



MINUTES OF THE PUBLIC HEARING HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 15, 2013.

PRESENT:

COUNCIL MEMBERS

Mayor D.R. Mussatto
Councillor D.H. Bell
Councillor P.J. Bookham
Councillor L.C. Buchanan
Councillor R.C. Clark
Councillor R.G. Heywood
Councillor C.R. Keating

STAFF MEMBERS

A.K. Tollstam, CAO
K.D. Graham, City Clerk
P. Lurbiecki, Assistant City Clerk
E. Adin, Deputy Director, Community Development
M. Epp, Planner II, Community Development
S. Wilks, Timekeeper

The Public Hearing was called to order at 7:00 pm.

1. INTRODUCTION OF BYLAW

Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8314” (Zoning Amendments to Reduce Minimum Unit Sizes, Permit Boarders Outside Single-Family Dwellings, and Define Lock-Off Units).

THE CORPORATION OF THE CITY OF NORTH VANCOUVER has applied to amend the text of “Zoning Bylaw, 1995, No. 6700” for the following purposes:

1. Reduce the minimum dwelling unit size for strata and apartment buildings

FROM: 450 square feet per studio
600 square feet per 1-bedroom
750 square feet per 2-bedroom
850 square feet per 3 or more bedrooms

TO: 400 square feet for all unit types.

The per-bedroom dwelling unit sizes were set in 1975, and the proposed change reflects today’s market and changes in affordability, as well as the fact that municipalities do not typically specify per-bedroom minimum unit sizes. Dwelling unit sizes less than the 1975 standards already exist in many of the City Comprehensive Development Zones. This proposed change will normalize dwelling unit sizes in the City such that there is consistency with the existing minimum dwelling unit size for accessory secondary suites.

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Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2013, No. 8314” (Zoning Amendments to Reduce Minimum Unit Sizes, Permit Boarders Outside Single-Family Dwellings, and Define Lock-Off Units). - Continued

2. Permit up to two boarders in all residential dwelling units including multiple unit residential buildings. Currently up to two boarders are only permitted within single family homes, except as permitted through a rezoning process. This change is proposed to assist prospective home buyers to get financing for their new units, and is in response to public enquiries as to what is permitted within the City’s Zoning Bylaw.

3. Add a new definition for Lock-Off Unit:

“An accessory rental unit forming part of the principle Dwelling Unit accessible through a lockable door, which may contain bedrooms, bathrooms, and a kitchen facility that has direct exterior access.”

Adding the definition does not permit lock-off units in any area of the City. It is a symbolic gesture meant to encourage consideration of this new form of rental housing in multiple unit buildings. Council approval would be required to add one or more Lock-Off Units to any new or existing building, and this approval process would involve a rezoning process and a public consultation process, including a Public Hearing.

The three recommended changes arise from a comprehensive review of the Zoning Bylaw to identify ways to encourage housing affordability in the market. The comprehensive review of the Zoning Bylaw ensures it meets the goals and objectives of the community.

2. STAFF PRESENTATION

Staff provided a presentation on the application and responded to questions from the gallery and Council members.

3. SUMMARY OF CORRESPONDENCE

Council received the following correspondence between the time the application was referred to Public Hearing and prior to the close of the speakers list:

- Nil.

4. SPEAKERS

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application, noting concerns with the size of the units and affects to strata buildings.

Name:
Kerry Morris
George Pringle
Ivan Leonard

5. CLOSING

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT the Public Hearing for Bylaw No. 8314 be closed.

CARRIED UNANIMOUSLY

The Public Hearing closed at 7:26 pm.

CERTIFIED CORRECT:



Karla D. Graham, City Clerk