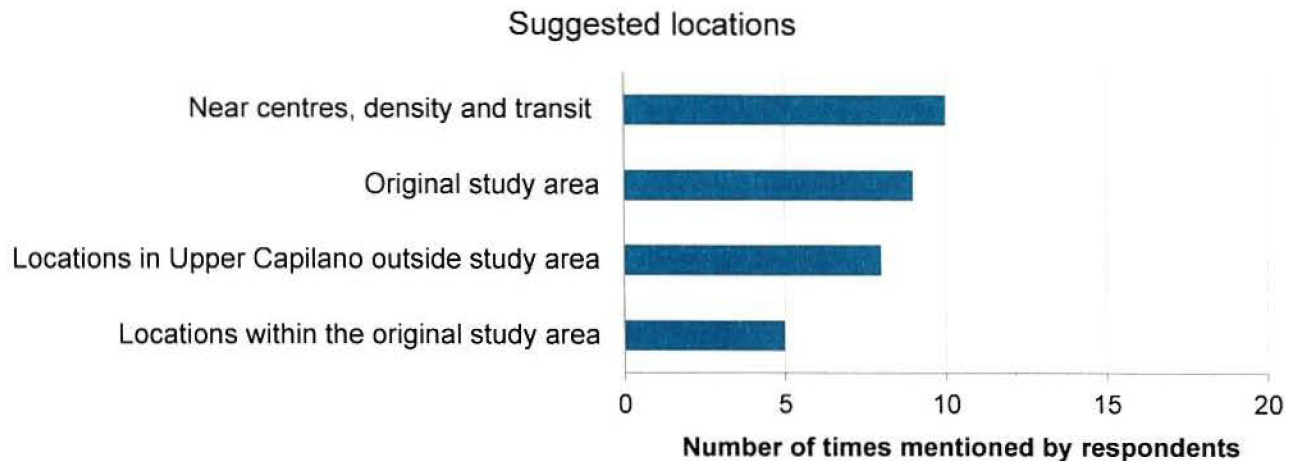


SUBJECT: Upper Capilano Potential Small Lot Infill Areas - Public Engagement Results

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Question 7: Should we consider other locations for other housing options in the Upper Capilano neighbourhood, besides the potential Small Lot Infill Areas? If so, please describe.

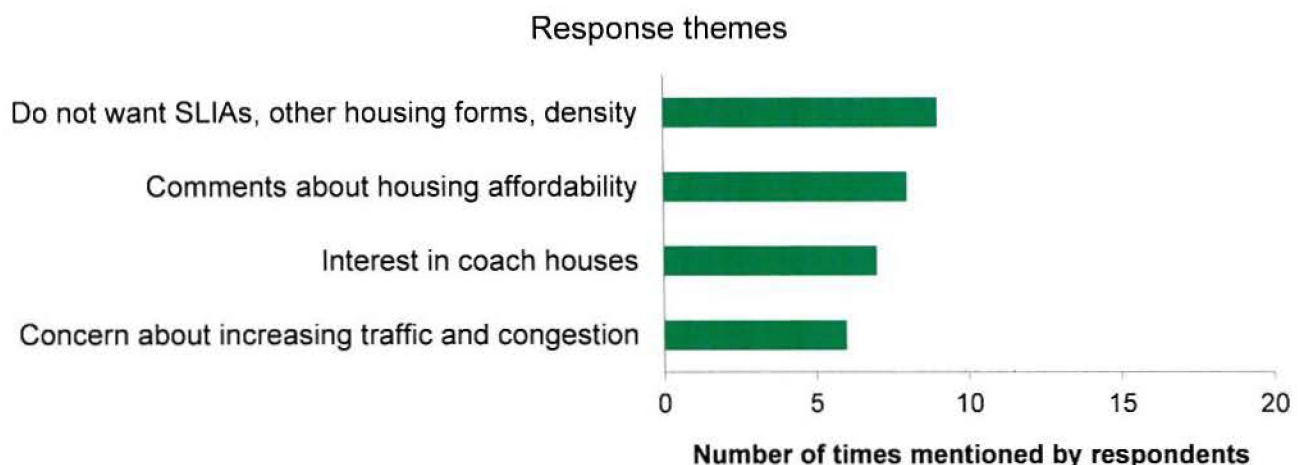


Locations suggested in Upper Capilano outside the study area include: Capilano Road, south of Montroyal Blvd, Edgemont, Highlands, near Montroyal school.

Locations suggested within study area include: 1000 block Prospect Ave, Clements Ave, Prospect Ave, Montroyal Blvd.

Some responses identified concerns about other housing options: lack of amenities and transit, affordability, negative impact on property values, negative impact on character, increase in traffic, lack of parking.

Question 8: Do you have other comments or ideas about other housing options?



Comments about housing affordability include: large houses expensive, small houses more affordable, small houses not affordable, more affordable housing for families, need to provide housing options.

UPPER CAPILANO POTENTIAL SMALL LOT INFILL AREAS MARCH 15, 2017 STAFF INFORMATION REPORT TO COUNCIL EUCCA COMMENTARY

BACKGROUND

The 2011 OCP contains policy and objectives to increase diversity of housing choice in the single family neighbourhoods by introducing Small Lot Infill Areas (SLIA's) to provide more options to suit different residents' ages, needs and incomes.

Upper Capilano has been identified by Staff as an appropriate area to introduce SLIA's due to an extensive history of Small Lot development, including an existing SLIA established in 1982.

In May 2016, Staff commenced public engagement with residents by holding an open house to obtain input on this initiative. The area selected for consideration was extensive being bounded by Capilano Rd., Ranger Ave., Montroyal Blvd. and Prospect Ave.

The results of the public input were presented to Council at a Workshop on July 4, 2016 and included a recommendation to establish 2 Small Lot Areas, subsequently titled Clements/Canyon SLIA and Montroyal SLIA.

Following discussion, Council requested that Staff complete a second round of public engagement for these 2 potential SLIA's within the greater Upper Capilano Study Area defined above.

During the Workshop it also appeared that Council could benefit from additional background information to provide context to this Staff proposal as it passes through the approval process. Accordingly, the Executive of EUCCA prepared a report entitled "Backgrounder – Upper Capilano SLIA Proposal" which was submitted to Council on August 3, 2016. A copy of the "Backgrounder" is appended to this Commentary as a refresher.

The second round of public engagement on the 2 proposed SLIA's was carried out by means of an open house held on October 5, 2016. The results of the input received were submitted on March 15, 2017 by means of an Information Report to Council entitled "Upper Capilano Potential Small Lot Infill Areas – Public Engagement Results".

The Information Report is the subject of this EUCCA Commentary.

COMMENTARY

Summary of Results

- Within the Clements/Canyon potential SLIA:
18 respondents support, while 8 oppose the SLIA
- Within the Montroyal SLIA:
10 respondents support, while 4 oppose the SLIA
- Within the larger original Study Area:
51 respondents support, while 39 oppose the Clements/Canyon SLIA
- Within the larger original Study Area:
50 respondents support, while 41 oppose the Montroyal SLIA

These results show that a significant majority (70%) of respondents living within the proposed SLIA's are in favour of the rezoning.

There is also positive support (55%) within the much larger original Study Area for establishing these 2 small proposed SLIA's.

On the basis of this positive outcome, establishment of the 2 SLIA's should proceed.

Excluded Lots on Clements Ave.

5 lots on Clements have been excluded from the SLIA because they are in the Slope Hazard Development Permit Area. 3 of the 4 respondent households object to this and we agree that exclusion is premature at this time. These lots will eventually be subject to replacement as the houses age and the remedial work to stabilize the slope and mitigate any hazard should be determined at that time by geotechnical investigation as required by the DPA. This work would be required whether the objective is to build 1 or 2 houses on the lot and enable development decisions to be based on good geotechnical information.

Excluded Lots on 1000 Block Prospect Ave.

This block was excluded from the proposed Clements/Canyon SLIA by a very slim margin following the first round of public engagement. In this second round of public engagement, 8 out of 10 respondents asked to be part of a SLIA.

We submit that this is a substantial level of support and recommend that this area also be designated a SLIA at this time before the opportunity is lost due to redevelopment of the 66' lots with large, expensive houses.

RECOMMENDATIONS

We support adoption of the Clements/Canyon and Montroyal SLIA's at the earliest opportunity. They comply with the policies and objectives in the 2011 OCP to increase housing diversity in the residential neighbourhoods and have broad local and community support.

Due to the age of the current housing stock in Upper Capilano, more and more older houses on large lots are being replaced with large, expensive monster houses. Time is, therefore, of the essence to subdivide 66' lots to 33' while the opportunity still exists to provide a more affordable housing option.

We recommend inclusion of the 5 homes in the Slope Hazard DPA in the Clement/Canyon SLIA at this time. Re-development options to be determined by geotechnical investigations at the time of application.

We recommend inclusion of the 1000 Block Prospect Ave. in a SLIA at this time while the opportunity for subdivision of the remaining 66' lots still exists.

Observing the trends in neighbourhood housing redevelopment confirms that opposing a SLIA will not contribute to "preserving neighbourhood character". In fact, it means ongoing support for construction of large, overbuilt homes unaffordable to most. This has far more impact on neighbourhood character in terms of the built environment and the vibrancy of community life.

Executive

Edgemont & Upper Capilano Community Association (EUCCA)

BACKGROUNDER – UPPER CAPILANO SLIA PROPOSAL

INTRODUCTION

The issue of an extended SLIA previously came before Council in January 2005. Almost 12 years have elapsed since then and only 2 members remain from that Council. There has also been significant turnover of senior Planning staff in the interim with very few members remaining who are familiar with the history of this initiative. This subject is now returning to Council commencing with the COW workshop held on July 4, 2016 which several Executive Committee members of the Edgemont and Upper Capilano Community Association (EUCCA) attended. During this discussion, it appeared that Council could benefit from additional background information to provide context to this latest Staff proposal. This document has, therefore, been prepared by EUCCA Executive members to provide this information to Council.

The notes refer specifically to the proposed extension of the existing SLIA on Canyon Blvd. and Clements Ave. from Belvedere Ave./Lane east to Cliffridge Ave. However, many of the points are applicable to the other proposed SLIA on Montroyal Blvd.

SUMMARY

The proposed SLIA provides an opportunity to:

- Enable less costly housing to be available in character with the neighbourhood
- Provide additional housing with little or no DNV infrastructure costs
- Provide additional housing in an area already served by existing public transit, cycling and pedestrian alternatives to key centres (Vancouver, Edgemont Village, Lonsdale Quay, etc)
- Provide housing adjacent to, or easily accessible to, excellent schools, existing local parks, activity playing fields, regional parks
- Avoid arbitrary dislocation of residents – any change will be by owner's choice

HISTORY

The area was originally surveyed as 33' lots in the 1940's. Since land was relatively inexpensive in these days, purchasers bought a mix of single or double lots on which to build houses. Initially, the double lots were not consolidated and were registered as 2 separate 33' lots with a single family home straddling the pair. In the 1960's, the local ratepayers association, finding land still relatively cheap, petitioned the District to discontinue sale of 33' lots and sell only 66' lots made up of consolidated pairs of 33' lots. There were also some property tax advantages at the time to lot consolidation. As a result, there is now a mixed pattern of 33' and 66' lots in the area.

In the early 80's land values began to increase substantially over building costs which led owners of un-consolidated 66' lots to apply for building permits to develop their properties as 2 separate 33' lots as they were still registered as such. This led, in turn, to owners of consolidated 66' lots, which were co-mingled in the same area, to request subdivision so they could build on 33' lots. The District's response to these requests to re-subdivide previously consolidated properties was to establish the Small Lot Infill Area (SLIA) which exists today.

The eastern boundary of the existing SLIA has always been contentious. There is no north-south street at that location so that the area has the character of one continuous block running from Capilano to Cliffridge. The logic of having half this long block as 33' lots and the other half as 66' lots has long been questioned by the residents. In 2004, the owners to the east of the existing SLIA boundary became alarmed when the first "monster" house was built on a consolidated 66' lot on Clements Ave. This alerted everyone to the fact that the high land values encouraged the development of overbuilt, expensive houses on the 66' lots which are out of character for the area. In due course, this concern led to an application from the residents of this area to extend the existing SLIA boundary eastward to Cliffridge. The application was supported by 83% of the residents and cited community benefits and considerations still relevant today. The outcome of Council's deliberations on the application was to support the Staff recommendation by a 4-3 vote that the proposal be deferred until the next update of the OCP, anticipated by 2009.

The official update to the OCP was finally issued in 2011 and specifically addresses the SLIA opportunity. The Plan Policy states that, although 75% - 90% of future housing development is to take place in the town centres, the balance of 10% - 25% is to be achieved by introducing appropriate housing choices such as Small Lot Infill in the neighbourhoods. The stated objective of the District in invoking this policy is to provide more options to suit different residents' ages, needs and incomes. It is in response to this OCP policy directive that Staff has undertaken the present Upper Capilano SLIA study.

CONSIDERATIONS IN SUPPORT OF THIS SLIA

Integrity of the DNV Planning Process

The proposed rezoning responds to the Policies and Objectives in the 2011 OCP.

Community Support

In 2004, 83% of residents participated in an application to extend the existing SLIA. Some 12 years later, the recent informal survey by Staff shows a similar level of resident support.

Neighbourhood Character

The area is adjacent to an existing SLIA which ends mid-block, so the predominant character is essentially small lot. The SLIA designation would help arrest the inroads of large overbuilt houses on 66' lots which are not sensitive to the area both in scale and style.

Relative Affordability

Additional subdivision would permit new smaller more affordable houses which promotes a more balanced demographic mix. Although houses in this area cannot be described as inexpensive, it is a fact that houses built on 33' lots are less expensive than those built on 66' lots.

Specifically, a review of actual real estate sales and listing date in the area during the spring of 2016 reveals the following for houses of the same vintage:

- for a first generation-aged house, the price on a 66' lot is 50% higher than an old house on a 33' lot
- for a newer home, the price on a 66' lot is 78% higher than a comparable-aged house on a 33' lot
- for a brand new home, the price on a 66' lot is 82% higher than a new house on a 33' lot
- an older home on a 66' lot is compatible in price than a new home on a 33' lot

In all cases, the most affordable home is on a 33' lot.

Recent sales activity in the area reveals that the 33' lot homes are primarily being bought by people with young children which will improve neighbourhood vitality and help support Montroyal Primary School, which, it is understood, is having difficulty achieving full kindergarten enrollment.

Regrettably, the often largely unoccupied new houses on 66' lots do not offer the same contribution to community life!

Transportation

The area is well served by Coast Mountain bus. It is within 5 minutes walk of 4 routes – numbers 232, 236, 246 and 247. In fact, the #247 bus bisects the area. These routes provide ready access to Downtown Vancouver, Edgemont Village, Lonsdale Quay, etc. Many residents use these services to commute daily by bus to their employment downtown.

The area is also convenient to the major bicycle route being expanded on Capilano Rd.

Schools

The area is within walking distance of Montroyal Primary and Handsworth Secondary Schools. There is no need for parents to chauffeur children to school.

Recreation/Amenities

The area is well served with amenities such as Cleveland Dam Metro Vancouver Park, Cleveland baseball and soccer fields, Prospect playground and tennis courts, not to mention easy access to the Grouse Grind from your front door! In addition, a restaurant, strip mall and corner store also conveniently service the area.

Tax Contribution

The infill housing would capitalize on existing infrastructure and services without impacting raw land. It would contribute additional revenue to the Municipal tax base as well as other Metro levies

Opportunity

The average age of a house on a 66' lot in the area is 55-60 years. Consequently, the current high land value means that homes in this area are ready for redevelopment. Sub-division would permit existing owners to downsize to new affordable houses and remain in the area while releasing 33' lots to give others an opportunity to locate here.

Importantly, any changes would not forcibly dislocate existing residents as any changes will only come about through the choice of existing owners.

Unfortunately, rejecting the SLIA would not result in preserving the status quo in the neighbourhood. The existing 66' lots will continue to be redeveloped at the current rapid pace resulting in wholesale tree removal to accommodate massive houses with secondary suites and built to the maximum FSR and building coverage. In time, these will come to define the "character" of the neighbourhood!

EUCCA Support

As indicated in the attached letter of May 13, 2016, EUCCA's Executive Committee fully supports the Staff initiative to identify and designate additional Small Lot Infill Areas in Upper Capilano in accordance with the policies and objectives in the 2011 OCP. Based on the foregoing history and planning considerations, the Executive supports the establishment of the 2 SLIA's recommended in the Staff Report. These areas demonstrably offer a suitable opportunity to provide a greater diversity of housing choice and enhance relative affordability.

District of North Vancouver
Planning Department
355 West Queens Road
North Vancouver, BC
V7N 4N5

May 13, 2016

Attn.: Nicole Foth

Re: Upper Capilano - Small Lot Infill Area Project

Dear Nicole,

The Executive of the Edgemont & Upper Capilano Community Association is fully supportive of the Planning Department project now underway to identify the potential for and designate additional Small Lot Infill Areas in Upper Capilano.

The 2011 OCP calls for growth in future housing development to be in the range of between 10 to 25% in the residential areas and identifies Small Lot Infill as an appropriate option to provide greater diversity of housing choice and enhance affordability. The present project is now addressing this opportunity.

The study area in question has a long history of 33' small lot development commencing as far back as the 1940's. Most of the lots were originally surveyed as 33' and it is difficult to identify an area in the District more suitable for extending this lot pattern.

We would be pleased to provide input and advice from a community perspective as the project progresses and look forward to a positive outcome.

Regards,

Brian Platts, Secretary

CC. Dan Milburn
Sarah Dal Santo
EUCCA Executive

ATTACHMENT 3: Responses to public comments on the potential SLIAs

Key themes from the public input received from the second public engagement's questionnaire are summarized below. Each of the following themes were mentioned five or more times by respondents. See the Information Report dated March 15, 2017 (Attachment 1) for more information.

Transportation

Several public responses commented about transportation, including concerns about traffic and parking in general, and on Montroyal Boulevard. If all homeowners of large lots in the potential SLIAs decided to subdivide, at full built out of 33 new small lots, estimates indicate a net increase of traffic volume would add 0.55 vehicles per minute during PM peak hour with these trips distributed across the streets (ITE Trip Generation Manual 9th Edition, land use code 210). During most of the day, the trip numbers would be lower. As small lot subdivisions are anticipated to be spread out over time, this increase is anticipated to be gradual. The two potential SLIAs are close to transit (routes 232, 236, 247, and 246), and dedicated cycling facilities on Capilano Road.

In the Clements/Canyon potential SLIA, the existing open lane on one side of each block would allow for on-street parking as redeveloped lots would take access from the rear lane. To reduce the impact of driveways on the streetscape, narrower driveway entrances can be explored while ensuring access and parking requirements. It is recognized that on-street parking along Montroyal Boulevard is more constrained with the presence of driveways, however on-site parking is required for all single-family houses (Zoning Bylaw): two on-site parking spaces, or three with a secondary suite and in non-tandem configuration are sought with subdivision.

Access from a lower classification street by Montroyal Boulevard is preferable. However if it is not feasible and the driveway is required to be located on Montroyal Boulevard, the impact of up to nine driveways of the 50 lots in this section is likely minimal. The driveway would need to ensure that sight distance is adequate and any other technical criteria met through the subdivision review and approval process, as with any subdivision application.

Neighbourhood character/density

Some public responses commented about neighbourhood character and density, including concerns about cumulative development, those who like the small lot character and comparative affordability, concerns about negative impacts on character and density.

Staff acknowledge that it is increasingly crucial to coordinate the timing of major development projects as the OCP is implemented in order to reduce impacts on residents. Single-family neighbourhoods including Upper Capilano are undergoing renewal as houses age, the Capilano area recently experienced road detours and construction inconvenience for Metro Vancouver's Capilano Water Main project, and development in Edgemont Village.

The District's Construction Traffic Management group, the Project Delivery group, and the Development Planning and Engineering department are actively working to better coordinate and reduce impacts on residents where possible as many parts of the District are being renewed.

In terms of utilities, the Utilities Department has no immediate concerns for the proposed SLIAs for water or sewer, and in general capital renewal will be added to the capital plan as needed. A benefit of subdivision, for example, is that renewed sewer connections reduce water infiltration into the sewer which helps manage capacity.

Other comments about neighbourhood character show a mix of views. Some respondents like the character of small lots and their comparable affordability in contrast to large lots, while others expressed concern about how small lots would change to the existing character. Given that there are few remaining places in the District for additional single-family homes, the OCP provides direction to consider opportunities to introduce sensitive infill housing in existing neighbourhoods where appropriate with the community. Infill housing can create housing choices for a wider range of households types and sizes, and allow residents to age in place.

SLIA boundaries

Some respondents commented on the location of SLIA boundaries. Some expressed they would like the whole Study Area designated as a SLIA, while others do not want SLIAs pursued at all. There is ongoing interest in the 1000 block of Prospect Avenue for a SLIA from eight of 10 respondents, as well as some interest from the lots in the Slope Hazard DPA beside the potential Clements/Canyon SLIA (three of four respondent households).

Respondents' comments illustrate a diversity of views about SLIA boundaries, and through the public process staff are seeking to strike a balance between finding opportunities to sensitively introduce more housing choices in established single-family neighbourhoods where public input has been supportive, and maintaining the existing status quo neighbourhood lot pattern in other parts of the Study Area.

Environment

Some respondents expressed concern about tree and vegetation loss. This concern is heard from areas where renewal of older single-family houses happens regardless of lot size. The District seeks to balance homeowners' ability to rebuild older houses and the impact on the environment with policies to lessen the impact of redevelopment, such as the Tree Protection Bylaw and the Good Neighbour program.