

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Share your thoughts with Mayor and Council
Date: October 28, 2019 10:37:18 AM

-----Original Message-----

From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver
Sent: October 28, 2019 10:32 AM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Monday, October 28, 2019 - 10:32 Submitted by user: Anonymous Submitted values are:

Your name: Kelvin Humenny

Your email address: [REDACTED]

Your phone number: [REDACTED]

What would you like to tell Mayor and Council?

As a home designer in the DNV, I work with the current RS1-5 Zoning Guidelines almost every day as well as many other jurisdictions' zoning guidelines including the CNV. So I have a good perspective on how the DNV's guidelines compare with many others.

The current DNV Zoning Guidelines need to be updated in many sections to be in line with the new seismic requirements (thicker roof and floor systems), BCBC 2018 step code thermal efficiency (thicker walls & roofs), and to be more sensitive to all the groundwater issues in the DNV (stop forcing owners to build houses deeper into the ground). And in general to allow a little more leeway to create better architecture.

I'd be more than happy to volunteer my time to discuss this further.

Best Regards,
Kelvin humenny

From: [Adam Wright](#)
To: [DNV Input](#)
Subject: FW: Share your thoughts with Mayor and Council
Date: November 26, 2019 11:32:57 AM

-----Original Message-----

From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver
Sent: November 10, 2019 9:50 AM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Sunday, November 10, 2019 - 09:49 Submitted by user: Anonymous Submitted values are:

Your name: Barbara and Karl Eifler

Your email address: [REDACTED]

Your phone number: [REDACTED]

What would you like to tell Mayor and Council?

Thank you for putting an end to Monster Houses being built in the District.

It's about time.

They're destroying our "once liveable, neighbourhood community".

We appreciate and thank you for your decision on this matter.

From: [Adam Wright](#)
To: [DNV Input](#)
Subject: FW: Public Hearing Submission
Date: November 21, 2019 8:27:13 AM
Attachments: [Letter DNV -Nov 18 2019.pdf](#)

From: Roy Zanatta [REDACTED]
Sent: November 18, 2019 2:33 PM
To: Adam Wright <WrightA@dnv.org>
Subject: Public Hearing Submission

Hi Adam,

Please find attached our and our neighbor's letter in response to the DNV's letter of November 7, 2019, regarding the proposed RS1 zoning changes.

I assume this letter is treated as some sort of submission to the hearing, or is there something else we need to do to make it so?

Please acknowledge receipt.

Regards,
Roy Zanatta

[REDACTED]

November 18, 2019

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

cc. Mayor & Councilors
via email

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 November 7, 2019 announcing the Public Hearing 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] Road Properties

Our properties are [REDACTED] which extends into [REDACTED] [REDACTED] (see Exhibit 1). The properties are unique in various relevant ways:

- they are the only two properties on [REDACTED];
- there are no neighbors within sight in any direction;
- the properties are both approximately [REDACTED];
- the houses are largely hidden from view and face [REDACTED];
- 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 letter does not provide any substantial 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]

Roy & Lisa Zaniatta
[REDACTED]

[REDACTED]

Paul and Lisa deBourcier
[REDACTED]



From: abdul salam hamze
To: [DNV Input](#)
Subject: Public hearing
Date: November 18, 2019 12:52:50 PM

Dear Sir/Madam:

I don't think that I can attend the public hearing tomorrow at 7 PM.

My question is,

Is there any chance that there will be some changes to the rezoning bylaw for my area so that I can split my big lot into two lots?

My address is

[REDACTED], DNV

Thank you

Abdul Hamze

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: For the PH Binder - FW: Public Hearing re: RS1 Zoning Change
Date: November 25, 2019 9:33:49 AM
Attachments: [Letter DNV -Nov 18 2019.pdf](#)
[ATT00001.htm](#)

From: Dan Milburn <milburnd@dnv.org>
Sent: November 22, 2019 4:00 PM
To: Michael Hartford <HartfordM@dnv.org>; James Gordon <gordonja@dnv.org>
Subject: Fwd: Public Hearing re: RS1 Zoning Change

Sent from my iPhone

Begin forwarded message:

From: Mathew Bond <bondm@dnv.org>
Date: November 22, 2019 at 2:25:55 PM PST
To: Dan Milburn <milburnd@dnv.org>
Subject: Fwd: Public Hearing re: RS1 Zoning Change

Begin forwarded message:

From: Roy Zanatta [REDACTED]
Date: November 21, 2019 at 17:15:20 PST
To: backj@dnv.org, Mathew Bond <bondm@dnv.org>, currenm@dnv.org,
forbesb@dnv.org, hansonj@dnv.org, muril@dnv.org
Subject: Public Hearing re: RS1 Zoning Change

Dear Councillors,

Please find attached a letter from my wife, myself and our neighbors describing our opposition to the proposed change to RS1 Zoning.

On a personal note, I'd like to add that I really find the proposed change quite disturbing.

People purchase residential properties based on trust that the zoning of the properties will not be arbitrarily restricted in the future. It seems to me that Council has a moral obligation to honor the zoning laws it has passed in the past and respect the investments made by its constituents. Indeed, its quite rare rare that zoning densities be decreased in residential areas.

The proposed RS1 zoning change will devalue a tiny number of properties by hundreds of thousands of dollars each without any compensation. The stated

reasons for the change are vague at best.

I have no desire to live in a 12,000 square foot house, but it doesn't bother me if other people do. The current zoning may not be to some people's sense of 'community values', but expropriating assets from a small number of residents isn't much of a community value either.

Respectfully,
Roy Zanatta



November 18, 2019

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

cc. Mayor & Councilors
via email

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 November 7, 2019 announcing the Public Hearing 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] Road Properties

Our properties are [REDACTED] which extends into [REDACTED] [REDACTED] (see Exhibit 1). The properties are unique in various relevant ways:

- they are the only two properties on [REDACTED];
- there are no neighbors within sight in any direction;
- the properties are both approximately [REDACTED];
- the houses are largely hidden from view and face [REDACTED];
- 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 letter does not provide any substantial 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:

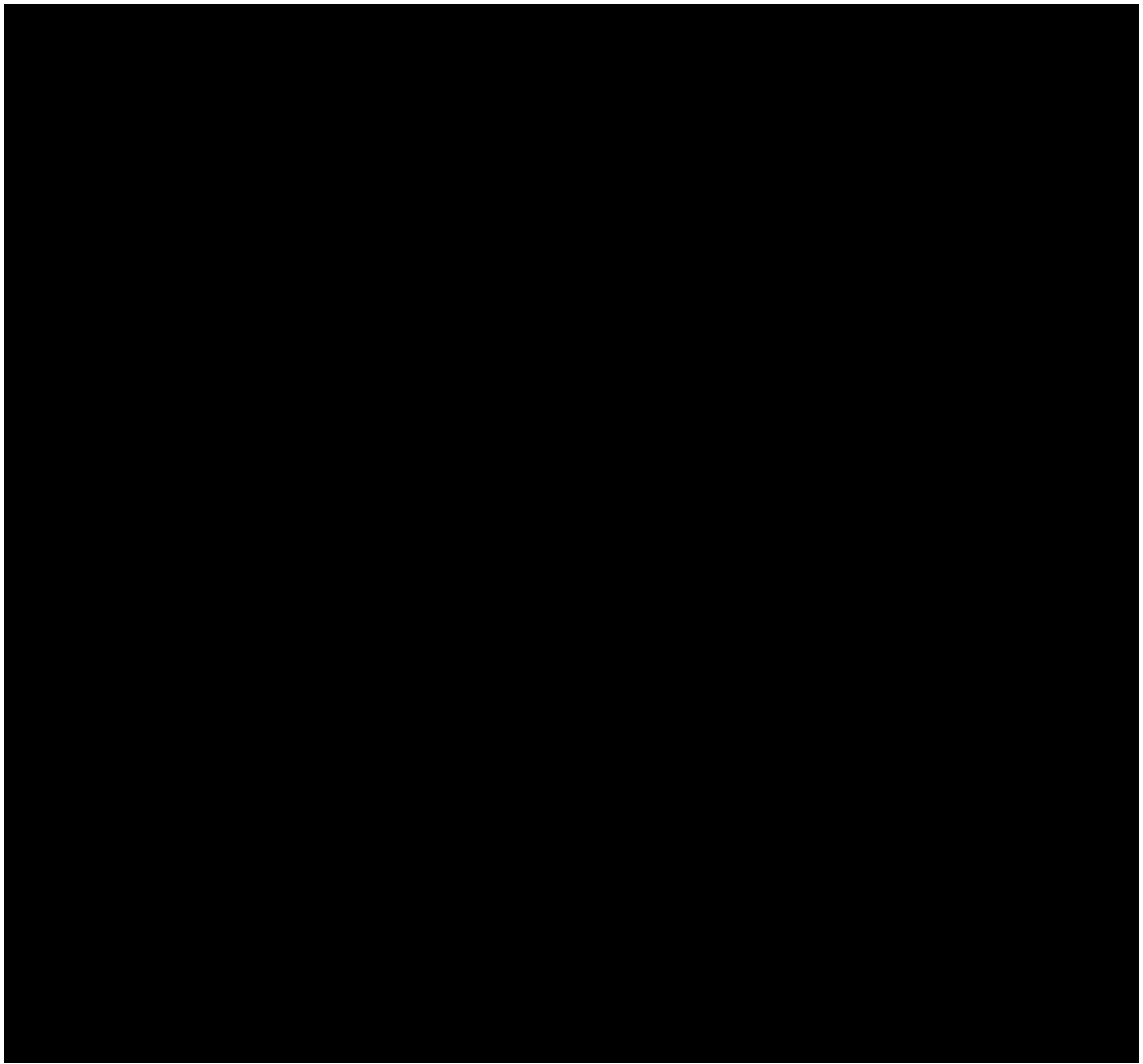
- leave the zoning as-is, or
- amend the zoning in the proposed manner only for future consolidations of properties, so as not to affect current homeowners, or
- exempt the [REDACTED] properties from the changes, due to their unique location and characteristics.

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]
Roy & Lisa Zanatta
[REDACTED]

[REDACTED]
[REDACTED]
Paul and Lisa deBourcier
[REDACTED]



From: North Van
To: [DNV Input: Adam Wright](#)
Subject: Public Hearing Nov. 26, 2019 - Proposed Maximum House Size in RS1
Date: November 25, 2019 12:02:00 PM

To: Mayor, Council and Adam Wright (Community Planner)

Following the November 7, 2019 public hearing notice, we write to put on record that we are against Council's proposal to impose a maximum house size restriction of 5,813 sf on the RS1 zone.

Council members and staff are aware that our property is about [REDACTED] in size and imposing a house size restriction of 5,813 sf would be unreasonable and biased.

Moreover, studies conducted on our property has determined that the property is suitable for a variety of other housing type.

By generally limiting house size across the board on the RS1 zone, Council would likely not, as indicated in your notice, make coherent "efforts to mitigate both construction-related and environmental impacts while maintaining the character of single-family neighbourhoods".

Thank you.

Regards,

[REDACTED]
Per: Jorge Barretto

----- Forwarded message -----
From: **Adam Wright** <WrightA@dnv.org>
Date: Tue, Oct 1, 2019 at 9:57 AM
Subject: RE: OCP - RS1 size restriction
To: North Van [REDACTED]

Good morning Mr. Barretto,

Thank you for your input.

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

Regards,

Adam

Adam Wright, MSc.
Community Planner

355 West Queens Road
North Vancouver, BC V7N 4N5

wrighta@dnv.org

Direct: 604-990-3657

-----Original Message-----

From: North Van [REDACTED]

Sent: September 30, 2019 10:07 AM

To: Adam Wright <WrightA@dnv.org>

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 [REDACTED] land or a site coverage of about [REDACTED] 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]

Per: Jorge Barretto

From: [Adam Wright](#)
To: [RYANNE BERGLER](#)
Cc: [DnV Input](#)
Subject: RE: Public hearing- RS1 zoning amendment
Date: November 26, 2019 11:02:30 AM

Good morning,

Thank you for your email. I've provided some information below for your reference.

There is a maximum principal building (house) size for all standard single family zones, except for the RS1 zone.

The maximum permitted floor area of a house, however, also varies based on the size of a lot, under current regulations.

It may be helpful to discuss specific examples over the phone, as I can explain how the current and proposed regulations could affect lots of different sizes.

I am available after 3pm if you are interested?

Regards,

Adam

Adam Wright, MSc.
Community Planner

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

-----Original Message-----

From: RYANNE BERGLER <[REDACTED]>
Sent: November 26, 2019 7:39 AM
To: Adam Wright <WrightA@dnv.org>
Subject: Public hearing- RS1 zoning amendment

Hi Adam,

I wanted some more information about the proposed amendment, bylaw 8400- to allow a maximum principal building size of 5813 sq ft.

I looked on the website but it wasn't clear- I wanted to find out what the current zoning is —what is the current maximum principal building size in sq feet on a 1 acre zone or is there no current maximum size?

Thank you,
Ryanne Bergler

From: hamish jackson
To: [DNV Input](#)
Subject: Public Hearing for Bylaw 8400.Attn Municipal Clerk
Date: November 26, 2019 11:47:37 AM

I would like the bylaw to reflect a change in size to 3,000 sq.ft. where the proposed building would partially fit in with its neighbourhood and not destroy the community atmosphere. Reducing the house size would also reduce the land value where the total cost of lot and building would be more affordable for middle income and younger family members. I would wish that the roof overhang pot lighting which lights up the front of all new dwellings be done away with as it does not shine into the inhabitants dwelling but shines into the neighbours surrounding areas. Also I would like to see some grass and trees on the lot and not just the sterile concrete and large tile areas. Hamish Jackson, [REDACTED], North Van, Tel No [REDACTED]

From: [DNV Input](#)
To: [Mayor and Council - DNV](#)
Subject: FW: Public hearing- RS1 zoning amendment
Date: November 26, 2019 4:47:58 PM

The below noted is forwarded for your information.

Louise Simkin
Acting Deputy Municipal Clerk
604-990-2413

-----Original Message-----

From: RYANNE BERGLER [REDACTED]
Sent: November 26, 2019 4:45 PM
To: Adam Wright <WrightA@dnv.org>
Cc: DNV Input <input@dnv.org>
Subject: Re: Public hearing- RS1 zoning amendment

Hi Adam,

Thank you for the clarification and please add my comments for the hearing tonight.
I agree with restricting the single family house size.
I live in a neighbourhood where some very large homes have been built and there is no remaining outdoor green space or very little space between properties. Some of these homes look like bed-and-breakfast or small boutique hotels.

The choice to live in North Vancouver was an important one for our family, to choose a place with more of a balance with nature than to live in a concrete, high-rise city.

I would also hope by limiting the house size on the lot the pricing would become more affordable.

Sincerely,
Ryenne Bergler

> On Nov 26, 2019, at 11:02 AM, Adam Wright <WrightA@dnv.org> wrote:
>
> Good morning,
>
> Thank you for your email. I've provided some information below for your reference.
>
> There is a maximum principal building (house) size for all standard single family zones, except for the RS1 zone.
>
> The maximum permitted floor area of a house, however, also varies based on the size of a lot, under current regulations.
>
> It may be helpful to discuss specific examples over the phone, as I can explain how the current and proposed regulations could affect lots of different sizes.
>
> I am available after 3pm if you are interested?
>
> Regards,
>

> Adam

>

> Adam Wright, MSc.

> Community Planner

>

> 355 West Queens Road

> North Vancouver, BC V7N 4N5

> wrighta@dnv.org

> Direct: 604-990-3657

>

> -----Original Message-----

> From: RYANNE BERGLER [REDACTED]

> Sent: November 26, 2019 7:39 AM

> To: Adam Wright <WrightA@dnv.org>

> Subject: Public hearing- RS1 zoning amendment

>

> Hi Adam,

>

> I wanted some more information about the proposed amendment, bylaw 8400- to allow a maximum principal building size of 5813 sq ft.

> I looked on the website but it wasn't clear- I wanted to find out what the current zoning is —what is the current maximum principal building size in sq feet on a 1 acre zone or is there no current maximum size?

>

>

> Thank you,

> Ryanne Bergler

From: [Tina Atva](#)
To: [Mayor and Council - DNV](#)
Subject: Public Hearing re: RS-1 Zoning Change
Date: November 26, 2019 5:00:46 PM
Attachments: [CDNV DISTRICT HALL-#4168656-v1-Estimated Maximum House Size - RS-1 - Non-DNV Owned Lots.PDF](#)
[CDNV DISTRICT HALL-4168656-Estimated Maximum House Size - RS-1 - Non-DNV Owned Lots.PDF.DRF](#)

Dear Mayor and Council,

In response to a request from a Councillor, please see the attached table which lists 51 properties in the RS-1 zone that have a lot area larger than 1,450 m² (15,608 square feet). (This excludes lots owned by the District). Lots larger than 1,450 m² (15,608 square feet) in area, currently could be permitted homes larger than 540 m² (5,813 square feet) according to existing density regulations. The estimated maximum house size that currently could be permitted on these 51 lots is also shown in the table.

Under the proposed Zoning Bylaw amendment (Bylaw 8400), the maximum house size on all RS-1 zoned lots would be limited to a maximum of 540 m² (5,813 square feet).

Thank you,

Tina

Tina Atva, MCIP, RPP
Manager of Community Planning



355 West Queens Road
North Vancouver, BC, V7N 4N5

atvat@dnv.org
604-990-2357

Non DNV-owned RS-1 Lots (larger than 15,608 sq. ft.)

Lots	Lot Size Estimate (sq.ft.)	Maximum House Size Estimate (sq.ft.)
1	19,393	7,137
2	20,076	7,376
3	22,572	8,250
4	25,524	9,283
5	29,670	10,734
6	30,914	11,170
7	30,919	11,171
8	31,242	11,284
9	32,101	11,585
10	32,524	11,733
11	34,842	12,545
12	37,900	13,615
13	37,946	13,631
14	38,264	13,742
15	38,892	13,962
16	39,476	14,166
17	41,067	14,723
18	41,167	14,758
19	41,190	14,766
20	41,346	14,821
21	41,408	14,842
22	41,466	14,863
23	42,280	15,148
24	42,400	15,190
25	42,430	15,200
26	42,632	15,271
27	42,657	15,280
28	42,713	15,299
29	42,748	15,312
30	42,856	15,349
31	43,234	15,482
32	43,255	15,489
33	43,486	15,570
34	43,611	15,614
35	44,183	15,814
36	44,468	15,914
37	44,889	16,061
38	46,362	16,576
39	84,642	29,975
40	86,399	30,589
41	130,263	45,942
42	168,421	59,297
43	178,135	62,697
44	181,426	63,849
45	188,291	66,252
46	213,669	75,134
47	550,451	193,008
48	601,232	210,781
49	656,411	230,094
50	2,349,139	822,548
51	3,375,050	1,181,617

Table Notes:

- Lots larger than 15,608 sq. ft. in size are listed above as they would be impacted by Rezoning Bylaw 8400 that proposes a Maximum House Size for the RS-1 zone.
- Maximum house size is estimated above based on existing Floor Space Ratio regulations in the Zoning Bylaw, using the formula for lots larger than 5000 sq. ft. in size:

$\text{Floor Space Ratio} = \text{Lot Size} \times 0.35 + 350 \text{ sq. ft.}$
--

- The information above does not consider additional factors that may influence the maximum permitted floor area of houses. For example, Development Permit Areas in the District designed to protect environmental features and protect development from hazards creek/slope hazard areas are not considered.
- Floor Space Area exemptions are not included in the Maximum House Size estimates above.

From: [DNV Input](#)
To: [Mayor and Council - DNV](#)
Subject: FW: Proposed maximum house size for properties in the RS-1 zone
Date: November 26, 2019 9:09:46 PM

The below noted is forwarded for your information.

Louise Simkin
Acting Deputy Municipal Clerk
604-990-2413

From: John Neate [REDACTED]
Sent: November 26, 2019 5:35 PM
To: DNV Input <input@dnv.org>
Cc: Melanie Neate [REDACTED]
Subject: Proposed maximum house size for properties in the RS-1 zone

My wife Melanie and I own 2 properties that will be affected by this rezoning. I wish I could be there tonight but I lead a small group on Tuesdays. I think this proposal is very flawed within our democratic capitalist society.

If properties that are currently allowed large houses are rezoned to only allow smaller houses then property values will shrink at a very high rate. This is not fair unless those property owners are reimbursed for these losses. Our mortgages are tied to our property values and this may threaten refinancing in times of need. We have also paid taxes for many years based on properties being a high value. This has been a cost borne because of future potential resale of the property. These taxes would also need to be paid back.

We all try to get ahead financially and we do this within frameworks that society allows us. For us personally it took 40 years to be able to earn and save the money to buy our property. Changing rules / zoning like this penalizes those of us who made investments with no regard for the sacrifices we have made to achieve them.

We strongly oppose this change.

John and Melanie Neate