

**DISTRICT OF NORTH VANCOUVER  
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:03 p.m. on Monday, July 25, 2016 in the Council Chambers 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. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, Acting General Manager – Planning, Properties & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. J. Paton, Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Ms. T. Guppy, Planner

**1. ADOPTION OF THE AGENDA**

**1.1. July 25, 2016 Regular Meeting Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT the agenda for the July 25, 2016 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**

**2. PUBLIC INPUT**

**2.1. Mr. Art Phillips, 100 Block Park Royal, West Vancouver:**

- Spoke to the benefits that the LARCO development will bring to the community;
- Noted that the project will be complete in approximately 30 months of commencing; and,
- Advised that the project consists of 460 residential units.

**2.2. Mr. Neil Banich, 1000 Block West 26<sup>th</sup> Avenue, Vancouver:**

- Spoke regarding the proposed LARCO development;
- Noted that key benefits include a new north-south road, a community centre, a public plaza and a greenway pedestrian trail;
- Provided an overview of the landscape design;

- Noted that taller buildings are situated so that any impacts in terms of shading or overlook will be minimized; and,
- Commented that each building's street front is designed to emphasize the lower storeys and give the feeling of walking next to a one or two storey building.

**2.3. Ms. Anna Grigoletto, 2000 Block Frames Court:**

- Spoke as the owner of 2035 Frames Court;
- Noted that the proposed addition will allow for an increase in additional floor area of an existing one-storey single-family home;
- Commented that they received one response from a neighbour in opposition expressing concern that the new addition would partially block a window along the north elevation of their house and result in a loss of natural light; and,
- Noted that they have attempted to address this neighbour's concern by revising the plans.

**2.4. Mr. Clifford Young, 1000 Block Carnaby Place:**

- Spoke in opposition to item 9.4 regarding the proposed Development Variance Permit for 1038 Carnaby Place;
- Expressed concern that this may set a precedent as additional properties in the surrounding area also have the potential for coach house development;
- Expressed concern with traffic issues;
- Spoke regarding the strong neighbourhood opposition to this proposal; and,
- Urged Council to deny the proposal.

**2.5. Mr. Ryan Kerr, 2500 Block Bendale Road:**

- Spoke in opposition to item 9.4 regarding the proposed Development Variance Permit for 1038 Carnaby Place;
- Opined that the large size of the proposed coach house would negatively impact the surrounding neighbours;
- Spoke regarding the strong neighbourhood opposition to this proposal; and,
- Urged Council to deny the proposal.

**2.6. Mr. Stuart Hill, 1000 Block Carnaby Place:**

- Spoke as the owner of 1038 Carnaby Place;
- Noted that the proposal complies with the design guidelines for coach house development variance permit applications;
- Noted that the proposed coach house is in close proximity to transit and a community centre;
- Noted that all parking stalls will be provided on-site; and,
- Opined that the proposed development would have a smaller footprint than surrounding homes in the neighbourhood.

**2.7. Ms. Naimeh Noori, 2500 Block Bendale Road:**

- Expressed concern with the potential for short-term rentals of coach houses and the safety impact that this may have on the neighbourhood;
- Expressed concern with the loss of privacy and sunlight; and,
- Expressed concern with the loss of trees and green space in the front yard.

**2.8. Ms. Lisa Cue, 1100 Block Carnaby Place:**

- Spoke in opposition to item 9.4 regarding the proposed Development Variance Permit for 1038 Carnaby Place;
- Opined that this application is not in keeping with the neighbourhood character;
- Expressed concern with increased traffic; and,
- Urged Council to deny the proposal.

**2.9. Mr. Eric Andersen, 2500 Block Debyshire Way:**

- Spoke as the chair of the Blueridge Community Association;
- Urged Council to deny the application for the coach house at 1038 Carnaby; and,
- Spoke regarding the strong neighbourhood opposition to this proposal.

**2.10. Ms. Courtney Osinchuk, 2500 Block Bendale Road:**

- Spoke in opposition to item 9.4 regarding the proposed Development Variance Permit for 1038 Carnaby Place;
- Expressed concern with the loss of privacy;
- Expressed concern regarding the loss of green space; and,
- Opined that this application is not in keeping with the character of the neighbourhood.

**3. PROCLAMATION**

Nil

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

Nil

**6. ADOPTION OF MINUTES**

**6.1. July 18, 2016 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the July 18, 2016 Regular Council meeting are adopted.

**CARRIED**

**6.2. July 19, 2016 Public Hearing**

**MOVED by Councillor MURI**

**SECONDED by Councillor BASSAM**

THAT the minutes of the July 19, 2016 Public Hearing are received.

**CARRIED**

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COUNCIL WORKSHOP REPORT**

Nil

**9. REPORTS FROM COUNCIL OR STAFF**

- 9.1. Development Permit 07.16 - LARCO  
Mixed Use Project – Lions Gate Town Centre  
File No. 08.3060.20/007.16**

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

THAT Development Permit 07.16, to permit the development of a mixed use project on the LARCO site in Lions Gate Town Centre, is ISSUED.

**CARRIED**

- 9.2. Development Variance Permit 29.16 – 2035 Frames Court  
File No. 08.3060.20/029.16**

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

THAT Development Variance Permit 29.16, to allow for a building coverage variance for a single-family house at 2035 Frames Court, is ISSUED.

**CARRIED**

- 9.3. Development Variance Permit 21.16 – 2958 Princess Avenue  
File No. 08.3060.20/021.16**

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

THAT Development Variance Permit 21.16, to allow for an addition to a single-family house at 2958 Princess Avenue, is ISSUED.

**CARRIED**

- 9.4. Development Variance Permit 2.16 – 1038 Carnaby Place  
File No. 08.3060.20/002.16**

**MOVED by Councillor MURI  
SECONDED by Councillor HANSON**

THAT Development Variance Permit 2.16, to allow for a coach house in the rear yard of the property at 1038 Carnaby Place, is DENIED.

**CARRIED**

Opposed: Councillors BASSAM and BOND

- 9.5. **Bylaw 8189: Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8189, 2016 (Amendment 29)**  
File No. 09.3900.30/000.000

**MOVED by Councillor BOND**

**SECONDED by Councillor MACKAY-DUNN**

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8189, 2016 (Amendment 29)" is given FIRST, SECOND, and THIRD Readings.

**CARRIED**

- 9.6. **Business License for Babies Castle Daycare – 570 West 29<sup>th</sup> Street**  
File No. 10.4750.30/001.000

Councillor MURI left the meeting at 8:21 pm and returned at 8:23 pm.

**MOVED by Councillor MURI**

**SECONDED by Councillor MACKAY-DUNN**

THAT an amendment to a business licence for Babies Castle Daycare located at 570 West 29<sup>th</sup> Street for the operation for a group childcare for 20 children between the ages of 30 months to school age be approved, subject to the following conditions:

- a) Compliance with District bylaws and Provincial code regulations;
- b) Receipt of a corresponding license from the Vancouver Coastal Health Authority; and,
- c) Staff approval of an acceptable parking layout.

**CARRIED**

Opposed: Councillor BASSAM

- 9.7. **Proposed Partial Highway Closings and Dedication Removal Bylaw 8190 - Harbour Avenue, Dominion Street and Columbia Street**  
File No. 02.0930.20/493.000

**MOVED by Councillor BASSAM**

**SECONDED by Councillor HICKS**

THAT "Harbour Avenue, Dominion Street and Columbia Street Highway Closure Bylaw 8190, 2016" is given FIRST Reading.

**CARRIED**

- 9.8. **Looking for a Place to Happen: Support for a free, public screening of "The Tragically Hip: A National Celebration"**  
File No.

**MOVED by Councillor BOND**

**SECONDED by Councillor BASSAM**

THAT Council support the hosting of CBC and The Tragically Hip present "The Tragically Hip: A National Celebration" at an appropriate location in North Vancouver;

AND THAT Staff be directed to provide support to the event organizers;

AND THAT Council approve the expenditure of up to \$4,000 from the Council Contingency Fund to cover the cost of hosting the event;

AND THAT this motion be forwarded to the City of North Vancouver for their consideration.

**CARRIED**

**10. REPORTS**

**10.1. Mayor**

10.1.1. Mayor Walton reported on the following:

- The Mayor's Special One Time Contingency Fund granted to the North Vancouver Lawn Bowling Club to host the National Championships from August 1-8, 2016; and,
- His attendance at the Caribbean Days Festival held July 23-24, 2016.

**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 July 25, 2016 Regular Meeting of Council for the District of North Vancouver be adjourned.

**CARRIED**  
(8:57 p.m.)

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Mayor

  
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Municipal Clerk