

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:10 p.m. on Monday, June 27, 2022 in the Council Chamber 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 (via Zoom)  
Councillor J. Hanson  
Councillor L. Muri (via Zoom)

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Ms. N. Chevalier, Acting General Manager – Parks, Engineering and Facilities  
Mr. D. Milburn, General Manager – Planning, Properties and 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 and Deputy CFO  
Mr. S. Ono, Deputy General Manager – Engineering, Parks and Facilities  
Mr. B. Dwyer, Assistant General Manager – Regulatory Review and Compliance  
Ms. J. Paton, Assistant General Manager - Planning  
Ms. T. Atva, Manager – Community Planning  
Ms. C. Jackson, Manager – Climate Action, Natural Systems and Biodiversity  
Ms. Y. Zeng, Manager – Development Planning  
Ms. G. Lanz, Deputy Municipal Clerk  
Mr. D. So, Section Manager – Revenue and Taxation  
Ms. E. Brandson, Community Planner  
Ms. A. Reiher, Council Liaison / Support Officer  
Mr. J. Smith, Community Planner  
Mr. K. Zhang, Development Planner  
Mr. G. Budge, Planning Assistant  
Ms. C. Archer, Confidential Council Clerk  
Ms. E. Allen, Committee Clerk

**Also in**

**Attendance:** Ms. Jada Basi, Principal, City Spaces

**1. ADOPTION OF THE AGENDA**

**1.1. June 27, 2022 Regular Meeting Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the agenda for the June 27, 2022 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

**CARRIED**

## **2. PUBLIC INPUT**

### **2.1. Ms. Kasia Lever:**

- Spoke regarding item 8.9 Local Food Systems Action;
- Stated that there is a food security crisis;
- Commented on the amount of produce imported from California and the impact of droughts;
- Commented on the ratio of farms to residents and the impact of transportation fuel costs on food costs;
- Noted food shortages during the COVID-19 pandemic;
- Reported that the Greater Vancouver Food Bank's program use is growing by approximately 900 families per month;
- Noted that many homes in North Vancouver do not have outdoor space suitable for growing food; and,
- Recommended removing barriers to agriculture in the District, including amending the Zoning Bylaw to allow commercial agriculture.

### **2.2. Mr. Harrison Johnston:**

- Spoke regarding item 8.9 Local Food Systems Action;
- Expressed support for the previous speaker's comments;
- Commented on supply chain issues due to the COVID-19 pandemic, war, and natural disasters;
- Noted food costs have increased significantly over the past year;
- Commented on increased demand at food banks in the region; and,
- Recommended the District adopt a strategy and take steps to address food security.

### **2.3. Mr. Peter Teevan:**

- Commented on food security, reliability and safety of food supplies;
- Expressed disagreement with the Supreme Court of British Columbia's decision that receiving a donation from a developer does not constitute a pecuniary interest or conflict of interest;
- Advised that he plans to run for Council in the 2022 General Local Election;
- Stated that he would recuse himself from voting on development projects if he had received a campaign contribution from the developer; and,
- Opined that disclosing a donation and voting on a matter is improper.

### **2.4. Mr. Hazen Colbert:**

- Stated that the legislation allows a member of Council to vote on a matter if they have reviewed the minutes of the Public Hearing as well as the materials in the Public Hearing binder, including written public input;
- Commented on food security and Metro Vancouver reports on the percentage of fruits, vegetables and other foods sourced locally, elsewhere in Canada, from the United States, and Mexico; and,
- Opined that the lack of grocery stores in the Lions Gate Town Centre is contrary to the Official Community Plan (OCP).

### **2.5. Mr. Corrie Kost:**

- Requested that he be allowed to speak at item 8.1 regarding the 2021 Annual Report.

### **3. RECOGNITIONS**

Nil

### **4. DELEGATIONS**

#### **4.1. Ms. Clara Bradley, CIVIX Canada**

Re: Student Vote 2022

Ms. Clara Bradley, CIVIX Canada, provided an overview of the Student Vote 2022 program, an election to be held in parallel with the upcoming General Local Elections for students under the voting age. Ms. Bradley advised that the Student Vote will take place in schools, run by individual teachers with lesson plans, online and hard copy materials provided by CIVIX Canada. Ms. Bradley noted the program is designed to create experiential teaching, allowing students to learn by doing, and that the program applies to different classroom contexts. The program is politically neutral, with goals to improve critical thinking skills, knowledge of politics and elections, confidence speaking to family and friends about politics, enhance the sense of voting as a civic duty, and increase the intent to vote in the future. Ms. Bradley reported that independent evaluation shows the goals are met through the program and that most teachers would participate in the program again.

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT the delegation of CIVIX Canada is received for information.

**CARRIED**

### **6. RELEASE OF CLOSED MEETING DECISIONS**

Nil

### **7. COUNCIL WORKSHOP REPORT**

Nil

### **8. REPORTS FROM COUNCIL OR STAFF**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT items 8.2, 8.3 and 8.4 are included in the Consent Agenda and are approved without debate.

**CARRIED**

### **5. ADOPTION OF MINUTES**

#### **5.1 May 9, 2022 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the minutes of the May 9, 2022 Regular Council meeting are adopted.

**CARRIED**

## **5.2 May 30, 2022 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the minutes of the May 30, 2022 Regular Council meeting are adopted.

**CARRIED**

## **5.3 June 7, 2022 Public Hearing**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the minutes of the June 7, 2022 Public Hearing are received.

**CARRIED**

Councillor BACK left the meeting at 7:42 p.m. and returned at 7:43 p.m.

## **8.1. 2021 Annual Report**

File No.

Public Input:

Mr. Corrie Kost:

- Provided slides regarding provincial requirements for municipal Annual Reports;
- Noted that a municipality's Annual Meeting must occur at least 14 days after the annual report is released for public inspection and before June 30 of each year;
- Expressed concern regarding the location of the District's Corporate Plan on the District website.
- Provided slides regarding the District's Corporate Plan; and,
- Criticized that the agenda for the June 27, 2022 Regular Meeting of Council did not specifically mention the public input opportunity regarding the Annual Report.

Mr. Peter Teevan:

- Acknowledged that he has not had read the entire Annual Report;
- Opined that public input is not considered in the Annual Report and that the public input process is a formality;
- Commented on the timeline for consideration of the Annual Report and recommended this be earlier in order to avoid the need to deal with it urgently;
- Compared the District's Annual Report process to Annual Meetings for other types of organizations such as strata corporations and businesses; and,
- Criticized that recommendations from his past public input have not been implemented.

Mr. Corrie Kost:

- Commented on the purpose of the Annual Meeting, noting that the Province of BC website states that it is to facilitate public access to ask questions about the Annual Report and other matters;
- Noted that Development Cost Charges (DCCs) were last updated four years ago and that costs have increased over that time, leading to lost revenue from developments;
- Questioned why DCC rates are not updated on an annual basis;

- Commented on the availability of room rentals at libraries and recreational facilities and the requirement for community groups to provide insurance to use public spaces;
- Criticized that the District is not providing free meeting space for Community Associations;
- Commented on accessibility and transparency in District procedures and opined that seniors are less able to access District processes and services;
- Recommended that the District make a greater effort to engage residents and encourage civic participation, noting that not all access the internet for information and that the local newspaper does not reach all households;
- Asserted that the OCP is overdue for a full review;
- Commented on the impact of the closure of public facilities such as libraries and recreation centres during the COVID-19 pandemic on seniors;
- Opined that fees and taxes should have been reduced due to reduced services;
- Requested that the District provide justification for not reducing taxes;
- Stated that park land has not increased in proportion to development and that DCC rates for park land are too low;
- Acknowledged that temporary outdoor patios assisted businesses recovering from losses during the COVID-19 pandemic and recommended reviewing the continued use of public space for this purpose;
- Expressed concern regarding the possibility of the Province removing municipalities' authority over land use decisions and opined that this should not be done without public consultation; and,
- Recommended that provincial legislation be revised to better describe the importance of municipal roles.

Mr. Hazen Colbert:

- Stated that he has worked at financial institutions in the past and has been involved in the creation of annual reports;
- Expressed support for the comments made by previous speakers and stated that the problems they raised are common throughout the province;
- Advised that he reviewed the District's Annual Report and Council meeting minutes prior to moving to the municipality;
- Stated that he had been surprised at the proposal for increased density after moving into the Lynn Valley neighbourhood as he did not see an indication of this from the materials he had reviewed;
- Commented on issues with the construction of the North Shore Wastewater Treatment Plant (NSWWTP) and expressed concern regarding the impact of the cost on future property taxes in the District; and,
- Opined that businesses are reluctant to move into the District.

Mr. Peter Teevan:

- Commented on the original and increased budget to construct the NSWWTP, noting community support for the additional cost to allow tertiary waste treatment;
- Questioned how waste energy from the NSWWTP will be transported to Lonsdale Energy Corporation (LEC);
- Claimed that Fortis was not permitted to bid on the waste gas from NSWWTP;
- Expressed concern that there will be a cost to the District to build the infrastructure required to transport waste gas;

- Questioned if LEC will pay market rates for reclaimed gas from NSWWTP;
- Asserted that the final cost to build the NSWWTP will be \$1.5 billion and will require two more years of construction;
- Commented on Metro Vancouver utility rates; and,
- Questioned if the District's contingency fund will be sufficient to pay the District's share of the cost.

Councillor CURREN left the meeting at 8:32 p.m. and returned at 8:35 p.m.

Mr. Corrie Kost:

- Commented on the use of waste heat for residential heating in other jurisdictions;
- Noted that LEC uses waste heat to produce residential heating;
- Commented on the 2021 extreme heat event and resulting deaths;
- Opined that the District's response to the extreme event is inadequate and more should have been included in the Annual Report;
- Questioned if the District has applied for the UBCM Extreme Heat Risk Mapping, Assessment and Planning grant;
- Questioned how the District will address the impact of fewer public events and the possible resurgence of COVID-19 on voter turnout in the upcoming local election;
- Questioned if the District has created long-term funding models to protect municipal services in future pandemics;
- Requested information on grants received by the District in 2021;
- Requested information on how *Metro 2050* and *Transport 2050* will impact Maplewood Village;
- Requested an update on the status of the NSWWTP and how that will impact future property taxes;
- Commented on a retweet by a member of council regarding "autonomous kids and autonomous cars";
- Provided examples of organizational charts from other municipalities listing the public or community at the top of the chart;
- Commented on the annual cost of residential water services since 1975 and provided a chart of actual increases versus inflation-only;
- Commented on the use of desalination plants in other countries and suggested this be explored by the District;
- Asserted that Harrison Lake contains enough water for 100 million people;
- Commented on annual municipal rankings by the City of Langford, noting that the District was rated number four in 2020 and thirty-nine in 2021;
- Commented on the growth of the largest municipalities in the region from 1871 to 2021;
- Commented on ongoing noise and vibration issues in the Upper Capilano area and opined that the District should do more to address the problem;
- Commented on Deep Cove waterfront access and encroachments that have not been addressed, leaving waterfront areas inaccessible to the public;
- Stated that cost estimates were not attached to each group in the Asset Sustainability Indicators in the Annual Report and suggested placing the Useful Lives table on the same page in future Annual Reports;
- Requested that the District's accumulated surplus be included in the Annual Report;

- Requested information on the amount of asbestos cement pipe to be replaced in the District;
- Commended the District's Front Desk Reception staff for their excellent service;
- Requested that the search function on the DNV website be improved to allow a keyword search and recommended incorporating the Google search tool;
- Requested the total cost of severance payments for the District for 2021;
- Questioned why the Statement of Financial Information is not included in the District's Annual Report;
- Requested an update on the status of job creation in the District measured against the OCP goals;
- Expressed appreciation for the graphs included in the Services and Operations sections of the Annual Report; and,
- Discussed bylaw enforcement and enforceability.

Mr. Hazen Colbert:

- Commented on questions raised by other speakers;
- Commented on decorum and conduct at annual meetings; and,
- Commented on issues with the construction of the NSWWTP and expressed concern regarding the impact of project costs on District residents.

Ms. Tina Ebrahimi:

- Recommended members of the public participate in public input whenever there is an opportunity;
- Questioned the purpose of democracy;
- Expressed concern for people who are not aware of their rights and the impact on their ability to participate in public processes;
- Complained about a lack of communication from the District; and,
- Opined that members of the public are frustrated.

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT Council receive the District of North Vancouver 2021 Annual Report.

**CARRIED**

The meeting recessed at 9:30 pm. and resumed at 9:36 p.m.

## **8.2. Development Variance Permit 9.22 – 2589 Belloc Street**

File No. 08.3060.20/009.22

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT Development Variance Permit 9.22, for an addition to the house at 2589 Belloc Street, is ISSUED.

**CARRIED**

- 8.3. Bylaws 8582, 8590 and 8591: Demolition Waste Reduction, Fees and Charges and Bylaw Notice Enforcement Bylaws**  
File No. 09.3900.20/000.000

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT "Demolition Waste Reduction Bylaw 8582, 2022 is ADOPTED.

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8590, 2022 (Amendment 82)" is ADOPTED;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8591, 2022 (Amendment 70)" is ADOPTED.

**CARRIED**

- 8.4. Bylaws 8588 and 8579: Security Alarm Systems and Fees and Charges Bylaws**  
File No. 09.3900.20/000.000

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT "Security Alarm Systems Bylaw 8588, 2022" is ADOPTED;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8579, 2022 (Amendment 79)" is ADOPTED.

**CARRIED**

- 8.5. Bylaws 8573, 8574, 8575, 8576 and 8577: Rezoning and Housing Agreements for a Mixed-Use Development at 2050 – 2070 Marine Drive and an Unaddressed Lot**  
File No. 08.3060.20/037.18

**MOVED by Mayor LITTLE**

**SECONDED by Councillor BACK**

THAT "District of North Vancouver Rezoning Bylaw 1419 (Bylaw 8573)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8574, 2022 (2050 Marine Drive – Market Rental Housing)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8575, 2022 (2050 Marine Drive – Non-Market Rental Housing)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8576, 2022 (2050 Marine Drive – No Rental Restrictions – North Site)" is given SECOND and THIRD Readings;

AND THAT "Housing Agreement Bylaw 8577, 2022 (2050 Marine Drive – No Rental Restrictions – South Site)" is given SECOND and THIRD Readings.

**CARRIED**

Opposed: Councillors FORBES, HANSON and MURI



**8.6. 2022 General Local Elections – Update**  
File No. 01.0110/Admin General/2022

**MOVED by Mayor LITTLE**

**SECONDED by Councillor BACK**

THAT the June 9, 2022 report of the Chief Election Officer entitled 2022 General Local Elections – Update is received for information.

**CARRIED**

**MOVED by Mayor LITTLE**

**SECONDED by HANSON**

THAT the June 27, 2022 Regular Meeting of Council is authorized to continue past 10:30 p.m.

**8.7. 2023 Council Remuneration**  
File No.

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT Council receive the June 23 report on Council remuneration and defer consideration of the recommendations from the Finance and Audit Committee until July, after the public have had an opportunity to review the report and provide any comments:

THAT the Mayor's remuneration be adjusted to \$142,000,

THAT Councillors remuneration be adjusted to \$56,800 remaining at 40% of the Mayor's remuneration,

THAT Acting Mayor's pay be adjusted to \$1,669 per month and,

THAT the Mayor's car allowance be adjusted to \$789 per month.

**CARRIED**

**8.8. North Shore Poverty Reduction Strategy Update – Summary of Engagement Activities and Key Themes**  
File No. 10.5080.00/000.003

**MOVED by Councillor MURI**

**SECONDED by Councillor CURREN**

THAT the June 8, 2022, report of the Community Planner entitled North Shore Poverty Reduction Strategy Update – Summary of Engagement Activities and Key Themes is received for information.

**CARRIED**

**8.9. Local Food Systems Action**  
File No.

This item was deferred to the July 18, 2022 Regular Meeting of Council.

## **9. REPORTS**

### **9.1. Mayor**

Nil

### **9.2. Chief Administrative Officer**

Nil

### **9.3. Councillors**

Nil

### **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. Performance and Audit – Councillor Muri**

Nil

#### **9.4.5. Regional Culture Committee – Councillor Muri**

Nil

#### **9.4.6. Regional Parks Committee – Councillor Muri**

Nil

#### **9.4.7. Regional Planning Committee – Councillor Muri**

Nil

#### **9.4.8. Liquid Waste Committee – 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

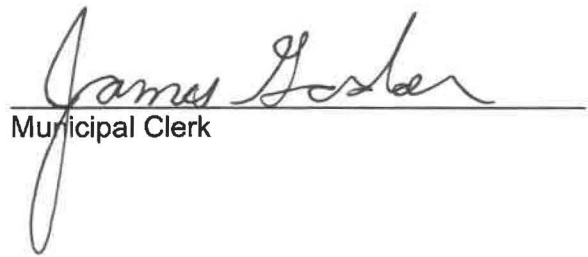
**10. ADJOURNMENT**

The June 27, 2022 Regular Meeting of Council for the District of North Vancouver adjourned at 10:37 p.m.

Mayor

A stylized, handwritten signature in black ink, appearing to be 'J. Little', written over a horizontal line.

Municipal Clerk

A handwritten signature in black ink, reading 'James Gosler', written over a horizontal line.