

MINUTES of two Public Hearings of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, July 11, 1983, at 7:00 P.M.

Present:

Mayor J.E. Loucks, Alderman S.J. Dean, Alderman E.B. Kroon, and Alderman F.S. Marcino.

City Administrator/City Clerk  
Mr. E.A. Raymond, Deputy City Clerk  
Mrs. L. Wilson, Director of Personnel Services  
Mr. B. Hawkshaw, City Engineer  
Mr. A. Phillips, Director, Purchasing and Property Services  
Mr. G.H. Brewer, Director, Development and Licensing Services  
Mr. F.S. Morris, and Deputy Director, Development and Licensing Services  
Mr. F.A. Smith.

The Hearing was called to order at 7:15 P.M.

The City Clerk advised that two Public Hearings are scheduled for this evening, to consider the following By-laws:

BY-LAW NO. 5492 - being a by-law to amend the text of the "Zoning By-law, 1967" by revising the off-street parking requirements contained therein insofar as such requirements pertain to the length of parking spaces, and to provide that a maximum of 35 percent of the required number of spaces may be apportioned at reduced dimensions for small car parking purposes;

BY-LAW NO. 5490 - being a by-law to amend the "City of North Vancouver Community Plan By-law, 1980, No. 5238" to provide for the redesignation of the City-owned property in the Tempe Heights area from the designation "TO BE DETERMINED BY SPECIAL STUDY" to those designations indicated on Schedule "B" attached to By-law No. 5490.

Mr. Raymond advised that the applicant for both amending by-laws is the City of North Vancouver.

BY-LAW NO. 5492

Mr. Smith advised that the proposed amendment to the Zoning By-law had been initiated by the City on the basis that statistics indicate that up to 65% of vehicles currently in use are of the compact or sub-compact type, and as such do not require the same length of parking stalls.

Mr. Smith also noted that Section 2 of the draft amending By-law has been revised by deleting from Section 404(1)(c) thereof the figure "45°", since the clause refers to angle parking of less than 60°, thus the reference to 45° is redundant. 1

He stated that the reduction is length only, and that width and height of parking stalls remain the same, as do width of manoeuvring aisles and driveway crossings. He indicated also that the reduction will be permitted for angle parking only and will not apply to parallel parking.

Mr. Smith then provided a comparison of the ratio of small car parking which is permitted in other municipalities on the Lower Mainland as well as Victoria.

No presentations were made by the public in response to an inquiry by the Mayor.

1

Moved by Alderman Dean, seconded by Alderman Marcino that the Hearing adjourn.

CARRIED.

This Hearing concluded at 7:30 P.M.

BY-LAW NO. 5490

Mr. Morris displayed slides of the land use plan proposed for the Tempe Heights area, noting that it is similar to a plan presented to a public meeting in October of 1981. He also showed the subdivision plan for the area which has been legally in place since 1970, and outlined the history of the zoning of the area.

Mr. Morris indicated that the present proposal is for largely single family use, with a maximum of 8 dwelling units per acre, but also includes a portion of the site for attached housing use with a density of 8-12 units per acre. However, it is Council's prerogative to reject the plan as proposed.

With respect to the impact of the development on the schools in the area, he said that the anticipated increase in school enrollment is 85 students which can be accommodated either in Boundary School or, if necessary, in Carisbrooke School, and that the School Board does not envisage the development to be a problem.

Mr. Morris indicated the most favourable access route for emergency vehicles, such as police, fire, and ambulance.

2

Mr. Phillips indicated, with respect to noise emanating from the highway, that it is proposed to retain the services of an acoustical consultant to design a noise attenuating barrier along the highway, probably in the form of an earth berm topped, if necessary, by a solid fence screened by trees and shrubs, which would reduce the noise from the highway to an acceptable 55 decibels on the property side. He stated that the existing tree cover would be removed, because of the fact that trees retained in developments such as this would be unstable and could cause property damage. He advised that as part of the later servicing of the area it is the intention to provide boulevard trees throughout the development, as well as some form of a screen protection in addition to the noise attenuating barrier.

Mr. Phillips introduced Mr. P. Roer, of Fenco Lavelin, who had prepared a report for the City on the anticipated amount of traffic which would be generated as a result of the development.

Mr. Roer indicated that the major part of the traffic will travel on the north/south Royal Avenue, and the impact on the other streets will be minimal, so that there is no reason for concern.

Mr. Morris noted that a petition signed by approximately 150 residents had been received asking Council to restrict the use of the area to single family, and to which had been attached an alternate land use plan. A slide of the proposed plan was then shown, which indicated that they had proposed to relocate the park from the eastern boundary of the site to the west.

Mayor Loucks then invited comments from those present in the public gallery.

Mr. John Bright, 342 Tempe Crescent advised he spoke on behalf of the residents who had signed the petition referred to by Mr. Morris, and read aloud the following four points contained therein:

- (1) to keep the community plan as shown for single family dwellings;
- (2) to remove from the plan the multiple dwellings and/or attached housing;
- (3) to relocate the park area proposed at the District boundary and 29th Street (2.34 hectares), to the west end of the development for use of City residents within walking distance. The park could be joined to the green strip at the highway side, if needed a security fence could be erected to give no access to the highway for children. (Perhaps a natural park similar to the Carisbrooke Park created on a hillside would be in keeping with the area);
- (4) the 30' back lane off Tempe Crescent to be a no access to 26th Street at the west end of the development.

Mr. Bright said that 95% of the residents surveyed are in favour of the points in the petition. He also felt that 26th and 27th Streets and Tempe Crescent should not have to carry heavy traffic.

Mrs. Geraldine Miller, 512 Brand Street inquired why the proposed development will have so much money spent on it when the residents on Brand Street are still waiting for covered ditches, sidewalks and lighting, noting that their street is very dark.

Mr. Phillips explained the City's 10-year plan, and indicated that revenue from the sale of the Tempe property will fund the servicing of the site. He added that the 10-year plan provides for interest earned on funds from the sale of City lands to be used for capital improvements such as streets, sidewalks, and lighting etc., and it is anticipated that moneys from this source will eventually replace the present method of funding such facilities as local improvement projects, whereby the fronting property owner is assessed a proportionate amount of the cost. 1

Mr. George Waltman, 732 Weymouth Drive expressed his concerns with respect to densities of the attached housing proposed, the number of such units which will be permitted on the site, and the impact on traffic on Weymouth Drive, indicating he had been advised it is the intention to widen Weymouth.

Mr. Morris explained the densities for attached housing, namely 20 to 30 units per hectare, which would allow from 41 to 50 units for the attached housing portion of the site. He noted that single family density permits up to 20 units per hectare. He said the structures could be duplexes or triplexes, but that they would all have to meet the open space requirements in accordance with the formula contained in the community plan.

With respect to the rumoured widening of Weymouth Drive, Mr. Phillips pointed out that the only portion of the street that would be involved would be the portion west of the City/District boundary, and that the portion located in the District will be retained in its present form.

In response to a remark by Mr. Waltman that all traffic goes down Weymouth, Mr. Phillips said that traffic figures which have been produced indicate a morning peak of ten vehicles per hour and an afternoon peak of twenty vehicles per hour. He added that only a minor increase would result from the development of the site, approximately twenty-five per hour morning peak and 45 per hour afternoon peak.

Mr. Don Esplen, 739 East 26th Street said he is concerned with the traffic, particularly for the school children, and the amount of traffic that would be routed along 26th Street. He said he would be interested to see a traffic count on 26th Street, and would also be interested in an estimate of how many vehicles there would be per residential unit in the

development as proposed.

Mr. Esplen was also concerned with the route which would be used by trucks in the removal of the trees in the initial stages of the development, and asked if there would be lumber trucks going up and down 26th Street, Vinedale, and Weymouth.

Mr. Phillips stated that traffic counts had been taken in 1981 on all of the streets affected by the development, and it is on those counts that the present projections are based.

Mr. Roer advised that the projections with respect to traffic are based on single family density.

With respect to the route for the removal of trees Mr. Phillips stated that the plan contains a north/south collective road that intersects with 29th Street. Lumber trucks would be routed on this street exclusively and exit on to 29th Street. He said the intention is to contract out the clearing operation and the removal of trees to a professional logging company, and that logging trucks will not be using residential streets.

1 Mr. L. McArthur, 460 Tempe Crescent felt that the area should be left as is for some years, since green areas such as this are very beneficial from an ecological point of view. He noted that there has been a considerable change in the plans over a period of years, and indicated about 12 years ago there had been plans for a periphery of trees around Tempe Crescent, the highway, and the District boundary as well. Mr. McArthur then asked what the lot sizes would be for single family dwellings.

Mr. Morris said that specific single family dwelling subdivision is not indicated on the plan, but the minimum requirement is 6,000 square feet, as specified in the Zoning By-law. He said in a few instances the lots would be large, about 8,500 square feet, and along the south side of Tempe from 7,500 to 8,500 square feet. In the area further south the lot sizes would be between 6,000 and 6,500 square feet.

Mr. McArthur thanked Council for mailing out notices of the meeting, and indicated his preference would be as low a density as possible. He also did not think that Tempe Crescent should be made to bear the brunt of the traffic, noting that at present cars go up Lonsdale to 27, along 27 and then go down Tempe.

Mr. R. Van Balkom, 329 East 26th Street was concerned with the use of the lane at 26th Street, going west. He said if that lane is opened to 30 feet there will be a terrific amount of traffic going through that lane. He noted that at the present time they are unable to get out of their houses on to the street during rush hour.

Mr. Phillips indicated this matter has received a great deal of discussion during the development of the plan. He said it is entirely feasible that a barrier could be installed at the eastern extremity of 26th Street, and noted that this portion of 26th Street is provided only for emergency vehicles.

Mrs. Martha Fuchs, 456 Somerset Street complained of vehicles speeding on 29th Street, making entry from Somerset Street hazardous.

Mrs. Flather, 402 Brand Street indicated she preferred the park to be located at the western end of the development rather than at the City/District boundary, as there is the issue of children going into unsupervised park land. She said she would much prefer to have the park away from the school.

Wayne Carlow, 420 Brand Street asked why there could not be an exit and access from the south end of Royal Avenue on to the throughway to get traffic out of the area.

Mr. Morris advised the proposed road is a limited access highway, not the Trans-Canada Highway, and that vehicles can not access and egress at will. He said if this were provided it would generate traffic both in and out of the area, and he was not sure this would solve all the problems.

Mr. J. Pilkington, 2421 Weymouth Place asked where the service road from the highway would be located, and was advised by Mr. Phillips that the plans of the Ministry of Highways are to reconstruct the main highway south of the existing location, and when the westbound lane is no longer a part of the freeway it will provide a fronting road. He said the only comment the Ministry of Highways would make as to timing was to indicate they will proceed with the improvement when funds are made available.

Mrs. P. Johnston, 342 Brand Street hoped that some of the money from the new Development would be spent on Brand and Somerset Streets.

Gail Smith, 2756 Weymouth asked when the various phases of the development will commence, and Mayor Loucks said it was hoped commencement would be this year, but if not then next year.

Mr. E. Raymond, 415 Tempe Crescent stated he generally endorsed the proposal in the submission presented by Mr. Bright with his petition. He said he has always felt the park should be located on the west side of the development because at that location it is accessible to the residents who have lived in the area for a number of years and paid taxes. He indicated he is also opposed to attached housing being included in the plan, as he did not feel the rationale for doing so has been enunciated. He said Tempe Heights is established as a single family area and should remain so. 1

Mr. Pennington, 303 East 26th Street complained of the amount of traffic coming off the freeway on to Ridgeway and then on to 26th Street.

Mr. Roer said figures are available for this intersection, and along 26th Street between Ridgeway and St. Andrews, in the afternoon peak hour the count suggests 150 vehicles, however this does not mean there are always 150. He added that these figures had been supplied to them and the traffic count had not been taken by themselves.

Mrs. L. McNab, 365 East 26th Street said they cannot get into their driveway, and cannot get on to the highway, or down 26th Street, and that because of the speeding vehicles there have been some very near misses.

Mr. John Bright, 342 Tempe Crescent asked if it would be possible to close Ridgeway for the use of residents and permit an entrance on Royal Avenue.

Mr. Phillips advised that the Minister of Highways will not permit local roads at this time. He said all possible alternatives have been considered and the Ministry staff is adamant in the position that local roads will not be granted access to the highway as it presently exists, and streets such as Ridgeway will be connected to the proposed service road, which is the existing westbound lane.

Mr. Gosse, 314 East 26th Street stated he had been advised by the Department of Highways that St. Andrews and Ridgeway will never be closed, but will always be access roads.

Mr. Phillips said that in the final reconstruction Lonsdale will be grade separated as at Taylor Way and an interchange constructed. There will be no direct connection from Lonsdale

other than through interchange ramping on to the Upper Levels. Local roads will be connected to the service road.

Mr. Grosse said that as soon as they take the streets out and make an overpass they will have a traffic jam at Hastings and Cassiar.

Wayne Carlow, 420 Brand Street asked what will happen now. The City has a plan and the residents have a plan. Whose plan will they get?

Mayor Loucks said no decision will be made at the Public Hearing this evening. Staff will be asked to report back on the input to this meeting. He said he would recommend that second and third readings of By-law No. 5490 be deferred until the staff report has been received, possibly in about a month.

Mr. Carlow said the City's plan does not show any pedestrian access from Tempe Crescent to 26th, and Mr. Morris pointed out the locations of proposed walkways to provide access from the southeast portion of the site.

Alderman Kroon asked if there will be a controlled intersection at 29th Street and Royal Avenue, to which Mr. Phillips responded that it is his understanding that there would not be sufficient traffic to justify installation of a traffic control, but perhaps this may be recommended at some time in the future. He pointed out that 29th Street is an arterial road and a municipal boundary, and is expected to carry large volumes of traffic.

Alderman Kroon expressed the view that this could be a dangerous intersection. He felt also that a meeting should be held to determine the location of the park, and whether it would be an active or a passive park, include trails, or if it should be left in its natural state.

Mayor Loucks said he was under the impression it would be left in its natural state.

Alderman Dean referred to a statement made at the October, 1981, meeting by Mr. Stephens, of 319 East 26th Street, in which he expressed the concern that the area is swampy and the trees should not be removed.

Mr. Phillips said the only area which is swampy is approximately where the proposed attached housing starts, in the general south and southeast area, and this area is partly drained by a small creek flowing to the east. He said the entire drainage system will be enclosed. He indicated the creek discharges into the District land and is in turn contained. He advised the City's portion will be contained in a pipe and be drained into the Upper Levels highway drainage system.

Alderman Dean asked if there has been a study on the kind of traffic that comes from or goes to Lonsdale on East 26th Street, noting that there is already a real bottleneck there, with two houses jutting out into the road. Mayor Loucks stated that there has not been a study done at this location.

Alderman Marcino asked if the development would have to be completed before the landscaping trees go in, and was advised by Mr. Phillips that the intent is to commence construction of the berm before the buildings on the site are commenced, and the berm would serve as an area for the deposit of fill material from the general construction of roads and services. This would be in the initial phase of construction and would be on-going through all subsequent phases. He said none of the lands would be marketed until noise levels have been brought down.

Mrs. Flather, 402 Brand Street, asked if the park will have most of the trees removed, so that there will be a lot of open areas, similar to Carisbrooke Park.

In response to a question by Mayor Loucks the majority of the people in the gallery indicated, by a show of hands, that they favour a park similar to Carisbrooke Park.

Moved by Alderman Kroon, seconded by Alderman Dean that staff be requested to provide a report on the development proposal of the Tempe Heights area, taking into consideration the input and the concerns expressed at this Hearing, and that second and third readings of By-law No. 5490 be withdrawn from the agenda. 1

CARRIED UNANIMOUSLY.

Moved by Alderman Dean, seconded by Alderman Marcino that the Hearing adjourn.

CARRIED.

The Hearing adjourned at 9:30 P.M.

John E. Loucks  
MAYOR

W. Raymond  
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, July 11, 1983, at 7:30 P.M.

Present:

Mayor J.E. Loucks, Alderman S.J. Dean, Alderman E.B. Kroon, and Alderman F.S. Marcino.

City Administrator/City Clerk Mr. E.A. Raymond, Deputy City Clerk Mrs. L. Wilson, Director of Personnel Services Mr. B. Hawkshaw, City Engineer Mr. A. Phillips, Director, Purchasing and Property Services Mr. G.H. Brewer, Director, Development and Licensing Services Mr. F.S. Morris, and Deputy Director, Development and Licensing Services Mr. F.A. Smith.

The meeting was called to order at 7:31 P.M.

Moved by Alderman Dean, seconded by Alderman Marcino that the meeting recess to continue the Public Hearing dealing with the proposed Community Plan amendment with respect to the development proposal for the Tempe Heights area.

CARRIED.

The meeting recessed at 7:32 P.M., and reconvened at 9:35 P.M., with the same personnel present.

PROCLAMATION

1 Mayor Loucks read a proclamation designating the week of July 17, to July 24, 1983, to be "AQUATIC LIFESAVING WEEK" in the City of North Vancouver.

MOMENT OF SILENCE

Mayor Loucks asked that the members of Council and staff, as well as those in the public gallery, stand and observe a few moments of silence in memory of the late Mr. Derek Inman in recognition of Mr. Inman's many years of distinguished community service.

1. ADOPTION OF MINUTES

Moved by Alderman Kroon, seconded by Alderman Marcino that the minutes of the Public Hearing and of the Regular Meeting of Council, both held on June 27, 1983, be taken as read and adopted as circulated.

CARRIED.

2. DELEGATIONS

- (a) North Vancouver Recreation Commission.  
Re: Expansion of Centennial Theatre

2 Mr. Symons, Chairman of the North Vancouver Recreation Commission advised that major renovations are required to make the Centennial Theatre accessible to senior citizens and the handicapped as there are a number of areas in which the theatre is deficient.



Wall plans and a model of the renovated facility were displayed, and Mr. Dodson, Architect, explained the various other improvements which are required in addition to accessibility in order to update the facility and make it more suitable for use by professional groups. He said it is the intent of the Theatre Advisory Committee to fund one third of the total cost of the renovations, or an amount of \$250,000 over the period of the next few years. He advised the project would be completed in three phases, the first of which will be commenced in 1985.

Mr. Symons asked that Council approve in principle the continuation of planning the Theatre expansion.

Moved by Alderman Dean, seconded by Alderman Marcino that Mr. E. Sarsfield, the City's representative on the Commission, be permitted to speak on this subject. 1

CARRIED.

Mr. Sarsfield stated that he felt that the proposed alterations did very little toward increasing the revenue or creating new sources of revenue at the Theatre. He felt an expenditure of one half million dollars by the two Councils is not warranted in view of the cost of the programs, and the added costs of administration and maintenance. He said the user groups should come up with suggestions to improve revenues.

In response to a question Mr. Symons said it is not their intention to decrease the use of the Theatre by local groups but they will try to maximize revenues from outside.

Mayor Loucks thanked the delegation for their presentation.

(b) North Vancouver Y.M.C.A. Re: Lease  
of Cloverley School

Mr. Jim Cripps, Chairman of the North Vancouver Development Committee of the North Shore Family Y.M.C.A. distributed copies of a submission outlining the objectives of the Y.M.C.A. on the North Shore, and the benefits which would accrue to the community through the various programs which will be conducted in the former Cloverley School building. 1

Mr. Trueman Hirschfeld, Executive Director of the Inglewood Centre of the Y.M.C.A. advised that Neighbourhood House has agreed to sit in on planning the development and on the program committees, but that no discussions have been held with staff of the Recreation Centre or members of the Commission. 2

Mayor Loucks thanked the delegation for their presentation.

3. CORRESPONDENCE

(a) Canadian Union of Public Employees -  
July 5, 1983. Re: Recall of Laid off  
Union Members

Moved by Alderman Kroon, seconded by Alderman Dean that the letter dated July 5, 1983, from the Canadian Union of Public Employees with respect to the recall of Union members who have been laid off, be deferred for consideration pending a report from the City Engineer to be presented to Council at the next meeting. 2  
3

CARRIED.

(b) North Vancouver Recreation Commission -  
June 14, 1983. Re: Centennial Theatre  
Expansion

Moved by Alderman Dean, seconded by Alderman Kroon that the letter from the North Vancouver Recreation Commission with 43

respect to alterations to the Centennial Theatre be deferred until such time as a staff report can be prepared with respect to the financing of the project.

CARRIED.

- (c) Optimist Club of the North Shore - July 3, 1983. Re: Junior Stadium Proposal

Moved by Alderman Dean, seconded by Alderman Kroon that an in depth feasibility study for a Junior Stadium Complex, as proposed by the Optimist Club of the North Shore, be endorsed, and that a contribution of funds in the amount of \$2,000 to cover the City's share of the cost of the Study be authorized; subject to a similar contribution by each of the Districts of North and West Vancouver; and further that the funds for this purpose be taken from the 1983 Contingency Account.

Moved by Alderman Dean, seconded by Alderman Marcino that the motion be tabled until five Council members are present.

CARRIED.

Moved by Alderman Dean, seconded by Alderman Marcino that the requirements of the Procedure By-law to terminate the meeting at 10:30 P.M. be waived, and that the meeting continue until 11:00 P.M.

CARRIED UNANIMOUSLY.

- (d) Alderman J.W. Sorenson - July 4, 1983.  
Re: Submission of Resignation

Moved by Alderman Dean, seconded by Alderman Kroon that the resignation from Council submitted by Alderman J.W. Sorenson, to take effect on July 8, 1983, be accepted with regret; and that a letter of appreciation be forwarded to him in recognition of the service he has given to the City of North Vancouver.

CARRIED UNANIMOUSLY.

Moved by Alderman Marcino, seconded by Alderman Dean that the matter of appointments to the Committees on which Alderman Sorenson served as a member of Council, be introduced to the agenda for consideration in-camera.

CARRIED UNANIMOUSLY.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES,  
AND STAFF

- (a) Naming of Waterfront Park. (Recommendation  
of Park Naming Committee - June 23, 1983)

Moved by Alderman Kroon, seconded by Alderman Marcino that the name "QUAYSIDE PARK" be selected as the official name for the Waterfront Park on Lonsdale Quay.

Moved by Alderman Marcino, seconded by Alderman Dean that the motion be tabled to the next regular Council meeting, and in the meantime Council members be supplied with a list of the names for the park which had been suggested by various groups and individuals.

CARRIED.

- (b) World Disarmament Referendum. (Report  
of City Administrator - June 24, 1983)

Moved by Alderman Dean, seconded by Alderman Marcino that the report dated June 24, 1983, of the City Administrator with respect to a Disarmament Referendum By-law be tabled until more Council members are in attendance.

CARRIED.

- (c) Amendment to Noise Control By-law.  
(Report of Noise Control Officer -  
July 4, 1983)

Moved by Alderman Dean, seconded by Alderman Marcino that the correspondence received from Mr. John E. Beltz with respect to the Noise Control By-law be received; and a copy of the City's Noise Control Officer's report dated July 4, 1983, be sent to him for his information.

CARRIED.

- (d) Anavets Senior Citizens' Housing  
Society - Request for Grant to Cover  
Cost of Garbage Collection Charge. (Report  
of Treasurer-Collector - July 6, 1983)

Moved by Alderman Marcino, seconded by Alderman Dean that consideration of awarding a grant to the Anavets Senior Citizens' Housing Society to compensate for the garbage collection charge be tabled until such time as five Council members are present.

CARRIED.

- (e) Conference of B.C. Fire Training Officers'  
Association. (Report of Fire Chief -  
June 23, 1983)

Moved by Alderman Dean, seconded by Alderman Kroon that the report of the Fire Chief with respect to the 1983 Conference of the B.C. Fire Training Officers' Association, be tabled for consideration until five Council members are present.

CARRIED.

- (f) Solid Waste Disposal - Long Range  
Planning. (Report of City Engineer -  
July 6, 1983)

Moved by Alderman Marcino, seconded by Alderman Kroon that the City of North Vancouver support the proposal of the District of North Vancouver, that the three North Shore Municipalities jointly undertake a Study of alternatives to solid waste disposal for the North Shore through the retention of a Consulting Engineering firm with proven expertise in the field of solid waste disposal, in order that long range solid waste disposal plans for the North Shore be established;

AND FURTHER THAT the City of North Vancouver agree to the establishment of a surcharge amounting to \$1.00 per tonne on the disposal fee charged on solid waste received at the Premier Street landfill, with the understanding that this surcharge shall apply for a period as long as is necessary to recover the full cost of the study.

CARRIED UNANIMOUSLY.

- (g) Lot 7, Site 4 (Lonsdale Quay) -  
Amendment to Zoning By-law. (Report  
of Director, Development and Licensing  
Services - July 5, 1983)

Moved by Alderman Marcino, seconded by Alderman Kroon that By-law No. 5493, which is a By-law to amend the CD-25 Comprehensive Development Zone in such a manner as to specify a maximum number of 86 off-street parking spaces, be given first reading;

AND THAT the said By-law No. 5493 be referred to the Advisory Planning Commission for a recommendation and report;

AND FURTHER THAT By-law No. 5493 be referred to a Public Hearing to be held on July 25, 1983.

CARRIED.

- 1 (h) Referendum for Proposed Neighbourhood Pub at 235 West First Street. (Riedlinger).  
Report of Director, Development and Licensing Services - July 6, 1983)

1 Moved by Alderman Marcino, seconded by Alderman Kroon that Mr. A.H. Riedlinger, of 505 East 28th Avenue, Vancouver, B.C., be advised that, with respect to his neighbourhood pub application, proposed for 235 West First Street, North Vancouver, B.C., (southeast corner of Semisch Avenue and First Street), the Council of the City of North Vancouver has no objection to his conducting a referendum with respect to the neighbourhood pub installation, in accordance with the requirements of the Liquor Control and Licensing Branch.

CARRIED UNANIMOUSLY.

- 2 (i) Rounding-up, Density Revisions - Attached Housing, Zoning Amendment, Reduction in Lot Sizes in RT-1 Zone. (Report of Director, Development and Licensing Services - July 5, 1983)

Moved by Alderman Marcino, seconded by Alderman Dean that the following policy proposals be referred to the Advisory Planning Commission for recommendation and report:

- 2 (1) The practice of "rounding up" be discontinued, and all references to "rounding up" within the Appendix B to the Official Community Plan and the Zoning By-law be deleted.
- (2) The attached housing density designations be consolidated into one category to be known as "attached housing density 20-40 dwelling units per hectare (8-16 dwelling units per acre)";
- (3) The minimum lot size requirement for an RT-1 Two-family residential use be reduced from 557 square metres (6,000 square feet), to 500 square metres (5,380 square feet).

CARRIED.

- 3 (j) Rezoning Application - 803-823 West 16th Street. (1661 Developments Ltd.). (Report of Deputy Director, Development and Licensing Services - June 30, 1983)

3 Moved by Alderman Kroon, seconded by Alderman Dean that the application to rezone Lots 12-15, Block 4, D.L. 265, from RS One-family Residential Zone to a Comprehensive Development Zone, be referred to the Advisory Planning Commission, and that the applicant, 1661 Developments Ltd., be required to resolve:

- (1) parking stall widths;
- (2) obstruction of light angles;
- (3) sight line clearance from the intersection of driveway and lane;
- (4) the requirement for further details with respect to exterior finishes and landscaping.

CARRIED.

- 4 (k) Application to Amend Land Use Contract - Black Sheep Restaurant. (Report of Deputy Director, Development and Licensing Services - July 6, 1983)

Moved by Alderman Kroon, seconded by Alderman Marcino that the application from H. Bogarts Incorporated to amend the Land Use Contract between the City and the developer of the property located at 121 East 12th Street, be rejected.

DEFEATED.

Moved by Alderman Marcino, seconded by Alderman Dean that the application from H. Bogarts Incorporated to amend the Land Use Contract between the City and the developer of the property located at 121 East 12th Street, be referred to the Advisory Planning Commission for a recommendation and report.

CARRIED.

Moved by Alderman Dean, seconded by Alderman Marcino that this meeting recess and reconvene at 8:30 A.M. on Tuesday, July 12, 1983.

CARRIED UNANIMOUSLY.

The meeting recessed at 11:00 P.M.

  
MAYOR

  
CITY CLERK

MINUTES of a Recessed Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Tuesday, July 12, 1983, at 8:30 A.M.

Present:

Mayor J.E. Loucks, Alderman S.J. Dean, Alderman E.B. Kroon, and Alderman F.S. Marcino.

City Administrator/City Clerk Mr. E.A. Raymond, Deputy City Clerk Mrs. L. Wilson, Director of Personnel Services Mr. B. Hawkshaw, Director of Development and Licensing Services Mr. F.S. Morris, and Deputy Director of Development and Licensing Services Mr. F.A. Smith.

The meeting was called to order at 8:30 A.M.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES,  
AND STAFF (Cont'd)

- (1) Special Occasion Liquor Licences -  
Applications for Approval. (Report of  
Deputy Director, Development and  
Licensing Services - July 6, 1983)

Moved by Alderman Marcino, seconded by Alderman Kroon that the Plan of Sub Areas established for purposes of Public Special Occasion Licence approval, dated for reference July 4, 1983, be approved, with the exception that the boundary line between Sub Area G (Upper Lonsdale) and Sub Area H (Central Lonsdale) be relocated to 23rd Street; and that a copy of the Plan, as revised, be forwarded to the Liquor Control and Licensing Branch.

CARRIED UNANIMOUSLY.

Moved by Alderman Marcino, seconded by Alderman Dean that:

- (1) The North Vancouver Youth Band be granted a special occasion liquor licence on October 28, 1983.
- (2) The Kiwanis Club be granted special occasion liquor licences on October 21, 22, and 23, 1983.
- (3) The approvals are granted in accordance with Section 1 of the Liquor Control and Licensing Act and the said licences allow the consumption of beer and wine within the confines of the North Vancouver Recreation Centre buildings.
- (4) The approvals are subject to the following conditions:
  - (i) Compliance with the regulations issued by the Liquor Administration Branch under the authority of the Liquor Administration Act.
  - (ii) Approval of the appropriate health authorities, i.e., North Shore Health Department.
  - (iii) The Kiwanis Club obtaining written permission from the Recreation Commission for the use of the Mickey McDougall Gymnasium.

- (iv) In the event that only one special occasion licence may be issued, that licence be issued to the North Vancouver Youth Band.

CARRIED.

- (m) Application for Family Suite - 233 East Keith Road. (Report of Planning Technician - June 28, 1983)

Moved by Alderman Dean, seconded by Alderman Kroon that the application received from Mr. H. Blackwell to install a family suite in the dwelling at 233 East Keith Road, Lot 7, Block 115, D.L. 274, be approved and a family suite permit be issued upon compliance with the following conditions:

- (1) Submission of a sworn statutory declaration that the suite will be occupied only in accordance with the Zoning By-law.
- (2) Execution and registration of a covenant pursuant to Section 215 of the Land Title Act, covenanting to discontinue the use of the family suite whenever such suite ceases to be used in accordance with the Zoning By-law.
- (3) Installation of a smoke alarm in the basement.

CARRIED.

- (n) Parking Agreement - Burrard Yarrows. (Report of Deputy Director, Development and Licensing Services - July 5, 1983)

Moved by Alderman Marcino, seconded by Alderman Kroon that the parking agreement between Burrard Yarrows Corporation and the Corporation of the City of North Vancouver providing off-site parking on Lot 3, Block 175, D.L. 274, Plan 13715, be approved, and the Mayor and City Clerk be authorized to sign the document on behalf of the City, subject to paving, draining, and lining of the off-site parking area.

CARRIED.

- (o) Special Occasion Liquor Licences - Approval Process. (Report of Director, Development and Licensing Services - July 6, 1983.)

Moved by Alderman Dean, seconded by Alderman Marcino that the Director of Development and Licensing Services and his Deputy be authorized to grant approval for special occasion liquor licences for public functions on lands or premises owned or operated by the Municipality, with the understanding that such approvals may only be issued in conformance with the Liquor Control and Licensing Act, and the regulations made pursuant thereto, as well as any applicable by-laws of the Municipality, or requirement of the authority responsible for the operation or rental of the municipally owned facility; PROVIDED, HOWEVER, that the decision of the Director of Development and Licensing Services, or his Deputy, is subject to appeal to the City Council.

CARRIED.

## 5. MOTIONS AND NOTICES OF MOTIONS

- (a) Motion to Award the Freedom of the City to Mr. Derek Inman

Moved by Alderman Marcino, seconded by Alderman Dean that this item be struck from the agenda.

CARRIED.

6. BY-LAWS(a) Reconsideration and Final Adoption

Nil.

(b) Introduction and First Reading Only

Moved by Alderman Kroon, seconded by Alderman Marcino that "Zoning By-law, 1967, Amendment By-law, 1983, No. 5493" (Lot 7, Site 4 - Lonsdale Quay), be introduced and read a first time in short form, copies of same having been circulated to all Council members and read by them.

CARRIED.

Alderman Dean is recorded as voting against the motion.

(c) Second and Third Readings Only

Moved by Alderman Kroon, seconded by Alderman Marcino that second and third readings of "City of North Vancouver Community Plan By-law, 1980, Amendment By-law, 1983, No. 5490" (Tempe Heights), be deferred pending receipt of the staff report requested at the Public Hearing.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1983, No. 5492" be amended by deleting from Section 2 thereof the figure "45°" where it occurs in Clause (c) of Section 404(1), as indicated in the Public Hearing.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1983, No. 5492", as amended, be read a second time in short form.

CARRIED.

Alderman Dean is recorded as voting against the motion.

Moved by Alderman Marcino, seconded by Alderman Kroon that the said By-law No. 5492, as amended, be read a third time in short form, and passed subject to reconsideration.

CARRIED.

Alderman Dean is recorded as voting against the motion.

7. COUNCIL INQUIRIES

Nil.

\* RECESS

No inquiries were received from the public gallery so the meeting did not recess for the public question period.

8. ANY OTHER BUSINESS

Nil.

Moved by Alderman Kroon, seconded by Alderman Marcino that the meeting recess to Committee of the Whole to consider confidential reports in-camera.

CARRIED.

The meeting recessed at 8:55 A.M., and reconvened at 9:29 A.M., with the same personnel present.



9. CONFIDENTIAL REPORTS

Nil.

10. ADJOURNMENT

Moved by Alderman Dean, seconded by Alderman Kroon that the meeting adjourn.

CARRIED.

The meeting adjourned at 9:30 A.M.

John E. Loucks  
MAYOR

Edmond  
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, July 25, 1983, at 7:30 P.M.

Present:

Mayor J.E. Loucks, Alderman S.J. Dean, Alderman R.E. Hall, Alderman E.B. Kroon, and Alderman G.C. Payne.

Deputy City Administrator Mr. G.H. Brewer, Deputy City Clerk Mrs. L. Wilson, Director of Personnel Services Mr. B. Hawkshaw, Deputy Director of Development and Licensing Services Mr. F.A. Smith, and Deputy City Treasurer-Collector Mr. A.K. Tollstam.

The meeting was called to order at 7:31 P.M.

1. ADOPTION OF MINUTES

Moved by Alderman Kroon, seconded by Alderman Dean that the Minutes of the Public Hearing and of the Regular Council Meeting, both held on July 11, 1983, and the Minutes of the Recessed Council Meeting held on July 12, 1983, be adopted as circulated.

CARRIED.

2. DELEGATIONS

- (a) Victoria Engineering Limited. Re: Application to Rezone Property at 245 West 17th Street

Mr. M. Babkowski displayed a coloured rendering as well as plans of the proposed development, and summarized the course of events since he had originally applied for the rezoning of this property in January, 1983. He said that, in accordance with a motion adopted by Council on January 21, he had revised the original plans so as to alter the siting of the buildings, adjusted the parking and the driveway accesses, and had scaled down the floor space ratio by the deletion of one storey. He said also that in order to provide "attached housing" as requested by staff, he had connected the units with greenhouses. He advised he preferred to keep the units separate.

In response to a question, Mr. Smith indicated that both of the designs submitted by Mr. Babkowski lend themselves to the provision of an additional dwelling unit in each of the buildings. He said he also felt that the plans as presented involve an excessive amount of lot coverage, and that the greenhouses between the units do not constitute attached housing, which is the intent of the Official Community Plan.

3. CORRESPONDENCE

- (a) Canadian Union of Public Employees - July 5, 1983. Re: Recall of Laid off Union Members

Moved by Alderman Dean, seconded by Alderman Hall that Diane Jolly, Secretary-Treasurer of Local 389 of the Canadian Union

of Public Employees, be provided with a copy of the report of the City Engineer, dated July 15, 1983, in which he responds to the assertion contained in her letter of July 5; and that Ms. Jolly's letter be received and filed. CARRIED UNANIMOUSLY.

(b) Optimist Club of North Shore - July 3, 1983. Re: Junior Stadium Proposal

Moved by Alderman Dean, seconded by Alderman Kroon that the motion put forward on July 11, 1983, with respect to the Optimist Club for a proposal for a Junior Stadium, be lifted from the table.

CARRIED.

Moved by Alderman Dean, seconded by Alderman Kroon that the feasibility study for a Junior Sports Stadium Complex be endorsed, and that a contribution of funds in the amount of \$2,000 be authorized to cover the City's share of the cost of the said study, subject to the following:

- (1) a similar contribution by each of the Districts of North and West Vancouver and the Optimist Club; and
- (2) receipt of a report from the appointed staff members of the three North Shore municipalities outlining the terms of reference of such a study, which is to include:
  - (i) justification for a Stadium;
  - (ii) review of available sites and recommended location;
  - (iii) preliminary cost estimates for construction;
  - (iv) preliminary cost estimates for both on-site and off-site costs, including road connections, etc., as may be required;
  - (v) potential sources of funding for the project;

AND THAT Mr. F.A. Smith, Deputy Director of Development and Licensing Services, be appointed to represent the City of North Vancouver on the said committee when it has been established.

CARRIED.

Moved by Alderman Hall, seconded by Alderman Dean that the resolution adopted by Council on June 6, 1983, to refer to a future meeting of the Parks and Recreation Committee the proposal by the North Shore Pegasus Soccer Club for the development of Norseman Park, be reconsidered.

CARRIED.

Moved by Alderman Hall, seconded by Alderman Dean that the said resolution adopted by Council on June 6, 1983, with respect to the development proposal for Norseman Park by the North Shore Pegasus Soccer Club, be rescinded.

CARRIED.

Moved by Alderman Hall, seconded by Alderman Dean that the North Shore Pegasus Soccer Club be advised that the City will not entertain their proposal, submitted with their letter of April 12, 1983, for the construction of a soccer stadium in Norseman Park.

CARRIED.

(c) Greater Vancouver Regional District - July 12, 1983. Re: Endorsement of recommendations re Proposed Amendment to Municipal Act

Moved by Alderman Payne, seconded by Alderman Dean that the Deputy Chairman of the Greater Vancouver Regional District

and Mr. Angus Ree and Mr. Jack Davis, Members of the Provincial Legislature, be advised that the City Council reaffirms the following resolution adopted on May 17, 1982:

"THAT this Council petition the Greater Vancouver Regional District and the Minister of Municipal Affairs to amend the present Municipal Act to provide the municipalities with a planning veto where it concerns their own municipality or land use designations within its boundaries;

AND FURTHER THAT Council endorse recommendations #1 through #7 and #9 and #10 contained in the proposal for a legislative framework for intermunicipal planning in metropolitan economic areas attached to the Lower Mainland Planning Review Panel's memorandum of April 21, 1982."

CARRIED UNANIMOUSLY.

- 1 (d) Western Hard Hat Business Quarterly -  
July 4, 1983. Re: Solicitation for  
Advertisement

2 Moved by Alderman Hall, seconded by Alderman Dean that the letter dated July 4, 1983, from Western Hard Hat Business Quarterly, dated July 4, 1983, inviting the City to place an advertisement in their publication, be received and filed, in view of the fact that the issue went to press in mid July.

CARRIED.

- 2 (e) Minister of Provincial Secretary and  
Government Services - July 13, 1983.  
Re: 1986-1987 B.C. Summer and Winter Games

3 Moved by Alderman Payne, seconded by Alderman Dean that a Committee be struck, comprised of representatives of the three North Shore Councils, the Recreation Commissions, and senior staff members of the Recreation Commissions, to examine the potentials for hosting the 1986 Summer Games, the said Committee to report back to the three Councils with a view to subsequently submitting a joint proposal to the Ministry; and that copies of this resolution be forwarded to the Districts of North and West Vancouver with the request they advise as soon as possible if they are interested in participating in the hosting of the Summer Games.

CARRIED UNANIMOUSLY.

- 3 (f) United Way of the Lower Mainland -  
July 20, 1983. Re: 1983 Provincial  
Budget and Accompanying Legislation

4 Moved by Alderman Hall, seconded by Alderman Dean that the Provincial Government be requested to give serious consideration to the strong concerns expressed by many organizations and groups in connection with the recent British Columbia Budget and the proposed accompanying legislation.

CARRIED UNANIMOUSLY.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES,  
AND STAFF

- 4 (a) Lease of Lot 13 - Cedar Village Subdivision.  
(Report of Committee of the Whole - July 12,  
1983, Recessed meeting)

1 Moved by Alderman Dean, seconded by Alderman Hall that the report of the Committee of the Whole with respect to the lease of Lot 13 in the Cedar Village Subdivision, be tabled to the next Council meeting, and that in the meantime staff report on the additional correspondence received recently from Associated Planning Consultants International Limited.

CARRIED.

- (b) Appointments to Committees for the Balance of the Term of Alderman J.W. Sorenson, Resigned. (Report of Committee of the Whole - July 12, 1983, Recessed Meeting)

Moved by Alderman Dean, seconded by Alderman Kroon that the following appointments to various Boards and Committees necessitated by the resignation of Alderman J.W. Sorenson, be ratified:

|   |                         |
|---|-------------------------|
| Advisory Planning Commission                | - Alderman F.S. Marcino |
| Chairman, Parks and Recreation Committee    | - Alderman R.E. Hall    |
| North Vancouver Chamber of Commerce         | - Alderman F.S. Marcino |
| North Shore Neighbourhood House (Alternate) | - Alderman G.C. Payne   |
| Police Liaison Committee                    | - Mayor J.E. Loucks     |

CARRIED.

- (c) Resolution of Parking Problems Within Lonsdale Quay. (Report of Committee of the Whole - July 12, 1983, Recessed Meeting)

Moved by Alderman Kroon, seconded by Alderman Dean that the report of the Director of Development and Licensing Services, dated July 5, 1983, with respect to the resolution of parking problems within Lonsdale Quay, be received and filed. CARRIED.

Moved by Alderman Kroon, seconded by Alderman Dean that Lonsdale Quay Development Company be advised that the City Council strongly endorses the recommendation of the City's Technical Planning Committee, namely that with respect to their parking problems on Lot 9 (Site 8a), and any other parking problems on the remaining sites to be developed within Lonsdale Quay, that the matter of resolving parking problems on Lonsdale Quay as a whole must be resolved, within property owned by them, before any other further consideration is given to transferring parking rights. CARRIED UNANIMOUSLY.

- (d) Naming of Waterfront Park. (Recommendation by Park Naming Committee - June 23, 1983)

Moved by Alderman Kroon, seconded by Alderman Payne that the motion put forward by Alderman Kroon and Alderman Marcino on July 11, 1983, with respect to the naming of the Waterfront Park, be lifted from the table. CARRIED.

Moved by Alderman Kroon, seconded by Alderman Payne that the name "QUAYSIDE PARK" be selected as the official name for the Waterfront Park on Lonsdale Quay.

Moved by Alderman Dean, seconded by Alderman Hall that the motion be tabled until all Council members are present.

CARRIED.

- (e) North Vancouver City's Role in Expo '86. (Recommendation of Expo '86 Committee - July 7, 1983)

Moved by Alderman Dean, seconded by Alderman Kroon that IBI Group be authorized to undertake a study on the subject of Expo '86, as outlined in their proposal dated May 24, 1983.

CARRIED.

- 1 (f) Conference of B.C. Fire Training Officers' Association. (Report of Fire Chief - June 23, 1983)

Moved by Alderman Dean, seconded by Alderman Kroon that the report of the Fire Chief regarding the 1983 Conference of the B.C. Fire Training Officers' Association, be lifted from the table.

CARRIED.

Moved by Alderman Dean, seconded by Alderman Kroon that Assistant Chief S. Brisdon be authorized to attend the B.C. Fire Training Officers' Association Annual Conference from September 12 to 15, 1983, in Rossland, B.C., and that his registration fees and necessary expenses be paid by the City on the usual basis.

CARRIED UNANIMOUSLY.

- 2 (g) Anavets Senior Citizens' Housing Society - Request for Grant to Cover Garbage Collection Charge. (Report of Treasurer-Collector - July 6, 1983)

2 Moved by Alderman Dean, seconded by Alderman Kroon that the report of July 6, 1983, from the City Treasurer-Collector, dealing with the request of the Anavets Senior Citizens' Housing Society for a grant to cover the cost of garbage collection, be lifted from the table.

CARRIED.

Moved by Alderman Dean, seconded by Alderman Hall that, in accordance with the authority provided by Section 269 of the Municipal Act of British Columbia, a grant in the amount of \$4,176.00 be authorized to the Anavets Senior Citizens' Housing Society to cover the cost of garbage collection for the year 1983; the funds to be provided from the 1983 Contingency Fund; AND FURTHER THAT the Anavets Senior Citizens' Housing Society be advised that funds for garbage pickup in 1984 and subsequent years must be provided in their annual budgets.

CARRIED UNANIMOUSLY.

- 3 (h) World Disarmament Referendum. (Report of City Administrator - June 24, 1983)

3 Moved by Alderman Dean, seconded by Alderman Payne that consideration of the report of the City Administrator with respect to a World Disarmament Referendum, be tabled until Alderman Marcino is present.

CARRIED.

- 4 (i) Section 215 Land Title Act Covenant - Off-site Parking for Lot 7 (Site 4), Lonsdale Quay. (Report of Deputy Director, Development and Licensing Services - July 20, 1983)

4 Moved by Alderman Payne, seconded by Alderman Kroon that the Corporation of the City of North Vancouver approve the Section 215 Land Title Act covenant between Lonsdale Quay Development Company and the City for the provision of 17 parking spaces on Lot 11 of the Bed of Burrard Inlet lying in front of District Lot 271, Plan 18883, for the benefit of Lot 7, District Lot 271, of the bed and foreshore of Burrard Inlet, Plan 18883;

AND THAT the Mayor and City Clerk be authorized to sign the said covenant on behalf of the City subject to reconsideration and final adoption of amending By-law No. 5493, a by-law to amend the "Zoning By-law, 1967".

A recorded vote was taken on the question.

Voting in favour: Alderman Payne, Alderman Kroon, and  
Mayor Loucks.

Voting against: Alderman Hall and Alderman Dean.

The motion was declared CARRIED by a vote of 3 to 2.

- (j) Application to Strata Title 1431-1433  
Mahon Avenue. (Report of Planning  
Technician - July 11, 1983)

Moved by Alderman Dean, seconded by Alderman Hall that consideration of the report dated July 11, 1983, of the Planning Technician with respect to the application from Mr. Karin Houser for stratification of the duplex at 1431-1433 Mahon Avenue, be tabled until all Council members are present.

CARRIED.

- (k) Paving 29th Street between Jones and  
Mahon Avenues. (Report of City  
Engineer - July 15, 1983)

Moved by Alderman Dean, seconded by Alderman Hall that, whereas the District of North Vancouver has rejected the several proposals by the City of North Vancouver to construct a joint roadway on West 29th Street between Mahon and Jones Avenue; therefore the City of North Vancouver directs the City Engineer to proceed unilaterally with the construction of one half of a conventional residential street on this block immediately south of the inter-municipal boundary line, such that the District may at their discretion complement this with construction on the north side.

CARRIED UNANIMOUSLY.

- (l) Local Improvement Petition - Concrete  
Curb on East and West Sides of Ridgeway  
Avenue - 11th to 12th Street. (Report of  
Deputy City Clerk - July 19, 1983)

Moved by Alderman Dean, seconded by Alderman Kroon that the petition for the improvement of Ridgeway Avenue by the construction of a concrete curb on the east and west side, from 11th Street to 12th Street, be referred to the City Engineer for a report and estimates of cost of the work; and that the report of the Deputy City Clerk, dated July 19, 1983, be received and filed.

CARRIED.

- (m) 1983 Conference of Western Canadian  
Cities Personnel Officers - September  
27-30, 1983. (Report of Director of  
Personnel Services - July 20, 1983)

Moved by Alderman Hall, seconded by Alderman Payne that Mr. Bruce Hawkshaw, Director of Personnel Services, be authorized to attend the Western Canadian Cities Personnel Officers Conference to be held in Edmonton, Alberta, September 27 to September 30, 1983; and that his registration fees and necessary expenses be paid by the City on the usual basis.

CARRIED UNANIMOUSLY.

- (n) Rezoning Application - 803-823 West 16th  
Street. (1661 Developments Ltd.). (Report  
of Planning Technician - July 20, 1983)

Moved by Alderman Payne, seconded by Alderman Kroon that the By-law to rezone Lots 12-15, inclusive, Block 5, D.L. 265, to a Comprehensive Development Zone, in accordance with the application received from 1661 Developments Ltd., be given

first reading; and that it be referred to a Public Hearing to be held on August 22, 1983, provided that the Advisory Planning Commission has made final deliberation on this project.

CARRIED.

- 1 (o) Rezoning Application - 334 West 13th Street.  
(Charm Development Ltd.). (Report of  
Planning Technician - July 20, 1983)

Moved by Alderman Payne, seconded by Alderman Kroon that the application received from Charm Development Ltd., to rezone Lot 17, Block 64, D.L. 274 (334 West 13th Street), be referred to the Advisory Planning Commission, and that the developer be required to submit the following information:

- 1 (1) An accurate elevation drawing to clearly demonstrate building height.  
(2) A detailed landscape plan incorporating existing hedge and trees if possible.  
(3) Location of garbage container.

CARRIED.

- 2 (p) Rezoning Application - 245 West 17th Street.  
(Victoria Engineering/Babkowski). (Report of  
Deputy Director, Development and Licensing  
Services - July 20, 1983)

3 Moved by Alderman Kroon, seconded by Alderman Dean that staff be instructed to meet with Mr. Babkowski of Victoria Engineering for the purpose of drafting a set of guidelines with a view to amending the Zoning By-law to rezone Lots 1 and 2, Resub. 6, Block 29, D.L. 548, (245 West 17th Street), to a Comprehensive Development Zone which will allow the construction of three dwelling units on the site, as proposed in the best submission presented by Mr. Babkowski, with the exception that the greenhouses between the buildings be eliminated.

A recorded vote was taken on the question.

Voting for the question: Alderman Hall, Alderman Kroon,  
and Alderman Dean.

Voting against the question: Alderman Payne and Mayor Loucks.

The motion was declared CARRIED by a vote of 3 to 2.

Mr. Smith left the meeting at 10:05 p.m.

- 3 (q) Rezoning Application - 704-708 Marine  
Drive. (Van Bourne Group). (Report of  
Planning Technician - July 20, 1983)

3 Moved by Alderman Kroon, seconded by Alderman Dean that the application received from the Van Bourne Group to rezone Lot 14, except Parcel "A", Reference Plan 2367, and Lot 15, Block 10, D.L. 265, from CS-2 Zone to a Comprehensive Development Zone to permit a retail/commercial use, be referred to the Advisory Planning Commission for a report; and that the developer be required to resolve the following:

- (1) The developer's willingness to enter into an agreement with the City whereby the developer will be responsible to remove, at his cost, any parking spaces, plant material, or sign on, or encroaching on, the 10 foot setback flanking Marine Drive should it become necessary to improve Marine Drive.



- (2) The developer's agreement to remove one existing side-walk crossing at his cost.
- (3) Lot consolidation.
- (4) Provision of adequate manoeuvring aisle for the loading bay.
- (5) Adequate corner clearance of the driveway at Bewicke and Marine.
- (6) Provision of one foot clearance between the parking stalls and the lane. CARRIED.
- (r) Street Flags on Lonsdale Avenue. (Report of City Engineer - July 20, 1983)

Moved by Alderman Hall, seconded by Alderman Dean that a policy be established for decorative street flags on Lonsdale Avenue whereby they are installed in May and removed after Labour Day each year. CARRIED.

## 5. MOTIONS AND NOTICES OF MOTIONS

Nil.

## 6. BY-LAWS

### (a) Reconsideration and Final Adoption

Moved by Alderman Dean, seconded by Alderman Kroon that "Short Term Borrowing By-law, 1983, No. 5489" (Updating of Computer Equipment), be reconsidered. CARRIED.

Moved by Alderman Kroon, seconded by Alderman Dean that the said By-law No. 5489 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal. CARRIED UNANIMOUSLY.

Moved by Alderman Dean, seconded by Alderman Hall that "Tax Sale Lands Reserve Fund Expenditure By-law, 1983, No. 5486" (General street improvements), be reconsidered. CARRIED.

Moved by Alderman Dean, seconded by Alderman Hall that the said By-law No. 5486 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal. CARRIED UNANIMOUSLY.

Moved by Alderman Kroon, seconded by Alderman Payne that "Zoning By-law, 1967, Amendment By-law, 1983, No. 5492" (Small car parking), as amended, be reconsidered. CARRIED.

Moved by Alderman Kroon, seconded by Alderman Payne that the said By-law No. 5492, as amended, be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal. 3

A recorded vote was taken on the question.

Voting in favour of the question: Alderman Payne, Alderman Kroon, and Mayor Loucks.

Voting against the question: Alderman Hall and Alderman Dean.

The motion was declared CARRIED by a vote of 3 to 2.

(b) Introduction and First Reading Only

Moved by Alderman Payne, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1983, No. 5496" (803-823 West 16th Street - 1661 Developments Ltd. - CD-62), 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.

Alderman Dean is recorded as voting contrary to the motion.

7. COUNCIL INQUIRIES

- (a) Provincial Cost Sharing Formula -  
Sewers and Water Mains. (Inquiry  
by Alderman Hall)

Alderman Hall asked that the City Engineer provide information as to what effect, if any, the proposed change in the Provincial formula for sharing the cost of sewers and water mains will have on the development of the Tempe Heights area of the City.

\* RECESS

The meeting recessed at 10:10 P.M. for the public question period, but as no inquiries were received from the gallery the meeting reconvened immediately.

8. ANY OTHER BUSINESS

Nil.

Moved by Alderman Hall, seconded by Alderman Kroon that the meeting recess to Committee of the Whole to consider confidential reports in-camera.

CARRIED.

The meeting recessed at 10:11 P.M., and reconvened at 10:20 P.M., with the same personnel present.

9. CONFIDENTIAL REPORTS


Nil.

10. ADJOURNMENT

Moved by Alderman Dean, seconded by Alderman Hall that the meeting adjourn.

CARRIED.

The meeting adjourned at 10:21 P.M.

  
MAYOR

  
DEPUTY CITY CLERK

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 Thursday, July 28, 1983, at 7:00 P.M.

Present:

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

Deputy City Administrator Mr. G.H. Brewer, Deputy City Clerk Mrs. L. Wilson, Deputy Director, Development and Licensing Services Mr. F.A. Smith, and Planning Consultant Mr. R. White.

The Hearing was called to order at 7:04 P.M.

BY-LAW NO. 5493

The Deputy City Clerk advised that the intent of By-law No. 5493 was to amend the text of the "Zoning By-law, 1967" insofar as it pertains to the parking requirements for the Comprehensive Development 25 Zone, to require a maximum of 86 off-street parking spaces to be provided within the CD-25 Zone, and will apply in particular to Lot 7 of Site 4, D.L. 271, in Lonsdale Quay. She said the property referenced in the amending by-law is situated on the south side of Esplanade Avenue between Chesterfield and Rogers Avenues. She added that a report of the Advisory Planning Commission, dated July 20, 1983, dealing with the amending by-law had been circulated to Council members earlier, and that the applicant in this instance is James R. Mitchelson.

Mr. Smith displayed a coloured rendering of the proposed development, an office/commercial complex, noting that the site is triangular in shape and does not lend itself to encompassing a standard type of parking lot. He indicated that a total of 86 parking spaces will be provided on the upper and lower levels of the parking area, however, the provision of additional spaces on-site is not feasible, therefore a further 17 spaces will be provided on Lot 11, to the southwest of the development, within a distance of 400 feet, to which the development will have access at all times in the future in perpetuity by virtue of a covenant registered on the title of the property in the Land Title Office.

\*Alderman Payne entered the meeting at 7:09 P.M.

In response to questions, the Architect for the development advised that five spaces using dimensions for small cars are included in the parking area. He said also that there will be no security gates to the parking lot, but that it will be very well illuminated.

Moved by Alderman Kroon, seconded by Alderman Marcino that the Hearing adjourn.

CARRIED.

The Hearing adjourned at 7:12 P.M.

  
MAYOR

  
DEPUTY CITY CLERK

MINUTES of a Special Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Thursday, July 28, 1983, at 7:00 P.M.

Present:

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

Deputy City Administrator Mr. G.H. Brewer, Deputy City Clerk Mrs. L. Wilson, Deputy Director, Development and Licensing Services Mr. F.A. Smith, and Planning Consultant Mr. R. White.

The Meeting was called to order at 7:12 P.M.

1. BY-LAWS

(a) Second and Third Readings Only

Moved by Alderman Marcino, seconded by Alderman Kroon that "Zoning By-law, 1967, Amendment By-law, 1983, No. 5493" (Lot 7, Site 4 - Lonsdale Quay) be read a second time in short form.

CARRIED.

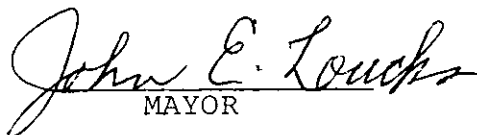
Moved by Alderman Marcino, seconded by Alderman Kroon that the said By-law No. 5493 be read a third time in short form and passed subject to reconsideration.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Payne that the meeting adjourn.

CARRIED.

The meeting adjourned at 7:13 P.M.

  
MAYOR

  
DEPUTY CITY CLERK