

**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 7:01 p.m. on Monday, October 1, 2012 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 M. Little  
Councillor D. MacKay-Dunn  
Councillor L. Muri  
Councillor A. Nixon

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Ms. N. Deveau, General Manager – Finance & Technology  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. B. Dwyer, Manager – Development Services  
Mr. R. Malcolm, Manager, Real Estate and Properties  
Mr. A. Wardell, Manager – Financial Services  
Ms. E. Geddes, Section Manager – Transportation  
Ms. N. Letchford, Deputy Municipal Clerk  
Ms. S. Berardo, Confidential Council Clerk

**Also in  
Attendance:**

**1. ADOPTION OF THE AGENDA**

**1.1. October 1, 2012 Regular Meeting Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor LITTLE**

THAT the agenda for the October 1, 2012 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.** Ms. Joan Birchall, 1100 Block East 29<sup>th</sup> Street:
- Spoke in opposition to the removal of trees in her strata building; and,
  - Commented on the need to get a structural engineering report.

Mr. David Stuart, Chief Administrative Officer, advised that municipalities have very little jurisdiction over private property and that this is a matter for the Strata Corporation.

- 2.2.** Ms. Christa Sandvoss, 1100 Block East 29<sup>th</sup> Street:
- Read a letter on behalf of John Sharpe;
  - Spoke in opposition to the removal of trees in the strata building;
  - Expressed concern regarding the drainage issues in the court yard; and,

- Suggested that information meetings be held frequently with the Strata Council.

**2.4. Mr. John Harvey, 1910 Block Cedar Village Crescent:**

- Spoke regarding the delegation process; and,
- Expressed concern that a two minute public input is insufficient.

**2.5. Mr. Kinder Deo, 4100 Block Citerdale Court:**

- Spoke regarding property taxes;
- Proposed using a hybrid model based on water consumption;
- Sought Councils feedback on suggestions on how to go ahead with this approach; and,
- Noted that he is creating a website to gain support from the community.

Mr. David Stuart, Chief Administrative Officer, invited Mr. Kinder Deo to the October 16, 2012 Council Workshop regarding Budget Consultation.

**2.6. Mr. Conrad Swanson, resident, District of North Vancouver:**

- Expressed concern that property taxes are based on assessment rather than consumption;
- Suggested that property taxes should be based on services used rather than property value; and,
- Expressed concern that seniors are being forced out of housing during retirement.

**2.7. Ms. Michelle Payne, 2200 Block Chapman Way:**

- Spoke in opposition of Bylaw 7953: Highway Closure;
- Commented that transportation issues need to be addressed before approving the development; and,
- Requested that a four lane bridge be built over Lynn Creek.

### **3. PROCLAMATIONS**

**3.1. Homelessness Action Week** – October 7 – 13, 2012

**3.2. Foster Family Appreciation Day** – October 11, 2012

### **4. RECOGNITIONS**

Nil

### **5. DELEGATIONS**

**5.1. Mr. Paul Butler, North Shore Homelessness Task Force**

Re: Homelessness Action Week annual update.

Mr. Paul Butler, North Shore Homelessness Task Force, spoke regarding the upcoming Homeless Action Week. Mr. Butler provided an update on the issues of homelessness on the North Shore and the steps taken to address these issues.

**MOVED by Councillor NIXON**

**SECONDED by Councillor MURI**

THAT the presentation of the North Shore Homelessness Task Force be received.

**CARRIED**

**5.2. Mr. John Leyland and Mr. David Davey,  
Highway Interchange Working Group**

Re: Progress of the Highway Interchange Working Group.

Mr. John Leyland and Mr. David Davey, Highway Interchange Working Group, reported on the progress of the working group. Mr. Leyland commented that the representatives of the Highway Interchange Working Group support the initiative of the District to investigate improvements to the interface between the Trans-Canada Highway and District roadways. Mr. Leyland urged the District to take a bold approach to road improvements and avoid construction or allow development that might pre-empt future works such as a new Keith Road underpass, a Spicer/Barrow connector, a Crown Street highways crossing, or a Seymour/Lynn Valley connector.

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor NIXON**

THAT the presentation of the Highway Interchange Working Group be received.

**CARRIED**

**6. ADOPTION OF MINUTES**

Nil

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. REPORTS FROM COUNCIL OR STAFF**

**MOVED by Councillor MURI**  
**SECONDED by Councillor LITTLE**

THAT items 8.2 and 8.7 be included in the Consent Agenda and be approved without debate.

**CARRIED**

Councillor MURI declared a conflict of interest because she has an indirect pecuniary interest in item 8.1. and left the meeting at 8:01 pm.

**8.1. Seaspam Vancouver Shipyard Modernization Project -  
Development Permit 55.12 (10-50 Pemberton Avenue)**  
File No. 08.3060.20/055.12

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor NIXON**

THAT Development Permit 55.12, for the Seaspam Vancouver Shipyards modernization project involving the construction of new industrial buildings and structures, renovations to two existing buildings and installation of a gantry crane at 10-50 Pemberton Avenue, be ISSUED.

**CARRIED**

Councillor MURI returned to the meeting at 8:15 pm.

**8.2. 3355 Aintree Drive – Development Variance Permit 43.12**  
File No. 08.3060.20/043.12

**MOVED by Councillor MURI**  
**SECONDED by Councillor LITTLE**

THAT Development Variance Permit 43.12, to allow for the addition of a detached carport to an existing house at 3355 Aintree Drive, be ISSUED.

**CARRIED**

**8.3. Bylaw 7951: Grant Connell Tennis Centre Loan Authorization**  
File No. 05.1970/Debt Management General/File

**MOVED by Councillor NIXON**  
**SECONDED by Councillor BASSAM**

THAT the “Grant Connell Tennis Centre Loan Authorization Bylaw 7951, 2012” is given FIRST, SECOND, and THIRD reading.

**CARRIED**

**8.4. Bylaw 7953: Highway Closure**  
File No. 08.3192.20/066.000

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor NIXON**

THAT Mountain Highway and Fern Street Highway Closure Bylaw 7953, 2012 is given SECOND and THIRD readings.

**CARRIED**

**8.5. Bylaw 7942: 2013 – 2015 Taxation Exemptions by Council**  
File No. 05.1940.00/000.000

Councillor HICKS declared a conflict of interest in the following item due to being a member at the Capilano Tennis Club and left the meeting. (8:24 pm).

**MOVED by Councillor NIXON**  
**SECONDED by Councillor BASSAM**

THAT “2013 – 2015 Taxation Exemptions by Council Bylaw 7942”, be now read a THIRD time as amended;

AND THAT prior to considering adoption of the Bylaws, public notice be given in accordance with Section 227 of the Community Charter.

**CARRIED**

Councillor HICKS returned to the meeting at 8:35 pm.

**8.6. Dovercourt House, 1606 Lynn Valley Road**  
File No. 08.3010.01/0000.000

Public Input:

Mr. Ghalib Rawji, Owner, 1600 Block Lynn Valley Road:

- Commented on the importance of low income affordable accommodation for at-risk adults in the District; and,
- Requested Council to remove the remedial action order.

**MOVED by Councillor NIXON**  
**SECONDED by Councillor MURI**

That Council resolve as follows:

1. Council considers the building on the property 1606 Lynn Valley Road (the “Building”), legally described as:

PID: 010-857-877

Lot A of Lot 1 Block 51 District Lot 2087 Plan 6571

(the “Property”), to be in and creating an unsafe condition.

Therefore, pursuant to section 73 of the *Community Charter*, Council hereby imposes the remedial action requirements set forth in section 2 below (collectively, the “Remedial Action Requirements”) on 0803291 BC LTD and its officers Azim Sarangi (President) and Ghalib Rawji (Secretary), the registered owners of the Property (together, the “Owners”), in order to address and remedy the unsafe condition of the Building.

2. The Remedial Action Requirements are as follows:

- a. The Owners shall provide to the District's Chief Building Official for approval an overall remediation plan within 35 days of the date of receipt of the notice of the order, which shall include an itemized work schedule and the projected completion dates for each of the Remedial Action Requirements listed below (the "Remediation Plan"). All other Remedial Action Requirements must be completed within six months of the date of receipt of notice of the order, provided that the Chief Building Official may extend the time for completion by up to six additional months in his or her sole discretion.
  - b. The Owners shall install an automated sprinkler system (the "Automated Sprinkler System"), designed by a suitably qualified registered professional (fire suppression engineer), to the District's satisfaction. The Automated Sprinkler System shall be designed to a minimum standard of NFPA 13R, Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Storeys in Height, 2002 edition and shall be coordinated with the fire alarm system, which fire alarm system shall be monitored by an offsite ULC approved fire alarm monitoring agency. The Owners shall obtain from the District a mechanical permit for the Automated Sprinkler System prior to commencing work, and their application shall include all the necessary schedules, engineering reports and assurances, as required by the District's Chief Building Official.
  - c. In conjunction with (b) above, the existing Fire Alarm and Detection System shall be reviewed, verified and tested by the designing fire suppression engineer and the Owners shall complete all appropriate maintenance, repairs and/or upgrades thereto.
  - d. The Owners shall undertake such work as is necessary to address, to the satisfaction of the District's Chief Building Official, the deficiencies identified in the table attached as Attachment 1 to this report. The Owners shall obtain a building permit from the District prior to commencing such work.
  - e. The Owners shall rebuild the front and rear external fire exit stairs to address the related safety issues identified in Attachment 1 to this report. The building permit application in connection with this work shall specify design details and construction materials.
  - f. The Owner shall cause the following electrical investigation, assessment, work, maintenance and repairs to be undertaken by a certified electrical contractor pursuant to an electrical permit, with the District to carry out any related inspections:
    - i. Perform testing and assess all outlets and fixtures for safety and general serviceability;
    - ii. Complete repairs and/or make safe any damaged or unsafe wiring, fixtures and outlets;
    - iii. Ensure fixtures and fittings are approved for their location and method of installation;
    - iv. Assess and perform general maintenance on the main electrical service including but not limited to ensuring proper rating of breakers, removing corrosion and tighten all connections;
    - v. Provide in writing any recommendations for upgrades or changes to the existing system; and,
    - vi. Provide load calculation complete with one line diagram showing current method of use with additional loads such as fridges, microwaves or hot plates located in the suites.
3. Council hereby directs that the Remedial Action Requirements be completed in accordance with the schedule and dates contained in the Remediation Plan required in item 2(a) above to the satisfaction of the Chief Building Official.
4. Council hereby directs that in the case of failure of the Owners to comply with the Remedial Action Requirements, then the District may commence legal proceedings against the Owners and seek an injunction requiring completion of the Remedial Action Requirements and costs.

**MOVED by Councillor BASSAM**

**SECONDED by Councillor NIXON**

That the main motion be amended by deleting paragraph 2 (a) and replacing it with the following:

- a. The Owners shall provide to the District's Chief Building Official for approval an overall remediation plan within 35 days of the date of receipt of the notice of the order, which shall include an itemized work schedule and the projected completion dates for each of the Remedial Action Requirements listed below (the "Remediation Plan"). All other Remedial Action Requirements must be completed within 120 days of the date of receipt of notice of the order.

**CARRIED**

The question was called on the main motion as amended:

That Council resolve as follows:

1. Council considers the building on the property 1606 Lynn Valley Road (the "Building"), legally described as:

PID: 010-857-877

Lot A of Lot 1 Block 51 District Lot 2087 Plan 6571

(the "Property"), to be in and creating an unsafe condition.

Therefore, pursuant to section 73 of the *Community Charter*, Council hereby imposes the remedial action requirements set forth in section 2 below (collectively, the "Remedial Action Requirements") on 0803291 BC LTD and its officers Azim Sarangi (President) and Ghalib Rawji (Secretary), the registered owners of the Property (together, the "Owners"), in order to address and remedy the unsafe condition of the Building.

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  - b. The Owners shall install an automated sprinkler system (the "Automated Sprinkler System"), designed by a suitably qualified registered professional (fire suppression engineer), to the District's satisfaction. The Automated Sprinkler System shall be designed to a minimum standard of NFPA 13R, Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Storeys in Height, 2002 edition and shall be coordinated with the fire alarm system, which fire alarm system shall be monitored by an offsite ULC approved fire alarm monitoring agency. The Owners shall obtain from the District a mechanical permit for the Automated Sprinkler System prior to commencing work, and their application shall include all the necessary schedules, engineering reports and assurances, as required by the District's Chief Building Official.
  - c. In conjunction with (b) above, the existing Fire Alarm and Detection System shall be reviewed, verified and tested by the designing fire suppression engineer and the Owners shall complete all appropriate maintenance, repairs and/or upgrades thereto.
  - d. The Owners shall undertake such work as is necessary to address, to the satisfaction of the District's Chief Building Official, the deficiencies identified in the table attached as Attachment 1 to this report. The Owners shall obtain a building permit from the District prior to commencing such work.
  - e. The Owners shall rebuild the front and rear external fire exit stairs to address the related safety issues identified in Attachment 1 to this report. The building permit application in connection with this work shall specify design details and construction materials.
  - f. The Owner shall cause the following electrical investigation, assessment, work, maintenance and repairs to be undertaken by a certified electrical contractor pursuant to an electrical permit, with the District to carry out any related inspections:
    - i. Perform testing and assess all outlets and fixtures for safety and general serviceability;
    - ii. Complete repairs and/or make safe any damaged or unsafe wiring, fixtures and outlets;
    - iii. Ensure fixtures and fittings are approved for their location and method of installation;
    - iv. Assess and perform general maintenance on the main electrical service including but not limited to ensuring proper rating of breakers, removing corrosion and tighten all connections;
    - v. Provide in writing any recommendations for upgrades or changes to the existing system; and,
    - vi. Provide load calculation complete with one line diagram showing current method of use with additional loads such as fridges, microwaves or hot plates located in the suites.
3. Council hereby directs that the Remedial Action Requirements be completed in accordance with the schedule and dates contained in the Remediation Plan required in item 2(a) above to the satisfaction of the Chief Building Official.
4. Council hereby directs that in the case of failure of the Owners to comply with the Remedial Action Requirements, then the District may commence legal proceedings against the Owners and seek an injunction requiring completion of the Remedial Action Requirements and costs.

**CARRIED**

**8.7. North Vancouver Recreation Commission Sport and Travel Grants**

File No. 01.0360.20/024.000

**MOVED by Councillor MURI**

**SECONDED by Councillor LITTLE**

THAT Council supports the achievement of District residents Chris More O'Ferral and Katie Weaver of the NorWesters Track and Field Club by awarding Sport and Recreation Travel Grants of \$200 each.

**CARRIED**

**9. REPORTS**

**9.1. Mayor**

**9.2. Chief Administrative Officer**

**9.3. Councillors**

**9.3.1.** Council Mackay-Dunn reported on his attendance at the Cedar Springs Retirement Residence open house.

**9.4. Metro Vancouver Committee Appointees**

**10. ANY OTHER BUSINESS**

**11. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Councillor LITTLE**

THAT the October 1, 2012 Regular Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**  
(9:32 pm)

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Mayor

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Municipal Clerk