

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 6:06 p.m. on Tuesday, September 18, 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 J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn (via telephone)
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. L. Jensen, Manager – Engineering Operations
Mr. T. Lancaster, Manager – Community Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. September 18, 2017 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the agenda for the September 18, 2017 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. July 10, 2017 Council Workshop

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the minutes of the July 10, 2017 Council Workshop are adopted.

CARRIED

2.2. July 17, 2017 Council Workshop

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the minutes of the July 17, 2017 Council Workshop are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Single Family Home Renewal

File No.

Mr. Dan Milburn, General Manager – Planning, Properties and Permits, reported that the purpose of the Council Workshop is to follow up on previous presentations on the topic and ensure staff are focussing on issues of importance to Council and the community. Mr. Milburn noted sediment and erosion control will be addressed at an upcoming meeting regarding updates to the Construction Bylaw and that integrated stormwater management planning will also be addressed as a stand-alone topic at a future meeting.

Mr. Milburn reviewed the process to date, noting that it was initiated due to resident complaints. As staff developed responses to specific complaints, information was shared with Council. A staff survey was undertaken in 2016, which helped identify areas of concern. Council recently completed a survey to ascertain which concerns should be prioritized for action by staff. It was noted that not all areas of concern can be addressed by Municipal Government.

Mr. Milburn reviewed the results of the Council survey.

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

- Expressed concern regarding housing affordability;
- Commented on the prioritization of staff time;
- Requested staff address the identified issues;
- Discussed the impacts of construction on residents;
- Commented on contractor compliance with existing rules and the need for more enforcement;
- Expressed concern regarding the loss of green space and neighbourhood character;
- Remarked on environmental concerns, including drainage;
- Commented on the size of new homes;
- Requested data from staff to evaluate which issues are occurring and how often;
- Recommended pursuing enforcement action for contractors violating rules and regulations, as well as fees to ensure violators are paying the costs of additional enforcement;
- Expressed concern regarding the financial impact on taxes for hiring additional enforcement staff;
- Commented regarding the age of existing homes;
- Noted that owners have the right to sell or redevelop their homes within the existing bylaws;
- Commented on the effect of housing affordability on commuter traffic; and,
- Commented regarding the length of time sites are under construction.

In summary, staff noted the areas of concern identified by Council in the survey and during the Council Workshop are:

- Green space and permeable surface area;
- Size, form and character;
- Enforcement of existing bylaws and policies; and,
- The possibility of increasing renewal fees for expired building permits.

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

- Requested staff enforce current regulations and report back with data on identified areas;
- Suggested reviewing neighbourhood zoning;
- Recommended reviewing permitted basement sizes;
- Commented regarding the impact of lighting and glare from large new homes;
- Noted some issues are difficult to address ahead of infractions;
- Recommended prioritizing the overall needs of the community over the profitability of individual properties;
- Noted the construction boom from the 1950's to 1990's has created aging housing stock, some of which is in need of replacement;
- Commented that currently unoccupied basement suites may be occupied in the future as the housing ages; and,
- Expressed support for risk-based inspections to allow the reallocation of staff time where it is needed.

4. Public Input

Nil

5. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT the September 18, 2017 Council Workshop is adjourned.

CARRIED
(6:57 pm)

Mayor



Municipal Clerk

