

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, November 6, 2017 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor R. Walton  
Councillor M. Bond  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Councillor R. Bassam

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. C. Grant, General Manager – Corporate Services  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. B. Dwyer, Manager – Development Services  
Mr. J. Gordon, Manager – Administrative Services  
Mr. T. Lancaster, Manager – Community Planning  
Mr. S. Ono, Manager – Engineering Services  
Ms. J. Paton, Manager – Development Planning  
Ms. J. Ryder, Manager – Real Estate & Properties  
Ms. S. Dale, Confidential Council Clerk  
Ms. K. Rendek, Planner

**1. ADOPTION OF THE AGENDA**

**1.1. November 6, 2017 Regular Meeting Agenda**

**MOVED by Councillor MACKAY-DUNN**

**SECONDED by Councillor HANSON**

THAT the agenda for the November 6, 2017 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Ms. Jodie Bergeron, 1900 Block Purcell Way:**

- Spoke in opposition to Bylaw 8262, Bylaw 8263 and Bylaw 8264 regarding 1923 Purcell Way;
- Commented that it is important for Capilano University to be able to attract International students and without on-site student housing, this becomes an economic challenge for the University; and,
- Commented that many owners will be priced out of the North Vancouver market should this development be approved.

**2.2. Mr. Peter Teevan, 1900 Block Indian River Drive:**

- Spoke on behalf of the Seymour Community Association;
- Spoke to the comment sheets submitted by residents of the District of North Vancouver from the Public Information Meeting regarding the proposed townhouse development at 3428-3464 Mount Seymour Parkway; and,
- Urged Council to consider the concerns expressed by residents.

**2.3. Mr. Greg Smallenverg, 900 Block Bevedre Drive:**

- Spoke as the owner of 982 Belvedere Drive;
- Spoke to the constraints of the property resulting from the rear-yard slope and creek;
- Commented that an enclosed garage would increase the liveability of the house; and,
- Noted that neighbours have been contacted and are in support.

**2.4. Ms. Alice Hambleton, 3400 Block Mt. Seymour Parkway:**

- Spoke in opposition to the proposed development at Gaspe Place and Mount Seymour Parkway;
- Opined that there is too much development happening all at once in the Seymour area;
- Spoke to the issue of affordable housing;
- Expressed concern regarding traffic issues; and,
- Urged Council to retain the character, history and heritage of the community.

**2.5. Mr. David Wostenhome, 6200 Block Imperial Avenue, West Vancouver:**

- Spoke to the issue of affordable housing in the Maplewood area; and,
- Advised that he is a developer with land outside the Maplewood town center and questioned how to proceed with building affordable housing.

**3. PROCLAMATIONS**

Nil

**4. RECOGNITIONS**

Nil

**5. DELEGATIONS**

Nil

**6. ADOPTION OF MINUTES**

Nil

**7. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**8. COUNCIL WORKSHOP REPORT**

Nil

**9. REPORTS FROM COUNCIL OR STAFF**

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

**9.2. Development Variance Permit 29.17 – 982 Belvedere Drive**  
File No. 08.3060.20/029.17

**MOVED by Councillor BOND**  
**SECONDED by Councillor HICKS**

THAT Development Variance Permit 29.17, to allow for a two car garage addition to a single-family house at 982 Belvedere Drive, is ISSUED.

**DEFEATED**

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

**9.3. New Construction Bylaw, Building Act and Energy Step Code Implementation**  
File No. 09.3900.01/000.000

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

THAT the October 25, 2017 report of the Manager – Development Services entitled New Construction Bylaw, Building Act and Energy Step Code Implementation be received for information;

AND THAT “Construction Bylaw 8271, 2017” is given FIRST, SECOND and THIRD Readings;

AND THAT “Radio Amplification Bylaw 8272, 2017” is given FIRST, SECOND and THIRD Readings;

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8274, 2017 (Amendment 32)” is given FIRST, SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1365 (Bylaw 8273)” is given FIRST Reading;

AND THAT Bylaw 8273 be referred to a Public Hearing;

AND THAT District Policy 8.3320.7 Green Building Policy – Private Sector Developments be rescinded effective July 1, 2018;

AND THAT staff be authorized to pursue a local variation under the *Building Act* to enable the District to continue regulating stacked rock walls.

**CARRIED**

**9.4. Bylaws 8262, 8263, 8264 and 8277:  
1923 Purcell Way and Capilano University –  
Rezoning and Development Permit for Multi-family and Student Housing  
File No. 08.3060.20/035.000**

Public Input:

Mr. Kevin Johnston, CFO, Woodbridge Northwest Communities (WNC):

- Highlighted the benefits and amenities of the proposed development;
- Spoke to the issues current owners are facing; and,
- Noted that current owners will be provided with generous tenant relocation packages.

Ms. Kim Branch, 1900 Block Purcell Way, Strata Council Member:

- Spoke to the impacts on current owners;
- Highlighted concerns expressed by the Strata Council VR149 as outlined in the letter attached to the October 26, 2017 report of the Development Planner entitled Bylaws 8262, 8263, 8264 and 8277: 1923 Purcell Way and Capilano University – Rezoning and Development Permit for Multi-Family and Student Housing (Attachment G).

**MOVED by Councillor HICKS**

**SECONDED by Councillor HANSON**

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8262, 2017 (Amendment 30)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1361 (Bylaw 8263)” is given FIRST Reading;

AND THAT “Housing Agreement Bylaw 8264, 2017 (1923-1959 Purcell Way)” is given FIRST Reading;

AND THAT “Housing Agreement Bylaw 8277, 2017 (2055 Purcell Way)” is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8262;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8262 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8262 and Bylaw 8263 be referred to a Public Hearing.

**CARRIED**

**9.5. Bylaws 8278, 8256 and 8257: OCP Amendment, Rezoning and Housing Agreement for a 25 Unit Townhouse Project – 1031, 1037, 1041 and 1045 Ridgewood Drive**  
File No. 08.3060.20/009.17

Public Input:

Ms. Mackenzie Biggar, Boffo Properites:

- Noted that extensive community consultation has taken place and the developer has worked with the community to address their needs;
- Stated that construction will not commence until after the completion of Boffo 1;
- Commented on the detailed Traffic Management Plan to minimize impacts on the community; and,
- Opined that the proposed project is in keeping with the character of the neighbourhood.

**MOVED by Councillor HICKS**  
**SECONDED by Councillor BOND**

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8278, 2017 (Amendment 31)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1360 (Bylaw 8256)” is given FIRST Reading;

AND THAT “Housing Agreement Bylaw 8257, 2017 (1031-1045 Ridgewood Drive)” is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8278;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8278 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8278 and Bylaw 8256 be referred to a Public Hearing.

**CARRIED**

Opposed: Councillors HANSON and MURI

**9.6. Proposed Partial Highway Closure and Dedication Removal Bylaw 8248 - “3300 Block of Gaspé Place and Mt. Seymour Parkway Highway Closure Bylaw 8248, 2017”**  
File No. 02.0930.20/506.000

**MOVED by Councillor HANSON**  
**SECONDED by Councillor BOND**

THAT “3300 Block of Gaspé Place and Mt. Seymour Parkway Highway Closure Bylaw 8248, 2017” is given FIRST Reading;

AND THAT Staff is authorized to publish notification for two consecutive weeks as per the provisions in the *Community Charter*.

**CARRIED**

Opposed: Councillors HICKS and MURI

**9.7. Bylaw 8247, 2017: 2000 Block Heritage Park Lane Highway Closure**  
File No. 02.0930.20/495.000

Councillor MURI left the meeting at 8:29 pm and returned at 8:31 pm.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Expressed concern regarding the public notification process; and,
- Expressed concern that the newspaper notice is not legible.

**MOVED by Councillor HANSON**

**SECONDED by Councillor BOND**

THAT "2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017" is given SECOND and THIRD Readings.

**CARRIED**

Council recessed at 8:34 pm and reconvened at 8:38 pm.

**9.1. Final Draft Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines**  
File No. 13.6480.30/000.003

Public Input:

Mr. Don Peters, 600 Block West Queens Road:

- Spoke as a representative of the Community Housing Action Committee (CHAC);
- Commented on the need for non-market housing;
- Spoke in support of providing employee housing; and,
- Commented on the need for affordable rental housing.

Mr. Stuart Porter, 600 Block Riverside Drive:

- Spoke on behalf of the Maplewood Area Community Association;
- Expressed concern regarding affordable housing;
- Expressed concern regarding the displacement of low income families; and,
- Suggested 20% of all new units be built as affordable housing.

Ms. Julia Staub-French, 200 Block Lonsdale Avenue:

- Spoke as the Executive Director – Family Services of the North Shore;
- Spoke to issues impacting the Maplewood community; and,
- Urged residents to utilize services provided by the Family Services on the North Shore.

Ms. Linda Melville, 2200 Block Old Dollarton Road:

- Spoke in opposition to the draft Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines;
- Commented that the issue of affordable housing needs to be addressed;
- Expressed concern regarding encroaching onto existing green space; and,
- Noted concerns about the height and density of the proposed housing.

Mr. Fred Rathje, 600 Block Roslyn Drive:

- Commended staff for the comprehensive plan for the Maplewood Town Centre;
- Expressed concern that large new developments continue to provide ample parking stalls; and,
- Spoke to the importance of creating a walkable community with better bicycle infrastructure and less reliance on vehicles in the Maplewood Town Centre.

Ms. Karen Rendek, Planner, and Mr. Tom Lancaster, Manager – Community Planning, presented the final draft plan of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines. Ms. Rendek outlined key components of the draft plan and illustrated how the draft plan has responded to the feedback generated through the public process. It was noted that the proposed draft plan and key policy directions have received significant support from the community and based on feedback generated through the public process staff have further revised the draft plan.

**MOVED by Councillor HICKS  
SECONDED by Councillor BOND**

THAT the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines as attached to the October 25, 2017 report of the Senior Planner entitled Final Draft Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines is approved;

AND THAT staff be instructed to prepare any consequential Official Community Plan amendments that result from approval of the Maplewood Village Centre and Innovation District Implementation Plan & Design Guidelines for Council consideration.

**CARRIED**

Opposed: Councillors HANSON and MURI

## **10. REPORTS**

### **10.1. Mayor**

Mayor Walton reported on the upcoming Remembrance Day ceremonies on November 11, 2017.

### **10.2. Chief Administrative Officer**

Nil

**10.3. Councillors**

**10.3.1.** Councillor Mackay-Dunn reported on the Burr Place - Men's Support Recovery House.

**10.4. Metro Vancouver Committee Appointees**

**10.4.1. Aboriginal Relations Committee – Councillor Hanson**

Nil

**10.4.2. Housing Committee – Councillor MacKay-Dunn**

Nil

**10.4.3. Regional Parks Committee – Councillor Muri**

Nil

**10.4.4. Utilities Committee – Councillor Hicks**

Nil

**10.4.5. Zero Waste Committee – Councillor Bassam**

Nil

**10.4.6. Mayors Council – TransLink – Mayor Walton**

Nil

**11. ANY OTHER BUSINESS**

Nil

**12. ADJOURNMENT**


**MOVED by Councillor BOND**

**SECONDED by Councillor HICKS**

THAT the November 6, 2017 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**  
(10:00 p.m.)

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Mayor

  
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Municipal Clerk