

**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 7:00 p.m. on Monday, May 27, 2013 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Acting Mayor M. Little  
Councillor R. Bassam  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri  
Councillor A. Nixon

**Absent:** Mayor R. Walton

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Ms. S. Haid, Manager – Sustainable Community Development  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. S. Dal Santo, Section Manager – Planning Policy  
Ms. J. Paton, Section Manager – Development Planning  
Ms. L. Brick, Confidential Council Clerk  
Ms. C. Rucci, Social Planner  
Ms. T. Smith, Transportation Planner  
Mr. R. Taylor, Planner

**1. ADOPTION OF THE AGENDA**



Councillor MACKAY-DUNN arrived at 7:02 pm.

**1.1. May 27, 2013 Regular Meeting Agenda**

**MOVED by Councillor MURI  
SECONDED by Councillor BASSAM**

THAT the agenda for the May 27, 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.

**CARRIED**

Absent for Vote: Councillor NIXON

Councillor NIXON arrived at 7:04 pm.

**2. PUBLIC INPUT**



**2.1 Mr. Cyril Morgan, 500 Block West Kings Road:**

- Spoke in support of item 9.2 the Edgemont Seniors Living project; and,

- Opined that the site is ideal for the project and spoke in support of the proposed building.

**2.2 Mrs. Pat Kotush, 1300 Block Chesterfield Avenue:**

- Spoke in support of item 9.2 the Edgemont Seniors Living project;
- Spoke in support of a diversity of housing in the District;
- Opined that the Edgemont neighbourhood would be ideal for this project; and,
- Urged Council to support the proposed project.

**2.3 Mrs. Valarie McNicol, 3000 Block Beverly Crescent:**

- Spoke in support of item 9.2 the Edgemont Seniors Living project;
- Commented that a diversity of housing options will provide her an opportunity to stay in the area as she ages;
- Spoke in support of the proposed facility; and,
- Opined that the increased density would support the Village merchants.

**2.4 Mr. Mike McMaster, 1000 Block West Queens Road:**

- Owner of a business in Edgemont Village;
- Supports the proposed Edgemont Seniors Living proposal; and,
- Opined that the development would improve the vitality of the village.

**2.5 Mr. Grig Cameron, 1000 Block Clements Avenue:**

- Spoke in support of item 9.2 the Edgemont Seniors Living application;
- Commented that there is a demonstrable need for this style of housing option in North Vancouver and opined that the site is suitable for this use; and,
- Urged Council to refer this item to a Public Hearing.

**2.6 Mr. Corrie Kost, 2800 Block Colwood Drive:**

- Urged that Council consider options other than sending item 9.2 to a Public Hearing at this time and requested that the Edgemont Village refresh occur first;
- Commented on the unique pattern of streets in Edgemont Village;
- Opined that the development is too large compared to other facilities and does not contribute to the community; and,
- Commented that the proposed development exceeds the recommended OCP guidelines.

**2.7 Mr. Peter Thompson, 900 Block Clements Avenue:**

- Supports the redevelopment proposal of Edgemont Village Seniors Living site;
- Commented on the public input which has occurred to date and the support of the community; and,
- Opined that the consideration of this proposal should not be delayed by the Edgemont Village OCP refresh project.

**2.8 Mr. John Harvey, 1900 Block Cedar Village Crescent:**

- Spoke in opposition of item 9.5 North Vancouver Policing Committee Terms of Reference;
- Queried how the Advisory Committee would operate if there were civilians on the Committee; and,
- Expressed concern regarding the length of time between opportunities for members of the public to address the North Vancouver Policing Committee.

**2.9 Mr. Alan Platts, 3100 Block Beverley Crescent:**

- Spoke in support of item 9.2 the Edgemont Seniors Living proposal; and,
- Commented that it would be an advantage to have the development in the community.

**2.10 Mr. Mike McGraw, 4500 Block Mapleridge Drive:**

- School Board Trustee;
- Consideration of the Public Assembly Land item;
- Spoke regarding a letter submitted by School District 44 on May 27, 2013;
- Expressed concern regarding the wording in the report; and,
- Commented that further concerns need to be addressed regarding issues in the bylaw.

**2.11 Mr. Ray Calinisan, North Vancouver Resident:**

- Invited the Mayor and Council to the Metro Vancouver Philippine Arts and Culture Exposition on June 8, 2013 at Waterfront Park from 11 am – 6 pm.

**2.12 Mrs. Nancy Chalmers, 2600 Block Bendale Road:**

- Invited Mayor and Council to attend the 16<sup>th</sup> Annual Blueridge Good Neighbour Day on June 9, 2013 at Blueridge Park.

Councillor MURI left the meeting at 7:39 pm and returned at 7:40 pm

**3. PROCLAMATIONS** 

**3.1. National Health and Fitness Day – June 1, 2013**

**3.2. Access Awareness Day – June 1, 2013**

**3.3. Day of the Honey Bee – May 29, 2013**

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

Nil

**6. ADOPTION OF MINUTES** 

**6.1. April 29, 2013 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the April 29, 2013 Regular Council meeting be adopted.

**CARRIED**

**6.2. May 6, 2013 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the May 6, 2013 Regular Council meeting be adopted as amended.

**CARRIED**

**6.3. May 7, 2013 Public Hearing, 962 Montroyal Blvd.**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the May 7, 2013 Public Hearing be received.

**CARRIED**

**6.4. May 7, 2013 Public Hearing, 2670 Lloyd Ave.**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the May 7, 2013 Public Hearing be received.

**CARRIED**

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COMMITTEE OF THE WHOLE REPORT**



**8.1. May 13, 2013 Committee of the Whole**

**8.1.1. Phibbs Exchange Study Update with TransLink**

**MOVED by Councillor MURI**

**SECONDED by Councillor HICKS**

THAT the Phibbs Exchange Study report dated May 1, 2013 of the Transportation Planner, be received for information.

**CARRIED**

**9. REPORTS FROM COUNCIL OR STAFF**



**MOVED by Councillor MURI**

**SECONDED by Councillor NIXON**

THAT items 9.1 and 9.4 be included in the Consent Agenda and be approved without debate.

**CARRIED**

**9.1. Bylaw 7992: Heritage Park Lane Street Naming Bylaw 7992, 2013**




File No. 09.3900.01/000.000

**MOVED by Councillor MURI**  
**SECONDED by Councillor NIXON**

THAT "Heritage Park Lane Street Naming Bylaw 7992, 2013" is ADOPTED.

**CARRIED**

**9.2. Bylaws 7985, 7986, 7995:**   
**OCP Amendment Bylaw 5, Rezoning Bylaw 1292, and**  
**Housing Agreement - Edgemont Senior Living**  
File No. 08.3060.20/05.13

Mr. Brian Bydwell, General Manager – Planning, Properties & Permits, commented on the community refresh process advising it is a design exercise for the Edgemont community to ensure that there would be design and character continuity in the core of the community; the Edgemont Senior Living proposal is outside of this core. Mr. Bydwell noted that there has been a process review of the project to ensure that it transitions into the neighbouring community appropriately.

Public Input:

Mr. John Kuharchuk, 3400 Block West 8<sup>th</sup> Avenue:

- Spoke on behalf of the applicant in support of the proposed development;
- Outlined the services which will be provided by the development;
- Reviewed the history of the project and the input received from residents and stakeholders;
- Advised units would be run in partnership with a national care facility operator which would be in place prior to the public hearing; and,
- There will be a 90 day process for preferential registration.

Mr. Adrian Chaster, 3000 Block Crescentview Drive:

- Spoke in opposition to the proposed development;
- Requested that consideration of this decision be postponed until the Edgemont Village refresh project has progressed;
- Commented that there is support for a seniors living development in the area but expressed concern regarding the size of the development and the impact it would have on the adjacent neighbourhoods; and,
- Spoke in support of a more sensitive transition in the neighbourhood.

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

THAT

1. Bylaw 7985, which amends the OCP Land Use map to designate the subject site to Residential Level 5: Low Density Apartment, is given FIRST reading;
2. Bylaw 7986, which rezones the subject site from Residential Single Family Edgemont (RS-E) to Comprehensive Development 72 (CD 72) to enable the development of a seniors' rental residence, is given FIRST reading;
3. Bylaw 7995, which authorizes a Housing Agreement to secure the provision of seniors independent living, assisted living units and a care facility, is given FIRST reading;
4. Bylaws 7985 and 7986 be referred to a Public Hearing;
5. Pursuant to Section 879 of the *Local Government Act*, additional consultation is not required

beyond that already undertaken with respect to Bylaw 7985; and,

6. In accordance with Section 882 of the *Local Government Act*, Council has considered Bylaw 7985 in conjunction with its Financial Plan and applicable Waste Management Plans.

## **CARRIED**

Opposed: Councillor MURI

### **9.3. Bylaw 7990: Proposed Highway Closing and Dedication Removal Bylaw 7990 – Canfield Crescent**



File No. 08.3160.20/043.000

Public Input:

Mr. Kevin Hughes, 3600 Block Sunnycrest:

- Spoke in opposition to the proposal;
- Expressed concern that the project may be too fragile to be viable;
- Urged that the project be held off until following the Edgemont Village refresh review; and,
- Urged that the road not be closed.

**MOVED by Councillor BASSAM**

**SECONDED by Councillor NIXON**

THAT

1. Highway Closing and Dedication Removal Bylaw 7990 respecting a portion of Canfield Crescent, is given FIRST reading;
2. Notice of the proposed road closure and disposition be published in accordance with requirements of the *Community Charter*; and,
3. An opportunity be provided for persons who consider they are affected by this Bylaw to make representations to Council.

## **CARRIED**

Opposed: Councillor MURI

### **9.4. Risk Based Fire Inspection Frequency Initiative**



File No. 14.7010.01/000.000

**MOVED by Councillor MURI**

**SECONDED by Councillor NIXON**

THAT Policy 14-7280-1 Frequency of Inspections is approved.

## **CARRIED**

Councillor HICKS left the meeting at 8:30 pm and returned at 8:31 pm.



**9.5. North Vancouver Policing Committee Terms of Reference**

File No.

Mr. David Stuart, Chief Administrative Officer, commented on the Terms of Reference and possible changes to the policing model in North Vancouver and outlined the differences between a municipal police force and the RCMP.

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HICKS**


PURSUANT to the report of the Chief Administrative Officer, dated May 14, 2013, entitled "North Vancouver Policing Committee -Terms of Reference":

THAT Council endorse the amended Terms of Reference for the North Vancouver Policing Committee;

AND that the City of North Vancouver be advised of these new Terms of Reference.

**CARRIED**

Opposed: Councillors BASSAM and LITTLE

**9.6. Bylaw 7989: 2670 Lloyd Avenue – Turning Point Recovery Home **  
File No. 09.3900.01/000.000


Staff reviewed the public process to date and advised that a neighbourhood advisory committee will be organized for the design process.

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor MURI**

THAT "The District of North Vancouver Rezoning Bylaw 1293 (Bylaw 7989)" is given SECOND and THIRD readings.

**CARRIED**

**9.7. Bylaw 7979: The District of North Vancouver **  
**Rezoning Bylaw 1289 - 962 Montroyal Blvd.**  
File No. 09.3900.01/000.000

**MOVED by Councillor NIXON**

**SECONDED by Councillor LITTLE**

THAT "The District of North Vancouver Rezoning Bylaw 1289 (Bylaw 7979)" is given SECOND and THIRD readings and is ADOPTED.

**DEFEATED**

Opposed: Councillors BASSAM, HICKS, MACKAY-DUNN, and MURI

Councillor HICKS left the meeting at 9:12 pm.

The meeting recessed at 9:12 pm and reconvened at 9:18 pm.

**9.8. Public Assembly Lands Strategy – Proposed Council Policy**



File No. 13.6480.30/005.000

Public Input:

Mr. Rick Burns, 900 Block Henedcourt Road;

- Spoke in support of the proposed policy; and,
- Urged Council to give future consideration to site-specific zoning to encourage intense dialogue for proposed changes to zoning.

Staff confirmed that there will be a public hearing required for any rezoning applications. The proposed policy will be implemented as part of the process when a rezoning application is made for public assembly lands. Council requested staff approach the appropriate parties at the School Board and Provincial government to discuss the identified concerns.

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor BASSAM**

THAT the Council Policy "Public Assembly Lands Strategy" attached to the May 15, 2013 report of the Social Planner be approved.

**CARRIED**

Opposed: Councillor NIXON

Absent for Vote: Councillor HICKS

Councillor NIXON left the meeting at 10:02 pm and returned at 10:04 pm.

**9.9. Lower Lynn Town Centre Implementation Plan**



File No. 13.6480.30/002.001

Staff outlined the Lower Lynn Town Centre Implementation Plan highlighting the design guidelines, transportation, and housing plans for the community.

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MACKAY-DUNN**

THAT the Lower Lynn Town Centre Implementation Plan is approved.

**CARRIED**

Absent for Vote: Councillor HICKS

As the hour of 10:30 pm was reached:

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the meeting continue beyond 10:30 pm.



**CARRIED**

**10. REPORTS** 

**10.1. Mayor**

**10.1** Acting Mayor Little reported on his attendance at the Annual General Meeting for the Parkgate Services Society.

**10.2. Chief Administrative Officer**

Nil

**10.3. Councillors**

**10.3.1** Councillor Muri reported on her attendance at the 101<sup>st</sup> Lynn Valley Day parade.

**10.3.2** Councillor Bassam reported on his attendance at the Annual General Meeting for the Parkgate Services Society.

**10.4. Metro Vancouver Committee Appointees**

Nil

**11. ANY OTHER BUSINESS**

Nil

**12. ADJOURNMENT** 

**MOVED by Councillor MURI**

**SECONDED by Councillor NIXON**

THAT the May 27, 2013 Regular Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**

Absent for Vote: Councillor HICKS

(10:35 pm)

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Mayor

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Municipal Clerk