

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:00 p.m. on Monday, July 4, 2022 in the Skyline Meeting Room 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 and Facilities  
Mr. D. Milburn, General Manager – Planning, Properties and Permits  
Mr. R. Danyluk, Deputy General Manager – Finance and Deputy CFO  
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. Zang, Manager – Development Planning  
Ms. G. Lanz, Deputy Municipal Clerk  
Ms. E. Brandson, Community Planner  
Mr. J. Cairns, Community Planner  
Ms. E. Nordin, Development Planner  
Mr. A. Wright, Sustainability Planner, Climate Action  
Ms. H. Adams, Planning Assistant  
Ms. K. Hebron, Confidential Council Clerk  
Ms. E. Allen, Committee Clerk

### **1. ADOPTION OF THE AGENDA**

At the request of staff, item 8.4 was withdrawn from the agenda and at the request of the Mayor, item 8.11 was added to the agenda as was previously circulated in the June 27, 2022 Regular Council Agenda.

#### **1.1. July 4, 2022 Regular Meeting Agenda**

**MOVED by Mayor LITTLE**

**SECONDED by Councillor BOND**

THAT the agenda for the July 4, 2022 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including any items included in the agenda addendum.

**CARRIED**

### **2. PUBLIC INPUT**

#### **2.1. Ms. Alexia Tryfon:**

- Commented in support of item 8.6;

- Advised she is the homeowner of the property;
- Stated they were not aware they needed to obtain a permit to build a retaining wall;
- Stated they had to pay out of pocket to build the retaining wall;
- Mentioned the bylaws regarding retaining walls changed during the process of building; and,
- Stated they were unaware their neighbours were opposed to the retaining wall.

**2.2. Ms. Teresa Niwinska:**

- Commented in support of item 8.6;
- Advised she is a neighbour of the proposed development;
- Advised she has lived there for 35 years;
- Noted she was pleased when the retaining wall was completed;
- Opined building the retaining wall was necessary for safety reasons; and,
- Opined they should not have to apply for a permit to build the retaining wall.

**2.3. Mr. Sergey Makhov:**

- Commented on item 8.6;
- Advised he is speaking as the geotechnical consultant/designer for the property in question;
- Stated the retaining wall is located in a natural depression which impacts water flow;
- Noted the property is located closer to the ravine, making it more vulnerable to natural conditions;
- Noted a significant elevation drop between the subject property and neighbouring properties;
- Stated the retaining wall is necessary to protect the property from erosion and settlement;
- Stated the retaining wall supports drainage and lateral support to the property; and,
- Noted the existing wall is only a temporary solution and that a new wall is required.

**2.4. Mr. Doug Medley:**

- Commented on air space in the District of North Vancouver;
- Commented on idling cars and their impact on the environment;
- Noted that excessive idling also has negative impacts on our personal health; and,
- Recommended the District of North Vancouver implement measures to reduce idling for District work vehicles.

**2.5. Mr. Peter Teevan:**

- Commented on items 8.9 and 8.10;
- Noted Council's previous commitment to reserve District lands for social and affordable housing;
- Opined priority housing be for District of North Vancouver residents who have been displaced from previous Council decisions;
- Opined residents from Emery Village be first in line for housing;
- Opined affordable housing be for residents within the District of North Vancouver and not other municipalities; and,

- Opined demolishing buildings and rebuilding is the largest contributor of carbon.

**2.6. Mr. Hazen Colbert:**

- Commented on item 8.6;
- Stated he submitted information regarding the proposed development to an engineer;
- Stated the engineer found the information credible and therefore the retaining wall was necessary;
- Suggested the retaining wall had to be built regardless of a permit;
- Suggested Council has no choice but to approve the proposed development variance permit;
- Opined Council defer to the experts on this matter.

**2.7. Mr. Corrie Kost:**

- Commented on not being able to see attendees pictures on Zoom.

**2.8. Mr. Lyle Craver:**

- Commented in support of item 8.7;
- Noted he participated in Community Services Advisory Committee for years;
- Commented on the evolution of the Committee throughout the years;
- Noted the Committee did not previously allocate grants for operations or sports groups; and,
- Highlighted the importance of the Community Services Advisory Committee.

**2.9. Ms. Kasia Lever:**

- Commented in support of item 8.11;
- Noted that no other municipalities within Metro Vancouver, besides the District of North Vancouver, prohibit commercial agriculture;
- Highlighted the importance of urban agriculture;
- Commented on the Environmental Farm Plan Program, which is an on-site audit, consultation and certification service funded by the Canadian Agriculture Partnership Program;
- Stated the government requires that operators of BC food establishments along with food processing facilities must develop and maintain a food safety and sanitation plan, which must be approved by a local health authority;
- Stated urban farms can undergo Good Agricultural Practices (GAP) audit and certification in order to verify safe food practices are in place;
- Opined we are too dependent on internationally imported fruits and vegetables; and,
- Recommended changes are made to policies and bylaws to focus more on a local food system.

**3. RECOGNITIONS**

Nil

**4. DELEGATIONS**

Nil

**5. ADOPTION OF MINUTES**

Nil

**6. RELEASE OF CLOSED MEETING DECISIONS**

**6.1. Advisory Oversight Committee Appointments**

**6.1.1. Community Services Advisory Committee – Appointments for 2022-2023**  
File No.

THAT Michael Shi is appointed to the Community Services Advisory Committee for a term ending December 31, 2024;

AND THAT Maya McArthur is appointed to the Community Services Advisory Committee a term ending December 31, 2024;

AND THAT this resolution is released to the public.

**6.2 June 27, 2022 Closed Special Meeting of Council**

**6.2.1 Advisory Oversight Committee Appointments**  
File No. 01.0360.20/076.000

**Advisory Design Panel**

THAT Brian Newton is appointed to the Advisory Design Panel for the remainder of a two-year term ending on December 31, 2023;

AND THAT this resolution is released to the public.

**7. COUNCIL WORKSHOP REPORT**

Nil

**8. REPORTS FROM COUNCIL OR STAFF**

**8.1. Bylaws 8496 and 8497: Rezoning and Housing Agreement Bylaws for 405 Marie Place**

File No. 08.3060.20/052.19

**MOVED by Councillor CURREN**

**SECONDED by Councillor BACK**

THAT "District of North Vancouver Rezoning Bylaw 1409 (Bylaw 8496)" is ADOPTED;

AND THAT "Housing Agreement Bylaw 8497, 2021 (405 Marie Place)" is ADOPTED.

**CARRIED**

**8.2. Bylaw 8501: Highway Closure Bylaw for 400 Block Marie Place**  
File No. 02.0930.20/516

**MOVED by Councillor BACK**

**SECONDED by Councillor FORBES**

THAT "400 Block Marie Place Highway Closure Bylaw 8501, 2021" is ADOPTED.

**CARRIED**

**8.3. Bylaws 8505, 8506, 8507, 8508, 8509: Mixed-Use Developments at 1510-1530 Crown St. and 420-460 Mountain Hwy.**

File No. 09.3900.20/000.000

**MOVED by Councillor BACK**

**SECONDED by Councillor BOND**

THAT "District of North Vancouver Rezoning Bylaw 1409 (Bylaw 8505)" is ADOPTED;

THAT "Housing Agreement (No Rental Restrictions) Bylaw 8506, 2021" is ADOPTED;

THAT "Housing Agreement (Rental Only) Bylaw 8507, 2021" is ADOPTED;

THAT "Crown Street Development Cost Charges Waiver Bylaw 8508, 2021" is ADOPTED;

AND THAT "District of North Vancouver Lands Dedication Bylaw 1107 Amendment Bylaw (Bylaw 8509), 2021" is ADOPTED.

**CARRIED**

**8.4. Naming of New Streets in Lions Gate Village**

File No. 16.8620.00/001.000

This item was withdrawn from the agenda.

**8.5. Development Permit 45.21 – 2320 Emery Court**

File No. 08.3060.20/045.21

Public Input:

Mr. Chris Lee:

- Spoke on behalf of the developer Mosaic Homes; and,
- Noted he is available to answer any questions Council may have.

**MOVED by Mayor LITTLE**

**SECONDED by Councillor BACK**

THAT Development Permit 45.21 to allow for the construction of a 46-unit townhouse project at 2320 Emery Court is ISSUED.

**CARRIED**



**8.6. Development Variance Permit 61.21 – 3988 Phyllis Road**

File No. 08.3060.20/061.21

Public Input:

Mr. Curtis Willis:

- Spoke as the homeowner of the proposed development;
- Noted they weren't aware how much work the house needed when they purchased it;
- Noted they were not aware the retaining wall required a permit;
- Noted the existing retaining wall is higher than the three feet maximum; and,
- Stated due to the consultation with the geotechnical engineer, the higher wall is necessary.

Mr. Arthur Rowland:

- Commented against the proposed development variance permit;
- Noted his property shares the south property line with the proposed development;
- Stated the current retaining wall is much higher than the three feet limit/restriction;
- Suggested trees were removed, one being on his property, without permits;
- Alleged a picture submitted was photoshopped and therefore not accurate;
- Stated they have lost their privacy due to the retaining wall;
- Noted the proposed retaining wall would be four feet over the three feet maximum;
- Opined the proposed property owners are not compromising with neighbours; and,
- Expressed concern regarding the proposed retaining wall on a steep slope.

**8.6.1 Neighbourhood Response to Development Variance Permit 61.21 Being Considered July 4, 2022 (3988 Phyllis Road)**

File No. 08.3060.20/061.21

**MOVED by Councillor HANSON**

**SECONDED by Councillor BACK**

THAT Development Variance Permit 61.21 for construction of a retaining structure at 3988 Phyllis Road is ISSUED.

**CARRIED**

Opposed: Councillors FORBES and MURI

**8.7. 2022 Community Service Grants**

File No. 10.4792.01/002.000

**MOVED by Councillor CURREN**

**SECONDED by Councillor HANSON**

THAT the 2022 Community Service Grants allocation of \$313,175, as described in the June 14, 2022, report of the Community Planner entitled 2022 Community Service Grants, is APPROVED.

THAT a ten percent one-time COVID-19 top-up be applied to the 2022 recommended applicants and those from 2021 that are in their second year of the 2-year funding cycle, totalling \$31,375, is APPROVED.

AND THAT staff are directed to refer the request for an inflation adjustment, including the impacts from population growth, to the Community Services Grant budget for the 2023 financial planning process.

**CARRIED**

**8.8. 2022 Child Care Grants**

File No. 10.4750.20/010.000

**MOVED by Councillor HANSON**

**SECONDED by Mayor LITTLE**

THAT the 2022 Child Care Grant recommendations of \$57,544 and 2021 carry forward funds of \$7,075, as detailed in the June 14, 2022, report of the Community Planner entitled 2022 Child Care Grants, are APPROVED.

THAT a ten percent one-time COVID-19 top-up be applied to the 2022 recommended applicants, totalling \$5,754, is APPROVED.

AND THAT staff are directed to refer the request for an inflation adjustment, including the impacts from population growth, to the child care grants budget to the 2023 financial planning process.

**CARRIED**

**8.9 Utilizing District-owned Land for Rental, Social, and Affordable Housing:  
What We Heard**

File No. 13.6530.20/013.000

Mayor LITTLE left the meeting at 8:55 p.m. and Councillor HANSON assumed the Chair.

Mayor LITTLE returned to the meeting at 9:01 p.m. and assumed the Chair.

**MOVED by Councillor HANSON**

**SECONDED by Councillor CURREN**

THAT the June 15, 2022 report of the Community Planner entitled Utilizing District-owned Land for Rental, Social, and Affordable Housing: What We Heard is received for information.

**CARRIED**

**8.10. Climate Action Policy Update: Climate Ready Rezoning Policy for New  
Part 3 Buildings**

File No. 13.6770/Climate Change/File

**MOVED by Councillor CURREN**

**SECONDED by Councillor BACK**

THAT Council approve the Climate Ready Rezoning Policy as set out Attachment 1 to account for the embodied carbon of new construction and to provide minimum levels of mechanical cooling and air filtration in Part 3 buildings, effective August 1, 2022.

**CARRIED**

#### **8.11. Local Food Systems Action**

File No.

**MOVED by Councillor CURREN**

**SECONDED by Councillor BACK**

THAT Council direct staff to accelerate action on local food systems in response to the climate/ecological crises, the increasing number of people experiencing food insecurity in the District of North Vancouver, and the increasing volatility in global food supply chains;

AND THAT Council support, in principle, a Food Systems Strategy, Food Policy Council and shared North Shore municipal food planner position;

AND THAT staff report back to Council with costs, grant opportunities, timeline, potential partners, as well as priority actions to address food insecurity and local food production barriers.

**CARRIED**

### **9. REPORTS**

#### **9.1. Mayor**

Mayor Little reported on the following:

- His attendance at the Canada Day celebrations at the Shipyards; and,
- Expressed his appreciation for all the volunteers and workers who made that event possible.

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

Nil

#### **9.3. Councillors**

**9.3.1.** Councillor Muri reported on her attendance at Impact, the Seycove Annual Spring Exhibition, which highlighted local impact makers.

**9.3.2.** Councillor Back reported on his attendance at Housing For All, presented by North Shore Community Resources on Wednesday, June 29, 2022, highlighting housing issues on the North Shore.

**9.3.3.** Councillor Bond reported on the following:

- His attendance at the Housing For All event; and,
- Noted the District has lost population in residents under 50 years old over the past 20 years.

#### **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**

**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT the July 4, 2022 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**  
(10:13 p.m.)

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