

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:02 p.m. on Monday, December 13, 2021 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor J. Back (via Zoom)
Councillor M. Bond
Councillor M. Curren (via Zoom)
Councillor B. Forbes (via Zoom)
Councillor J. Hanson
Councillor L. Muri (via Zoom)

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. G. Joyce, General Manager – Engineering, Parks and Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. S. Walker, General Manager – Corporate Services
Mr. A. Wardell, General Manager – Finance and Chief Financial Officer
Mr. R. Danyluk, Deputy General Manager – Finance & Deputy CFO
Ms. J. Paton, Assistant General Manager - Planning
Ms. T. Atva, Manager – Community Planning
Ms. C. Grafton, Manager – Strategic Communications & Community Relations
Mr. M. Hartford, Manager – Development Planning
Ms. C. Jackson, Manager – Climate Action, Natural Systems & Biodiversity
Mr. A. Bell, Section Manager – Engineering Planning & Design
Ms. G. Lanz, Deputy Municipal Clerk
Ms. A. Dalley, Community Planner
Mr. R. Gilmore, Community Planner
Ms. R. Hay, Development Planner
Ms. E. Lee, Community Planner
Ms. A. Reiher, Council Liaison / Support Officer
Mr. K. Zhang, Development Planner
Ms. C. Archer, Confidential Council Clerk
Ms. K. Hebron, Committee Clerk

1. ADOPTION OF THE AGENDA

1.1. December 13, 2021 Regular Meeting Agenda

**MOVED by Councillor HANSON
SECONDED by Councillor BACK**

THAT the agenda for the December 13, 2021 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

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

5. ADOPTION OF MINUTES

5.1. September 27, 2021 Special Meeting of Council

MOVED by Councillor BACK

SECONDED by Councillor CURREN

THAT the revised minutes of the September 27, 2021 Special Meeting of Council are adopted.

CARRIED

5.2. November 1, 2021 Regular Meeting of Council

MOVED by Councillor BACK

SECONDED by Councillor CURREN

THAT the minutes of the November 1, 2021 Regular Meeting of Council are adopted.

CARRIED

5.3. November 15, 2021 Regular Meeting of Council

MOVED by Councillor BACK

SECONDED by Councillor CURREN

THAT the minutes of the November 15, 2021 Regular Meeting of Council are adopted.

CARRIED

5.4. November 16, 2021 Public Hearing (Prospect Road)

MOVED by Councillor BACK

SECONDED by Councillor CURREN

THAT the minutes of the November 16, 2021 Public Hearing are received.

CARRIED

5.5. November 16, 2021 Public Hearing (West 16th Street)

MOVED by Councillor BACK

SECONDED by Councillor CURREN

THAT the minutes of the November 16, 2021 Public Hearing are received.

CARRIED

5.6. November 23, 2021 Public Hearing

MOVED by Councillor BACK

SECONDED by Councillor CURREN

THAT the minutes of the November 23, 2021 Public Hearing are received.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. July 20, 2020 Closed Special Meeting of Council

6.1.1. 2217 Old Dollarton Road – Acquisition

File No. 02.0910.20/087.000

THAT staff are directed to negotiate the acquisition of Lot 30 Block 39 District Lot 611 Plan 2353 and 2217 Old Dollarton Road with Citimark Old Dollarton Project Ltd.

6.2. March 29, 2021 Closed Special Meeting of Council

6.2.1. Proposed Acquisition of Lot 30 and 2217 Old Dollarton Road
File No. 02.0910.20/087.000

THAT the Mayor and Clerk are authorized to execute the Purchase and Sale Agreement for the acquisition of 2217 Old Dollarton Road and Lot 30 from Citimark Old Dollarton Project Ltd. for a purchase price of \$4,900,000.00;

AND THAT the Mayor and Clerk are authorized to execute any necessary documentation in regards to the acquisition of 2217 Old Dollarton Road and Lot 30 from Citimark Old Dollarton Project Ltd.

6.3. November 15, 2021 Closed Special Meeting of Council

6.3.1. 2022 Council Meeting Schedule
2022 Acting Mayor Schedule
File No. 01.0115.30/002.000

THAT the October 1, 2021 report from the Municipal Clerk entitled 2022 Council Meeting Schedule / 2022 Acting Mayor Schedule is received for information;

AND THAT the 2022 Acting Mayor Schedule is approved.

6.3.2. Advisory Oversight Committee Appointments
File No. 01.0115.30/002.000

Advisory Design Panel

THAT Nancy Paul is re-appointed to the Advisory Design Panel for a two-year term ending December 31, 2023;

AND THAT Nathan Shuttleworth is re-appointed to the Advisory Design Panel for a two-year term ending December 31, 2023;

AND THAT John-Pierre Mahé is appointed to the Advisory Design Panel for a two-year term ending December 31, 2023;

AND THAT Josh Bernsen is appointed to the Advisory Design Panel for a two-year term ending December 31, 2023;

AND THAT Kelvin Lit is appointed to the Advisory Design Panel for a two-year term ending December 31, 2023;

AND THAT this resolution be released to the public.

North Vancouver District Public Library

THAT Valerie Dong is re-appointed to the North Vancouver District Public Library Board for a third two-year term ending December 31, 2023;

AND THAT James Mitchell is re-appointed to the North Vancouver District Public Library Board for a third two-year term ending December 31, 2023;

AND THAT Kulvir Mann is re-appointed to the North Vancouver District Public Library Board for a second two-year term ending December 31, 2023;

AND THAT Barbara Lawrie is re-appointed to the North Vancouver District Public Library Board for a second two-year term ending December 31, 2023;

AND THAT this resolution be released to the public.

6.4. November 24, 2021 Advisory Oversight Committee Meeting

6.4.1. Child Care Grants Committee – Appointments for 2022-2023

File No. 01.0360.04/000.000

THAT Cynthia Luo is appointed to the Child Care Grants Committee for a two-year term ending December 31, 2023.

6.4.2. Community Heritage Advisory Committee – Appointments for 2022-2024

File No. 13.6800.01/000.000

THAT Trevor Ford is appointed to the Community Heritage Advisory Committee for a three-year term ending December 31, 2024.

2. PUBLIC INPUT

2.1. Mr. Dale McMann:

- Spoke in support of item 8.8 on behalf of BC Housing;
- Advised that BC Housing is a partner in the proposed development and would have a 60-year lease to operate the below-market rental units, including setting criteria and tenant selection;
- Commented on the replacement of market rental units with proposed below-market rental units;
- Advised that the below-market rental units are proposed to be built in Phase 1 to minimize disruption to the existing tenants;
- Noted that a tenant consultation team would assist tenants with relocation, regardless of whether they qualify for or wish to rent units in the new buildings;
- Advised that rental units are planned for middle and moderate income earners, for whom rental housing is in short supply; and,
- Commented on the lack of available rental housing on the North Shore.

2.2. Mr. Nigel Reedman:

- Spoke in support of item 8.8;
- Advised that he is a current tenant of the existing property;

- Commented on the sense of community and mix of current residents;
- Noted that the proposal would allow existing tenants to continue to live at the site;
- Opined that the site is suitable for increased density;
- Noted that the Maplewood Village is becoming a community hub;
- Commented on the site's proximity to parks, schools and community centres;
- Commended the developer's communication with residents.

2.3. Mr. Craig Crawford:

- Spoke in support of item 8.8;
- Advised that he is a former BC Housing employee and a long-time resident of the North Shore;
- Advised that he is a consultant on the project working on the proposed below-market rental units;
- Commented on the need for more rental units in the District;
- Noted that conditions including interest rates have created an opportunity for investment in developing rental properties;
- Commented in the lack of available rental housing for middle and moderate income earners and housing for employees in the community; and,
- Noted the proposal allows existing tenants to move into the proposed new units.

2.4. Mr. Brian Bradley:

- Spoke in support item 8.8 on behalf of Stongs Market in Maplewood Village;
- Advised that the company chose the Maplewood location due to increased housing projected for the area, which would provide more local customers for the store;
- Commented on the ongoing challenges hiring and retaining employees on the North Shore due to the shortage and cost of housing; and,
- Opined that additional housing will reduce traffic as people can live and work in their community.

2.5. Mr. Tony Sun:

- Spoke in support of item 8.8 on behalf of Reckless Shipyards eBikes;
- Advised that the company advocates for safe cycling and e-bike friendly infrastructure; and,
- Expressed support for the active transportation and low-carbon aspects of the proposal, including safe pedestrian and cycling connections as well as secure bike parking.

2.6. Mr. George Semora:

- Spoke in support of item 8.8;
- Advised that he lives in the area and owns two businesses in Maplewood Village;
- Expressed concern regarding the proposed building height and that the proposal does not include enough on-site parking;
- Commented on customer parking issues for local businesses;
- Suggested park space and art installations be included in the proposal; and,
- Commended the applicant for the social aspect of the proposed below-market rental units.

2.7. Mr. Mitch Stookey:

- Spoke in support of item 8.2;

- Commented on the impacts of fossil fuel emissions and climate change in British Columbia; and,
- Encouraged Council to pass the proposed resolution.

2.8. Mr. Phil Chapman:

- Spoke in support of item 8.8;
- Reported that Maplewood residents expressed a desire for a Village Centre during his time with the District's Planning Department; and,
- Encouraged Council to move the proposal forward.

2.9. Mr. Don Peters:

- Spoke in support of item 8.8 on behalf of North Shore Community Housing Action Committee;
- Commented on the proposed 58 units of rental housing and the tenant relocation plan;
- Noted the site's proximity to transit, shopping and services;
- Commented on traffic congestion and the need for housing for workers to live near workplaces; and,
- Expressed support for BC Housing as the project partner.

2.10. Ms. Judith Brook:

- Spoke regarding item 8.2 and encouraged Council to pass the resolution, noting that other Metro Vancouver municipalities have done so;
- Spoke in support of item 8.8;
- Expressed support for the below-market housing to be built in Phase 1 to minimize tenant displacement;
- Advised that the applicant had confirmed a gas line will not be installed to the proposed development as it is designed to operate without fossil fuels; and,
- Encouraged the applicant to use low-carbon cement in construction.

2.11. Mr. Peter Teevan:

- Spoke regarding items 8.9 and 8.10;
- Requested more clarity on which reserve funds are involved in the proposed amending bylaw and their specific categories;
- Opined that the staff report for item 8.9 does not clearly show what information is newly introduced and what is housekeeping;
- Recommended that the Housing Needs Report be used to inform decisions regarding the Housing Continuum;
- Commented that the Housing Needs Report provides information on community projections and trends, and does not identify the needs of people who are looking for housing.

2.12. Mr. Nathan Davidowicz:

- Commented on transit service cuts impacting transportation to and from the North Shore municipalities; and,
- Recommended the District advocate for an independent transit commissioner to oversee transit.

3. RECOGNITIONS

4. DELEGATIONS

7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT items 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.9, and 8.10 are included in the Consent Agenda and be approved without debate.

CARRIED

8.1. District Contributions to Affordable Housing

File No. 13.6440.01/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT the November 9, 2021 report of the Community Planner entitled District Contributions to Affordable Housing is received for information.

CARRIED

8.2. Endorsing the Call for a Fossil Fuel Non-Proliferation Treaty

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT the District of North Vancouver formally endorse the call for a Fossil Fuel Non-Proliferation Treaty;

AND THAT the Mayor, on behalf of Council, send a letter to the Premier of British Columbia and the Prime Minister of Canada urging the Province of British Columbia and the Government of Canada to support the global initiative for a Fossil Fuel Non-Proliferation Treaty;

AND THAT the District of North Vancouver affirm its ongoing commitment to reduce community-wide carbon pollution emissions by 45%, over 2007 levels, by 2030 as indicated in our Community Energy and Emissions Plan and unanimously adopted by Council on December 2, 2019.

CARRIED

8.3. Bylaw 8546: Financial Plan Approval Bylaw

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT "2021-2025 Financial Plan Approval Bylaw 8502, 2021 Amending Bylaw 8546, 2021 (Amendment 2)" is ADOPTED.

CARRIED

8.4. Bylaws 8535, 8536 and 8537: Waterworks Regulation Bylaw, Sewer Bylaw, and Solid Waste Management Bylaw

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON

THAT "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8535, 2021 (Amendment 67)" is ADOPTED;

AND THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8536, 2021 (Amendment 33)" is ADOPTED;

AND THAT "Solid Waste Management Bylaw 8436, 2021, Amendment Bylaw 8537, 2021 (Amendment 1) is ADOPTED.

CARRIED

8.5. Bylaw 8534: Fees and Charges Bylaw
File No. 09.3900.20/000.000

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON

THAT "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8534, 2021 (Amendment 77)" is ADOPTED.

CARRIED

8.6. 2022 Council Meeting Schedule
File No. 01.0115.30/002.000

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON

THAT the 2022 Council Meeting Schedule, as attached to the November 17, 2021 report of the Municipal Clerk entitled 2022 Council Meeting Schedule, is approved.

CARRIED

8.7. Bylaws 8538 and 8539 Rezoning and Development Cost Charge (DCC) Waiver Bylaws for a Social Housing Development at the "Riverside Site"
File No. 08.3060.20/055.21

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON

THAT "District of North Vancouver Rezoning Bylaw 1414 (Bylaw 8538)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1414 (Bylaw 8538)" is ADOPTED;

AND THAT "Riverside Drive Development Cost Charges Waiver Bylaw 8539, 2021" is given SECOND and THIRD Readings.

CARRIED

Opposed: Councillors FORBES and MURI

8.8. Bylaws 8477, 8478, 8450, and 8541 for a Mixed-Use Development at 2131 Old Dollarton Road, 2102 Front Street, and 2120 Front Street (Maplewood Gardens)
File No. 08.3060.20/040.19

Public Input:

Mr. Jason Turcotte:

- Spoke in support of the of the application on behalf of the developer;
- Advised that other members of the project team are in attendance to answer any questions;
- Commented on the project's history, noting that it has been a five-year process;
- Noted the housing market has changed over that time;
- Advised that the proposal is consistent with District goals and policies, including the Maplewood Plan; and,
- Encouraged Council to refer Bylaw 8477 to public hearing.

Mayor Little left the meeting at 8:10 p.m.

Councillor Back assumed the Chair.

Mayor Little returned to the meeting at 8:13 p.m.

Mr. Corrie Kost:

- Spoke in opposition to the proposed development, noting that he does not live in the area;
- Noted that the value of waived Community Amenity Contributions was not included in the staff report;
- Commented on the property's proximity to the Canexus plant and reviewed the associated risk contours and historical changes;
- Opined that more parkland is needed to ensure the development provides sufficient green space to serve its residents; and,
- Noted a disparity between the design presented at the Public Information Meeting, in which there had been space for industrial uses, and the current design, which has reduced the space and allocated it to commercial uses.

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT Bylaws 8477, 8478, 8450 and 8451 are DEFEATED at FIRST Reading.

CARRIED

Opposed: Councillors BACK, BOND and CURREN

8.9. Transfer of Reserve Funds

File No. 01.0115.30/002.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT "Reserve Funds Bylaw 8418, 2020 Amendment Bylaw 8543, 2021 (Amendment 1)" is given FIRST, SECOND and THIRD Readings.

THAT "Reserve Funds Transfer and Repeal Bylaw 8542, 2021" is given FIRST, SECOND and THIRD Readings.

CARRIED

8.10. 2021 Housing Needs Report

File No. 10.5040.40/001.000

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON

THAT the District of North Vancouver's Housing Needs Report, Attachment 1 to the November 23, 2021 report of the Community Planner entitled 2021 Housing Needs Report, is received for information and published on the District's website.

CARRIED

8.11. Utilizing District-owned Land for Rental, Social, and Affordable Housing
File No. 13.6530.20/013.000

MOVED by Mayor LITTLE
SECONDED by Councillor MURI

THAT the November 24, 2021 report of the Community Planner entitled Utilizing District-Owned Land for Rental, Social, and Affordable Housing is received for information;

AND THAT staff initiate engagement on the conceptual development scenarios of 900 St Denis Avenue and Mountain Highway/Hunter Street by spring 2022 and return the results to Council for consideration.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported on the following:

- The District and Tsleil-Waututh Nation held a Council to Council dinner on December 2, 2021 to discuss issues of importance to the community;
- His attendance at the Parkgate Winter Lights event on December 3, 2021;
- His attendance at the North Vancouver District Library Board Holiday dinner, noting that library staff continue to be impacted by the COVID-19 pandemic and the violent incident on March 27, 2021 outside the Lynn Valley Library;
- Having received an update from former District Mayor Richard Walton, who currently serves as the North Shore Director on the eComm Board, on using eComm policies to better prepare staff to handle call increases during weather emergencies; and,
- Wished the public, staff and Council a happy holiday season and thanked everyone for their contribution.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Back reported on the following:

- Advised that MONOVA has opened and encouraged the public to visit the new museum; and,
- His attendance at the North Vancouver Chamber of Commerce Holiday Social at the Shipyards.

9.3.2. Councillor Curren reported on a recent meeting with Minister of Environment and Climate Change Strategy, George Heyman, to advocate for provincial funding for municipalities to support active transportation and retrofits in support of CleanBC.

9.3.3. Councillor Hanson reported on his attendance at the following:

- The December 4 grand opening of Muse Cannabis, noting that they have not experienced issues since opening the store; and,
- North Vancouver Policing Committee, noting that he had met the new Officer in Charge (OIC), Superintendent Yee, and that he would like to have Superintendent Yee attend a District Council meeting in early 2022.

9.3.4. Councillor Muri reported on her attendance at the following:

- Encouraged Council to invite the new North Vancouver RCMP OIC from NV RCMP
- Commented on the District's capacity to respond to an increasing volume of calls due to climate change and how prepared the community is to handle emergencies; and,
- Requested a presentation to Council on the District's emergency plans and response capacity as well as information for the community.

9.4. Metro Vancouver Committee Appointees

9.4.1. Housing Committee – Councillor Bond

Nil

9.4.2. Indigenous Relations Committee – Councillor Hanson

Nil

9.4.3. Board – Councillor Muri

Nil

9.4.4. Regional Culture Committee – Councillor Muri

Nil

9.4.5. Regional Parks Committee – Councillor Muri

Nil

9.4.6. Regional Planning Committee – Councillor Muri

Nil

9.4.7. Liquid Waste Committee – Mayor Little

Nil

9.4.8. COVID-19 Response & Recovery Task Force – Mayor Little

Nil

9.4.9. Mayors Committee – Mayor Little

Nil

9.4.10. Mayors Council – Translink – Mayor Little

Nil

9.4.11. Zero Waste Committee – Mayor Little

Nil

10. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Mayor LITTLE

THAT the December 13, 2021 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:52 p.m.)

Mayor



Municipal Clerk