

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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:04 p.m. on Monday, September 14, 2020 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor M. Little  
Councillor J. Back  
Councillor M. Bond  
Councillor M. Curren  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities  
Mr. D. Milburn, General Manager – Planning, Properties & Permits  
Ms. T. Atva, Manager – Community Planning  
Mr. J. Gordon, Manager – Administrative Services  
Mr. M. Hartford, Section Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Ms. J. Simpson, Confidential Council Clerk  
Ms. C. Archer, Clerk Typist 3 – via Webex

**1. ADOPTION OF THE AGENDA**

**1.1. September 14, 2020 Regular Meeting Agenda**

**MOVED by Councillor BACK**

**SECONDED by Councillor CURREN**

THAT the agenda for the September 14, 2020 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

**CARRIED**

**2. PUBLIC INPUT**

**2.1. Ms. Stefani Baker:**

- Spoke in support of Seymour estates;
- Commented on the diverse housing mix;
- Suggested that diverse housing will help promote a healthy community; and,
- Urged Council to support this development.

**2.2. Ms. Karen Harmon:**

- Spoke in support of the Seymour Estates proposal;
- Spoke regarding the rent-to-own program and commented on its benefits;
- Commented on the diverse housing mix;
- Commented on the proposed transportation infrastructure improvements; and,
- Encouraged Council to approve the proposed development.

**2.3. Mr. Fred Rathje:**

- Spoke in support of the Seymour Estates Project;
- Spoke to the issue of affordability on the North Shore;
- Commented on the site's proximity to transit; and,
- Spoke to the importance of creating a walkable community with better bicycle infrastructure and less reliance on vehicles in the Maplewood area.

**2.4. Ms. Emily Vinet, via Webex:**

- Spoke in support of item 8.3 regarding the Seymour Estates proposal;
- Spoke to the issue of affordability and commented that many families are forced to relocate outside their community;
- Opined that more housing diversity is needed in North Vancouver; and,
- Commented on the close proximity to transit, recreation, shops and greenspace.

**2.5. Ms. Jess Daniels, via Webex:**

- Spoke in support of item 8.3 regarding the Seymour Estates proposal;
- Spoke to the challenges of being able to afford to live in North Vancouver;
- Spoke in support of the proposed project; and,
- Encouraged Council to approve the proposed development.

**2.6. Ms. Rene Cravioto, via Webex:**

- Spoke in support of the proposed Seymour Estates project;
- Expressed concern that families are being displaced from their neighbourhoods;
- Encouraged the developer to provide a generous tenant relocation and compensation package;
- Spoke to the opportunity for young families to be able to afford living on the North Shore; and,
- Commented on the close proximity to transit, recreation, shops and greenspace.

**2.7. Ms. Cathi Wetsch, via Webex:**

- Opined that the Seymour Estates development will be a great addition to the neighbourhood;
- Commented on accessibility of the proposed units; and,
- Encouraged Council to proceed to a Public Hearing.

**2.8. Mr. Riaan De Beer**

- Spoke in support of item 8.3 regarding the Seymour Estates proposal;
- Spoke to the history and context of the proposed development;
- Commented on the site's proximity to the transit corridor;
- Commented on the housing diversity provided by the proposed development, filling a need for increased rental supply and affordable housing options;
- Noted that community consultation has taken place and the developer has worked with the community to address their needs; and,
- Advised that the revised proposal will adhere to and provide an enhancement of Step Code 3 with proposed green building measures that include electric heat pump technology without reliance on fossil fuels for any phase of the development.

**2.9. Mr. Sylvain Cellaire, via Webex:**

- Spoke on behalf of Modo Car Co-op;

- Spoke in support of the proposed Seymour Estates development;
- Provided a history of the Modo car sharing program;
- Advised that residents of rental units are generally supportive of car sharing programs; and,
- Commented that car sharing programs are most successful in higher density areas.

**2.10. Mr. Kelly Jordan, via Webex:**

- Spoke in support of item 8.3 regarding the Seymour Estates proposal;
- Opined that the proposed development will provide affordable housing options;
- Commented on the benefits of the rent-to-own program; and,
- Suggested the proposed development may help the younger generation stay in North Vancouver.

**2.11. Ms. Joy Hayden, via Webex:**

- Spoke in support of the proposed Seymour Estates development;
- Commented that the proposed development may help the younger generation stay in North Vancouver; and,
- Commented on the diverse housing mix.

**3. RECOGNITIONS**

Nil

**4. DELEGATIONS**

Nil

**5. ADOPTION OF MINUTES**

**5.1. July 20, 2020 Regular Council Meeting**

**MOVED by Councillor BACK**

**SECONDED by Councillor MURI**

THAT the minutes of the July 20, 2020 Regular Council meeting are adopted.

**CARRIED**

**5.2. July 27, 2020 Public Hearing**

**MOVED by Councillor BACK**

**SECONDED by Councillor MURI**

THAT the report of the July 27, 2020 Public Hearing is received.

**CARRIED**

**5.3. July 27, 2020 Special Council Meeting**

**MOVED by Councillor BACK**

**SECONDED by Councillor MURI**

THAT the minutes of the July 27, 2020 Special Council meeting are adopted.

**CARRIED**

**5.4. July 30, 2020 Special Council Meeting**

**MOVED by Councillor BACK**

**SECONDED by Councillor MURI**

THAT the minutes of the July 30, 2020 Special Council meeting are adopted.

**CARRIED**

**6. RELEASE OF CLOSED MEETING DECISIONS**

Nil

**7. COUNCIL WORKSHOP REPORT**

Nil

**8. REPORTS FROM COUNCIL OR STAFF**

**8.1. Housing Needs Report – Application for Funding**

File No. 10.5040.01/000.000

**MOVED by Councillor BOND**

**SECONDED by Councillor CURREN**

THAT staff are directed to submit an application to the Union of British Columbia Municipalities (UBCM) Housing Needs Report Program, for \$50,000 in grant funding to support the preparation of the Housing Needs Report, as described in the August 26, 2020 report of the Community Planner entitled Housing Needs Report – Application for Funding.

**CARRIED**

**8.2. Snow and Ice Removal**

File No.

Public Input:

Ms. Devina Briggs-Hammoud:

- Spoke in support of implementing a Snow Angles Program in the District of North Vancouver; and,
- Commented that a Snow Angels Program would provide an opportunity to help those in need.

**MOVED by Councillor BACK**  
**SECONDED by Councillor CURREN**

THAT the District require that homeowners with sidewalks in front of their homes clear those sidewalks during significant snowfall events;

AND THAT staff are directed to report back on possible updates to "Street and Traffic Bylaw No. 7125, 2004", which would require that businesses with sidewalks in front of their businesses be cleared in a more timely manner during significant snowfall events;

AND THAT staff report back on snow clearing priorities with respect to bike lanes and possible improvements;

AND THAT staff report back on the possibility of creating a Snow Angels Program, similar to the City of North Vancouver.

**CARRIED**

**8.3. Bylaws 8423, 8424, and 8425: Rezoning and Housing Agreement  
Bylaws for a Mixed-Use Development at 904 - 944 Lytton Street  
(Seymour Estates)  
File No. 08.3060.20/025.17**

Public Input:

Mr. Peter Teevan:

- Spoke in support of the Seymour Estates proposal;
- Opined that the District does not need more luxury condos;
- Commented that there is an urgent need for more market and sub-market rentals; and,
- Spoke favourably to the rent-to-own program.

Mr. John Carrodus:

- Questioned if the proposal will be a zero fossil fuel site; and,
- Spoke in support of the Seymour Estates development once informed the development would be fossil fuel free.

**MOVED by Mayor LITTLE**  
**SECONDED by Councillor BACK**

THAT "District of North Vancouver Rezoning Bylaw 1396 (Bylaw 8423)" is given FIRST Reading;

THAT "Housing Agreement Bylaw 8424, 2020" is given FIRST Reading;

THAT "Housing Agreement Bylaw 8425, 2020" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1396 (Bylaw 8423)" is referred to a Public Hearing.

**CARRIED**

Opposed: Councillors HANSON and MURI

**8.4. 1210-1260 West 16<sup>th</sup> Street – Council Early Input  
Rezoning and Development Permit Application**  
File No. 08.3060.20/044.17

Public Input:

Mr. Simon Richards, Cornerstone Architecture:

- Spoke to the history and context of the proposed development;
- Advised that the community has spoken in support of the proposed development;
- Commented on the site's proximity to transit;
- Spoke to the generous tenant relocation and compensation package;
- Mentioned that car share memberships will be provided at occupancy; and,
- Advised that the proposed development will have a negligible impact on increased traffic.

**MOVED by Councillor HANSON**

**SECONDED by Mayor LITTLE**

THAT Staff be directed to prepare bylaws based on the applicant's rezoning application.

**CARRIED**

**8.5. UBCM Reconsideration of: NEB8 Greenhouse Gas Limits for New Buildings**  
File No.

Councillor MURI left the meeting at 10:01 pm and returned at 10:02 p.m.

**MOVED by Councillor CURREN**

**SECONDED by Councillor BOND**

THAT Council support that the recommendation by City of Port Moody "NEB8 Greenhouse Gas Limits for New Buildings" be removed from the UBCM Resolutions Committee recommendation from Not Endorse Block and be considered as an amended block at the 2020 UBCM Convention;

AND THAT the reasons to pull the motion from the Not Endorse Block be sent to UBCM Executive by noon on Friday, September 18, 2020.

**CARRIED**

**9. REPORTS**

**9.1. Mayor**

Mayor Little reported on the following:

- The completion of the Interchange on Highway 1;
- Future Council meetings will be a combination of in-person attendance and virtual participation;
- Thanked TransLink for providing him with a face mask; and,

- Advised that the District of North Vancouver continues to be committed to providing excellent customer service as we navigate through COVID-19.

## **9.2. Chief Administrative Officer**

Mr. David Stuart, Chief Administrative Officer, provided an update on the COVID-19 pandemic and noted the following:

- Community recreation centres, libraries, facilities, and parking lots are being carefully reopened;
- District services will be returning to close to normal in the coming month;
- Residential property taxes are 90% collected as of September 2, 2020, which is in line with prior years;
- Business and industrial taxes are now 63% collected with a due date for final payments on September 30, 2020;
- Any net losses will be stabilized through the use of reserves and the financial plan will be amended before the end of the year but the District is in good financial shape;
- Many of the 2020 capital projects will be pushed forward to 2021; and,
- The big issue remains how to meaningfully engage the public.

## **9.3. Councillors**

**9.3.1.** Councillor Curren reported on the following:

- Her recent biweekly Climate Caucus meetings;
- Her attendance at the anti-racism public forum on September 14, 2020 in West Vancouver; and,
- Her attendance at the memorial for black bears Plum and Huckleberry.

**9.3.2.** Councillor Muri requested a Council Workshop on key learnings and takeaways from the COVID-19 pandemic and suggested reviewing the Official Community Plan.

## **9.4. Metro Vancouver Committee Appointees**

**9.4.1. Industrial Lands Strategy Task Force – Councillor Back**

Nil

**9.4.2. Housing Committee – Councillor Bond**

Councillor Bond reported on his attendance at the September 9, 2020 Metro Vancouver Housing Committee and advised that the Metro Vancouver Housing Committee is exploring the potential to include integrated childcare facilities in future development projects.

**9.4.3. Indigenous Relations Committee – Councillor Hanson**

Nil



**9.4.4. Board – Councillor Muri**

Nil

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

Nil

**9.4.6. Liquid Waste Committee – Mayor Little**

Nil

**9.4.7. Mayors Committee – Mayor Little**

Nil

**9.4.8. Mayors Council - TransLink – Mayor Little**

Nil

**9.4.9. Performance & Audit Committee – Mayor Little**

Nil

**9.4.10. Zero Waste Committee – Mayor Little**

Nil

**10. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT the September 14, 2020 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**  
(10:27 p.m.)

\_\_\_\_\_  
Mayor



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

