

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Upper Capilano Small Lot Infill Areas – Zoning Bylaw Amendments

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, January 16, 2018 commencing at 7:00 p.m.

Present: Mayor R. Walton
Councillor R. Bassam (7:03 p.m.)
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. T. Lancaster, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. A. Reiher, Confidential Council Clerk
Ms. N. Foth, Planner

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

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:

- 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;

- Use of the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- 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; and,
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation.

Councillor MURI left the meeting at 7:02 p.m. and returned at 7:04 p.m.

Councillor BASSAM arrived at this point in the proceedings.

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

- 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;
- If Council was provided with a written submission there would be no need to read it as it would have already been seen by Council. Speakers may summarize or briefly reiterate the highlights of their submission, ensuring their comments pertain to the bylaw under consideration;
- 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;
- Any additional presentations will only be allowed at the discretion of the Chair;
- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed;
- Council is here to listen to the public, not to debate the merits of the bylaw; 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 CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed Bylaws stating that Bylaw 8265 proposes to amend the Zoning Bylaw by designating a SLIA on Prospect Avenue from Capilano Road to Cliffridge Avenue, Bylaw 8266 proposes to amend the Zoning Bylaw by designating a SLIA on Clements Avenue and Canyon Boulevard from Belvedere Drive/Lane to Cliffridge Avenue, and that Bylaw 8267 proposes 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

Ms. Nicole Foth, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Foth advised that the purpose of the Public Hearing is to discuss the proposed Zoning Bylaw amendments to create three new Small Lot Infill Areas (SLIA) in the Upper Capilano area. Ms. Foth noted that a SLIA is an area designated in the Zoning Bylaw where smaller lots, at least

10 m. wide or 33 ft. wide, are created through a subdivision. Ms. Foth commented that there are currently twenty-three existing SLIAs within the District and that the three proposed SLIAs are located in the Upper Capilano area.

Ms. Foth noted that the Official Community Plan (OCP) provides direction for infill housing in existing neighborhoods and that by permitting smaller lots, SLIAs can provide more housing diversity and a range of homeownership prices. Ms. Foth commented that SLIAs may provide an alternative for large lots that may be facing redevelopment and that residents are given more clarity regarding the lot sizes they may expect to see in future developments.

Ms. Foth noted that community engagement included open houses on May 3, 2016, October 5, 2016 and a Public Meeting on October 18, 2017. The public input and direction from Council received at these meetings identified three potential SLIAs.

Ms. Foth commented that the three SLIAs being considered are located at Prospect Avenue, Clements Avenue and Canyon Boulevard, and Montroyal Boulevard. Ms. Foth advised that the areas are zoned as single-family residential (RS3) and have the OCP land use designation of Residential Level 2, Detached Residential (RES2). Ms. Foth advised that the proposed amending bylaw would maintain the existing RS3 zoning for the properties within the proposed SLIAs. She further noted that there are 138 single family residential lots within the proposed SLIAs and that fifty-eight of the lots would meet the criteria to subdivide into small lots; which represent a potential net increase of up to fifty-nine. Ms. Foth further commented that if the SLIAs are designated, homeowners could apply to subdivide lots into a minimum 10 m. wide lot and would not have to apply for rezoning.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Ms. Gordana Stojavljevic, 1000 Block Canyon Boulevard: IN FAVOUR

- Suggested that the proposed bylaw could attract a younger population and retain senior homeowners; and,
- Opined that SLIAs are highly desirable and supported within the community.

4.2. Mr. Amarinder Dhanju, 800 Block Clements Avenue: IN FAVOUR

- Suggested that more areas within the District should be considered for SLIAs; and,
- Spoke to the affordability of housing.

4.3. Ms. Yolande Westewell-Roper, 1000 Block Canyon Boulevard: IN FAVOUR

- Opined that smaller lots accommodate families better than larger home developments; and,
- Commented on a group application for subdivision which was submitted in 2004, and followed up with the District in 2010 with the new OCP.

4.4. Mr. Andrew Westewell-Roper, 1000 Block Canyon Boulevard: IN FAVOUR

- Spoke in support of the proposed SLIA bylaw;
- Commented on a group application for subdivision that was rejected by Council in 2004; and,

- Suggested that the proposed SLIAs prevent monster homes from being developed in the neighbourhood.
- 4.5. Mr. Zeljko Stojavljevic, 1000 Block Canyon Boulevard Street: IN FAVOUR**
- Opined that younger families may move into the neighbourhood if the proposed bylaw is adopted.
- 4.6. Ms. Ilona Kuligowska, 1000 Block Canyon Boulevard: IN FAVOUR**
- Commented on the rezoning application process and preliminary subdivision process;
 - Suggested that the possibility of rezoning will make properties more attractive to the real estate market; and,
 - Opined that more families are moving away from the District due to affordability.
- 4.7. Mr. Masoud Montazeri, 1000 Block Cements Avenue: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Commented that many older homes have been replaced on larger properties; and,
 - Suggested that SLIAs would encourage young families to live in the area.
- 4.8. Mr. Gordon Cornwall, 1000 Block Canyon Boulevard: IN FAVOUR**
- Observed that the current zoning allows for larger homes to be developed on existing lots;
 - Commented that the neighbourhood is currently family friendly; and,
 - Opined that subdivisions are friendly for the environment and support energy efficient buildings.
- 4.9. Ms. Claudia Cornwall, 1000 Block Canyon Boulevard: IN FAVOUR**
- Spoke in support of the proposed bylaw;
 - Suggested that general rezoning will make sub-dividing a favourable change; and,
 - Commented on an email provided by Mr. and Mrs. Hunter in support of the proposed bylaw.
- 4.10. Mr. Adrian Chaster, 3000 Crescent View Drive: IN FAVOUR**
- Commented in favour of the proposed bylaw.
- 4.11. Mr. Arzoo Babul, 3000 Block Brookridge Drive: IN FAVOUR**
- Spoke in support of the proposed SLIA bylaw;
 - Opined that there is a high level of support from the community; and,
 - Suggested that diversified housing could be more affordable.
- 4.12. Mr. Rolf Kullak, 1000 Block Clements Avenue: IN FAVOUR**
- Suggested that the original zoning be reinstated to allow for all lots to be sub-dividable.

Councillor MURI left the meeting at 7:50 p.m. and returned at 7:53 p.m.

- 4.13. Mr. Peter Thompson, 900 Block Clements Avenue:** **IN FAVOUR**
- Spoke in support of the proposed bylaw.
- 4.14. Mr. Grig Cameron, 1000 Block Clements Avenue:** **IN FAVOUR**
- Commented on the OCP;
 - Suggested that SLIAs would provide better affordability; and,
 - Opined that change is necessary for the neighbourhood.
- 4.15. Mr. Rajinder Mundra, 800 Block Montroyal Boulevard:** **IN FAVOUR**
- Expressed concern that not all of public input was considered in the proposed bylaw amendment; and,
 - Opined that lane allowances should be allowed.
- 4.16. Ms. Jane Nicol, 1000 Block Canyon Boulevard:** **IN FAVOUR**
- Commented on the family feel of the neighbourhood;
 - Opined that subdivision is an option for homeowners, not a requirement; and,
 - Opined that subdivision allows for more affordability.
- 4.17. Mr. Andrew Horembala, 1000 Block Canyon Boulevard:** **IN FAVOUR**
- Spoke in favour of the proposed bylaw and the changes that they will allow; and,
 - Opined that the proposed bylaws will facilitate more families in the neighbourhood.
- 4.18. Ms. Tosca Leong, 1000 Block Clemments Avenue:** **IN FAVOUR**
- Commented on the positive community engagement process;
 - Expressed concern regarding monster homes and the pressures of affordable housing; and,
 - Opined that new housing options could strengthen the community.
- 4.19. Ms. Golnaz Rakhshan, 4000 Block Cliffridge Avenue:** **IN FAVOUR**
- Spoke in support of the proposed SLIAs;
 - Commented on the diversity of the community; and,
 - Opined that there is a lack of affordable housing within the District.
- 4.20. Mr. Warren McKay, 1000 Block Prospect Avenue:** **IN FAVOUR**
- Commented on the access to transit and green space;
 - Commented on the aging population and homes;
 - Commented regarding a petition that Prospect Avenue be included in the proposed bylaw.
- 4.21. Ms. Erin O'Neil, 1000 Block Prospect Avenue:** **IN FAVOUR**
- Suggested that smaller lots encourage younger families to live in the area;
 - Commented on the need to support and foster new families into the community for the benefit of the neighbourhood; and,
 - Commented on community safety in regards to vehicle traffic.

4.22. Ms. Fatemh Mokaber, 1000 Block Canyon Boulevard: IN FAVOUR

- Spoke in support of the proposed bylaw; and,
- Suggested that smaller homes are easier to maintain, attract families and offer rental options.

4.23. Mr. Harj Gill, 1000 Block Clements Avenue: IN FAVOUR

- Commented on the affordability within the District of North Vancouver; and,
- Opined that opportunities to retain families and fill local schools need to be explored.

4.24. Mr. Brian Platts, 3000 Block Beverley Crescent: IN FAVOUR

- Opined that the proposed bylaw offers a greater housing choice.

4.25. Mr. Ray Bodnaruk, 1000 Block Prospect Avenue: IN FAVOUR

- Opined that the proposed bylaw would enhance the quality and vibrancy of the area.

4.26. Mr. Eric Bayntun, 1000 Block Prospect Avenue: IN FAVOUR

- Commented on the affordability of housing within the District; and,
- Opined that subdivisions would contribute favorably to the affordability of housing.

4.27. Mr. Ron Johnstone, 3000 Block Edgemont Boulevard: IN FAVOUR

- Commented on the need to populate local schools;
- Commented on traffic and transportation issues within the District; and,
- Opined that housing diversity is important.

Council recessed at 8:39 p.m. and reconvened at 8:43 p.m.

Councillor BASSAM returned at this point in the proceedings.

4.28. Mr. Corrie Kost, 2000 Block Colwood Drive: OPPOSED

- Spoke in opposition of the bylaw amendment; and,
- Opined that diversification does not allow for better transportation;
- Opined that SLIAs do not create affordable housing.

Councillor MACKAY-DUNN returned at this point in the proceedings.

4.29. Mr. Barry Fenton, 2000 Block Byron Road: IN FAVOUR

- Spoke as a member of Community Housing Action Committee (CHAC);
- Opined that the increased housing density is consistent with the transit infrastructure in the area; and,
- Opined that the proposed bylaw allows for the retention of families within the community.

In response to a question from Council, staff advised that property values are assessed by the BC Assessment Authority and that for Municipal tax purposes, a new parcel of land becomes a new folio from which tax revenue is collected.

In response to a question from Council, staff advised that if a SLIA designation does not exist in an area that wishes to subdivide, a rezoning process along with the associated costs would need to be carried out. Staff noted that the approval for rezoning is at the discretion of Council.

In response to a question from Council regarding the number of secondary suites or coach houses allowed within a 33 ft. lot within a SLIA, staff advised that:

- A suite is permitted on a 33 ft. lot with open lane access;
- Within the proposed SLIAs there are twenty-two large lots on open lanes which could potentially allow for forty-four new homes;
- The criteria for a coach house is a 50 ft. wide lot with an open lane, a 50 ft. wide corner lot, or on a minimum 10,000 sq. ft. lot; and,
- Within the proposed SLIA there is a potential for twenty-six coach houses.

4.30. Mr. Corrie Kost, 2000 Block Colwood Drive: SPEAKING A SECOND TIME

- Commented on zoning exemptions;
- Commented on the diversity of the neighbourhood; and,
- Opined that retaining and operating older homes is better for the environment.

4.31. Mr. Grig Cameron, 1000 Block Clements Avenue: SPEAKING A SECOND TIME

- Commented on monster homes within the community;
- Opined that younger families leave the District due to affordability; and,
- Suggested that SLIA homes cater to various demographics.

4.32. Mr. Brain Wheats, 900 Block Montroyal Boulevard: COMMENTING

- Queried if a change to zoning would affect the application of covenants on a property title.

In response to a question from Council, staff advised that covenants remain on a property title unless removed by a Council resolution, or by the Approving Officer, regardless of property zoning.

4.33. Mr. Corrie Kost, 2000 Block Colwood Drive: SPEAKING A THIRD TIME

- Queried if a SLIA area allows for an environmentally friendly area.

In response to a question from Council, staff advised that the maximum house size for a 66 ft. lot is 4,300 sq. feet and that the maximum house size for a 33 ft. lot is approximately 1,900 sq. feet.

4.34. Ms. Ilona Kosta, 2000 Block Colwood Drive: SPEAKING A SECOND TIME

- Spoke to greenery issues and the proper procedure for tree removal.

4.35. Mr. Grig Cameron, 1000 Block Clements Avenue: SPEAKING A THIRD TIME

- Spoke to lot infill sizes.

5. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the January 16, 2018 Public Hearing be closed;

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

CARRIED
(9:15 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk