

**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, September 16, 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 (5:11 pm)
Councillor M. Curren
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. T. Atva, Manager – Community Planning
Mr. R. Boase, Section Manager - Environmental Sustainability (Operations)
Ms. L. Simkin, Acting Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. September 16, 2019 Council Workshop Agenda

**MOVED by Councillor FORBES
SECONDED by Councillor CURREN**

THAT the agenda for the September 16, 2019 Council Workshop is adopted as circulated.

CARRIED

Absent for Vote: Councillor BOND

2. ADOPTION OF MINUTES

2.1. July 8, 2019 Council Workshop

**MOVED by Councillor MURI
SECONDED by Councillor BACK**

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

CARRIED

Absent for Vote: Councillor BOND

2.2. July 9, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

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

CARRIED

Absent for Vote: Councillor BOND

2.3. July 15, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

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

CARRIED

Absent for Vote: Councillor BOND

2.4. July 17, 2019 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor BACK

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

CARRIED

Absent for Vote: Councillor BOND

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.

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

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

Councillor BOND arrived at this point in the proceedings.

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

- The size of new homes;
- The loss of green space and neighbourhood character; and
- Environmental concerns regarding artificial turf and questioned if there are alternative materials that could be used.

In response to a question from Council, staff advised that any amendments to bylaws and policies would require public engagement to ensure that the proposed changes address community needs.

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

- That owners have the right to sell or redevelop their homes within the existing bylaws;
- 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;
- The challenge to administer these regulations and the need for a complaint enforcement policy; and,
- Commented about the Community Energy and Initiative Plan (CEEP) incentives for home owners.

Staff noted that integrated stormwater management planning will be addressed at a future meeting.

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

- The need to further educate residents on the consequences of tree cutting;
- The need to quantify trees to homes;
- Educating residents with regards to boulevard encroachments;
- The benefits of above-ground living space;
- Questioned if lighting plans are required to be submitted when an applicant applies for a permit;
- Expressed concern about the environmental impact caused by large amounts of impermeable surfaces;
- The need to preserve greenspace and landscaping;
- Suggested reviewing permitted basement sizes;
- The depth of basements to minimize impacts to groundwater flow;
- Eliminating basement suites would negatively impact affordable housing for families in the community;
- Height restrictions on retaining walls;
- The impact large homes have on the environment, including drainage issues;
- Suggested consulting the Province to address the issue of reducing green house gas emissions;
- Support for exploring alternative housing forms;
- The need to understand the siting of retaining walls and their impact;
- Noted that basement suites are an important part of the District's housing stock and suggested looking at what other municipalities are doing;
- Front-yard swimming pools should not be allowed;
- Regulations can create hardships;
- The necessity of retaining walls on sloped lots;
- Suggested exploring options for retaining walls to be more environmentally friendly and aesthetically pleasing;
- Requested links to Schedule A of the staff report be provided to Council;

- Expressed concern about the noise levels from single-family homes generated by air conditioning units, heat pumps and outdoor entertainment areas; and,
- The need to regulate and enforce decibel noise levels and the impact this would have on residents.

Councillor CURREN left the meeting at 6:54 pm and returned at 6:56 pm.

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

- Requested that further information be provided to Council through the OCP process with regards to infill housing;
- The importance of streamlining the Coach House approval process;
- Opportunities to create walkable neighbourhoods reducing the need for parking;
- Large homes allow for multi-generational housing;
- Advised that any amendments to bylaws and policies would require public engagement to ensure that the proposed changes address community needs; and,
- Requested that staff report back on the not-for-standing clause.

The majority of Council directed staff to report back in 2019 on pocket changes to District bylaws, policies and regulations to address concerns and/or issues raised with regards to the following:

- Lighting;
- Noise;
- Landscape retention and hard surfaces;
- Retaining structures; and,
- Grade for accessory buildings.

Public Input:

Ms. Tiffany Haziza, 4400 Block Skyline Drive:

- Spoke to the ongoing construction issues of the retaining wall at 4476 Skyline Drive and its negative impacts to her property;
- Expressed concern with the height of the retaining wall;
- Expressed concern that the value and enjoyment of her property has been affected; and,
- Acknowledged that construction fatigue is affecting her health.

Mr. Richard Haziza, 4400 Block Skyline Drive:

- Spoke to the retaining wall at 4476 Skyline Drive;
- Mentioned that the retaining wall has created drainage issues on his property;
- Expressed concern that the value and enjoyment of his property has been affected; and,
- Urged Council to protect their neighbourhood.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented that nuisance noise should be enforced on a complaint basis;

- Noted that the key to managing rain water is to keep it on the property and avoid the rain water pouring into storm drains;
- Spoke to the Rain Barrel Program; and,
- Spoke in opposition to removing basement exemptions.

Mr. David Currey, 700 Block Blueridge Avenue:

- Expressed concern with the lack of affordable rental space for the local workforce;
- Expressed concern with regards to traffic congestion; and,
- Expressed concern that residents of the North Shore will be forced to leave their community.

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Commented on good neighbour practices to lessen conflicts created by noise generating activities; and,
- Commented on the importance for policies to be consistent with neighbourhoods.

Mr. David Stuart, Chief Administrative Officer, provided Council with a draft Council Agenda for the remainder of 2019 and advised Council to contact staff with feedback on priority items or concerns.

Mr. Stuart further advised that the annual UBCM 2019 Conference and Trade Show will be held in Vancouver, September 23 – 27, 2019.

4. ADJOURNMENT

MOVED by Councillor MURI

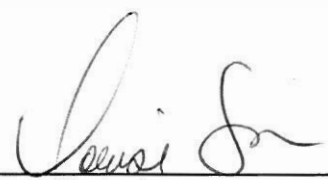
SECONDED by Councillor FORBES

THAT the September 16, 2019 Council Workshop is adjourned.

CARRIED
(7:53 p.m.)



Mayor



~~Municipal Clerk~~ ACTING DEPUTY CLERK