

AGENDA

PUBLIC HEARING

**Tuesday, January 16, 2018
7:00 p.m.**

**Committee Room, 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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PUBLIC HEARING

7:00 p.m.
Tuesday, January 16, 2018
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

Upper Capilano Small Lot Infill Areas – Zoning Bylaw Amendments

1. **OPENING BY THE MAYOR**
2. **INTRODUCTION OF BYLAWS BY CLERK**

District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)

Purpose of Bylaw:

Bylaw 8265 proposes to amend the Zoning Bylaw by designating a SLIA on Prospect Avenue from Capilano Road to Cliffridge Avenue.

District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)

Purpose of Bylaw:

Bylaw 8266 proposed to amend the Zoning Bylaw by designating a SLIA on Clements Avenue and Canyon Boulevard from Belvedere Drive/Lane to Cliffridge Avenue.

District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)

Purpose of Bylaw:

Bylaw 8267 proposed to amend the Zoning Bylaw by designating a SLIA on the north side of Montroyal Boulevard from Cliffridge Avenue to Ranger Avenue.

3. **PRESENTATION BY STAFF**

Presentation: Nicole Foth
5. **REPRESENTATIONS FROM THE PUBLIC**
6. **QUESTIONS FROM COUNCIL**

7. COUNCIL RESOLUTION

Recommendation:

THAT the January 16, 2018 Public Hearing be closed;

AND THAT “District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)”, “District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)” and “District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)” be returned to Council for further consideration.

8. CLOSING

The Corporation of the District of North Vancouver

Bylaw 8265

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 312, the table “Small Lot Infill Area # / Geographical Description” is amended by adding a row, in numerical order, as follows:

| | |
|-----|--|
| “4b | Prospect Avenue (between Capilano Road and Cliffridge Avenue)” |
|-----|--|

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time December 4th, 2017

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

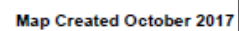
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Municipal Clerk

Small Lot Infill Area 4b
Bylaw 8265



SMALL LOT INFILL AREA



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The Corporation of the District of North Vancouver

Bylaw 8266

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 312, the table “Small Lot Infill Area # / Geographical Description” is amended by adding a row, in numerical order, as follows:

| | |
|-----|--|
| “4c | Clements Avenue and Canyon Boulevard (between Belvedere Drive and Cliffridge Avenue) as delineated in the corresponding map in Schedule A” |
|-----|--|

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.
- c) Section 312 is amended by adding the title “SCHEDULE A to Section 312” to the top of the page with the map entitled “Small Lot Infill Plan Area #1”.

READ a first time December 4th, 2017

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

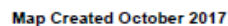
Mayor

Municipal Clerk

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Municipal Clerk

**Small Lot Infill Area 4c
Bylaw 8266**



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The Corporation of the District of North Vancouver

Bylaw 8267

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 312, the table “Small Lot Infill Area # / Geographical Description” is amended by adding a row, in numerical order, as follows:

| | |
|-----|--|
| “4d | North side of Montroyal Boulevard (between Cliffridge Avenue and Ranger Avenue)” |
|-----|--|

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time December 4th, 2017

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

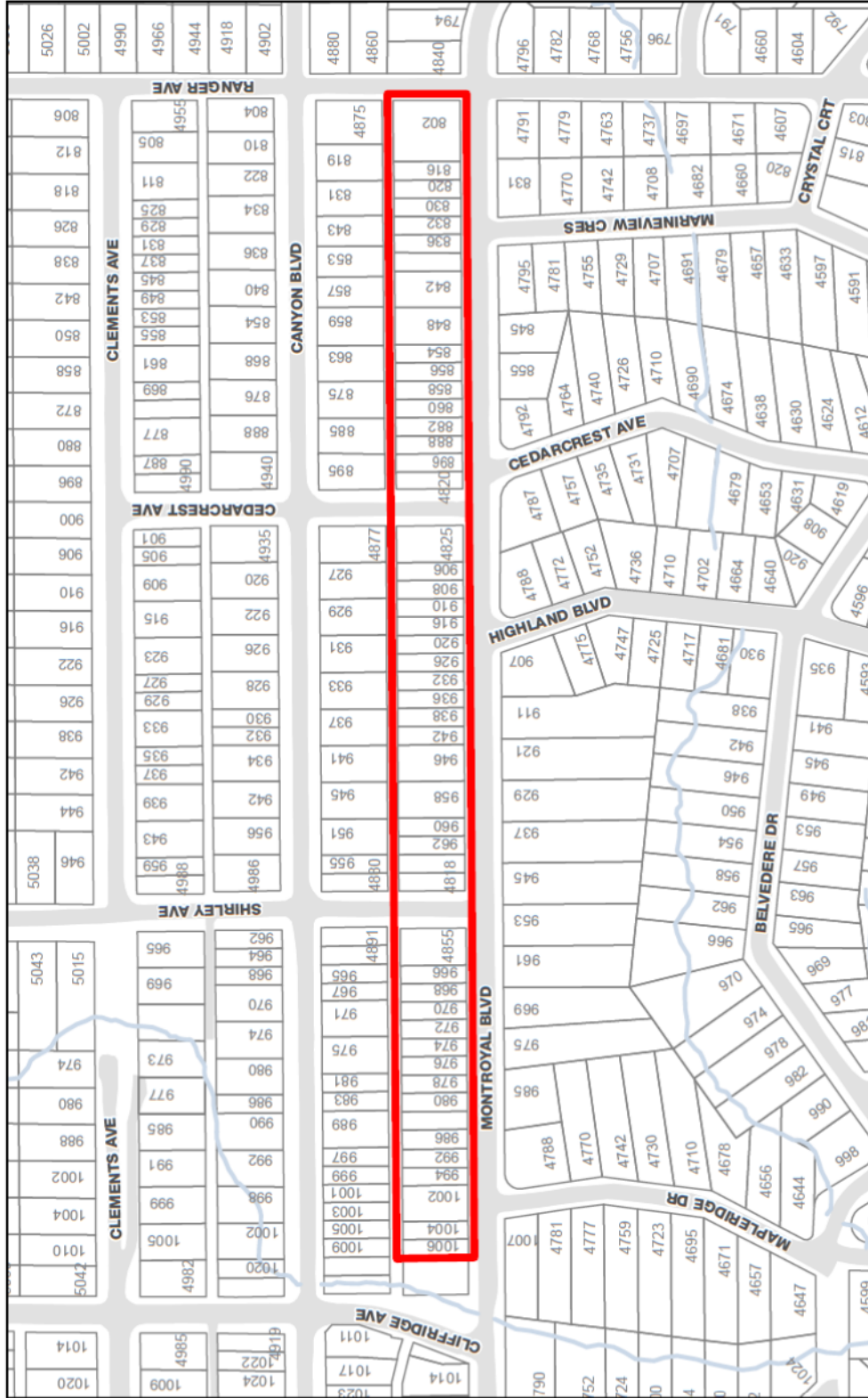
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8267

Small Lot Infill Area 4d Bylaw 8267



Community Planning Department, District of North Vancouver

SMALL LOT INFILL AREA

Map Created October 2017

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| AGENDA INFORMATION | |
|---|------------------------|
| <input checked="" type="checkbox"/> Regular Meeting | Date: December 4, 2017 |
| <input type="checkbox"/> Other: | Date: _____ |



The District of North Vancouver REPORT TO COUNCIL

November 27, 2017
File: 13.6480.30/003.003.000

AUTHOR: Nicole Foth, Community Planner

SUBJECT: Upper Capilano Small Lot Infill Areas - Zoning Bylaw Amendments

RECOMMENDATION:

THAT Bylaw 8265, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Prospect Avenue, is given FIRST reading and is referred to Public Hearing;

AND THAT Bylaw 8266, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard, is given FIRST reading and is referred to Public Hearing;

AND THAT Bylaw 8267, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Montroyal Boulevard, is given FIRST reading and is referred to Public Hearing.

REASON FOR REPORT:

At the September 18, 2017 Regular Meeting of Council, Council directed staff to prepare Zoning Bylaw amendments for three new Small Lot Infill Areas (SLIAs) in the Upper Capilano area. Council passed the following four motions.

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.

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 propose a Zoning Bylaw amendment to designate a Small Lot Infill Area on the 1000 block on Prospect Avenue.

SUMMARY:

At Council's direction, staff prepared three Zoning Bylaw amendments for three new SLIAs for Council's consideration at First Reading. The amending bylaws are available in Attachment 1, Attachment 2, and Attachment 3. The locations of the three proposed SLIAs are shown in Figure 1 below.

The amending bylaws are summarized as follows:

- Designate a SLIA on **Prospect Avenue** from Capilano Road to Cliffridge Avenue (Bylaw 8265);
- Designate a SLIA on **Clements Avenue**, including the five lots in the Slope Hazard Development Permit Area, and **Canyon Boulevard** from Belvedere Drive/lane to Cliffridge Avenue (Bylaw 8266); and a clarifying text amendment to add a section heading; and
- Designate a SLIA on **Montroyal Boulevard** from Cliffridge Avenue to Ranger Avenue (Bylaw 8267).



Figure 1: Three new Small Lot Infill Areas (SLIAs)

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 neighbourhood were built in the 1950s and 1960s and there is continuing interest from homeowners to renovate or redevelop their homes.

Public Process

The following timeline summarizes the public process and Council direction throughout this initiative.

- May 3, 2016 Staff invited homeowners in the area to the first open house to express their views on the potential for small lots within the study area (between Capilano Rd, Montroyal Blvd, Ranger Ave, and Prospect Ave). Staff invited public input through a questionnaire.
- July 4, 2016 At a Workshop, Council received the results of the public input from the first open house and questionnaire. Staff identified two potential SLIAs in the study area that were identified based on the public feedback received and an analysis of the block features. At that workshop, Council directed staff to hold further public engagement on the two potential SLIAs, and for staff to explore other housing options with the public.
- Oct. 5, 2016 Staff held a second open house to gather public feedback on the two potential SLIAs on Clements/Canyon, and Montroyal, and staff invited public input through a questionnaire. The results were reported to Council in an Information Report dated March 15, 2017.
- Sept. 18, 2017 At the Regular Meeting of Council, staff presented the results of the second public engagement that focused on the two potential SLIAs on Clements/Canyon and Montroyal. The results showed public support for two potential SLIAs from the respondent households in the study area and nearby neighbours, as well as within each potential SLIA.
- Council directed staff to draft Zoning Bylaw amendments for these two potential SLIAs, and included five lots on Clements Ave. to the Clements/Canyon SLIA. Council also directed staff to draft a Zoning Bylaw amendment for one block of Prospect Ave.
- Oct. 18, 2017 Since a SLIA on Prospect Ave. was added for consideration at the September 18th, 2017 Regular Council Meeting, staff met with residents of this block to share information on what a SLIA might mean for their block, and collected feedback. At the meeting, staff informed that there would be a public input opportunity at a Public Hearing, should Council refer one or more bylaws to Public Hearing. For reference, meeting details and feedback are available in Attachment 4.

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 generally 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.

ANALYSIS:*Subdivision Potential*

In the three potential SLIAs, there are currently 138 lots. Fifty-eight of these lots have the potential to subdivide into small lots. This represents a potential net increase of up to 59 lots for a total of 197 lots within the two potential SLIAs as shown in Table 1.

| | Existing | | | Build out scenario with SLIAs designation | | | |
|------------------|------------|------------|------------|---|------------|-----------------------|------------|
| Potential SLIA | Small Lots | Other Lots | Total Lots | Small Lots | Other Lots | Net-new lots subtotal | Total Lots |
| Clements/ Canyon | 20 | 30 | 50 | 78 | 1 | 29 | 79 |
| Montroyal | 42 | 8 | 50 | 59 | 0 | 9 | 59 |
| Prospect | 14 | 24 | 38 | 56 | 3 | 21 | 59 |
| Total | 76 | 62 | 138 | 193 | 4 | 59 | 197 |

Table 1: Subdivision potential in the two potential SLIAs

On average three to four small lots are created by subdivision each year. If Council approves these two potential SLIAs and the rate of small lot subdivision remains generally the same, it could take an estimated 14 to 19 years for the 58 existing large lots within the three proposed SLIAs to be subdivided.

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

Transportation

At build-out, estimates indicate net increase of trips made would add about 1 vehicle 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, it would be lower.

Text Amendment

A clarifying text amendment is included in one of bylaws; it adds the title "Schedule A" at the beginning of the SLIA maps in the Zoning Bylaw Section 312. This amendment is included in Bylaw 8266.

Timing/Approval Process:

Should Council refer one or more of the bylaws to Public Hearing, a Public Hearing will be scheduled. Following the Public Hearing, the bylaws considered would be brought to Council for second reading.

Concurrence:

The bylaws have been reviewed by the Legal department.

Financial Impacts:

Infill housing, such as SLIAs, is a more efficient way to deliver linear services (e.g. water, sanitary, storm sewer, sidewalks, street lighting and roads) when compared to conventional subdivision development. Specifically, infill provides more rate/tax payers for the same distance of linear infrastructure. This means infill housing is an overall financial benefit to the District, especially when the existing service levels can be maintained (e.g. no up-sizing of pipes or construction of new public infrastructure) as is the case with the SLIAs proposed in this report.

Liability/Risk:

The proposed SLIAs are not expected to expose the District to additional risk. Specifically, the Slope Hazard Development Permit Areas (DPA) guidelines will continue to apply whether or not lots are included in the proposed SLIAs, including the requirement for a report from a qualified professional indicating the properties may be “safely used for the use intended”. In the proposed SLIAs, there are five lots on Clements Ave. and 7 lots on Prospect Ave. in the Slope Hazard DPA.

Social Policy Implications:

The proposed SLIAs in this report are intended to expand housing choices through sensitive infill in existing single-family neighbourhoods, as per policy in the OCP. Given there are few remaining places in the District for additional single-family home creation, the benefit of adding these additional SLIAs is to create housing choices for a wider range of household incomes, types, and sizes, and to allow older residents to age in place.

Environmental Impact:

Subdivision and single-family construction are expected to follow applicable environmental Development Permit Areas (DPAs), the Tree Protection Bylaw, and the Environmental Protection and Preservation Bylaw.

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.

Many houses in this Upper Capilano neighbourhood were built in the 1950s and 1960s, making these homes nearing the end of their functional lifespan and poised to be renovated or rebuilt. As these potential changes are imminent, exploring and identifying new SLIAs has been an opportunity to engage the community in developing a long-term vision both for housing diversity needs and changing neighbourhood character as homes rebuild.

Through the public input processes, staff has identified potential SLIAs to strike a balance between 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.

Based on the analysis and public input, staff supports proceeding with the designation of the three new SLIAs in the report, Clements/Canyon, Montroyal, and Prospect. Subdivision of these areas has the potential to add up to 59 new houses to the area over time, and when homeowners choose to pursue subdivision at their discretion.

Options:

THAT Bylaw 8265, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Prospect Avenue, is given FIRST reading and is referred to Public Hearing;

AND THAT Bylaw 8266, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Clements Avenue and Canyon Boulevard, is given FIRST reading and is referred to Public Hearing;

AND THAT Bylaw 8267, which amends the District of North Vancouver Zoning Bylaw 3210, 1965, to designate a Small Lot Infill Area on Montroyal Boulevard, is given FIRST reading and is referred to Public Hearing.

Respectfully submitted,



Nicole Foth
Community Planner

Attachment 1: Bylaw 8265 (Prospect Avenue)

Attachment 2: Bylaw 8266 (Clements Avenue and Canyon Boulevard)

Attachment 3: Bylaw 8267 (Montroyal Boulevard)

Attachment 4: Prospect Ave. meeting

| 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 Corporation of the District of North Vancouver**Bylaw 8265**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)".

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

| | |
|-----|--|
| "4b | Prospect Avenue (between Capilano Road and Cliffridge Avenue)" |
|-----|--|

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

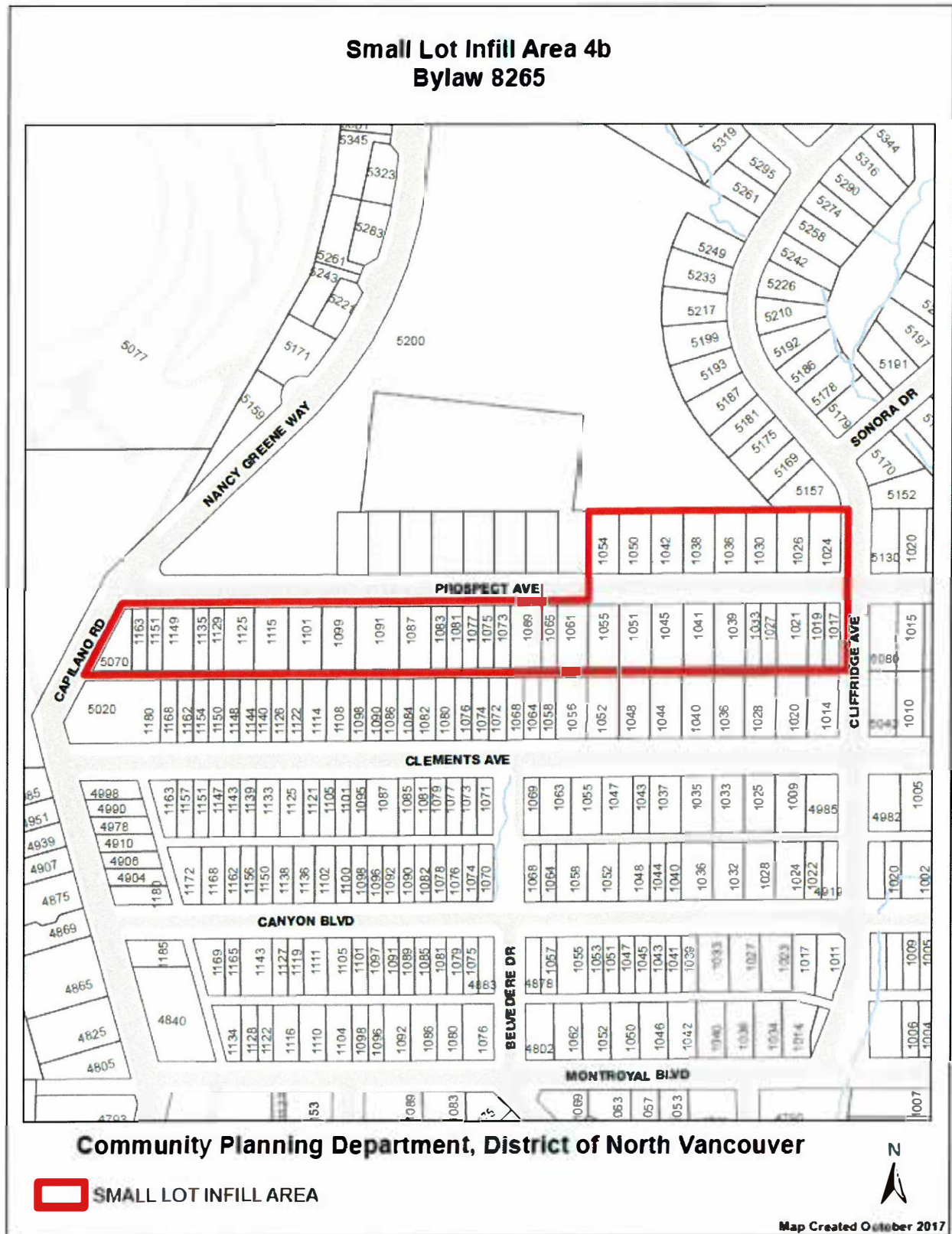
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8265

Small Lot Infill Area 4b Bylaw 8265



The Corporation of the District of North Vancouver

Bylaw 8266

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)".

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 312, the table "Small Lot Infill Area # / Geographical Description" is amended by adding a row, in numerical order, as follows:

| | |
|-----|--|
| "4c | Clements Avenue and Canyon Boulevard (between Belvedere Drive and Cliffridge Avenue) as delineated in the corresponding map in Schedule A" |
|-----|--|

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.
- c) Section 312 is amended by adding the title "SCHEDULE A to Section 312" to the top of the page with the map entitled "Small Lot Infill Plan Area #1".

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

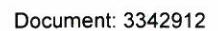
Mayor

Municipal Clerk

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Municipal Clerk

**Small Lot Infill Area 4c
Bylaw 8266**



The Corporation of the District of North Vancouver

Bylaw 8267

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 312, the table “Small Lot Infill Area # / Geographical Description” is amended by adding a row, in numerical order, as follows:

| | |
|-----|--|
| “4d | North side of Montroyal Boulevard (between Cliffridge Avenue and Ranger Avenue)” |
|-----|--|

- b) Section 312 is amended by adding the map, which is attached to this bylaw as Schedule A, in numerical order.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

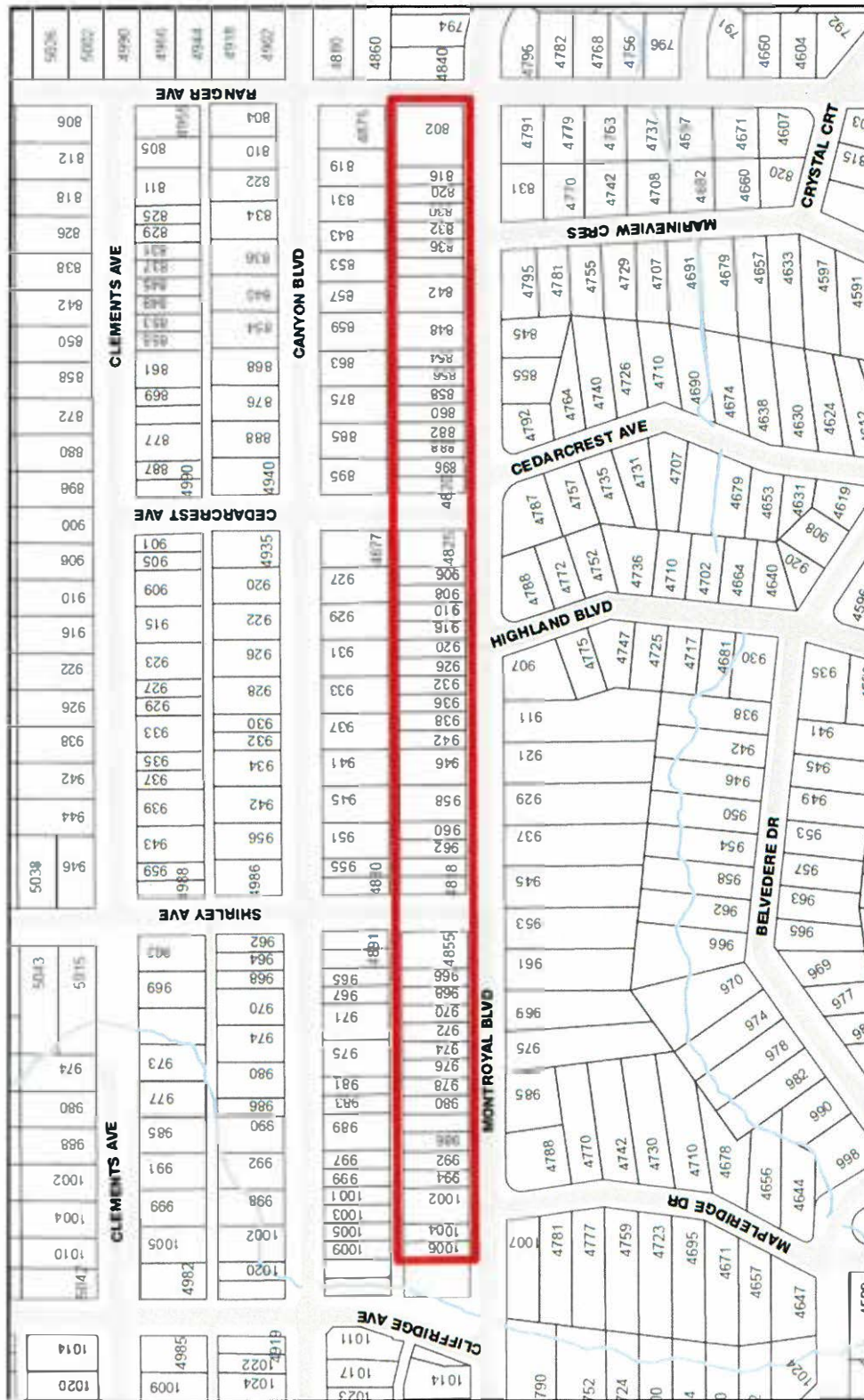
Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8267

Small Lot Infill Area 4d Bylaw 8267



Community Planning Department, District of North Vancouver

SMALL LOT INFILL AREA

Map Created October 2017

Prospect Ave. meeting

The potential SLIA on Prospect Ave. between Capilano Rd. and Cliffridge Dr. was added for consideration by Council in September 2017. Staff held a meeting with residents of this block on October 18, 2017 to share information on what a SLIA might mean for their block, collect feedback, and answer questions. The meeting was at Canyon Heights Church, and 16 residents attended. Residents were able to provide feedback online until November 1, 2017.

Staff received 16 completed questionnaires from 12 households located on Prospect Ave. between Capilano Rd. and Cliffridge Dr. Responses are reported by household in an effort to ensure equitable representation as some households had multiple responses.

Of 38 total households in this block, nine respondent households indicated they support or strongly support a SLIA on Prospect Ave., while three respondent households indicated they do not support or strongly do not support a SLIA. All 12 respondent households indicated that they felt they fairly well or very well understand what a SLIA might mean for their street.

Respondent households that support a SLIA commented that small lots are relatively more affordable than large lots, small lots may attract families, and suggested to open more lane access. Respondent households that do not support a SLIA expressed concern about impacts to on-street parking, increased traffic, loss of greenery and trees, more developer interest, and concern about change of street character.

At the meeting, staff informed that there would be a public input opportunity at a Public Hearing, should Council refer one or more bylaws to Public Hearing.



PUBLIC HEARING

Upper Capilano Small Lot Infill Areas – Zoning Bylaw Amendments

What: A Public Hearing for Bylaws 8265, 8266 and 8267, proposed amendments to the Zoning Bylaw to create three new Small Lot Infill Areas (SLIAs) in the Upper Capilano area.

When: 7 pm, Tuesday, January 16, 2018

Where: Council Chambers, District of North Vancouver Municipal Hall,
355 West Queens Road, North Vancouver, BC



What changes?

Bylaws 8265, 8266 and 8267 propose to amend the Zoning Bylaw by:

- Designating a SLIA on Prospect Avenue from Capilano Road to Cliffridge Avenue (Bylaw 8265);
- Designating a SLIA on Clements Avenue and Canyon Boulevard from Belvedere Drive/Lane to Cliffridge Avenue (Bylaw 8266); and,
- Designating a SLIA on the north side of Montroyal Boulevard from Cliffridge Avenue to Ranger Avenue (Bylaw 8267).

When can I speak?

We welcome your input Tuesday, January 16, 2018, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning these bylaw amendments after the conclusion of the public hearing.

Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from December 5, 2017 to January 18, 2018. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

Who can I speak to?

If you have questions on the proposed SLIAs, please contact Nicole Foth, Community Planner, at 604-990-2354 or fothn@dnv.org



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