

AGENDA

COUNCIL WORKSHOP

Monday, September 16, 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, September 16, 2019
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. September 16, 2019 Council Workshop Agenda

Recommendation:

THAT the agenda for the September 16, 2019 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. July 8, 2019 Council Workshop p. 7-12

Recommendation:

THAT the minutes of the July 8, 2019 Council Workshop are adopted.

2.2. July 9, 2019 Council Workshop p. 13-16

Recommendation:

THAT the minutes of the July 9, 2019 Council Workshop are adopted.

2.3. July 15, 2019 Council Workshop p. 17-20

Recommendation:

THAT the minutes of the July 15, 2019 Council Workshop are adopted.

2.4. July 17, 2019 Council Workshop p. 21-26

Recommendation:

THAT the minutes of the July 17, 2019 Council Workshop are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Standards and Regulations in Single Family Zones p. 29-46 File No. 13.6700.20/000.000

Report: General Manager – Planning, Properties & Permits, September 11, 2019

Attachment A: Chronology of Previous Workshops

Attachment B: Summary of Council comments from July 8, 2019 Workshop

Attachment C: PowerPoint presentation

Recommendation:

THAT the September 11, 2019 report of the General Manager – Planning, Properties and Permits entitled Standards and Regulations in Single Family Zones is received for information;

AND THAT the proposed changes to the single-family standards and enforcement provisions are forwarded to a Regular Meeting of Council for consideration.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the September 16, 2019 Council Workshop is adjourned.

MINUTES

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DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 5:03 p.m. on Monday, July 8, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor B. Forbes
Councillor J. Back (5:06 p.m.)
Councillor M. Bond
Councillor M. Curren
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance & Technology
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Walker, Chief Bylaw Officer
Ms. A. Reiher, Confidential Council Clerk
Mr. A. Wright, Planner

1. ADOPTION OF THE AGENDA

Nil

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Standards and Regulations in Single-Family Zones File No. 13.6700.20/000.000

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of single-family home renewal and current approach to mitigate impacts from redevelopment and deal with ongoing nuisances. He advised a targeted Official Community Plan (OCP) review and a revised Community Energy and Emissions Plan may impact single-family home renewals.

Councillor BACK arrived at this point in the proceedings.

Mr. Milburn reported that staff have been working to mitigate the impacts of construction in single-family neighbourhoods and that some initiatives include:

- A requirement for builders of new single-family construction to meet with staff to discuss the Good Neighbour Program, permitted construction hours and site-specific matters;

- Required on-site signage displaying permitted construction hours and contact information;
- The addition of a position to the Construction Traffic Management group to address single-family area traffic issues, improve oversight and enforcement of Highway Use Permits;
- A Bylaw staff resource for the enforcement of bylaws, including issues in single-family neighbourhood;
- An updated software system (EnerGov) to track and monitor compliance and assist staff to identify recurring issues;
- A Construction Bylaw and Compliance and Enforcement Policy; and,
- A groundwater study on appropriate locations and depth of basements to minimize impacts to groundwater flow.

Mr. Milburn advised that the District has implemented a wide range of bylaws, policies and programs to mitigate impacts associated with single-family home renewals. The current standard and regulations include the OCP and Corporate Plan which support single-family neighbourhoods, as well as neighbourhood specific zoning, bylaws, development permits, the Good Neighbour Program and a Complaint and Enforcement Policy.

Mr. Milburn noted Council's interest in discussing issues related to single-family homes such as:

- Nuisance noise from outdoor equipment;
- Outdoor lighting;
- Size, density, form and character of single-family homes; and,
- The preservation of greenspace and landscaping.

In regards to nuisance noise, Mr. Milburn advised that the current approach includes pre-construction meetings with builders of single-family homes to review regulations and the maximum noise levels as stated in the Noise Regulation Bylaw.

Ms. Carol Walker, Chief Bylaw Officer, provided an overview of the type of complaints received and advised that of three-hundred and sixty complaints, thirty-seven were related to noise generated by equipment on properties such as air conditioners, heat pumps and refrigerators over the past five years.

Mr. Milburn reported that an option to mitigate noise is to amend relevant bylaws to manage the placement and permitted sound levels of outdoor equipment. There are currently no setback requirements for noise generating equipment on single-family properties and various options may be explored.

Ms. Walker advised that acoustic standards for the District are comparative to the decibel standards of other municipalities. An option is to require an acoustical report for building permit applications that include design and construction measures to mitigate nuisance noise; this option would require consultation with the Province to ensure there are no jurisdictional conflicts.

Mr. Milburn advised that an option to mitigate nuisance lighting includes amending the Nuisance Abatement Bylaw to regulate the intensity of exterior light fixtures or manage the use of decorative lighting. Another option is to consult with the

Province about the placement and amount of permitted exterior lighting; however, initial consultation suggests municipalities have limited regulatory jurisdiction.

Ms. Walker advised that in the last five years, forty-nine complaints have been received for twenty-two properties regarding motion sensors, LED lighting and three socket light complaints and two Christmas light complaints.

Mr. David Stuart, Chief Executive Officer, spoke regarding the different types of lighting systems and explained the difference between landscape lighting and Christmas lighting.

In regards to size, density, form and character as per the Zoning Bylaw, Mr. Milburn commented about the current regulatory approach by the District and advised that single-family home site development is also managed by retaining wall regulations, streamside and creek hazard setbacks and other guidelines to protect the environment and development from natural hazards.

In regards to neighbourhood zoning, Mr. Milburn advised that any amendments to bylaws and policies would require public engagement to ensure that the proposed changes address community needs.

Mr. Milburn commented that the Zoning Bylaw establishes a maximum principle building size ranging from approximately two thousand square feet to six thousand square feet, depending on the zone. Other regulations in the Zoning Bylaw restrict building size, coverage, setbacks, building depth, and upper floor area.

In regards to the permitted size, form and character of single-family homes, Mr. Milburn advised that options include amending the Zoning Bylaw to modify the permitted amount, size and placement of homes, parking structures, basements or reduce permitted floor space exemptions. He noted the limited authority of local government to regulate the form and character of single-family homes, and that changes to size of homes and basements would require community engagement about potential changes to the Zoning Bylaw.

In response to a question from Council, staff advised that the setback has to do with fire prevention rules in the Building Code.

In response to a question from Council, staff advised that to determine the cumulative impact of noise levels, the equipment on a residential property is read separately to determine the noise level decibels.

In response to a question from Council, staff advised that enforcement can be effective for current regulations and that if bylaws are amended, then further enforcement may be obtained. Regulatory changes would need to be specified on what reasonable reductions on decibel levels can be implemented and side yard setbacks.

In response to a question from Council, staff advised that there is equipment to measure light; however, there are no regulations to test this on single-family properties and that a nuisance bylaw may assist to regulate how much a property may reflect light onto neighbouring properties.

In response to a question from Council, staff advised that exemption floor space is a District requirement. In most zones the lot sizes range between two hundred and forty square feet to four hundred square feet.

In response to a question from Council, staff advised that basements are not permitted to consume an entire lot.

In response to a question from Council, staff advised that the RS1 zone does not have a maximum house size and that previous direction from Council was to provide a report on recommended maximum sizes.

In response to a question from Council regarding infill properties, staff advised that further detailed information will be provided to Council through the OCP process.

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

- Expressed concern about the noise levels from single-family homes generated by built-in wok systems, air conditioning units, heat pumps and commercial grade generators;
- The need to regulate and enforce decibel noise levels and the impact this would have on residents;
- The need for residents to mitigate noise levels by strategically locating equipment to lessen noise level impacts to neighbours;
- Commented about large homes built on small lots and which may contribute to noise level concerns;
- The need to distinguish Christmas lighting from decorative lighting;
- The need to regulate the energy impact of lighting and light pollution in single-family homes where lights are left on in a constant manner;
- Expressed concern about the impact of lighting on wildlife and neighbouring properties;
- Queried about the ability to regulate circuits for lighting on separate floors and whether the Province may not be lobbied to update the Building Code;
- Commented about the fourteen RS 1-5 zones;
- Expressed concern about a side yard garage adjacent to the Wedge House and the impact to the property;
- Commented about garage spaces which are exempt from homes and that are being used as additional space for single-family homes;
- Expressed concern about a single-family home with a cedar fence constructed into the Seymour River;
- Commented about the post-war era and that although single-family homes have increased in size from this time, the population growth has not;
- Commented about the Community Energy and Initiative Plan (CEEP) incentives for home owners;
- The need to quantify trees to homes;
- The need to understand the siting of side entry garages and siting of retaining walls and their impact

Councillor CURREN left the meeting at this point in the proceedings. (6:35 p.m.)

- Requested information about potential variations to RS1 lots; and,

- Requested information regarding side-by-side or duplex home options and maximum suite size limitations.

Councillor CURREN returned to the meeting at 6:41 p.m.

Public Input:

Ms. Elizabeth McLenehan, A District Resident:

- Recommended a light abatement bylaw be implemented similar to other municipalities;
- Expressed concern about the negative effect of light pollution on public health; and,
- Commented about the difficulty in mitigating the effect of lighting.

Mr. Doron Levy, 1600 Block Edgewater Lane:

- Expressed concern about a recently built home in his neighbourhood and the subsequent loss of trees; and,
- Expressed concern about a fence which encroaches on the riparian area setback and requested that the bylaw be enforced.

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Suggested mitigation measures to reduce noise from outside electrical equipment;
- Commented on good neighbour practices to lessen conflicts created by noise generating activities; and,
- Spoke about an increase in square footage and population and the need for policies to be consistent with neighbourhoods.

Ms. Katherine Fagerlund, 1800 Block Deep Cove Road:

- Commented about the Tree Protection Bylaw and it's enforcement; and,
- Queried about a recently built home.

Mayor LITTLE and Councillor CURREN left the meeting at this point in the proceedings. (6:50 p.m.)

Acting Mayor BACK assumed the position of the Chair.

Mr. Chris Booth, 3600 Block Sunnycrest Drive:

- Queried about variances for properties; and,
- Expressed concern about the environmental impact caused by large amounts of impermeable surfaces and the carbon footprint of concrete.

Ms. Karen Saunders, 2800 Block Aurora Road:

- Expressed concern about the noise generated by water features on properties.

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the July 8, 2019 Council Workshop is adjourned.

CARRIED

Absent for Vote: Mayor LITTLE, Councillor CURREN
(6:54 p.m.)

Mayor

Municipal Clerk

DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Tuesday, July 9, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor B. Forbes
Councillor J. Back
Councillor M. Bond (5:14 p.m.)
Councillor M. Curren
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. G. Joyce, Acting Chief Administrative Officer
Mr. L. Jensen, Manager – Public Works and Solid Waste
Mr. S. Ono, Manager – Engineering Services
Ms. L. Brick, Deputy Municipal Clerk
Ms. B. Ocampo, Solid Waste Co-ordinator
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 9, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor CURREN

THAT the agenda for the July 9, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Taking Action to Reduce Single-Use Items

File No. 11.5360.90

Ms. Bo Ocampo, Solid Waste Co-ordinator, provided an overview of single-use items and advised that the purpose of the workshop is to discuss the May 6, 2019 motion to regulate single-use items. She advised that the term “single-use items” can encompass a variety of products and noted the need to discuss the scope of the items proposed for regulation as well as research consultation efforts.

Ms. Ocampo discussed the impact of single-use items on the environment, the cost to local government to collect the waste items and the amount of resources required to produce such items. In terms of marine litter, she advised that it is estimated that one garbage truckload of plastic waste enters the ocean every

minute globally. She reported that in Canada, less than ten percent of the approximately three million tonnes of plastic used annually are collected for recycling.

Ms. Ocampo commented regarding the Provincial regulatory framework for single-use items and provided an overview of the *Recycling Regulation* enacted under the *Environmental Management Act*. Producers of regulated products are required to create Extended Producer Responsibility (EPR) plans and to operate industry programs that include collection and recycling of those products. She advised that the program has been mostly focused on the end-of-life management of single-use items. The *Environmental Management Act* requires each Regional District to prepare and submit a solid waste management plan to the Province. She commented about the BC Regulatory Framework.

Councillor BOND arrived at this point of the proceedings. (5:14 p.m.)

Ms. Ocampo spoke about a Federal government announcement advising their commitment to ban certain single-use plastics as early as 2021. She also commented about the *Oceans Plastics Charter* adopted by Canada. She advised that in 2018, the Canadian Council of Ministers of the Environment approved, in principle, a Canada-wide strategy on zero plastic waste with a vision to keep all plastics in the economy and out of the environment.

Ms. Ocampo reported that in 2018 the Canadian Plastic Bag Association (CPBA) pursued legal action against the City of Victoria Checkout Bag Regulation Bylaw. CPBA's primary argument was that the bylaw constituted environmental regulation, which falls under provincial jurisdiction and would require the consent of the Province; however, the B.C. Supreme Court ruled in favour of Victoria and dismissed the legal challenge. In 2019 the CPBA filed an appeal which is currently awaiting a ruling. She advised if the District introduces regulations to protect the environment, it is recommended that approval from the Province be sought. She discussed the potential unintended consequences of regulating single-use items.

Ms. Ocampo suggested that targeting one single-use item at a time may be beneficial and that regulation may initially target polystyrene foam takeout containers, single-use bags and disposable cups. She advised that staff can report back to Council with a communication and consultation plan based on the draft bylaw.

In response to a question from Council, staff advised that polystyrene takeout containers are most often disposed of in mainstream garbage.

In response to a question from Council, staff advised that the Province has not been specific on their stance other than their support and continued collaboration with municipalities.

In response to a question from Council, staff advised that the materials ban in Tofino was driven by the business community. Many businesses were already working with a non-profit on eliminating plastic bags and straws.

In response to a question from Council, staff advised that an information report will be circulated to Council regarding red bins for dog waste.

In response to a question from Council, staff advised that Deep Cove water test results have shown low readings and that the beach is not facing closure at this time.

In response to a question from Council, staff advised that if the suggested ban list were expanded, straws could be added and that plastic cups would be a challenging item to recycle.

In response to a question from Council, staff advised that food packaging is generally accepted by Recycle BC in the blue box program and other items can be returned to a drop-off depot.

In response to a question from Council regarding a consistent approach to this issue on the North Shore, staff advised that West Vancouver has taken a collaborative and educational approach for businesses and the City of North Vancouver staff have not received direction from their Council at this time.

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Commented about his family's efforts to recycle and expressed concern that he is hearing a mixed message about recycling efforts;
- Commented about statistics on recycling for the Province; and,
- Spoke about regulations and recommended an outreach program.

Mr. Phil Dupasquier, 800 Block Old Lillooet Road:

- Expressed concern about a perceived lack of urgency by Council to ban single-use items;
- Requested that plastic election signs be banned from the municipality; and,
- Expressed support for neighbourhood drop-off areas for recycling purposes and encouraged Council to lead a cultural shift and that the use of plastics discontinue.

Mr. Dave Hunter, A District Resident:

- Suggested that the District implement financial incentives or recognition program for businesses that demonstrate leadership or innovative solutions.

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

- Regulations are being delayed for action until 2021 by the Federal government;
- There are seventy different categories of waste for sorting at waste plant facilities;
- The City of Victoria ban on single-use-items;
- The contamination of micro-plastics in waterways and a UBCM resolution to regulate compostable plastics;
- Biodegradable plastics that don't break down in landfills and it's negative impact on marine life;

- Alternative products that are used by local retailers in an effort to reduce single-use item waste;
- The unintended consequences of banning certain materials;
- Commented about dog waste that is manually sorted and queried if there are other alternatives to dispose or process this waste;
- The negative effects of fecal contamination from animals in the waterways;
- Discussed the need to further educate the public in terms of recycling;
- The Metro Vancouver campaign to reduce, reuse and recycle and Christmas campaign and to reduce waste;
- The garbage can size used by the municipality and queried if it encourages further waste;
- The challenge to move away from the culture of waste;
- Expressed concern about the waste created by vehicles and their tire waste;
- Commented about the plastic items used for vegetables and fruit;
- Commented about the need to change cultural norms and the leadership of children with recycling;
- The need to identify the specific type of single-use cups that could be banned as well as other items that are being targeted;
- The opportunity for drop-off waste satellite areas in neighbourhoods to provide convenience;
- Commented about the need for the North Shore to be consistent in the implementation of a bylaw;
- Requested that single-use items are not used and that all District functions be zero waste events and suggested that this be implemented in the Corporate Policy; and,
- Commented about the free speech constitutional right and that the municipality can only regulate municipal signs, not Federal and Provincial election signs.

There was consensus of Council to write a letter to the North Shore municipalities and First Nations for a joint approach for the reduction of single-use items. There was also consensus for the District of North Vancouver to work with the Chamber of Commerce to develop a recognition program to provide incentives for businesses.

4. **ADJOURNMENT**

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the July 9, 2019 Council Workshop is adjourned.

CARRIED
(6:39 p.m.)

Mayor

Municipal Clerk

DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 7:00 p.m. on Monday, July 15, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor B. Forbes
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance & Technology
Mr. R. Danyluk, Manager – Financial Planning
Mr. D. Desrochers, Manager – Engineering Projects & Development Services
Mr. S. Ono, Manager – Engineering Services
Ms. L. Brick, Deputy Municipal Clerk
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 15, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the agenda for the July 15, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. June 24, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the minutes of the June 24, 2019 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Community Amenity Contribution Policy

File No. 13.6480.30/001.001

Mr. Dan Milburn, General Manager – Planning, Properties & Permits, provided an overview of the Community Amenity Contributions (CAC's) as of 2011, associated

projects and previous Council workshops regarding CAC's. He provided an overview of the financial principles and capital costs of CAC's by amenity type and project. He spoke regarding the capital projects funded by CAC's from 2011 to 2019, and infrastructure and amenities from approved development from 2011 to 2018. The CAC's are received either by cash payment, community assets or by housing amenity. If a development proposal includes market sale units with a net zero increase, there are CAC's for the value of the rental units where the lift is not as high.

Mr. Milburn advised that the amenities are described in various policies such as the CAC Policy, Official Community Plan (OCP), Bicycle Master Plan, Centres Implementation Plans and Design Guidelines, Rental and Affordable Housing Strategy, Child Care Needs Assessment and Public Art Program Review. The amenities found in the existing policies were shaped by community and stakeholder input through a series of engagement events with local residents, business operators, members of the general public, the Advisory Committee on Disability Issues, Vancouver Coastal Health, the Advisory Design Panel and development and consulting teams.

Mr. Milburn provided an overview of the financial reporting for amenities and a summary of negotiated CAC's and committed projects. He spoke regarding tools for achieving housing targets, including Density Bonus Zoning and District owned land earmarked for the creation of non-market rental housing with the collaboration of not-for-profit housing providers and BC Housing. He spoke regarding past approaches for housing targets including case-by-case density bonus, District lands for capital improvements and contributed assets from 2011 to 2018.

Mr. Milburn highlighted the alternative approaches available to achieve housing targets, including:

- Town Centre and Future Transit Network (FTN) strategy;
- Strategic acquisition of land and capital; and,
- \$5-10 million cash and contributed assets.

Mr. Milburn discussed the need for Council to confirm:

- An estimated demand for market rental, social housing and care beds in the housing continuum;
- Desired social housing rental rates and eligibility criteria; and,
- Use, density, infrastructure and amenities.

Mr. Milburn commented about previous direction from Council to staff to prepare a housing continuum that identifies the OCP policy regarding residential unit growth of 10,000 net new units by housing type. He presented a graph showing the estimated demand for various types of non-market housing units and advised that these do not include emergency beds, care beds, supportive housing, transition housing, non-market senior's care, secondary suites and coach houses.

In response to a question from Council regarding the difference of DCC's and works and services, staff advised that DCC's can be used for engineering infrastructure that are located offsite, whereas works and services are mostly onsite. Both are a one-time payment.

In response to a question from Council in regard to the set rate of DCC or CACs and land values, staff advised lower CACs mean developers can pay more for land assembly.

In response to a question from Council, staff advised that every development project produces a different amount of lift, dependant if it is a wood frame or concrete construction, and the size of lots being assembled. The market price is also determined by lot size.

In response to a question from Council, staff advised that there is a description of market rate and proposed non-market rate whenever a rezoning application is brought forward to Council.

In response to a question from Council, staff advised that a breakdown of rents for non-market and market housing will be provided to Council and that information can be obtained from BC Housing regarding queues for BC Housing funded units.

In response to a question from Council, staff advised average rental rates are published each year by the Canada Mortgage and Housing Corporation for the District and Metro Vancouver, and can be used as a benchmark for non-market housing proposals.

In response to a question from Council, staff advised that rental increases are based on the Provincial Maximum Allowable Rent Increase per annum by property owners and that the 2019 rate is 2.5%. For District owned properties leased to not-for-profit organizations, clarification regarding rent increases at the start of a tenancy allows organizations to estimate future rental increases.

In response to a question from Council, staff advised that previous Council's have directed staff to prioritize the review of non-market housing applications.

In response to a question from Council, staff advised that resources are being sourced for the creation of the OCP white papers. The Community Energy and Emissions Plan (CEEP) is projected to be released by fall 2019.

In response to a question from Council, staff advised that a date for the Housing Task Force initial meeting will be scheduled by the Manger of Community Planning.

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

- Commented about land value assessments and their increase, highest and best use and amenities which contribute to the land values;
- Queried about development without parking facilities along transit corridors;
- Queried if development pays for itself or adds a further cost through assets that may depreciate in the future;
- That areas identified for projects need to be regularly revaluated;
- Spoke about the need for good planning to promote outdoor living in community plazas;
- The benefit to solicit comments from those new to the community;
- Stated that parkland was greatly reduced with the creation of the OCP and the need to increase parkland;

- Expressed concern about the displacement of residents to accommodate towers;
- The need to differentiate market and non-market developments;
- Commented about rental increases and expressed concern that if rents are not increased, the money is sourced from another area to fund ongoing maintenance costs;
- The need to identify an acceptable range of rental units and the value in the retention of older units;
- Consider using District owned land to assist in securing Provincial or Federal funding opportunities;
- The need to define affordability and income brackets to build homes for;
- Suggested that CAC's be used to buy more District land;
- Suggested that statistics on affordability and existing models may be obtained from non-market housing providers;
- Commented about the value of single-family homes built before the 1960's;
- Suggested that using District owned land is the best way to create affordable housing and the need to come up with a strategy for District land;
- The need to discuss the whitepapers for the OCP review;
- The need to create transit, car share and small business opportunities in town centres; and,
- Suggested that District land should not be sold to secure more land.

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the July 15, 2019 Council Workshop is adjourned.

CARRIED
(9:02 p.m.)

Mayor

Municipal Clerk

DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 5:34 p.m. on Wednesday, July 17, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor B. Forbes
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor J. Hanson
Councillor L. Muri

Staff: Ms. C. Grant, Acting Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. L. Brick, Deputy Municipal Clerk
Ms. N. Foth, Planner
Ms. A. Reiher, Confidential Council Clerk

Also in

Attendance: Mr. Donald Luxton, Donald Luxton & Associates

1. ADOPTION OF THE AGENDA

1.1. July 17, 2019 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the agenda for the July 17, 2019 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

Nil

With the consent of Council, Mayor LITTLE varied the agenda as follows.

3. REPORTS FROM COUNCIL OR STAFF

3.3. Final Draft Heritage Strategic Plan

File No. 13.6800.01/006.000

Councillor Mathew Bond, Council representative on the Community Heritage Advisory Committee, spoke about the Community Heritage Advisory Committee's interest and involvement in developing the Heritage Strategic Plan.

Ms. Jennifer Clay, Community Heritage Advisory Committee, highlighted the work for the draft Heritage Strategic Plan. She noted that the plan is comprised of short, medium and long term goals and commented about best practices, heritage conservation and preservation of historic places.

Mr. Donald Luxton, Donald Luxton & Associates, provided an overview of the background, process, goals and implementation for the draft Heritage Strategic Plan. He discussed plan development which is based on national and international best practices and models as well as public input. He advised that the values-based approach, which is followed by UNESCO and Parks Canada, shifts from the traditional emphasis on buildings and includes built heritage, cultural heritage and culture landscapes.

Mr. Luxton commended the vision of the District's Heritage Program and the proactive approach for educational opportunities. He reported the Plan includes five goals that are action orientated with forty-two actions to support the five goals. The goals are:

1. Institute a values-based approach to heritage management;
2. Increase heritage education and awareness;
3. Make heritage more accessible;
4. Increase protection of built heritage and natural and cultural heritage resources; and,
5. Connect heritage with other District policies and plans.

Mr. Luxton commented about the implementation of the Plan and advised that it is a ten-year plan with short term, medium term, long term and ongoing actions.

In response to a question from Council, Mr. Luxton advised that the Tsleil-Waututh Nation were consulted in the planning process.

In response to a question from Council regarding funding models, Mr. Luxton advised that an effective practise implemented by other municipalities have been heritage grant programs. Examples include the Victoria Civic Heritage Trust and the Vancouver Heritage Foundation. He further suggested that tax relief for homeowners is not as effective a tool to promote conservation as grant programs.

In response to a question from Council, staff advised that clarification can be provided regarding funding to implement the Plan.

In response to a question from Council, staff advised that if a building is listed on the heritage register, it acknowledges its heritage status. If a demolition or alteration permit is submitted for a heritage register property, the permit is withheld pending Council direction to either permanently protect the home, or temporarily protect the home while the District works with the homeowner on alternative options.

In response to a question from Council, Mr. Luxton advised that one tool to preserve heritage property is by a covenant if the owner is agreeable. Protection can also be achieved through a Heritage Revitalization Agreement.

In response to a question from Council regarding the designation of interior protection for heritage homes, Mr. Luxton advised that it is challenging to monitor and that currently there are no interior designations in the District. He further advised that the City of Victoria has many examples of interior designation for key rooms; however, other private dwelling areas of a heritage home tend to be upgraded.

In response to a question from Council, Mr. Luxton advised that there is no evidence to suggest that a heritage conservation status diminishes a property's value.

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

- The upcoming public launch of the Blue Cabin;
- The need for long-term sustainable funding for heritage grants to incentivize the preservation of heritage homes in the District;
- Requested that the item be added to a future Regular Council agenda;
- Commented about the annual heritage tour where Council toured two heritage properties and met members of the Community Heritage Advisory Committee;
- Suggested that the preservation of a heritage home is not always financially sustainable and is done out of a passion for the preservation of heritage by a homeowner; and,
- Suggested that the perception of heritage has changed and efforts are needed to protect heritage homes the District.

Council recessed at 6:19 p.m. and reconvened at 6:22 p.m.

3.1. Policy with Respect to Campaign Contributions

File No.

Councillor Jim Hanson provided an overview of the proposed policy for campaign contributions and advised that the purpose of the policy is to foster transparency and accountability for members of Council when debating and voting on development applications. He commented about the disclosure statements for campaign contributions that are a public record under the *Local Elections Campaign Financing Act*. He suggested that matters of transparency and accountability oblige members of Council to declare contributions received from persons associated with a development application ahead of a vote.

In response to a question from Council regarding the Code of Ethics, staff advised that this may be reviewed and updated as necessary.

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

- Commented about a motion by another municipality where family members were asked to disclose their properties and this may be intrusive on their privacy;
- Commented about best the practises for declarations in the financial industry;
- Spoke about corporate influence in politics and suggested that a policy which encourages transparency is beneficial;

- Expressed concern about the perception that votes may be bought and provided scenarios where a member of Council may have a perceived conflict of interest;
- Queried if municipal elections can be funded locally by the municipality or a senior level of government;
- Stated that large donations may be perceived as a conflict of interest;
- Suggested that a member of Council should disclose money received prior to a vote but that it should not stop the member of Council from voting on the item;
- Expressed support for a letter to be sent to the Province requesting that the practise of personal campaign contribution caps be reviewed;
- Commented about efforts by the Province to dissuade the creation of political parties;
- Clarified that under the proposed policy members of Council would be encouraged to recuse themselves from voting but not required to;
- Suggested that all members of Council could have conflicts and acknowledged the difficulty in knowing the history of all campaign donors;
- Stated that it is up to the members of Council to declare a conflict of interest and that it is unfair to target the development industry and that asking a member of Council to recuse themselves from voting creates an awkward situation;
- Suggested that if a member of Council has received donations from a community association, this should be stated prior to a vote; and,
- Commented about the difference of ethics and legality.

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Suggested that campaign funding is regulated by the Provincial government;
- Cited a legal case regarding campaign funds and commented on the Canadian Parliamentarians Conflict of Interest Code; and,
- Requested that Councillors recuse themselves from voting if there is a conflict of interest and suggested that Council may enforce the recusal.

Mr. Hesam Deihimi, 2300 Block William Avenue:

- Spoke regarding his experience as a developer of multi-family homes and desire to tackle housing, transportation and climate change;
- Expressed concern that developers are being vilified by members of Council; and,
- Queried if the suggested recusal due to a perceived conflict of interest may be applied to other industries.

Mr. Eric Andersen, 2500 Block Derbyshire Way:

- Stated that the analogy of donated campaign funds from a community association to a member of Council cannot be compared with funds received from a developer and therefore should not be perceived as a conflict of interest; and,
- Commented about public perception regarding a member of Council's vote and requested they recuse themselves from voting if there is a conflict of interest.

Mr. Hazen Colbert, 1100 Block East 27th Street:

- Commented about a presentation to the Provincial Special Committee of Local Elections Financing in 2014 and the recommendations that were implemented from the committee's report;
- Expressed support for the proposed policy; and,
- Commented about blended families and Council practices during municipal elections.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Spoke about the draft Heritage Strategic Plan and expressed concern that historical Council meetings are no longer available on the web; and,
- Commented about campaign contributions.

Ms. Katherine Fagerlund, 1800 Block Deep Cove Road:

- Commented about the proposal to declare campaign funds received by a member of Council from a developer, ahead of a vote.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Suggested that recusal is beneficial, may restore public confidence and discussed the practise of recusal at community association meetings;
- Expressed concern about the practise of cross donations by Council candidates; and,
- Suggested that community associations have not provided donations to Council candidates.

Mr. Juan Palacio, 200 Block West Kings Road:

- Commented about quasi-judicial powers and suggested this is a role of municipal government.

3.2. Meeting and Workshop Planning

File No.

Councillor Lisa Muri spoke regarding Council meeting schedules, options for enhanced management of Council calendars, workshop planning, topics and communication with staff. She suggested that Council calendars be reviewed to prevent scheduling conflicts for Council meetings and other meetings requiring their attendance and to improve scheduling management for the remainder of the year.

Ms. Charlene Grant, General Manager – Corporate Services, provided an overview of the Council calendar including workshop meetings and committee commitments. She advised that additional workshops may be scheduled for the remainder of the year and suggested these may be scheduled for 5:00 p.m. as opposed to the customary 7:00 p.m. start time to provide an additional two hours meeting time.

Councillor Muri commented about the need to be flexible with the topics for Council Workshops. She cautioned that calendars can be quite overwhelming with daytime and evening commitments and expressed concern regarding the continual management of calendars.

In response to a question from Council, staff advised that Public Hearings are scheduled as needed and that these are typically scheduled on a Tuesday.

In response to a question from Council, staff advised that a sample schedule may be provided to Council.

In response to a question from Council regarding the Council agenda schedule, staff advised that the Council Procedure Bylaw will be discussed at an upcoming Regular Council meeting.

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

- The need to schedule additional Regular Council meetings during the year;
- The many activities and time constraints during the holiday season;
- That Council meetings should be prioritized over other types of meetings;
- The importance of scheduling priority items for Council meetings, including Strategic Plan and Official Community Plan topics identified by Council;
- Suggested that a later start for workshop meetings may benefit Council and the public; and,
- Suggested that the meetings during the first term of Council be compared to a study of Council meetings in 2017.

4. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the July 17, 2019 Council Workshop is adjourned.

CARRIED
(8:16 p.m.)

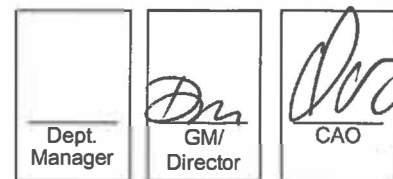
Mayor

Municipal Clerk

REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: September 16, 2019
<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

September 11, 2019
File: 13.6700.20/000.000

AUTHOR: Dan Milburn, General Manager of Planning, Properties & Permits

SUBJECT: Standards and Regulations in Single Family Zones

RECOMMENDATION:

THAT the report entitled "Standards and Regulations in Single Family Zones" dated September 11, 2019, be received for information, and

THAT the proposed changes to the single-family standards and enforcement provisions be forwarded to a Regular Meeting of Council for consideration.

REASON FOR REPORT:

Council members have expressed an interest in discussing single-family residential standards and regulations. On July 8, 2019, staff presented on three key areas: nuisance noise, nuisance lighting, and size, density, form and character. The remaining topics were referred to a fall Workshop.

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.

PUBLIC ENGAGEMENT:

The proposed changes to single-family regulations and enforcement provisions has the potential to impact dozens or thousands of homeowners depending on the nature and extent of the proposed change. Staff will prepare public engagement recommendations for Council's consideration at a Regular Council meeting, if staff are directed to prepare bylaw amendments that impact existing bylaw standards and enforcement.

CONCLUSION:

The accompanying presentation outlines the District's current approach and provides options if Council chooses to pursue further measures. A key consideration for Council will be the prioritization of the various proposed changes.

Respectfully submitted,



Dan Milburn

General Manager of Planning Properties and Permits

Attachment A: Chronology of Previous Workshops

Attachment B: Summary of Council comments from July 8, 2019, Workshop

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

Attachment A: Chronology of Previous Workshops

July 8, 2019 – Council discussed three areas of interest: nuisance noise; nuisance lighting; size, density, form and character of single-family homes. Other topics were deferred to a planned future Workshop in the fall of 2019.

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.

Attachment B: Summary of Council comments from July 8, 2019, Workshop

Nuisance Noise

General support for reviewing and improving standards for the placement and sound levels of mechanical equipment.

- Consider reasonable decibel levels for A/C units, generators, fans, home theatres
- Consider changing siting mechanical equipment in rear yard with side yard setbacks
- Other comments:
 - Consider side yard access/clearance for fire department
 - Consider alternatives such as noise baffling equipment, venting from roof rather than side of home
 - Consider cumulative impacts of mechanical equipment
 - Consider how existing construction will be impacted by new standards
 - Important to mitigate noise as single family homes decarbonize and the use of new technology (e.g. heat pumps) increases

Nuisance Lighting

General support for reviewing and improving regulatory standards for the placement and intensity of lighting

- Consider limiting excessive lighting as a nuisance
- Consider potential for applying for a local variation to the *Building Act* (if required)
- Other comments:
 - Concerns over light “pollution”, CPTED, energy use (Step Code and CEEP implications), wildlife impacts etc.
 - Consider regulating maximum lumen/lux output (managing as nuisance)
 - Consider distinguishing lighting types (decorative, holiday, security, soffit, landscaping, etc.)
 - Prepare list of regulatory actions the District can (and cannot) take to regulate lighting and light sources

Size, Density, Form and Character

- **General support for establishing a maximum principal building size in the RS1 zone.**
- **General support for exploring alternative housing forms and densities in consultation with the community (e.g. primary residence, secondary suite and coach house, and/or duplex, etc.)**
- Other comments:
 - Consider further height limits on garages and retaining walls
 - Reviewing single family zones, review permitted floor area exemptions, more above-ground living space, energy retrofits, different housing forms to meet a variety of needs (e.g. large families and singles)
 - Consider additional enforcement of boulevard encroachments (e.g. rocks and landscaping)
 - Energy efficiency and green house gas reduction standards to be discussed as part of Community Energy and Emissions Plan (CEEP) Workshop in the fall.



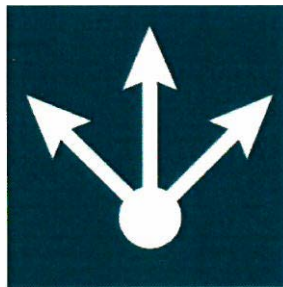
Single-family Residential Standards & Regulations

Council Workshop - July 8, 2019

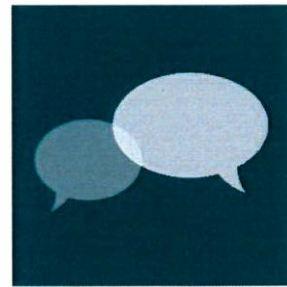
Dan Milburn, General Manager,
Planning, Properties, & Permits



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

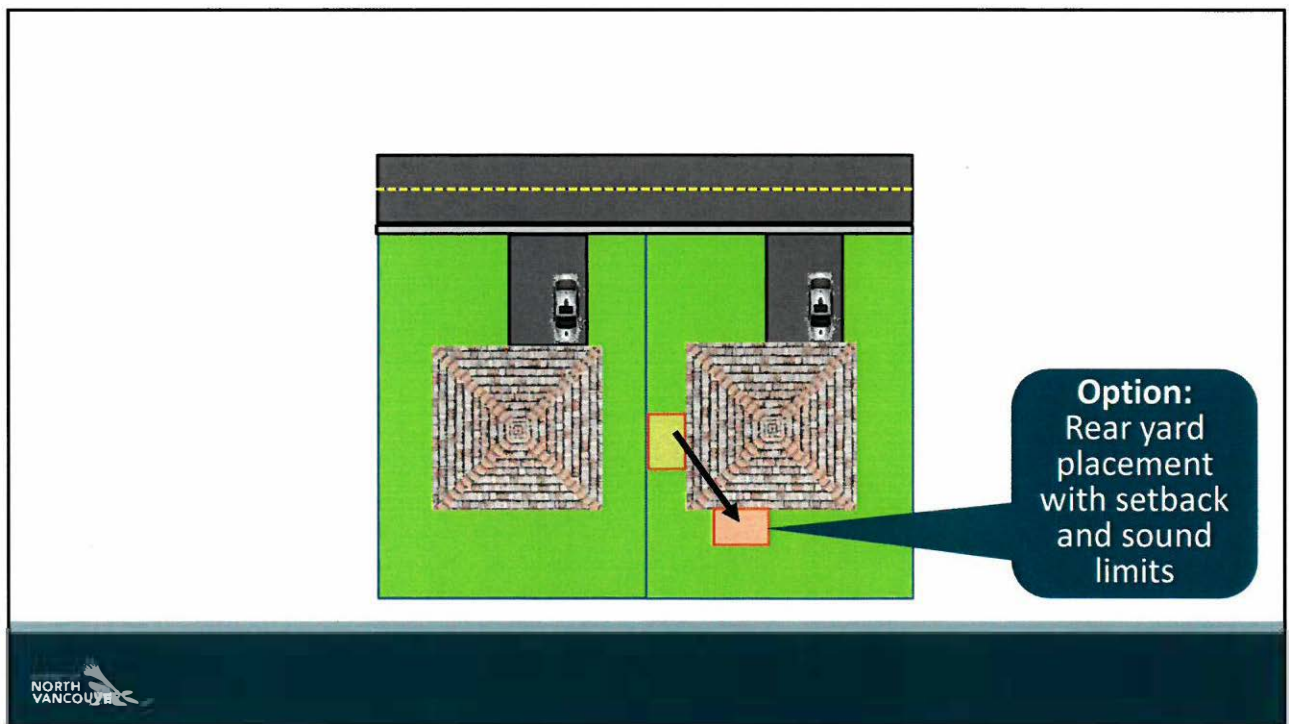
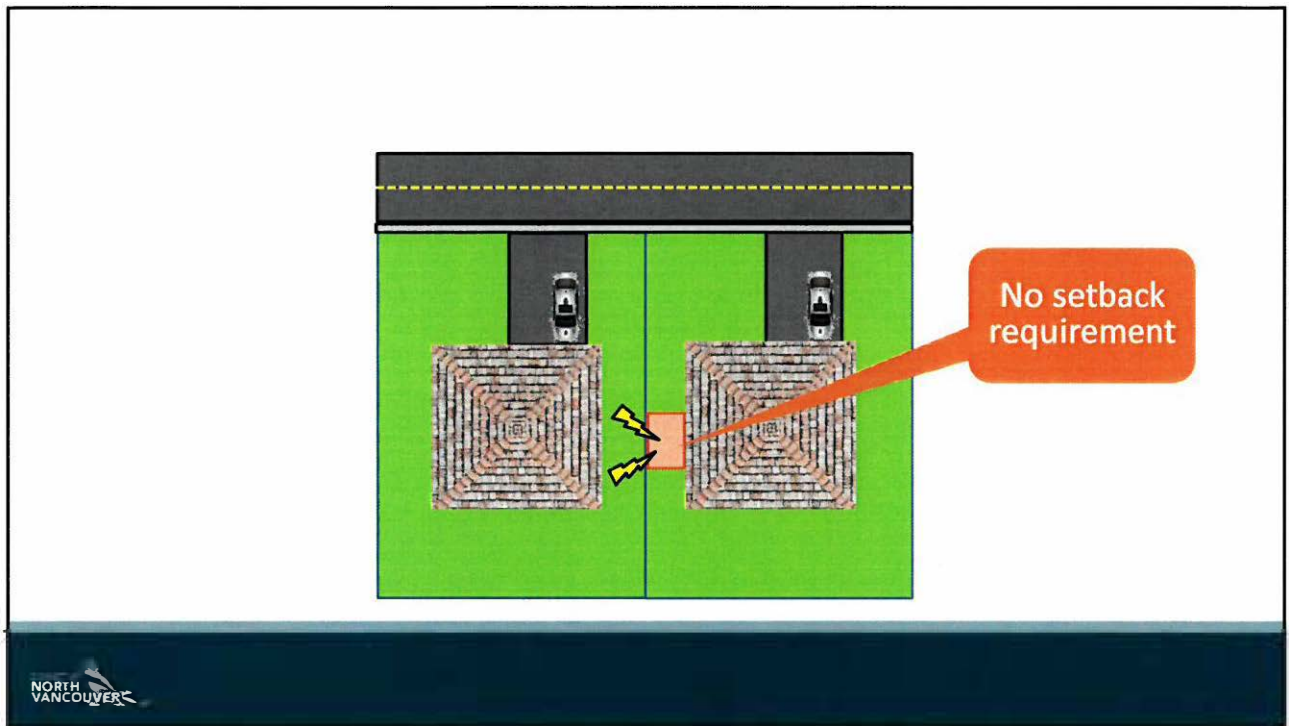


Greenspace
&
landscaping

Nuisance Noise



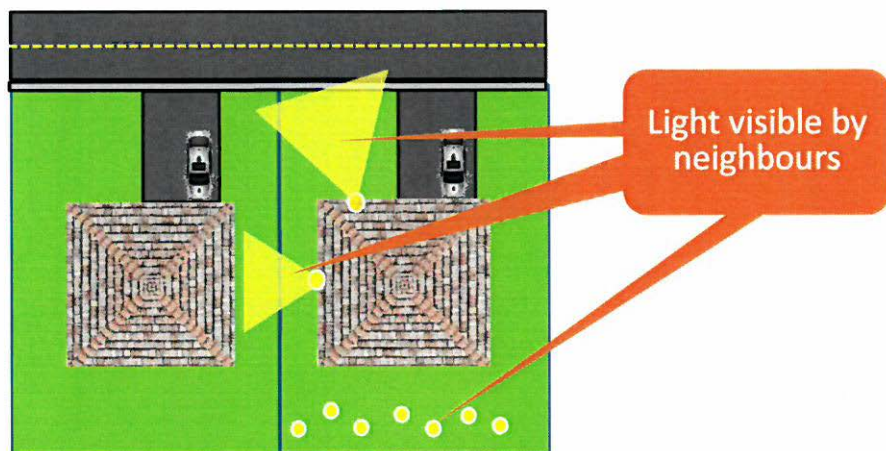
- Noise Regulation Bylaw
- Good Neighbour Meeting
- On-site Signage
- Enforcement

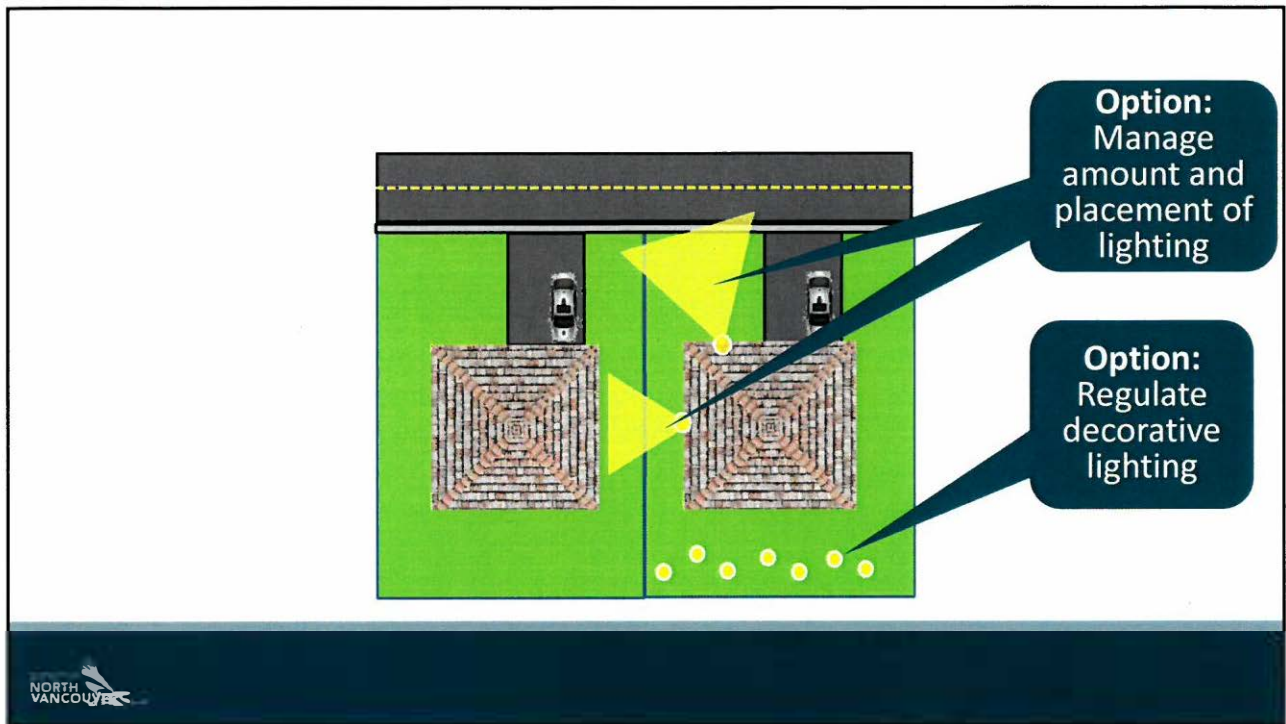


Nuisance Lighting



- Nuisance Abatement Bylaw
- Enforcement





Size, Density, Form and Character



- Zoning Bylaw
- Permit/plan review

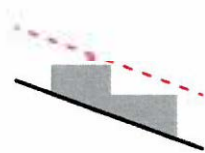
Single Family Zones



Neighbourhood Zoning Program (1990s – 2000s)

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

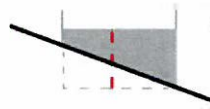
- Slope dependent height limits



- Eave height and roof pitch regulations



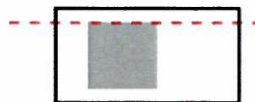
- Exposed basement calculations

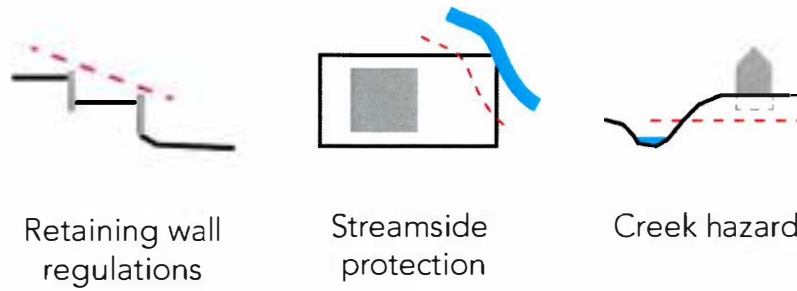


- Tapering top floor

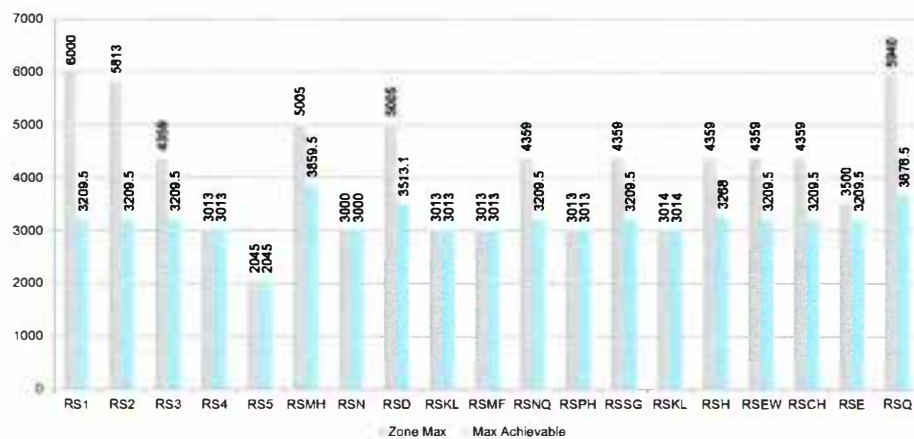


- Setbacks
- Site coverage
- FSR
- Max floor space





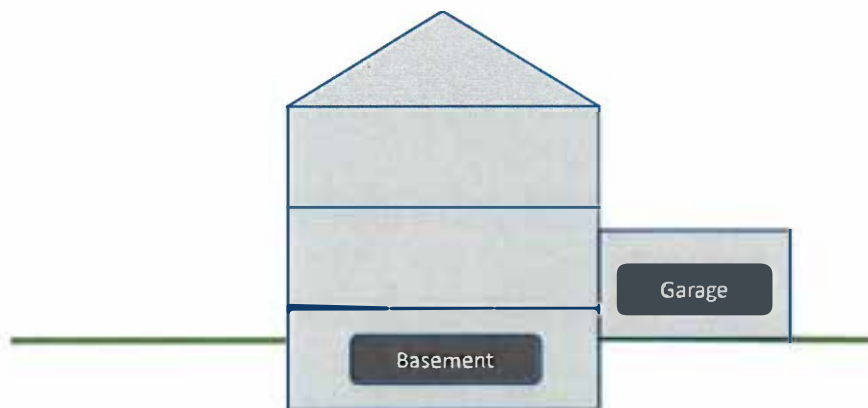
Max Achievable Size (8,170 ft² lot)

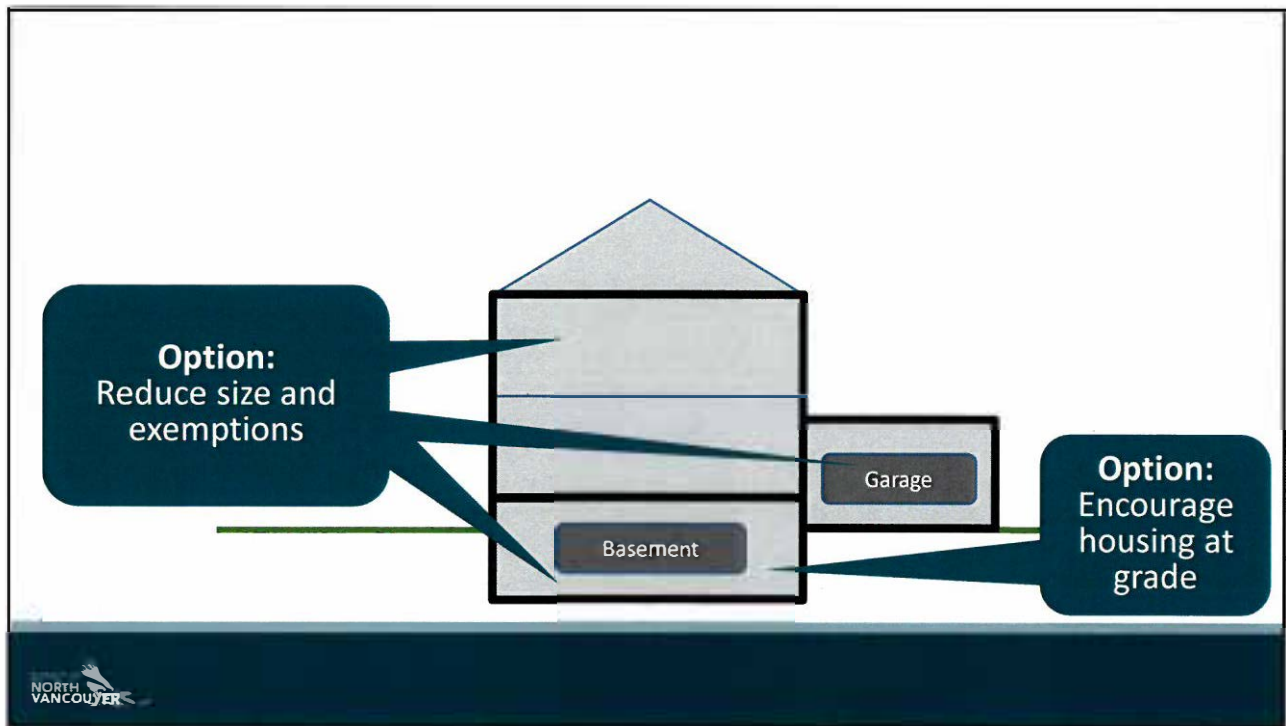


Maximum Principle Building Size



Exemptions

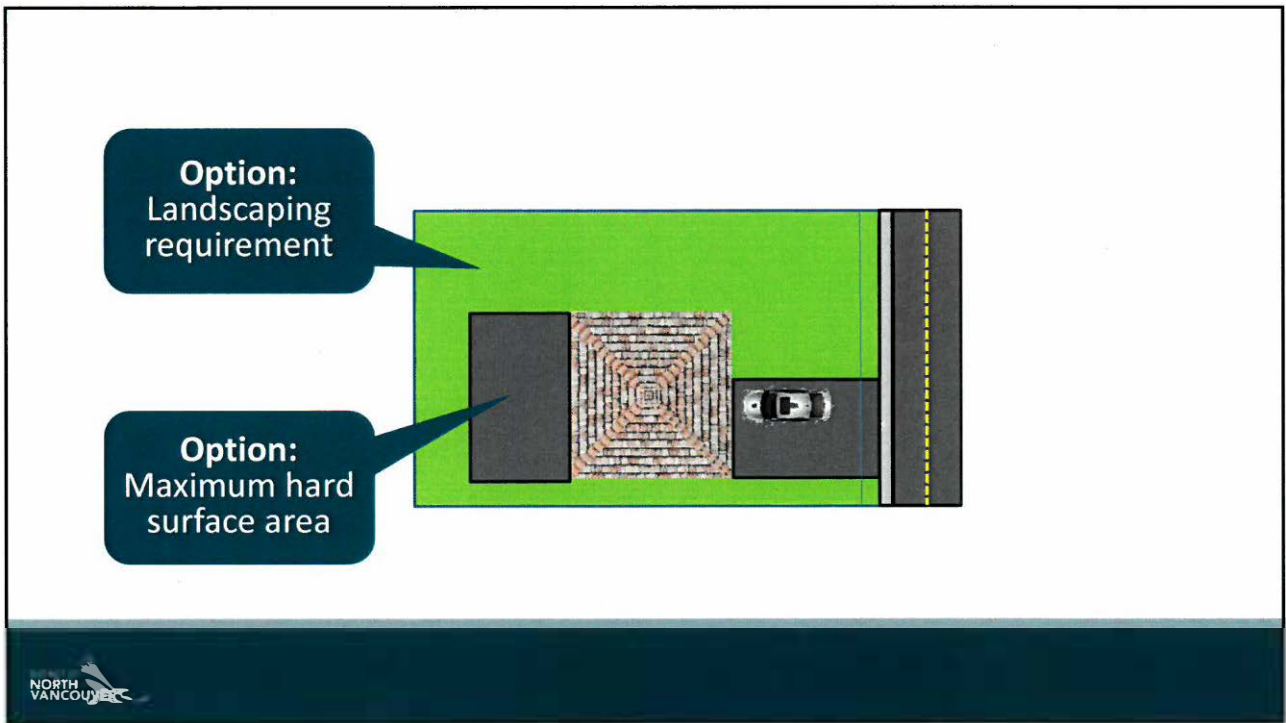
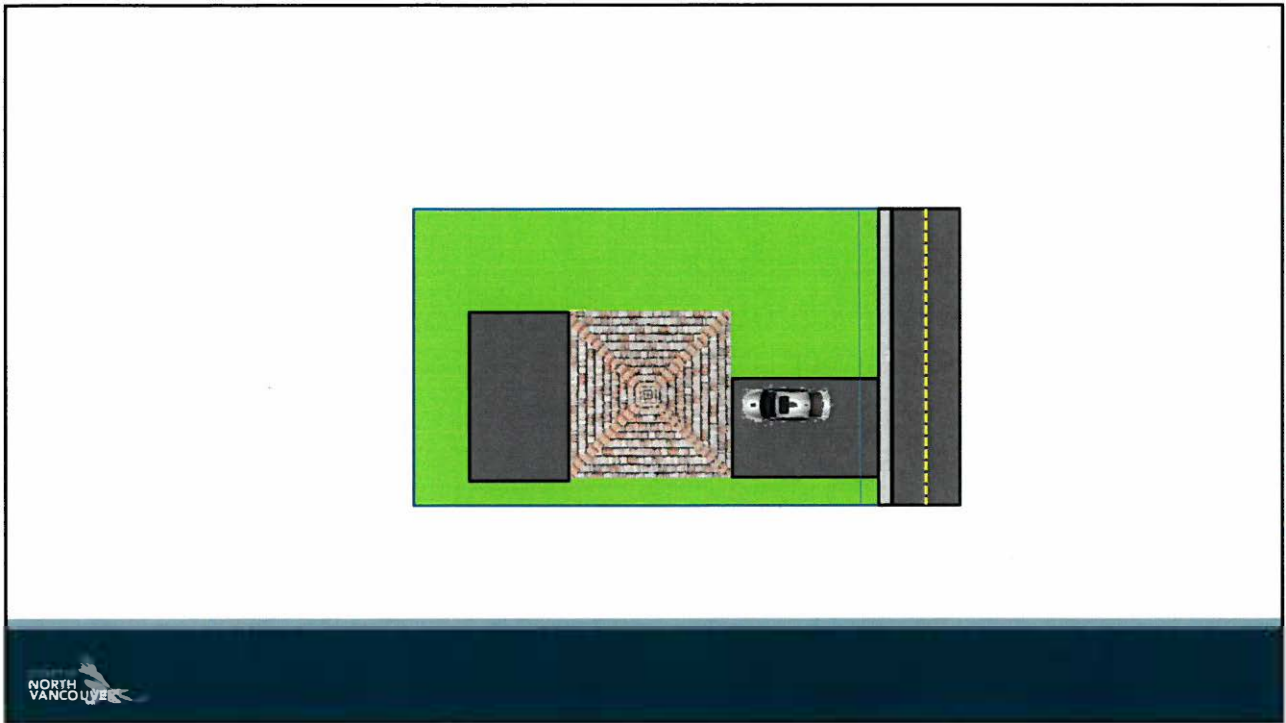




Greenspace and Landscaping



- Tree Protection Bylaw
- Development Permit Areas
- Zoning Bylaw



Council Discussion



Nuisance
noise



Nuisance
lighting



Size, Density,
Form and
Character



Preserving
greenspace &
landscaping