

**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, June 1, 2015 in the Council Chamber 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
Councillor L. Muri

Absent: Councillor D. MacKay-Dunn

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Deputy General Manager – Planning and Permits
Mr. D. Desrochers, Manager – Engineering Projects and Development Services
Mr. J. Gordon, Manager – Administrative Services
Ms. J. Paton, Manager – Development Planning
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. E. Geddes, Section Manager – Transportation
Ms. C. Walker, Chief Bylaw Officer
Mr. F. Ducote, Planner 2 – Urban Design
Ms. K. Rendek, Planner 2
Mr. D. Allan, Planner
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA



1.1. June 1, 2015 Regular Meeting Agenda

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

THAT the agenda for the June 1, 2015 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. Ileana Gavrila, Pemberton Heights Community Association:

- Thanked the District for purchasing the Capilano United Church property; and,
- Presented Council with a sculpture titled “Our City” on behalf of Sunflower Daycare.

- 2.2. Ms. Shauna Ready, Pemberton Heights Community Association:**
- Thanked the District on behalf of the Pemberton Heights Community Association Moms' Group for purchasing the Capilano United Church property.
- 2.3. Mr. Colin Metcalfe, President, Pemberton Heights Community Association:**
- Thanked District Council and staff on behalf of the Association and local residents for purchasing the Capilano United Church property.
- 2.4. Mr. Eric Andersen, 2500 Block Derbyshire Way:**
- Submitted an invitation to Blueridge Good Neighbour Day on behalf of the Blueridge Community Association.
- 2.5. Mr. Marc Josephson, 800 Block East 10th Avenue, Vancouver, Senior Development Manager for Grosvenor:**
- Commented on item 9.5;
 - Noted the development will be walkable and provide a gateway to Edgemont Village;
 - Mentioned there will be affordable housing options for people who want to stay in the neighbourhood; and,
 - Commented on plans for increased parking.
- 2.6. Ms. Roberta Perrin, 1000 Block Belmont Avenue:**
- Spoke in favour of item 9.5; and,
 - Remarked that Grosvenor has listened to resident concerns and provided opportunities for input.
- 2.7. Ms. Margie Goodman, 2700 Block Panorama Drive:**
- Spoke in favour of item 9.1;
 - Noted her property was flooded in 1989;
 - Opined that the subject property is an eyesore and a hazard; and,
 - Expressed concern that the deadline for compliance may be too long.
- 2.8. Mr. Jason Madill, 5000 Block Redonda Drive:**
- Spoke in favour of item 9.5; and,
 - Remarked he is looking forward to having more parking and a new full-service grocery store.
- 2.9. Mr. Beau Jarvis, Kennedy Avenue:**
- Spoke in favour of item 9.5;
 - Remarked that the developer has done a good job of addressing resident concerns;
 - Commented that the development could help unlock single family housing stock in the area; and,
 - Requested a pub be built in Edgemont Village in the future.
- 2.10. Mr. Murray Schults, 3400 Block Wellington Crescent:**
- Spoke in favour of item 9.5;
 - Commented that the development could provide affordable, entry-level homes; and,
 - Suggested traffic calming for Ridgewood Drive.

2.11. Ms. Leetty Huang, 3000 Block Highland Boulevard:

- Spoke in favour of item 9.5;
- Noted she is an Edgemont Village business owner;
- Suggested that the development will create a gateway and unite the four corners of Edgemont; and,
- Complimented the modern design.

2.12. Mr. Jason Black, 900 Block Fairmont Road:

- Spoke in favour of item 9.5;
- Commented that the development will bring the community together and be good for business;
- Opined that four storeys is reasonable; and,
- Commented that the four-way stop at Edgemont Boulevard and Ridgewood Drive is frustrating.

2.13. Mr. Bill Phillips, 900 Block Canyon Boulevard:

- Spoke in favour of item 9.5; and,
- Noted the developer has been accommodating of residents.

2.14. Ms. Pippa Sugimoto, 700 Block Handsworth:

- Spoke in favour of item 9.5;
- Noted the developer has been accommodating;
- Expressed satisfaction that the building is not age-restricted; and
- Commented that she is looking forward to the new grocery store.

3. PROCLAMATIONS



3.1. Access Awareness Day – June 6, 2015

4. RECOGNITIONS

Nil

5. DELEGATIONS



5.1. Ms. Virginia Phillips, President and Adele Wilson, Vice President, Lynn Valley Services Society

Re: Lynn Valley Services Society: Background and Future Direction

Ms. Virginia Phillips, President, and Ms. Adele Wilson, Vice President, Lynn Valley Services Society, spoke about the programs and services provided by the organization, highlighting a need for more space to be able to expand their services. Ms. Phillips requested the District allow the organization to use Lynn Valley Community Room and Recreation Centre for their programming.

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT the delegation of Lynn Valley Service Society be received for information.

CARRIED

6. ADOPTION OF MINUTES 

6.1. April 27, 2015 Special Council Meeting

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT the minutes of the April 27, 2015 Special Council meeting be adopted.

CARRIED

6.2. May 4, 2015 Regular Council Meeting

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT the minutes of the May 4, 2015 Regular Council meeting be adopted.

CARRIED

6.3. May 19, 2015 Public Hearing

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

THAT the minutes of the May 19, 2015 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 HANSON

SECONDED by Councillor BASSAM

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

CARRIED

9.1. Remedial Action Order – 2755 Panorama Drive, North Vancouver 

File No. 09.4000.30/000.001

Public Input:

Mr. Kristian Whitehead, 2700 Block Panorama Drive:

- Spoke in favour of the Remedial Action Order;
- Commented on the state of the subject property;
- Noted his property has been affected; and,

- Expressed concern regarding the length of time permitted by the order.

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT Council resolve as follows:

1. Council considers that the property located at 2755 Panorama Drive, legally described as:

PID: 014-905-787

Lot 9, except part in plan 14059, of Lot 3 Block 9 District lot 626 Plan 1194

(the "Property")

Is in a condition that is so unclean as to be offensive to the community, and declares, cumulatively and individually, that the following matters and things are a nuisance:

- (a) The items identified and labelled as numbers 1 to 11 in the photographs attached as **Schedule A** to the Council Report prepared by the Property Use & Business Licence Coordinator and dated May 20, 2015 (the "Photographs");
- (b) The piles of accumulated materials identified and labelled as A to P in the photographs; and,
- (c) The wood platform identified and labelled as number 12 in the Photographs

(collectively, the "Matters and Things")

2. Pursuant to section 72(2)(b)(i) of the *Community Charter*, Council imposes the following remedial action requirement on Charles S. Band and Constance L. Band, being the registered owners of the Property, (the "Owners"): completely remove from the Property the Matters and Things by no later than July 15, 2015 (the "Remedial Action Requirement").
3. The Remedial Action Requirement must be completed to the satisfaction of the Chief Bylaw Officer by the stipulated date.
4. In the event that the Owners fail to fully comply with the Remedial Action Requirement by the stipulated date:
 - a) The District 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*; and,
 - b) The costs of such actions shall be treated as a debt owed to the District of North Vancouver which, if unpaid at the end of this calendar year, will be added to the property taxes for the next calendar year pursuant to s. 258 of the *Community Charter*.

CARRIED

9.2. Filing Under the Financial Information Act – 2014 Statement of Financial Information (SOFI)



File No. 02.1760

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

THAT the 2014 Statement of Financial Information (SOFI) of the District of North Vancouver be approved.

CARRIED

9.3. Council Remuneration and Expenses Paid During 2014



File No. 05.1960

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

THAT the April 23, 2015 report of the Director – Financial Services entitled Council Remuneration and Expenses Paid During 2014 be approved.

CARRIED

9.4. Bylaws 8110 and 8109: 4343 Starlight Way (Monterey Elementary School)



File No. 08.3060.20/050.14

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

THAT “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8110, 2015 (Amendment 14)” is ADOPTED.

THAT “The District of North Vancouver Rezoning Bylaw 1326, (Bylaw 8109)” is ADOPTED.

CARRIED

9.5. Bylaws 8122 and 8123: Rezoning and Housing Agreement Bylaws for a Mixed Commercial/Residential Project at 3260 Edgemont Boulevard, 3230 Connaught Crescent and 1055-1073 Ridgewood Drive (Edgemont Village BT Limited)



File No. 08.3060.20/054.14

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on the Staff Report; and,
- Requested that additional information regarding the zoning be provided.

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

THAT Bylaw 8122 which rezones the subject site from General Commercial Zone 2 (C2) and Single Family Residential Edgemont (RSE) to Comprehensive Development

Zone 90 (CD90) to enable the development of a mixed use commercial/residential project, is given FIRST Reading;

THAT Bylaw 8123, which authorizes a Housing Agreement to prevent future rental restrictions on the subject property, is given FIRST Reading;

AND THAT Bylaw 8122 be referred to a Public Hearing.

CARRIED

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

9.7. Debris Hazard Impact Analysis



File No. 11.5225.01

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT Council direct staff to award the Debris Hazard Impact Analysis project to BGC Engineering Inc. for \$795,000 and amend the Financial Plan Bylaw in the fall of 2015 to fund the project from Sewer & Drainage Reserve.

CARRIED

The meeting recessed at 8:55 pm and reconvened at 9:02 pm

9.6. Bylaws 7984 and 8081: 3568-3572 Mt. Seymour Parkway



File No. 08.3060.20/060.10

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT "The District of North Vancouver Rezoning Bylaw 1291, (Bylaw 7984)" is given SECOND and THIRD Readings.

THAT "Housing Agreement Bylaw 8081, 2014 (3568-3572 Mt. Seymour Parkway)" is given SECOND and THIRD Readings.

CARRIED

Opposed: Councillors HANSON and MURI

9.8. Rezoning of Maplewood North Lands (Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157)



File No. 13.6655.20/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor BOND

THAT Council direct staff to prepare a new industrial/commercial zoning bylaw for Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 precluding uses related to mining, garbage disposal, and soil screening;

AND THAT Staff submit to Council, any complete building permit application received after June 8, 2015 for Lot B Block X District Lot 469 and 611 New Westminster District Plan LMP33157 which staff consider are in conflict with the bylaw under preparation, for consideration of a resolution that the building permit or business licence be withheld for 30 days under Section 929 of the *Local Government Act*.

CARRIED

9.9. North Vancouver Recreation & Culture Commission (NVRCC): Operating and Project Grant Recommendations 

File No. 10.4794.90/006.000

MOVED by Councillor HANSON
SECONDED by Councillor BASSAM

THAT Operating Grants totalling \$108,500 be approved to support the operations and programming of ten (10) local arts, cultural and heritage groups;

THAT Project Grants totalling \$82,000 be approved to support sixteen (16) arts projects, community celebrations, cultural activities and festivals;

THAT a further \$23,000 be awarded to support three civic events: the Canada Day Celebration (at Waterfront Park), the Canada Day Parade and Remembrance Day;

AND THAT the District's 50% contribution to these grants (\$106,750) be released for payment, pending confirmed approval of these same recommendations by the City of North Vancouver.

CARRIED

9.10. Proposed Lynn Valley Town Centre Public Realm and Design Guidelines 

File No. 13.6480.30/002.005

Presentation: Ms. Karen Rendek, Planner 2, and Mr. Frank Ducote, Planner 2 – Urban Design.

MOVED by Councillor BASSAM
SECONDED by Councillor BOND

THAT the May 20, 2015 report of the Policy Planner, which said guidelines are attached as Attachment 1, entitled Proposed Lynn Valley Town Centre Public Realm and Design Guidelines be approved;

AND THAT Bylaw 8119 is given FIRST, SECOND and THIRD Readings;

AND THAT Bylaw 8129 is given FIRST, SECOND and THIRD Readings.

CARRIED

9.11. Wembley Traffic Calming

File No.

This item was withdrawn from the agenda.

10. REPORTS

10.1. Mayor

Mayor Walton reported on the Lynn Valley Day events.

10.2. Chief Administrative Officer

Nil

10.3. Councillors

10.3.1 Councillor Bassam reported on:

- His attendance at the Lynn Valley Day Gala event and the presentation of a Certificate of Appreciation to Mr. Eric Muira.

10.3.2 Councillor Bond reported on Bike Day in Canada held on May 25, 2015.

10.3.3 Councillor Muri noted that:

- Blueridge Good Neighbour Day is on June 7, 2015; and,
- The Seymour River Canyon Trails Connection Meeting, hosted by Metro Vancouver in response to the slide on the Seymour River, is taking place June 24 and 25.

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the June 1, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(10:00 pm)

Mayor

Municipal Clerk