

**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, July 20, 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
Ms. N. Deveaux, General Manager – Finance & Technology
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, Deputy General Manager – Planning & Permits
Mr. D. Desrochers, Manager – Engineering Projects & Development Services
Mr. R. Malcolm, Manager – Real Estate and Properties
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. S. Dal Santo, Section Manager – Planning Policy
Ms. S. Lunn, Social Planner
Ms. A. Mauboules, Social Planner
Mr. J. Gresley-Jones, Planning Assistant
Ms. C. Archer, Confidential Council Clerk

1. ADOPTION OF THE AGENDA



1.1. July 20, 2015 Regular Meeting Agenda

**MOVED by Councillor MURI
SECONDED by Councillor HICKS**

THAT the agenda for the July 20, 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.

2. PUBLIC INPUT



2.1. Ms. Liz Gowan, 100 Block East Carisbrooke Road:

- Spoke in opposition to Item 9.3 regarding 170 East Osborne Road;

- Acknowledged an effort has been made by the applicant to preserve view corridors;
 - Commented that the main vehicular access to the back lot will be via a narrow lane, including construction and emergency vehicles; and,
 - Expressed concern that there is no fire hydrant in proximity to the proposed back lot.
- 2.2. Ms. Marg Udell, 3400 Block St. Georges Ave:**
- Spoke in support of Item 9.3 regarding 170 East Osborne Road;
 - Commented that her view will be improved by the proposal; and,
 - Opined that two new houses will improve the neighbourhood.
- 2.3. Mr. Alan Armour, 100 Block East Carisbrooke Road:**
- Spoke in support of Item 9.3 regarding 170 East Osborne Road;
 - Noted his initial concerns about losing his view were addressed by the applicant; and,
 - Commented that the view from his home will likely be improved.
- 2.4. Ms. Diana Belhouse, 500 Block Granada Crescent:**
- Spoke in opposition to the staff report for Item 9.4 regarding Delbrook Community Recreation Centre; and,
 - Urged Council to not sell the Delbrook lands for development.
- 2.5. Ms. Sandy Armour, 100 Block East Carisbrooke Road:**
- Spoke in support of Item 9.3 regarding 170 East Osborne Road;
 - Commented that the houses have been designed to enhance the views of neighbours; and,
 - Noted that the only access to the existing house has always been from the lane.
- 2.6. Ms. Chloe Hartley, 1100 Kinloch Lane:**
- Commented regarding the Kinder Morgan pipeline;
 - Thanked Council for adopting a motion to oppose the pipeline;
 - Urged the District to be clear in its submission to the National Energy Board that identified potential impacts are negative and unacceptable; and,
 - Opined that spill response should not be the central point of the District's critique of the proposed pipeline.
- 2.7. Mr. Rene Gourley 600 Block St. Ives Crescent:**
- Commented on Item 9.4 regarding the Delbrook Community Recreation Centre site; and,
 - Suggested changes to the staff report to reduce the amount of development.
- 2.8. Ms. Eve Chiu, 100 Block Osborne Road:**
- Spoke in support of Item 9.3 regarding 170 East Osborne Road;
 - Noted that the proposed houses will not block views; and,
 - Commented that the family wants to improve the neighbourhood with the development.
- 2.9. Mr. Stewart Bailey, 500 Block West St. James Road:**

- Spoke regarding Item 9.4 regarding the Delbrook Community Recreation Centre site;
- Questioned at what stage public engagement is taking place; and,
- Expressed an interest in being part of the process in decision making as a neighbour and stakeholder.

2.10. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Spoke regarding Item 9.4 regarding the Delbrook Community Recreation Centre site;
- Commented that he is against the sale of public land; and,
- Urged Council to consider all options for the property.

3. PROCLAMATIONS

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS 

5.1 Ms. Kathleen Campbell, Executive Director, and Mr. Zahir Pirani, President, Vancouver's North Shore Tourism Association

Re: VNSTA Destination Marketing Organization Presentation re: Value of Tourism

Ms. Kathleen Campbell, Executive Director, provided an update on North Shore tourism, highlighting that hotel occupancy rates, major attractions and overnight visitors are up in 2015 over 2014 levels. Ms. Campbell noted that the Municipal Hotel Room Tax provides funding for marketing to promote the area to visitors. The Value of Tourism study conducted in 2013 estimated the total value of tourism in the City and District of North Vancouver at \$103,880,000. The study also showed overnight visitors spend significantly more than day visitors, highlighting the importance of hotels to local tourism.

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT the delegation of the Vancouver's North Shore Tourism Association be received for information.

CARRIED

6. ADOPTION OF MINUTES 

6.1. July 6, 2015 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT the minutes of the July 6, 2015 Regular Council meeting be adopted.

7. **RELEASE OF CLOSED MEETING DECISIONS**

8. **COMMITTEE OF THE WHOLE REPORT**

8.1. **July 13, 2015 Committee of the Whole**



8.1.1. Lower Lynn Town Centre Industrial Lands Strategy

File No. 13.6480.30/002.001.000

MOVED by Councillor HICKS

SECONDED by Councillor MURI

THAT the June 7, 2015 joint report of the Section Manager – Policy Planning and Policy Planner entitled Lower Lynn Town Centre Industrial Lands Strategy be received for information;

AND THAT staff be directed to proceed with preparing, for Council's consideration, new zoning regulations for the Lower Lynn Town Centre industrial area.

CARRIED

8.1.2. Names for Lower Capilano Village Centre, Lower Lynn Town Centre and the New Community Recreation Facility in Delbrook

File No. 01.0380.20/074.000

MOVED by Councillor MURI

SECONDED by Councillor BASSAM

THAT "Lions Gate" as the new name for the Lower Capilano Village Centre is endorsed.

THAT "Lynn Creek" as the new name for Lower Lynn Town Centre is endorsed.

CARRIED

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor HICKS

THAT consideration of the new name for the new community recreation centre in Delbrook be deferred.

CARRIED

9. **REPORTS FROM COUNCIL OR STAFF**



MOVED by Councillor BASSAM

SECONDED by Councillor MURI

THAT items 9.7 and 9.8 be included in the Consent Agenda and be approved without debate.

CARRIED

9.1. Bylaw 8124 – Turning Point Men’s Support Recovery House on Burr Place



File No. 08.3060.20/022.15

MOVED by Councillor MACKAY-DUNN

SECONDED by Councillor MURI

THAT “The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124) is given FIRST Reading and is referred to a Public Hearing.

CARRIED

9.2. Local Area Service Bylaw 8137 – Lane Paving 100/200 Block Kensington Crescent, Southwest of Kensington Crescent and Northeast of Carisbrooke Crescent between West Braemar Road and Carnarvon Avenue



File No. 16.8310.01/000.000

MOVED by Councillor BASSAM

SECONDED by Councillor HICKS

THAT Bylaw 8137 is given No Further Readings.

DEFEATED

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

MOVED by Councillor BOND

SECONDED by Councillor MURI

THAT Pursuant to Section 211 of the Community Charter, a local area service project for the paving of the existing gravel lane located in the 100/200 block Kensington Crescent, be approved.

THAT Bylaw 8137 is given FIRST, SECOND and THIRD Readings.

CARRIED

Opposed: Councillor BASSAM and HICKS

9.3. Development Variance Permit 53.14 – 170 East Osborne Road



File No. 08.3060.20/053.14

Public Input:

Mr. William Marsh, 100 Block East Carisbrooke Road:

- Spoke in opposition to the application;
- Noted he is opposed to changing the configuration of the second house to front the lane; and,
- Commented that the lane is not big enough for emergency vehicles and garbage trucks.

Mr. Doug Johnson, 900 Block West 3rd Avenue:

- Noted that he is the project architect;
- Indicated that the number of requested variances had been reduced from five to one since the original application was denied by Council;
- Commented that meetings with neighbours had produced changes to the project and earned neighbourhood support; and,
- Commented that the proposed subdivision would allow the family to remain in the community.

MOVED by Councillor MURI

SECONDED by Councillor MACKAY-DUNN

THAT Development Variance Permit 53.14, to enable subdivision of 170 East Osborne Road, be referred back to staff.

CARRIED

Opposed: Councillor BOND

9.4. Delbrook Community Recreation Centre Site Planning

File No. 13.6680.20/005.000

Public Input

Mr. James Gill, 500 Block West Kings Road:

- Urged Council to reject the staff report;
- Opined that there has not been a consultation process; and,
- Opined that land should not be sold.

Mr. Keith Collyer, 400 Block West Windsor Road:

- Commented that there should have been more consultation earlier;
- Encouraged a review of community needs and wants;
- Commented that it is not in the best interests of the community to sell the land; and,
- Suggested some of the report may be useable after community consultation.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT staff be directed to proceed with a public neighbourhood planning and District-wide engagement process for the Delbrook site.

Councillor HANSON left the meeting at 9:21 pm and returned at 9:23 pm.

CARRIED

Opposed: Councillor BASSAM

The meeting recessed at 9:36 pm and reconvened at 9:41 pm.

Councillor BASSAM, HANSON and HICKS returned to the meeting at 9:42 pm.

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

9.6. Affordable Housing

File No. 13.6480.30/003.002.000

MOVED by Councillor BOND
SECONDED by Councillor MURI

THAT further to Council's June 15, 2015 direction to staff to prepare a Green Paper on affordable housing outlining regulatory and policy tools to ensure a future supply of affordable housing in the District, staff be further directed to include fully costed options such as property acquisition, utilization of existing District properties, rental property management and partnership models, considering the District's financial and human resource capacity to support such initiatives. The options should include opportunities that may exist to provide temporary relief for those renters being displaced as early as the spring of 2016.

CARRIED

9.7. Request for Noise Bylaw Variance – 2151 Front Street – Dollarton Road Works



File No. 11.5460.01/000.001

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT the provision of Noise Regulation Bylaw 7188, which regulates construction noise during the night, be relaxed to complete the off-site works for the new development at 2151 Front Street.

CARRIED

9.8. Request for Noise Bylaw Variance – Paving Mountain Highway Between Keith Road Extension and the Lane South of Fern Street, and Fern Street from Mountain Highway to Cul-de-sac East



File No. 11.5460.01/000.001

MOVED by Councillor BASSAM
SECONDED by Councillor MURI

THAT the provision of Noise Regulation Bylaw 7188, which regulates construction noise during the night, be relaxed to complete the paving of Mountain Highway from the Keith Road extension to the lane south of Fern Street, and Fern Street from Mountain Highway to the cul-de-sac east.

CARRIED

9.9. 3075 Fromme Road – Temporary Protection Order



File No. 08.3060.10/12.15

Public Input:

Mr. Tim Ankenman, 1600 Block West 5th Avenue, Vancouver:

- Noted he is the architect for the project;
- Commented that the applicant is willing to reduce density; and,

- Remarked that public feedback has been generally positive.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Noted the site lies outside Lynn Valley Town Centre;
- Commented that the increase in density is not acceptable under the OCP; and,
- Remarked that the proposal does not involve moving the whole house, so the value of heritage preservation would be lost.

**MOVED by Councillor MURI
SECONDED by Councillor HICKS**

THAT Council considers that the property at 3075 Fromme Road and the house located thereon may have sufficient heritage value and character to justify its protection;

AND THAT Council orders that said property is subject to temporary protection for a period of 60 days from the date of this order, pursuant to Section 926 of the Local Government Act.

Councillor BASSAM left the meeting at 10:12 pm.

CARRIED


Absent for Vote: Councillor BASSAM

**MOVED by Councillor MURI
SECONDED by Councillor MACKAY-DUNN**

THAT the Regular Council meeting held on July 20, 2015 be authorized to carry on beyond 10:30 pm.

CARRIED

Absent for Vote: Councillor BASSAM

9.5. Lions Gate Public Realm Strategy 
File No. 13.6480.30/002.004.000

**MOVED by Councillor HICKS
SECONDED by Councillor MURI**

THAT the “Lions Gate Public Realm Strategy” attached to the June 24, 2015 report of the Section Manager, Policy Planning, Community Planner and Planning Assistant entitled Lions Gate Public Realm Strategy be approved;

AND THAT the “Lower Capilano Marine Village Centre Design Guidelines and Streetscape Details” Schedule of the Lower Capilano Marine Village Centre Implementation Plan be rescinded.

Councillor HICKS left the meeting at 10:35 pm and returned at 10:37 pm.

CARRIED

Absent for Vote: Councillor BASSAM

10. REPORTS 

10.1. Mayor

Mayor Walton reported that \$510.72 has been used from the Mayor's Special One Time Contingency Fund to frame a new photo of Karen Magnussen, to replace the old photo at Karen Magnussen Arena that was removed due to poor condition.

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 HANSON

THAT the July 20, 2015 Regular Meeting of Council for the District of North Vancouver be adjourned.

CARRIED
(10:44 pm)

Absent for Vote: Councillor BASSAM

Mayor

Municipal Clerk