

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:00 p.m. on Monday, September 24, 2018 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 L. Muri

**Absent:** Councillor D. MacKay-Dunn

**Staff:** Ms. C. Grant, Acting Chief Administrative Officer  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Mr. A. Wardell, Acting General Manager – Finance & Technology  
Mr. R. Danyluk, Manager – Financial Planning  
Mr. J. Gordon, Manager – Administrative Services  
Ms. R. Jivraj, Section Manager – Financial Planning  
Ms. J. Paton, Manager – Development Planning  
Ms. C. Peters, Development Planner  
Ms. A. Reiher, Confidential Council Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. September 24, 2018 Regular Meeting Agenda**

**MOVED by Councillor BASSAM  
SECONDED by Councillor BOND**

THAT the agenda for the September 24, 2018 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Mr. Peter Teevan, 1900 Block Indian River Crescent:**

- Spoke regarding the Rental and Affordable Housing Strategy;
- Questioned if the Official Community Plan (OCP) is integral to the Rental and Affordable Housing Strategy and suggested that the policy be updated; and,
- Commented regarding goal five of the strategy and suggested that it was not achieved for the residents of Emery Village.

**2.2. Mr. Terry Wagner, 1200 Block Emery Place:**

- Commented about the findings of a 2016 Affordable Housing Public Opinion Survey;

- Spoke about the history of the current Council in regards to housing;
- Suggested that the Tenant Relocation Assistance Policy fails residents; and,
- Spoke about the predicament of displaced residents.

**2.3. Mr. Hazen Colbert, 1100 Block East 27<sup>th</sup> Street:**

- Expressed concern about the displacement of Emery Village residents;
- Suggested that the District is denigrating pending court proceedings;
- Opined that the OCP is ineffective and goes against social values; and,
- Opined that Council is leaving its term with a tainted legacy.

**2.4. Mr. Jay MacArthur, 2100 Block Kirkstone Place:**

- Thanked Council for their tenure;
- Opined that the OCP has failed residents of Emery Village; and,
- Opined that the District requires further green space and less density.

**2.5. Mr. Bruce Crowe, 1600 Block Arbourlynn Drive:**

- Commented about a news article on the topic of housing;
- Suggested that municipal business is being rushed;
- Expressed concern regarding the rate of development within the District; and,
- Implored Council to delay their decision on item 9.1.

**2.6. Mr. John Hunter, 300 Block Roche Point Drive:**

- Suggested there is insufficient information for public review and input for item 9.13.

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

- Spoke about the justice system;
- Requested that the National Wrongful Conviction Day be included in a Regular Agenda of Council; and,
- Requested information about the North Vancouver Police Committee meetings and the Community Housing Action Committee (CHAC).

**2.8. Ms. Megan Curren, 2100 Block Badger Road:**

- Requested clarification regarding the demoviction process; and,
- Implored Council to delay their decision on item 9.1.

**3. PROCLAMATIONS**

**3.1. North Shore Culture Days – September 28 – 30, 2018**

**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**

**9.1. Development Permit 39.17 – Phases One and Two: 1200-1259 Emery Place (Emery Village)**

File No. 08.3060.20/039.17

Public Input:

Ms. Lin Guenther, 1200 Block Emery Place:

- Spoke in opposition to item 9.1;
- Presented information on a status report of Emery Place residents;
- Opined that relocation assistance efforts by the developer have been insufficient; and,
- Commented about rent affordability, court proceedings and future density.

Mr. Luciano Zago, 900 Block Beaumont Drive:

- Spoke in favour of item 9.1; and,
- Spoke as the Senior Vice President of Mosaic Homes and advised he was available to answer questions.

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

THAT Development Permit 39.17, for Phases One and Two of a four phase multifamily residential project at 1200-1259 Emery Place, is ISSUED.

**CARRIED**

Opposed: Councillor HANSON and MURI

Councillor MURI left at this point in the proceedings. (7:57 p.m.)

Council recessed at 7:57 p.m. and reconvened at 8:00 p.m.

**9.2. Bylaws 8209, 8210, 8227, and 8238: Rezoning and Housing Agreements for 229 Seymour River Place and 2015 Old Dollarton Road**

File No. 08.3060.20/001.16

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

THAT "The District of North Vancouver Rezoning Bylaw 1347 (Bylaw 8209)" is ADOPTED;

AND THAT "Market Rental Housing Agreement Bylaw 8210, 2016 (229 Seymour River Place)" is ADOPTED;

AND THAT "Affordable Rental Housing Agreement Bylaw 8227, 2017 (229 Seymour River Place)" is ADOPTED;

AND THAT "No Rental Limit (except Short Term Rentals) Housing Agreement Bylaw 8238, 2017 (229 Seymour River Place)" is ADOPTED.

**CARRIED**

Opposed: Councillor HANSON  
Absent for Vote: Councillor MURI

**9.3. Bylaw 8223: 229 Seymour River Place Highway Closure**

File No. 02.0930.20/504.000

**MOVED by Councillor BASSAM  
SECONDED by Councillor BOND**

THAT "229 Seymour River Place Highway Closure Bylaw 8223, 2017" is ADOPTED.

**CARRIED**

Opposed: Councillor HANSON  
Absent for Vote: Councillor MURI

**9.4. Development Permit 1.16 -229 Seymour River Place and 2015 Old Dollarton Road**

File No. 08.3060.20/001.16

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

THAT Development Permit 1.16, for a six-storey mixed-used development at 229 Seymour River Place and 2015 Old Dollarton Road, is ISSUED.

**CARRIED**

Opposed: Councillor HANSON  
Absent for Vote: Councillor MURI

**9.5. Bylaws 8313, 8314 and 8315: Official Community Plan Amendment Rezoning and Housing Agreement for 1552-1568 Oxford Street**

File No. 08.3060.20/037.17

**MOVED by Councillor BASSAM  
SECONDED by Councillor BOND**

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8313, 2018 (Amendment 34)" is ADOPTED;

AND THAT "District of North Vancouver Rezoning Bylaw 1374 (Bylaw 8314)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8315, 2017 (1552 Oxford Street)" is ADOPTED;

AND FINALLY THAT the Mayor and Clerk are authorized to execute the development covenant.

**CARRIED**

Absent for Vote: Councillor MURI

**9.6. Bylaw 8202: 200 Block of Orwell Street Highway Closure Bylaw**

File No. 09.3900.20/000.000

**MOVED by Councillor BASSAM  
SECONDED by Councillor BOND**

THAT "200 Block of Orwell Street Highway Closure Bylaw 8202, 2016" is ADOPTED as amended.

**CARRIED**

Absent for Vote: Councillor MURI

**9.7. Development Permit 37.17: 1552-1568 Oxford Street**

File No. 08.3060.20/037.17

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

THAT Development Permit 37.17, for a six-storey multi-family residential building at 1552-1568 Oxford Street, is ISSUED.

**CARRIED**

Absent for Vote: Councillor MURI

**9.8. Bylaws 8290 and 8291: Rezoning and Housing Agreement for 340 Mountain Highway and 1515 - 1537 Rupert Street**

File No. 08.3060.20/077.17

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

THAT "District of North Vancouver Rezoning Bylaw 1369 (Bylaw 8290)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8291, 2017 (340 Mountain Highway and 1515 - 1537 Rupert Street)" is ADOPTED.

**CARRIED**

Opposed: Councillor HANSON  
Absent for Vote: Councillor MURI

**9.9. Development Permit 77.17 - 1515-1537 Rupert Street and 340 Mountain Highway**

File No. 08.3060.20/077.17

**MOVED by Councillor BOND  
SECONDED by Councillor BASSAM**

THAT Development Permit 77.17, for a 26 unit townhouse project at 1515-1537 Rupert Street & 340 Mountain Highway in Lynn Creek Town Centre, is ISSUED.

**CARRIED**

Opposed: Councillor HANSON  
Absent for Vote: Councillor MURI

**9.10. Bylaws 8300 and 8301: Rezoning and Housing Agreement for 2049, 2051, 2053, 2055 and 2059 Heritage Park Lane**

File No. 08.3060.20/042.17

**MOVED by Councillor BASSAM  
SECONDED by Councillor BOND**

THAT "District of North Vancouver Rezoning Bylaw 1372 (Bylaw 8300)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8301, 2017 (2049, 2051, 2053, 2055, 2059 Heritage Park Lane)" is ADOPTED.

**CARRIED**

Opposed: Councillor HANSON  
Absent for Vote: Councillor MURI

**9.11. Bylaw 8247: 2000 Block Heritage Park Lane Highway Closure**

File No. 02.0930.20/495.000

**MOVED by Councillor BASSAM  
SECONDED by Councillor BOND**

THAT "2000 Block Heritage Park Lane Highway Closure Bylaw 8247, 2017" is ADOPTED.

**CARRIED**

Opposed: Councillor HANSON  
Absent for Vote: Councillor MURI

**9.12. Development Permit 42.17 - 2049-2059 Heritage Park Lane**  
File No. 08.3060.20/042.17

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

THAT Development Permit 42.17, for a 39 unit townhouse development at 2049-2059 Heritage Park Lane, is ISSUED.

**CARRIED**

Opposed: Councillor HANSON  
Absent for Vote: Councillor MURI

**9.13. Financial Plan - Public Input**  
File No.

Public Input:

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Thanked staff for presenting information about the Draft Financial Plan; and,
- Requested that the Draft Financial Plan Workbook be attached to the agenda and posted on the District webpage.

Mr. Lyle Craver, 4700 Block Hoskins Road:

- Commented about his attendance at a NVCAN meeting and previous financial budget discussions with Council;
- Expressed concern about the advanced timeline for the release of the Draft Financial Plan, access to the information and the opportunity for the public to review the information ahead of public input opportunities;
- Opined that the District website is not user friendly; and,
- Commented about industrial businesses, their tax distribution and assessment values.

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Expressed concern about the search ability for documents on the District website;
- Opined that item 9.13 is the most important item on the agenda; and,
- Commented about public consultation opportunities publicized by the District ahead of a Regular Council meeting.

Mr. Juan Palacio, 200 Block West Kings Road:

- Expressed concern about the search ability of the District website.

Ms. Carmen del Rosales, 2800 Block Lonsdale Avenue:

- Suggested that additional efforts be made to publicize the Draft Financial Plan; and,
- Suggested that further engagement from the public would be beneficial to Council.

Councillor BASSAM left at this point in the proceedings. (9:02 p.m.)

Mr. John Hunter, 300 Block Roche Point Drive:

- Suggested that energy conservation budgets be reviewed; and,

- Expressed concern about the subsidy of residents to live within the North Shore.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Provided suggestions regarding page numbering for the Draft Financial Plan Workbook; and,
- Expressed concern about a possible character error in the workbook.

## **10. REPORTS**

### **10.1. Mayor**

Nil

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

Nil

### **10.3. Councillors**

Nil

### **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 HANSON  
SECONDED by Councillor BOND**

THAT the September 24, 2018 Regular Meeting of Council for the District of North Vancouver is adjourned.

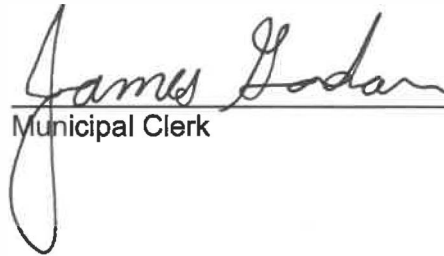
**CARRIED**

(9:11 p.m.)

Absent for Vote: Councillors BASSAM and MURI



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Municipal Clerk