

REGULAR MEETING OF COUNCIL

7:00 p.m.
Monday, July 29, 2013
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

BROADCAST OF MEETING

- Live broadcast on Shaw channel 4
- Re-Broadcast on Shaw channel 4 at 9:00 a.m. Saturday
- Online at www.dnv.org

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 7962 – The District of North Vancouver Rezoning Bylaw 1287 (Old Dollarton/Front Street)
- Bylaw 7983 – 3508-3520 Mt. Seymour Parkway
- Bylaws 7985 & 7986 – 3202 Woodbine Drive
- Bylaws 7997 & 7996 – Undeveloped Alpine Lots
- Bylaw 7994 – 1620 Westover Road
- Bylaw 7998 – PRO Zone Amendment

1. ADOPTION OF THE AGENDA

1.1. July 29, 2013 Regular Meeting Agenda

Recommendation:

THAT the agenda for the July 29, 2013 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.

2. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

3. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS

- 5.1. Jeneen Sutherland, Heart and Stroke Foundation**
Re: Active Communities – Heart and Stroke Foundation

p.

6. ADOPTION OF MINUTES

6.1. July 15, 2013 Regular Council Meeting p.

Recommendation:

THAT the minutes of the July 15, 2013 Regular Council meeting be adopted.

6.2. July 23, 2013 Public Hearing – Undeveloped Alpine Lots p.

Recommendation:

THAT the minutes of the July 23, 2013 Public Hearing be received.

6.3. July 23, 2013 Public Hearing – 1620 Westover Road p.

Recommendation:

THAT the minutes of the July 23, 2013 Public Hearing be received.

6.4. July 23, 2013 Public Hearing – PRO Zone Amendment p.

Recommendation:

THAT the minutes of the July 23, 2013 Public Hearing be received.

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

9. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

*Staff suggestion for consent agenda.

Recommendation:

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

9.1. Remediation Action Requirements: 518 Alpine Court – Unsafe Structure p.
File No. 08.2300.01/000.000

Recommendation:

THAT

1. Council incorporate this report and attachments to supplement the decision-making on the proposed Remediation Action Requirements 518 Alpine Court Unsafe Structure and;

2. Council declares, pursuant to section 73 of the *Community Charter*, SBC 2003 c. 26, that the garage located at 518 Alpine Court, legally described as:

PID: 008-607-371

Lot 32, Block C, District Lot 578, Plan 8399

(the "Property") is in and creates an unsafe condition;

3. Council hereby imposes the following remedial action requirements (the "Remedial Action Requirements") on Peter Twist, and Julie Rogers, the registered owners of the Property (the "Owners") to address and remediate the above unsafe condition:
 - a. Demolish and remove the existing garage on the Property or redesign/reconstruct it in accordance with a plan approved by the Chief Building Official;
 - b. Restore the Property to a safe condition to the satisfaction of the Chief Building Official;
 - c. Submit a plan to address and remediate the unsafe garage structure on the Property (the "Remediation Plan"), acceptable to the District's Chief Building Official and prepared by a Qualified Professional retained by the Owners, by no later than September 3, 2013, with such plan to address re-vegetation for slope stability and storm water management; and,
 - d. Submit a report by a Qualified Professional, prior to any remedial work being commenced on the Property, certifying that the house foundation is secure and the building is fit for the purpose intended;
2. If the garage is retained, upon completion of the work, the Owner's Qualified Professional must certify that the garage structure may be safely used for the purpose intended. Alternatively, if the garage is demolished the Owner's Qualified Professional must certify the stability of the Property.
3. The Remedial Action Requirements must be completed in accordance with the Remediation Plan and to the satisfaction of the Chief Building Official by no later than October 31, 2013.
4. Council hereby directs that in the case of failure of the Owner to comply with the Remedial Action Requirements, then:
 - a. The District, its contractors or agents may enter the Property and may carry out the following remedial actions:
 - I. Demolish and remove the garage the Property;
 - II. Clean up any associated slide debris from the Property;

- III. Generally restore the Property to a safe condition to the satisfaction of the Chief Building Official; and,
- IV. For the foregoing purposes may retain the services of a professional engineer to provide advice and certifications;
- b. The charges incurred by the District in carrying out the aforementioned remedial actions will be recovered from the Owner as a debt; and,
- c. If the amount due to the District under 4(b) above is unpaid on December 31st in any year then the amount due shall be deemed to the property taxes in arrears under section 258 of the *Community Charter*.

9.2. Bylaws 7997 and 7996: OCP Amendment and Rezoning Undeveloped Alpine Lots (PIDs 012-105-198 and 012-105-180) p.
File No. 08.3060.20/001.013

Recommendation:

1. THAT Bylaw 7997 “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7997, 2013 (Amendment 6)” is given SECOND and THIRD reading;

AND THAT Bylaw 7997 “The District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 7997, 2013 (Amendment 6)” is ADOPTED.

2. THAT Bylaw 7996 “The District of North Vancouver Rezoning Bylaw 1295 (Bylaw 7996)” is given SECOND reading as amended;

AND THAT Bylaw 7996 “The District of North Vancouver Rezoning Bylaw 1295 (Bylaw 7996)” is given THIRD reading;

AND THAT Bylaw 7996 “The District of North Vancouver Rezoning Bylaw 1295 (Bylaw 7996)” is ADOPTED.

9.3. Bylaw 7998: Rezoning Bylaw 1296 – (PRO) ZONE Text Amendment p.
File No. 09.3900.01/000.000

Recommendation:

THAT the “District of North Vancouver Rezoning Bylaw 1296 (Bylaw 7998)” is given SECOND and THIRD reading.

9.4. Bylaw 7994: Westover Road (Rezoning Bylaw 1294) p.
File No. 08.3060.20/001.13

Recommendation:

THAT “District of North Vancouver Rezoning Bylaw 1294 (Bylaw 7994)” is given SECOND and THIRD reading;

AND THAT Bylaw 7994 is ADOPTED.

- 9.5. Bylaws 8000 and 8001: Rezoning and Housing Agreement for a 30 Unit Townhouse Project: 2135-2167 Heritage Park Lane (Formerly Mount Seymour Parkway Frontage Road)** p.
File No. 08.3060.20/079.12

Recommendation:

THAT

1. Bylaw 8000, which rezones the subject site from Residential Single Family 6000 Zone (RS4) to Comprehensive Development 74 (CD74) to enable the development of a 30 unit residential townhouse project, is given FIRST reading;
2. Bylaw 8001, which authorizes a Housing Agreement to prevent future rental restrictions, is given FIRST reading; and,
3. Bylaw 8000 is referred to a Public Hearing.

- 9.6. Development Variance Permit 36.13 – 2763 Crestlynn Drive** p.
File No. 08.3060.20/036.13

Recommendation:

THAT Council issue Development Variance Permit 36.13 to facilitate the addition of an attached two-car garage at 2763 Crestlynn Drive.

- 9.7. Development Permit 23.13** p.
Vacant Lot on Sasamat Lane (Lot 21, Block 3, District Lot 1417 Plan 5679)
File No. 08.3060.20/023.13

Recommendation:

THAT Council issue Development Permit 23.13 to allow a new house on Sasamat Lane on the lot legally described as Lot 21, Block 3, District Lot 1417 Plan 5679 (PID 011-101-334).

- 9.8. Trans Canada Trail Loop** p.
File No. 12.6285.20/502.000

Recommendation:

THAT Council

1. Endorse the concept of a Trans Canada Trail Burrard Loop route, and;
2. Direct staff to work with the various government agencies to implement the route.

10. REPORTS

10.1. Mayor

10.2. Chief Administrative Officer

10.3. Councillors

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT

Recommendation:

THAT the July 29, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.