

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**909 Clements Avenue
Zoning Bylaw Text Amendment**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, October 8, 2019 commencing at 7:04 p.m.

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

Absent: Councillor L. Muri

Staff: Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Section Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Mr. R. Hay, Development Planner

1. OPENING BY THE MAYOR

Mayor Mike 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 Mike 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 the 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*.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8396 proposes to amend the District's Zoning Bylaw by establishing specific lot size regulations for the subject property to allow for a two lot subdivision.

3. PRESENTATION BY STAFF

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

- The site is located on the south side of Clements Avenue near the corner of Cedarcrest Avenue in Upper Capilano;
- Directly behind the site is an unopened lane;
- The site is not subject to any Development Permit Areas;
- Development of the site would be consistent with the Official Community Plan (OCP) designation of Residential Level 2;
- There are four Small Lot Infill Areas (SLIA's) in Upper Capilano;
- One of the SLIA's was approved in 1985 and the remaining three were approved in 2018;
- The site is not within a SLIA but was identified as a potential SLIA in the 1983 SLIA Policy Report;
- Rezoning and subdivisions outside of adopted SLIAs are considered on a case by case basis, with reference to the Approving Officers Best Practices;
- The Approving Officer Best Practices was endorsed by Council in 2013 as the preferred method of managing subdivisions;
- In accordance with the Best Practices at least 50% of the block face must already be developed as small lots in order to be eligible for subdivision consideration;
- In this case, 8 out of 14 or 57% of the subject block face is currently developed as small lots which satisfies the 50% test, to allow for subdivision consideration;
- Should Council advance the bylaw, the Approving Officer would be able to consider subdivision of the property with the following requirements:
 - A covenant prohibiting secondary suites and exterior basement access;
 - An easement for shared driveway access and confirmation of non-tandem parking for two vehicles on each lot;
 - A covenant requiring unique house designs;
 - A Development Cost Charge Contribution of approximately \$28,000;
 - \$12,000 for future sidewalk installation;
 - Two replacement street trees to compensate for the removal of one existing street tree; and,
 - House construction to comply with STEP 3 of the BC Energy Step Code.

- The owner has indicated that efficient plumbing fixtures, electric vehicle charging outlets and controlled heating zones are some features that will be provided to reduce energy consumption;
- Public Notification was undertaken as part of the rezoning proposal and a range of comments have been received noting:
 - Increased density and parking concerns;
 - Not all lots in the area are eligible for subdivision;
 - Smaller lots support smaller sized and more affordable homes;
 - Preference for two smaller homes versus one much larger home;
 - Subdivision will help support local schools; and,
 - Small lots are consistent with the neighborhood character.

4. REPRESENTATIONS FROM THE APPLICANT

4.1. Mr. Andrew Butler, 900 Block Clements Avenue:

- Acknowledged that the proposed subdivision would allow his family to age in place;
- Noted that his home is in need of considerable up-grades;
- Noted the lot is in close proximity to transit;
- Opined that the proposal is in keeping with the character of the neighbourhood;
- Commented on monster homes within the community;
- Commented that both homes will have a unique design and will be built to modern energy standards;
- Noted that if approved, a covenant will be required prohibiting secondary suites in the new houses as there is no rear lane access;
- Acknowledged that two replacement boulevard trees will be required to be planted in accordance with the District's Tree Protection Bylaw; and,
- Advised that the surrounding neighbours have been engaged and have all spoke in support.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Bill Phillips, 900 Block Canyon Blvd.:

IN FAVOUR

- Spoke in support of the proposed application;
- Opined that the proposed bylaw allows for the retention of families within the neighbourhood;
- Opined that the design of the homes are respectful and thoughtful; and,
- Commented on the high level of support from the neighbourhood.

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

OPPOSED

- Spoke in opposition to the proposed bylaw;
- Opined that majority of the subject block face is not currently developed as small lots;
- Noted that the proposed lots do not comply with the RS3 Zone minimum lot area and width requirements outside of an adopted SLIA and to proceed with this proposal, the Special Minimum Lot Size Regulations of the Zoning Bylaw will need to be amended to establish specific minimum lot size regulations for this site;

- Commented that this property was not considered in the Zoning Bylaw amendments to create three new Small Lot Infill Areas in the Upper Capilano area when approved in 2018;
- Spoke to spot zoning; and,
- Urged Council to reject this proposal.

In response to a question from Council, staff advised that there are currently twenty-six properties affected by the special minimum lot size provisions in the Zoning Bylaw.

5.3. Ms. Reham El Goraicy, District Resident: IN FAVOUR

- Spoke in support of the proposed bylaw;
- Commented on the affordability of housing within the District; and,
- Opined that subdivisions would contribute favorably to the affordability of housing.

5.4. Mr. Juan Palacio, 200 Block West Kings Road: IN FAVOUR

- Spoke in support of the proposed bylaw; and,
- Opined that subdivisions create affordable housing.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor BACK

THAT the October 8, 2019 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1387 (Bylaw 8396)" be returned to Council for further consideration.

CARRIED
(7:33 pm)

CERTIFIED CORRECT:



Confidential Council Clerk