

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, November 21, 2017 commencing at 7:04 p.m.

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

Absent: Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. J. Gordon, Manager – Administrative Services
Mr. B. Dwyer, Manager – Development Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Mr. T. Guppy, Development Planner

District of North Vancouver Rezoning Bylaw 1354 (Bylaw 8273)

Purpose of Bylaw:

The Zoning Bylaw currently permits a modest increase in floorspace for enhanced energy performance in buildings. The Provincial government has enacted the Building Act and BC Energy Step Code in an effort to standardize building regulations across the Province. As a result, local regulations that deal with matters addressed in the BC Building Code, such as the District's Density Bonus for Energy Performance contained in its Zoning Bylaw, will have no effect after December 15, 2017. This bylaw proposes to delete the Density Bonus for Energy Performance provisions from the Zoning Bylaw.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name and address;

- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing, or Council may close the hearing after which Council should not receive further new information from the public;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation; and,
- Any additional presentations will only be allowed at the discretion of the Chair.

Mr. James Gordon, Manager – Administrative Services, stated that:

- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

2. INTRODUCTION OF BYLAW BY THE CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaw, stating that the Zoning Bylaw currently permits a modest increase in floorspace for enhanced energy performance in buildings. The Provincial government has enacted the *Building Act* and BC Energy Step Code in an effort to standardize building regulations across the Province. As a result, local regulations that deal with matters addressed in the BC Building Code, such as the District's Density Bonus for Energy Performance contained in its Zoning Bylaw, will have no effect after December 15, 2017. This bylaw proposes to delete the Density Bonus for Energy Performance provisions from the Zoning Bylaw.

3. PRESENTATION BY STAFF

Mr. Brett Dwyer, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services.

Mr. Dwyer advised that:

- The District adopted a Green Building Strategy in 2010 which included policy and bylaw changes;
- Section 4C03 was added to the Zoning Bylaw in February 2011;
- Section 4C03 contained modest density bonus incentives for increased energy performance in buildings;
- The Province enacted the *Building Act* in March 2015 which set the Province as the sole authority to regulate building matters (such as energy performance) with any local requirements having no effect after December 15, 2017;
- Knowing that various municipalities had developed their own measures to promote greener buildings the Province introduced the BC Energy Step Code;
- The Step Code is a series of incrementally increasing energy performance steps that municipalities can adopt to require higher performing buildings and replace individual Green Building Strategies;

- The Province’s objective, through the Step Code, is for all new buildings to be Net Zero Ready by 2032;
- The Province has divided the steps in to Lower Steps and Upper Steps, recommending that municipalities adopting the Step Code start with the lower steps;
- Council has endorsed an approach to implement the Step Code from July 1, 2018 as follows:
 - Part 9 Residential buildings to meet Step 3;
 - Part 3 Residential buildings to meet Step 2 (Step 3 where rezoning required); and,
 - Part 3 Commercial buildings to meet Step 1 from July 1, 2018;
- By implementing the Step Code the District will be requiring more energy efficient buildings and helping to achieve the District’s GHG reduction targets (33% by 2030);
- The proposed amendments to the Zoning Bylaw are:
 - Deletion of section 4C03; and,
 - The deletion of both subsection (iii) of section 502.2 and subsection (d) of section 4B88-5.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Corrie Kost, 2800 Block Colwood Drive: COMMENTING

- Questioned the need for a Public Hearing as municipalities will no longer be able to set higher standards than the BC Building Code and any local building requirements will be invalid as of December 15, 2017;
- Expressed concern regarding the addition to applicable fees and charges required under the bylaw; and,
- Queried how *BC Building Act* regulations will impact housing costs.

6. COUNCIL RESOLUTION

MOVED by Councillor BASSAM

SECONDED by Councillor HANSON

THAT the November 21, 2017 Public Hearing be closed;

AND THAT “District of North Vancouver Rezoning Bylaw 1354 (Bylaw 8273)” be returned to Council for further consideration;

CARRIED
(7:15 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk