

PUBLIC HEARING BINDER

Maximum House Size in RS-1 Zone



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

TA
Dept.
Manager

GM/
Director

AO

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 540m² (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 ² (5,813 sq. ft.) |
| b) RS3 | b) RS3 405m ² (4,359 sq. ft.) |
| c) RS4 | c) RS4 280m ² (3,013 sq. ft.) |
| d) RS5 | d) RS5 190m ² (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 278.7m² (3,000 sq. ft.) in the Single-Family Residential Norgate (RSN) zone to 551.8m² (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 540m² (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 1,450m² (15,608 sq. ft.). Lots of this size currently could be permitted homes larger than 540m² (5,813 sq. ft.) according to existing density regulations. Lots below 1,450m² (15,608 sq. ft.) are already limited to smaller house sizes (e.g. smaller than 540m² (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 1,450m² (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 294m² (3,160 sq. ft.). The largest houses in the RS1 zone are estimated to be within the range of 900m² (9,688 sq. ft.) to 950m² (10,226 sq. ft.). Only seven houses are estimated to exceed the proposed maximum house size of 540m² (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 540m² (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)

15 October 2019

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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 540m² (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 540m² (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 540m² (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

Mayor

Municipal Clerk

Certified a true copy

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 ² (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 ² (5000ft ²) | 0.45 |
| b) for lots > 464m ² (5000ft ²) | 0.35 + 32.5m ² (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 ² (5,813 sq.ft.) |
| b) a) RS2 | 540m ² (5,813 sq.ft.) |
| c) b) RS3 | 405m ² (4,359 sq.ft.) |
| d) c) RS4 | 280m ² (3,013 sq.ft.) |
| e) d) RS5 | 190m ² (2,045 sq.ft.) |

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

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| AGENDA INFORMATION | |
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| <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

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 ² (5,813 sq.ft.) |
| b) RS3 | 405m ² (4,359 sq.ft.) |
| c) RS4 | 280m ² (3,013 sq.ft.) |
| d) RS5 | 190m ² (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

| REVIEWED WITH: | | |
|---|---|--|
| <input type="checkbox"/> Sustainable Community Dev. _____ | <input type="checkbox"/> Clerk's Office _____ | External Agencies: _____ |
| <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.

| |
|---|
| <p>Proposed Change: Establish a maximum house size of 540m² (5,813 sq.ft.) in the RS1 zone</p> |
|---|

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 1,450m² (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 540m² (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 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.

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

604-990-3657

Response 1 of 13

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
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:

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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]
[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]
[REDACTED]

4 of 13

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]

5 of 13

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.

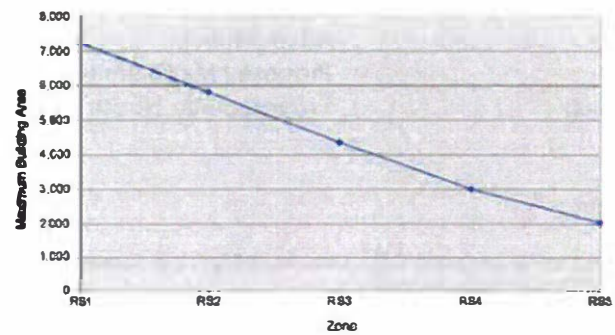
Thanks - [REDACTED]

| Zone | To a maximum of (sq ft) |
|------|--|
| RS1 | 7,288 Proposed based on extending current max area vs zone curve |
| 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 Residential, Height, etc. |
|------|--------------|---|-------------------------|--|
| RS1 | < 5000 sq ft | Lot area x .45 | No maximum | Download requirements |
| | > 5000 sq ft | Lot area x .35 + 350 sq ft | No maximum | Download requirements |
| RS2 | < 5000 sq ft | Lot area x .45 | 5,813 | Download requirements |
| | > 5000 sq ft | Lot area x .35 + 350 sq ft | 5,813 | Download requirements |
| RS3 | < 5000 sq ft | Lot area x .45 | 4,359 | Download requirements |
| | > 5000 sq ft | Lot area x .35 + 350 sq ft | 4,359 | Download requirements |
| RS4 | < 5000 sq ft | Lot area x .45 | 3,013 | Download requirements |
| | > 5000 sq ft | Lot area x .35 + 350 sq ft | 3,013 | Download requirements |
| RS5 | < 5000 sq ft | Lot area x .45 | 2,045 | Download requirements |
| | > 5000 sq ft | Lot area x .35 + 350 sq ft | 2,045 | Download requirements |

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

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> 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

Direct: 604-990-3657

From: [REDACTED]
Sent: September 26, 2019 6:07 PM
To: Adam Wright <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> 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

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> 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

Direct: 604-990-3657

From: [REDACTED]
Sent: September 26, 2019 9:23 AM
To: Adam Wright <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

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.

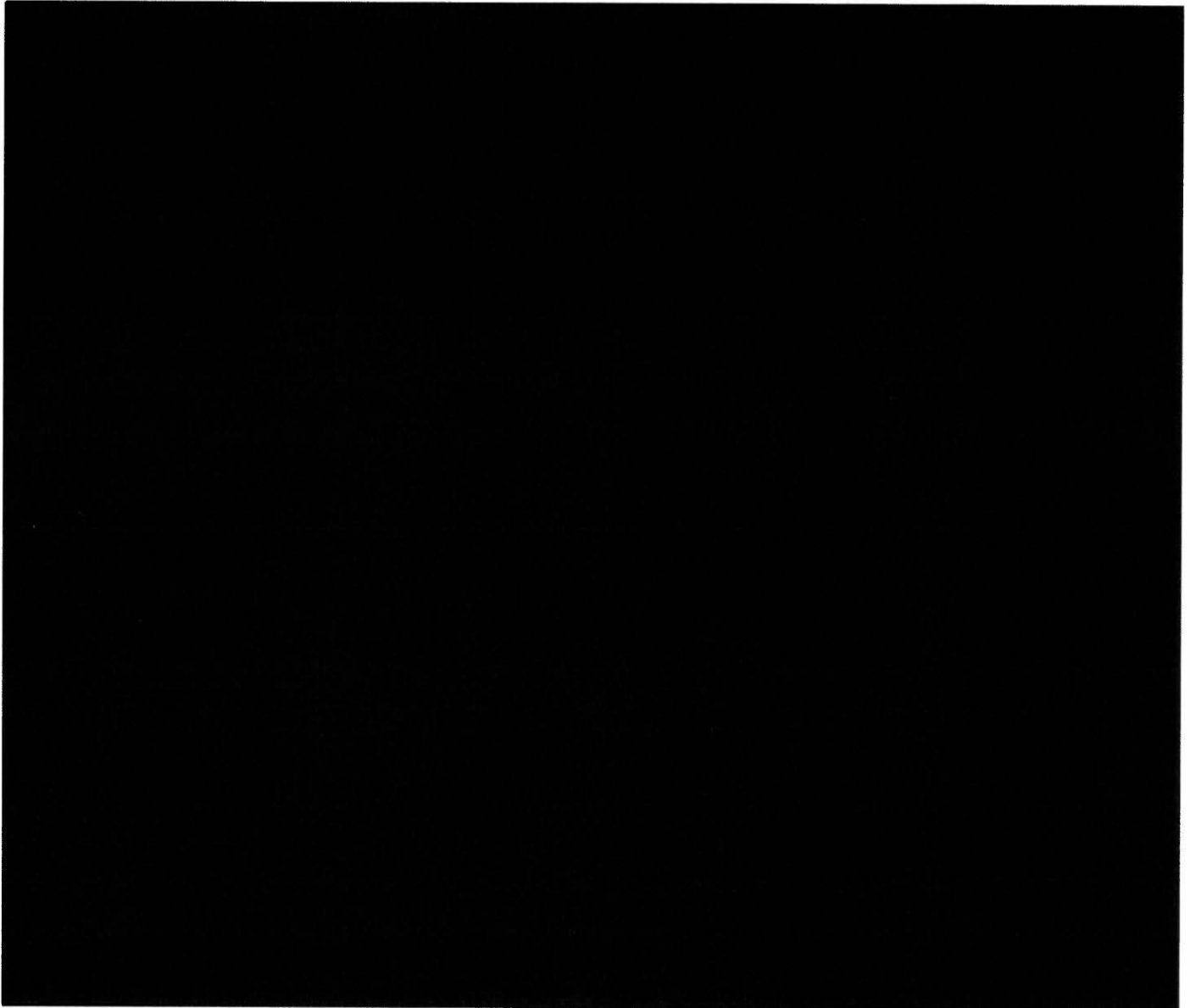
Regards

[REDACTED]

[REDACTED]



GEOweb PROPERTY VIEWER



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 RS1 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]

Adam Wright

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 too small for the size of our properties . The district will not permit any
subdividing of current properties regardless of size .

I am in disagreement with this as well.

Regards

[REDACTED]
[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
Direct: 604-990-3657

From: [REDACTED]
Sent: October 02, 2019 2:03 PM
To: Adam Wright <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]

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 540m² (5,813 sq.ft.)”
and renumbering the remaining items in the table accordingly.

READ a first time October 28th, 2019

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

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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 m² (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**.

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 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** from November 12, 2019 to November 26, 2019. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

November 7, 2019

RE: Public Hearing on proposed maximum house size for properties in the RS-1 zone

You are receiving this letter because you own property within the Single-Family Residential One Acre Zone (RS-1).

The District of North Vancouver will be holding a **Public Hearing** on a proposed maximum house size for properties in the RS-1 zone.

Public Hearing: Proposed Maximum House Size in the RS-1 Zone

**November 26, 2019
7:00 pm**

District of North Vancouver Municipal Hall
355 West Queens Road, North Vancouver, BC

In light of District efforts to mitigate both construction-related and environmental impacts while maintaining the character of single-family neighbourhoods, District Council is considering establishing a maximum house size in the RS-1 zone.

The RS-1 zone is the only residential zone in the District that does not currently have a maximum house size established in the Zoning Bylaw. The proposed maximum house size below aligns with the maximum house size currently in the RS-2 zone.

Proposed Change:
Establish a maximum house size of 540m² (5,813 sq. ft.) in the RS-1 zone

This proposed maximum house size for RS-1 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.

Public Hearing on proposed maximum house size for properties in the RS-1 zone

November 7, 2019

Page 2

We welcome your input. You may speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at 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.

Thank you for your consideration of this matter.

District of North Vancouver

Community Planning Department

Staff Contact: Adam Wright, Community Planner

wrighta@dnv.org 604-990-3657

**DISTRICT OF NORTH VANCOUVER
SPECIAL MEETING OF COUNCIL**

Minutes of the Special Meeting of the Council for the District of North Vancouver held at 7:05 p.m. on Monday, October 28, 2019 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

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

Staff: Ms. C. Grant, Acting Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. B. Hutchinson, Fire Chief
Ms. T. Atva, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning & Engineering
Ms. H. Fortier, Assistant Fire Chief Public Safety
Ms. C. Walker, Chief Bylaw Officer
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. October 28, 2019 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the agenda for the October 28, 2019 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

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

5. DELEGATIONS

5.1 Royal Canadian Legion Lynn Valley Branch #114

Re: First Poppy Presentation 2019

Ms. Diana Saboe, President, Royal Canadian Legion Branch #114 Lynn Valley provided an update on the Branch's operations and announced that they will be holding a Remembrance Day ceremony in Lynn Valley. Legion members presented poppies to Mayor and Council.

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the delegation from Royal Canadian Legion Lynn Valley Branch #114 is received for information.

CARRIED

2. PUBLIC INPUT

2.1. Mr. Steve Szikli, 300 Block East St. James Road:

- Spoke about item 9.1 regarding Development Variance Permit 19.19 (Coach House) – 362 East St. James Road;
- Noted that he is the property owner;
- Acknowledged that the proposed coach house would provide multi-generalization housing;
- Spoke to the efforts taken to engage the neighbourhood and noted their support;
- Commented that the existing character of the property will be maintained; and,
- Advised that the two large cedar trees visible from the street will be retained.

2.2. Mr. John Harvey, 1900 Block Cedar Village Crescent:

- Spoke about item 9.5 regarding the Council Procedure Bylaw;
- Encouraged Council to continue making proclamations;
- Spoke regarding Wrongful Conviction Day; and,
- Suggested that the time allocated to Public Input be extended to provide an opportunity for more people to speak.

2.3. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Spoke regarding the Community Energy and Emissions Plan (CEEP) Workshop;
- Commented that any form of change will have unintended consequences;
- Commented that increased densification has created the need for more greenspace; and,
- Urged Council to read the article he submitted entitled The World Is Not Going To Halve Carbon Emissions By 2030, So Now What?

2.4. Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Spoke about item 9.3 regarding proposed maximum house size in the Single-Family Residential One Acre Zone (RS1);
- Questioned how house size is determined and question if basement suites are exempt; and,
- Expressed concern that residents attending Council Workshops are not able to sign up for the Public Input period during Regular Council meetings.

3. PROCLAMATIONS

Nil

4. PROCLAMATIONS

Nil

5. DELEGATIONS

5.2 North Shore Violence Against Women in Relationships

Re: Strength and Remembrance Pole Project

Corporal Crystal Shostak reported that the North Vancouver RCMP and the North Shore Violence Against Women in Relationships Committee unveiled the Strength and Remembrance Pole outside North Vancouver RCMP detachment headquarters on October 25, 2019 to commemorate missing and murdered indigenous women and girls, providing a place for family and friends of the victims to come together. Corporal Shostak presented a commemorative coin to Mayor and Council.

MOVED by Councillor MURI

SECONDED by Councillor CURREN

THAT the delegation from North Shore Violence Against Women in Relationships is received for information.

CARRIED

6. ADOPTION OF MINUTES

6.1. September 30, 2019 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the minutes of the September 30, 2019 Regular Council meeting are adopted.

CARRIED

6.2. October 7, 2019 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the minutes of the October 7, 2019 Regular Council meeting are adopted.

CARRIED

6.3. October 8, 2019 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the minutes of the October 8, 2019 Public Hearing are received.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COUNCIL WORKSHOP REPORT

Nil

9. REPORTS FROM COUNCIL OR STAFF

MOVED by Mayor LITTLE

SECONDED by Councillor BOND

THAT items 9.5, 9.6, 9.7, 9.8 and 9.9 are included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Development Variance Permit 19.19 (Coach House) – 362 East St. James Road
File No. 08.3060.20/019.19

MOVED by Councillor BOND

SECONDED by Councillor HANSON

THAT Development Variance Permit 19.19, to allow for a coach house at 362 East St. James Road, is ISSUED.

CARRIED

9.2. Pigeon Prohibition Bylaw 8402, 2019

File No. 13.6410.01/000.000

Councillor Forbes declared a potential conflict as she has an interest in this matter and left the meeting at 7:50 pm.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT "Pigeon Prohibition Bylaw 8402, 2019" is given FIRST, SECOND and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8403, 2019 (Amendment 46)" is given FIRST, SECOND and THIRD Readings.

CARRIED

Opposed: Councillors BACK and BOND

Absent for Vote: Councillor FORBES

Councillor FORBES returned to the meeting at 8:04 pm.

9.3. Proposed Maximum House Size in the Single-Family Residential One Acre Zone (RS1)

File No. 13.6700.00/000.000

Councillor MURI left the meeting at 8:04 pm and returned at 8:05 pm.

MOVED by Councillor MURI
SECONDED by Councillor HANSON

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.

CARRIED

9.4. Introduction of Revised Bylaw Amendments for an Updated Coach House Program

File No. 13.6480.30/003.000.000

MOVED by Councillor MURI
SECONDED by Councillor HANSON

THAT "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360) is given FIRST Reading;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8361, 2019 (Amendment 41)" is given FIRST, SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360) is referred to a Public Hearing.

CARRIED

9.5. Council Procedure Bylaw Amendment

File No. 01.0115.30/002.000

MOVED by Mayor LITTLE
SECONDED by Councillor BOND

THAT "Council Procedure Bylaw 2004, Amendment Bylaw 8395, 2019 (Amendment 6)" is ADOPTED;

AND THAT the Length of Council Meetings policy is rescinded;

AND FINALLY THAT the Availability of Agenda Reports to the Public policy is also rescinded.

CARRIED

9.6. Bylaw 8379: 2020-2023 Taxation Exemptions by Council

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE
SECONDED by Councillor BOND

THAT "2020-2023 Taxation Exemptions by Council Bylaw 8379, 2019" is ADOPTED.

CARRIED

9.7. Bylaw 8380: 2020-2023 Taxation Exemptions for Places of Public Worship
File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor BOND

THAT "2020 – 2023 Taxation Exemptions for Places of Public Worship Bylaw 8380, 2019" is ADOPTED.

CARRIED

9.8. Bylaw 8384: 2020 Taxation Exemption for North Vancouver Museum and Archives Facility
File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor BOND

THAT "2020 Taxation Exemption for North Vancouver Museum and Archives Warehouse Facility Bylaw 8384, 2019" is ADOPTED

CARRIED

9.9. 2020 Community Resiliency Investment Program Grant
File No. 01.0640.01/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor BOND

THAT the Community Resiliency Investment (CRI) Program Grant Application entitled "District of North Vancouver Fire Rescue Service (DNVFRS) FireSmart Community Risk Reduction and Resiliency Initiatives Program, attached to the October 2, 2019 joint report of the Assistant Fire Chief – Public Safety and Fire Chief entitled 2020 Community Resiliency Investment Program Grant is supported.

CARRIED

10. REPORTS

10.1. Mayor

Mayor Little reported on his attendance at the following:

- The presentation on Susan Point and the Renaissance of Salish Art with Author Robert D. Watt at Lynn Valley Library;
- Metro Vancouver Liquid Waste Committee meeting on Thursday, October 17, 2019;
- Metro Vancouver Zero Waste Committee meeting on Friday, October 18, 2019;
- Coffee with a Cop on Monday, October 21 at Parkgate Community Centre;
- Meet the Mayor event at Parkgate Community Recreation Centre on Tuesday, October 22, 2019;
- Metro Vancouver Council of Councils meeting on Saturday, October 26, 2019; and,
- Encouraged residents to wear reflective clothing on Halloween.

10.2. Chief Administrative Officer

Nil

10.3. Councillors

- 10.3.1.** Councillor Bond reported on his attendance at Trail Days on Sunday, October 20, 2019 hosted by North Shore Mountain Bike Association.
- 10.3.2.** Councillor Curren reported on her attendance at the Strike for Climate Action on Friday, October 24, 2019.

10.4. Metro Vancouver Committee Appointees

10.4.1. Industrial Lands Strategy Task Force – Councillor Back

Nil

10.4.2. Housing Committee – Councillor Bond

Councillor Bond reported on his attendance at the Metro Vancouver Housing Committee meeting.

10.4.3. Aboriginal Relations Committee – Councillor Hanson

Councillor Hanson reported on his attendance at the Metro Vancouver Aboriginal Relations Committee meeting highlighting the following presentations:

- 2020-2024 Financial Plan; and,
- A Review of Red Women Rising: Indigenous Women Survivors in Vancouver's Downtown Eastside.

10.4.4. Board – Councillor Muri

Councillor Muri reported on her attendance at the Metro Vancouver Board Budget Workshop on Wednesday, October 23, 2019 and noted that the 2020 Budget and 2020-2024 Financial Plan for the Metro Vancouver Districts and Housing Corporation was presented.

10.4.5. Regional Parks Committee – Councillor Muri

Nil

10.4.6. Liquid Waste Committee – Mayor Little

Nil

10.4.7. Mayors Committee – Mayor Little

Nil

10.4.8. Mayors Council - TransLink – Mayor Little

Nil

10.4.9. Performance & Audit Committee – Mayor Little

Nil

10.4.10. Zero Waste Committee – Mayor Little

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BACK

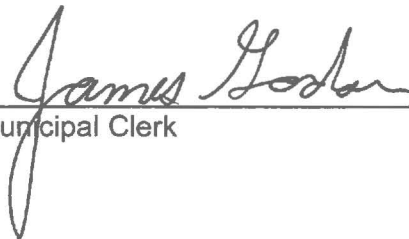
THAT the October 28, 2019 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(8:40 p.m.)

Mayor



Municipal Clerk





RS1 – 5

Single Family Residential 1 – 5 Zones INFORMATION HANDOUT

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: building@dnv.org

| | |
|-------------------|---|
| SECTION A: | The Building Permit Process in the District |
| SECTION B: | Requirements for Building Permit Drawings |
| SECTION C: | Relevant Sections of the Zoning Bylaw |
| SECTION D: | RS1-5 Zoning Information |
| SECTION E: | RS1-5 Zoning Checklist |

BUILDING DEPARTMENT CONTACT AND INFORMATION

Hours of Operation:

8:00 am – 4:30 pm, Monday – Friday

Closed on Statutory Holidays

Inspector Availability:

8:00 am – 9:30 am, Monday – Friday

| | |
|---------------------------|--|
| Telephone: | 604-990-2480 |
| Fax: | 604-984-9683 |
| Email: | building@dnv.org |
| Web: | www.dnv.org |
| 24 Hr Inspection Request: | www.dnv.org/inspection |

**Residential Plan Reviewers are available by telephone during working hours or
send email to plancheckquestions@dnv.org**

Building Permit Applications and Inquiries are by Appointment Only

SECTION A – THE BUILDING PERMIT PROCESS

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5
Questions about this form phone: 604-990-2480 or email: building@dnv.org

1) Examples of Work Requiring a Building Permit

- new homes, garages, and carports
- additions and alterations to existing buildings
- creating a Secondary Suite (see bulletin)
- demolition
- swimming pools
- retaining walls greater than 4 ft. – see page 17 of this handout for more details
- sheds or accessory buildings exceeding 10m² (107 sq.ft.) – sheds must always meet the setback requirements regardless of size

2) Environmental Protection

Schedule B of the District's Official Community Plan (OCP) establishes a number of Development Permit Areas (DPA), including:

- Protection of the Natural Environment
- Streamside Protection
- Wildfire Hazard
- Creek Hazard
- Slope Hazard

Please check the online maps at www.geoweb.dnv.org to see if your property falls within any of these DPAs. If so, you will have to complete an Environmental Protection & Natural Hazard DPA Application and submit it with the information required to our Environmental, Sustainability Department for processing and permit approval or exemption in accordance with OCP policy.

Other environmental permits may be required depending on your proposed work. Please check the District's website www.dnv.org in the Environment Section on the Permits page:

- Tree Permit
- Soil Permit
- Aquatic Permit

3) Engineering Service Connections

- a) Service Connections – all applicants should contact Engineering Administration at sfs@dnv.org to determine access to services, connection requirements, connection fees and service inverts early in the design stage.
- b) Crossings for Vehicle Access – in all single-family zones, when a lot abuts both an opened street and an opened lane, no vehicular access will be permitted from the street. When no lane access is available, vehicular access off a street will be limited to a single driveway crossing of no more than 4.5m in width. Applicants should contact Engineering Administration at sfs@dnv.org to determine acceptable locations for vehicular access from the street and any other work proposed in the boulevard.

4) The Building Permit Application

Required at Time of Application:

- appointment with Residential Plans Reviewer (990-2480)
- environmental questionnaire completed (4 copies of sediment erosion control plan)
- a letter of authorization from the registered homeowner if someone other than the homeowner is applying
- 2 complete sets of building permit drawings, including required survey
- 50% of the building permit fee (non-refundable) – for complete list of fees please go to <http://www.dnv.org/article.asp?c=74#B> and click on Building Bylaw
- applicable zoning checklist completed
- recent title search

| | |
|--|---|
| Required at Issuance (new construction): | HPO Owner Builder Registration Form HPO Licenced Builder Registration Form |
|--|---|

Please see www.hpo.bc.ca for more info or call 604-646-7050.

5) The Fees & Securities

Once the drawings and other permit application documents comply with the District Zoning Bylaw, the District Building Bylaw, and the BC Building Code, and all applicable fees and deposits are paid, and then a "Building Permit" is issued. Typical fees may include but not limited to:

- security deposit
- building permit fee
- water connection fee
- sanitary sewer connection fee
- storm sewer connection fee
- storm and sanitary inspection chambers
- installation of curbing
- environmental permit fees
- environmental security deposits

6) Conditions of the Building Permit

The work as specified on the drawings must commence within 6 months from the date of issuance of the Building Permit. The Building Permit expires 2 years after the date of issuance.

7) Other Permits

Separate permits and inspections are required for sub-trade work such as electrical wiring, plumbing, hydronic heating, sprinkler systems, gas and drainage. These are applied for and issued from the Building Department.

SECTION B – REQUIREMENTS FOR PERMIT DRAWINGS

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5
Questions about this form phone: 604-990-2480 or email: building@dnv.org

The following is a list of drawings required for a building permit application. The requirements as listed below are typical for new house construction. Small projects may require less detail. The District will require a Professional Engineer's Letter of Assurance and 2 sets of sealed drawings, should the structural aspects of the work fall outside of Part 9 of the BC Building Code.

Topographical Survey (recommended scale 1/8" = 1', or 1:100)

- prepared by a registered B.C. Land Surveyor
- lot dimensions and setbacks of existing buildings and structures
- contours required at 3 ft. intervals
- curb & property corner elevations
- existing ridge elevation
- existing maximum eave height
- main floor elevation
- perimeter spot elevations where proposed structure will be sited
- datum determination points

Site Plan (recommended scale 1/8" = 1', or 1:100)

- setbacks to all structures
- natural and finished grades at all building corners
- main floor and ridge elevation
- datum determination points
- retaining walls, stairs and decks
- upper floor line indicated
- driveway location and size

Foundation Plan (recommended scale 1/4" = 1', or 1:50)

- location and size of all foundations including pad footings (this information may be combined with the floor plans)

Floor Plans (recommended scale 1/4" = 1', or 1:50)

- structural framing indicated (lumber grade and species, beam sizes, joist spacing size and direction, trusses indicated, etc.)
- fully dimensioned
- room use and size indicated
- window and door sizes
- stair rise/run
- roof plan/layout
- section line

Four (4) Exterior Elevations (recommended scale 1/4" = 1', or 1:50)

- building height base line
- maximum building height line
- maximum eave height
- natural and finished geodetic grade elevations
- spatial separation calculations
- window wells and retaining walls
- floor and/or deck geodetic elevations
- roof slope indicated

Typical Full Cross-Section (recommended scale 1/4" = 1', or 1:50)

- basement, main floor, upper floor, maximum eave, and ridge elevation specified
- room clear heights
- construction details and material list
- roof slope indicated
- Energy Efficiency Calculations (RSI)

SECTION C – RELEVANT SECTIONS OF ZONING BYLAW

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5
Questions about this form phone: 604-990-2480 or email: building@dnv.org

The following pages contain pertinent extracts from the District of North Vancouver Consolidated Zoning Bylaw, summarized for size, shape and siting regulations for single-family dwellings and accessory buildings in Residential Zones. Specific neighbourhood zoning is attached. These extracts are issued as a guide for quick reference and convenience only. Completeness and accuracy are not guaranteed. For complete and up-to-date information, refer to the official Consolidated Zoning Bylaw (Parent Bylaw #3210). Zoning Bylaw regulations are subject to change. Please contact the Planning Department at 604-990-2387 for updates.

PART 1 TITLE

This Bylaw may be cited for all purposes as the "District of North Vancouver Zoning Bylaw, 1965".

PART 2 INTERPRETATION

In this Bylaw, unless the context otherwise requires,

"accessory to" means customarily incidental to the permitted use of land, buildings or structures located on the same lot;

"balcony" means a cantilevered deck that projects from a wall of a building and which, except for a railing, is not enclosed; (Bylaw 5609)

"basement" means a storey or storeys of a building located below the first storey; (Bylaw 6039)

"bed and breakfast" means a home occupation business in a single-family residential building which provides temporary accommodation rented to a person or persons on a daily or weekly basis for a period not to exceed 28 consecutive days; (Bylaw 6946)

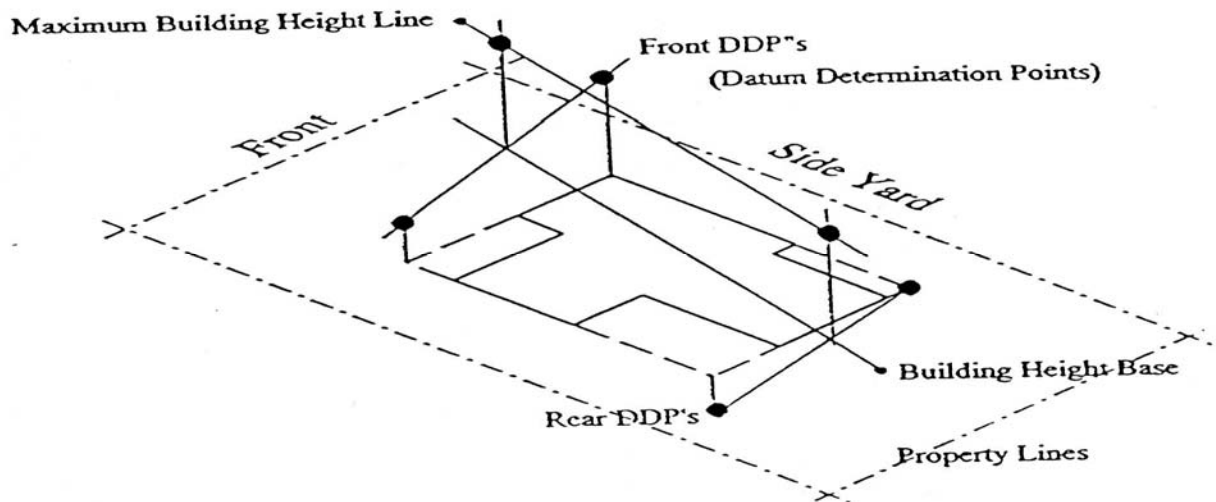
"boarders and lodgers" means persons provided with accommodation and meals in a single-family residential building for payment of rent for a period of not less than 28 consecutive days and where such accommodation shall not include separate cooking facilities; (Bylaw 6946)

"building" means a structure located on the ground, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof;

"building height base line" with respect to a single family residential building or structure, means the line created by:

- (i) averaging the two front datum determination points on the lot; and
- (ii) averaging the two rear datum determination points on the lot; and
- (iii) longitudinally extending a line joining (i) and (ii) above,

all of which is illustrated by way of the following diagram:



"cooking facility" means a room or portion thereof where and the equipment by which meals may be prepared; (Bylaw 5957)

"coverage, building" means that portion of a lot or lots, expressed as a percentage, occupied by all buildings and structures 0.9m (3 ft.) or greater in height above finished grade;

"coverage, site" means that portion of the lot or lots, expressed as a percentage, occupied by the total of all buildings and structures 0.9m (3 ft.) or greater above finished grade, parking and loading spaces, manoeuvring aisles, driveways and exterior storage areas; (Bylaw 6751)

"datum determination points, front" for a single family residential lot means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"datum determination points, rear" for a single family residential lot means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"dwelling unit" means one or more habitable rooms for the residential accommodation of only one family and contains or provides for only one cooking facility;(Bylaw 6922)

"floor space ratio" means that figure obtained when the gross floor area of all buildings and structures, except those areas exempted by section 410, is divided by the lot area upon which the buildings and structures are situated; (Bylaw 6833)

"grade, finished" means the level of ground created by human action; but excludes created localized depressions; (Bylaw 6833)

"grade, natural" means the undisturbed ground level formed without human intervention or, where the undisturbed ground level cannot be accurately ascertained because of previous human intervention, the natural grade shall mean the ground level established at the date of the adoption of Bylaw 6039 (June 13, 1988) but excludes natural localized depressions; (Bylaw 6833)

"gross floor area" means the total floor area of a building or structure measured to the exterior of its walls; (Bylaw 6685)

"height" means:

- (i) with respect to a building or structure in a single family residential zone the greatest vertical distance measured from the building height base line to the topmost part of the building or structure, except that in the case of an accessory building or structure it shall be the vertical distance measured from the floor level to the highest point of the building or structure; (Bylaw 6833)

"home occupation" means any occupation or profession conducted for gain in a dwelling unit, except that a swim school may be operated outside of a dwelling unit, and includes the operation of a kindergarten for not more than twenty children;
(Bylaw 6864 & 4314)

"land" includes the surface of water;

"localized depression" means except as stipulated in the RSPH zone, Subsection 509.3, in the RSK zone, Subsection 511.3 and in the RSH Zone Subsection 512.3, in the RSCH Zone, Subsection 514.3, and in the RSE Zone, Subsection 515.3:
(Bylaw 7042, 7092, 7101, 7190)

- (i) an existing depression in natural grade not exceeding 3m (9.8 ft.) in breadth or the lesser of 3m (9.8 ft.) or 20% of the wall length along any building wall that it intersects;
- (ii) a depression below the normal natural or finished grade created for the purpose of providing vehicle or pedestrian entrance to a building subject to the following conditions:
 - (a) only one vehicle entrance and one pedestrian entrance are permitted as localised depressions on a single family residential building;
 - (b) on any side of a building in a single family residential zone, the total localised depression width shall not exceed the lesser of 50% of the corresponding building width or length, or:
 - 6.0m (20 ft.) wide for a vehicle access
 - 2.44 (8 ft.) wide and 3.0m² (32 sq.ft.) in area for a pedestrian access
 - 7.3m (24 ft.) wide for a combined vehicle and pedestrian access;
- (iii) a light well on any side of a single family residential building extending not more than 0.75m (2.5 ft.) beyond the building wall face and not exceeding 25% of the corresponding building width or length in total for one or more light wells; and
- (iv) any combination of vehicle or pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

(Bylaw 6833)

"lot area", means the horizontal area within the lot lines of a lot, excluding:

- (a) lots that are inaccessible by road;
- (b) land covered by a natural body of water;
- (c) land within a powerline right-of-way; and
- (d) land
 - (i) on a steep slope where the grade generally exceeds 50%,
 - (ii) land in a ravine, or
 - (iii) on a river or creek bank, (Bylaw 6977, 7212)

"lot depth" means the length of the centre lot line; (Bylaw 6192)

"lot line, centre" means the linear measurement across the lot taken from the centre of the front lot line to the centre of the rear lot line; (Bylaw 6192)

"lot line, front" means :

- (i) the lot line or lines common to street and lot, or, in the case of a lot having lot lines in common with more than one street, the lot line or lines common to the lot and the street with the shortest frontage; or,
- (ii) in the case of a panhandle lot, the lot line forming the narrow side of the end of the lot from which the panhandle extends; (Bylaw 4787)
- (iii) the lot line or lines forming the narrow side of the lot nearest the frontage in the case where the frontage of the lot is located on the long side of the lot. (Bylaw 5613)

"lot line, rear" means the lot line or lines opposite to and most distant from the front lot line, or, in the case of a lot having two intersecting side lot lines, the rear lot line shall be deemed to be a line within the lot twenty feet in length, which is parallel to and most distant from the front lot line;

"lot width" means the shorter of the following two linear measurements:

- (i) a line across the lot perpendicular to the centre lot line at 29.5 feet to the rear of the front lot line;
- (ii) a line across the lot perpendicular to the centre lot line at 59 feet to the rear of the front lot line;

provided that the front lot line shall not be less than two-thirds (2/3) of the minimum width requirement for that lot; (Bylaw 6402)

"maximum building depth" in the RS 1-5 zones means that 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.). For all other zones "maximum building depth" means the linear measurement of a single-family residential building taken from the exterior wall face closest to the front lot line measured parallel to the centre lot line to the exterior wall face closest to the rear lot line, including an attached garage or carport; (Bylaw 6402, 6644 & 7618)

"maximum dwelling unit size" means the total gross floor area as used in calculating the floor space ratio; (Bylaws 5930 and 6142)

"maximum eave height" in all single family zones, except as stipulated in the Queensdale Neighbourhood Zone (RSQ), Subsection 516.3, shall be the vertical distance from the lesser of the natural or finished grade measured at the base of the building or structure to the intersection of the exterior wall face or projection thereof with the top surface of the building except that portion of wall contained within a roof gable; (Bylaw 6192, 6402 & 7250)

"media-related establishments" means land, buildings and structures used for music, film and video production studios, advertising establishments, printing and publishing establishments and radio and television stations; (Bylaw 6685)

"minimum front setback line" means a line which is parallel to the front lot line and which is at the minimum front yard setback; (Bylaw 6192)

"minimum rear setback line" means a line which is parallel to the rear lot line which is at the minimum rear yard setback; (Bylaw 6192)

"ocean natural boundary line" means the visible high-water mark of the ocean where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself; (Bylaw 7618)

"open space" means an area that is located on the ground and which is open at all sides with the exception of structural necessary elements for support when there is a building above the open space; (Bylaw 6833)

"panhandle" means the narrow strip of land connecting the body of the lot with the street; (Bylaw 4787)

"parking structure" means a wholly or partly enclosed structure for temporary parking and protection of one or more motor vehicles which are otherwise in active use and which, when accessory to a single family residential building, includes an attached or detached carport or garage or a dedicated space within the principal building;
(Bylaw 6833)

"principal building" in a single family residential zone means a permitted single family residential building, but excludes parking structures and other accessory buildings up to the limits exempted from floor space ratio calculations in section 410;
(Bylaw 6833)

"residential building, single-family" means a building consisting of one dwelling unit or, in a single-family residential zone, a building consisting of a combination of one dwelling unit and one secondary suite;
(Bylaw 6922)

"satellite dish antenna" means any parabolic or spherical antenna which receives television or other signals from orbiting satellites or other devices;
(Bylaw 6132)

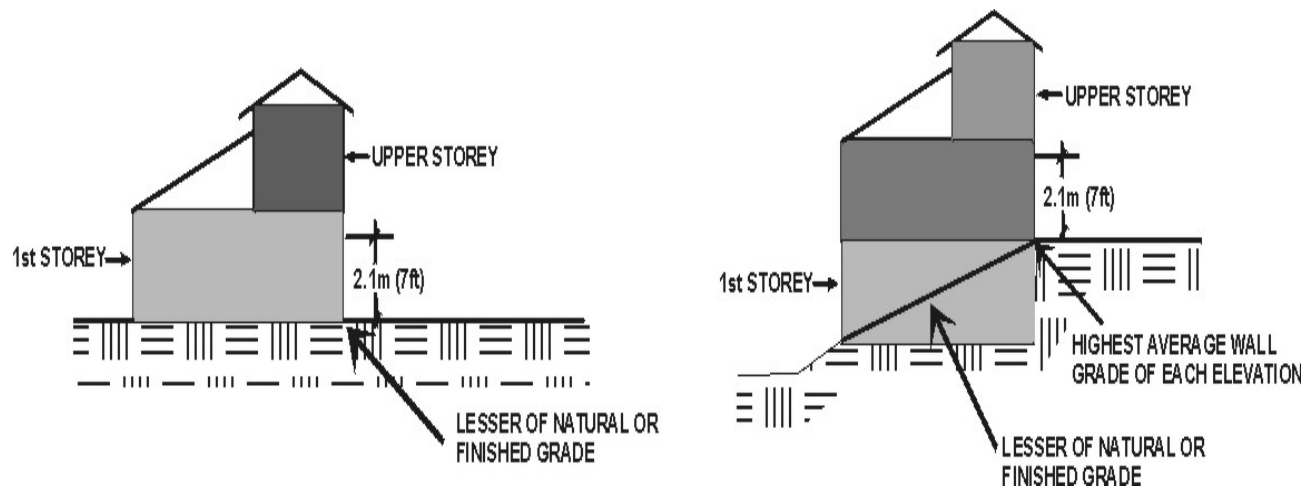
"secondary suite" means an accessory dwelling unit on a lot in a zone that permits a single family residential building;
(Bylaw 8036)

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it, and if there is no floor above it, that portion between the surface of such floor and the ceiling above it;
(Bylaw 6039)

"storey, first" means the uppermost storey having its floor level not more than 2m (6.5 ft.) above the lowest of the average levels of finished grade adjoining each exterior wall of a building, except that localised depressions shall not be considered in the determination of average levels of finished grade;
(Bylaw 6833)

"storey, upper" means the topmost storey:

- a) which is either immediately above the first storey, or,
- b) where the first storey is partially below natural or finished grade, the topmost storey having a floor level which is more than 2.1m (7 ft.) above the highest of the average wall grades of each elevation when measured from the lesser of natural or finished grade, as illustrated in the following sketches.
(Bylaw 6757)



“veranda” for a single family residential building means a one storey high roofed portico, gallery or porch adjoining an exterior wall or walls of a building and open at all other sides with the exception of necessary structural support columns and a guard or rail not exceeding a height of 1.1m (3.5 ft.) and with a floor not higher than the lowest above-grade building floor on the side of the building to which it is attached;

(Bylaw 6833)

PART 3 GENERAL OPERATIVE CLAUSES

301 Zones

- (1) The whole of the area of the District of North Vancouver is hereby divided into zones as shown upon the maps and plans contained in the Plan Section of this Bylaw or defined by description in this Bylaw and the said maps, plans and descriptions are hereby made and declared to be an integral part of this Bylaw.
- (2) The said zones are designated as follows:

DESIGNATION

SHORT FORM

| | | |
|--|------|--------------|
| Single-Family Residential One Acre Zone | RS 1 | |
| Single-Family Residential 12000 Zone | RS 2 | |
| Single-Family Residential 7200 Zone | RS 3 | |
| Single-Family Residential 6000 Zone | RS 4 | |
| Single-Family Residential 4000 Zone | RS 5 | (Bylaw 4787) |
| Single-Family Residential Highlands Zone | RSH | (Bylaw 7092) |
| Single-Family Residential Marlborough Heights Zone | RSMH | (Bylaw 6735) |
| Single-Family Residential Norgate Zone | RSN | (Bylaw 6743) |
| Single-Family Residential Delbrook Zone | RSD | (Bylaw 6783) |
| Single-Family Residential Keith Lynn Zone | RSKL | (Bylaw 6852) |
| Single-Family Residential Murdo Frazer Zone | RSMF | (Bylaw 6926) |
| Single-Family Residential Norwood Queens Zone | RSNQ | (Bylaw 6939) |
| Single-Family Residential Pemberton Heights Zone | RSPH | (Bylaw 7006) |
| Single-Family Residential Sunset Gardens Zone | RSSG | (Bylaw 7028) |
| Single-Family Residential Kilmer Zone | RSK | (Bylaw 7042) |
| Single-Family Residential Highlands Zone | RSH | (Bylaw 7092) |
| Single-Family Residential Edgemont West Zone | RSEW | (Bylaw 7103) |
| Single-Family Residential Canyon Heights Zone | RSCH | (Bylaw 7101) |
| Single-Family Residential Edgemont Zone | RSE | (Bylaw 7190) |
| Single-Family Residential Queensdale Zone | RSQ | (Bylaw 7250) |

308 Determination of Grades

- (1) Plans submitted in conjunction with a building permit application shall identify both natural and finished grades referenced to an established datum at or adjacent to the site.
- (2) The applicant shall provide the natural grade and the finished grade to the satisfaction of the Chief Building Inspector. (Bylaw 6039)

PART 4 GENERAL REGULATIONS

407 Height Exceptions

Notwithstanding any other height provisions of this Bylaw, the following buildings, structures or portions thereof shall not be subject to height limitation:

Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads, tanks and bunkers, domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; cranes; grain elevators; and, gas holders. (Bylaw 6767)

408 General Siting Regulations

- (1) Except in Single-Family Residential Zones, if an area on a given lot is not designated and delineated as 'Siting Area' in the Plan Section of this bylaw or 'Development Permit Area' on the Zoning Map and Plan Section of this bylaw, buildings and structures shall not occupy more than 10% of the lot area. (Bylaws 4478 and 5337)
- (2) For the purposes of siting regulations of this Bylaw, when in a resolution or bylaw the Council declares that the establishing, diverting, or widening of a highway is necessary, such establishing, diverting, or widening is deemed to have been made at the time of the adoption of the resolution or bylaw. (Bylaw 3379)
- (3) In the case of panhandle lots in Single-Family Residential Zones only, the panhandle is excluded for the purposes of setback and lot area regulations. (Bylaws 4787 and 5537)

409 **Siting Exceptions**

Notwithstanding any other siting provisions of this Bylaw, the following structures or portions thereof shall be regulated as follows:

(1) Underground structures:

Except in the case of swimming pools, structures underground or projecting not more than three feet at any point above the adjacent ground surface may be sited in any portion of the lot;

(2) Projecting features:

- (a) in the case of bay windows and hutch alcoves, the horizontal length is limited to eight feet at the outer face and the minimum distances to the lot lines may be reduced by two feet, (Bylaw 6142)
- (b) In the case of light wells, fireplaces, chimneys, cornices, leaders, gutters, pilasters, belt courses, sills and ornamental features, the minimum distances to the lot lines may be reduced by two feet, (Bylaws 5097, 6142 and 6833)
- (c) in the case of verandas, steps, roofs and sunlight control projections on the front or rear of a building or on the side of a building facing a side lot line common to the lot and street or lane, or on any side of a building within a siting area, the minimum distances to the lot lines may be reduced by four feet, (Bylaws 6142 and 6833)
- (d) in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone and the RS1 to RS5 zones, project to within three feet of such side lot line. In the RS1 to RS5 zones eaves and sunlight control projections on the side of a building facing a side lots line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line; (Bylaw 7618)

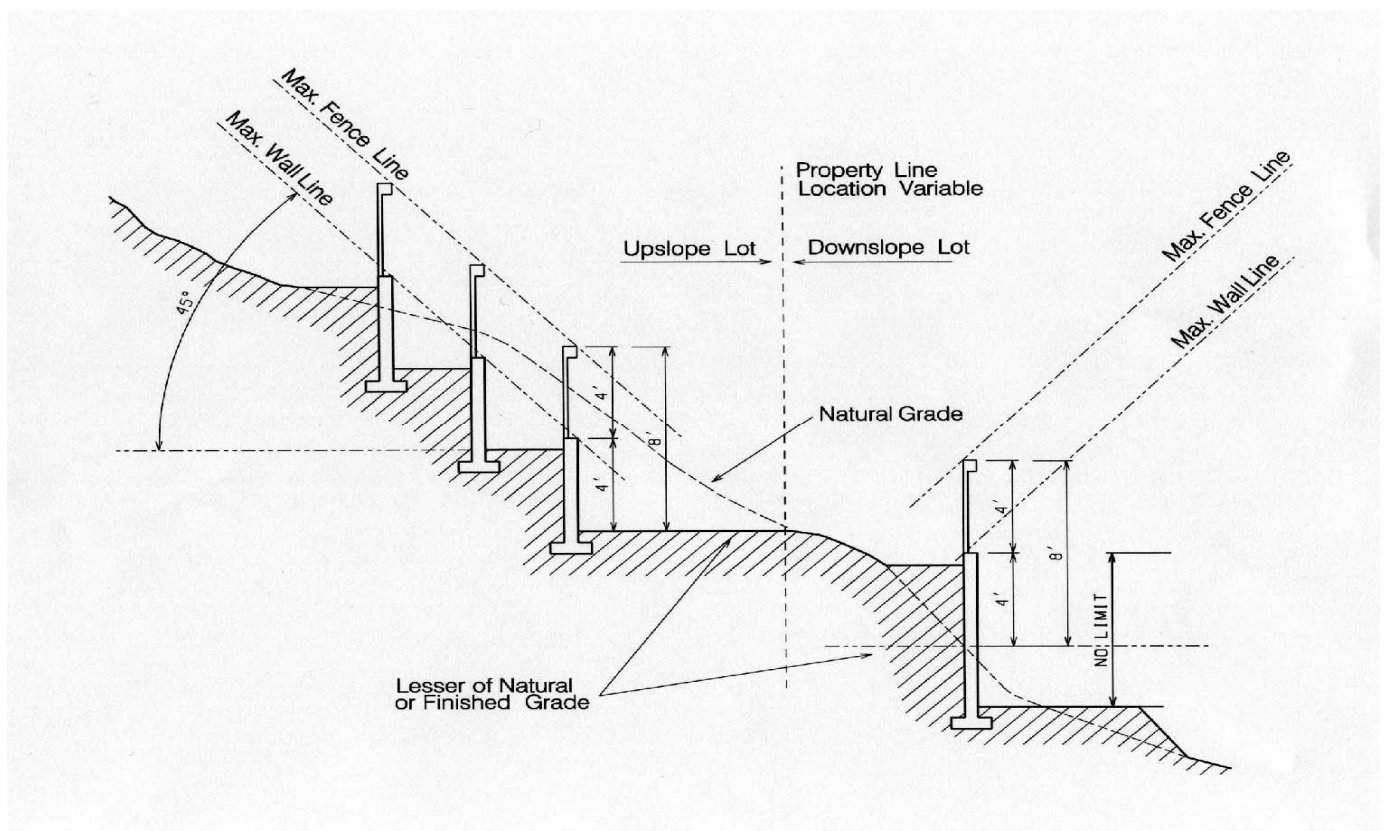
- (e) in the case of roof deck guards and balustrades, the minimum distances to the lot lines may be reduced by one foot, (Bylaw 6142)
- (f) in the case of cantilevered decks or balconies on the front or rear of a building facing a front lot line, or on any side of a building within a siting area, the minimum distance to the lot lines may be reduced by six feet,

but in any case shall not result in a sideyard of less than three feet.

(Bylaws 5097 and 6142)

(3) Retaining Walls:

Retaining walls may be constructed within the required setback area of a lot when the wall or walls do not extend above a line commencing 4.0 feet above the lesser of natural grade and finished grade at the outer face of the outermost wall and projected upward and inward on the lot at an angle of 45° as illustrated by the following diagram: (Bylaw 6653)



(4) Fences and free-standing walls:

- (a) Subject to the provisions of any other Municipal Bylaw relating to the construction and maintenance of fences adjacent to a public highway, fences and free-standing walls 6.0 feet or less in height may be constructed on any portion of the lot, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by sub-section 409 (3); (Bylaw 6039)
- (b) Fences and free-standing walls 8.0 feet or less in height may be constructed in any open space 25.0 feet to the rear of a lot line facing a street, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by subsection 409(3); (Bylaws 6039, 6685 and 6833)
- (c) Fences and free-standing walls over eight feet in height shall conform to the size, shape and siting regulations for building within the zone;
- (d) Notwithstanding the provisions of (b) and (c), fences of twelve feet in height or less may be constructed on any portion of a lot in an industrial zone, or, when such fence is ordinarily required for a recreational use of land and when the portion of the fence above that otherwise permitted in the zone is of an open wire mesh, in any other zone. (Bylaw 5097)

410 Floor Space Ratio Exemptions

The following are excluded from floor space ratio calculations:

- (1) For single family residential buildings, exclude:
- (a) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 4.0 feet from the floor above to the lesser of natural grade and finished grade as illustrated by the following diagram and formulas

$$F.S.R. = \frac{A}{\text{Lot Area}}$$
$$A = B + C \left(\frac{p^2}{p^1} \right)$$

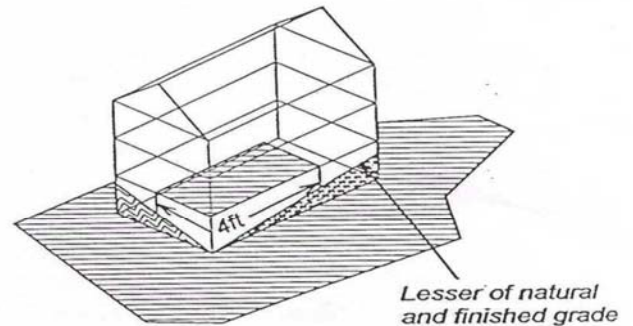
A - Total floor area to be included in F.S.R. calculation

B - Total floor area of all storeys wholly above grade

C - Total floor area of all storeys partially below grade

p¹ - Total perimeter length of a storey partially below ground

p² - Length of p¹ exposed 4ft or more from floor above



- (b) except in RSD, RSMH, RSN, RSE and RS1-5 zones, balconies and verandas not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio. In the RSE and RS1-5 zones, balconies, verandas and uncovered decks supported by posts greater than 6 ft. 6 inches in height not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio;
(Bylaw 7190 & 7618)
- (c) open spaces below elevated buildings and structures;

- (d) except in the RSD, RSMH and RSN zones, parking structures not exceeding the following:
- i. for lots less than 464.5m² (5,000 sq.ft.): 22.3m² (240 sq.ft.) except in the following cases:
 - in the RSQ zone where the exemption is 26.8m² (288 sq.ft.); and (Bylaw 7250)
 - in the RSPH zone where the exemption is 22.3m² (240 sq.ft.) unless the parking structure is located behind the rear wall of the house, in which case the exemption is increased to 42m² (452.1 sq.ft.).
 - ii. for lots of 464.5 m² (5,000 sq.ft.) or greater: 37.16m² (400 sq.ft.), except in the following cases:
 - in the RSE zone where the exemption is 40.9m² (440 sq.ft.); (Bylaw 7190)
 - in the RSQ zone, where the exemption is 53.5m² (576 sq.ft.) (Bylaw 7250)
 - in the RSPH zone where the exemption is 45m² (484 sq.ft.) unless the parking structure is located behind the rear wall of the house in which case the exemption is increased to 56m² (603 sq.ft.) (Bylaw 7006)
- (e) except in the RSK and RSE Zones, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 25m² (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 19.5m² (210 sq.ft.); and (Bylaw 8036, 7006, 7042 & 7190)
- (f) trellises, pergolas and similar incidental open-sided structures not exceeding in total area 18m² (194 sq.ft.) and having overhead framing members spaced to leave not less than 80% of the horizontal surface open to the sky. (Bylaw 6833)
- (g) in the RSK Zone, covered decks not exceeding 20m² (215 sq.ft.) in total. (Bylaw 7042)

PART 5 – RESIDENTIAL ZONE REGULATIONS

500 Single-Family Residential Zones (RS)

Intent

The intent of the RS zoning regulations is to maintain the single-family residential character of all properties zoned RS.

501 Uses in Single-Family Residential Zones (RS)

All uses of land, buildings and structures in RS Zones are prohibited except

501.1 (a) Principal Use:

(i) One single family residential building;

(b) Accessory Uses:

(i) home occupations;

(ii) accommodation of not more than two boarders or lodgers in a single-family residential building;

(iii) secondary suites subject to the following regulations:

a) secondary suites are permitted only in single-family residential zones;

b) only one secondary suite is permitted on a single-family residential lot;

c) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and

d) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;

- (iv) bed and breakfast business subject to the regulations contained in Section 405A; and,
- (v) buildings and structures accessory to Subsection 501.1(a).

502 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single-Family Residential Zones (RS1,RS2,RS3,RS4,RS5)

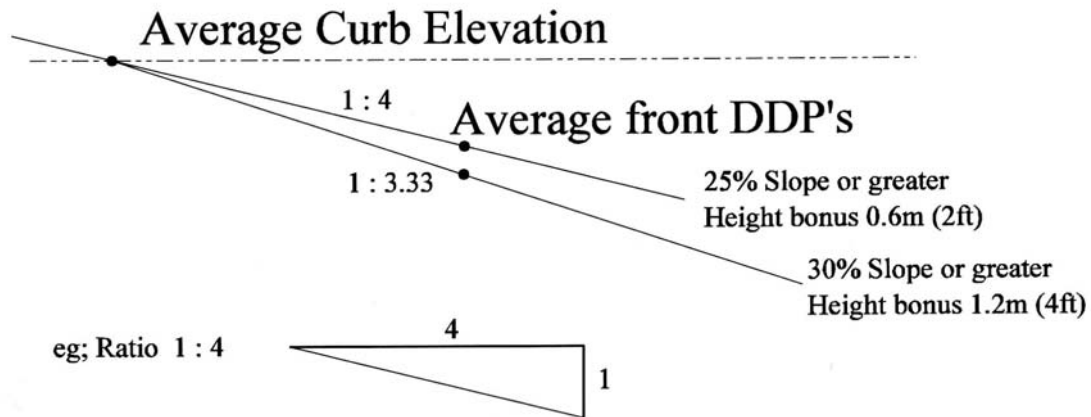
502.1 Notwithstanding the height provisions in subsection 502.2a, single family residential buildings located within a neighbourhood listed and delineated in Schedule "A" attached hereto, shall only be added onto, altered or replaced if the addition, alteration or replacement building does not exceed the maximum building height or maximum eave height of the single family residential building lawfully existing immediately prior to the date of application for any permit authorizing that addition, alteration or demolition and reconstruction. (See Consolidated Zoning Bylaw for Schedule A) (Bylaw 7151)

502.2 General Regulations

The following regulations shall apply to all buildings and structures in single-family residential zones except for neighbourhoods listed and delineated in 502.1 Schedule 'A';

a) Single-Family Residential Buildings:

- (i) shall not exceed either the maximum height or maximum eave height stipulated in Table 502.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then
 - the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater;
 - the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater to the extend that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



- 502.3 Location of Secondary Suites: secondary suites must be located within the single family residential building.
- 502.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.

| TABLE 502.1 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS) | | | |
|--|--------------------------|----------------|---|
| Lot Width | Roof Pitch | Maximum Height | Maximum Eave Height |
| Less than 10.06m (33 ft.) | Flat roof | 6.71m (22 ft.) | 6.71m (22 ft.) |
| | 3 in 12 slope or greater | 7.32m (24 ft.) | |
| 10.06m – 12.19m (33 – 39.9 ft.) | Flat roof | 6.71m (22 ft.) | 6.71m (22 ft.) |
| | 3 in 12 slope or greater | 7.32m (24 ft.) | |
| | 4½ in 12 or greater | 7.92m (26 ft.) | |
| 12.3m (40 ft.) or more | Flat roof | 6.71m (22 ft.) | 6.71m (22 ft.) |
| | 3 in 12 slope or greater | 7.32m (24 ft.) | |
| | 4½ in 12 or greater | 7.92m (26 ft.) | |
| | 6 in 12 slope or greater | 8.53m (28 ft.) | |
| 15.24m (50 ft.) or greater | Flat roof | 6.71m (22 ft.) | Shall not exceed 5.49m (18 ft.) at the minimum; 1.83m (6 ft.) side yard but then may increase at a 45° angle inwards to a maximum eave height of 6.71m (22 ft.) |
| | 3 in 12 slope or greater | 7.32m (24 ft.) | |
| | 4½ in 12 or greater | 7.92m (26 ft.) | |
| | 6 in 12 slope or greater | 8.53m (28 ft.) | |

- (ii) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.
- (iii) shall be sited within the areas designated and delineated as 'Siting Area' in the Plan section of this Bylaw; or, if not so designated delineated, shall not exceed the *building coverage* paving in the required front yard, setbacks, maximum building depth, upper storey floor area, floor space ratio, and maximum dwelling unit size stipulated in Table 502.2 as follows: (Bylaw 7618)

TABLE 502.2 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS)

| Element | Regulation |
|--|---|
| Building Coverage (including parking and other accessory structures) | 35% |
| Paving within the required front yard (straight-in-entry parking structure or no parking structure) | When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking |
| Paving within the required front yard (side-entry parking structure) | When there is a side-entry garage a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking |
| Setbacks a) front and rear each b) side c) flanking street | 7.62m (25 ft.) minimum 1.22m (4 ft.) minimum for lots less than 15.24m (50 ft.) in width 1.83m (6 ft.) minimum for lots greater than 15.24m (50 ft.) in width except that this regulation will not apply to the conversion of a parking structure to living space provided that the parking structure is located at least 1.2m (4 ft.) from a side property line and provided that the initial building permit for the parking structure was issued prior to January 1, 2000 15% of the lot width but in any event the flanking street setback shall not be less than 1.5m (5 ft.) |
| Setback from Ocean Natural Boundary Line | 7.62m (25 ft.) minimum |
| 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 ² (1,000 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 ² (5,000 sq.ft.) b) for lots > 464m ² (5,000 sq.ft.) c) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below | 0.45 0.35 + 32.5 ² (350 sq.ft.) 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 |

TABLE 502.2 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS)

| Element | Regulation |
|--|----------------------------------|
| Maximum Principal Building Size | |
| a) RS2 | 540m ² (5,813 sq.ft.) |
| b) RS3 | 405m ² (4,359 sq.ft.) |
| c) RS4 | 280m ² (3,013 sq.ft.) |
| d) RS5 | 190m ² (2,045 sq.ft.) |

(iv) shall be sited so as to facilitate the provision of future roads and the future subdivision of adjacent parcels of land in any single-family residential zone where a lot has a area greater than 929m² (10,000 sq.ft.)

b) Attached and Detached Accessory Buildings and Structures:

(i) Attached and detached garages, carports and other accessory buildings and structures shall be as stipulated in Table 502.3 (see next page), unless otherwise delineated as 'Siting Area' in the Plan Section of this Bylaw:

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

| Element | Regulation |
|--|--|
| Parking Buildings and Structures | |
| Setbacks | |
| a) from a lot line facing a street | 6.1m (20 ft.) for straight in entry access or 3.0m (10 ft.) for side entry access minimum but need not be more than the principal building setback |
| b) from a lot line facing a lane or from any other building or other structure | 1.52m (5 ft.) minimum |
| c) corner lot situation | in the front 7.62m (25 ft.) not less than 6m (20 ft.) or 1/2 of the lot width, whichever is less, from any side lot line common to lot and street |
| d) from a lot line abutting another lot | 1.2m (4 ft.) except that abutting detached garages or carports concurrently designed and built may be mirror imaged with no setback along the shared property line of two lots each of which is 12.2m (40 ft.) or less in width. |

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

| Element | Regulation |
|--|---|
| Parking Buildings and Structures | |
| Size | |
| a) in a required front yard | Shall not exceed the lesser of 25% of the required front yard or 37.16m ² (400 sq.ft.) |
| b) in a required rear yard | Parking buildings or structures or parking buildings or structures in combination with other uses, shall not exceed 40% of the required rear yard area |
| Height | |
| a) flat roof | 3.66m (12 ft.) |
| b) slope of 3 in 12 or greater | 4.57m (15 ft.) |
| c) slope of 6 in 12 or greater | 5.64m (18.5 ft.) and an eave height of 2.7m (9 ft.) measured from the floor slab when the roof slope of the garage and principal dwelling is 6/12 or greater |
| Other Accessory Buildings | |
| Location | Are allowed in a rear yard or interior side yard only |
| Setbacks | |
| a) from a lot line facing a street | 3.0m (10 ft.) minimum |
| b) from a lot line facing a lane or from any other building or structure | 1.52m (5 ft.) minimum |
| c) from side lot line abutting another lot | 1.2m (4 ft.) minimum |
| Size | |
| a) in the interior side or rear yard | Shall not exceed 25m ² (269 sq.ft.) |
| b) in the required rear yard | Accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area |
| Height | |
| a) flat roof | 3.66m (12 ft.) |
| b) slope in 3 or 12 or greater | 4.57m (15 ft.) |
| Parking Structures and Other Accessory Buildings in Combinations | |
| Size | |
| a) in the required rear yard | Shall not exceed 40% of the required rear yard area |
| b) in total on the lot | Shall not exceed 74.32m ² (800 sq.ft.) |

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

| Element | Regulation |
|--|--|
| Special Cases | |
| Swimming Pools from front and rear lot lines | Not less than 3m (10 ft.) |
| Satellite Antennae | |
| a) siting | Must be in the rear yard |
| b) setbacks | Not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line |
| c) corner lot | Not less than 6.1m (20 ft.) from any side lot line common to the lot and street |
| d) height | Not more than 3.66m (12 ft.) above grade |

See Development Servicing Bylaw No. 8145 Section 5.14.3 for driveway crossing regulations. Please inquire with the Engineering Department if there are any questions.

PART 10 – OFF-STREET PARKING SPACE AND LOADING SPACE REGULATIONS

1001 Required Off-Street Parking Spaces

The minimum number of off-street parking spaces required for land and buildings shall be calculated on the basis of the following table and to the nearest whole number:

| USE | NUMBER OF SPACES |
|--|-------------------------|
| Residential | |
| Single Family Residential Buildings | 2 per dwelling unit |
| Single Family Residential Buildings with a Secondary Suite | 3 per building |

1005 Parking and Loading Space Sizes

1005.1 Each off-street parking space and required loading space shall comply with the dimensions indicated in the following table:

| TYPE OF PARKING SPACE | WIDTH | LENGTH | CLEAR HEIGHT |
|------------------------------|-----------------|-----------------|---------------------|
| Standard Space | 2.7m (8.83 ft.) | 5.7m (18.7 ft.) | 2.1m (6.9 ft.) |
| Small Car Space | 2.6m (8.50 ft.) | 4.9m (16.1 ft.) | 2.1m (6.9 ft.) |

1007 Provision of Small Car Spaces

1007.1 Small car spaces may be provided on the following basis:

- (a) when provided in compliance with the minimum requirements of Section 1001, shall not exceed 30% of the requirement;

SECTION E – ZONING COMPLIANCE SUMMARY

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: building@dnv.org

PROPERTY INFORMATION

Address : _____ Permit Number: _____
 Lot Depth: _____ Zone: _____
 Lot Width: _____ Ground Snow Load: _____
 Lot Area: _____ **Main Flr Geodetic:** _____ ft _____ m
 Countable Lot Area: _____ (refer to Lot Area Definition in Zoning Guide)

SETBACKS

Note: Shaded areas for DNV use only

| | | Minimum | Proposed | Complies |
|--|----------------------|---------|----------|----------|
| Principal Structure | Front | 25' | | y / n |
| | Rear | 25' | | y / n |
| Setback from Ocean Natural Boundary Line | | 25' | | y / n |
| N-S-E-W sideyard (left) for lots < 50 ft in width | | 4' | | y / n |
| N-S-E-W sideyard (right) for lots < 50 ft in width | | 4' | | y / n |
| N-S-E-W sideyard (left) for lots > 50 ft in width | | 6' | | y / n |
| N-S-E-W sideyard (right) for lots > 50 ft in width | | 6' | | y / n |
| Flanking Street | | | | y / n |
| Garage/Carport/Accessory | Street Property Line | | | y / n |
| | Lane Property Line | | | y / n |
| | Other Property Line | | | y / n |

| | |
|--|-------|
| Complies with maximum building depth of 65' | y / n |
| Complies with minimum 3' setback for projections | y / n |
| Complies with max. 4' encroachment for verandas, steps; roofs – 2' max | y / n |
| Secondary suite area and 3 on-site parking spaces | y / n |
| Paving within the required front yard | y / n |

DATUM DETERMINATION POINTS

| | Left | Right | Average | Complies |
|-------|------|-------|---------|----------|
| Front | | | | y / n |
| Rear | | | | y / n |

BUILDING HEIGHT

| | Roof Pitch | 2' Bonus | Max | Proposed | Complies |
|--|------------|----------|-----|----------|----------|
| Principal Building | in 12 | y / n | | | y / n |
| Parking Structure/ Accessory Building | in 12 | N/A | | | y / n |

EAVE HEIGHT

| | Maximum | Bonus | Proposed | Complies |
|------------------------------------|------------|-------|----------|----------|
| For lots less than 50 ft in width | 22 ft | y / n | | y / n |
| For lots 50 ft or greater in width | 18 – 22 ft | y / n | | y / n |

BUILDING COVERAGE

| | Maximum | Proposed | Complies |
|----------------------------|----------------|----------|----------|
| All Buildings & Structures | .35 x Lot Area | | y / n |

PARKING STRUCTURES & ACCESSORY BUILDINGS

| | | | |
|---|--|--|-------|
| Parking Structure in required front yard | .25 x required yard (to 400 sq.ft.) | | y / n |
| Total Parking Structure & Accessory Bldg on lot | 800 sq.ft. | | y / n |
| Total Parking Structure and Accessory Building in required rear yard | .40 x required rear yard | | y / n |

UPPER STOREY FLOOR AREA (ONLY applies to new dwellings built after June 19, 2000)

| | Largest Storey Below (see note below) | Maximum Upper Storey 75% Largest Storey Below | Proposed | Complies |
|--|--|--|----------|----------|
| Area | | | | y / n |
| Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 1000 sq.ft. whichever is greater | | | | |

FLOOR SPACE RATIO

* Allowable max: RS2 5813 sq.ft. RS3 4359 sq.ft. RS4 3013 sq.ft. RS5 2045 sq.ft.

| | Calculation | | | Proposed | Complies |
|---|--|----------|------------|----------|----------|
| Lot < 5000 | Lot area (LA) x .45 = _____ * (_____ max) | | | | y / n |
| Lot > 5000 | Lot area x .35 plus 350 = _____ *(_____ max) | | | | y / n |
| | Existing | Proposed | Deductions | Total | |
| Basement | ** | ** | | | y / n |
| Main | | | | | y / n |
| Upper | | | | | y / n |
| Other | | | | | y / n |
| Parking Structure | | | | | y / n |
| Accessory Building | | | | | y / n |
| Trellises, pergolas, etc | | | | | y / n |
| Total | | | | | y / n |
| ** Countable area = _____ x (_____ ÷ _____) <div style="display: flex; justify-content: space-around; width: 100%;"> Basement Floor Area P2 P1 </div> | | | | | |

Date completed: _____

Approved by Residential Plans Reviewer: _____

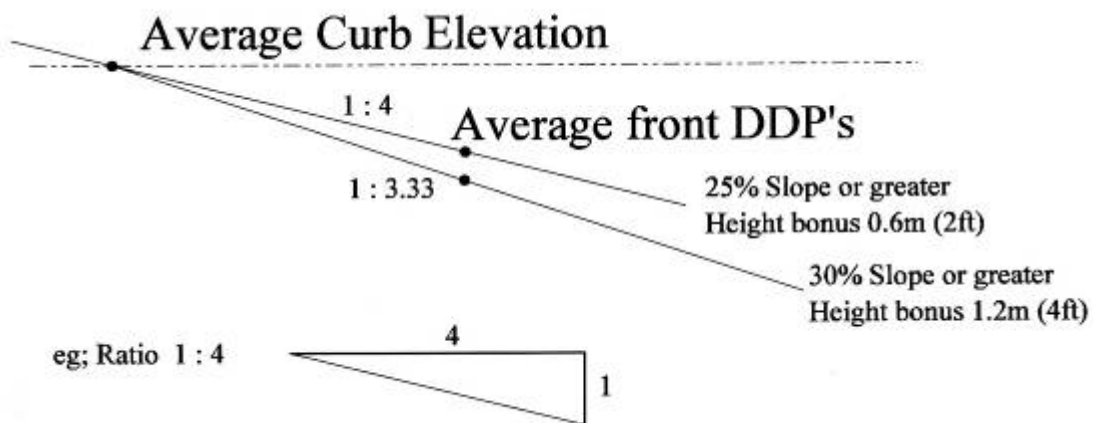
Print Name
Signature

502.2 General Regulations

The following regulations shall apply to all buildings and structures in single-family residential zones except for neighbourhoods listed and delineated in 502.1 Schedule 'A' ;

a) Single-Family Residential Buildings:

- (i) shall not exceed either the maximum height or maximum eave height stipulated in Table 502.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then
- the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater;
 - the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater to the extent that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



| Lot Width | Roof Pitch | Maximum Height | Maximum Eave Height |
|--------------------------------------|---------------------------|----------------|--|
| Less than 10.06m (33 ft.) | Flat Roof | 6.71m (22 ft.) | 6.71m (22 ft.) |
| | 3 in 12 slope or greater | 7.32m (24 ft.) | |
| 10.06m - 12.19m (33 ft. – 40 ft.) | Flat Roof | 6.71m (22 ft.) | 6.71m (22 ft.) |
| | 3 in 12 slope or greater | 7.32m (24 ft.) | |
| | 4½ in 12 slope or greater | 7.92m (26 ft.) | |
| 12.3m – 15.2m (41 ft. – 49 ft.) | Flat Roof | 6.71m (22 ft.) | 6.71m (22 ft.) |
| | 3 in 12 slope or greater | 7.32m (24 ft.) | |
| | 4½ in 12 slope or greater | 7.92m (26 ft.) | |
| | 6 in 12 slope or greater | 8.53m (28 ft.) | |
| 15.24m (50 ft.) or greater | Flat Roof | 6.71m (22 ft.) | Shall not exceed 5.49m (18 ft.) at the minimum; 1.83m (6 ft.) side yard but then may increase at a 45° angle inwards to a maximum eave height of 6.71m (22 ft.) |
| | 3 in 12 slope or greater | 7.32m (24 ft.) | |
| | 4½ in 12 slope or greater | 7.92m (26 ft.) | |
| | 6 in 12 slope or greater | 8.53m (28 ft.) | |

Table 502.1
(Bylaw 7152)

- (ii) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

(Bylaw 7829)

502.2 (iii) deleted as per Bylaw 8273

- (iv) shall be sited within the areas designated and delineated as 'Siting Area' in the Plan section of this Bylaw ; or, if not so designated delineated, shall not exceed the building coverage paving in the required front yard, setbacks, maximum building depth, upper storey floor area, floor space ratio, and maximum dwelling unit size stipulated in Table 502.2 as follows:
(Bylaws 6757 & 7618)

| Element | Regulation |
|---|---|
| Building Coverage (including parking and accessory structures) | 35% |
| Paving within the required front yard (Straight-in-entry parking structure or no parking structure) | When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking. |
| Paving within the required front yard (Side-entry parking structure) | When there is a side-entry garage a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking. |
| Setbacks a) front and rear each c) side e) flanking street | 7.62m (25 ft.) minimum 1.22m (4 ft.) minimum for lots less than 15.24m (50 ft.) in width; 1.83m (6 ft.) minimum for lots greater than 15.24m (50 ft) in width except that this regulation will not apply to the conversion of a parking structure to living space provided that the parking structure is located at least 1.2m (4 ft) from a side property line and provided that the initial building permit for the parking structure was issued prior to January 1, 2000. 15% of lot width but in any event the flanking street setback shall not be less than 1.5m (5 ft.) |
| Setback from Ocean Natural Boundary Line | 7.62m (25.0 ft) minimum |

| 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 ² (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 ² (5000ft ²) b) for lots > 464m ² (5000ft ²) c) in the case of rooms having ceilings greater than 3.66m (12ft) above the level of the floor below | 0.45 0.35 + 32.5m ² (350 sq.ft.) 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) RS2 b) RS3 c) RS4 d) RS5 | 540m ² (5,813 sq.ft.) 405m ² (4,359 sq.ft.) 280m ² (3,013 sq.ft.) 190m ² (2,045 sq.ft.) |

Table 502.2
(Bylaws 7152 & 7618)

PART 3A – SUBDIVISION REQUIREMENTS

309A Minimum Lot Size and Dimensions

Within each zone created under Section 301 of this Bylaw the minimum area, width and depth of lots to be created by subdivision shall be respectively as follows, unless otherwise provided in this Bylaw:

| Zone | Short Form | Minimum Lot Area (square metres) | Minimum Lot Width (metres) | Minimum Lot Depth (metres) | Minimum Lot Width for corner lots (metres) |
|--|-------------------|---|-----------------------------------|-----------------------------------|---|
| <i>Single Family Zones - General (Bylaw 7618)</i> | | | | | |
| Single-Family Residential One Acre Zone | RS1 | 4000 | 30 | 34 | 30 |
| Single-Family Residential 12000 Zone | RS2 | 1100 | 24 | 34 | 24 |
| Single Family Residential 7200 Zone | RS3 | 660 | 18 | 34 | 18 |
| Single Family Residential 6000 Zone | RS4 | 550 | 15 | 34 | 15 |
| Single Family Residential 4000 Zone | RS5 | 370 | 12 | 34 | 12 |
| <i>Single Family - Neighbourhood Zoning</i> | | | | | |
| Single Family Residential Canyon Heights Zone | RSCH | 660 | 18 | 34 | 21 |
| Single Family Residential Delbrook Zone | RSD | 743 | 21 | 34 | 21 |
| Single Family Residential Edgemont West Zone | RSEW | 660 | 18 | 34 | 21 |

| Zone | Short Form | Minimum Lot Area (square metres) | Minimum Lot Width (metres) | Minimum Lot Depth (metres) | Minimum Lot Width for corner lots (metres) |
|--|-------------------|---|-----------------------------------|-----------------------------------|---|
| <i>Single Family - Neighbourhood Zoning</i> | | | | | |
| Single Family Residential Edgemont Zone | RSE | 743.2 | 18.3 | 35 | 21.33 |
| Single Family Residential Highlands Zone | RSH | 747 | 18 | 34 | 21 |
| Single Family Residential Keith Lynn Zone | RSKL | 550 | 15 | 34 | 15 |
| Single Family Residential Kilmer Zone | RSK | 336 | 12 | 24 | 12 |
| Single Family Residential Marlborough Heights Zone | RSMH | 880 | 21 | 34 | 21 |
| Single Family Residential Murdo Fraser Zone | RSMF | 550 | 15 | 34 | 18 |
| Single Family Residential Norgate Zone | RSN | 550 | 18 | 30 | 18 |
| Single Family Residential Norwood Queens Zone | RSNQ | 660 | 18 | 34 | 18 |

| Zone | Short Form | Minimum Lot Area (square metres) | Minimum Lot Width (metres) | Minimum Lot Depth (metres) | Minimum Lot Width for corner lots (metres) |
|--|------------|--|---|----------------------------|--|
| <i>Single Family - Neighbourhood Zoning</i> | | | | | |
| Single Family Residential Queensdale Zone | RSQ | As illustrated on Queensdale Zone map | As illustrated on Queensdale Zone map | 34 | As illustrated on Queensdale Zone map |
| Single Family Residential Pemberton Heights Zone | RSPH | 743 excepting thereout the lots on the south side of W. Keith Rd. located in the 1200 to 1500 blocks, wherein the minimum area shall be 1114.8m ² | 15 excepting thereout the lots on the south side of W. Keith Rd. located in the 1200 to 1500 blocks, wherein the minimum width shall be 24.3m | 34 | 15 |
| Single Family Residential Sunset Gardens Zone | RSSG | 660 | 18 | 34 | 21 |

| Zone | Short Form | Minimum Lot Area (square metres) | Minimum Lot Width (metres) | Minimum Lot Depth (metres) | Minimum Lot Width for corner lots (metres) |
|---|---------------------------|---|-----------------------------------|-----------------------------------|---|
| <i>Multiple Family Zones</i> | | | | | |
| RM 1, 2, 3 Zones when used for single family residential buildings | RM1 RM2 RM3 | | | | 18 |
| High Density Residential Zones 1, 2 AND 3 (when the lots are for single-family residential buildings) | RH1 RH2 RH3 | | | | 18 |
| Multi-Family Residential Zones 1, 2, 3, 4, 5 and 6. (a) when the parcel to be subdivided is 4500 square metres in area or greater | RM 1, 2, 3, 4, 5, 6 | 4500 | 60 | 34 | |
| (b) when the parcel to be subdivided is less than 4500 square metres, and when the lots are for two-family residential buildings | RM1 RM2 | 1100 660 | 24 18 | 34 34 | |
| (c) when the parcel to be subdivided is less than 4500 square metres in area, and when the lots are for single-family residential buildings | RM 1, 2, 3 | 550 | 15 | 34 | |

| Zone | Short Form | Minimum Lot Area (square metres) | Minimum Lot Width (metres) | Minimum Lot Depth (metres) | Minimum Lot Width for corner lots (metres) |
|--|--------------|----------------------------------|----------------------------|----------------------------|--|
| Multiple Family Zones | | | | | |
| (d) when, in the RM2 and RM3 Zones, the lots are for one dwelling unit of a multiple family residential building | RM 2 RM 3 | 330 220 | 9 6 | 34 34 | |
| High density Residential Zones 1 , 2 and 3 when the lots are for: (a) high-rise residential buildings | RH 1, 2, 3 | 1300 | 30 | 34 | |
| (b) low-rise residential buildings | RH 1, 2, 3 | 920 | 24 | 34 | |
| (c) single-family residential buildings | RH 1, 2, 3 | 550 | 15 | 34 | |

| Zone | Short Form | Minimum Lot Area (square metres) | Maximum Lot Area (square metres) | Minimum Lot Width (metres) | Minimum Lot Depth (metres) | Minimum Lot Width for corner lots (metres) |
|---|----------------|----------------------------------|----------------------------------|----------------------------|----------------------------|--|
| Commercial and Industrial Zones | | | | | | |
| General Commercial Zones, 1, 2 and 3 (a) except lots for service station, drive-in restaurant, lumberyard, or sale of new or used cars | C 1, 2, 3 | 275 | | 7.5 | 34 | |
| (b) when the lot is for a service station, drive-in restaurant, lumberyard, or the sale of new or used cars | C 1, 2, 3 | 1100 | | 30 | 34 | |
| Tourist Commercial Zone | C4 | 2800 | | 30 | 34 | |
| Entertainment Commercial Zone | C5 | 1860 | | 30 | 34 | |
| All Industrial Zones | I1, 2, 3 4 | 1100 | | 24 | 34 | |
| Commercial Zones | | | | | | |
| Village Commercial - Gallant Avenue | VC - G | 275 | NA | 7.5 | 34 | na |
| Village Commercial - Deep Cove Road | VC - DC | 275 | NA | 7.5 | 34 | na |
| Employment Zones | | | | | | |
| Employment Zone – Industrial | EZ-I | 1100 | NA | 24 | 34 | 24 |
| Employment Zone – Light Industrial | EZ-LI | 1100 | 4500 | 24 | 34 | 24 |

(Bylaw 7831,7886, 7887)

| Zone | Short Form | Minimum Lot Area (square metres) | Minimum Lot Width (metres) | Minimum Lot Depth (metres) | Minimum Lot Width for corner lots (metres) |
|---|-------------------|---|-----------------------------------|-----------------------------------|---|
| <i>Public Assembly, PRO zones</i> | | | | | |
| Public Assembly Zone, when lots are for: | | | | | |
| (a) school (minimum lot area per classroom is 1100 square metres) | PA | 1100 | 30 | 34 | |
| (b) churches | PA | 1400 | 30 | 34 | |
| (c) other permitted buildings | PA | 1100 | 30 | 34 | |
| Park, Recreation and Open Space Zone | PRO | 4000 | 30 | | |



1 Growth Management

2030 TARGET

75-90% of new residential units located in 4 key centres within the Network of Centres

The effective management of growth and change is one of the key functions of an OCP. Well planned growth and development can provide lasting benefits through the efficient use of land, resources, infrastructure, facilities and services. **The District's objective is to proactively manage growth and change in the District to achieve a compact, efficient, environmentally sustainable, prosperous and socially equitable community.**

Managing growth proactively requires a strong vision for land use in the District of North Vancouver. The concept that expresses this land use vision is a “network of centres”: a hierarchy of different sized centres with a variety of housing, services and jobs that are accessible, connected, vibrant and unique places. This concept is illustrated on the Network of Centres Concept Map (Map 1). Directing growth into this urban structure supports a number of the OCP's goals. Sprawl is contained and impacts to natural areas are minimized. Improved transit becomes viable between centres and a more walkable environment is created within centres. Transportation-related greenhouse gases are reduced. Municipal infrastructure and services are provided more efficiently. Local businesses operate within vibrant hubs, while employment lands are preserved for their economic value. More diverse housing choices become available to meet the needs of residents at different stages of their lives. And importantly, the stability and character of residential neighbourhoods are sensitively preserved.

This OCP will strategically direct growth in a controlled manner to achieve the community's goals and vision. **Looking to 2030, the OCP identifies capacity for approximately 10,000 net new housing units, corresponding to a population increase of around 20,000 people and 10,000 new jobs. These figures are estimates only. They are provided to help guide planning and are not targets. This growth may or may not occur over the 20-year planning horizon to 2030 and will depend on market and other forces, including the capacity of infrastructure.** The policies and implementation strategies articulated in this Plan will ensure that future development will be guided in the public interest and work towards realizing the desired community benefits.

POLICIES

1. Accommodate growth and development within the existing built area and maintain the District's Urban Containment Boundary as shown on the Land Use Map (see Map 2)
2. Protect areas outside the Urban Containment Boundary by limiting to uses associated with outdoor recreation and tourism, watershed and resource management, conservation, rural residential living and research purposes
3. Establish a network of centres and corridors consistent with the Network of Centres Concept Map (see Map 1) and direct residential and commercial growth to these areas
4. Facilitate an appropriate mix and intensity of land uses in designated centres and corridors to support enhanced transit service provision
5. Respect residential neighbourhood character and limit growth in these areas
6. Integrate land use, transportation, and parks planning, infrastructure provision, urban design, and energy conservation to achieve efficiencies and vibrant places
7. Protect employment lands by limiting to uses predominantly associated with heavy industry, light industry, and general business and by limiting residential and retail uses
8. Work collaboratively with the City of North Vancouver, the District of West Vancouver, Squamish and Tsleil-Waututh First Nation governments, the regional transportation authority, Metro Vancouver, and Provincial and Federal agencies to effectively coordinate community and infrastructure planning



Division 14 — Non-conforming Use and Other Continuations

Non-conforming uses: authority to continue use

- 528** (1) Subject to this section, if, at the time a land use regulation bylaw is adopted,
- (a) land, or a building or other structure, to which that bylaw applies is lawfully used, and
 - (b) the use does not conform to the bylaw,

the use may be continued as a non-conforming use.

(2) If a non-conforming use authorized under subsection (1) is discontinued for a continuous period of 6 months, any subsequent use of the land, building or other structure becomes subject to the land use regulation bylaw.

(3) The use of land, a building or other structure, for seasonal uses or for agricultural purposes, is not discontinued as a result of normal seasonal or agricultural practices, including

- (a) seasonal, market or production cycles,
- (b) the control of disease or pests, or
- (c) the repair, replacement or installation of equipment to meet standards for the health or safety of people or animals.

(4) A building or other structure that is lawfully under construction at the time of the adoption of a land use regulation bylaw is deemed, for the purpose of this section,

- (a) to be a building or other structure existing at that time, and
- (b) to be then in use for its intended purpose as determined from the building permit authorizing its construction.

(5) If subsection (1) authorizes a non-conforming use of part of a building or other structure to continue, the whole of that building or other structure may be used for that non-conforming use.

Non-conforming structures: restrictions on maintenance, extension and alteration

- 529** (1) If the use and density of buildings and other structures conform to a land use regulation bylaw but
- (a) the siting, size or dimensions of a building or other structure constructed before the bylaw was adopted does not conform with the bylaw, or
 - (b) the siting, size, dimensions or number of off-street parking or loading spaces constructed or provided before the bylaw was adopted does not conform with the bylaw,

the building or other structure or spaces may be maintained, extended or altered to the extent authorized by subsection (2).

(2) A building or other structure or spaces to which subsection (1) applies may be maintained, extended or altered only to the extent that

(a) the repair, extension or alteration would, when completed, involve no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started, and

(b) in the case of protected heritage property, the repair, extension or alteration is permitted or authorized in accordance with the provisions governing the heritage protection of the property.

Restrictions on increasing non-conforming use of land

530 In relation to land, section 528 [*non-conforming uses*] does not authorize the non-conforming use of land to be continued on a scale or to an extent or degree greater than that at the time of the adoption of the land use regulation bylaw.

Restrictions on alteration or addition to building or other structure

531 (1) Subject to this section, a structural alteration or addition must not be made in or to a building or other structure while a non-conforming use is continued in all or any part of it.

(2) Subsection (1) does not prohibit a structural alteration or addition that is required by an enactment or is permitted by a board of variance under section 542 (1) [*authority for variance or exemption to relieve hardship*].

(3) Subsection (1) does not apply to alterations or additions in or to a protected heritage property if the alteration or addition is authorized by a heritage alteration permit under section 617.

Restrictions on repair or reconstruction of non-conforming structures

532 (1) If a building or other structure, the use of which does not conform to the provisions of a land use regulation bylaw, is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the building inspector, the structure must not be repaired or reconstructed except for a conforming use in accordance with the bylaw.

(2) If the use of a building or other structure that is on land identified in a phased development agreement under Division 12 [*Phased Development Agreements*] complies with a zoning bylaw provision specified under section 516 (2) [*zoning rules for land subject to the agreement*] for

the phased development agreement, subsection (1) of this section does not apply to the building or other structure while the phased development agreement is in effect, unless

(a) the provision has been repealed or amended, and

(b) either

(i) the developer has agreed in writing under section 516 (5) that the changes to the zoning bylaw apply, or

(ii) the changes to the zoning bylaw apply under section 516 (6) without the written agreement of the developer.

(3) Subsection (1) does not apply to repair or reconstruction of a protected heritage property if the repair or reconstruction is authorized by a heritage alteration permit under section 617.

Non-conforming uses in relation to terminated land use contracts

533 (1) In this section:

"contract termination date" means, in relation to a land use contract, the date of termination under section 547 *[termination of all remaining land use contracts]* or 548 *[early termination of land use contract]*, as applicable;

"end of land use contract authority" means, in relation to a land use contract, the later of the following:

(a) the contract termination date;

(b) if an order under section 543 *[board of variance exemption to relieve hardship from early termination]* is made in respect of the land, the expiry of the period of time specified in the order.

(2) Subject to this section, if, at the end of land use contract authority,

(a) land, or a building or other structure, is lawfully used, and

(b) the use does not conform to a land use regulation bylaw that

(i) is in force at the end of land use contract authority, and

(ii) would not apply to the land, building or other structure but for the end of the land use contract authority,

the use may be continued as a non-conforming use.

(3) If the non-conforming use authorized under subsection (2) is discontinued for a continuous period of 6 months, any subsequent use of the land, building or other structure becomes subject to the land use regulation bylaw.

(4) The following provisions apply in relation to a use described in subsection (2):

(a) section 528 (3) to (5) *[non-conforming uses in relation to new land use regulation rules]*;

(b) section 529 *[non-conforming structures]*;

(c) section 530 *[restrictions on increasing non-conforming use of land]*;

(d) section 531 *[restrictions on alteration or addition]*;

(e) section 532 *[restrictions on repair or reconstruction]*.

(5) For the purposes of subsection (4), a reference in a provision referred to in that subsection to the adoption of a bylaw is to be read as a reference to the applicable end of contract authority.

Change in ownership, tenants or occupants in relation to use

534 For the purposes of this Division, a change of owners, tenants or occupants of any land, or of a building or other structure, does not, by reason only of the change, affect the use of the land or building or other structure.

Non-conforming use and subdivision in relation to expropriation of land

535 (1) If the use of land or the siting of existing buildings and other structures on the land ceases, as a result of expropriation of land, to conform to a land use regulation bylaw, the remainder of the property is deemed to conform.

(2) Subsection (1) does not apply if compensation was paid to the owner or occupant of the land in an amount that is directly attributable to the loss, if any, suffered by the owner or occupant as a result of the non-conformity.

(3) If, as a result of an expropriation,

(a) a parcel of land could have been subdivided into 2 or more parcels under the applicable zoning bylaw in effect when the land expropriated was vested in the expropriating authority, and

(b) the parcel, as a result of the expropriation, can no longer be subdivided into the same number of parcels,

the parcel is, to the extent authorized under subsection (4), deemed to conform to the applicable zoning bylaw for the purposes of the subdivision as though the expropriation had not occurred.

(4) The deemed conformance under subsection (3) applies only to the extent that none of the parcels that would be created by the subdivision would be less than 90% of the area that would otherwise be permitted by the applicable zoning bylaw.

(5) Subsection (3) does not apply if the owner of the parcel being subdivided has received compensation that is directly attributable to the reduction in the market value of the land that results from the inability to subdivide the parcel in the manner that would have been permitted under the applicable zoning bylaw.



Council Directions

2019-2022

DISTRICT OF
**NORTH
VANCOUVER**



OUR COMMITMENT
TO THE COMMUNITY

INTRODUCTION



Left to right: Jordan Back, Lisa Muri, Mathew Bond, Betty Forbes, Mayor Mike Little, Megan Curren, Jim Hanson

This plan is our initial road map, setting priority directions as the Council elected in October, 2018. We bring different perspectives, strengths and areas of interest. Some of us have been Council members for a number of years, and some of us are arriving with fresh eyes, experiences and different understandings of the work of the municipality. We all know that we have

committed to serve in a time when the community is feeling the impacts of change related to global issues like climate change, regional growth, and a level of local renewal and redevelopment not seen in the recent past. In this context and at this early point in our term, it is challenging, and possibly unrealistic, to come together around a clear and compelling vision of the next four years.

However, we agree on the importance of prioritizing action on these issues facing the community: improving mobility and transportation; addressing the climate emergency; bridging gaps in housing availability and affordability for current and future residents, and supporting a balanced and vibrant economy.

We also share a belief that how these issues are addressed matters. Some of us fear that community trust in Council has been eroded and must be rebuilt.

We wish to engage more, and differently, with the community. Robust, authentic engagement will be a hallmark of our term. An early effort will be to convey to the community that we hear their concerns and recognize that past decisions have created challenges and the need for action.

We know, for example, that transportation and mobility are top of mind and that residents are feeling the impacts of change. A series of discussion papers on the pillars of the OCP will ground a dialogue with the community to create broader awareness of decisions previously made, deeper understanding of all facets of the OCP, and to prioritize next steps in its implementation.

Seventy-nine percent of electors told us they support further study on future reunification with the City of North Vancouver, an issue that will have to be discussed by the new Councils of both municipalities.

The Council and staff that make up the District organization share a passion to serve the whole community. While our roles differ, we succeed by working together. As we work with each other, staff and the community, we expect that our perspectives and priorities, and therefore this plan, may evolve.

The directions and initiatives outlined here are our commitment to work collaboratively and with focus to make real progress on the issues most important to the community.

Process

At the end of 2018, KPMG was retained to facilitate the process of determining Council's vision and strategic priorities for 2019-2022.

Following individual interviews with each member of Council and the Executive team, an initial set of community-facing priorities was identified. These were supplemented by a smaller number organization-facing, or operational, priorities. In a series of working sessions, all of these priorities were analyzed, discussed and then finalized as the most important issues Council wishes to tackle over their four-year term.

The process also identified critical initiatives that would be required to start addressing these issues. As importantly, Council also explicitly considered their preferred approaches for interacting with the community in pursuit of these outcomes.

Together, these key issues, initiatives and approaches describe the priority directions of the 2019-2022 term as determined by Council today.

Coming so soon after the 2018 election campaign, in which all Council members engaged directly with the community, the plan development process did not include a formal public engagement component, so review of the document in a public meeting will be Council's opportunity to confirm that their priorities resonate with the community.



COUNCIL'S 2022 GOAL STATEMENT

The Official Community Plan expresses the community's vision of The District of North Vancouver as **'Inspired by nature, enriched by people.'**

Specific qualities and characteristics describe this vision more completely. Vibrant neighbourhoods are framed by mountains, streams and shorelines. People of all ages, cultures and incomes live in safe and healthy environments with housing and employment choices, making the community active and inclusive. Though we are prioritizing a deeper dialogue on all facets of the OCP in light

of its implementation so far, we continue to view the OCP vision and goals as a solid foundation for long- term planning.

Our strategic planning discussions-centred on community identity and included exploration of concepts such as: social happiness, health, inclusivity, accessibility and livability. Questioning whether community identity was static or changing also underscored the challenge inherent in setting directions and making decisions for the benefit of both today's citizens and the future generations who will sustain this

community.

We also discussed the benefits and trade-offs associated with taking small steps towards goals over a long period of time versus bold steps to spark real movement on key issues identified here.

We believe the District of North Vancouver is defined by its surroundings and made strong by the people who live and work here. We are committed to sharing and sustaining our community that is loved by citizens who live, work and play here. By 2022, our commitment to engagement and to building relationships with others will result in increased transit investment for the North Shore, including rapid transit and affordable social housing being built on District-owned lands. We will be recognized for our culture of creativity, trust and openness, and customer-centred service. We will see an evolution in Lynn Valley, Lynn Creek, Lions Gate and Edgemont town and village centres that brings people of diverse ages, backgrounds and incomes to our community. Investment in pedestrian, cycling and transit connections will be prominent in our financial plan. We will have reduced our environmental footprint by implementing integrated stormwater management plans, reducing waste and by spearheading projects to reduce GHG emissions. Our decisions will be made on the basis of evidence, data and broad input. We will listen to all voices through all channels and the impact of that input and the reasons for our decisions will be clear. We will work together with the Squamish and Tsleil-Waututh Nations to determine what reconciliation means in our community.

Values and Commitments

"We provide leadership and exemplary service that supports our community's needs today and aspirations for tomorrow."

A shared purpose exists between Council and staff and that is a passion to serve people and our community. The priority directions set by Council and described below are shared by staff. Although Council and staff play different roles, all work to support each other in advancing the priorities and share a commitments to always work with integrity, creativity and transparency in service to the public.

PRIORITY DIRECTIONS

These are most important issues we will pursue. In doing so, we have agreed on approaches that make sense to us at this time and on initiatives that will help us understand and make improvements on these issues.

Our key issues are:



1. Improving Mobility and Transportation



2. Increasing Housing Diversity and Addressing Affordability



3. Supporting a Vibrant Economy and Jobs-Housing Balance



4. Taking Action on Climate Change

Approaches and Initiatives:

- 1.** Robust Community Engagement
- 2.** Official Community Plan Review Project
- 3.** Working Collaboratively and Strengthening Relationships
- 4.** Focusing on our Customers
- 5.** Keeping the Organization Resilient



ACTIONING OUR PRIORITIES

We will work together with staff to advance the priorities set out in this plan. While we play different roles in support of our shared goals and mandate, we know that our entire organization takes pride in their work and is passionate about public service. As elected representatives, our role is to act in the broadest public interest by prioritizing issues, setting direction and establishing policy to guide the organization in its actions.

We understand that staff's role is to implement these directions and policies, through appropriate actions that reflect our decisions, comply with legislation, meet professional standards and adhere to best practices. As such, the next step in this process is to realize these priorities and actions through the District's Corporate Plan. **The Corporate Plan** takes our priority directions and translates them into shorter term objectives and actions,

which staff then deliver through departmental work plans.

Together we view these plan as roadmaps that are responsive and adaptive based on changing circumstances and new information, to move the District closer to the shared vision of the community.

KEY ISSUES



Improving Mobility and Transportation

Why is this important?

There is broad community concern about the state of the transportation system. While much of this centres on the issue of vehicle capacity across Burrard Inlet, congestion is also experienced when moving east and west across the North Shore through various jurisdictions. While we work at creating more concentrated development in centres, can we also reduce reliance on the car and increase opportunities to choose transit, cycling or walking as alternatives?

Currently, major improvements to the Highway 1 interchanges are underway but alone will not provide long-term relief. Phibbs Exchange improvements, and more frequent transit, including B-Line and SeaBus service, have been approved, yet are considered by many to be a small step in the direction of providing real transit options for work and recreational travel. In recognition of the need to take a regional approach to solutions, the Integrated North Shore Transportation Planning Project (INSTPP) brought together representatives from all levels of government on the North Shore as well as TransLink and the Port Authority.

This collaborative approach to transportation planning created a unique opportunity for all partner agencies to produce unified recommendations to improve how people and goods move around the North Shore and across the Burrard Inlet. We support many of these recommendations and believe this work could provide the impetus for further advocacy on the part of local government and this Council.



WHAT WE WANT TO ACHIEVE

The OCP vision is for increased numbers of trips to be via transit, cycling or walking, within and between town and village centres. Starting today and looking to the future, we want to work towards outcomes that reduce traffic congestion and increase sustainable transportation alternatives, and to do so in collaboration with North Shore, regional and provincial partners.

THE ACTIONS WE ARE GOING TO TAKE

At this juncture, there is a unique role for us, as Council, to be vocal advocates for transportation and mobility on the North Shore. This can begin with the implementation of some INSTPP recommendations. However, during our term, we also intend to vigorously advance the case for rapid transit to the North Shore.

A range of additional actions to support our transportation and mobility vision will be included in the organization's Corporate Plan, including:

- Increasing safe bike and pedestrian routes
- Increasing transit options
- Working regionally to improve systems at all levels
- Thinking creatively to challenge traditional standards and imagine new mobility solutions



Increasing Housing Diversity and Addressing Affordability

Why is this important?

A healthy community has a diverse spectrum of housing types to accommodate residents of all ages, incomes, abilities and household make-up. A lack of housing choice impacts affordability levels, which can contribute to economic imbalance within the community and to worsening transportation and local business sustainability, as employees are forced to travel between their jobs and homes they can afford. All this is recognized in the OCP, which has a key objective to increase housing choices to meet the diverse needs of residents of all ages and incomes. Multi-family and rental housing has been increased through revitalization and mixed use development in the designated town and village centres, but not without disruption to current residents.

This has raised questions ranging from timing of projects to reduce construction impact, to how to retain older, less expensive housing, to what we mean by affordable and social housing and to how it should be provided. The Rental and Affordable Housing Strategy, adopted in November 2016, focuses the OCP's broad objective into six goals aimed at filling the gaps in housing supply for low and moderate income households in the District, where housing remains predominantly single family and owner-occupied. Although senior levels of government have re-entered the housing field with funding and initiatives to support affordability, there is heavy regional competition for this funding, as other municipalities also work to better define and meet their housing needs.

While we have reached consensus that more affordable and more rental housing is needed, we have important decisions to make as a Council about:

- How to describe affordability and social housing
- Whether to target specific populations and demographics
- Where affordable housing should be located
- How to leverage District land, and which land specifically, to attract funders and incent developers to provide affordable housing
- Whether to use development tools like density bonus or community amenity contributions to produce more of the housing we lack

Agreeing on definitions and targeted objectives is necessary to enable further decisions

about specific projects in specific locations, whether on District land or in private developments.

WHAT WE WANT TO ACHIEVE

We recognize the challenges inherent in trying to sustain the attributes that make the District a special place to live, work and enjoy, while making decisions for a healthy and resilient future. People here today, in all life stages and circumstances, along with future citizens who will contribute to the community, need places to live. The most important housing outcomes for us are to increase the diversity of housing options in the District and to make decisions that balance future housing needs with current needs.

THE ACTIONS WE ARE GOING TO TAKE

Our critical task at this time is

to achieve consensus and set direction on specific priority projects that deliver rental housing for low and moderate income earners, and those in need of social housing, such as persons with disabilities, youth, seniors, and the homeless.

A range of actions to support our decision making in this regard will take precedence in the Corporate Plan, including, for example:

- Increasing the number of social and affordable housing units to fill gaps in the low to moderate income end of the housing continuum
- Increasing housing diversity
- Assessing District land available and its suitability for various housing forms
- Balancing environmental and housing needs



Supporting a Vibrant Economy and Jobs-Housing Balance

Why is this important?

A diverse and resilient local economy is a key element of a healthy community and of the vision expressed in the OCP. It is enabled by clear land use policies and by fostering the attributes of a desirable community where businesses, and the people who work in them, want to be. This requires planning appropriate and compatible economic activity in various areas. It also needs a diverse supply of housing that is linked to jobs, recreation and other daily activities through good roads, transit, cycling and walking.

The long term goal is for a sustainable jobs-housing balance in the District. However, recent experience is that increasing numbers of people are coming to and through North Vancouver from elsewhere to work, exacerbating traffic congestion. Changes in community structure and business decisions impacting valuation and assessments are resulting in challenges for some local businesses. At the same time, the increasing demand for recreational and tourism services in this growing region has both positive effects on economic vitality and negative impacts on local neighbourhoods.

WHAT WE WANT TO ACHIEVE

We are committed to the long term objective of a vibrant local economy that includes resident local businesses, commercial, light industrial and major port activity. Key outcomes for us in this term include addressing property assessment inequities, ensuring our land use plans and policies allow businesses to stay and grow in the District and working with local operators and other partners to allow the region's citizens and visitors to responsibly enjoy the natural

and tourist attractions in our neighbourhoods.

THE ACTIONS WE ARE GOING TO TAKE

We have a key role to play as leaders in a collaborative process with stakeholders, other municipalities and the Province to address fundamental issues with the property assessment system, which are threatening the economic viability of both businesses and local governments. The Corporate Plan will also include work for the organization to:

- Measure recreational and tourism use of roadways, infrastructure and amenities and the impact on mobility and livability
- Work with partners and find innovative ways to manage access to parks and tourism attractions, prioritizing safety and minimizing local area impacts
- Assess the impact of plans and policies on retaining and attracting employment opportunities
- Increase business friendliness in processes and services



Taking Action on Climate Change

Why is this important?

The environment has long shaped the identity of this community and its residents. Natural areas, which make up 70% of the District's overall land base, also contain ecosystems that provide functions necessary for our health and that of a wide variety of plants and animals. The OCP, which is an Integrated Sustainable Community Plan, envisions a future where the air is clear, water is clean, waste is minimal and the quality of life valued today is sustained for future generations. It also provides objectives for reducing greenhouse gas emissions, achieving an efficient urban structure, managing ecosystems, adapting to the impacts of climate change, and building resilience to prepare for and respond to natural hazard and other emergencies.

The District adopted its Climate Change Adaptation Strategy in 2017. Integrating science and best practice and guided by a national program focused on building adaptive and resilient communities, the Strategy will help the District build and respond to the social, economic, and environmental impacts of climate change.

WHAT WE WANT TO ACHIEVE

We are committed to integrating environmental considerations into all of the District's decisions and practices. We recognize that many efforts sustained over time are necessary for meeting our environmental and climate goals. At the same time, we also see the climate emergency we face and know we have an important role in creating awareness and a sense of urgency. Outcomes important to us include: increased resilience through emergency planning, preparedness initiatives, and infrastructure planning; increased community awareness and community-based actions, and the creation of action plans with our neighbours and

partners, such as a sea level rise action plan. We can be a leader in climate change adaptation by 2022.

THE ACTIONS WE ARE GOING TO TAKE

Leadership on environmental protection and climate action is essential to inspire and enable staff to do their best work. Supporting innovation and science-based policies and decisions is critical.

The Corporate Plan will include actions advance implementation of the Climate Change Adaptation Strategy and make necessary changes in District operations, policies and regulations. For example:

- Development of a North

Shore Resilience Strategy using the UN Sendai Framework for Disaster Risk Reduction

- Initiate projects that raise awareness about climate change and reducing GHG emissions, for example, the e-bike share and other new mobility initiatives
- Work together and learn from others, including the Tsleil-Waututh and Squamish Nations to update and create new policies required to address climate action
- Update liquid and solid waste programs
- Implement Integrated Stormwater Management Plans



APPROACH AND INITIATIVES



Robust Community Engagement

Why is this important?

At all levels, public discourse between and among citizens, elected bodies and institutions is undergoing radical change. Social media and other tools have broadened access to information and opinion, with both positive and negative results. The 2018 election campaign provided recent and very direct engagement between candidates elected to office and the community, and led to the conclusion, for some, that community trust in Council's decision-making processes had eroded and needs to be restored. Community expectations and preferences for ongoing engagement need to be better understood outside of the election context and continually refreshed as needs and tools evolve. New tools and analytics are available which can enhance engagement, dialogue and informed decision making.

WHAT WE WANT TO ACHIEVE

We are determined to create an environment of trust and a habit of engagement during our term of office. This starts with understanding how the community wishes to participate and be heard in decision making and then providing those channels for input and communication. It means demonstrating how and why decisions were made and acknowledging the impacts of these decisions. There is an opportunity for deep engagement with the community on fundamental

questions of community identity and livability. At the same time, we can employ tools and practices to make quick and inclusive check-ins on current topics a habit.

THE ACTIONS WE ARE GOING TO TAKE

We have provided a mandate to the organization to broaden engagement, to focus on approaches that are convenient for our citizens, to be proactive and consistent in our language and materials and to always be clear in the commitment we are making with each engagement.

To achieve our desired outcomes, the Corporate Plan includes initial actions such as:

- Establishing a baseline on community issues, needs and preferences through a statistically representative survey
- Identifying engagement topics most critical to the community
- Continuing to employ and develop online tools for engaging with the community
- Further developing and employing data collection tools to inform decision making and improve reporting

2

Official Community Plan Review Project

Why is this important?

An Official Community Plan (OCP) expresses a community's vision of its long term future and provides a plan for how to achieve that future, through land use, social, environmental, economic, transportation and other policies. The District's OCP, like others, is also an Integrated Sustainable Community Plan. It balances the interests of current residents and of people who will be the community of the future, as well as local and regional perspectives. Given this scope and planning horizon, it is to be expected that periodic review of progress and effectiveness is required, particularly in a period of significant change.

Reflecting input heard over the course of the last municipal election campaign and elsewhere, there is a perceived level of frustration with construction activity and traffic congestion and a sense of "development fatigue" within the community. There are questions as to whether, or to what extent, these impacts relate to implementation of the OCP itself, and what role factors such as single family construction activity, regional projects and shifting commuting patterns may play in contributing to the community's experience. Deeper understanding and awareness of changes underway and on the horizon are pre-requisites to further discussions with the community about prioritizing elements of the OCP.

WHAT WE WANT TO ACHIEVE

We want to affirm community support for the OCP and determine what goals should be prioritized and how they might be achieved. Outcomes related to this broad aspiration include: ensuring the community is aware of OCP-related projects already approved and underway; engaging with the community on key OCP topics; a determination of whether OCP amendments are required to keep it relevant and to develop,

implement and report on action plans that advance OCP goals.

THE ACTIONS WE ARE GOING TO TAKE

Early in 2019, we will determine the scope and timeline of the OCP study. Priority actions in the Corporate Plan will include:

- Development of white papers regarding specific strategic areas of the OCP, as determined by Council, which consider historic impacts, new pressures, emerging priorities

and the interdependence of issues

- Conducting a statistically relevant and demographically representative survey of residents to augment the white paper analysis
- Development of action plans, and OCP amendments as necessary, to advance priorities determined through the review

3

Working Collaboratively and Strengthening Relationships

Why is this important?

The toughest challenges facing communities at any scale— climate change, transportation, affordability, economic and social issues— cannot be tackled by any one entity acting alone. There is growing recognition that these and other challenges require collaboration between governments at all levels, the not-for-profit sector, private sector and community-based organizations. The mechanisms required to advance solutions can be complex as multiple, sometimes competing, interests are at play. Building and sustaining relationships across operational and political lines for the long term, and actively collaborating on initiatives of shared interest, increases chances for innovative solutions, funding and broader positive benefit for the community.

WHAT WE WANT TO ACHIEVE

We are ready to lead with a “North Shore perspective” to achieve transportation, economic and service goals for the whole of the North Shore region. We want to build and strengthen relationships with Tsleil-Waututh and Squamish Nations to move beyond development servicing, single-issue and transactional approaches of the past.

THE ACTIONS WE ARE

GOING TO TAKE

The Corporate Plan will translate our perspectives to the operational level with priority actions such as:

- Continuing work to implement various INSTPP recommendations and other shared priorities through a collaborative structure that includes all levels of government on the North Shore, TransLink and the Port
- Working with all North Shore

partners and through NSEM to create a North Shore wide resiliency strategy that addresses natural hazard and climate adaptation strategies

- Identifying specific actions and initiatives that strengthen the relationships between Councils and staff of the District, Squamish and Tsleil-Waututh Nations and help achieve shared community goals



4

Focus on our Customers

Why is this important?

Council and all members of the District organization share a passion for serving people and this community. The needs and expectations of the community are diverse and continue to evolve. The District provides such essential services as parks, water and waste collection, that meet peoples' daily needs and impact their quality of life 'closest to home.'

WHAT WE WANT TO ACHIEVE

We want to attain a clear and current understanding of service expectations across all segments of the community, including implications for community livability. Making communication and transactions with the District easy for citizens and businesses is a key goal. Providing excellent service to all customers is of utmost importance to us, as individual expectations and broad community needs are balanced.

THE ACTIONS WE ARE GOING TO TAKE

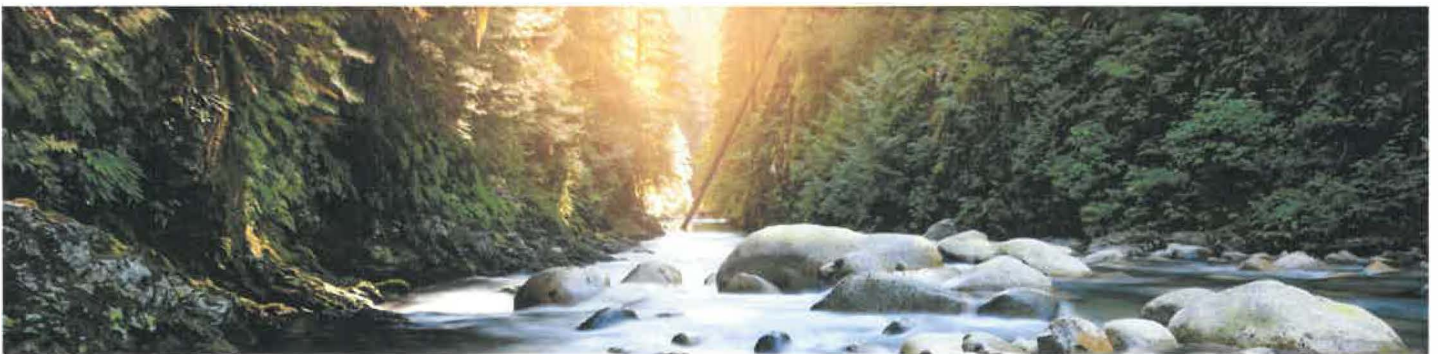
We are prioritizing engagement to understand the needs and expectations of the community, along with actions to enable the service options and communication channels preferred by residents and businesses.

As such the Corporate Plan will include these priorities for staff to focus on:

- Conducting a statistically representative survey of all

District citizens to identify service priorities, satisfaction and preferences for interacting with the District

- Implementing of a digital strategy to transform online services, engagement and information aligned with residents' needs and preferences
- Providing staff with training and tools that will enhance skills needed to continually improve customer experiences



5

Keeping the Organization Resilient

Why is this important?

Financial sustainability is critical to the community's vision for a healthy future. The District has long followed financial management best practices and is a leader in municipal asset management, but as demands and obligations on local governments increase, maintaining a comprehensive, responsive long term financial plan is vital.

As customers' expectations continue to evolve, our skills, technologies and practices must as well. The District must support the talent needed to lead and respond to change. Employees who see the connection between their work and the community's goals are most likely to experience a rewarding work life and deliver outstanding service. Fostering a healthy and dynamic workplace is a key success factor in a changing environment.

WHAT WE WANT TO ACHIEVE

We are committed to our role as financial stewards for the District and as leaders who create the conditions that allow employees to do their best work. A key outcome of our term will be to adapt the long term financial plan to act on our priority directions while ensuring financial resilience. Part of this will be to work towards taxation fairness, particularly with regard to industrial port properties. Another element will be to determine how District land and revenues will be used to promote greater affordability. Our clear direction will serve as a foundation for program and

resource planning for the entire organization.

THE ACTIONS WE ARE GOING TO TAKE

Withi our term, we will make decisions about the use of District land to achieve housing diversity and affordability and consider the role of other mechanisms, such as community amenity and other development revenue in that pursuit. Committing to specific priorities now will allow staff to align their work to strategic purposes and to meet the community's needs with confidence, professionalism and accountability.

To support our leadership in setting strategic direction, the

Corporate Plan will include actions such as:

- Refining the long term financial plan to align with strategic priorities and changing conditions
- Reviewing the role and impact of Community Amenity Contributions in our funding models
- Advocating for equity in Metro Vancouver, TransLink and Provincial funding models
- Updating succession and training strategies
- Enhancing internal communications and engagement practices

REVIEW AND REPORTING

Council Directions 2019-2022

was developed early on in our mandate, in a climate in which the electors signalled an apparent desire for a change in direction.

There is still much to learn from the community to better understand these signals, while we bring our individual experiences and unique



perspectives to the table. We recognize that this first statement of our priorities and directions is a general one. Our intention is to assess the need for adjustments and amendments to these priority directions through a collaborative, semi-annual review by the leadership team, informed by public input.

Formal reporting on these commitments will be through the Annual Report, which describes progress on our objectives and on the organizational work described in the Corporate Plan. Recent technological advances hold the possibility for continual, 'dash-board' style reporting, once sufficient data is generated to make this approach meaningful.

SUMMARY: OUR COMMITMENT TO YOU

We believe that by working towards these **key issues** our Council will advance the priorities that are most important to our residents and build a healthy, livable community. By pursuing our **approaches and initiatives** we aim to continue a dialogue with our community to become trustworthy and responsive stewards of our local government.

| Key Issue | Priorities | Actions | What Success Looks Like: |
|--|--|--|--|
|  <p>IMPROVING MOBILITY & TRANSPORTATION</p> | Deliver outcomes that reduce traffic congestion and increase sustainable transportation alternatives | Advocate for rapid transit to the north shore; increase number of safe bicycle and pedestrian routes; increase transit options | Pursuing the options we have available to reduce congestion and increase alternatives while vigorously championing our residents' needs in dialogue with regional partners |
|  <p>INCREASING HOUSING DIVERSITY & ADDRESSING AFFORDABILITY</p> | Increase the diversity of housing options and balance future and current housing needs | Set direction on priority projects for rental housing and social housing; identify District land available for housing | Building consensus and taking action to bring more rental and social housing to the District, increase housing diversity, and balance housing and environmental needs |

| Key Issue | Priorities | Actions | What Success Looks Like: |
|---|--|--|--|
|  <p>SUPPORTING A VIBRANT ECONOMY AND JOBS-HOUSING BALANCE</p> | <p>Ensure businesses can stay and grow in the District</p> <p>Balance natural and tourist attractions' economic impact with community impact</p> | <p>Assess the impact of plans and policies on retaining and attracting employment opportunities; increase business friendliness in processes and services; advocate with others for provincial policy tax fairness</p> | <p>Retaining and growing the full spectrum of businesses within the District while building towards a complete community of jobs and housing</p> |
|  <p>TAKING ACTION ON CLIMATE CHANGE</p> | <p>Take the lead on environmental and climate change issues and increase the resilience of the District's populated and natural areas</p> | <p>Develop a North Shore resilience strategy</p> <p>Initiate projects that raise awareness about climate change; review and update policies for climate change</p> | <p>Climate and environmental considerations are integrated into all of the District's decisions and practices and we are recognized as a leader in climate change action by 2022</p> |

Approaches and Initiatives

1

ROBUST ENGAGEMENT

Trust with the community is a priority of this Council, and robust engagement and dialogue with residents is its cornerstone. Through engagement that is convenient and inclusive for residents, we will understand the interests of the community when creating policy.

2

OCP PROJECT

Our Official Community Plan (OCP) is the District's foundational community vision, and it is imperative that it continues to represent the aspirations of our residents. We will assess the impacts of progressing on this vision so far and ensure that the document aligns with both what the community wants to achieve and how we achieve it.

3

STRENGTHENING RELATIONSHIPS

While we will strongly advocate for the District in regional discussions, we recognize that partnerships are crucial to success. We will strengthen these partner relationships on a variety of issues to get better results for our residents.

4

FOCUS ON CUSTOMERS

Residents expect the highest levels of customer service from Council and staff. We will continually improve processes and communication to improve the customer experience.

5

KEEP THE ORGANIZATION RESILIENT

Long-term financial and organizational resilience will ensure resources are available to meet the District's goals. We will ensure that the District has effective programs to support our employees look for new and creative opportunities to leverage District resources to meet our goals.



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