

MINUTES of the Regular Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Tuesday, August 5th, 1980, at 7:30 P.M.

Present:

Acting Mayor G.F. Cross, \*Alderman S.J. Dean, Alderman E.B. Kroon, Alderman F.S. Marcino, Alderman G.C. Payne, and Alderman J.W. Sorenson.

City Administrator Mr. E.A. Raymond, Acting City Clerk Mrs. L. Wilson, and \*Director of Purchasing and Property Mr. G.H. Brewer.

Acting Mayor Cross called the meeting to order at 7:30 P.M.

1. ADOPTION OF MINUTES

Moved by Alderman Payne, seconded by Alderman Kroon that the Minutes of the Regular Council meeting held on July 21, 1980, and of the Special Council meeting held on July 25, 1980, be taken as read and adopted as circulated, with the exception that Item 8(a) in the minutes of the July 21 Council meeting be amended to show Alderman Marcino as having given the Provincial Government's cheque in the amount of \$215,700 to the City Treasurer.

CARRIED.

2. DELEGATIONS

Nil.

3. CORRESPONDENCE

- (a) Canadian Association of Housing and Renewal Officials. Re: Request for Support of CAHRO Resolutions

Moved by Alderman Marcino, seconded by Alderman Payne that the Canadian Association of Housing and Renewal Officials be advised that Council supports the resolutions passed at the 12th Annual CAHRO Conference held in Winnipeg, Manitoba, on June 15 to 19, 1980.

\*Alderman Dean entered the meeting at 7:35 P.M.

The motion was then put and DEFEATED.

Alderman Marcino is recorded as voting in favour of the motion.

Moved by Alderman Sorenson, seconded by Alderman Dean that the correspondence from the Canadian Association of Housing and Renewal Officials be received and filed.

DEFEATED.

Alderman Marcino is recorded as voting against the motion.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

- "(1) CAHRO believes that the work initiated in 1974 through NIP and RRAP should be ongoing in both a neighbourhood and housing sense. CAHRO fears that the discontinuance of neighbourhood revitalization efforts sponsored by senior governments will culminate in advanced neighbourhood deterioration whose only remedy will be massive clearance and relocation.

Whereas programs of comprehensive neighbourhood revitalization are of strategic importance to Canadian municipalities, funding for such programs should be resumed. In the event CSCP is abandoned as the potential funding source, CAHRO advocates a return to a single-focus funding program akin to NIP."

CARRIED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

- "(2) That the Federation of Canadian Municipalities (FCM) maintain a persistent focus on housing and neighbourhood revitalization issues and CAHRO offer assistance in maintaining that focus. CAHRO specifically supports the formation of a Mayor's Committee which could address these issues. Such a Committee would be an important agent in cataloguing municipal issues and in acting as a bridge between CAHRO and FCM generally."

DEFEATED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

- "(3) That CAHRO support in whatever ways possible the development of a rehabilitation industry in Canada through increasing housing construction in inner-city areas and via extending rehab. opportunities."

CARRIED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

- "(4) That all existing sections of the National Housing Act pertaining to non-profit housing activity be maintained and that any changes in the non-profit program be made in consultation with municipalities."

A polled vote was requested.

Voting in favour: Alderman Payne, Alderman Dean, and Alderman Marcino.

Voting against: Alderman Sorenson, Alderman Kroon, and Acting Mayor Cross.

The motion was declared DEFEATED by a tie vote.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

- "(5) Whereas the senior levels of government are serious about the non-profit housing program being the major source for social housing delivery in Canada and the most flexible instrument of housing allocation in local communities, then the designation of rent-geared-to-income housing units must be allowed to exceed current provincial budget limits and respond directly to the needs of local communities."

DEFEATED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(6) The federal government, with the involvement of the provincial governments where possible, should quickly introduce a municipal land acquisition program which would accomplish similar ends to the former land assembly loan program (Sect. 42, NHA). This initiative must ensure that sufficient capital funds in addition to those committed to social housing programs are made available in the near future to launch such a program."

DEFEATED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(7) If the federal government proceeds to reintroduce measures or programs to stimulate the production of private market rental housing then such measures or programs should not reduce the present federal commitment to existing social housing programs."

CARRIED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(8) A national shelter allowance should be directed to needs not currently accommodated by existing social housing programs at the federal or provincial levels, but should not reduce or replace these programs."

CARRIED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(9) CAHRO urges the federal government to immediately allocate, without withdrawing support from other CMHC programs, additional funds to the co-operative housing program to achieve a minimum of 5,000 starts in 1980."

The motion was DEFEATED by a tie vote.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(10) Currently, many municipalities who have acquired land for banking purposes and find that this land bears substantial interest charges and other holding costs which may mean that such holdings cannot be sustained. CAHRO urges both the federal and provincial governments to provide assistance to write down interest charges on municipal land banks."

CARRIED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(11) CAHRO is concerned about the future of CSCP and urges the federal government to begin negotiations with the provinces immediately with the intention of concluding a long term CSCP agreement."

CARRIED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(12) Whereas citizen involvement has in past been a major component of NIP and whereas citizen involvement is still a major suggested component of CSCP, CAHRO strongly endorses the importance of maintaining the citizen component in future community renewal programs."

CARRIED.

04

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(13) CAHRO urges that more information be available from CMHC offices across the country on sources available for home purchase and rehab in the inner city."

CARRIED UNANIMOUSLY.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(14) Whereas CMHC achievement and leadership in housing policy and programming is acknowledged and whereas the process of disentanglement has left a policy and progress void in many areas of the country, CAHRO urges CMHC to resume its position of aggressive leadership in housing."

DEFEATED

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(15) That all the resolutions of the 12th Annual CAHRO Conference be forwarded to municipalities across the country for their review and approval."

CARRIED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(16) That in recognition of the 1980 Year of the Disabled that the CAHRO/CMHC RRAP Task Force recommend that RRAP funds be eligible for conversion of housing units appropriate to the specialized needs of this group."

CARRIED.

Moved by Alderman Payne, seconded by Alderman Marcino that the following resolution of the 12th Annual CAHRO Conference be endorsed:

"(17) That RRAP funds be made available to municipal non-profit corporations to rehabilitate units purchased from the inventory of any level of government."

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Payne that the correspondence from the Canadian Association of Housing and Renewal Officials, enclosing the seventeen resolutions passed at the 12th Annual CAHRO Conference, be acknowledged; and that the Association be advised as to the individual resolutions which have been approved by this Council.

CARRIED.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES, AND STAFF

(a) Strata Title Conversion - 1535 St. Georges Avenue. (Report of Planning Technician - June 10, 1980)

This item was not considered in view of the fact that not all Council members were in attendance.

(b) September Council Meetings. (Report of City Clerk - July 30, 1980)

Moved by Alderman Marcino, seconded by Alderman Payne that the

regularly scheduled Council meeting of September 15th be cancelled and in lieu a Council meeting be held on September 29th.

CARRIED.

1. (c) Local Improvement Sidewalk - 2100 Block Jones Avenue. (Report of City Clerk - July 21, 1980)

Moved by Alderman Dean, seconded by Alderman Marcino that the petition for the construction of a concrete sidewalk on the east side of Jones Avenue between 21st and 22nd Streets be referred to the City Engineer for a report and estimates of cost of the work; and that the report of the City Clerk, dated July 21, 1980, be received and filed.

CARRIED.

2. (d) Liquor Licence - North Vancouver Recreation Centre. (Report of Director, Permits & Licences - July 21, 1980)

Moved by Alderman Marcino, seconded by Alderman Payne that the North Vancouver Recreation Commission be requested to provide information in writing with respect to the details of the proposed licensed lounge in the Seymour Room of the Recreation Centre, such details to include the hours of operation and any other information which would be useful to Council, as the local approving authority, when considering this application.

\*Mr. G.H. Brewer, Director of Purchasing and Property, entered the meeting at 8:15 P.M.

The motion was then put and CARRIED UNANIMOUSLY.

3. (e) Family Suite Application - 839 East 5th Street. (Report of Planning Technician - July 24, 1980)

Moved by Alderman Dean, seconded by Alderman Sorenson that Mr. and Mrs. J.A. Sloan, of 839 East 5th Street, be requested to submit plans for the family suite proposed for their premises which conform to the City's Zoning By-law.

CARRIED UNANIMOUSLY.

- (f) Rezoning Application - Sentinel Realty. (904 West 16th Street). (Report of Planning Technician - July 28, 1980)

4. Moved by Alderman Payne, seconded by Alderman Marcino that the application from Sentinel Realty Ltd. to rezone Lot 37, Block "B", D.L. 265, (904 West 16th Street), from RS Residential Single Family to Comprehensive Development 33 Zone be referred to a Public Hearing; and that the amending by-law be given first reading.

CARRIED.

5. (g) Rezoning Application - Clark Management Ltd. (920 West 16th Street). (Report of Planning Technician - July 28, 1980)

6. Moved by Alderman Payne, seconded by Alderman Sorenson that the application from Clark Management Ltd. to rezone Lot 40, Block "B", D.L. 265, (920 West 16th Street), from RS Residential Single Family to Comprehensive Development 33 Zone be referred to a Public Hearing; and that the amending by-law be given first reading.

CARRIED.

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- (h) Rezoning Application - Urban Design Group.  
(Southeast Corner 19th & Chesterfield).  
(Report of Planning Technician -  
July 28, 1980)

Moved by Alderman Payne, seconded by Alderman Marcino that the application from Urban Design Group to rezone Lots "A", 4, and 5 of Resub. 1, Block 19, D.L. 548, Plan 2528, from RT-1 Residential Two-Family 1 Zone to a Comprehensive Development Zone be referred to the Advisory Planning Commission; and that the applicant be required to submit revised plans which:

- (i) allow for a minimum 5-foot setback from the east property line;
- (ii) provide for berming and landscaping to screen the parking structure;
- (iii) provide a detailed site layout indicating the relationship of the proposed development to the surrounding buildings and uses;
- (iv) provide detailed landscaping information, including plant type, size and quantity and fence and walkway detail.

CARRIED UNANIMOUSLY.

- 2
- (i) Rezoning Application - R. Thorburn.  
(220 West 16th Street). (Report of  
Planning Technician - July 28, 1980)

2

Moved by Alderman Kroon, seconded by Alderman Payne that the application to rezone Lot "D" of Resub. 7, Block 29, D.L. 548, received from Mr. R. Thorburn, be referred to the Advisory Planning Commission, and that the applicant be required to submit:

- (i) revised building site plans for Scheme "A", showing the areas designated for private yard space and garbage collection and the addition of one parking space;
- (ii) detailed landscape plans, prepared by a landscape architect, indicating the type, size and quantity of plant materials and details of fences, walkways and wall treatments.
- (iii) clarification of parking access to the lane.

CARRIED UNANIMOUSLY.

- 3
- (j) Renovation of Lawn Bowling Clubhouse.  
(Report of Director, Purchasing &  
Property - July 29, 1980)

3

Moved by Alderman Dean, seconded by Alderman Marcino that tentative approval be given to the renovation of the North Vancouver Lawn Bowling Clubhouse, in accordance with Option Three as outlined in the July 29, 1980, report of the Director of Purchasing and Property, to provide all the work contemplated in the estimate dated July 16, 1980, from Harry LeBlond and Associates, at a cost of \$29,000.00, plus Architects' fees of \$2,900.00, less credit of \$712.50, for a total cost of \$31,187.50, subject to the following:

- (i) The North Vancouver Lawn Bowling Club, in conjunction with the City, making application to the various grant fund sources for financial assistance in the cost of this project.
- (ii) The availability of sufficient funds in the 1980 Revised Budget.

CARRIED UNANIMOUSLY.

- (k) City/District Rental Agreement - Animal Control Centre. (Report of Director, Purchasing & Property - July 28, 1980)

Moved by Alderman Marcino, seconded by Alderman Sorenson that the Mayor and City Clerk be authorized to execute an Agreement, as proposed in the draft attached to the report dated July 28, 1980, of the Director of Purchasing and Property Services, between the City and District of North Vancouver for the rental of the Animal Control Centre situated on the lands described as Lot "A", Explanatory Plan 9060, Except Plan 12889, Block 1, District Lot 204, Plan 1340; AND THAT, upon execution of this Agreement, the former Agreement dated October 11th, 1963, be terminated effective December 31st, 1978.

CARRIED UNANIMOUSLY.

- (l) Cab Regulation By-law - Discussion

After discussion of the suggestion by Alderman Dean that the Cab Regulation By-law be repealed inasmuch as the rates are set by the Motor Carrier Commission, and inasmuch as taxicabs are not regulated in the District of North Vancouver, the Council took no action subsequent to the Council resolution of July 21, 1980, to amend the Cab Regulation By-law to provide that the permitted fares shall be those approved from time to time by the Motor Carrier Commission.

- (m) Police Committee - Discussion. (Memorandum from City Clerk - July 29, 1980)

The Council considered the memorandum from the City Clerk, to which was attached a summary of resolutions relating to the appointment and terms of reference of the Police Committee and the Police Liaison Committee.

Moved by Alderman Marcino, seconded by Alderman Kroon that the memorandum dated July 29, 1980, from the City Clerk, outlining the appointments and terms of reference of the Police Committee and the Police Liaison Committee, be received and filed.

CARRIED.

- (n) Dilapidated Shack - 123-125 East 2nd Street - Discussion

Moved by Alderman Marcino, seconded by Alderman Kroon that the matter of the dilapidated shack situated at 123-125 East Second Street, be referred to the Director of Permits and Licences for a report as to its condition and a recommendation with respect to removal of the structure; and further that, in the event the building is considered to be in such a dilapidated condition as to represent a nuisance, the owner of the lands on which the said building is located be ordered to remove the structure within a period of sixty days, pursuant to Section 936 of the Municipal Act (R.S.B.C. 1979).

CARRIED UNANIMOUSLY.

- (o) North Vancouver Senior Secondary Cafeteria/Gymnasium Building. (Report of Director, Purchasing & Property Services - July 30, 1980)

Moved by Alderman Payne, seconded by Alderman Marcino that:

- (i) the City Clerk be authorized to write to the District of North Vancouver, requesting that Section 9 of

Schedule "A" of By-law No. 4211, known as the "City and District Joint Recreation Commission By-law, 1970", as amended by By-law No. 4783, be further amended to permit the inclusion of the former North Vancouver Senior Secondary School Cafeteria/Gymnasium Building as one of the facilities to be operated by the Recreation Commission; AND THAT staff be permitted to make the necessary arrangements for the North Vancouver Recreation Commission to allow the operation of the facility to commence effective September 15th, 1980, so as to make this building available for the Fall programs; AND FURTHER THAT the City Clerk be authorized to prepare the necessary revised draft By-law to permit the inclusion of this facility in the schedule;

(ii) the following expenditures be authorized for a total of \$86,426.00:

- |  |             |
|--|-------------|
| (1) the provision of interior renovations and equipment  | \$60,870.00 |
| (2) additional Building Code revisions, temporary power and glass replacement                  | \$ 8,956.00 |
| (3) the provision of an underground electrical service from 23rd Street and St. Andrews Avenue | \$16,600.00 |

AND THAT \$61,000.00 of the total amount of the expenditure be taken from the Contingency Fund of the 1980 Budget, and the balance of \$25,426.00 be provided in the 1980 Revised Budget;

(iii) AND FURTHER THAT The Court House Racquet Sports Inc. be advised that the City is not prepared to accept proposals for either lease or sale of the former North Vancouver Senior Secondary Cafeteria/Gymnasium Building.

CARRIED.

Alderman Dean is recorded as voting against the motion.

5. MOTIONS AND NOTICE OF MOTION

Nil.

6. BY-LAWS

(a) Reconsideration and Final Adoption

Moved by Alderman Kroon, seconded by Alderman Sorenson that the following by-laws be reconsidered:

"Highways Establishing By-law, 1980, No. 5288" (Lane dedication - 438 East 7th Street).

"Highways Establishing By-law, 1980, No. 5289" (Lane dedication - 2331 Western Avenue).

CARRIED.

Moved by Alderman Kroon, seconded by Alderman Sorenson that the above by-laws be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal.

CARRIED UNANIMOUSLY.

(b) Introduction and First Reading Only

Moved by Alderman Marcino, seconded by Alderman Payne that the following by-laws be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them:



- (i) "Zoning By-law, 1967, Amendment By-law, 1980, No. 5250" (1439 Mahon Avenue - Interland Holdings Ltd.).
- (ii) "Zoning By-law, 1967, Amendment By-law, 1980, No. 5290" (1400 Block Fell Avenue - Beaver Lumber).
- (iii) "Zoning By-law, 1967, Amendment By-law, 1980, No. 5291" (900 Block West 16th Street - Sentinel Realty and Clark Management).

CARRIED.

(c) Introduction and First Readings

Moved by Alderman Marcino, seconded by Alderman Kroon that "Cab Regulation By-law, 1970, Amendment By-law, 1980, No. 5287" be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Kroon that the above by-law No. 5287 be read a second time in short form.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Kroon that the said by-law No. 5287 be read a third time in short form and passed subject to reconsideration.

CARRIED.

7. COUNCIL INQUIRIES

- (a) Hamilton/Fell - Second Study.  
(Inquiry by Alderman Payne)

Alderman Payne noted that the second study of the Hamilton/Fell Area was to have come before Council some months ago, and inquired if a report could be provided at an early date for information purposes.

The City Administrator advised there have been complications in that the area seems to be widening, and the matter should be officially reported to Council.

- (b) Whispers Cabaret - Lonsdale Avenue. (Inquiry by Alderman Marcino)

Alderman Marcino noted that the sign on the Whispers Cabaret indicated that Monday and Tuesday nights were "Ladies Only" and featured male exotic dancers. He felt an inquiry should be made to see if that type of entertainment should be included in the business licence of this operation.

Acting Mayor Cross requested the City Administrator to take this under advisement to determine if such entertainment is permitted under the terms of the business licence.

- (c) Legal Services - May and June, 1980. (Inquiry by Alderman Dean)

Alderman Dean inquired if the charge for the preparation of a licence to use for Burrard Yacht Club in the amount of \$185.00 for May and \$255.00 for June, will be billed to the Yacht Club, and Mr. Raymond advised that this was correct.

Alderman Dean then inquired if this applied as well to the legal costs in connection with the Lonsdale Quay Development and was advised by the Administrator that he was not certain of this, but would look it up.

(d) Complaint re Pigeons.  
(Inquiry by Alderman Dean)

1  
 Alderman Dean noted that several weeks ago she had requested a copy of the comments made in the court with respect to the case over the matter of pigeons, which case had been dismissed. She asked for information as to which by-laws regulated the keeping of pigeons and why such by-laws are not enforceable.

Mr. Raymond indicated that a report would be forthcoming with the information package this weekend.

2  
 (e) Complaints re Crows.  
(Inquiry by Alderman Dean)

Alderman Dean stated she had received numerous telephone calls from people who are complaining about crows. Apparently crows are chasing away or killing small birds, and she inquired if there is any action that Council can take with respect to this.

3  
 The City Administrator indicated he felt this was a Provincial concern, and he would endeavour to contact the appropriate authorities to see what can be done.

Acting Mayor Cross felt this came under the jurisdiction of the Provincial Fish and Wild Life Service and that they will not take any action unless they consider that there is a definite danger to human life.

8. ANY OTHER BUSINESS

Nil.

Moved by Alderman Sorenson, seconded by Alderman Dean that this meeting now recess to the Committee of the Whole in the Committee Room for the purpose of considering confidential reports in camera.

CARRIED.

Whereupon the meeting recessed at 10:20 P.M., and reconvened at 10:55 P.M., with the same personnel present, with the exception of Alderman Sorenson, Alderman Dean, and Director of Purchasing and Property Mr. G.H. Brewer.

(A resolution was adopted during the in-camera portion of the meeting to waive the requirements of the Procedure By-law with respect to terminating the meeting at 10:30 P.M., and to continue until all business on the agenda was completed).

9. CONFIDENTIAL REPORTS

3  
 (b) Seven Seas Lease Agreement. (Report of Land Agent - July 12, 1980)

Moved by Alderman Payne, seconded by Alderman Kroon that the following recommendations of the Committee of the Whole be adopted:

THAT the Director of Purchasing and Property be authorized to commence negotiations with British Columbia Development Corporation for the acquisition of Lot "A", Parcel 1, being part of foreshore lying in front of Parcel "X", D.L. 271, Plan 5936.

THAT the Director of Purchasing and Property be authorized to negotiate the renewal of the Lease Agreement between the City and S.S. Marina Ltd., (Seven Seas Seafood restaurant Ltd.), pursuant to Clause 32 of the said Agreement dated January 1, 1971.

CARRIED.

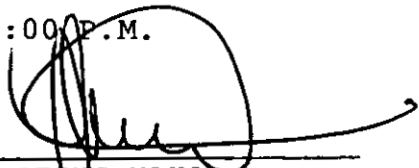
10. ADJOURNMENT

Moved by Alderman Payne, seconded by Alderman Kroon that this meeting now adjourn.

CARRIED.

Whereupon the meeting adjourned at 11:00 P.M.

  
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ACTING CITY CLERK

  
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ACTING MAYOR

MINUTES of a Public Hearing of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, August 18th, 1980, at 7:30 P.M.

Present:

Mayor J.E. Loucks, Alderman E.B. Kroon, Alderman F.S. Marcino, \*Alderman G.C. Payne and Alderman J.W. Sorenson.

City Administrator Mr. E.A. Raymond, City Clerk Mr. R.W. Watson, Director, Permits and Licences Mr. F.S. Morris and Committee Clerk Mrs. E.M. Rienstra.

The Public Hearing was called to order at 7:30 P.M.

BY-LAW NO. 5250

The City Clerk advised that this by-law was for the purpose of rezoning Lot 13, Block 47, D.L. 548, (located on the west side of Mahon Avenue, between 14th and 15th Streets), from RS Single Family Zone to RT-2 Two-Family Residential 2 Zone, to permit the construction of a two-storey duplex on the site. The applicant is Interland Holdings Limited.

\* Alderman Payne entered the Public Hearing at this point.

Mr. Morris displayed plans of the proposed project, which showed a 2 storey and cellar structure with a height of 27 feet. He indicated the lot size, lot coverage, floor area, front, rear and side setbacks, all of which conform to the requirements of the City's Zoning By-law for an RT-2 Zone. He noted that the proposed building does not lend itself to conversion to additional suite use; and further that the City has received a Section 215 Covenant executed by the applicant which will limit the development to a two-family residential use.

Mr. F. Micols, 1427 Mahon Avenue, was advised by Mr. Morris that this rezoning conforms to the density requirements of the Official Community Plan and that the subject Lot 13 is not the only property on that side of the street in Block 47, D.L. 548 that could be rezoned to this designation. Mr. Micols expressed concern, relative to the Official Community Plan density of 8-12 units/acre for this Block, in the event that six of the 50' lots in this Block are developed to the maximum duplex density, and if these six properties do not comprise one acre; and further the position of the two existing 25' lots.

Mr. Morris advised that it would be necessary to work out the density factor on each lot and apply the "rounding out" process in effect through the City's Zoning By-law to the next highest figure. He gave as an example a 1.6 unit density rounded out to the figure of 2. With respect to two 25' lots, Mr. Morris advised that these two lots could be consolidated into one lot provided they had sufficient depth to obtain the necessary number of square feet required for duplex development.

Mr. Micols confirmed that he is the owner of a 50' x 120' lot and is against the proposed rezoning.

Mr. Housser of Interland Holdings Limited said he believes the construction of a duplex on Lot 13 will increase the value of the whole area because the existing house is not in good shape.

Mr. Morris confirmed that the proposed development conforms with the density requirements of the Official Community Plan and that the proposed development will not readily convert to a 4-plex.

Mayor Loucks recessed the meeting at 7:55 P.M., to call the Council meeting to order, and the Public Hearing then reconvened at 7:56 P.M., with the same personnel present.

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Mr. Housser advised that no decision has been made to stratify the proposed development. Mr. Morris noted that as this is a new building any application for stratification would not be made to Council.

BY-LAW NO. 5290

The City Clerk advised that this by-law was for the purpose of rezoning Lot "B", Block 4, D.L. 265, and the northern 33 feet of Lot "A", Block 9, D.L. 265, (located on the east side of Fell Avenue, between 15th and 16th Streets), from M-2 General Industrial Zone and CS-1 Service Commercial Zone, respectively, to M-3 Special Industrial Zone, to permit a retail building supply operation, including storage and wholesaling, on the said lands. The applicant is C.S.C. Engineering Limited.

Mr. Morris displayed plans with respect to this application from C.S.C. Engineering Limited for Beaver Lumber, noting that the Company had acquired a portion of the 15th Street road allowance which separates Lots "A" and "B". He advised that the existing use will remain unchanged and that the application for M-3 zoning will bring the operation of Lot "B" into conformity with the Zoning By-law as a retail building supply use is not permitted in the M-2 zone. He pointed out that the zoning line dividing the CS-1 zone from the M-3 zone will not follow the lot line between Lots "A" and "B" and that they are not required to do so.

BY-LAW NO. 5291

The City Clerk advised that this by-law was for the purpose of rezoning Lots 37 and 40, Block "B", D.L. 265, (located on the north side of the 900 Block West 16th Street), from RS One-Family Residential Zone to CD-33 Comprehensive Development 33 Zone, to permit the construction of a two-storey commercial office building on Lot 37, and a two-storey retail/office building on Lot 40. By-law No. 5291 will regulate the permitted uses; the size, shape and siting of buildings and structures; and the off-street parking and loading requirements in the Comprehensive Development 33 Zone. The applicants are Sentinel Realty limited for Lot 37 and Clark Management Limited for Lot 40.

With respect to Lot 40, Mr. Morris advised that the Architect in this case had designed the building to be compatible with the development at 16th Street and Hamilton, and he reviewed the permitted uses, lot size, lot coverage, building height, and the parking, storage and garbage requirements. He pointed out that the uses proposed are in keeping with the noise and traffic elements compatible with the adjacent residential area.

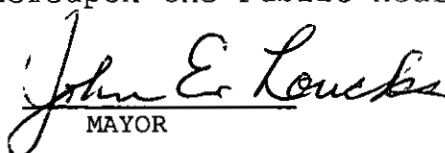
Mr. Morris then reviewed the application for Lot 37, noting that because of concerns relative to traffic, the City had endeavoured to obtain a mutual covenant from the applicants to provide shared access, which would have had the effect of reducing the number of access points, but that it had not been possible to obtain same.

In response to Alderman Sorenson, Mr. Morris advised that the provision contained in Section (1)(e) of By-law No. 5291 for the consumption of food on the premises was intended to increase traffic safety in this area.

Mr. Clark of Clark Management Limited stated his company wished to provide a development which would be in keeping with the adjacent residential area.

Moved by Alderman Marcino, seconded by Alderman Kroon that this Public Hearing now be terminated. CARRIED

Whereupon the Public Hearing terminated at 8:20 P.M.

  
MAYOR

  
CITY CLERK

MINUTES of the Regular Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, August 18th, 1980, at 7:30 P.M.

Present:

Mayor J.E. Loucks, Alderman E.B. Kroon, Alderman F.S. Marcino, Alderman G.C. Payne and Alderman J.W. Sorenson.

City Administrator Mr. E.A. Raymond, City Clerk Mr. R.W. Watson, Director, Permits and Licences Mr. F.S. Morris and Committee Clerk Mrs. E.M. Rienstra.

Mayor Loucks called the meeting to order at 7:55 P.M.

The meeting recessed at 7:56 P.M., and reconvened at 8:20 P.M., with the same personnel present with the exception of Mr. Morris.

1. ADOPTION OF MINUTES

Moved by Alderman Marcino, seconded by Alderman Kroon that the Minutes of the Regular Meeting of Council held on August 5, 1980, be taken as read and adopted as circulated.

CARRIED

2. DELEGATIONS

- (a) Mr. R.D. Watt - New symbols for the City of North Vancouver (1982 - 75th Anniversary)

Mr. Watt showed a number of photographic slides to illustrate various civic symbols used by cities and municipalities in Europe and Canada. He noted that in 1982 the City will celebrate its seventy-fifth anniversary, and he felt this would be an excellent opportunity for the City to acquire a set of civic symbols. Mr. Watt then outlined the procedure for petitioning the College of Arms, design considerations, costs and potential uses for civic symbols.

- 2 (b) Mr. B. Rivard/Ms. L. Szymkowiak re: reconsideration of building demolition at 145 West 2nd Street

Mr. Rivard advised that he would respond to questions from members of Council regarding the request, contained in the letter dated August 11, 1980 signed by him and Linda Szymkowiak, to rent the City-owned property at 145 West 2nd Street, at the current rent of \$126.00 per month on the understanding that they will repair and maintain it at their expense.

2 Regarding the length of lease required, Mr. Rivard advised that he would consider a one-year lease represented a fair return on his investment of time and money. He estimated that most of the major repairs would be carried out in the first two months, and that because of the materials on hand, the only materials to be purchased by him would be for the roof and paint.

3. CORRESPONDENCE

- (a) The City of Prince George - July 31, 1980 and U.B.C.M. August 15, 1980 - Analysis of the Development Approval Process

Moved by Alderman Marcino, seconded by Alderman Kroon that Council endorse the following resolutions adopted by the City of Prince George with respect to the Analysis of the Development Process:

1. THAT the Minister of Municipal Affairs be requested to enlarge the membership of the private sector operating committee by including a professional planner who could be a consultant and such other individuals that will achieve a broader range of analyst expertise.
2. THAT the Minister of Municipal Affairs be requested to publish the report of the private sector operating committee and to make public a full transcript of the evidence provided to it and forming the basis of their recommendations.
3. THAT the Minister of Municipal Affairs be requested to publish the reports of the Provincial Governments consultants respecting de-regulation as it could affect municipalities.

AND FURTHER that we petition the Minister of Municipal Affairs to appoint a representative from the Union of British Columbia Municipalities to the joint committee.

CARRIED

Alderman Sorenson is recorded as voting against the motion.

- (b) Dillingham Corporation Canada Ltd. - August 7, 1980 re: Burrard Yarrows Ship Repair Facilities (Request for exemption from noise control regulations)

Moved by Alderman Kroon, seconded by Alderman Marcino that Dillingham Corporation Canada Ltd., 20 Brooksbank Avenue, North Vancouver, B.C., be exempted from Section 302 of the Noise Control By-law of the City of North Vancouver No. 5145, for the diesel pile hammer sound at the Burrard Yarrows Ship Repair Facilities; this exemption to be made with the conditions that it is effective only during the hours of 7:00 A.M. to 5:30 P.M. on normal working days, Monday through Friday; AND FURTHER THAT this exemption is to be lifted effective December 31, 1980.

RECONSIDERED  
JAN. 5/80

Moved by Alderman Marcino, seconded by Alderman Sorenson that Mr. W.H. Willis of Dillingham Corporation Canada Ltd., be heard.

CARRIED

Mr. Willis responded to questions regarding hours of operation and confirmed that no additional expense would be incurred if the hour of commencement of operations was changed from 7:00 A.M. to 8:00 A.M.

Moved by Alderman Payne, seconded by Alderman Sorenson that the motion be amended by deleting the words: "7:00 A.M." and substituting therefore the words: "8:00 A.M."

CARRIED

The motion as amended was then put and CARRIED

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES, AND STAFF

1. (a) Water Supply System - Capital Financing (Report of City Administrator, August 5, 1980)

Moved by Alderman Marcino, seconded by Alderman Sorenson that the Short Term Borrowing By-law, draft of which is attached to the report of the Treasurer-Collector dated July 22, 1980, be approved for adoption. CARRIED

- 2 (b) Request for additional burial plot reserve (Report of City Clerk, August 1, 1980)

2 Moved by Alderman Payne, seconded by Alderman Marcino that the City Clerk be authorized to make available two additional burial plot reserves, as requested by Mr. H. Dickson, #101-141 West 13th Street, North Vancouver, B.C. CARRIED

- 3 (c) Local Improvement. Petition-Sidewalk east side of Jones Avenue from 21st to 22nd Street (Report of City Engineer, August 12, 1980)

Moved by Alderman Kroon, seconded by Alderman Marcino that the City Engineer's report with respect to the following local improvement project be approved:

<u>Work</u>	<u>Estimated Construction Cost</u>
A concrete sidewalk on the East side Jones Avenue from 21st to 22nd Street	\$6,000.00

AND THAT the necessary construction by-law be prepared. CARRIED

- 4 (d) Local Improvement Initiative - Lane North of 1st Street from Lonsdale Avenue to St. Georges Avenue (Report of City Engineer, August 13, 1980)

Moved by Alderman Kroon, seconded by Alderman Payne that the City Engineer's report with respect to the following local improvement project be approved:

<u>Work</u>	<u>Estimated Construction Cost</u>
Paved Lane North of 1st Street from Lonsdale Avenue to St. Georges Avenue	\$16,600.00

AND THAT the City Clerk be and is hereby authorized to prepare, publish and cause to be served notice of the intention of the City to undertake the work above described as a local improvement of the Council without petition under the provisions of Section 656 of the Municipal Act. CARRIED

- 5 (e) Amendment to Land Use Contract - Esplanade Centre (Report of Planning Technician, August 12, 1980)

5 Moved by Alderman Marcino, seconded by Alderman Sorenson that the application received from Mr. D.F. Bellamy of Headway Corporation Ltd., for an amendment to the Land Use Contract governing Block 162, D.L. 271, Plan 17194, to permit an additional 88 square feet of commercial floor area in Bay No. 117 be approved, subject to the necessary consent being received from the B.C. Telephone Company. CARRIED



- (f) Amendment to Land Use Contract - "Professional Centre", 145 W. 17th Street (Report of Planning Technician, August 11, 1980)

Moved by Alderman Kroon, seconded by Alderman Sorenson that the application from Sierra Strata Services for an amendment to the Land Use Contract governing Lot 3, Block 30, D.L. 548, Plan 16925 (145 West 17th Street), to permit a storage area on the parking level, be approved. CARRIED

- (g) Disposal of Fire Truck (Report, Director, Purchasing & Property Services, August 13, 1980)

Moved by Alderman Marcino, seconded by Alderman Kroon that the following resolution adopted by Council on June 16, 1980 be reconsidered:

"THAT Council accept the offer of Howard Distributors, Division of Carter Pontiac Buick Ltd., on behalf of the City of Creston for the purchase of the 1958 100' La France Aerial Fire Truck at a net price of \$23,750.00." CARRIED

Moved by Alderman Marcino, seconded by Alderman Kroon that the said resolution adopted by Council on June 16, 1980 be rescinded. CARRIED

Moved by Alderman Marcino, seconded by Alderman Kroon that Council authorize the Director of Purchasing and Property Service to advertise for sale by sealed bids, the 1958 La France Aerial Fire Truck, the closing date for tenders of October 1, 1980, and failing suitable bids being received for said tender call, that the Director of Purchasing and Property Services be authorized to engage the services of Howard Distributors Division of Carter Pontiac Buick Ltd. to act as commissioned sales agents on our behalf for a stipulated fee of 5%.

Moved by Alderman Payne, seconded by Alderman Kroon that consideration of this subject be deferred until Mr.W. Baker, Director of the City's Museum and Archives, has reported on the use the Museum and Archives Committee might have for this vehicle. CARRIED

5. MOTIONS AND NOTICE OF MOTION

Nil.

6. BY-LAWS

- (a) Reconsideration and Final Adoption

Moved by Alderman Kroon, seconded by Alderman Marcino that "Cab Regulation By-law, 1970, Amendment By-law, 1980, No. 5287" be reconsidered. CARRIED

Moved by Alderman Kroon, seconded by Alderman Marcino that "Cab Regulation By-law, 1970, Amendment By-law, 1980, No. 5287" be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal. CARRIED

(b) Second and Third Readings

Moved by Alderman Marcino, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1980, No. 5250" (1439 Mahon Avenue - Interland Holdings) be read a second time in short form. CARRIED

Moved by Alderman Marcino, seconded by Alderman Kroon that the said by-law be read a third time in short form and passed subject to reconsideration. CARRIED

Moved by Alderman Marcino, seconded by Alderman Payne that "Zoning By-law, 1967, Amendment By-law, 1980, No. 5290" (1500 Block Fell Avenue - C.S.C. Engineering & Beaver Lumber) be read a second time in short form. CARRIED

Moved by Alderman Marcino, seconded by Alderman Payne that the said by-law be read a third time in short form and passed subject to reconsideration. CARRIED

Moved by Alderman Marcino, seconded by Alderman Payne that "Zoning By-law, 1967, Amendment By-law, 1980, No. 5291" (900 Block West 16th Street - Sentinal Realty and Clark Management) be read a second time in short form.

Moved by Alderman Kroon, seconded by Alderman Sorenson that section 4 (1) (e) of "Zoning By-law, 1967, Amendment By-law, 1980, No. 5291" be amended by deleting the word "sole" and substituting therefor the word "primary". DEFEATED

The motion that "Zoning By-law, 1967, Amendment By-law, 1980, No. 5291" be read a second time in short form was then put and CARRIED

Moved by Alderman Marcino, seconded by Alderman Payne that the said by-law be read a third time in short form and passed subject to reconsideration. CARRIED

(c) Introduction and First Readings

Moved by Alderman Marcino, seconded by Alderman Payne that "Short Term Borrowing By-law, 1980, No. 5292" be introduced and read a first time in short form, copies of same having been distributed to all members of Council and read by them. CARRIED

Moved by Alderman Marcino, seconded by Alderman Payne that the said by-law be read a second time in short form. CARRIED

Moved by Alderman Marcino, seconded by Alderman Payne that the said by-law be read a third time in short form and passed subject to reconsideration. CARRIED

Moved by Alderman Marcino, seconded by Alderman Kroon that "Jones Avenue from 21st Street to 22nd Street Concrete Sidewalk Local Improvement Construction By-law, 1980, No. 5293" be introduced and read a first time in short form, copies of same having been distributed to all members of Council and read by them. CARRIED

Moved by Alderman Marcino, seconded by Alderman Kroon that the said by-law be read a second time in short form. CARRIED

Moved by Alderman Marcino, seconded by Alderman Kroon that the said by-law be read a third time in short form and passed subject to reconsideration. CARRIED

7. COUNCIL INQUIRIES

- (a) Illegal Suites - action taken  
by By-law Enforcement Officer -  
Alderman J.W. Sorenson

Alderman Sorenson inquired if the By-law Enforcement Officer acts on complaints received with respect to illegal suites or at the direction of the City's administration.

Mayor Loucks advised that he understands action is taken only on receipt of written complaints.

- (b) Civic Coat of Arms -  
Alderman G.C. Payne

Alderman Payne requested that the subject of a Civic Coat of Arms be placed on the agenda for the next meeting of the Policy Committee.

- (c) Council Indemnities -  
Alderman E.B. Kroon

Alderman Kroon requested that the subject of Council Indemnities be placed on the agenda for the first Regular Meeting of Council to be held in September 1980.

- (d) Dog Regulation By-law -  
Alderman F.S. Marcino

Alderman Marcino requested that the subject of the City's dog regulation by-law be placed on the agenda for the next Regular Meeting of Council.

\* RECESS

The meeting recessed at 9:37 P.M. for the public question period and reconvened immediately, as there were no questions from the public gallery, with the same personnel present.

8. ANY OTHER BUSINESS

- (a) Bill 54 - Municipal Amendment  
Act, 1980 - Voting in Municipal  
Elections

Moved by Alderman Marcino, seconded by Alderman Payne that the subject of Bill 54, Municipal Amendment Act, 1980 be introduced to the agenda. CARRIED

Moved by Alderman Marcino, seconded by Alderman Payne that a letter be sent to the Minister of Municipal Affairs objecting to the proposed amendments to the Municipal Act as set out in Bill No. 54, Municipal Amendment Act, 1980, which would change the voter qualification (business tenants) for voting in municipal elections. CARRIED

Moved by Alderman Payne, seconded by Alderman Kroon that this meeting now recess to Committee of the Whole in the Committee Room for the purpose of considering confidential reports in camera. CARRIED

Whereupon the meeting recessed at 9:51 P.M., and reconvened at 10:44 P.M., with the same personnel present.

(While in Committee of the Whole, a resolution was passed to extend the Council meeting past 10:30 P.M.).

9. CONFIDENTIAL REPORTS

Moved by Alderman Marcino, seconded by Alderman Payne that the following recommendations of the Committee of the Whole be adopted:

1. (b) Stoker Farm Property (Report of Land Agent, August 13, 1980 and Letter from District of North Vancouver, August 14, 1980)

THAT Mayor Loucks appoint a member of staff and a member of Council as representatives to meet with representatives of the District of North Vancouver to investigate the possibility of the joint acquisition and development of the Stoker farm property and to report back to Council.

2. (c) Labour Relations matter (Report of Personnel Director, August 6, 1980)

THAT the Personnel Director be authorized to negotiate an amendment to the Job Evaluation Agreement in order to bring it into line with the Job Evaluation Agreement in effect in the following jurisdictions:

2. Burnaby, Burnaby Public Library, Coquitlam, Delta, Delta Police, New Westminster, North Shore Union Board of Health, District of North Vancouver, North Vancouver Recreation Commission, Richmond, City of Vancouver and Vancouver Board of Parks and Recreation.

3. (d) Acquisition of 174 East 1st Street (Report of Land Agent, August 15, 1980)

THAT the City accept Sentinel Realty's counteroffer dated August 13, 1980, for the property located at 174 East 1st Street, legally known and described as Lot 21, Block 155, District Lot 274, Plan 878, subject to the following conditions:

3. 1. That the purchase price be \$75,000.00, all cash for clear title.
2. Receipt of a satisfactory inspection report by the City's Permits & Licences Department; any deficiencies noted in the inspection report will be deducted from the purchase price, save and except reasonable wear and tear.
3. The completion date of this transaction will be no later than October 10, 1980, and the possession and adjustment date will be no later than October 15, 1980,

AND THAT funds for the purchase of the said property be provided from the 1980 capital budget;

AND THAT upon the satisfactory completion of the above conditions precedent, the Mayor and City Clerk be authorized to sign and affix the Corporate Seal to any necessary legal documentation to complete the transaction.

CARRIED

10. ADJOURNMENT

Moved by Alderman Payne, seconded by Alderman Sorenson that this meeting now adjourn. CARRIED

Whereupon the meeting adjourned at 10:45 P.M.

  
MAYOR

  
CITY CLERK