

**DISTRICT OF NORTH VANCOUVER  
REGULAR MEETING OF COUNCIL**

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Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, March 24, 2014 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri  
Councillor A. Nixon

**Absent:** Councillor M. Little

**Staff:** Mr. B. Bydwell, Acting Chief Administrative Officer  
Ms. N. Deveaux, General Manager – Finance & Technology  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. R. Danyluk, Manager – Financial Planning  
Mr. B. Dwyer, Manager – Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Mr. A. Wardell, Manager – Financial Services  
Ms. L. Brick, Confidential Council Clerk  
Mr. M. Hartford, Planner  
Ms. C. Rucci, Social Planner

**1. ADOPTION OF THE AGENDA**



**1.1. March 24, 2014 Regular Meeting Agenda**

**MOVED by Councillor BASSAM  
SECONDED by Councillor HICKS**

THAT the agenda for the March 24, 2014 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

**2. PUBLIC INPUT**



**2.1. Mr. John Gilmour, 2900 Block Bushnell Place:**

- Spoke in support of item 9.1 Rezoning Application for Lynn Valley Centre Mall; and,
- Opined that the development will improve the community.

**2.2. Mr. Richard Hancock, 1100 Block East 29<sup>th</sup> Street:**

- Spoke in support of item 9.1 Rezoning Application for Lynn Valley Centre Mall; and,
- Commented that the redevelopment will benefit the community and the mall merchants.

**2.3. Ms. Linda Findlay, 1200 Block Kilmer Road:**

- Spoke in support of item 9.1 Rezoning Application for Lynn Valley Centre Mall; and,
- Presented a petition in favour of the redevelopment proposal.

**2.4. Mr. Doug Curran, 2000 Block Curling Road:**

- Spoke in support of item 9.1 Rezoning Application for Lynn Valley Centre Mall; and,
- Opined that the redevelopment will improve the future of Lynn Valley.

**2.5. Mr. David Hewitson, 1300 Block Doran Road:**

- Spoke in support of item 9.1 Rezoning Application for Lynn Valley Centre Mall.

**2.6. Mr. Richard Fladmark 1100 Block Kilmer Road:**

- Spoke in support of item 9.1 Rezoning Application for Lynn Valley Centre Mall.

**2.7. Mr. Hazen Colbert, 1100 Block East 27<sup>th</sup> Street:**

- Commented on item 9.1 Rezoning Application for Lynn Valley Centre Mall;
- Provided alternate wording for the proposed bylaws; and,
- Commented on the purchase agreement of the Old Lynn Valley Library site.

**2.8. Ms. Rochelle McCormack, 3400 Block Mt. Seymour Parkway:**

- Spoke in opposition to item 9.10 Seymour Update; and,
- Requested that the 3400 Block of Mt. Seymour be included in the recommendations or all references be removed regarding the 100 blocks.

**2.9. Ms. Cheryl Fu, 3600 Block Westminster Highway:**

- Spoke in support of item 9.5 Development Variance Permit 1240 – 1290 Marine Drive; and,
- Provided an overview of the vision for the shopping centre redevelopment.

**2.10. Mr. JJ and Mrs. Sandy Asfar, 4700 Block Eastridge Road:**

- Spoke regarding their property at 4760 Eastridge Road;
- Requested a certificate of insurance from the District for their property; and,
- Expressed concern regarding the access roadway across their property.

**2.11. Mr. George Pringle, 100 Block West 5<sup>th</sup> Street:**

- Spoke on behalf of Unite North Van; and,
- Encouraged that a restructuring study be requested by the District and City of North Vancouver Councils.

**3. PROCLAMATIONS**



**3.1. Canadian Cancer Society's Daffodil Month – April 2014**

**3.2. Chris Hadfield Day – April 4, 2014**

**4. RECOGNITIONS**

**5. DELEGATIONS**



**5.1. Scott Rowe, New Hope Cuisine**

Re: Food Rescue: How to reduce waste and return food to the community.

Mr. Scott Rowe, New Hope Cuisine, spoke regarding the opportunity to divert food from the waste stream to the food stream as a way to implement the food charter.

**MOVED by Councillor MURI**

**SECONDED by Councillor NIXON**

THAT staff report back to Council on the feasibility of implementation of the food rescue program;

AND THAT the New Hope Cuisine delegation be received for information.

**CARRIED**

**5.2. Fran Jones, North Shore Early Years Planning Table**



Re: Addressing Early Years Vulnerabilities on the North Shore

Ms. Fran Jones and Ms. Alison Campbell spoke regarding the early years vulnerabilities study outlining the areas in the District where children are at risk. Ms. Jones requested that Council adopt a resolution to support the North Shore Children's Charter.

**MOVED by Councillor NIXON**

**SECONDED by Councillor MURI**

THAT the North Shore Early Years Planning Table delegation be received for information.

**CARRIED**

**6. ADOPTION OF MINUTES**



**6.1. March 3, 2014 Regular Council Meeting**

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT the minutes of the March 3, 2014 Regular Council meeting be adopted.

**CARRIED**

**6.2. February 18, 2014 Public Hearing**

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT the minutes of the February 18, 2014 Public Hearing be received.

**CARRIED**

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COMMITTEE OF THE WHOLE REPORT**

Nil

## 9. REPORTS FROM COUNCIL OR STAFF



**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT items 9.2, 9.3, 9.4, 9.6, and 9.9 be included in the Consent Agenda and be approved without debate.

**CARRIED**

### 9.1. Rezoning Application - Redevelopment of Lynn Valley Centre Mall 1175 Lynn Valley Road /

**1280 E. 27th Street**



File No. 08.3060.20/063.13

Public Input

Mr. Mark Sager, 1400 Block Marine Drive:

- Thanked staff for their work during the development of this project; and,
- Spoke in support of the proposed motion.

**MOVED by Councillor BASSAM**

**SECONDED by Councillor NIXON**

THAT

1. Bylaw 8051, which rezones the subject site from a mix of C1 and C2 to Comprehensive Development Zone 80 (CD80) to enable the development of a mixed-use project with commercial space and 399 residential units, be given FIRST Reading;
2. Bylaw 8052, which authorizes a Phased Development Agreement for the project, be given FIRST Reading;
3. Bylaws 8051 and 8052 be referred to a Public Hearing;
4. Bylaw 8053, which waives Development Cost Charges for the proposed six units of affordable rental housing in the project, be given FIRST, SECOND, and THIRD reading;
5. Bylaw 8054, which authorizes a Housing Agreement to prevent future rental restrictions, be given FIRST Reading;
6. Bylaw 8055, which authorizes a Housing Agreement for the six units of affordable rental housing proposed in the project be given FIRST Reading;
7. AND THAT The Mayor and Clerk be authorized to execute all necessary documentation to implement the associated Housing Agreements.

**CARRIED**

The meeting recessed at 8:15 pm and reconvened at 8:16 pm.

With the consent of Council, Mayor Walton varied the agenda as follows:

### 9.10. Seymour Development Update



File No. 08.3060.20/052.12

Public Input

Mr. Richard White, 300 Block East 19<sup>th</sup> Street:

- Spoke on behalf of Charlie Anderson at 2250 Indian River Drive requesting to be excluded from the proposed policy; and,
- Advised that the change in policy will negatively affect the Anderson property which is zoned as RS3 and has servicing installed for subdivision.

Mr. Eric Andersen, 2500 Block Derbyshire Way:

- Spoke on behalf of the Blueridge Community Association;
- Spoke in support of the first recommendation but does not support the second recommendation; and,
- Commented on the Seymour Local Plan.

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT Council instruct staff to advise potential applicants that further applications within the former Seymour Local Plan Area will be considered premature through to March 2016 with the exception of:

- the north side of the 3500 Block Mount Seymour Parkway;
- the Dollarton Shipyard and McKenzie Barge and Marineways properties; and
- small single family subdivisions up to 3 new lots;

AND THAT Staff report back to Council on the status of development in the Seymour Local Plan area in March 2016.

**CARRIED**

Councillor MURI left the meeting at 8:35 pm.

## 9.2. Bylaw 8046: 4410 Capilano Road Fees and Development Cost Charges



File No. 08.3060.20/042.13

**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT Bylaw 8046, which waives the municipal Development Cost Charges payable for the proposed subdivision at 4410 Capilano Road, is given FIRST, SECOND and THIRD reading;

AND THAT Council support staff implementing the waiver available through the Greater Vancouver Sewerage and Drainage District Development Cost Charges (Bylaw No. 254, 2010) payable for the proposed subdivision at 4410 Capilano Road.

**CARRIED**

## 9.3. Bylaws 8038 and 8037: Fees and Charges Bylaw and Properties Involving Controlled

**Substances – Amendments**



File No. 09.3900.20/017.000

**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT Properties Involving Controlled Substances Bylaw 7494, 2004, Amending Bylaw 8038, 2014 (Amendment 1) is given FIRST, SECOND, and THIRD reading;

AND THAT Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8037, 2014 (Amendment 41) is given FIRST, SECOND, and THIRD reading.

**CARRIED**

- 9.4. Request for Noise Bylaw Variance Seymour Golf & Country Club**  
File No. 02.0870.30/005.000



**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT Council relax the provision of Noise Regulation Bylaw 7188 for Seymour Golf and Country Club for the week of July 13-19, 2014 so that the Club can perform extra maintenance duties for one hour in the mornings (between 6:00 AM – 7:00 AM) and in the evenings (8:00 PM – 9:00 PM) during the BC Amateur Golf Tournament that is being hosted at the Club.

**CARRIED**

- 9.5. Development Permit 56.13 – 1240-1290 Marine Drive**  
File No. 08.3060.20/056.13



**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT Development Permit 56.13, to facilitate an exterior renovation of the existing shopping mall at 1240-1290 Marine Drive, is ISSUED.

**CARRIED**

Absent for Vote: Councillor MURI

- 9.6. Development Variance Permit 64.13 – 2285 Philip Avenue**  
File No. 08.3060.20/064.13



**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT Development Variance Permit 64.13, to facilitate the construction of a single family residence at 2285 Phillip Avenue, is ISSUED.

**CARRIED**

- 9.7. Development Variance Permit 65.13 – 1695 Marine Drive**  
File No. 08.3060.20/065.13



Public Input

Mr. Simon Tai, 1600 Block Marine Drive:

- Founded the dealership in 1992; and,
- Spoke in support of the proposed development variance permit.

**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT Development Variance Permit 65.13, to allow installation of facade signage at 1695 Marine

Drive, is ISSUED.

**CARRIED**

Absent for Vote: Councillor MURI

**9.8. Development Variance Permit 60.13 – 2672 Panorama Drive**  
**File No. 08.3060.20/060.13**



Public Input

Ms. Anthea Ho, 1000 Block Gilford Street:

- Spoke in support of the proposed variance on behalf of the property owners;
- Commented on the steep topography and access to the site; and,
- Worked with the neighbours to relocate the lift to a location which is mutually acceptable.

**MOVED by Councillor HICKS**

**SECONDED by Councillor MACKAY-DUNN**

THAT Development Variance Permit 60.13, to allow for construction of an elevator lift from the parking slab to the front door of the house at 2672 Panorama Dr., is ISSUED.

**CARRIED**

Opposed: Councillor BASSAM  
Absent for Vote: Councillor MURI

**9.9. Development Variance Permit 2.14 – 1125 Cloverley Street**  
**File No. 08.3060.20/002.14**



**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT Development Variance Permit 2.14, to allow for the construction of a second storey addition at 1125 Cloverley Street, is ISSUED.

**CARRIED**

**9.11. 2014 Council Meeting Schedule**  
**File No. 01.0530.01/000.000**



**MOVED by Councillor BASSAM**

**SECONDED by Councillor NIXON**

THAT the November 10, 2014 and June 30, 2014 Committee of the Whole meetings be cancelled.

**CARRIED**

Absent for Vote: Councillor MURI

The meeting recessed at 8:56 pm and reconvened at 9:01 pm.

**9.12. Draft 2014 – 2018 Financial Plan**  
**File No.**



Councillor Robin Hicks, Chair, Finance and Audit Standing Committee, spoke to the 2014 – 2018

Financial Plan noting that the tax rate increase is anticipated to be 2.5% and highlighted the capital asset projects which will impact the budget.

Public Input

Mr. Ezra Mandel, 1300 Block Coleman Street:

- Spoke in support of the line item for the Fromme Mountain parking lot.

Mr. Gavin Joyce, General Manager – Engineering, Parks & Facilities, advised that staff will be moving forward with a public open house regarding the parking lot if the Financial Plan is approved.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on public influence on the draft financial plan; and,
- Compared the municipal tax revenue and the consumer price index.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Commented on the District Financial Plan;
- Commented on the readability of the Draft Financial Plan booklet;
- Expressed concern regarding the deaccessioning program by the North Vancouver Museum and Archives Commission; and,
- Queried the removal program in the asbestos-concrete pipes.

Mr. Joyce advised that the District has less than 21% asbestos-concrete water mains and is continuing to replace the mains with ductile iron.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Queried where the income from leased lands is recorded in the financial statements.

Ms. Nicole Deveau, General Manager – Finance & Technology, advised that revenue from leased lands is recorded under general revenue.

Ms. Deveau reported on the municipal pension plan liabilities, advising that the District is a member of the Municipal Pension Plan. The Municipal Pension Plan is 96% funded and is in a good financial position.

Discussion ensued regarding the funding formula for the Metro Vancouver Lions Gate Waste Water Treatment Plant.

**MOVED by Councillor HICKS**

**SECONDED by Councillor BASSAM**

THAT staff be instructed to prepare the 2014 – 2018 Financial Plan Bylaw as per the draft plan.

**CARRIED**

Absent for Vote: Councillor MURI

**10. REPORTS**

Nil

**11. ANY OTHER BUSINESS**

Nil



12. ADJOURNMENT



**MOVED by Councillor NIXON**

**SECONDED by Councillor BASSAM**

THAT the March 24, 2014 Regular Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**

Absent for Vote: Councillor MURI  
(10:02 pm)

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Mayor

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Municipal Clerk