

REGULAR MEETING OF COUNCIL

Click on icon to view the complete Council Meeting 

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:00 p.m. on Monday, July 29, 2013 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor M. Little
Councillor D. MacKay-Dunn (7:49 pm)
Councillor A. Nixon

Absent: Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. B. Bydwell, General Manager – Planning, Properties & Permits
Ms. S. Haid, Manager – Sustainable Community Development
Mr. R. Malcolm, Manager – Real Estate and Properties
Mr. S. Ono, Manager – Engineering Services
Ms. M. Weston, Section Manager – Public Safety
Ms. E. Geddes, Section Manager – Transportation
Ms. N. Letchford, Deputy Municipal Clerk
Ms. J. Paton, Section Manager – Development Planning
Ms. S. Berardo, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. July 29, 2013 Regular Meeting Agenda

MOVED by Councillor LITTLE
SECONDED by Councillor NIXON

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.

CARRIED

Mayor Walton thanked the community for their participation in the Lynn Valley Town Centre Implementation Planning process. Mayor Walton further advised that the community will continued to be engaged through all steps of the process.

2. PUBLIC INPUT

2.1 Mr. Eric Andersen, 2500 Block Derbyshire Way:

- Thanked Councillor Little for his comments made at the last Council meeting with regards to residents enthusiastically supporting a specific development in hopes that they will be able to sell their own property for a multi-family development; and,
- Urged Council to consider what is best for the community when considering a development.

2.2 Mr. Hazen Colbert, 1100 Block East 27th Street:

- Suggested merging the Lynn Valley Centre OCP implementation plan with the Lower Lynn Town Centre, and,
- Stated that the Lynn Valley community does not want buildings higher than eight storeys.

2.3 Mr. Anthony Ferri, student at Capilano University:

- Spoke on behalf of the Change Makers Group;
- Commented on the Concert for Change on September 14, 2013 being held at Capilano University; and,
- Noted that the event will include educational festivities, workshops, and networking opportunities.

3. PROCLAMATIONS

4. RECOGNITIONS

5. DELEGATIONS 

5.1. Jeneen Sutherland, Heart and Stroke Foundation

Re: Active Communities – Heart and Stroke Foundation

Ms. Jeneen Sutherland, Heart and Stroke Foundation, spoke regarding the North Vancouver Roll and Stroll being held on Saturday, October 5, 2013 in Edgemont Village. Ms. Sutherland advised that the event promotes healthy living and activity.

MOVED by Councillor LITTLE

SECONDED by Councillor BASSAM

THAT the Heart and Stroke Foundation delegation be received.

CARRIED

6. ADOPTION OF MINUTES 

6.1. July 15, 2013 Regular Council Meeting

MOVED by Councillor HICKS

SECONDED by Councillor BASSAM

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

CARRIED

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

MOVED by Councillor HICKS

SECONDED by Councillor NIXON

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

CARRIED

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

MOVED by Councillor HICKS

SECONDED by Councillor NIXON

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

CARRIED

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

MOVED by Councillor HICKS

SECONDED by Councillor NIXON

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

CARRIED

7. RELEASE OF CLOSED MEETING DECISIONS

8. COMMITTEE OF THE WHOLE REPORT

9. REPORTS FROM COUNCIL OR STAFF 

Councillor MACKAY-DUNN arrived at this point in the proceedings.

9.1. Remediation Action Requirements: 518 Alpine Court – Unsafe Structure 

File No. 08.2300.01/000.000

Public Input:

Mr. Peter Twist and Ms. Julie Rogers, owners of 518 Alpine Court:

- Expressed the opinion that the stability issues originated from the base of the slope when the District dredged the creek bed;
- Requested that the District fund the mitigation measures; and,
- Noted that there is further erosion to the slopes surrounding their land.

MOVED by Councillor BASSAM

SECONDED by Councillor NIXON

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;
4. 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.
 5. 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.
 6. 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*.

CARRIED

Opposed: Councillor LITTLE

Prior to consideration of the following item, Councillor Little withdrew from voting due to his absence at the July 23, 2013 Public Hearing.



**9.2. Bylaws 7997 and 7996: OCP Amendment and Rezoning
Undeveloped Alpine Lots (PIDs 012-105-198 and 012-105-180)**

File No. 08.3060.20/001.013

**MOVED by Councillor BASSAM
SECONDED by Councillor NIXON**

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.

CARRIED

Prior to consideration of the following item, Councillor Little withdrew from voting due to his absence at the July 23, 2013 Public Hearing.

9.3. Bylaw 7998: Rezoning Bylaw 1296 – (PRO) ZONE Text Amendment 

File No. 09.3900.01/000.000

**MOVED by Councillor BASSAM
SECONDED by Councillor NIXON**

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

DEFEATED

**MOVED by Councillor BASSAM
SECONDED by Councillor NIXON**

THAT Bylaw 7998 amending the Zoning Bylaw to remove ‘camping ground’, ‘stadiums’, and ‘trailer park’ as permitted principal uses in the PRO Zone, be defeated;

AND THAT staff be directed to commence preparation of a bylaw to amend the Zoning bylaw to generally remove ‘stadiums’, ‘trailer park’, and ‘camping ground’ as permitted principal uses in the PRO Zone, with exceptions for certain uses on specific properties as may be appropriate;

AND THAT before bringing the bylaw back for consideration of first reading, staff consult with owners of property that is zoned PRO;

AND THAT staff submit to Council, any building permit applications received after August 6, 2013, for properties within the PRO Zone which staff consider are in conflict with the bylaw in preparation, for consideration of a resolution that the building permit be withheld for 30 days under Section 929 of the

CARRIED

Prior to consideration of the following item, Councillor Little withdrew from voting due to his absence at the July 23, 2013 Public Hearing.

9.4. Bylaw 7994: Westover Road (Rezoning Bylaw 1294) 

File No. 08.3060.20/001.13


MOVED by Councillor HICKS

SECONDED by Councillor NIXON

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

AND THAT Bylaw 7994 is ADOPTED.

CARRIED

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) 

File No. 08.3060.20/079.12

MOVED by Councillor LITTLE

SECONDED by Councillor NIXON

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.

CARRIED

9.6. Development Variance Permit 36.13 – 2763 Crestlynn Drive 

File No. 08.3060.20/036.13

MOVED by Councillor NIXON

SECONDED by Councillor BASSAM

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

AND THAT the agenda addendum report entitled "Neighbourhood Response to Development Variance Permits Being Considered July 29, 2013", dated July 25, 2013 be received for information.

CARRIED


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

MOVED by Councillor BASSAM
SECONDED by Councillor MACKAY-DUNN

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);

AND THAT the agenda addendum report entitled “Neighbourhood Response to Development Variance Permits Being Considered July 29, 2013”, dated July 25, 2013 be received for information.

CARRIED

9.8. Trans Canada Trail Loop 
File No. 12.6285.20/502.000

MOVED by Councillor HICKS
SECONDED by Councillor NIXON

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.

CARRIED

10. REPORTS 

10.1. Mayor

- 10.1.1.** Mayor Walton reported on his attendance at the Caribbean Days Festival held July 27 to July 28, 2013.

10.2. Chief Administrative Officer

10.3. Councillors

- 10.3.1.** Councillor Little encouraged the community to participate in the North Shore Concert series being held at Deep Cove, Lynn Valley Town Centre, and Edgemont Village.
- 10.3.2.** Councillor MacKay-Dunn commented on the Lynn Valley Town Centre implementation planning community engagement process. Councillor Mackay-Dunn also reported on a letter received from Mayor Brenda Broughton, Village of Lions Bay, congratulating the District of North Vancouver on the success of the Turning Point Recovery House.

10.4. Metro Vancouver Committee Appointees

11. ANY OTHER BUSINESS

12. ADJOURNMENT



MOVED by Councillor BASSAM

SECONDED by Councillor MACKAY-DUNN

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

CARRIED

(8:40 pm)

Mayor

Municipal Clerk