

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**Updated Coach House Program
Zoning Bylaw Amendment**

REPORT of the Public Hearing and Public Meeting held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, November 19, 2019 commencing at 7:04 p.m.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond (7:07 pm)
Councillor M. Curren
Councillor B. Forbes (7:05 pm)
Councillor J. Hanson

Absent: Councillor L. Muri

Staff: Ms. T. Atva, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. L. Simkin, Administration & Information and Privacy Coordinator
Ms. S. Dale, Confidential Council Clerk
Mr. N. Foth, Planner

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

Mayor Little stated that:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If a written submission has been submitted there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to these bylaw under consideration at this hearing;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- Any additional presentations will only be allowed at the discretion of the Chair;

- Council is here to listen to the public, not to debate the merits of the bylaw;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the hearing, or Council may close the hearing, after which Council should not receive further new information from the public;
- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Councillor FORBES arrived at this point in the proceedings.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8360 proposes to amend the District's Zoning Bylaw to enable a simplified, building permit-only approval process for one-storey coach houses on lots at least 15 metres (49.2 feet) wide, and that either have open lane access or are corner lots on local streets.

Councillor BOND arrived at this point in the proceedings.

3. PRESENTATION BY STAFF

Ms. Nicole Foth, Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Foth advised that:

- The District's Official Community Plan (OCP) identifies the opportunity for a greater diversity of housing choices in existing residential neighbourhoods through sensitive residential infill, such as coach houses;
- Council recently adopted their Council Directions 2019-2022 which identifies housing diversity including more rental housing as a key issue;
- Coach houses provide detached rental housing within neighbourhoods and may suit seniors looking to downsize while staying in their neighbourhood, inter-generational and extended families or young couples looking for a small detached rental home;
- In the fall of 2018 staff held public engagement events and an online survey about considering simplifying the process to build coach houses and in general the input showed support for simplifying the coach house process;
- The coach house program has been in place since 2014 with a case-by-case consideration by Council through the Development Variance Permit process;
- The proposed program includes a simplified, building permit-only process for one-storey coach houses on open lanes or corner lots;
- The updated Coach House Program proposes the following key elements:
 1. A simplified, building permit-only approval process for one-storey coach houses on lots at least 15m (49.2 ft.) wide, and that meet one of the following criteria:
 - Open lane access; or,
 - Corner lots on local streets; and,
 2. The continued use of the Development Variance Permit (DVP) process so that Council may consider on a case-by-case basis two-storey coach houses, and coach houses on:
 - Lots greater than 929 m² (10,000 sq. ft.) with no lane access;

- Double-fronting lots at least 15 m wide; or,
- Corner lots on collector or arterial streets;
- Bylaw 8360 would amend the District's Zoning Bylaw to enable a simplified, building permit-only approval process. This process is proposed for one-storey coach houses on lots at least 15 metres (49.2 feet) wide, and that either have open lane access or are corner lots on local streets;
- Bylaw 8360 proposes that coach houses would be:
 - In single-family residential zones;
 - One coach house per property;
 - No secondary suites;
 - Sited at the rear;
 - Maximum size of 90m² (968 sq. ft.);
 - Energy efficiency incentives [for floor space and height]; and,
 - An additional parking space; and,
- The intent of Bylaw 8360 is to introduce regulations to enable a simplified building permit-only process for coach houses meeting the lot criteria.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Mohammad Alimadad, 4300 Block Mountain Highway:

- Expressed support for the simplification of the coach house development process;
- Noted that the current bylaw does not consider the properties that are less than 10,000 sq. ft. without open lane access;
- Proposed that the lots with a minimum width of 15m (49.2 ft.) without open lane access be considered for coach house development as long as vehicle and pedestrian access to the coach house at the rear of the principal dwelling can be provided through the property; and,
- Commented that the proposal will increase the number of eligible properties for coach house development in the District well providing unrestricted and suitable access to the coach house.

4.2. Ms. Zo Anne Morten, 1800 Block Beaulynne Place:

- Expressed concern with the size of coach houses; and,
- Expressed concern with the loss of greenspace.

4.3. District Resident:

- Spoke in support of the proposed bylaw;
- Expressed concern with the amount of eligible properties; and,
- Recommended including lots that are not accessible to laneways.

4.4. Mr. Alex Nasooti, 3800 Block St. Mary's Avenue:

- Spoke in support of the proposed bylaw; and,
- Questioned if the proposed Zoning Bylaw amendments are intended for all District-zoned properties.

4.5. Mr. Glen Dickson, District Resident:

- Spoke to the restriction of the size of lots and questioned if there are proposed changes.

4.6. Mr. Eric Hung, Premier Street:

- Spoke in support of the proposed bylaw;
- Commented that coach houses allow for multi-generational families to stay and live together on the North Shore; and,
- Suggested that both a secondary suite and a coach house on lots zoned for single family development be allowed on the same property.

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

- Commented that fire access to both units should be required;
- Spoke in support of allowing corner lots in the updated Coach House Program; and,
- Opined that front-yard coach houses should not be allowed.

In response to a question from Council, staff advised that the use of the Development Variance Permit process will be continued so that Council may consider on a case-by-case basis two-storey coach houses, and coach houses on:

- Lots greater than 929m² (10,000 sq. ft.) with no lane access;
- Double-fronting lots at least 15m wide; or,
- Corner lots on collector or arterial streets.

5. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor CURREN

THAT the November 19, 2019 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)" be returned to Council for further consideration.

CARRIED
(7:33 pm)

CERTIFIED CORRECT:



Confidential Council Clerk