

AGENDA

COUNCIL WORKSHOP

Monday, July 8, 2019

5:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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COUNCIL WORKSHOP

**5:00 p.m.
Monday, July 8, 2019
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver**

AGENDA

1. ADOPTION OF THE AGENDA

1.1. July 8, 2019 Council Workshop Agenda

Recommendation:

THAT the agenda for the July 8, 2019 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

3. REPORTS FROM COUNCIL OR STAFF

3.1. Standards and Regulations in Single-Family Zones

p. 7-23

File No. 13.6700.20/000.000

Report: Community Planner, June 25, 2019

Attachment A: Chronology of Previous Workshops

Attachment B: PowerPoint Presentation

Recommendation:

THAT the June 25, 2019 report of the Community Planner entitled Standards and Regulations in Single-Family Zones is received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the July 8, 2019 Council Workshop is adjourned.

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>July 8, 2019</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

June 25, 2019

File: 13.6700.20/000.000

AUTHOR: Adam Wright, Community Planner

SUBJECT: Standards and Regulations in Single Family Zones

RECOMMENDATION:

THAT the report entitled "Standards and Regulations in Single Family Zones" dated June 25, 2019 be received for information.

REASON FOR REPORT:

Council members have expressed an interest in discussing single-family residential standards and regulations. This report and accompanying presentation are intended to facilitate that conversation.

BACKGROUND:

Background on Single Family Zones in the District

The District's five single family (RS1 – RS5) and 14 neighbourhood zones were created over many years through robust community engagement. This process sought a balance between individual property owners' rights and broad community interests.

Previous Council Workshops on Single Family Home Renewal

Previous Council workshops have helped to outline a variety of issues from residents and inform additional measures the District has taken to mitigate impacts from single family home renewal. A chronology of previous Council Workshops on single family home renewal is provided as an attachment to this report.

EXISTING POLICY:

The District has implemented a wide range of bylaws, policies, and programs to regulate single-family residential development.

CONCLUSION:

The accompanying presentation outlines the District's current approach and provides options if Council chooses to pursue further measures.

Respectfully submitted,



Adam Wright
Community Planner

Attachment A: Chronology of Previous Workshops

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		

Attachment A: Chronology of Previous Workshops

March 19, 2018 - Council discussed options to address four priority issues related to single-family home renewal including improving enforcement, erosion and sediment control, preserving landscaping, and regulating the size, form and character of homes.

September 18, 2017 - Staff presented the results from a survey of Councillors to help prioritize issues related to single-family home renewal in order to further define the issues and expand measures to mitigate impacts to the community.

March 6, 2017 - Staff provided an update on District initiatives and received direction from Council to prepare a list of issues to help prioritize future efforts.

June 21, 2016 - Staff presented the results of a public survey on issues and potential solutions related to single-family home renewal.


October 5, 2015 - Staff provided a report to Council which summarizes key issues related to single-family home renewal as well as policies and tools the District uses to manage these issues, and suggested actions to further mitigate negative impacts to residents.

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Single-family Residential Standards & Regulations


Council Workshop - July 8, 2019
Dan Milburn, General Manager,
Planning, Properties, & Permits




Single Family Standards & Regulations



Current Approach & Options



Council Discussion



Related Topic: Energy & GHG Reduction



Related Topic: Single Family Renewal

- Good neighbour pre-construction meetings
- Construction traffic management
- Enhanced bylaw enforcement
- Encroachments (boulevard, park, greenspace)
- New municipal information system (EnerGov)
- Construction Bylaw
 - Signage
 - Shoring Plan
 - Sediment & Erosion Control



Current Standards & Regulations

- The Official Community Plan (OCP)
 - Density & infill
 - Development permits
- Zoning Bylaw: single-family zones
- Regulatory bylaws (e.g. environmental and nuisance)



Issues & Solutions

- Define the issue/problem – e.g. impact, severity, causes etc.
- Develop options – e.g. initial direction, best practice etc.
- Choose a preferred option – effectiveness, affordability, fairness, enforceability, etc.
- Council Decision
- Implement, Monitor & Evaluate





Nuisance
noise



Nuisance
lighting



Size, Density,
Form and
Character

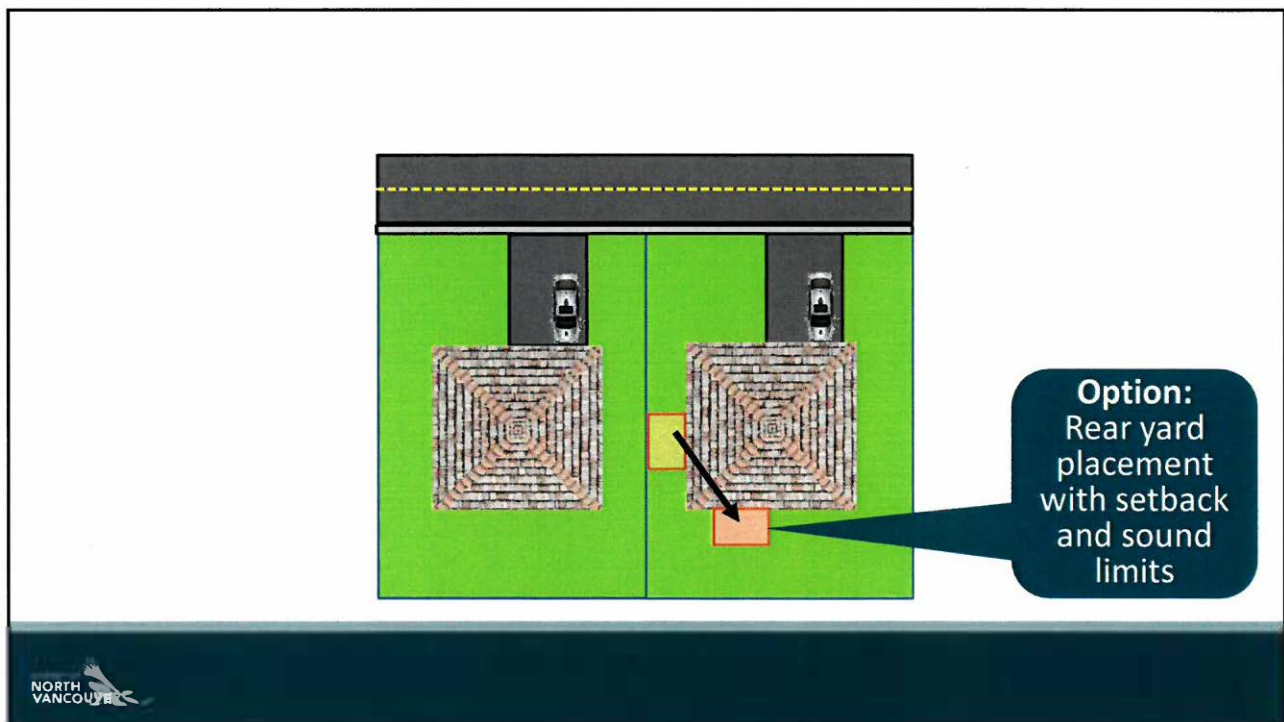
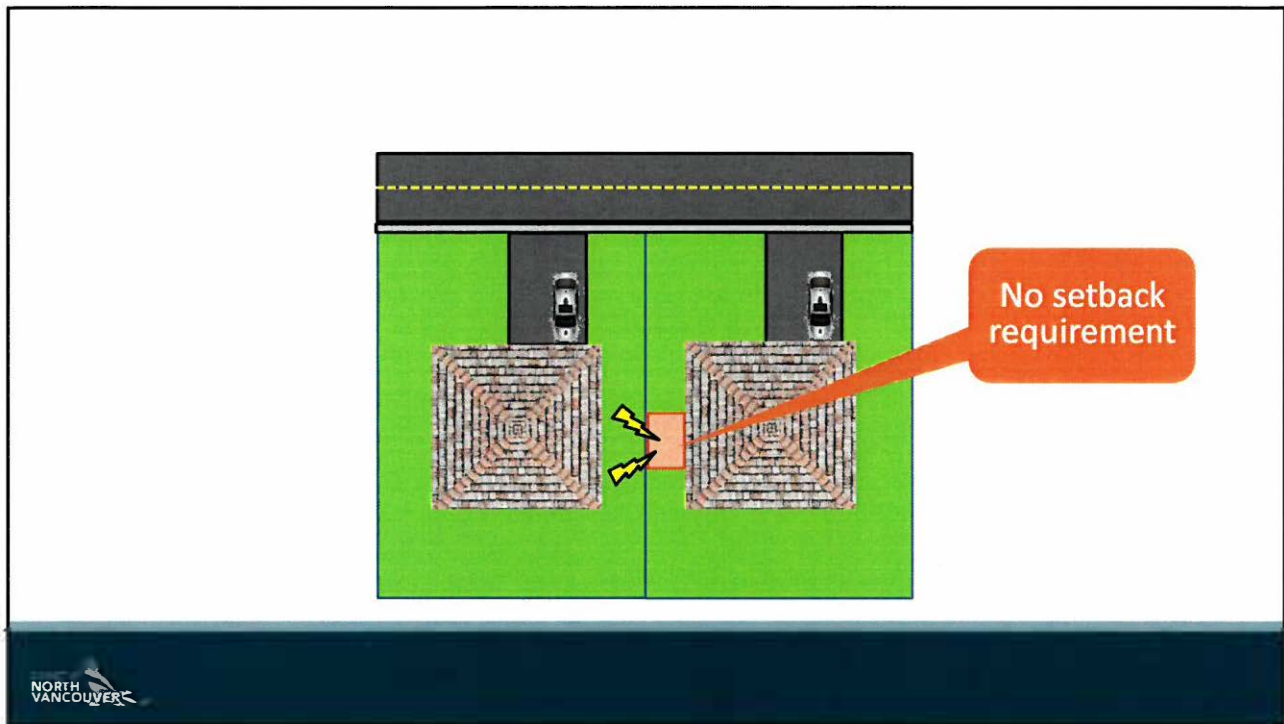


Greenspace
&
landscaping

Nuisance Noise



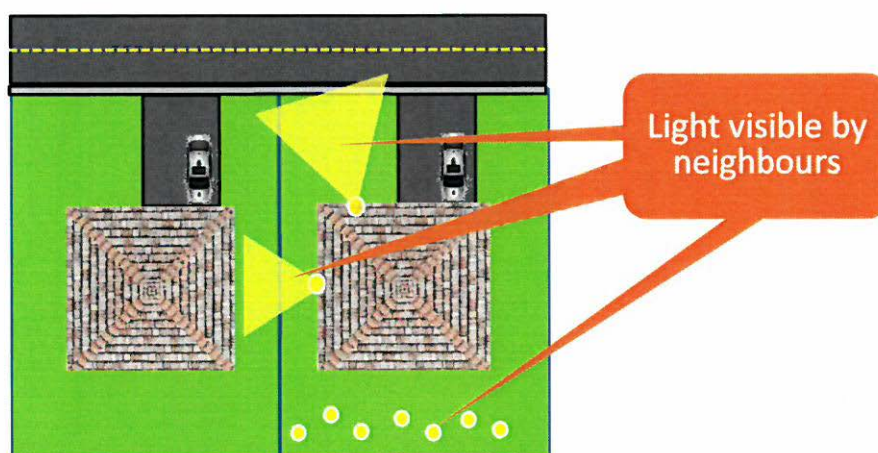
- Noise Regulation Bylaw
- Good Neighbour Meeting
- On-site Signage
- Enforcement

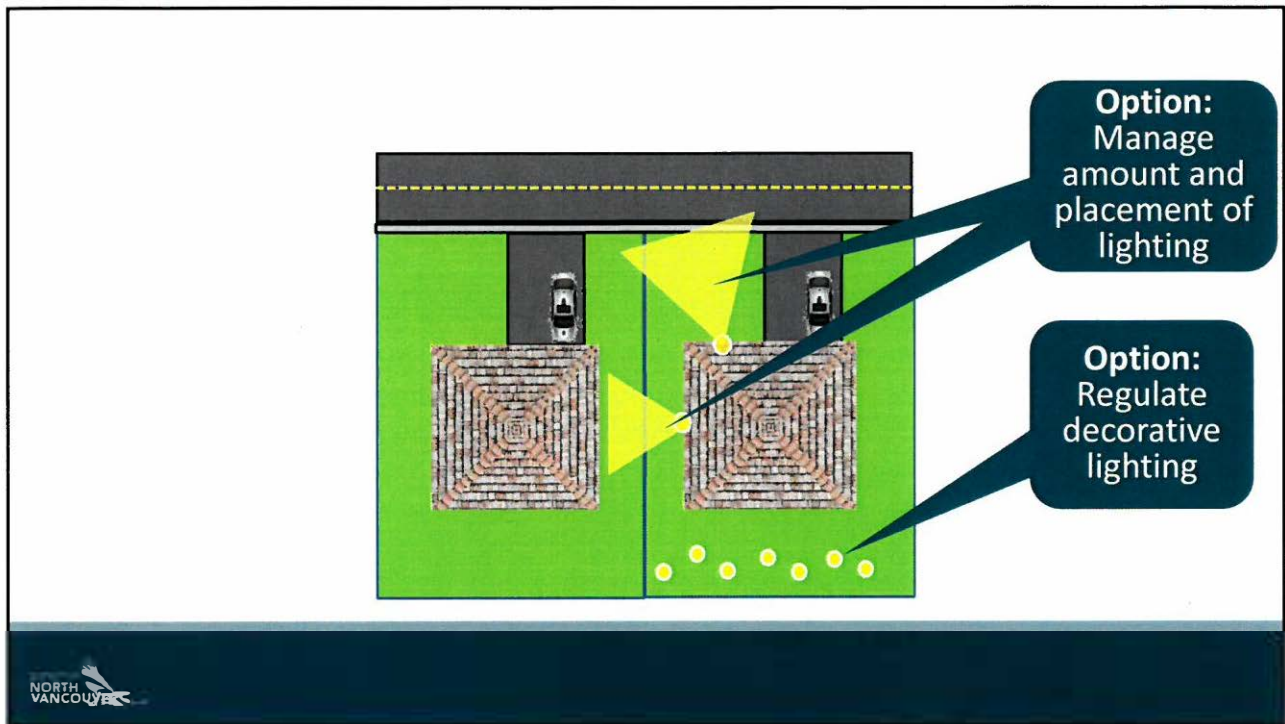


Nuisance Lighting



- Nuisance Abatement Bylaw
- Enforcement





Size, Density, Form and Character



- Zoning Bylaw
- Permit/plan review

Single Family Zones

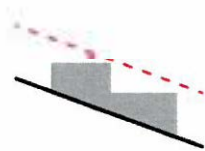


Neighbourhood Zoning Program (1990s – 2000s)

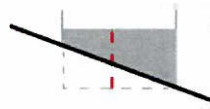
- RS1-5 + 14 unique zones
- Robust engagement
- Max densities, setbacks, siting, and height limits
- Density (FSR) - # of units



- Slope dependent height limits



- Exposed basement calculations



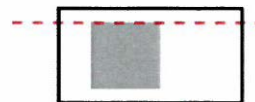
- Eave height and roof pitch regulations

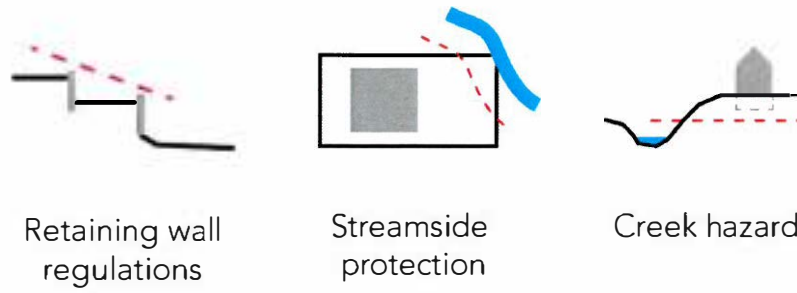


- Tapering top floor

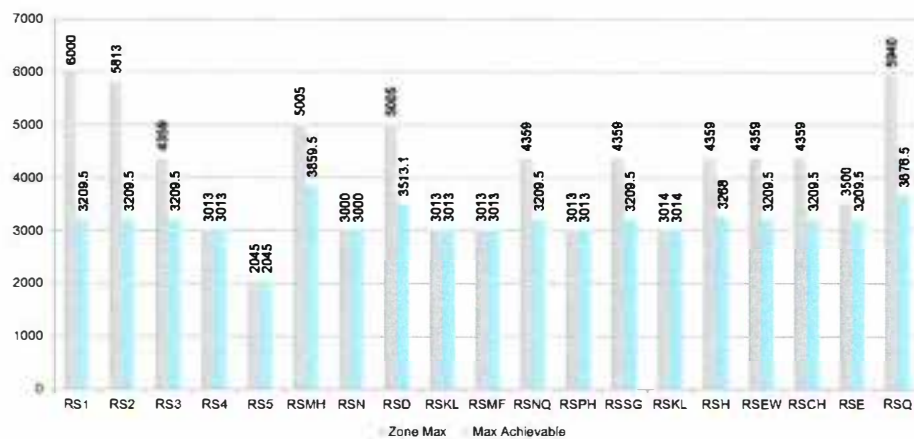


- Setbacks
- Site coverage
- FSR
- Max floor space





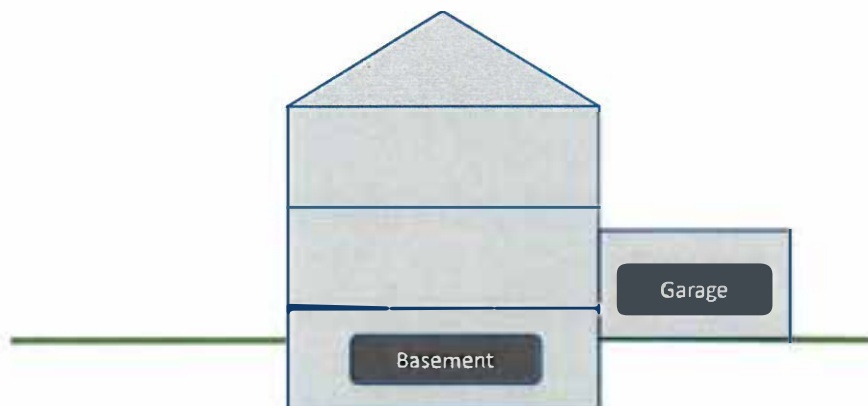
Max Achievable Size (8,170 ft² lot)

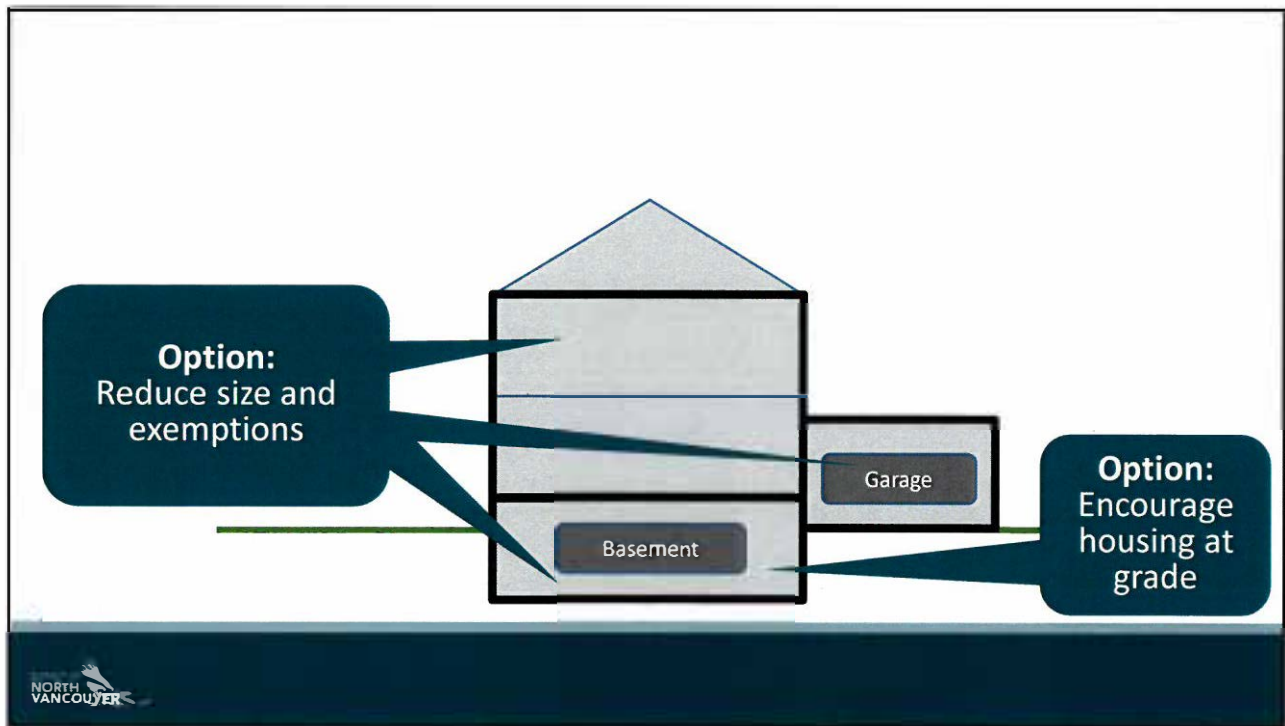


Maximum Principle Building Size



Exemptions

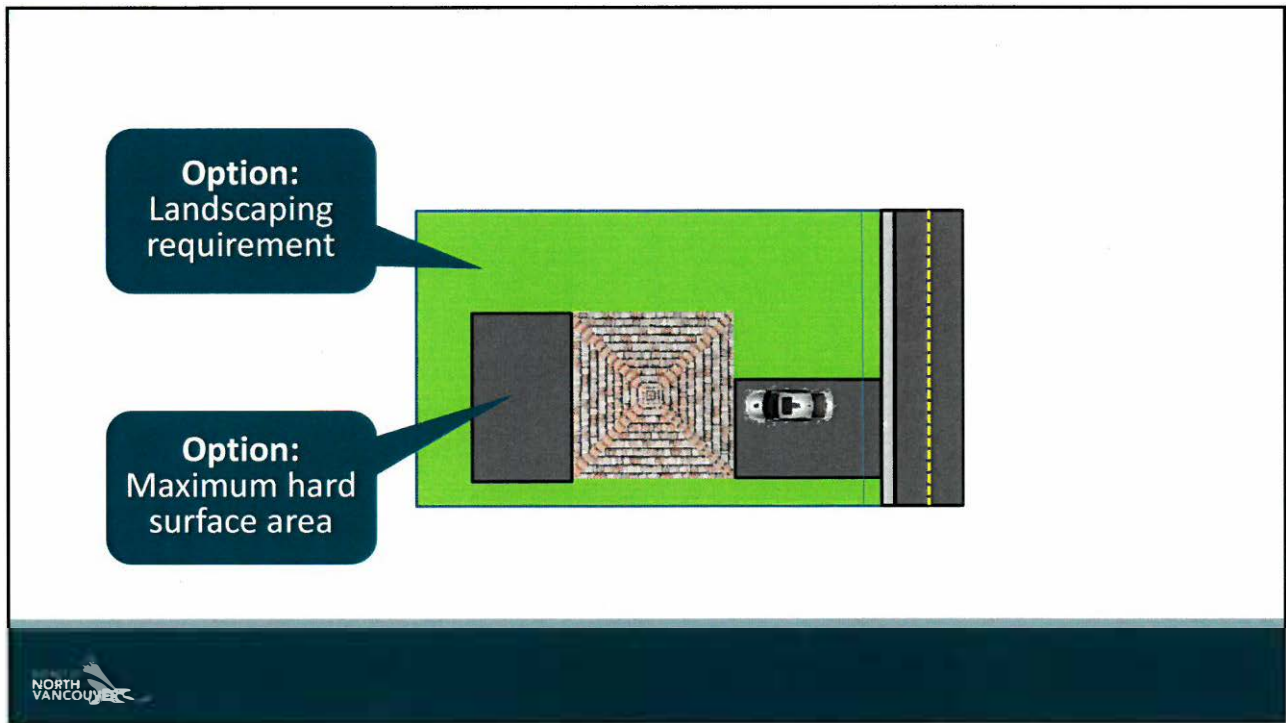




Greenspace and Landscaping



- Tree Protection Bylaw
- Development Permit Areas
- Zoning Bylaw



Council Discussion



Nuisance
noise



Nuisance
lighting



Size, Density,
Form and
Character



Preserving
greenspace &
landscaping



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