

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:03 p.m. on Monday, July 10, 2023 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor Mike Little  
Councillor Jordan Back  
Councillor Betty Forbes  
Councillor Jim Hanson  
Councillor Herman Mah  
Councillor Lisa Muri  
Councillor Catherine Pope

**Staff:** David Stuart, Chief Administrative Officer  
Dan Milburn, General Manager – Planning, Properties and Permits  
Caroline Jackson, Director – Climate Action, Natural Systems and Biodiversity  
Rick Danyluk, Acting Chief Financial Officer  
Mike Danks, Deputy Fire Chief, Operations, Administration, Fire and Rescue  
Nicola Chevallier, Deputy General Manager – Engineering Operations and Facilities  
Peter Cohen, Deputy General Manager – Engineering Services  
Tina Atva, Manager – Community Planning  
James Gordon, Manager – Administrative Services  
Carolyn Grafton, Manager – Strategic Communications and Community Relations  
Janine Ryder, Manager – Real Estate and Properties  
Yan Zeng, Manager – Development Planning  
Eirikka Brandson, Community Planner  
Tamsin Guppy, Facilities Planner  
Graeme Budge, Development Planner  
Adam Wright, Sustainability Planner  
Kaitlin Hebron, Confidential Council Clerk  
Emily Allen, Committee Clerk  
Adriana Reiher, Council Liaison/Support Officer

**1. ADOPTION OF THE AGENDA**

**1.1. July 10, 2023 Regular Meeting Agenda**

**MOVED by Councillor FORBES**

**SECONDED by Councillor MAH**

THAT the agenda for the July 10, 2023 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. ADOPTION OF MINUTES**

### **2.1. June 5, 2023 Regular Meeting of Council**

**MOVED by Councillor FORBES**  
**SECONDED by Councillor BACK**

THAT the minutes of the June 5, 2023 Regular Meeting of Council are adopted.

**CARRIED**

### **2.2. June 13, 2023 Public Hearing – 100 Forester Street**

**MOVED by Councillor FORBES**  
**SECONDED by Councillor BACK**

THAT the minutes of the June 13, 2023 Public Hearing – 100 Forester Street are received.

**CARRIED**

### **2.3. June 13, 2023 Public Hearing – 1541-1557 Bond Street**

**MOVED by Councillor FORBES**  
**SECONDED by Councillor BACK**

THAT the minutes of the June 13, 2023 Public Hearing – 1541-1557 Bond Street are received.

**CARRIED**

## **3. PUBLIC INPUT**

### **3.1. Susan Scott:**

- Spoke in support of item 8.4;
- Noted she is the architect for the proposed coach house;
- Noted it was designed to reduce impact on adjacent properties;
- Noted the design has been reworked several times in response to neighbours concerns;
- Noted the covenant in this area restricts 28 properties to one residential dwelling;
- Noted two coach houses have been approved and constructed in the area without opposition;
- Noted the covenant in the area restricts 22 properties to one-story dwellings;
- Noted six properties in this area exceed one-story; and,
- Noted the proposed coach house will improve the driveway and will be fully landscaped.

### **3.2. Ben Slager:**

- Spoke against item 8.4;
- Noted he is the joint owner of 386 Beachview Drive;
- Opined his residence would be negatively affected by the proposed coach house;
- Noted Sea Shell Lane serves as the primary access for the ocean;
- Opined the proposed coach house would obstruct site lines and create further congestion in the area;
- Commented on restrictive covenants;

- Opined the proposed coach house would decrease his property's assessment values; and,
- Opined the proposed coach house would not do anything to address the housing issue on the North Shore.

**3.3. Claudia Cornwall:**

- Spoke in support of item 8.5;
- Commented on climate change in relation to the increase of forest fires in British Columbia;
- Noted this year is the worst forest fire season on record in Canada;
- Noted in 2021 over 60 people perished as a result from the heat dome in British Columbia;
- Noted more than 61,000 people perished as a result from heat related causes in Europe in 2022;
- Noted gas stoves in homes contribute to climate change;
- Commented on the health risks associated with gas stoves; and,
- Noted she built a net zero energy house.

**3.4. Andy Riekert:**

- Spoke against item 8.4;
- Noted he is an occupant of 374 Beachview Drive;
- Noted they have prevented two homes from building two-storey houses due to the covenant on the properties;
- Noted an application to build a two-storey garage at 374 Seashell Lane was denied by the Board of Variance;
- Opined it would be a mistake for Council to approve the proposed coach house; and,
- Opined a proper impact report be executed on the area.

**3.5. Sandra Harbidge:**

- Spoke against item 8.4;
- Noted she is an occupant of 385 Beachview Drive;
- Commented on existing parking issue in the area; and,
- Opined it would be a mistake for Council to approve the proposed coach house.
- Opined that surrounding homes would be negatively impacted.

**3.6. Jamie Cormack:**

- Spoke in support of item 8.4;
- Noted he is the owner of 382 Seashell Lane;
- Highlighted the need for rental housing in the District;
- Opined there is a density problem on the North Shore;
- Opined the proposed coach house would help with the density problem; and,
- Acknowledged neighbour concerns.

**3.7. Debbie Riekert:**

- Spoke against item 8.4;
- Noted she is an occupant of 374 Beachview Drive;
- Expressed concern regarding an increase in vehicles in the neighbourhood if the proposed coach house were to be approved;

- Noted Seashell Lane provides public access to the beach;
- Noted neighbours were under the impression the coach house was to be built for the applicants mother-in-law; and,
- Requested Council postpone the application until a full assessment is completed.

**3.8. Hazen Colbert:**

- Displayed the Canadian and 2SLGBTQ+ flags;
- Discussed gender identity; and,
- Discussed the Lynn Valley Mountain Highway overpass protests.

**3.9. Robb Webb:**

- Noted he is the organizer of the Lynn Valley Mountain Highway overpass protests;
- Stated he is not anti-2SLGBTQ+;
- Opined they are being misrepresented in the media;
- Commented on the implementation of the sexual orientation and gender identity (SOGI) agenda in schools;
- Expressed concern relating to SOGI and children;
- Stated it is within his right to protest; and,
- Noted the protests will continue.

**3.10. Lisa Rupert:**

- Spoke in support of item 8.9;
- Noted she is the vice president of housing and violence prevention with the YWCA Metro Vancouver;
- Commented on a YWCA project Pacific Spirit Terrace;
- Noted the project includes a partnership between YWCA Metro Vancouver and the City of North Vancouver to utilize Fire Hall #5 as a way to deliver new affordable housing;
- Noted the project consisted of a redevelopment of Fire Hall #5 at 3090 East 54<sup>th</sup> Avenue, Vancouver;
- Noted the project consisted of four storeys of safe and affordable housing for single mothers and their children above the fire hall; and,
- Commented on the success of the project.

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

**5.1. Yang Wang and Wendy McCulloch, Impact North Shore**  
Re: Impact North Shore Briefing

Yang Wang and Wendy McCulloch, Impact North Shore, provided an update on the organization, noting they are dedicated to offering comprehensive and innovative services for newcomers and strengthening inclusion and equity.

**MOVED by Councillor MURI**  
**SECONDED by Councillor MAH**

THAT the delegation of the Impact North Shore is received for information.

**CARRIED**

**6. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**7. COMMITTEE OF THE WHOLE REPORT**

Nil

**8. REPORTS FROM COUNCIL OR STAFF**

**MOVED by Councillor MURI**  
**SECONDED by Councillor FORBES**

THAT items 8.1 and 8.2 are included in the Consent Agenda and are approved without debate.

**CARRIED**

**8.1. 2023 Community Service Grants**

File No. 10.4792.01/002.000

**MOVED by Councillor MURI**  
**SECONDED by Councillor FORBES**

THAT the 2023 Community Service Grants recommendations of \$375,465, as described in the June 21, 2023, report of the Community Planner entitled 2023 Community Service Grants is APPROVED.

AND THAT staff are directed to refer the request for an inflation adjustment to the Community Service Grants budget for the 2024 financial planning process.

**CARRIED**

**8.2. 2023 Child Care Grants**

File No. 10.4750.20/010.000

**MOVED by Councillor MURI**  
**SECONDED by Councillor FORBES**

THAT the 2023 Child Care Grants recommendations of \$66,146 and 2022 carry forward funds of \$3,080, as detailed in the June 21, 2023, report of the Community Planner entitled 2023 Child Care Grants are APPROVED.

AND THAT staff are directed to refer the request for an inflation adjustment to the Child Care Grants budget to the 2024 financial planning process.

**CARRIED**

**8.3. Remedial Action Requirement – Nuisance Property at 1232 Dogwood Crescent**

File No. CODE2022-03297

Public Input:

Rory Jordan:

- Noted he has lived at 1232 Dogwood Crescent for 46 years;
- Noted his son who struggles with addiction lives on the property in the front yard;
- Noted he is 74 years old and tries to clean up after his son as much as he can;
- Stated his son has multiple camp sites on the property;
- Requested Council give him six months in order to have more time for cleaning and tidying of the property;
- Commented on his efforts to date to conceal the contents of the property behind fencing and to remove materials; and,
- Noted he is unable to move the vehicles from his backyard due to a loss of access to the park belt located behind his property.

**MOVED by Councillor FORBES**

**SECONDED by Councillor MURI**

**COUNCIL RESOLVES THAT:**

1. Council considers the accumulated materials and derelict vehicles in the front boulevard, front yard, back yard and side yards of the property of 1232 Dogwood Crescent, legally described as:

PID: 010-009-469

Lot 3 of Block 14 District Lots 264 and 266 PLAN 8575

(the "Property")

are so unsightly and unclean as to be offensive to the community and declares, that the accumulated materials, parts, equipment, derelict vehicles, trailers, and recycling constitutes a nuisance. The accumulated materials include (without limitation):

- a) the accumulated materials, parts, equipment, derelict vehicles and trailers, campers and recycling materials located on the Property and as shown in the photographs prepared by the Bylaw Enforcement Officer which are attached as Attachment 1 to this Council Report dated June 27, 2023.

(collectively, the "Accumulated Materials and Derelict Vehicles").

2. Pursuant to section 72(2)(b)(i) of the *Community Charter*, Council orders that Rory Jordan and Walter Melnyk, the registered owners of the Property (the "Owners"), must:

- a) completely remove the Accumulated Materials and Derelict Vehicles from the Property,

to the satisfaction of the Chief Bylaw Officer by August 21, 2023

("the Remedial Action Requirement").

3. In the event the Owners fail to fully comply with the Remedial Action Requirement by August 21, 2023:
  - a) The District, by its staff, agents and contractors, may enter onto the Property and take all the necessary actions to fulfil the Remedial Action Requirement at the expense of the Owners in accordance with section 17 of the *Community Charter*;
  - b) The costs of such actions shall be a debt owed to the District of North Vancouver which, if unpaid at the end of the calendar year, will be added to the Property taxes for the next calendar year, pursuant to section 258 of the *Community Charter*; and
  - c) Any materials recovered from the Property which, in the opinion of the Chief Bylaw Officer, have salvage value of more than \$1,000 will be placed in temporary storage and available for retrieval by the Owners for a maximum of 60 days. All such storage will be at the expense of the Owners.

**MOVED by Councillor FORBES**

**SECONDED by Councillor MURI**

THAT the main motion is amended by replacing the date from August 21, 2023 to September 21, 2023.

**CARRIED**

The question was then called on the Main Motion as amended.

**MOVED by Councillor FORBES**

**SECONDED by Councillor MURI**

**COUNCIL RESOLVES THAT:**

1. Council considers the accumulated materials and derelict vehicles in the front boulevard, front yard, back yard and side yards of the property of 1232 Dogwood Crescent, legally described as:

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  - a) completely remove the Accumulated Materials and Derelict Vehicles from the Property,to the satisfaction of the Chief Bylaw Officer by September 21, 2023  
(“the Remedial Action Requirement”).
3. In the event the Owners fail to fully comply with the Remedial Action Requirement by September 21, 2023:
  - a) The District, by its staff, agents and contractors, may enter onto the Property and take all the necessary actions to fulfil the Remedial Action Requirement at the expense of the Owners in accordance with section 17 of the *Community Charter*;
  - b) The costs of such actions shall be a debt owed to the District of North Vancouver which, if unpaid at the end of the calendar year, will be added to the Property taxes for the next calendar year, pursuant to section 258 of the *Community Charter*; and
  - c) Any materials recovered from the Property which, in the opinion of the Chief Bylaw Officer, have salvage value of more than \$1,000 will be placed in temporary storage and available for retrieval by the Owners for a maximum of 60 days. All such storage will be at the expense of the Owners.

**CARRIED**

**8.4. Development Variance Permit 27.22 – 382 Sea Shell Lane**

File No. 08.3060.20/027.22

**8.4.1 Neighbourhood Response to Development Variance Permit 27.22 Being Considered July 10, 2023 (382 Sea Shell Lane)**

File No. 08.3060.20/027.22

**MOVED by Mayor LITTLE**

**SECONDED by Councillor BACK**

THAT Development Variance Permit 27.22 for a Coach House at 382 Sea Shell Lane is ISSUED.

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT the main motion is amended by inserting the word “not” before ISSUED.

**DEFEATED**

Opposed: Mayor LITTLE, Councillors BACK, MAH and POPE

The question was then called on the Main Motion.



**MOVED by Mayor LITTLE**

**SECONDED by Councillor BACK**

THAT Development Variance Permit 27.22 for a Coach House at 382 Sea Shell Lane is ISSUED.

**CARRIED**

Opposed: Councillors FORBES, HANSON and MURI

**8.5. Bylaw 8627: Proposed Update to Step Code Requirements**

File No. 13.6770/Climate Change/File

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT "Construction Bylaw 8271, 2017 Amendment Bylaw 8627, 2023 (Amendment 3) is given FIRST, SECOND and THIRD Readings.

**CARRIED**

The meeting recessed at 9:07 pm and reconvened at 9:13 p.m.

**8.6. Bylaws 8623, 8622, 8624, 8625: OCP Amendment, Rezoning, Housing Agreement and Development Cost Charges (DCC) Waiver Bylaws for a Six-Storey Rental Building at 1541-1557 Bond Street**

File No. 08.3060.20/064.21

**MOVED by Councillor HANSON**

**SECONDED by Mayor LITTLE**

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8623, 2023 (Amendment 48)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1425 (Bylaw 8622)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw (Rental Only) 8624, 2023" is given SECOND and THIRD Readings;

AND THAT "1541 - 1557 Bond Street Development Cost Charges Waiver Bylaw 8625, 2023" is given SECOND and THIRD Readings.

**CARRIED**

**8.7. Bylaw 8621: 1541-1557 Bond Street Highway Closing and Dedication Removal**

File No. 02.0930.20/512

**MOVED by Councillor HANSON**

**SECONDED by Mayor LITTLE**

THAT "1541-1557 Bond Street Highway Closure Bylaw 8621, 2023" is given SECOND and THIRD Readings.

**CARRIED**

- 8.8. Bylaw 8626: Rezoning for a Hydrogen Liquefaction Facility at 100 Forester Street (Bylaw 8626)**  
File No. 08.3060.20/014.23

**MOVED by Councillor HANSON**  
**SECONDED by Councillor BACK**

THAT "District of North Vancouver Rezoning Bylaw 1426 (Bylaw 8626)" is given SECOND and THIRD Readings.

THAT "District of North Vancouver Rezoning Bylaw 1426 (Bylaw 8626)" is ADOPTED.

**CARRIED**

Opposed: Councillor FORBES

- 8.9. Social Housing Initiative for Lynn Valley Firehall**  
File No.

**MOVED by Councillor POPE**  
**SECONDED by Councillor MURI**

THAT Council direct staff to report back on options to build a new firehall where the current Lynn Valley Firehall exists and include social/affordable housing on the same site on top of the firehall.

**CARRIED**

## **9. REPORTS**

### **9.1. Mayor**

Mayor Little reported on the following:

- His attendance at Canada Day celebrations in Pemberton Heights and the Shipyards;
- Introduced the new Officer-In-Charge for the RCMP as Jayson Lucash;
- Expressed his appreciation for the Lynn Valley Days event;
- His participation as a judge in the Youth Philanthropy Initiative; and
- His participation at a climate action event.

### **9.2. Chief Administrative Officer**

Nil

### **9.3. Councillors**

**9.3.1.** Councillor Back reported on the following:

- His attendance at Canada Day celebrations in Pemberton Heights and the Shipyards; and,
- His attendance at the Deep Cove Knee Knackering North Shore Trail Run event on Saturday, July 8, 2023.

**9.3.2.** Councillor Hanson reported on his attendance at Gathering Hope: Positive Impacts in Community Overdose Response, an event co-sponsored by the BC Centre for Disease and Control and Community Action Initiative on Thursday, June 22, 2023 and Friday, June 23, 2023.

**9.3.3.** Councillor Mah reported on the following:

- His attendance and participation in the Pemberton Heights Canada Day celebration; and,
- His attendance at the 2023 Philippine Days Summer Festival at the Shipyards on Sunday, July 9, 2023.

**9.3.4.** Councillor Muri reported on the following:

- The success of the Knee Knacking North Shore Trail Run event on Saturday, July 8, 2023; and,
- Highlighted traffic and congestion issues in the area.

**9.4. Metro Vancouver Committee Appointees**

**9.4.1. Indigenous Relations Committee – Councillor Hanson**

**9.4.2. Board – Councillor Muri**

**9.4.3. Regional Culture Committee – Councillor Muri**

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

**9.4.5. Liquid Waste Committee – Mayor Little**

**9.4.6. Mayors Committee – Mayor Little**

**9.4.7. Mayors Council on Regional Transportation – Mayor Little**

**9.4.8. Zero Waste Committee – Mayor Little**

**9.4.9. Liquid Waste Committee – Mayor Little**

**10. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT the July 10, 2023 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**  
(10:07 p.m.)

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Municipal Clerk