

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 pm on Monday, December 4, 2017 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks

**Absent:** Councillor D. MacKay-Dunn  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. S. Ono, Deputy General Manager – Engineering, Parks & Facilities  
Mr. J. Gordon, Manager – Administrative Services  
Mr. T. Lancaster, Manager – Community Planning  
Ms. J. Paton, Manager – Development Planning  
Ms. C. Archer, Confidential Council Clerk  
Ms. N. Foth, Planner

**1. ADOPTION OF THE AGENDA**

**1.1. December 4, 2017 Regular Meeting Agenda**

**MOVED by Councillor BASSAM  
SECONDED by Councillor BOND**

THAT the agenda for the December 4, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Ms. Claudia Cornwall, 1000 Block Canyon Boulevard:**

- Spoke in support of item 9.4 regarding Upper Capilano Small Lot Infill Areas;
- Noted the age of homes in the neighbourhood;
- Commented regarding the availability of lane parking;
- Commented regarding the subdivision process for individual lots; and,
- Spoke regarding provisions for increased density in the Official Community Plan (OCP).

- 2.2. Mr. Brian Harrington, 900 Block Belvedere Drive:**
- Spoke in support of item 9.1 regarding the reconsideration of the Development Variance Permit for 982 Belvedere Drive;
  - Commented regarding the availability of parking in the neighbourhood; and,
  - Noted that development of the site is restricted due to the adjacent creek.
- 2.3. Mr. John Voiles, 900 Block Belvedere Drive:**
- Spoke in favour of item 9.1 regarding the reconsideration of the Development Variance Permit for 982 Belvedere Drive;
  - Commended the applicant regarding consultation with neighbours and the design of the proposed garage; and,
  - Commented regarding the site's building restrictions due to the adjacent creek.
- 2.4. Mr. Gary Olszewski, 800 Block Premier Street:**
- Spoke regarding field options for Inter River Park;
  - Urged Council to move ahead with a one-field option and retain the forested area for community use;
  - Noted the forest is well used; and,
  - Commented regarding the potential impacts of the proposed fields.
- 2.5. Ms. Susan Hingson, 3200 Block Highland Boulevard:**
- Commented regarding duplex zoning and floorspace ratio (FSR) allowed in the Edgemont area, noting that the permitted FSR for duplexes is the same as for single-family homes;
  - Commented regarding property values and construction costs; and,
  - Recommended increasing the permitted FSR for duplexes in the Edgemont area.
- 2.6. Mr. Andrew Westwell-Roper, 1000 Block Canyon Boulevard:**
- Spoke in support of item 9.4 regarding Upper Capilano Small Lot Infill Areas;
  - Commented that the proposed bylaws are in alignment with the OCP; and,
  - Spoke regarding the availability of parking in the area and the size of new homes built on larger lots.
- 2.7. Mr. Warren McKay, 1000 Block Prospect Avenue:**
- Spoke in support of item 9.4 regarding Upper Capilano Small Lot Infill Areas; and,
  - Commended District staff on consultation with area residents.
- 2.8. Ms. Rosa Mattia, 700 Block Orwell Street:**
- Spoke in opposition to installing artificial turf (ATF) fields at Inter River Park;
  - Commented regarding the health risks posed by ATF fields;
  - Indicated she is opposed to the removal of the forest to accommodate a second field;
  - Commented regarding active community use of the surrounding area; and,
  - Urged Council to require a new community impact study before making a decision.
- 2.9. Ms. Golnaz Rakhshan, 4900 Block Cliffridge Avenue:**
- Spoke in support of item 9.4 regarding Upper Capilano Small Lot Infill Areas;
  - Commented regarding housing affordability; and,
  - Spoke regarding the age of the existing houses in the neighbourhood.

**3. PROCLAMATIONS**

Nil

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

**5.1. Mike Little and Linda Munro, North Vancouver District Public Library**  
Re: North Vancouver District Public Library: Year in Review

Mr. Mike Little, Chair, and Ms. Linda Munro, Vice-Chair, North Vancouver District Public Library Board, provided a review of the library's achievements in 2017, highlighting a partnership with Metro Conversation to provide space for a session on affordable housing, a visit by a delegation from South Korea and successful youth outreach efforts. Future plans were presented and it was noted that the library had been recognized with two PR Xchange awards from the Library Leadership and Management Association.

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

THAT the delegation of the North Vancouver Public Library is received.

**CARRIED**

**6. ADOPTION OF MINUTES**

**6.1. October 23, 2017 Regular Council Meeting**

This item was withdrawn from the agenda.

**6.2. November 20, 2017 Regular Council Meeting**

**MOVED by Councillor BOND**  
**SECONDED by Councillor BASSAM**

THAT the minutes of the November 20, 2017 Regular Council meeting are adopted.

**CARRIED**

**6.3. November 21, 2017 Public Hearing (Zoning Bylaw)**

**MOVED by Councillor BOND**  
**SECONDED by Councillor BASSAM**

THAT the minutes of the November 21, 2017 Public Hearing are received.

**CARRIED**

**6.4. November 21, 2017 Public Hearing  
(1923, 1935, 1947 and 1959 Purcell Way)**

**MOVED by Councillor BOND**

**SECONDED by Councillor BASSAM**

THAT the minutes of the November 21, 2017 Public Hearing are received.

**CARRIED**

**6.5. November 27, 2017 Regular Council Meeting**

**MOVED by Councillor BOND**

**SECONDED by Councillor BASSAM**

THAT the minutes of the November 27, 2017 Regular Council meeting are adopted.

**CARRIED**

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COUNCIL WORKSHOP REPORT**

Nil

**9. REPORTS FROM COUNCIL OR STAFF**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HANSON**

THAT items 9.2, 9.3, 9.5, 9.6, 9.7, 9.8 are included in the Consent Agenda and are approved without debate.

**CARRIED**

**9.1. Reconsideration of Development Variance Permit 29.17 –  
982 Belvedere Drive  
File No. 08.3060.20/029.17**

Public Input:

Mr. Greg Smallenberg, 900 Block Belvedere Drive:

- Noted he is the applicant;
- Commented regarding the Streamside Development Permit Area;
- Noted that restrictions were placed on the property after it was purchased, creating a hardship;
- Commented that they worked closely with District staff to select the safest site for the garage;
- Indicated that other options were explored, all of which would require a variance; and,
- Noted the adjacent neighbours are in support of the application.

**MOVED by Mayor WALTON**  
**SECONDED by Councillor BOND**

THAT Development Variance Permit 29.17, to allow for a two car garage addition to a single-family house at 982 Belvedere Drive, is ISSUED.

**CARRIED**

**9.2. Bylaw 8253: 2017-2021 Consolidated Financial Plan Amendment #2**

File No. 05.1780/Financial Plan 2017

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor HANSON**

THAT "2017-2021 Consolidated Financial Plan Approval Bylaw 8214, 2017, Amendment Bylaw 8253, 2017 (Amendment 2)" is given FIRST, SECOND and THIRD Readings.

**CARRIED**

**9.3. Bylaw 8281: Development Cost Charges (DCC) Bylaw Amendment**

File No. 11.5240.02/004.000

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor HANSON**

THAT "Development Cost Charges Bylaw 7135, 2000, Amendment Bylaw 8281, 2017 (Amendment 7)" is given FIRST Reading.

**CARRIED**

**9.4. Bylaws 8265, 8266 and 8267: Upper Capilano  
Small Lot Infill Areas – Zoning Bylaw Amendments**

File No. 13.6480.30/003.003.000

Public Input:

Mr. Grig Cameron, 1000 Block Clements Avenue:

- Spoke in favour of moving forward with the bylaws;
- Commented regarding the provision for Small Lot Infill Areas in the OCP; and,
- Commented regarding the size of new homes built on large lots and the age of homes in the area.

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor BOND**

THAT "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1362 (Bylaw 8265)" is referred to a PUBLIC HEARING.

THAT "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1363 (Bylaw 8266)" is referred to a PUBLIC HEARING.

THAT "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1364 (Bylaw 8267)" is referred to a PUBLIC HEARING.

**CARRIED**

**9.5. Bylaw 8273: Removal of Density Bonus for Energy Performance Provisions from the Zoning Bylaw**  
File No. 09.3900.01/000.000

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor HANSON**

THAT "District of North Vancouver Rezoning Bylaw 1365 (Bylaw 8273)" is given SECOND and THIRD Readings.

**CARRIED**

**9.6. Bylaw 8272: Amendment to Radio Amplification Bylaw 8272, 2017**  
File No. 09.3900.01

**MOVED by Councillor BASSAM**  
**SECONDED by Councillor HANSON**

1. THAT THIRD Reading of "Radio Amplification Bylaw 8272, 2017" is rescinded.
2. THAT "Radio Amplification Bylaw 8272, 2017" is amended by:
  - a. deleting the words "this section 1.5" in section 1.6 and replacing them with the words "section 1.7";
  - b. deleting section 2.6 in its entirety, renumbering the remainder of section 2 accordingly and consequentially amending any section number references as necessary; and,
  - c. deleting the following line from the table in section 7.4:

Failure to install amplification system the meets guidelines	2.6	200
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3. THAT "Radio Amplification Bylaw 8272, 2017" is given THIRD Reading as amended.

**CARRIED**

**9.7. Bylaw 8269: Waterworks Regulation Bylaw 2279, 1958**  
**Bylaw 8270: Sewer Bylaw 6656, 1994**  
**Bylaw 8280: Solid Waste Removal Bylaw 7631, 2007**  
File No. 09.3900.20/000.000

**MOVED by Councillor BASSAM  
SECONDED by Councillor HANSON**

THAT “Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8194, 2016 (Amendment 62)” is ADOPTED.

THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8195, 2016 (Amendment 28)” is ADOPTED.

THAT “Solid Waste Removal Bylaw 7631, 2007, Amendment Bylaw 8199, 2016 (Amendment 13)” is ADOPTED.

**CARRIED**

- 9.8. Bylaw 8268: Fees and Charges Bylaw 6481, 1992,  
Amendment Bylaw 8268,2017**  
File No. 09.3900.20/000.000

**MOVED by Councillor BASSAM  
SECONDED by Councillor HANSON**

THAT “District of North Vancouver Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8268, 2017 (Amendment 54)” is ADOPTED.

**CARRIED**

- 9.9. Bylaw 8158 – Zoning Bylaw Text Amendment for Industrial Buildings and Structures**  
File No. 08.3060.20/044.15

Public Input:

Mr. Glen Dempster, 1200 Block McKeen Avenue:

- Spoke in opposition to the Zoning Bylaw amendments on behalf of Fibreco and other waterfront industrial businesses;
- Noted that many existing buildings and proposed improvements would become non-conforming;
- Noted waterfront industrial lands are finite;
- Stated that tall, compact buildings reduce the footprint and increase efficiency; and,
- Commented regarding industrial employment.

**MOVED by Councillor HANSON  
SECONDED by Councillor BASSAM**

THAT “District of North Vancouver Rezoning Bylaw 1338 (Bylaw 8158)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1338 (Bylaw 8158)” is referred to a Public Hearing.

**CARRIED**

**9.10. Public Information Meeting Signs**

File No. 08.3060.20/007.17

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT this item be laid on the table;

AND THAT no further action be taken.

**CARRIED**

Opposed: Mayor WALTON and Councillor HANSON

**10. REPORTS**

**10.1. Mayor**

Mayor Walton reported on his attendance at:

- The Molly Nye House Bright Christmas event; and,
- The official lighting ceremony for the Parade of Trees at Lynn Valley Village.

**10.2. Chief Administrative Officer**

Nil

**10.3. Councillors**

- 10.3.1.** Councillor Hicks reported on his attendance at the official lighting ceremony for the Parade of Trees at Lynn Valley Village.

**10.4. Metro Vancouver Committee Appointees**

**10.4.1. Utilities Committee – Councillor Hicks**

Nil

**10.4.2. Aboriginal Relations Committee – Councillor Hanson**

Nil

**10.4.3. Housing Committee – Councillor MacKay-Dunn**

Nil

**10.4.4. Regional Parks Committee – Councillor Muri**

Nil

**10.4.5. Zero Waste Committee – Councillor Bassam**

Nil



**10.4.6. Mayors Council – TransLink – Mayor Walton**

Nil

**11. ANY OTHER BUSINESS**

Nil

**12. ADJOURNMENT**

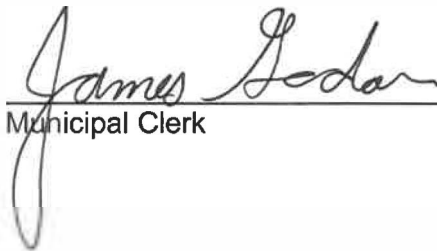
**MOVED by Councillor BASSAM  
SECONDED by Councillor HANSON**

THAT the December 4, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**  
(8:43 pm)



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Mayor



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Municipal Clerk