

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

Click on icon to view complete council meeting 

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, February 3, 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 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. Deveaux, General Manager – Finance & Technology
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Ms. H. Turner, Recreation Director
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. N. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Ms. J. Pavey, Section Manager – Environmental Sustainability
Ms. M. Weston, Section Manager – Public Safety
Ms. L. Brick, Confidential Council Clerk

Also in

Attendance: Ms. Barb McLean, Cultural Development Officer, The Arts Office

1. ADOPTION OF THE AGENDA 

1.1. February 3, 2014 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor LITTLE

THAT the agenda for the February 3, 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. RECOGNITIONS 

2.1. Civic Recognition Awards

Mayor Walton and Council presented the Award of Honour to the following recipients:

- Kevin Bell
- David Cook
- Dirk Oostindie

- Elise Roberts
- Jim McCarthy
- Eric Anderson

The meeting recessed at 7:24 pm and reconvened at 7:27 pm.

3. PUBLIC INPUT

3.1. Mr. Guy Heywood, 500 Block Evergreen Place:

- Spoke in support of Item 9.11 for a committee to study the costs and benefits of amalgamation on the North Shore; and,
- Urged Council to support the proposed motion.

3.2. Ms. Ann MacInnes, 1000 Block West 17th Street:

- Spoke in opposition to Item 9.7 Development Variance Permit 58.13 – 1080 Marine Drive.

3.3. Mr. JJ Asfar, 4700 Block Eastridge Road:

- Spoke regarding his property at 4760 Eastridge Road;
- Advised that a neighbour deposited rocks on his property illegally;
- Commented that the private elevator and service lines were in place prior to the easement on his property; and,
- Requested that the District remove the encroaching rocks from his property.

3.4. Mrs. Sandy Asfar, 4700 Block Eastridge Road:

- Expressed concern regarding the clear cutting of trees on the properties on either side of her property;
- Requested that the neighbours replant trees on their properties; and,
- Commented on the easement across her property from the owners of 4706 Eastridge Road.

Mr. David Stuart, Chief Administrative Officer, commented on the history of the properties in question and advised that slope stability issues will be reviewed by District staff.

3.5. Ms. Karoline Eilers, 1500 Block Ostler Court:

- Requested that the District amend Bylaw 6966 to prohibit the sale of breeder based cats and dogs in pet stores; and,
- Commented on animal health and welfare issues.

3.6. Ms. Amy Morris, 1200 Block East 7th Avenue, Vancouver:

- Spoke on behalf of the BCSPCA;
- Requested that the District amend Bylaw 6966 to prohibit the sale of breeder based cats and dogs in pet stores; and,
- Expressed concern that animals purchased in pet stores are often purchased on impulse which leads to the pet being surrendered to shelters.

3.7. Mr. John Harvey, 1900 Block Cedar Village Crescent:

- Commented on residents who have spoken to Council regarding police issues; and,
- Commented on various lawsuits brought against the North Vancouver RCMP.

3.8. Mr. John Miller, 1600 Block Tatlow Avenue:

- Spoke in opposition to the Development Variance Permit 58.13 – 1080 Marine Drive; and,
- Urged Council to not permit the variance for the Blue Shore sign.

3.9. Mr. Chris Savage, 4400 Block Capilano Road:

- Spoke regarding Item 9.1 Development Variance Permit 42.13 – 4410 Capilano Road for Lot Width; and,
- Urged that the restrictions be implemented on the buildings to prohibit secondary suites.

3.10. Mr. Hazen Colbert, 1100 Block East 27th Street:

- Spoke on behalf of the Branches Strata Corporation regarding parking issues on 27th Street and Whitely Court; and,
- Requested that parking restrictions be implemented on 27th Street and Whitely Court.

4. PROCLAMATIONS

Nil

5. DELEGATIONS

Nil

6. ADOPTION OF MINUTES 

6.1. January 20, 2014 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the minutes of the January 20, 2014 Regular Council meeting be adopted.

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

Nil

8. COMMITTEE OF THE WHOLE REPORT 

8.1. January 27, 2014 Committee of the Whole

8.1.1. Update of OCP Regional Context Statement

MOVED by Councillor HICKS

SECONDED by Councillor NIXON

THAT staff prepare the bylaw for amending the Regional Context Statement and forward it to Council for consideration.

CARRIED

9. REPORTS FROM COUNCIL OR STAFF

9.1. Development Variance Permit 42.13 – 4410 Capilano Rd for Lot Width
File No. 08.3060.20/042.13



Public Input:

Mr. Len Slade, Applicant:

- Spoke regarding the North Shore Connexions Association proposal; and,
- Noted that approval of the subdivision will provide the Association with an opportunity to provide a new home to continue providing their services to residents.

Ms. Jennifer Paton, Section Manager – Development Planning, provided an overview of the application noting that the variance required is for lot width and that the proposed motion to waive fees only applies to the home which will be occupied by Connexions residents.

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor LITTLE

THAT Development Variance Permit 42.13, to allow for the subdivision of the existing lot at 4410 Capilano Rd into two lots, is ISSUED;

AND THAT subdivision, development cost charges, and other permit application fees in relation to the new North Shore Connexions facility on proposed Lot A in the subdivision at 4410 Capilano Road be waived;

AND THAT staff report back to Council on the necessary mechanisms to achieve this.

CARRIED

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

9.12. District Participation in the National Energy Board Public Hearing Process for the Kinder

Morgan Trans Mountain Pipeline Expansion Project



File No. 01.0595.20/006.000

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor BASSAM

THAT Council direct staff to apply for intervenor status in the National Energy Board's Public Hearing process for the Kinder Morgan Trans Mountain Pipeline Expansion Project.

CARRIED

9.2. Reconsideration of Remedial Action Requirement [part 1]



[part 2]



1576 Merlynn Crescent

File No. 01.0115.30/002.000

Public Input:

Mr. Joseph Spears, 6000 Block Bay Street, West Vancouver

- Spoke as the legal representative of the owner of 1576 Merlynn Crescent;
- Requested a reconsideration of the remedial action requirement;
- Commented on the need for a debris fence and the cost associated with the installation of this fence; and,
- Requested further information be provided and an opportunity to return to Council with their

recommendations.

MOVED by Councillor BASSAM
SECONDED by Councillor LITTLE

The following motion is made without prejudice to either party:

THAT Council extend the deadline for reconsideration to May 1, 2014;

AND THAT Council extend the deadline for the applicants to submit all necessary permit applications to the District from February 15, 2014 to May 15, 2014;

AND THAT Council extend the deadline for completion of the works in accordance with the cited remediation plan and permits by no later than July 31, 2014.

CARRIED

The meeting recessed at 9:15 pm and reconvened at 9:22 pm.

9.3. Bylaw 8034 (Rezoning Bylaw 1304): 962 Montroyal Blvd Zoning Bylaw Text Amendment

(Subdivision Regulations)



File No. 08.3060.20/055.13

MOVED by Councillor LITTLE
SECONDED by Councillor MURI

THAT Bylaw 8034, which amends the Zoning Bylaw by adding specific lot size regulations for the property at 962 Montroyal Blvd to Section 310 Special Minimum Lot Sizes, is given FIRST Reading;

AND THAT Bylaw 8034 be referred to a Public Hearing.

CARRIED

9.4. Bylaws 8028 and 8031: Rezoning and Housing Agreement for a 32 Unit Townhouse Project:

1570, 1576 & 1584 East Keith Road and 743, 763 & 777 Orwell St.



File No. 08.3060.20/041.13

MOVED by Councillor MURI
SECONDED by Councillor NIXON

THAT Bylaw 8028, which rezones the subject site from Residential Single Family 7200 Zone (RS3) to Comprehensive Development 76 (CD76) to enable the development of a 32 unit residential townhouse project, is given FIRST Reading;

THAT Bylaw 8031, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST Reading;

AND THAT Bylaw 8028 be referred to a Public Hearing.

CARRIED

9.5. Proposed Highway Closing and Dedication Removal Bylaw 8033- East Keith Road –

Disposition to Brody Development (2008) Ltd.



File No. 08.3160.20/045.000

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Expressed concern regarding the sale of public land; and,
- Requested information on the rationale for the price per square foot.

Mr. David Stuart, Chief Administrative Officer, advised that the value of the public land is independently assessed prior to sale and is not necessarily rated at the same rate throughout the District.

MOVED by Councillor MURI
SECONDED by Councillor LITTLE

THAT “East Keith Road Highway Closure Bylaw 8033, 2014” is given FIRST Reading.

CARRIED

9.6. Bylaws 8029 and 8032: Rezoning and Housing Agreement For a 7 Unit Townhouse Project:

3014 and 3022 Sunnyhurst Road



File No. 08.3060.20/04.13

MOVED by Councillor MURI
SECONDED by Councillor BASSAM

THAT Bylaw 8029, which rezones the subject site from Residential Single Family 6000 Zone (RS4) to Comprehensive Development 51 (CD51) to enable the development of a 7 unit residential townhouse project, is given FIRST Reading;

THAT Bylaw 8032, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST Reading;

AND THAT Bylaw 8029 be referred to a Public Hearing.

CARRIED

9.7. Development Variance Permit 58.13 – 1080 Marine Drive



File No. 08.3060.20/058.13

This item was withdrawn from the agenda at the request of the applicant.

9.8. Development Permit 86.11: 2151 Front Street and 2011 Old Dollarton Road (Great West Life

Realty Advisors)



File No. 08.3060.20/086.11

Public Input:

Mr. Michael Reed, 600 Block West Georgia:

- Spoke on behalf of the applicant; and,
- Advised that they are looking for neighbourhood convenience retail to occupy the commercial units.

MOVED by Councillor MURI
SECONDED by Councillor LITTLE

THAT Development Permit 86.11, for a 4 storey, mixed use building and 2 freestanding commercial

buildings on the vacant properties located at 2151 Front Street and 2011 Old Dollarton Road, is ISSUED.

CARRIED

9.9. Development Permit 45.13 – 1787 Riverside Drive



File No. 08.3060.20/045.13

MOVED by Councillor LITTLE

SECONDED by Councillor MURI

THAT Development Permit 45.13, which includes a lot width variance, to allow for subdivision of 1787 Riverside Drive into 2 lots, is ISSUED.

CARRIED

9.10. Interim Support for Core-Funded Arts Groups:



First Instalment on 2014 Grants

File No. 10.4794-90/001.000

MOVED by Councillor HICKS

SECONDED by Councillor MURI

THAT Council approve the first scheduled instalment of annual core funding grants to support the four eligible arts groups identified in the January 22, 2014 report of the Cultural Development Officer;

THAT this first round of 2014 payments, totaling \$317,492 in operating and facility grants, be capped at an amount equivalent to 50% of grant support received in 2013;

THAT the District's portion of this interim instalment, totalling \$148,746 in operating grants, be approved for release to the City of North Vancouver;

AND THAT the balance of the 2014 core funding grants be disbursed in or after June 2014, further to Council's final approval of the budget.

CARRIED

The hour of 10:30 pm having been reached and, as required by Council Policy, it was:

MOVED by Councillor MURI

SECONDED by Mayor MACKAY-DUNN

THAT the meeting be continued until 11:00 pm.

CARRIED

9.11. Committee to Study all of the Cost Benefits of Amalgamation on the North Shore



File No. 01.0470.20/001.001

MOVED by Councillor MACKAY-DUNN

SECONDED by Mayor WALTON

THAT:

1. Council support the forming of an independent committee consisting of distinguished members of

the three North Vancouver communities to examine the all possible benefits of an amalgamation and report back to Council no later than September 8, 2014;

2. Council request that North Vancouver City and the District of West Vancouver support asking the Province to provide funding to assist in any research and/or studies required on a possible amalgamation;
3. The Minister responsible for Municipal Auditor General's office be formally requested to direct the Auditor to assist in this review;
4. Both the City of North Vancouver and the District of West Vancouver be invited to participate in the selection of the members of the committee;
5. In order to ensure that the entire process is impartial and its findings are driven by evidence, politicians and staff should not directly participate except for the selection of the members of the committee and to provide any necessary support or requested information;
6. Subject to the results of the review, the question of amalgamating the three North Shore municipalities be put to our communities by way of referenda in the next municipal election; and,

THAT the referendum question be crafted in consultation with the Province in accordance with appropriate legislation and best practises.

CARRIED

Opposed: Councillor BASSAM, MURI, and NIXON

MOVED by Councillor NIXON

SECONDED by Councillor LITTLE

Council also endorses the following resolution suggested by City of North Vancouver Councillor Guy Heywood:

WHEREAS both elected Councils in North Vancouver are mindful of their responsibility to their constituents to provide the best possible local government in the most effective and economical way;

AND WHEREAS there exists a program offered by the Ministry of Community, Sport, and Cultural Affairs which funds the cost of a "Restructure Study" in order to "obtain objective information on the fiscal impact of restructure implications for local services and political representation, etc"

Be it resolved that the District of North Vancouver Council requests the assistance of the Ministry to undertake a Restructure Study for the community of North Vancouver.

CARRIED

9.13. Neighbourhood Response to Development Variance Permits Being Considered February 3, 2014 

MOVED by Councillor MURI

SECONDED by Councillor DMD

THAT Council receive this report for information.

CARRIED

10. REPORTS

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor MACKAY-DNN

SECONDED by Councillor HICKS

THAT the February 3, 2014 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED (10:54 pm)

Mayor

Municipal Clerk