

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**Maximum House Size in the Single-Family Residential One Acre Zone (RS-1)
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 26, 2019 commencing at 7:03 p.m.

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

Staff: Ms. T. Atva, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. L. Simkin, Acting Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk
Mr. A. Wright, Community 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*.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Louise Simkin, Acting Deputy Municipal Clerk, introduced the proposed bylaw, stating that 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.

3. PRESENTATION BY STAFF

Mr. Adam Wright, Planner, provided an overview of the proposal elaborating on the introduction by the Acting Deputy Municipal Clerk. Mr. Wright advised that:

- The RS-1 Zone is one of the five standard single-family residential zones in the District and the maximum permitted house size in these zones varies based on lot size, up to a maximum limit;
- Council has expressed concern that the RS1 Zone is the only single-family residential zone that does not currently have a maximum house size in the Zoning Bylaw;
- Staff recommended establishing a maximum house size for the RS1 Zone that aligns with the maximum house size currently permitted in the RS2 Zone, as the RS1 and RS2 Zones generally contain the largest single-family residential lots in the District and have lots comparable in size;
- A maximum house size in the RS1 Zone seeks to support Council's interest in preserving residential neighbourhood character and retaining natural areas including greenspace and tree coverage in the community;
- District staff invited input from RS1 property owners on the proposed maximum house size;
- A total of two hundred and thirty letters were sent to property owners in the RS1 Zone and thirteen responses were received;
- Some respondents noted concerns about potential reductions in property value and restrictions on property rights and some owners also indicated that the proposed maximum house size was too small;
- Staff responded to all enquiries and additional letters were sent to notify property owners that this matter was referred to tonight's public hearing;
- The additional letters also clarified that the proposed maximum house size of 5,813 sq. ft. would not include floor area currently exempted, such as a basement, balcony, parking garage and other accessory structures;

- Staff reviewed properties in the RS1 Zone that could be impacted by the proposed bylaw;
- The proposed maximum house size would only impact lots larger than 15,608 sq. ft. as lots under this size are already limited to a house size less than the maximum being proposed tonight;
- Staff determined that there are approximately fifty-one privately-owned lots that could be impacted by the proposed bylaw;
- Under existing regulations, a 20,000 sq. ft. lot could permit a new house of approximately 7,350 sq. ft. plus currently exempted area, such as a basement; and,
- Under the proposed bylaw, the same 20,000 sq. ft. property could permit a new house of 5,813 sq. ft., plus currently exempted area.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Rino Aufiero and Kay Kreuchen, 400 Block Lonsdale Avenue:

- Spoke in opposition to the proposed maximum house size;
- Expressed concern about the possible reduction in property value;
- Commented that there should be a relationship between lot size and house size;
- Opined that large homes should be allowed on the outskirts of urban areas; and,
- Urged Council to reconsider the proposed bylaw.

4.2. Mr. Gordon Zamailo, 4200 Block St. Mary's Avenue:

- Stated that the proposed bylaw is too restrictive;
- Expressed concern that the property value of large lots may be effected; and,
- Commented that the proposed bylaw will limit the ability to tenant family members or caregivers.

4.3. Mr. George McKay, 2700 Block Dollarton Highway:

- Spoke in opposition to the proposed bylaw;
- Opined that more community engagement is needed;
- Suggested looking at other municipalities and how this has been enforced; and,
- Commented on the unique character of these homes.

4.4. Mr. Mitchel Baker, 600 Block Mt. Seymour Drive:

- Expressed concern that there are only fifty-one properties that may be effected by the proposed bylaw and questioned if this is necessary;
- Commented that larger homes allow families to live together and creates more affordable housing options;
- Spoke to the form and character of the current lots; and,
- Opined that subdividing these lots is not aesthetically pleasing.

4.5. Mr. Stephen Cheeseman, 4300 Block Prospect Road:

- Commented that the proposed bylaw is too restrictive when trying to build a home that is unique; and,
- Spoke to the District's Good Neighbour Program.

- 4.6. Mr. George McKay: SPEAKING A SECOND TIME**
- Opined that multi-generational homes create diversity in neighborhoods; and,
 - Spoke to the challenging topography in the District.
- 4.7. Mr. Rino Aufiero and Kay Kreuchen: SPEAKING A SECOND TIME**
- Commented on the natural environmental constraints that limit what can be built on a lot.
- 4.8. Mr. Gordon Zamailo: SPEAKING A SECOND TIME**
- Spoke to the opportunity for multi-generational housing;
 - Commented that if the size of the home is restricted subdivision should be allowed;
 - Expressed concern that the property value of large lots may be effected; and,
 - Urged Council to reconsider the proposed bylaw.
- 4.9. Mr. Mitchel Baker: SPEAKING A SECOND TIME**
- Opined that large homes should be allowed if the lot supports it; and,
 - Expressed concern that the property value of large lots may be effected.
- 4.10. Mr. Stephen Cheeseman: SPEAKING A SECOND TIME**
- Noted that only fifty-one lots are effected;
 - Suggested that larger homes create unique character in neighbourhoods; and,
 - Stated that the proposed bylaw is too restrictive and not necessary.
- 4.11. Mr. William Siu, Riverside Drive:**
- Noted that there will be unusable space on large properties if the house size is minimized.
- 4.12. Mr. Corrie Kost, 2800 Block Colwood Drive:**
- Spoke to the perception of fairness;
 - Commented that subdivision could be challenging and needs to be addressed before restricting house sizes on large property lots; and,
 - Noted that BC Assessment Authority determines property value.

In response to a question from Council, staff advised that there are fifty-one privately-owned lots that could be impacted or affected by the proposal as some properties do not have fire access or engineering services which are likely to prevent them from obtaining a building permit. It was noted that a notice was sent to all property owners within the Single-Family Residential One Acre Zone (RS1).

In response to a question from Council, staff advised that approximately ten properties would be eligible to subdivide.

In response to a question from Council, staff advised that maximum principal building size does not include exempted floor space permitted in the Zoning Bylaw such as basements less than 1.2m (4 ft.) exposed parking structures up to 37.16m² (400 sq. ft.) depending on lot size, balconies and verandas up to 10% of the floor area, accessory structures (e.g. sheds) up to 25m² (269 sq. ft.) and trellises, pergola and other open sided structures up to 18m² (194 sq. ft.).

4.13. 4.13. Mr. Gordon Zamailo: SPEAKING A THIRD TIME

- Commented that the proposed bylaw is too restrictive and that the property owners need to be treated fair.

4.14. Mr. Mitchel Baker: SPEAKING A THIRD TIME

- Commented that the proposed bylaw is unreasonable and the property owners are being penalized.

4.15. Mr. Kay Kreuchen: SPEAKING A THIRD TIME

- Urged Council to not over-restrict these properties.

4.16. Mr. Stephen Cheeseman: SPEAKING A THIRD TIME

- Spoke to the hardship of building on a slope and the challenging topography of the District.

4.17. Mr. George McKay: SPEAKING A THIRD TIME

- Encouraged staff to better engage the community;
- Suggested working with the effected property owners;
- Commented that basements are not good for peoples well-being or the environment; and,
- Noted that residents enjoy having amenities in their homes.

4.18. Mr. George Martins, 4300 Block St. Mary's Avenue:

- Commented that the design of the home has more of an impact on the environment than the size of the home;
- Commented that the proposed bylaw is too restrictive;
- Opined that rezoning and subdivision should be allowed if the house size is limited; and,
- Noted that larger homes provide the opportunity for multi-generation living.

4.19. Mr. William Siu, SPEAKING A SECOND TIME:

- Commented that his home was purchased as an investment and feels like he is being punished.

4.20. Mr. Norman Libel, Lynn Valley Resident:

- Commented that larger homes provides more diverse housing options; and,
- Noted that there are many ways to lessen environmental impacts.

In response to a question from Council, staff advised that information was collected on the number and size of properties and houses in the RS-1 Zone from approved building permits and District mapping information (GIS). Staff reviewed properties in the RS-1 and RS-2 Zones and found that the size of privately owned lots were comparable across the two zones. The average lot size for RS1 and RS2 Zones are estimated at between 25,000-30,000 sq. ft. for privately-owned (non-government owned) lots.

In response to a question from Council, staff advised that this proposal responds to various concerns from Council dating back to October 2015 which include:

- Reducing construction-related impacts to neighbouring residents;
- Preserving greenspace, tree-coverage and environmental features in the community;
- Preserving neighbourhood residential character; and,

- Bringing the RS-1 Zone into alignment with similar regulations for all other single-family residential zones.

In response to a question from Council, staff advised that owners are free to apply for development applications on their property and applications would be considered on a case-by-case basis. The application would consider the specific proposal and site against relevant District regulations.

5. COUNCIL RESOLUTION

**MOVED by Councillor HANSON
SECONDED by Councillor MURI**

THAT the November 26, 2019 Public Hearing is closed;

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

CARRIED

Opposed: Councillors BACK, BOND and FORBES
(8:48 pm)

CERTIFIED CORRECT:



Confidential Council Clerk