

**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 15, 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 D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Mr. A. Wardell, Director – Financial Services
Mr. J. Gordon, Manager – Administrative Services
Mr. S. Ono, Acting General Manager – Engineering, Parks & Facilities
Ms. J. Paton, Manager – Development Planning
Ms. M. Welman, Manager – Strategic Communication & Community Relations
Ms. J. Pavey, Section Manager – Environmental Sustainability
Mr. M. Hartford, Planner
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA 

1.1. June 15, 2015 Regular Meeting Agenda

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

THAT the agenda for the June 15, 2015 Regular Meeting of Council for the District of North Vancouver be adopted as circulated, without item 9.11.

DEFEATED

Opposed: Mayor WALTON and Councillors BOND, MURI, MACKAY-DUNN and
HANSON

**MOVED by Councillor MURI
SECONDED by Councillor BOND**

THAT the agenda for the June 15, 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

Opposed: Councillor BASSAM

2. PUBLIC INPUT

- 2.1. Ms. Janice Edmonds, North Shore NOPE, 700 Block Baycrest Drive:**
- Commented on the Trans Mountain pipeline on behalf of North Shore NOPE;
 - Noted that the group is opposed to the expansion of pipelines; and,
 - Opined that the National Energy Board process is flawed.
- 2.2. Ms. Brittany Barnes, Capilano Students Union, 200 Block East 3rd Street:**
- Commented on student housing at Capilano University;
 - Noted that the Capilano Students Union is advocating for student housing; and,
 - Requested District support.
- 2.3. Mr. Taylor Wilson, Capilano Students Union, 300 Block East 4th Street:**
- Commented on student housing at Capilano University;
 - Noted Darwin Properties is making a proposal to build student housing; and,
 - Commented that the Capilano Students Union endorses Darwin Properties' plan.
- 2.4. Ms. Erin MacNair, 3400 Block Emerald Drive:**
- Thanked Council for supporting North Shore Safe Routes Advocates;
 - Requested Council revisit the idea of adding a staff position for Safe Routes; and,
 - Noted recent cycling incidents.
- 2.5. Mr. Lyle Craver, 4700 Block Hoskins Road:**
- Commented that the BC Bike Race scheduled for July 1 is planning to use electric bikes for its marshals;
 - Expressed concern that part of the race route is through Mountainview Park; and,
 - Requested completion of the 2007 Sustainable Trail Use Plan.
- 2.6. Mr. Chuck Band, 2700 Block Panorama Drive:**
- Advised he was unable to attend the June 1, 2015 Council meeting where a Remedial Action Order was issued by Council against his property, due to a planned trip abroad;
 - Commented that the creek work on the property had been done with the help of an engineer;
 - Stated he has been in talks with District staff; and,
 - Acknowledged neighbours' concerns and opined that the public input provided on June 1 was not accurate.
- 2.7. Mr. Kerry Morris, 700 Block East 15th Street:**
- Commented on the upcoming Public Hearing regarding Mountain Court;
 - Expressed concern for the displacement of current residents;
 - Spoke regarding affordable housing; and,
 - Suggested using Community Amenity Contribution funds to help the residents stay in the community.
- 2.8. Mr. John Hunter, 300 Block Roche Point Drive:**
- Noted he is a consultant for energy companies and has done work for Kinder Morgan;
 - Commented that information is publicly available on materials used in the transport of diluted bitumen; and,
 - Commented on affordable housing.

2.9. Mr. Thomas Frauenberger, 100 Block East 29th Street:

- Spoke in support of item 9.6 as the builder on the project;
- Commented that the City of Vancouver now has almost 2,000 laneway/coach houses; and,
- Noted his company has built a laneway home in the City of North Vancouver.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS 

5.1. Ms. Heather Dunsford, North Shore Keep Well Society

Re: Exercise and Healthy Lifestyles for Seniors

Ms. Heather Dunsford, Coordinator, North Shore Keep Well Society, provided an overview of the programs and services highlighting that they are open to all age 55 and up, free of charge. The organization is a registered society and charity, volunteer-driven with a small support staff. Programs include exercise followed by blood pressure checks, massage services and social activities. Approximately 80% of funding comes from donations and the remainder comes from grants from Vancouver Coastal Health Authority, BC Gaming, the North Shore municipalities and service clubs.

MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT the delegation of the North Shore Keep Well Society be received for information.

CARRIED

6. ADOPTION OF MINUTES 

6.1. June 2, 2015 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the minutes of the June 2, 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 MURI

SECONDED by Councillor BOND

THAT items 9.5 and 9.8 be included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Update on Trans Mountain Project

File No. 01.0595.20/006.04

Public Input:

Mr. Trevor Kier, 400 Block Alder Street:

- Commented that it is not clear what the District's position is on the proposed Trans Mountain pipeline project;
- Complimented the work done by the Section Manager – Environmental Sustainability;
- Requested information on what actions the District has taken; and,
- Requested resident concerns be brought to the National Energy Board.

Ms. Julie Pavey, Section Manager – Environmental Sustainability, provided an update on the District's engagement with the National Energy Board regarding the proposed Trans Mountain Expansion:

- Commented that concerns are being shared with other interveners;
- The District has ecological concerns including Burrard Inlet and the Maplewood Conservation Area;
- Noted concerns include the impact of a spill, effectiveness of cleanup and longer term impacts from other spills;
- Commented that the Wild Bird Trust of BC is opposed to the project due to the risk to the Maplewood Mud flats;
- Noted the preliminary design was revised to reduce footprint in marine environment;
- Commented that there are concerns about air quality as volatile components of condensate would evaporate in the event of a spill;
- Metro Vancouver is responsible for regional air quality and has raised concerns;
- The behaviour of diluted bitumen in a spill is unknown; and,
- Advised Council of the next steps in the National Energy Board hearing process.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the report of the Section Manager – Environmental Sustainability be received for information.

CARRIED

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the District of North Vancouver formally oppose the twinning of the Trans Mountain Pipeline.

CARRIED

Opposed: Councillor BASSAM

The meeting recessed at 8:47 pm and resumed at 8:53 pm.

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

9.9. Bylaw 8119: Subdivision and Development Bylaw, Lynn Valley Town Centre and Bylaw 8129: Development Servicing Bylaw



File No. 13.6480.30/002.005.000

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT “District of North Vancouver Subdivision and Development Bylaw, Lynn Valley Town Centre 7157, 2000, Repeal Bylaw 8119, 2015” is ADOPTED.

THAT “Development Servicing Bylaw 7388, 2005, Amendment Bylaw 8129, 2015 (Amendment 7)” is ADOPTED.

CARRIED

9.2. Bylaws 8126 and 8127: Rezoning and Housing Agreement Bylaws for a 7 Unit Townhouse Project at 3730-3736 Edgemont Boulevard



File No. 08.3060.20/039.14

Public Input:

Mr. Al Saunders, Harbourview Homes, 900 Block Beaumont Drive:

- Opined that the project fits with the neighbourhood;
- Noted the company has responded to neighbours’ concerns;
- Commented that they have taken an innovative approach to parking; and,
- Noted the project offers a range of housing options.

MOVED by Councillor BASSAM
SECONDED by Councillor HICKS

THAT “The District of North Vancouver Rezoning Bylaw 1332 (Bylaw 8126)” is given FIRST Reading and is referred to a Public Hearing;

AND THAT “Housing Agreement Bylaw 8127, 2015 (3730-3736 Edgemont Blvd)” is given FIRST Reading.

CARRIED

9.3. Bylaw 8135 (Rezoning Bylaw 1333): 2975 & 2991 Fromme Road Zoning Bylaw Text Amendment (Subdivision Regulations)




File No. 08.3060.20/007.15

MOVED by Councillor BASSAM
SECONDED by Councillor HANSON

THAT “The District of North Vancouver Rezoning Bylaw 1333 (Bylaw 8135)” is given FIRST Reading;

AND THAT Bylaw 8135 is referred to a Public Hearing.

CARRIED

- 9.4. **Bylaws 8103 and 8104: 1203 and 1207 Harold Road** 
File No. 08.3060.20/030.14


MOVED by Councillor BASSAM
SECONDED by Councillor BOND

THAT “The District of North Vancouver Rezoning Bylaw 1325 (Bylaw 8103)” is given SECOND and THIRD Readings;

AND THAT “Housing Agreement Bylaw 8104, 2014” is given SECOND and THIRD Readings.

DEFEATED

Opposed: Mayor WALTON, Councillors HANSON, MACKAY-DUNN and MURI

- 9.5. **Local Area Service Bylaw 8125 – (LIP2015-01) Traffic Calming for 2700 – 2900 Block Wembley Drive and 2800 Block Wembley Place** 
File No. 11.5320.20/064.000

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT pursuant to Section 211 of the Community Charter, a local area service project for the construction of traffic calming works on Wembley Drive be approved;

AND THAT Bylaw 8125 is given FIRST, SECOND and THIRD Readings.

CARRIED

- 9.6. **Development Variance Permit 8.15 – 1146 West 20th Street** 
File No. 08.3060.20/008.15

Public Input:

Mr. Chris Wilson, 1100 West 20th Street:

- Noted he is the owner of the subject property; and,
- Advised the plans were adjusted to address concerns from neighbours.

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT Development Variance Permit 8.15, to allow for the construction of a new single-family house and coach house on the property located at 1146 West 20th Street, is ISSUED;

AND THAT the Mayor and Clerk are authorized to sign such documentation as is necessary to discharge restrictive covenant 14797M (the “Restrictive Covenant”) registered in favour of the District against title to Property.

CARRIED

Councillor MURI left the meeting at 9:29 pm and returned at 9:30 pm.

- 9.7. **Development Permit 01.15 – Redevelopment of Lynn Valley Centre Mall** 
1175 Lynn Valley Road / 1280 East 27th Street
File No. 08.3060.20/001.15

MOVED by Councillor BASSAM
SECONDED by Councillor MACKAY-DUNN

THAT Development Permit 01.15, to accommodate construction of six buildings ranging in height from four storeys to twelve storeys, including a one storey commercial podium, all comprising the re-development of the southerly portion of the existing Lynn Valley Centre mall and the adjacent property at 1280 East 27th Street, is ISSUED.

CARRIED

- 9.8. **Bylaw 8133 to amend Street and Traffic Bylaw 7125 and** 
Bylaw 8134 to amend Fees and Charges Bylaw 6481
File No. 11.5245.01/000.000


MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT Bylaw 8133 is given FIRST, SECOND and THIRD Readings;

AND THAT Bylaw 8134 is given FIRST, SECOND and THIRD Readings.

CARRIED

The meeting recessed at 9:56 and reconvened at 9:59 pm.

- 9.10. **District of North Vancouver 2014 Annual Report** 
File No. 01.0645.20/001.000

Presentation: Ms. Mairi Welman, Manager – Strategic Communication & Community Relations.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented on the Annual Report and provided feedback and suggestions for improvements; and,
- Queried why revenues are higher than expenses and why debts are not being paid down if there are funds available;
- Commented regarding restricted funds and requested clarification;
- Requested more details on the contract services increase; and,
- Suggested the District approach the provincial government to request reduced penalties for unpaid taxes.

Councillor Muri left the meeting at 10:05 and returned at 10:06 pm.

Staff advised that the District is paying down debt and because it is term debt, it can only be paid off at certain times.

Councillor MURI left the meeting at 10:25 pm and returned at 10:26 pm.

MOVED by Councillor MACKAY-DUNN
SECONDED by Councillor MURI

THAT the Regular Council meeting held on June 15, 2015 be authorized to carry on beyond 10:30 pm.

CARRIED

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Commented on the District's borrowing capacity;
- Noted Permissive Tax Exemptions used to be coded by category and requested this practice resume;
- Opined that Council needs to pay attention to past employee benefits;
- Commented on the District's financial position; and,
- Spoke regarding the District's encroachment strategy in the work plan.

Staff advised that the Municipal Pension Plan is 96% funded.

MOVED by Councillor BOND
SECONDED by Councillor MURI

THAT the District of North Vancouver Annual Report for 2014 be received.

CARRIED

9.11 Affordable Rental Housing 
File No.

MOVED by Councillor MURI
SECONDED by Councillor HANSON

THAT Staff be directed to begin a discussion with Council about the retention of existing affordable housing and to prepare a green paper outlining regulatory and policy tools to ensure a future supply of affordable housing in the District.

CARRIED

Opposed: Mayor WALTON

10. REPORTS

10.1. Mayor

Nil

10.2. Chief Administrative Officer

Nil

10.3. Councillors

Nil

10.4. Metro Vancouver Committee Appointees

Nil

11. ANY OTHER BUSINESS

Nil

12. ADJOURNMENT 

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the June 15, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(10:58 pm)

Mayor

Municipal Clerk