

# AGENDA

## *PUBLIC HEARING*

**Tuesday, November 26, 2019**

**7:00 p.m.**

**Council Chamber, 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



NORTH VANCOUVER  
DISTRICT

[www.dnv.org](http://www.dnv.org)

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## PUBLIC HEARING

7:00 p.m.  
Tuesday, November 26, 2019  
Municipal Hall, Council Chambers  
355 West Queens Road, North Vancouver

### AGENDA

#### Maximum House Size in the Single-Family Residential One Acre Zone (RS-1) Zoning Bylaw Amendment

1. **OPENING BY THE MAYOR**
2. **INTRODUCTION OF BYLAW BY CLERK**

#### **District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)**

*Purpose of Bylaw:*

Bylaw 8400 proposes to amend the District's Zoning Bylaw to create a maximum principal building (house) size of 540 m<sup>2</sup> (5,813 sq. ft.) within the Single-Family Residential One Acre Zone (RS-1). This proposed maximum house size would not include floor space that is commonly exempted (e.g. basements, garages, balconies, small sheds), as long as it complies with existing zoning regulations. No changes are proposed to the floor space exemptions referenced above.

3. **PRESENTATION BY STAFF**  
  
Presentation: Adam Wright, Development Planner
4. **REPRESENTATIONS FROM THE PUBLIC**
5. **QUESTIONS FROM COUNCIL**
6. **COUNCIL RESOLUTION**

*Recommendation:*

THAT the November 26, 2019 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)" be returned to Council for further consideration.

7. **CLOSING**

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# The Corporation of the District of North Vancouver

## Bylaw 8400

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

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The Council for The Corporation of the District of North Vancouver enacts as follows:

### Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)”.

### Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended by:
  - a) inserting into Table 502.2: Maximum Principal Building Size:  
“a) RS1 540m<sup>2</sup> (5,813 sq.ft.)”  
and renumbering the remaining items in the table accordingly.

**READ** a first time October 28<sup>th</sup>, 2019

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of “Bylaw 8400” as at Third Reading

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

October 15, 2019  
File: 13.6700.00/000.000

**AUTHOR:** Adam Wright, Community Planner

**SUBJECT:** Proposed Maximum House Size in the Single-Family Residential One Acre Zone (RS1)

**RECOMMENDATION:**

THAT “District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)” is referred to a Public Hearing.

**REASON FOR REPORT:**

Council has directed staff to prepare a bylaw for Council’s consideration that creates a maximum principal building (house) size within the Single-Family Residential One Acre Zone (RS1). This report has been prepared in response to that direction.

**SUMMARY:**

The RS1 zone is the only single family zone in the District that does not currently have a maximum house size in the Zoning Bylaw. Bylaw 1389 (Bylaw 8400) proposes to amend the Zoning Bylaw to include a maximum house size of 540m<sup>2</sup> (5,813 sq. ft.) for the RS1 zone (**Attachment 1**, with redline version in **Attachment 2**).

**BACKGROUND:**

Council has expressed concerns regarding house size in previous workshops on standards and regulations in single family zones. On October 7, 2019 Council passed the following resolutions:

THAT staff be directed to prepare a bylaw to amend the District’s Zoning Bylaw 1965 No. 3210 to include a maximum house size in the RS1 Zone of 5,813 square feet;

AND THAT staff submit to Council, any building permit application received after October 14, 2019 for any development on any lot that is zoned RS1 that staff consider is in conflict with the bylaw under preparation, for consideration of a resolution that the

**SUBJECT: Proposed Maximum House Size in the Single-Family Residential One Acre Zone (RS1)**

15 October 2019

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building permit be withheld for 30 days under Section 463 of the *Local Government Act*.

Council's additional directions related to single family standards and regulations will be brought forward separately by staff. (**Attachment 3**).

**EXISTING POLICY:**

Official Community Plan (OCP)

The OCP contains policies to respect residential neighbourhood character and limit growth in these areas. A maximum house size in the RS1 zone would support this objective.

Zoning Bylaw

The District's five general (RS1 to RS5) and 14 neighbourhood single family zones were created over many years through robust community engagement. These zones respond to the unique character of each area by establishing maximum size, density, setbacks, siting, and height limits for houses.

Council Directions 2019-2022

Council has committed to integrating environmental considerations into all of the District's decisions and practices. A maximum house size in the RS1 zone is aligned with Council's interest in balancing environmental and housing needs by preserving green space within the community.

**ANALYSIS:**

House size in the general single family zones (RS1 to RS5) is calculated based on a maximum permitted floor space ratio that varies with lot size. Each of these zones, except for the RS1 zone, also establishes a maximum principal building (house) size. The table below identifies the current Maximum Principal Building Size regulation from the District's Zoning Bylaw for the RS2 to RS5 zones.

Maximum Principal Building Size	
a) RS2	a) RS2 540m <sup>2</sup> (5,813 sq. ft.)
b) RS3	b) RS3 405m <sup>2</sup> (4,359 sq. ft.)
c) RS4	c) RS4 280m <sup>2</sup> (3,013 sq. ft.)
d) RS5	d) RS5 190m <sup>2</sup> (2,045 sq. ft.)

Table 502.2  
(Bylaws 7152 & 7618)

Each of the 14 unique neighbourhood single family zones also has a maximum house size. It ranges from 278.7m<sup>2</sup> (3,000 sq. ft.) in the Single-Family Residential Norgate (RSN) zone to 551.8m<sup>2</sup> (5,940 sq. ft.) for the Residential Single-Family Queensdale (RSQ) Zone.

**SUBJECT: Proposed Maximum House Size in the Single-Family Residential One Acre Zone (RS1)**

15 October 2019

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The RS1 zone is the only single family residential zone that does not currently have a maximum house size. The Zoning Bylaw permits various elements to be excluded from overall floor area in all single family residential buildings.

Proposed Maximum House Size for the RS1 Zone

Bylaw 1389 (Bylaw 8400) proposes to amend the Zoning Bylaw to include a maximum house size of 540m<sup>2</sup> (5,813 sq. ft.) for the RS1 zone. This size aligns with the maximum house size currently in the RS2 zone.

Other provisions in the Zoning Bylaw that regulate overall building size in the RS1 zone, such as building height, tapered top floor regulations, setbacks, and site coverage, are not proposed to be amended. No change to these permitted exemptions are proposed at this time

Potential Impacts on Properties in the RS1 Zone

Of the 167 privately owned properties in the RS1 zone (e.g. not owned by the District), 51 lots are larger than 1,450m<sup>2</sup> (15,608 sq. ft.). Lots of this size currently could be permitted homes larger than 540m<sup>2</sup> (5,813 sq. ft.) according to existing density regulations. Lots below 1,450m<sup>2</sup> (15,608 sq. ft.) are already limited to smaller house sizes (e.g. smaller than 540m<sup>2</sup> (5,813 sq. ft.) under other existing regulations.

The proposed maximum house size in the RS1 zone would essentially impact only those properties larger than 1,450m<sup>2</sup> (15,608 sq. ft.). Some of these properties, however, may not be eligible to obtain a building permit because they lack adequate access for firefighting purposes or engineering services.

The average size of existing houses in the RS1 zone is estimated at 294m<sup>2</sup> (3,160 sq. ft.). The largest houses in the RS1 zone are estimated to be within the range of 900m<sup>2</sup> (9,688 sq. ft.) to 950m<sup>2</sup> (10,226 sq. ft.). Only seven houses are estimated to exceed the proposed maximum house size of 540m<sup>2</sup> (5,813 sq. ft.). These houses may become legally non-conforming and may be maintained or altered in accordance with section 529 of the *Local Government Act*.

Approximately 90-95% of existing houses in the RS1 zone are estimated to be within the proposed maximum house size of 540m<sup>2</sup> (5,813 sq. ft.).

**INPUT FROM PROPERTY OWNERS**

Owners of properties currently zoned RS1 were invited to provide comments on the proposed changes. Letters were sent to the 230 owners of the 167 RS1 zoned properties (not including lots owned by the District). See **Attachment 4**. Input from RS1 property owners was received between September 12, 2019 and October 3, 2019. Thirteen responses were received.

The 13 respondents were largely opposed to the proposed maximum house size noting concerns about a potential reduction in property value and restrictions on property rights.

**SUBJECT: Proposed Maximum House Size in the Single-Family Residential One Acre Zone (RS1)**

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Some owners indicated that the proposed maximum house size was too small and that subdivision could be challenging or costly. Please see attached letters (**Attachment 5**).

**TIMING/APPROVAL PROCESS**

If the proposed bylaw amendment to the Zoning Bylaw receives First Reading, a Public Hearing would be scheduled. This would provide another opportunity for public input. If the proposed bylaw amendment is adopted, construction, alteration or additions in the RS1 zone would have to comply with the proposed maximum house size of 540m<sup>2</sup> (5,813 sq. ft.).

**CONCURRENCE:**

The recommendation in this report has been reviewed with the Development Planning, Building, and Legal departments.

The District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400) affects land within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required to approve the bylaw.

**CONCLUSION:**

Bylaw 1389 (Bylaw 8400) would establish a maximum house size of 540m<sup>2</sup> (5,813 sq. ft.) in the RS1 zone. The proposed maximum house size regulation for the RS1 zone would respond to concerns regarding house size and would bring the RS1 zone into alignment with existing regulations in the District's other single family zones.

**OPTIONS:**

1. THAT "District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)" is given FIRST Reading and referred to Public Hearing (Staff recommendation);

OR

2. THAT Council provide staff with alternative direction on establishing a maximum principal building size for properties within the Single-Family Residential One Acre Zone (RS1);

OR

3. THAT Council take no further action on a new maximum principal building size for properties within the Single-Family Residential One Acre Zone (RS1).

Respectfully submitted,

  
 Adam Wright  
Community Planner

**SUBJECT: Proposed Maximum House Size in the Single-Family Residential One Acre Zone (RS1)**

15 October 2019

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**Attachment 1:** District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)

**Attachment 2:** Redline Version of District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)

**Attachment 3:** October 7, 2019, Report to Council – Maximum Permitted House Size RS1

**Attachment 4:** Letter to Property Owners dated September 12, 2019

**Attachment 5:** Responses (redacted)

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	_____		

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**The Corporation of the District of North Vancouver**

**Bylaw 8400**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

---

The Council for The Corporation of the District of North Vancouver enacts as follows:

**Citation**

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)".

**Amendments**

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended by:
  - a) inserting into Table 502.2: Maximum Principal Building Size:  
"a) RS1 540m<sup>2</sup> (5,813 sq.ft.)"  
and renumbering the remaining items in the table accordingly.

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

Certified a true copy of "Bylaw 8400" as at Third Reading

---

Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk

Redline Version of Bylaw Amendment to District of North Vancouver Zoning Bylaw 3210, 1965  
**PART 5 RESIDENTIAL ZONE REGULATIONS**

Table 502.2

Element	Regulation
Maximum Building Depth	A centre line through the dwelling shall be established using the datum determination points at the front and rear of the house. The exterior walls on either side of this centre line may not exceed a total of 19.8m (65 ft).
Upper Storey Floor Area	Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 92.9m <sup>2</sup> (1000 sq ft) whichever is greater, except that this regulation will not apply to single-family dwellings for which a building permit was issued prior to June 19, 2000.
Floor Space Ratio	
a) for lots < or = to 464m <sup>2</sup> (5000ft <sup>2</sup> )	0.45
b) for lots > 464m <sup>2</sup> (5000ft <sup>2</sup> )	0.35 + 32.5m <sup>2</sup> (350 sq.ft.)
c) in the case of rooms having ceilings greater than 3.66m (12ft) above the level of the floor below	that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Principal Building Size	
a) RS1	540m <sup>2</sup> (5,813 sq.ft.)
b) a) RS2	540m <sup>2</sup> (5,813 sq.ft.)
c) b) RS3	405m <sup>2</sup> (4,359 sq.ft.)
d) e) RS4	280m <sup>2</sup> (3,013 sq.ft.)
e) d) RS5	190m <sup>2</sup> (2,045 sq.ft.)

(Bylaws 7152, ~~7618~~ & 8400)

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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input checked="" type="checkbox"/> Agenda Addendum	Date: <u>OCT 7, 2019</u>



## The District of North Vancouver REPORT TO COUNCIL

October 3, 2019  
File: 09.3900.01

**AUTHOR:** Brett Dwyer, Assistant General Manager Regulatory Review and Compliance

**SUBJECT:** Maximum Permitted House Size for RS1 zone and Withholding Motion

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### RECOMMENDATION:

It is recommended that:

1. Council direct staff to prepare a bylaw to amend the District's Zoning Bylaw 1965 No. 3210 to include a maximum house size in the RS1 zone of 5,813 square feet.
2. Staff submit to Council, any building permit application received after October 14, 2019 for any development on any lot that is zoned RS1 that staff consider is in conflict with the bylaw under preparation, for consideration of a resolution that the building permit be withheld for 30 days under Section 463 of the *Local Government Act*.

### REASON FOR REPORT:

Staff are seeking Council's direction to prepare a bylaw to amend the District's Zoning Bylaw 1965 No. 3210 to include a maximum house size in the RS1 zone of 5,813 square feet.

### SUMMARY:

The RS1 zone is the only single family residential zone in the District that does not currently have a maximum house size specified in the Zoning Bylaw. Council has expressed concern regarding house sizes and has expressed support in establishing a maximum house size in the RS1 zone.

Staff are seeking a resolution to move forward with the preparation of a zoning bylaw amendment to establish a maximum house size in the RS1 zone, together with a corresponding withholding motion.

If Council supports the preparation of a zoning bylaw amendment, staff will forward any complete building permit applications which may be contrary to the zoning bylaw amendment received after October 14, 2019 to Council to consider whether to withhold the application, in accordance with the *Local Government Act*.

**BACKGROUND:**

The District's Zoning Bylaw contains varied regulations establishing how zoned property can be developed. With regard to single-family residentially zoned land, the Zoning Bylaw contains 5 different general residential zones (RS1 to RS5) and 14 unique neighbourhood zones. Each of the zones contain regulations relating to matters such as setbacks, building heights, building coverage, building depth, floor space ratio and accessory buildings.

While there is some variation based on the specific zone and lot size thresholds, generally the permitted house size is established via a calculation of the lot area multiplied by 0.35 plus 350 square feet up to a maximum specified for the zone.

i.e. Maximum permitted floorspace = (lot area x 0.35) + 350sqft.

All single family residential zones also contain an absolute maximum principal building (house) size except for the RS1 zone. Below is the Maximum Principal Building Size regulation from the District's Zoning Bylaw for the RS2 to RS5 zones.

Maximum Principal Building Size	
a) RS2	540m <sup>2</sup> (5,813 sq.ft.)
b) RS3	405m <sup>2</sup> (4,359 sq.ft.)
c) RS4	280m <sup>2</sup> (3,013 sq.ft.)
d) RS5	190m <sup>2</sup> (2,045 sq.ft.)

Table 502.2  
(Bylaws 7152 & 7618)

Each of the 14 varied neighbourhood zones also have a maximum principal building size ranging from 3000 square feet in the Single-Family Residential Norgate (RSN) zone to 5,940 square feet for the Residential Single-Family Queensdale (RSQ) Zone.

As mentioned, the RS1 zone is the only single family residential zone that does not currently have a maximum principal building (house) size. Staff are seeking a resolution to move forward with the preparation of a zoning bylaw amendment to establish a maximum house size of 5,813 square feet in the RS1 zone, which is equal to the maximum single family house size contained in the RS2 zone.

**Withholding Process:**

If Council passes a resolution directing staff to prepare a bylaw, Section 463 of the *Local Government Act* allows Council to direct that a building permit application that may be in

conflict with the bylaw under preparation be withheld if that application was submitted more than 7 calendar days from the date of the resolution to prepare the bylaw. The Act provides for an initial withholding period of 30 days, which Council may extend by a further 60 days.

If a bylaw is not adopted within the 60 day period, the owners of the land may be entitled to compensation for damages as a result of the withholding of a building permit.

**Options:**

The following options are available for Council's consideration:

Option A (staff recommendation):

1. That Council direct staff to prepare a bylaw to amend the District's Zoning Bylaw 1965 No. 3210 to include a maximum house size in the RS1 zone of 5,813 square feet.
2. Staff submit to Council, any building permit application received after October 14, 2019 for any development on any lot that is zoned RS1 that staff consider is in conflict with the bylaw under preparation, for consideration of a resolution that the building permit be withheld for 30 days under Section 463 of the *Local Government Act*.

Option B:

1. That Council specify a different maximum house size for the RS1 zone than Option A and direct staff to prepare a bylaw to amend the District's Zoning Bylaw 1965 No. 3210 accordingly.
2. Staff submit to Council, any building permit application received after October 14, 2019 for any development on any lot that is zoned RS1 that staff consider is in conflict with the bylaw under preparation, for consideration of a resolution that the building permit be withheld for 30 days under Section 463 of the *Local Government Act*.

Option C:

3. That Council receive this report as information and take no further action at this time.

Respectfully submitted,



Brett Dwyer

Assistant General Manager Regulatory Review and Compliance

<b>REVIEWED WITH:</b>					
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office	_____	<b>External Agencies:</b>	
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Parks & Environment	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> Recreation Com.	_____
<input type="checkbox"/> Economic Development	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Human resources	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____

September 12, 2019

## **RE: Proposed maximum house size for properties in the RS1 zone**

You are receiving this letter because you own property within the Single-Family Residential One Acre Zone (RS1).

The RS1 zone is the only residential zone in the District that does not currently have a maximum house size established in the Zoning Bylaw. District of North Vancouver Council has expressed concern about house sizes and is seeking input from property owners on a proposed maximum house size for properties in the RS1 zone.

**Proposed Change:**  
**Establish a maximum house size of 540m<sup>2</sup> (5,813 sq.ft.) in the RS1 zone**

This proposed maximum house size for RS1 is equal to the largest maximum house size currently permitted in any of the District's standard single-family residential zones.

### **How is maximum house size determined?**

Maximum house size is currently limited by existing regulations in the Zoning Bylaw (e.g. maximum floor area based on property size).

House size is determined by adding the area of all floors in a house, but not including certain areas that are exempt such as parking garages and small sheds.

### **How would this proposed change affect my property?**

This proposed maximum house size would apply to all properties in the RS1 zone. Properties under 1,450m<sup>2</sup> (15,608 sq.ft.) in size would not be affected by this change as maximum house size is already limited under existing regulations.

Please note that any existing houses that are larger than the proposed maximum house size of 540m<sup>2</sup> (5,813 sq.ft.) may become 'legally non-conforming' and may be maintained, extended, or altered as long the maximum house size is not exceeded, and the proposed work complies with District regulations.

### **Next Steps**

If you would like to provide your comments, or would like further information, please contact Adam Wright via email at [wrighta@dnv.org](mailto:wrighta@dnv.org) or via telephone at **604-990-3657**. The District would appreciate your input on the proposed change by **Thursday, October 3, 2019**.

Comments received from property owners will be taken to inform a recommendation to Council in the fall. If Council decides to proceed with the proposed change to the Zoning Bylaw, a Public Hearing would also be required and would provide another opportunity for public input.

**Proposed maximum house size for properties in the RS1 zone**  
September 12, 2019

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More information on Residential Zoning is available on the District of North Vancouver website:  
[DNV.org/zoning](http://DNV.org/zoning).

Thank you for your consideration of this matter. We look forward to hearing from you.

**District of North Vancouver**  
Community Planning Department  
Staff Contact: Adam Wight, Community Planner  
[wrighta@dnv.org](mailto:wrighta@dnv.org)  
604-990-3657

**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** September 13, 2019 2:09 PM  
**To:** Adam Wright  
**Subject:** Proposed Maximum House Size

Hi Adam

My input:

1. No, I don't want regulation on maximum house size.
2. Yes, height should be regulated so that new houses do not block existing lines of site (views).
3. This is SO unimportant compared to the issue of traffic on the north shore. PLEASE DEAL WITH THAT:
  1. Complete moratorium on all construction until we have more roads. Stupid to add density when you can't support the existing density.
  2. Build a 3rd crossing!!!!
  3. Put in skytrain & gondola.
  4. Get on with it. Nothing has been done since before 1970!

[REDACTED]

**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** September 13, 2019 4:43 PM  
**To:** Adam Wright  
**Subject:** Proposed maximum house size for RS1 zoned properties

Adam:

I am in receipt of a letter dated September 11, 2019 regarding a proposed maximum house size for properties in RS1 zones. This email is a response follow up to the letter requesting input from RS1 property owners specific to Council's concern regarding this issue.

Before commenting, it would be of immense benefit to understand what the concern actually is. It would appear that Council has a concern, but nowhere in the letter does it state what those concerns are. What is it that Council is trying to achieve by imposing such a restriction for properties that can accommodate larger homes?

RS1 zoned properties tend to be above average sized properties. That is, they are larger than most residential properties. Owners of larger properties should be able to develop a residence that is sized appropriate to the land area and their needs/desires. Imposing a restriction, for what I can only determine as being imposed for unfounded reasons only, that limits a building size, is too prescriptive and limiting for properties of this size. The proposed change of a maximum sized house at 5,813 sq. ft. is definitely too restrictive.

Imposing maximum house sizes based on square footage for RS1 zoned properties will likely have the effect of encouraging RS1 zoned properties to be subdivided. The rationale being that such properties would have property space that would be sterilized and not available for any part of a building structure. To realize value, owners would likely subdivide, possibly changing its status to RS2/3. What then would be the point of and RS1 designation?

Larger properties in North Vancouver District are few and far between. Having the option to build a larger home on a larger piece of land, rather than cramming a large home on a smaller piece of land is more aesthetically pleasing and provides a living diversity that Council appears interested in limiting.

One does need to ask the question of Council as to why is a larger home an issue? Most of the remaining RS1 zoned properties are together and don't pose an obstruction issue to neighbouring homes due to their size.

As an owner of an RS1 property where we are currently building a new home that exceeds the proposed limit, I would be astounded at such a limit for RS1 properties and would likely move out of North Vancouver District as a result. I'm sure Council's intent is to not force individuals out of their community, especially for a concern that is undefined. The process of building in the District of North Vancouver is already fraught with way too many restrictions, processes and delayed responses from the District, and has been a source of extreme frustration (not to mention increased costs) in the building of our new home.

Please leave the RS1 zone sizing as is and do not impose yet more restrictions for the sake of restrictions.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]



## Adam Wright

---

**From:** [REDACTED]  
**Sent:** September 16, 2019 7:39 PM  
**To:** Adam Wright  
**Subject:** RE: Proposed maximum house size for RS1 zoned properties

Hi Adam :

Thank you for the links, they were informative

It would appear that Councillor Muri is adamant that large homes should not be allowed. Note that the definition of 'large' is somewhat subjective. Her concern appeared to be singularly focused on 3635 Sunnycrest Drive, specifically referencing this new build and its garage as having a high wall (from the neighbouring house's point of view), and the retaining wall down the side of the house as being too high. I looked at this house from the street and believe I understand her concern, but frankly, don't see her identified issues as issues at all. They may be issues to the owners of the heritage house next door, but this is not grounds or reasons to change the RS1 building size limits. My rationale is as follows:

It would appear that the side property garage at 3635 Sunnycrest Drive conforms to current District Bylaws and building code. The fact that this garage is located at an elevation higher than that of the neighbouring property creates the issue of a large wall on the north part of the property. This could have been mitigated through the normal planning screening and 'good neighbour' policy that the District employs today. And, perhaps a different design may have resulted from negotiations with neighbours. Either way, this is an issue between a particular situation (high property elevation) and proximity of neighbouring house. As a side note, I doubt very much that the neighbouring heritage house would be allowed today with its massive high wall facing the subject property to the north, regardless if it was designed by Arthur Erickson. The size of that north facing wall is huge and quite obtrusive...much larger than the garage wall at 3635 Sunnycrest Drive.

Regarding the mentioned retaining wall...if lock blocks are an issue for the neighbouring homeowner, perhaps a solution for architectural shotcrete or hanging foliage could mitigate the sight of such a required structural element. Councillor Muri's issue regarding this shoring method is not related to the size of house, rather the District's own retaining wall policies. Neighbour consultation should allow for a mitigated solution.

Other than those issues identified by Councillor Muri, I did not hear any further points in that video nor in the presentation, that would be reasonable grounds for imposing yet more limitations on building size for RS1 lots, other than personal preference.

Therefore, I would strongly recommend that the District of North Vancouver NOT impose more building restrictions on property owners who would like to enjoy space, privacy and comfort of their own property.

Thanks,

[REDACTED]  
[REDACTED]

**From:** Adam Wright [mailto:WrightA@dnv.org]  
**Sent:** Monday, September 16, 2019 11:53 AM

**To:** [REDACTED]  
**Subject:** RE: Proposed maximum house size for RS1 zoned properties

Good morning [REDACTED],

Thank you for your input.

I wanted to respond to your enquiry and provide you with some more information for your reference.

Council has expressed concerns related to larger homes primarily in light of other District efforts (e.g. mitigating impacts to neighbouring residents, providing housing, and preserving the environment). You can view a video of Council's discussion at the July 8, 2019 Council Workshop, available [here](#). The discussion on maximum principal building (house) size begins at 56:49 in the video. The staff report and presentation to Council is also available [here](#) for your reference.

Comments received from property owners will be used to inform a recommendation to Council in the fall.

Regards,

Adam

**Adam Wright**, MSc.  
*Community Planner*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5  
[wrighta@dnv.org](mailto:wrighta@dnv.org)  
Direct: 604-990-3657

**From:** [REDACTED]  
**Sent:** September 13, 2019 4:43 PM  
**To:** Adam Wright <WrightA@dnv.org>  
**Subject:** Proposed maximum house size for RS1 zoned properties

Adam:

I am in receipt of a letter dated September 11, 2019 regarding a proposed maximum house size for properties in RS1 zones. This email is a response follow up to the letter requesting input from RS1 property owners specific to Council's concern regarding this issue.

Before commenting, it would be of immense benefit to understand what the concern actually is. It would appear that Council has a concern, but nowhere in the letter does it state what those concerns are. What is it that Council is trying to achieve by imposing such a restriction for properties that can accommodate larger homes?

RS1 zoned properties tend to be above average sized properties. That is, they are larger than most residential properties. Owners of larger properties should be able to develop a residence that is sized appropriate to the land area and their needs/desires. Imposing a restriction, for what I can only determine as being imposed for unfounded reasons

only, that limits a building size, is too prescriptive and limiting for properties of this size. The proposed change of a maximum sized house at 5,813 sq. ft. is definitely too restrictive.

Imposing maximum house sizes based on square footage for RS1 zoned properties will likely have the effect of encouraging RS1 zoned properties to be subdivided. The rationale being that such properties would have property space that would be sterilized and not available for any part of a building structure. To realize value, owners would likely subdivide, possibly changing its status to RS2/3. What then would be the point of an RS1 designation?

Larger properties in North Vancouver District are few and far between. Having the option to build a larger home on a larger piece of land, rather than cramming a large home on a smaller piece of land is more aesthetically pleasing and provides a living diversity that Council appears interested in limiting.

One does need to ask the question of Council as to why is a larger home an issue? Most of the remaining RS1 zoned properties are together and don't pose an obstruction issue to neighbouring homes due to their size.

As an owner of an RS1 property where we are currently building a new home that exceeds the proposed limit, I would be astounded at such a limit for RS1 properties and would likely move out of North Vancouver District as a result. I'm sure Council's intent is to not force individuals out of their community, especially for a concern that is undefined. The process of building in the District of North Vancouver is already fraught with way too many restrictions, processes and delayed responses from the District, and has been a source of extreme frustration (not to mention increased costs) in the building of our new home.

Please leave the RS1 zone sizing as is and do not impose yet more restrictions for the sake of restrictions.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** September 17, 2019 8:55 AM  
**To:** Adam Wright  
**Subject:** Re: proposed max house size in the RS1 Zone

I own 2 - 1 acre lots ([REDACTED] and the [REDACTED] to this) so I guess I get 2 votes on this issue.

This proposal is totally unacceptable. The market value of a 1 acre lot is almost totally about the size of the house that one can build on it.

I have been paying property taxes for [REDACTED] years based on the market value of being able to build a house approximately 13,000 sq ft and it seems totally unreasonable to cut this in half after all of these years. You refer to this change equalling the largest maximum house size of any of the standard single-family residential zones. However we pay property taxes based on the size of the lot. Are you suggesting the property taxes would be reduced significantly to half the current rate? If it is changed would I receive a 50% refund for all of the taxes I have paid in the last [REDACTED] years?

I use less services [REDACTED] within the District of North Van but pay far more than my neighbours with smaller lots. This whole proposal seems like it is designed to punish those that made good investment decisions who are already being taxed unfairly.

Please explain how this benefits me.

Sincerely

[REDACTED]  
[REDACTED]

**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** September 17, 2019 9:00 AM  
**To:** Adam Wright  
**Subject:** Fwd: proposed max house size in the RS1 Zone

I am the co-owner of the [REDACTED].

This proposal is totally unacceptable. The market value of a 1 acre lot is almost totally about the size of the house that one can build on it.

I have been paying property taxes for [REDACTED] years based on the market value of being able to build a house approximately 13,000 sq ft and it seems totally unreasonable to cut this in half after all of these years. You refer to this change equalling the largest maximum house size of any of the standard single-family residential zones. However we pay property taxes based on the size of the lot. Are you suggesting the property taxes would be reduced significantly to half the current rate? If it is changed would I receive a 50% refund for all of the taxes I have paid in the last [REDACTED] years?

I use less services [REDACTED] within the District of North Van but pay far more than my neighbours with smaller lots. This whole proposal seems like it is designed to punish those that made good investment decisions who are already being taxed unfairly.

Please explain how this benefits me.

Sincerely

[REDACTED]  
[REDACTED]

**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** September 18, 2019 9:48 AM  
**To:** Adam Wright  
**Subject:** Proposed Maximum House Size For Properties in the RS1 Zone  
**Attachments:** Proposed Max House Size For RS1 Zone.xls

Hi Mr. Wright,

See attached for a possible RS1 max building size based on extending the Building Size vs Zone curve. Just a thought. I'm OK with this.

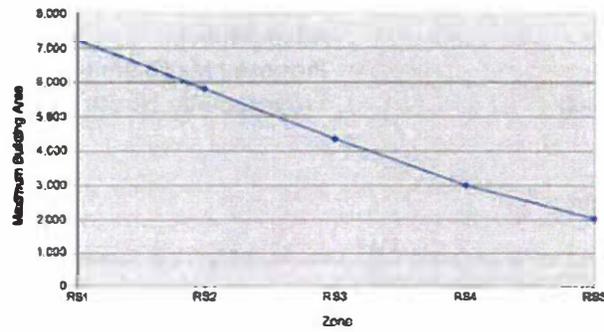
Thanks - [REDACTED]

Zone	To a max of (sq ft)
RS1	7,200 <small>Proposed based on extending current max area vs zone curve</small>
RS2	5,813
RS3	4,359
RS4	3,013
RS5	2,045

**Current Maximum Areas**

Zone	Lot area	Total size of buildings allowed on your lot	To a maximum of (sq ft)	Complete zoning requirements (height, setbacks)
RS1	< 5000 sq ft	Lot area x .45	No maximum	<a href="#">Download requirements</a>
	> 5000 sq ft	Lot area x .35 + 350 sq ft	No maximum	<a href="#">Download requirements</a>
RS2	< 5000 sq ft	Lot area x .45	5,813	<a href="#">Download requirements</a>
	> 5000 sq ft	Lot area x .35 + 350 sq ft	5,813	<a href="#">Download requirements</a>
RS3	< 5000 sq ft	Lot area x .45	4,359	<a href="#">Download requirements</a>
	> 5000 sq ft	Lot area x .35 + 350 sq ft	4,359	<a href="#">Download requirements</a>
RS4	< 5000 sq ft	Lot area x .45	3,013	<a href="#">Download requirements</a>
	> 5000 sq ft	Lot area x .35 + 350 sq ft	3,013	<a href="#">Download requirements</a>
RS5	< 5000 sq ft	Lot area x .45	2,045	<a href="#">Download requirements</a>
	> 5000 sq ft	Lot area x .35 + 350 sq ft	2,045	<a href="#">Download requirements</a>

**Maximum Building Size vs Zone**



**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** September 18, 2019 6:44 PM  
**To:** Adam Wright  
**Subject:** Fwd: RS1 Zone property size

>  
> Adam,  
>  
> Does the proposed limit of 5,813 SF on acre lots include walk out basements?  
>  
> [REDACTED]  
>  
>

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**Adam Wright**

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**From:** [REDACTED]  
**Sent:** October 03, 2019 12:28 PM  
**To:** Adam Wright  
**Subject:** Re: Proposed maximum house size in RS1 zone

Adam:

A few more comments.

I was wondering if you know how many homes in RS1 zones will meet the max size recommended. In my area I know of 7 homes that are in RS1 zones and I believe all of them are larger than the suggested max size. The result of this would be that 100% of the homes in my small area are non-conforming. Is this true for all homes in other RS1 zones?

It appears to me that the number chosen is an arbitrary number chosen based on another zone with little consideration given on what is currently built on RS1 zones. I cannot speak for other areas but in my neighbourhood I do not believe placing such a small restrictive max home size is reasonable and fair. All the homes in my area have kept their gardens relatively native and lush, all believe in maintaining a yard that fits into the environment, filled with trees.

Also, one last thing, why will an RS1 zone be restricted to having a home that fills only approximately 10% of the land space when other zones can build a home that fills at least 50% plus of the land space. This does not seem equitable to me.

Sincerely,

[REDACTED]

On Tue, Oct 1, 2019 at 9:28 AM Adam Wright <[WrightA@dnv.org](mailto:WrightA@dnv.org)> wrote:

Good morning [REDACTED],

Yes, this topic has been discussed by previous Council and that has been noted in current Council workshops/discussions.

Thank you for your input.

Adam

**Adam Wright**, MSc.

*Community Planner*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road

North Vancouver, BC V7N 4N5

[wrighta@dnv.org](mailto:wrighta@dnv.org)

Direct: 604-990-3657

**From:** [REDACTED]  
**Sent:** September 26, 2019 6:07 PM  
**To:** Adam Wright <[WrightA@dnv.org](mailto:WrightA@dnv.org)>  
**Subject:** Re: Proposed maximum house size in RS1 zone

Adam:

May I please add that the 13.5 % stated in my email previously assumes the home is a one storey home. If the proposed maximum house size is a 2 storey home than it would cover considerably less of the total lot. The objective to protect our trees, reduce construction related impacts becomes even more ridiculous.

I am wondering if a maximum house square footage for RS1 lots has been discussed by previous councils, can this be determined? If this topic has been discussed by previous councils then this should be noted and included in the current discussion.

Sincerely,

[REDACTED]

On Thu, Sep 26, 2019 at 4:37 PM Adam Wright <[WrightA@dnv.org](mailto:WrightA@dnv.org)> wrote:

Good afternoon [REDACTED],

Thank you for again for your input on the proposal, all comments received will be taken to inform a recommendation to Council.

I'd be happy to speak over the phone if you have further input or questions.

Regards,

Adam

**Adam Wright, MSc**

*Community Planner*

DISTRICT OF  
**NORTH  
VANCOUVER**

[355 West Queens Road](#)

[North Vancouver, BC V7N 4N5](#)

[wrighta@dnv.org](mailto:wrighta@dnv.org)

Direct: 604-990-3657

**From:** [REDACTED]  
**Sent:** September 26, 2019 3:47 PM

To: Adam Wright <WrightA@dnv.org>

Subject: Re: Proposed maximum house size in RS1 zone

Hi Adam:

Thanks for your reply. I still think that the proposed maximum allowable house size in a RS1 acre zone is extremely small. If my numbers are correct, a 1 acre lot is about 43,056 square feet. You are proposing a maximum home size of 5,813 square feet. The proposed home would cover approximately 13.5% of the lot. Indeed restricting the size of a home to such a small number on such a large size lot will protect some trees but it really is such a simplistic view to take and create an unnecessarily negative building environment. Again I will state, that aesthetically I think such a small home on such a large lot looks grotesque, proportionately it doesn't make sense to me. If a maximum home size must be selected please make it one that is a little more realistic and considerate of the environment it surrounds.

I believe there must be other ways to protect our environment and trees, to mitigate construction related impacts and to encourage a positive building environment. For example, limit the amount of driveway, concrete, impermeable surfaces, ensure a percent of space is covered with trees, plants, green space, limit lawn space, provide incentives to plant more trees and improve our land rather than come up with more restrictions.

Restricting home size is only one way to solve the problem and in this case limiting it to such a small number is I don't believe a good solution. Please be more creative.

I am no expert in land rezoning but honestly don't feel that the solution suggested is the right solution, it doesn't really get to the heart of the matter and is just too simplistic. RS1 acre lots are unique and require a unique solution.

[REDACTED]

On Thu, Sep 26, 2019 at 11:29 AM Adam Wright <[WrightA@dnv.org](mailto:WrightA@dnv.org)> wrote:

Good morning [REDACTED],

Thank you for your email and comments.

I wanted to provide some information for your reference.

Rationale for a proposed maximum house size for the RS1 zone:

Council has expressed concerns related to house size primarily in light of other District efforts such as mitigating construction-related impacts to neighbouring residents and to the environment (e.g. reducing tree loss associated with new construction), as well as encouraging more housing in the community. You can view a video of Council's discussion at the July 8, 2019 Council Workshop, available [here](#). The discussion on maximum principal building (house) size begins at 56:49 in the video. The staff report and presentation to Council is also available [here](#) for your reference.

Rationale for a proposed maximum house size of 5,813 sq. ft.

The maximum house size of 5,813 sq. ft. is being proposed as it is the largest maximum house size that is currently permitted in the other standard single family residential zones (i.e. the maximum house size permitted in the RS2 zone is 5,813 sq. ft.).

Subdivision (and development) in the RS1 Zone

RS1 property owners are welcome to apply for any development (including subdivision). Each application and site is review by staff against relevant policies and bylaws. There can be engineering and safety concerns with development in specific areas of higher elevation and near heavily forested areas (e.g. in wildfire hazard areas) that can make a successful development application in these areas uncertain.

Please let me know if you have further questions or would like to provide further comments.

Thank you again for your input, comments received from property owners will be used to inform a recommendation to Council in the fall.

Regards,

Adam

Adam Wright, MSc.

*Community Planner*

DISTRICT OF  
**NORTH  
VANCOUVER**

[355 West Queens Road](#)

[North Vancouver, BC V7N 4N5](#)

[wrighta@dnv.org](mailto:wrighta@dnv.org)

Direct: 604-990-3657

**From:** [REDACTED]  
**Sent:** September 26, 2019 9:23 AM  
**To:** Adam Wright <[WrightA@dnv.org](mailto:WrightA@dnv.org)>  
**Subject:** Proposed maximum house size in RS1 zone

Dear Mr. Wright:

I recently received a letter regarding changes to the maximum house size in the RS1 zone. I am not sure why this is being proposed or how the District came up with the maximum house size of 5,813 sq. ft.

Our home, as well as most homes in our area that are on RS1 lots are I believe greater than the proposed maximum house size and do not look out of place on such a large lot. I am worried that the house size being proposed is far too small and would aesthetically look unpleasing, it would just not look right. It would be the opposite of what a large home on a small lot looks like. I do not have a problem with setting a maximum house size just believe that the size being proposed is much too small.

If the District wishes to propose a house size of 5,813 sq. ft. then I believe it should allow RS1 zones to subdivide. RS1 zones, I currently believe, cannot be subdivided. The maximum house size being proposed would then be much more in proportion to the smaller lot size.

One problem that I do believe some RS1 zones have is that they often seem to have far too much area paved and not left as "green" or vegetated area.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

8+9 of 13

**Adam Wright**

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**From:** [REDACTED]  
**Sent:** September 30, 2019 8:17 AM  
**To:** Adam Wright  
**Cc:** [REDACTED]  
**Subject:** re: Proposed maximum house size for properties in the RS1 Zone  
**Attachments:** Letter Sept 30 2019-final.pdf

Hi Adam,

Please find attached our and our neighbor's letter in response to your September 11, 2019 letter regarding the proposed RS1 zoning changes.

Please acknowledge receipt.

Regards,

[REDACTED]

September 30, 2019

District of North Vancouver  
Community Planning Department  
355 West Queens Road  
North Vancouver, B.C.  
V7N 4N5

cc. Mayor Mike Little  
mayor@dnv.org

**re: Proposed maximum house size for properties in the RS1 zone**

Dear Sir or Madam:

We write in response to the District's letter of September 11, 2019 regarding the proposed maximum house size for properties in the RS1 zone.

The undersigned live at [REDACTED] and [REDACTED], respectively. We strenuously object to the proposed change to the zoning bylaws.

The proposed change would:

- significantly decrease the value of our properties;
- unnecessarily restrict use of these properties;
- serve no public purpose with respect to these properties.

[REDACTED] Properties

Our properties are accessed via a [REDACTED] Park (see Exhibit 1). The properties are unique in various relevant ways:

- they are the only [REDACTED] properties on [REDACTED];
- there are no neighbors within sight in any direction;
- the properties are both approximately 1 acre in size;
- the houses are largely hidden from view and face Lynn Creek;
- the houses are located on a dead end road with little car traffic;
- neither property is the result of a consolidation.

The location and character of the properties makes concerns about non-conformity with neighbors a non-issue. Large homes could be built on these properties with zero impact on either neighbours or neighbourhood characteristics.

The proposed amendment would reduce the maximum house size which could be built on our properties by approximately 65%, thereby significantly reducing the value of the properties, while serving no public purpose.

The District's September 11, 2019 letter did not provide any explanation as to why this change is needed. We note that the existing floor space ratio rules already establish a maximum houses size for any given property.

We have made significant investments in our homes based on the current bylaws. Zoning changes should not be made which will negatively impact their value unless a clear and critical public need is being addressed. The District has not met this test.

We urge the district to:

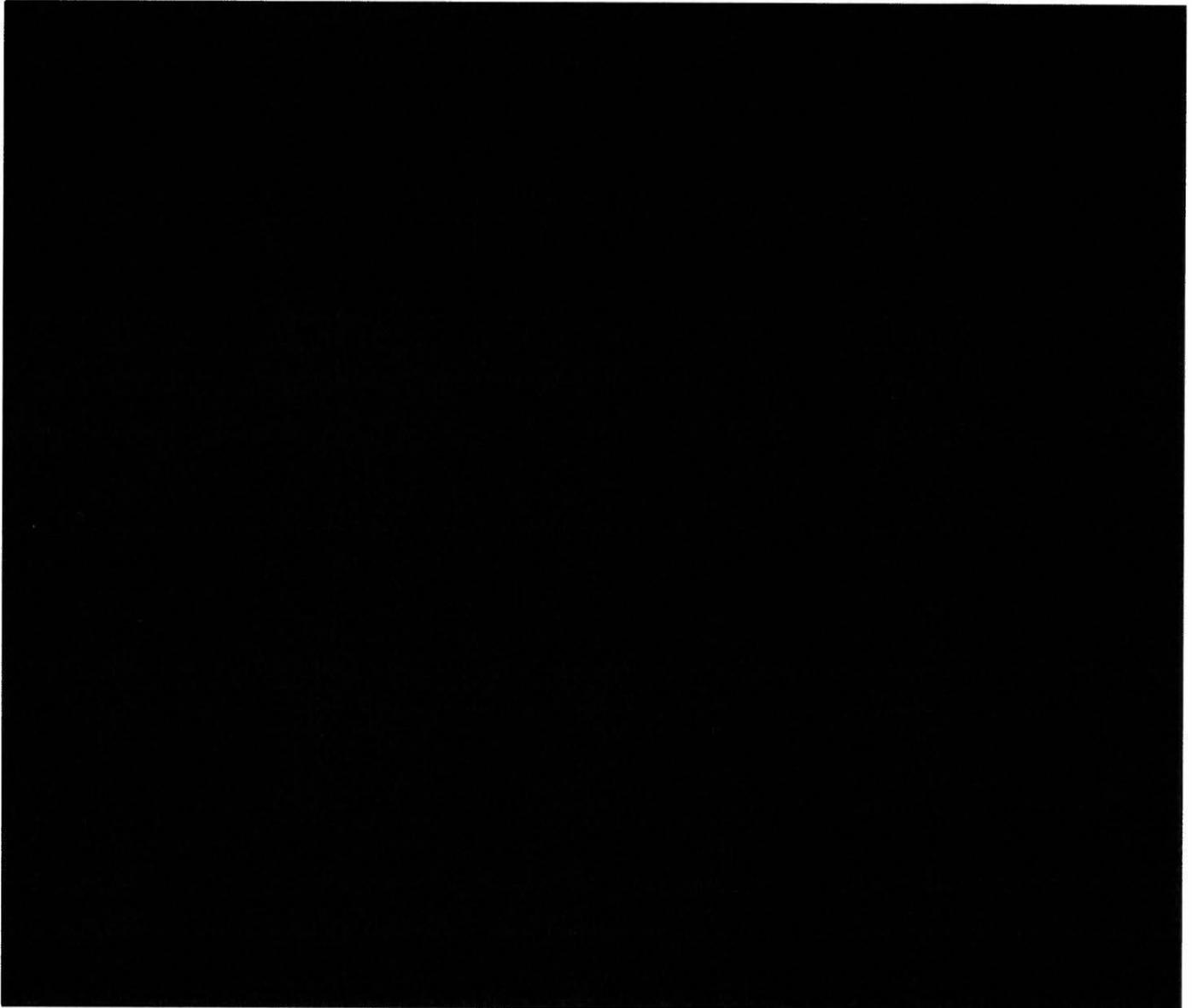
- leave the zoning as-is, or
- amend the zoning in the proposed manner only for future consolidations of properties, so as not to affect current homeowners, or
- exempt the [REDACTED] properties from the changes, due to their unique location and characteristics.

Proceeding as proposed with the zoning change would cause significant financial harm to a small number of homeowners and serve no public purpose.

Regards

[REDACTED]

[REDACTED]



**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** September 30, 2019 10:07 AM  
**To:** Adam Wright  
**Subject:** OCP - RS1 size restriction

Hi Adam,

Following your letter dated Sept. 11, 2019, as property owner, we would like to put on record that we disagree with council's proposal to put a house size restriction on the RS1 zone as described. For our property, a 5,813 sf house on about 600,000 sf land or a site coverage of about 0.10 percent does not make sense. It is not inline with council's theoretical discussion of a 30,000 sf house on 43,560 sf (1 acre) land.

Hence, by adding this restriction, council's action will definitely have a direct and negative impact on our property.

Kindly keep us posted. Thank you.

Regards,

[REDACTED]  
[REDACTED]

**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** September 30, 2019 12:13 PM  
**To:** Adam Wright  
**Cc:** [REDACTED]  
**Subject:** Proposed Maximum house size for properties in the RS1 zone

Re: [REDACTED]

Mr. Wright,

I am writing in regard to the proposed change regarding maximum house size in RSI zone. We own property above with RS1 zoning: the property is approximately 15 acres and we are currently allowed to build 1 (one) house for the property. Given the size of this parcel of land, the proposed house size allowed would be extremely disproportionate. I do appreciate the concerns of the District of North Vancouver Council: perhaps the proposed maximum house size for properties in the RS 1 zone should be limited based on the size of the acreage itself. A maximum house size of 540 meters squared would be fine for acreages of 2 acres or less, but larger acreages should be allowed to have larger houses.

If you have any questions, please let me know,

Regards, [REDACTED]

12 of 13

**Adam Wright**

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**From:** [REDACTED]  
**Sent:** October 02, 2019 7:53 AM  
**To:** Adam Wright  
**Subject:** Comments

Hi Adam,

In response to the proposed maximum house size for properties in the RS1 zone I am opposed to the changes. The maximum house size is far to small for the size of our properties . The district will not permit any subdiving of current properties regardless of size . I am in disagreement with this as well.

Regards  
[REDACTED]

**Adam Wright**

---

**From:** [REDACTED]  
**Sent:** October 03, 2019 4:02 PM  
**To:** Adam Wright  
**Subject:** RE: District of North Vancouver Proposed maximum house size for properties in the RS1 zone\_11Sep19

Thank you Adam,

I will review this information and other information on the DNV website and come back to you with further thoughts.

Also I will call you if needed to discuss thx.

If possible please keep me informed of any future meetings or public forums where this issue will be discussed. Also in case any further relevant information is published.

Thank you,

[REDACTED]  
[REDACTED]

**From:** Adam Wright <WrightA@dnv.org>  
**Sent:** Thursday, October 3, 2019 9:29 AM  
**To:** [REDACTED]  
**Subject:** RE: District of North Vancouver Proposed maximum house size for properties in the RS1 zone\_11Sep19

Good morning [REDACTED],

Thank you for your email and comments.

I wanted to provide further information and resources for your reference.

Council has expressed concerns related to house size primarily in light of other District efforts such as mitigating construction-related impacts to neighbouring residents and the environment (e.g. reducing tree loss associated with new construction). You can view a video of Council's discussion at the July 8, 2019 Council Workshop, available [here](#). The discussion on maximum principal building (house) size begins at 56:49 in the video. The staff report and presentation to Council is also available [here](#) for your reference.

Any offsetting benefits for RS1 property owners will be up to Council to determine as the proposal is considered.

The RS1 maximum house size that is currently being proposed is the same as that of RS2, but the final decision will be up to Council to determine. The RS1 or RS2 designation do have different minimum lot sizes, this is not currently being reviewed (so is likely remain the same).

Thank you again for your input, comments received from property owners will be used to inform a recommendation to Council in the fall.

I'm happy to speak over the phone if you have further comments.

Regards,

Adam

**Adam Wright**, MSc.  
*Community Planner*

**DISTRICT OF  
NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5  
[wrighta@dnv.org](mailto:wrighta@dnv.org)  
Direct: 604-990-3657

**From:** [REDACTED]  
**Sent:** October 02, 2019 2:03 PM  
**To:** Adam Wright <[WrightA@dnv.org](mailto:WrightA@dnv.org)>  
**Subject:** FW: District of North Vancouver Proposed maximum house size for properties in the RS1 zone\_11Sep19

Dear Mr. Wright

I own two RS1 zoned properties in the DNV and recently received the attached letter dated Sept 11/19.

My first reaction is concern that this change desired by the Council would have a negative affect on me both in terms of the ongoing use and enjoyment of my properties, as well as from a current and future capital value perspective (at a time when RS1 values in the DNV are already down significantly over the past 1-2 years).

However, before expressing a strong opinion on this matter I would like to research and think about it further. To start with can you provide information on?

1. Why the Council is thinking to pursue this change? What are their motivations and concerns? What are the issues?
2. If this change were to be enacted would there be any offsetting benefits for RS1 owners such as myself?
3. With this change would there be any practical difference between an RS1 and an RS2 lot? (if not would this initiative in reality be one to make all RS1 lots into RS2 lots (possibly with a new designation for all)?

Although I have not yet thought too deeply about this topic as mentioned, my general feeling so far has been that DNV makes the sub-division/ redevelopment of large RS1 lots in the DNV relatively difficult and expensive to pursue, and that one of the few offsetting benefits for the owner of a large RS1 lot is the ability to build a large to very large house. I had always assumed the DNV must like that concept, given what I think are challenges obtaining approvals for sub-division and/or conversion to multi-family for RS 1 lots.

I think the DNV requires increased residential and commercial density in order for it to remain a vibrant and diverse community with a range of jobs and housing options (at all rent and purchase price points). Therefore I hope that the

Council will think of this matter and all such matters affecting the OCP within this context. Simply being 'anti-development/ anti- construction' will create unintended negative consequences in the fullness of time.

[REDACTED]  
[REDACTED]

**From:** [REDACTED]

**Sent:** Friday, September 27, 2019 6:16 PM

**To:** [REDACTED]

**Subject:** District of North Vancouver\_Proposed maximum house size for properties in the RS1 zone\_11Sep19

FYI.

Best Regards

[REDACTED]

# PUBLIC HEARING

## Maximum House Size in the Single-Family Residential One Acre Zone (RS-1)

### ZONING BYLAW AMENDMENT

**What:** A Public Hearing for Bylaw 8400, a proposed amendment to the Zoning Bylaw, to create a maximum principal building (house) size within the Single-Family Residential One Acre Zone (RS-1).

**When:** 7pm, Tuesday, November 26, 2019.

**Where:** Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC

#### What changes are proposed?

Bylaw 8400 proposes to amend the District's Zoning Bylaw to create a maximum principal building (house) size of 540 m<sup>2</sup> (5,813 sq. ft.) within the Single-Family Residential One Acre Zone (RS-1). This proposed maximum house size would **not** include floor space that is commonly exempted (e.g. basements, garages, balconies, small sheds), as long as it complies with existing zoning regulations. No changes are proposed to the floor space exemptions referenced above. Detailed information on floor space exemptions and residential zoning is available on the District of North Vancouver website: **[DNV.org/zoning](http://DNV.org/zoning)**.

#### How can I provide input?

We welcome your input Tuesday, November 26, 2019, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at [input@dnv.org](mailto:input@dnv.org) or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

*Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.*

#### Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at **[DNV.org/public\\_hearing](http://DNV.org/public_hearing)** from November 12, 2019 to November 26, 2019. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

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