

## **DISTRICT OF NORTH VANCOUVER SPECIAL MEETING**

Minutes of the Special Meeting of Council for the District of North Vancouver held at 2:01 p.m. on Thursday, July 28, 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 L. Muri

**Absent:** Councillor J. Hanson

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. D. Milburn, General Manager – Planning, Properties and Permits  
Ms. J. Paton, Assistant General Manager - Planning  
Mr. J. Gordon, Manager – Administrative Services  
Ms. G. Lanz, Deputy Municipal Clerk  
Mr. A. Norton, Development Planner  
Ms. A. Reiher, Council Liaison / Support Officer  
Mr. D. Veres, Senior Development Planner  
Ms. K. Hebron, Confidential Council Clerk  
Ms. S. Clarke, Committee Clerk

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

#### **1.1. July 28, 2022 Special Meeting Agenda**

**MOVED by Councillor CURREN  
SECONDED by Councillor BOND**

THAT the agenda for the July 28, 2022 Special Meeting is adopted as circulated.

**CARRIED**

### **2. PUBLIC INPUT**

#### **2.1 Mr. Patrick McLaughlin:**

- Spoke as the president of Kiwanis North Shore Housing Society;
- Noted that after four years of construction, the Lynnwoods building is complete;
- Thanked Council and District staff for their contributions to make the project possible;
- Noted Kiwanis has been marketing the Lynnwoods apartment building for four months;
- Noted they have leased 30 out of the 106 available units for rental;
- Noted the project was financed through BC Housing's Community Housing Fund, which has strict guidelines for tenancy and rent prices;
- Noted the guidelines are set for three groups based on income, including income assistance, low income and moderate income;
- Noted allowable incomes range from \$15,000 to \$77,000 per year;

- Noted rent ranges from \$375 to \$1,570 per month;
- Noted BC Housing requires a balance of tenancy across all income levels;
- Expressed concern regarding not being able to secure tenants in the higher income range;
- Stated there are currently 61 vacant units;
- Noted the purpose of the proposed amendment is to appeal to a younger demographic of seniors; and,
- Commented on the need to reduce the age limit from 65 to 55 years of age in order to fill vacant units.

## **2.2 Mr. Corrie Kost:**

- Commented on his notes from the July 23, 2018 Regular Meeting of Council regarding rezoning, waiver of development cost charges and housing agreement for 2555 Whiteley Court;
- Noted Council issued a development permit for 2555 Whiteley Court on September 17, 2018;
- Commented on the requirement to hold a public hearing for zoning and housing agreement amendments;
- Commented he was surprised Council would waive a public hearing;
- Opined that reducing the age limit from 65 to 55 years old would lead to more cars in the area; and,
- Stated for compassionate reasons he is in favour of the amendment.

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

- Suggested Council put forward a more hard set definition of affordable;
- Opined the information in the staff report was not adequate;
- Opined a public hearing would result in valuable information;
- Opined the issue is BC Housing's funding model;
- Opined that reducing the age range from 65 to 55 years old will not make the units marketable; and,
- Opined it is audacious that the recommendation is to bypass a public hearing.

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

## **3.1. Zoning and Housing Agreement Amendments – 2555 Whiteley Court (Kiwanis)**

File No. 08.3060.20/039.22

Mayor LITTLE varied the agenda as follows to include an additional public input speaker:

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

- Noted he lives in the neighbourhood of the subject property;
- Commented that he supported the project back in July 2018 and at the time suggested the age limit be reduced to 60 years old;
- Noted he is in favour of reducing the age from 65 to 55 years old;
- Referred to the staff report using the term "shelter housing" and opined this term comes with a stigma; and,

- Referred to the staff presentation which uses 2555 Whiteley Court as the address, however, stated the property was bifurcated and 2551 Whiteley Court is the new building address.

**MOVED by Mayor LITTLE**  
**SECONDED by Councillor MURI**

THAT "District of North Vancouver Rezoning Bylaw 1420 (Bylaw 8593)" to amend the text of the Comprehensive Development Zone 120 (CD120) and Housing Agreement Amendment Bylaw 8592 are considered;

AND THAT a public hearing not be held in respect of Bylaw 8593;

AND THAT staff are directed to undertake the required public notice.

**CARRIED**

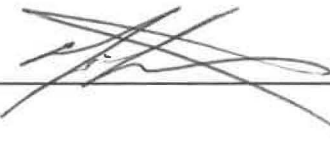
**4. ADJOURNMENT**

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

THAT the July 28, 2022 Special Meeting is adjourned.

**CARRIED**  
(2:38 p.m.)

Mayor



Municipal Clerk

