

## **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 its 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.

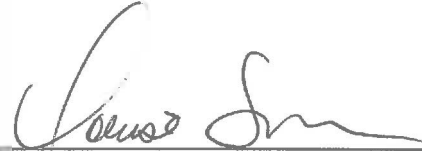
**CARRIED**

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

Mayor



**Mike Little**  
Mayor



Municipal Clerk

LOUISE SIMKIN

ACTING DEPUTY CLERK