

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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, June 11, 1984, at 7:30 P.M.

Present:

COUNCIL MEMBERS

Acting Mayor J.B.  
Braithwaite  
Alderman S.J. Dean  
Alderman R.E. Hall  
Alderman F.S. Marcino  
Alderman D.M. Taylor

STAFF MEMBERS

E.A. Raymond, Administrator/  
Clerk  
E.M. Rienstra, Assistant  
City Clerk  
F.A. Smith, Deputy Director,  
Development & Licensing  
R.H. White, City Planner

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

BY-LAW NO. 5548

The City Clerk advised this By-law will have the effect of amending Schedule A of the Official Community Plan of the City of North Vancouver by revising the designation of Lot 18, Block 110, D.L. 548, Plan 750, located at 741-761 Lonsdale Avenue, from High Density Residential to the designation of Retail Commercial. The applicant is Crockart/Okim Holdings.

Mr. White stated that it is necessary to amend the Official Community Plan and the Zoning By-law in order for development to proceed on Lot 18, Block 110, D.L. 548. The designation on the Official Community Plan is High Density Residential, but because the site is too small to accommodate a high-density construction with a 25' setback from all lot lines, as required, the applicant proposes a retail commercial use. Mr. White advised that development under the existing C-2 zoning would be very difficult because of the setback restrictions.

Mr. White advised that the Advisory Planning Commission concurs with the development of this property for retail commercial use.

Mr. White said he would review the specific site requirements during the portion of the Public Hearing to consider By-law No. 5547.

Mr. White responded to questions and confirmed that the property is zoned C-2 General Commercial and is anomalous for the site, because when the Official Community Plan was adopted it was decided, rather than have spot areas which would show commercial use in the midst of residential areas, these areas would have a blanket designation for the whole area. Because of the proximity of High Density Residential area, it was decided to give a similar designation to this property. Mr. White noted that this is a very difficult site to develop, whatever use is designated, because it is bordered on three sides by the street system, and on the fourth by a highly developed residential use.

Mr. White, in response to questions, stated that a single-family or duplex could be developed on this site, but that any higher density development would be difficult because of the setback constraints.

BY-LAW NO. 5547

The City Clerk advised that this portion of the Public Hearing was to consider an application to rezone Lot 18, Block 110, D.L. 548, Plan 750, located at 741-761 Lonsdale Avenue, from C-2 General Commercial Zone to Comprehensive Development 76 Zone, to permit construction on the site of a new one-storey building for a retail commercial use, to house four retail stores.

Mr. White displayed plans for the proposed project. He advised that the site size is 50' x 140', and the proposal is for a one-storey building with four retail stores, located on West Keith Road to 8th Street and along Lonsdale Avenue. Mr. White reviewed the site coverage, building height, setbacks from the lot lines, gross floor area, underground parking and refuse storage provisions, landscaping and exterior finishes, for the CD-76 Zone, as contained in By-law No. 5547. He noted that the setback requirements for commercial use adjacent to residential zones have made this site difficult to develop. Mr. White indicated sight line clearance from the parking garage to West Keith Road would be separated from the property line by a 25' wide boulevard, and the City would require that those sight lines be maintained.

Mr. White advised that the Advisory Design Panel approved the exterior finishes for the proposed project, as well as the landscape plans, as displayed at this Hearing. To comply with the request of the Advisory Design Panel, the owner agreed, in a letter dated April 18, 1984, to instal a gating system at the driveway entrance as well as the exit stairs at the north-west corner of the site. The Advisory Planning Commission approved By-law No. 5547.

Mr. Crockart, Architect for this project, reviewed the plans. He advised that two major concerns had been addressed in the preparation of the plans: (1) to ensure an interesting facade on Lonsdale Avenue, and (2) that the building would be overlooked by residents in the adjacent apartment building. He said he is also aware of the concerns of the adjacent residents, because of the proximity of the proposed building to Keith Road. He noted that the building would be located 25 feet from the sidewalk, with a shared setback relative to the boulevard.

Mr. Crockart stated an attempt had been made to ensure privacy for residents in the adjacent apartment building. He indicated the provision of underground parking, the roof facade detail, and noted the possibility of cutting back the roof line to open up views for the benefit of residents on the second and third floors of the adjacent apartment building; and also the high quality of the design and finish of the proposed development.

Mr. J. Watts, owner of a strata lot in Ashby House and spokesman for the residents in Ashby House, which is adjacent to the proposed development project, sought clarification relative to the 25' setback from the property line. Mr. White stated the building would be sited 1.5' from the property line, and that there is a further 25' to the sidewalk, which is City-owned Boulevard. He indicated there is a 100' road right-of-way, and it was determined, on the basis of the Engineering Department's plans, that 25' of Boulevard exists between Lot 18, Block 110, D.L. 548 property line and the sidewalk. He said this measurement will be confirmed by the Development and Licensing Department.

Mr. Watts stated there is no objection to the building design or the commercial use zoning: there is objection to the intrusion of the commercial building on the east-west alignment of a residential street, noting that all property on Keith Road, east-west, is set back 50' from the property line. Mr. Watts also expressed concern relative to the high volume of traffic in this area, and obstruction of the view at the driveway to the underground parking at Ashby House as a result of the proposed building on the corner.

A member of the gallery inquired the hours of operation for the proposed stores and expressed concern relative to customer parking.

Mr. Lowry, resident of Ashby House, requested that the distance from the proposed building to the curb be maintained at 28 feet, and that the exterior finish be changed, as it is not in keeping with the sylvan aspect of Victoria Park.

Mr. Crockart advised there is approximately 50' of green area in front of the adjacent apartment building, and that 25' will be the distance from the sidewalk to the face of the proposed building.

A resident of Ashby House expressed concern relative to traffic turning off Lonsdale on to West Keith Road, and stated the entrance to the proposed underground park would increase the problem; and further that he considered the eight underground parking spaces inadequate. He suggested that the store proposed for the corner of Lonsdale and Keith Road be moved to the top of the highest space, to create one 2-storey building.

Mr. Crockart replied that retail stores must be provided at ground level to make the project viable.

Mr. Bennett, resident of Ashby House, agreed with the concerns noted at this Hearing, and indicated there is inadequate parking in this area at the present time, which will be increased by the proposed development. He also objected to the building line not conforming with the rest of the buildings on Keith Road, and the fact that it will detract from the view, particularly for those on the lower floors.

Responding to questions, Mr. White stated it would not be possible, under the existing zoning, to allow a second storey to be built. He indicated that all new commercial developments adjacent to a residential zone have to adhere to a series of setback and siting requirements, among which is one-storey maximum.

Mr. Crockart was asked to comment on alternative site development, i.e., a 3-storey or 3-unit development with surface parking. He indicated that the applicant wishes to avoid the provision of surface parking; and the alternatives appear to be the renovation of the existing building or the construction of a more simple building, but he was not sure if this would be economically viable.

Mr. Watts stated the residents would prefer to see a three-unit development.

Mr. Crockart reviewed the landscape plans which have been approved by the Advisory Design Panel.

BY-LAW NO. 5544

The City Clerk advised this By-law was being considered for the rezoning of Lot 18, Block 205, D.L.545, Plan 3181, located at 2105 Chesterfield Avenue, from RT-1 Two-Family Residential 1 Zone to RT-2 Two-family Residential 2 Zone, to permit construction of two dwelling units on the site in accordance with the regulations in the Zoning By-law pertaining to the RT-2 Zone. The applicant is Y & M Developments/Yaghoobian.

Mr. White reviewed the plans for this proposed development, noting that the application is similar to others Council has received in the past, and which requires rezoning from RT-1 to RT-2 Zone, which permits a larger size dwelling unit. The applicant has agreed to enter into a Section 215 Covenant to restrict the density on the site to a maximum of two units. Mr. White stated that the proposed development meets the density requirements of the Official Community Plan, and there is provision for two concealed parking spaces within the building, with an additional parking space to meet the requirements of the Official Community Plan. The proposed two-storey structure will contain two 4-bedroom units. Mr. White stated the Advisory Planning Commission approved the application, subject to compliance with the Open Space Criteria of the Official Community Plan. The developer has amended the plans to meet this requirement.

Mr. White responded to questions from members of Council, and indicated the private yard areas on the plan.

Acting Mayor Braithwaite inquired if anyone in the gallery wished to comment on this application. No one did so.

Moved by Alderman Dean, seconded by Alderman Marcino that this Public Hearing adjourn. CARRIED

The Hearing adjourned at 8:50 P.M.

*John Braithwaite*  
A/MAYOR

*W. Raymond*  
CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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, June 11, 1984, at 7:30 P.M.

Present:

COUNCIL MEMBERS

Acting Mayor J.B.  
Braithwaite  
Alderman S.J. Dean  
Alderman R.E. Hall  
Alderman F.S. Marcino  
Alderman D.M. Taylor

STAFF MEMBERS

E.A. Raymond, Administrator/  
Clerk  
E.M. Rienstra, Assistant  
City Clerk  
G.H. Brewer, Director, Pur-  
chasing & Property  
F.A. Smith, Deputy Director,  
Development & Licensing  
R.H. White, City Planner

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

Acting Mayor Braithwaite called for one minute of silence in memory of The Honourable George R. Pearkes, a former Lieutenant-Governor of British Columbia and a Freeman of the City of North Vancouver, who died on May 30, 1984.

Moved by Alderman Dean, seconded by Alderman Marcino that the meeting recess for the purpose of proceeding with the Public Hearing scheduled for this time relative to By-laws Nos. 5548, 5547 and 5544.

CARRIED.

The meeting recessed at 7:31 P.M., and reconvened at 8:51 P.M., with the same personnel present.

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Marcino, that the Minutes of the Public Hearing and of the Regular Meeting of Council, held on May 28, 1984, be adopted as circulated.

CARRIED.

Moved by Alderman Dean, seconded by Alderman Taylor that this meeting recess for the purpose of dealing with the item on the agenda of the Policy Committee. (Not Put)

Moved by Alderman Marcino, seconded by Alderman Dean that consideration of the subject of Development Application Fees be deferred to the next meeting of the Policy Committee.

CARRIED.

Moved by Alderman Taylor, seconded by Alderman Dean that consideration of the subject of Development Application Fees be deferred to the first meeting of the Policy Committee to be held in July, 1984.

CARRIED.

2. DELEGATIONS

- (a) Automotive Retailers Association  
Re: Closure of Service Stations

Mr. Jack Ford, past President of the Automotive Retailers Association, stated he wished to make Council aware of what is happening as a result of the changes being implemented by the major oil companies, resulting in the elimination of service bays in many gasoline outlets, which will affect employment and the provision of automotive service facilities to the public. Mr. Ford responded to questions from members of Council, and agreed it would be in the City's best interest if Council declared a moratorium to halt conversions from full-service to gas only operations.

### 3. CORRESPONDENCE

- (a) Victoria Engineering Ltd. - May 17, 1984  
 Re: Stratification of property at 245/249  
 West 17th Street

Moved by Alderman Hall, seconded by Alderman Dean that the letter dated May 17, 1984, from Victoria Engineering Ltd., be received and filed.

CARRIED.

- (b) Elko B. Kroon - May 25, 1984  
 Re: Closure of portion of 23rd Street for  
 Folkfest Street Dance

Moved by Alderman Dean, seconded by Alderman Taylor that authorization be given for the closure of the 100 Block East 23rd Street, on June 29, 1984, for the Folkfest Street Dance, sponsored by the Rotary Club of North Vancouver Lionsgate, subject to meeting the requirements of the City Engineer and the R.C.M.P., and it is noted that the Deputy Director, Development and Licensing Services has granted approval for a special occasion liquor licence for June 29, 1984.

CARRIED.

- (c) Mrs. J. Dawson - May 29, 1984  
 Re: Operation of North Vancouver S.P.C.A

Moved by Alderman Hall, seconded by Alderman Dean that the City Administrator arrange a meeting between himself, the Senior Officer of the Greater Vancouver S.P.C.A., Mrs. Dawson and, if appropriate, the manager of the North Vancouver S.P.C.A. shelter, to discuss the concerns raised in the letter dated May 29, 1984 from Mrs. J. Dawson; AND FURTHER that the City Administrator report back to Council on the outcome of the meeting.

CARRIED.

- (d) Ken F. Porter - May 30, 1984  
 Re: Purchase of additional grave space in  
 North Vancouver Cemetery

Moved by Alderman Marcino, seconded by Alderman Hall that the City Clerk be authorized to make available Lot 7, Block 807 in the North Vancouver Cemetery, for purchase by Mr. K.F. Porter of 1272 Barlynn Crescent, North Vancouver, B.C.

CARRIED.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES, AND STAFF

(a) Xlth World Congress of Twin Cities - United Towns Invitation to Xlth World Congress September 24-28, 1984

Report: Finance Committee - May 28, 1984

Moved by Alderman Dean, seconded by Alderman Taylor that the Xlth World Congress of Twin Cities - United Towns be advised, in response to their letter of April 30, 1984, that the City must regrettably decline their invitation to send representatives to the Congress, to be held in Montreal from September 24 to 28, 1984; and that the President of the Organizing Committee be made aware of the interchange of events and activities between the City and its Sister City of Chiba, Japan, noting the student exchange program, the receiving of various delegations from Chiba, and the exchange of major gifts; and further that the Congress be requested to provide the City with any available literature on the Congress and the subject of twinning.

CARRIED.

2 (b) Council Meetings - July/August, 1984

Report: City Clerk - May 25, 1984

Moved by Alderman Marcino, seconded by Alderman Hall that the regular meetings of the Council, and of the Policy and Finance Committees be held in July and August, 1984 on a regular basis.

DEFEATED.

Moved by Alderman Taylor, seconded by Alderman Dean that the regular meetings of the Council, and of the Policy and Finance Committees, during July and August, 1984, be scheduled for:

July 9  
July 23  
August 7 (Tuesday)  
August 20.

A recorded vote was requested on the motion.

Voting in favour: Alderman Dean, Alderman Taylor and Acting Mayor Braithwaite.

Voting against: Alderman Hall and Alderman Marcino.

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

3 (c) Business Licence Fees - Craft Fairs and Community Events

Report: Licence Inspector - May 28, 1984.

Moved by Alderman Dean, seconded by Alderman Hall that the policy with respect to the licensing of short-term Arts and Crafts Fairs as adopted on May 3, 1982, be reconsidered.

CARRIED.

Moved by Alderman Dean, seconded by Alderman Taylor that the said policy as adopted on May 3, 1982, be rescinded.  
CARRIED.

Moved by Alderman Dean, seconded by Alderman Hall that a business licence fee of \$2.40 per-diem be established for charitable or non-profit organizations conducting or sponsoring community events and that such a licence will be sufficient to cover all those who participate.

Moved by Alderman Taylor, seconded by Alderman Hall that the motion be amended by deleting "\$2.40" and substituting therefor "\$1.00".  
CARRIED.

The motion as amended was then put and CARRIED.

(d) Rezoning Application - 100 Block East 14th Street (BASTION DEVELOPMENT CORPORATION)

Report: City Planner - June 1, 1984.

Moved by Alderman Hall, seconded by Alderman Marcino that the draft By-law, dated June 1, 1984, to rezone Lots 1, 2, 3, 4, and 5, Block 50, D.L. 549, Plan 3264, received from John B. Davidson of Davidson/Yuen Architects, be given first reading and be referred to a Public Hearing;

AND THAT the applicants be required to enter into an Agreement and Covenant with the City to ensure that the non-commercial recreational area will be maintained for the non-commercial use of building tenants, with costs of preparation borne by the developer;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the Agreement and Covenant on behalf of the City.  
CARRIED.

(e) Rezoning Application - 223-233 East 8th Street (CROCKART/HASKAR MANAGEMENT)

Report: Planning Technician - May 28, 1984.

Moved by Alderman Hall, seconded by Alderman Marcino that the draft By-law to rezone Lots 5, 6, and 7, Block 108, D.L. 278 (223-233 East 8th Street be given first reading;

AND FURTHER THAT the said By-law be referred to a Public Hearing.  
CARRIED.

(f) Rezoning Application - Text Amendment re Mission for Seamen Use (LIGHTHOUSE HARBOUR MINISTRIES)

Report: Planning Technician - May 29, 1984.

1

1

2

2

?

3



Moved by Alderman Dean, seconded by Alderman Hall that draft By-law No. 5533, to amend the text of the Zoning By-law, to permit the introduction of a Mission for Seamen Use in the M-4 Zone, be given first reading;

AND THAT the City Clerk be authorized to schedule a date for a Public Hearing.

CARRIED.

Alderman Taylor is recorded as voting contrary to the motion.

1 (g) Rezoning Application - 15th Street & Bewicke  
(CREEKSIDE HOUSING CO-OPERATIVE)

Report: Planning Technician - June 1, 1984.

Moved by Alderman Hall, seconded by Alderman Dean that the draft By-law respecting the application to rezone portion of Lot 2, Lot "A", Block 4, D.L. 265, (15th Street and Bewicke) be introduced and given first reading;

AND FURTHER THAT the said amending By-law be considered at a Public Hearing.

CARRIED.

2 (h) Rezoning Application - Lot 12, Site 10,  
Lonsdale Quay (GENSTAR/SHELTER)

Report: City Planner - June 5, 1984.

Moved by Alderman Dean, seconded by Alderman Hall that the By-law covering the application received from Aitken, Smith, Carter, Partners, on behalf of Genstar Properties and Shelter Corporation, to rezone Lot 12, Plan 18883 (Site 10 - Lonsdale Quay) be given first reading and referred to a Public Hearing.

CARRIED.

3 (i) Rezoning Application - 130-148 West 14th Street  
(S.D. FITNESS CONNECTION LTD.)

Report: Planning Technician - June 5, 1984.

Moved by Alderman Hall, seconded by Alderman Dean that the application to rezone Lot E, Block 49, D.L. 548, Plan 14222 (130 - 148 W. 14th Street) from C1 to CD be referred to the Advisory Planning Commission.

CARRIED.

4 (j) Equipment Replacement By-laws

Report: Director, Purchasing & Property Services -  
June 1, 1984.

Moved by Alderman Marcino, seconded by Alderman Taylor that staff be authorized to prepare the appropriate Expenditure Bylaws to provide for an Equipment Expenditure Replacement Bylaw for:

- (a) depreciation of machinery and equipment used for fire purposes in the amount of \$33,025.00; and
- (b) depreciation of machinery and equipment used for general purposes in the amount of \$29,760.00,

in accordance with the details provided in the report from the Director of Purchasing & Property Services dated June 1, 1984.

CARRIED.

(k) Service of Summonses - Municipal By-law Offences

Report: Director, Purchasing & Property Services - May 31, 1984.

Moved by Alderman Dean, seconded by Alderman Taylor that the Director of Purchasing & Property Services be authorized to negotiate a Fee-for-services Contract for the serving of summonses pursuant to Bylaw offences in the general form as attached to his report of May 31, 1984;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute said contract.

CARRIED.

(l) Distribution Boxes - "The Plain Truth"

Report: City Engineer - May 30, 1984.

Moved by Alderman Taylor, seconded by Alderman Dean that consideration of this subject be tabled to the next meeting of the Policy Committee; and that Council members be provided with a sample copy of "The Plain Truth" magazine.

CARRIED.

(m) Off-site Parking Covenant

Report: Deputy Director, Development & Licensing Services - June 1, 1984.

Moved by Alderman Hall, seconded by Alderman Marcino that the Section 215 Land Titles Act Covenant between Madison Development Corporation and the City of North Vancouver (a copy of which is labelled, "Schedule A" and attached to the report of the Deputy Director of Development & Licensing Services dated June 1, 1984) be approved;

AND FURTHER THAT the Mayor and Clerk be authorized to execute the document on behalf of the City.

CARRIED.

(n) Residential Care Facility

Report: Planning Technician - June 5, 1984.

Moved by Alderman Marcino, seconded by Alderman Hall that the Community Living Society be advised that the City will not object to a Special Residential Care Facility at 631 East 17th Street, at this time, subject to the following:

- 1) That the maximum capacity is restricted to four people;
- 2) That the premises complies with all City By-laws and regulations pertaining to Health and Fire.

CARRIED.

(o) Rezoning Application - 200 Block West 1st Street (DOMINION PROPERTIES/RIEDLINGER)

Report: Planning Technician - June 6, 1984.

Moved by Alderman Marcino, seconded by Alderman Taylor that the application to rezone Lots 1 - 6, Block 163, D.L. 271, from Dominion Properties/Riedlinger, be referred to the Advisory Planning Commission.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Taylor that the Comprehensive Development By-law respecting said rezoning application be introduced and given first reading.

CARRIED.

Alderman Dean and Alderman Hall are recorded as voting contrary to the motion.

Moved by Alderman Marcino, seconded by Alderman Taylor that the Comprehensive Development By-law to rezone Lots 1 - 6, Block 163, D.L. 271, (Dominion Properties/Riedlinger) be referred to a Public Hearing.

CARRIED.

5. MOTIONS AND NOTICES OF MOTIONS

Nil.

6. BY-LAWS

(a) Reconsideration and Final Adoption

Moved by Alderman Marcino, seconded by Alderman Hall that the following by-laws be reconsidered:

"Sounding of Train Whistles Prohibition By-law, 1984, No. 5559" (Neptune Terminals Crossing).

"Land Use Contract By-law, 1978, No. 5112, Amendment By-law, 1984, No. 5560" (818-858 West 15th Street - North Shore Children's House).

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5550" (1545 Bewicke Avenue - CRAGG).

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Hall that the said By-laws Nos. 5559, 5560 and 5550 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

CARRIED.

(b) Introduction and First Readings

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

"Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1984, No. 5568" (General Purposes).

"Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1984, No. 5569" (Fire Department).

"Noise Control By-law, 1983, No. 5465, Amendment By-law, 1984, No. 5570" (Deletion of Schedule "A" [map], and substitution of new Schedule "A").

CARRIED.

Moved by Alderman Hall, seconded by Alderman Dean that the said By-laws Nos. 5568, 5569 and 5570 be read a second time in short form.

CARRIED.

Moved by Alderman Hall, seconded by Alderman Dean that the said By-laws Nos. 5568, 5569 and 5570 be read a third time in short form and passed subject to reconsideration.

CARRIED.

(c) Second and Third Readings Only

Moved by Alderman Marcino, seconded by Alderman Taylor that "City of North Vancouver Community Plan By-law, 1980, No. 5238, Amendment By-law, 1984, No. 5548" (741-761 Lonsdale Avenue - OKIM HOLDINGS) be read a second time in short form.

CARRIED.

Alderman Dean is recorded as voting contrary to the motion.

Moved by Alderman Marcino, seconded by Alderman Taylor that the said By-law No. 5548 be read a third time in short form and passed subject to reconsideration.

CARRIED.

Alderman Dean is recorded as voting contrary to the motion.

Moved by Alderman Marcino, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1984, No. 5547" (741-761 Lonsdale Avenue - OKIM HOLDINGS) be read a second time in short form.

Moved by Alderman Marcino, seconded by Alderman Hall that consideration of this subject be tabled pending further study and report to Council.

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 the meeting continue until 11:00 P.M., if necessary.

CARRIED UNANIMOUSLY.

Moved by Alderman Marcino, seconded by Alderman Hall that "Zoning By-law, 1967, Amendment by-law, 1984, No. 5544" (2105 Chesterfield Avenue - YAGHOBIAN) be read a second time in short form.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Hall that the said By-law No. 5544 be read a third time in short form and passed subject to reconsideration.

CARRIED.

(d) Introduction and First Readings Only

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

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5546" (223-233 East 8th Street - HASKAR MANAGEMENT). (CD-75).

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5566" (N/W corner 14th Street and St. Georges Avenue - BASTION DEVELOPMENT CORPORATION). (CD-79).

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5564" (Text Amendment re Mission for Seamen use).

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5565" (15th Street and Bewicke Avenue - CREEKSIDE HOUSING CO-OPERATIVE). (CD-78).

"Zoning By-law, 1967, Amendment by-law, 1984, No. 5567" (Lot 12, Site 10, Lonsdale Quay - GENSTAR/SHELTER). (CD-27).

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Taylor that "Zoning By-law, 1967, Amendment By-law, 1984, No. 5562" (200 Block West 1st Street - RIEDLINGER/DOMINION) be introduced and read a first time only in short form, copies of same having been circulated to all Council members and read by them.

CARRIED.

Alderman Dean is recorded as voting contrary to the motion.

7. COUNCIL INQUIRIES

(a) Elimination of paid parking at Court House  
(Inquiry by Alderman Marcino)

Alderman Marcino inquired if Council members were aware that the paid parking requirement has been eliminated from the new Courthouse parking lot.

(b) Tree Seedling/Newspaper Exchange  
(Inquiry by Alderman Taylor)

Alderman Taylor reported that the tree seedling/newspaper exchange programme had been carried out very successfully.

RECESS

The meeting recessed at 10:33 P.M., for the public question period, but as no questions were received the meeting reconvened immediately.

8. ANY OTHER BUSINESS

Moved by Alderman Dean, seconded by Alderman Hall that the subject of the Automotive Retailers Association relative to closure of service stations be introduced to the agenda.

CARRIED UNANIMOUSLY.

Moved by Alderman Dean, seconded by Alderman Taylor that Council declare a moratorium to halt any more conversions from full-service to gas-only operations, subject to confirmation of this policy upon report from the City Solicitor.

CARRIED.

9. CONFIDENTIAL REPORTS

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

CARRIED.

The meeting recessed at 10:35 P.M., and reconvened at 10:43 P.M., with the same personnel present.

9.1 REPORT OF COMMITTEE OF THE WHOLE

Moved by Alderman Dean, seconded by Alderman Hall that the following recommendation of the Committee of the Whole be adopted:

(b) Site 6, Lot 13 - Lonsdale Quay - Intrawest

THAT the application to amend Comprehensive Development Zone 30, received from Intrawest Properties Limited, be referred to the Advisory Planning Commission for its review and report.

CARRIED.

10. ADJOURNMENT

Moved by Alderman Dean, seconded by Alderman Taylor that this meeting adjourn.

CARRIED.

The meeting adjourned at 10:44 P.M.

*John Braithwaite*  
A/MAYOR

*E. Raymond*  
CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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, June 18, 1984, at 7:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks  
Alderman J.B. Braithwaite  
Alderman R.C. Clark  
Alderman S.J. Dean  
Alderman R.E. Hall  
Alderman F.S. Marcino

STAFF MEMBERS

G.H. Brewer, Deputy  
Administrator  
L.E. Wilson, Deputy Clerk  
\*F.A. Smith, Deputy Director,  
Development & Licensing

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

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Hall, that the Minutes of the Public Hearing and of the Regular Meeting of Council, both held on June 11, 1984, be adopted as circulated.

CARRIED.

2. DELEGATIONS

- (a) Mrs. Joy A. Gilmore - June 11, 1984  
Re: Conditions at the North Vancouver Shelter of the S.P.C.A

Moved by Alderman Hall, seconded by Alderman Dean that this delegation be heard at 9:30 P.M., as requested by Mrs. Gilmore.

CARRIED.

- (b) Mr. J. Cantafio  
Re: Neighbourhood Pub - 1104 East Third Street

Moved by Alderman Dean, seconded by Alderman Clark that consideration of this item be tabled until Mr. Cantafio arrives at the meeting.

CARRIED.

3. CORRESPONDENCE

- (a) Mayor Michael F. Harcourt - June 1, 1984  
Re: Nuclear Weapons Free Zone

Moved by Alderman Marcino, seconded by Alderman Hall that Mayor Michael Harcourt of the City of Vancouver be advised, in response to his letter of June 1, 1984, that the Council of the City of North Vancouver concurs with the resolution attached to his letter insofar as it refers to requesting the Provincial Government to declare the Province of British Columbia a Nuclear Weapons Free Zone, and to request the Provincial Legislature to urge the Federal Government to hold a national referendum to declare Canada a Nuclear Weapons Free Zone.

CARRIED.

(c) North Vancouver Recreation Commission - June 15, 1984  
Re: Energy Management System

Moved by Alderman Braithwaite, seconded by Alderman Hall that approval be given to the request of the North Vancouver Recreation Commission to install energy management systems at the Recreation Centre, Memorial Community Centre, Centennial Theatre, and Mickey McDougall Gymnasium; AND THAT the additional funding required for the City's share of the cost be provided by transfer from the following budget allocations within the 1984 Capital Budget of the North Vancouver Recreation Commission:

Centennial Theatre Alarm System (Warranty item)	\$5,432.00
North Vancouver Recreation Centre - Roof Account	\$1,229.00
	<u>\$6,661.00</u>

CARRIED UNANIMOUSLY.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES, AND STAFF

(a) Old Chlorination House Site - 4291 Lynn Valley Road

Report: Committee of the Whole - June 11, 1984

Moved by Alderman Clark, seconded by Alderman Dean that the Land Agent be authorized to advertise for sale the former Chlorination Plant site, legally known and described as Lot 1, Block B, District Lots 852/853, Plan 10300, and located at 4291 Lynn Valley Road, in the District of North Vancouver, at an Upset Price of \$55,000; AND FURTHER that the Mayor and City Clerk be authorized to execute any documents necessary to effect the sale.

CARRIED.

(b) North Shore Amateur Sports Stadium Feasibility Study Report

Report: Technical Planning Committee - May 28, 1984

Moved by Alderman Hall, seconded by Alderman Dean that, while the City supports in principle a possible future development of a junior sports stadium, the proposed use of Mahon Park for the development of the junior sports stadium is unacceptable for the following reasons:

- (1) it conflicts with established recreational amenities within the Park;
- (2) it eliminates essential recreational facilities in the City;
- (3) it erodes the already limited availability of general purpose recreational facilities to provide for a lesser specialist group;
- (4) it conflicts with the quiet enjoyment of neighbourhood residents in a long established residential neighbourhood;
- (5) it removes a valuable asset from City control without compensation;

2

3



AND FURTHER THAT, when economic conditions improve, then consideration be given to the creation of a junior sports stadium on a basically undeveloped land area.

Moved by Alderman Braithwaite, seconded by Alderman Marcino that the matter of the development of a junior sports stadium be referred to the Policy Committee for discussion with the Consultants who prepared the report, staff members, as well as Council members.

DEFEATED.

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

CARRIED.

Moved by Alderman Clark, seconded by Alderman Dean that a copy of the North Shore Amateur Sports Stadium Feasibility Study Report be made available for perusal of the public; and that further copies of the said report be made available for sale to the public upon request at a fee in accordance with City policy.

CARRIED.

## 2. DELEGATIONS (Cont'd)

(b) Mr. J. Cantafio

Re: Neighbourhood Pub - 1104 East Third Street

Mr. Cantafio advised that his client is the owner of the property located at 1104 East Third Street, which had been developed in 1974, and that the owner is now contemplating establishing a neighbourhood pub in a portion of the existing building. He indicated that one of the initial steps necessary to obtain pre-clearance from the Liquor Control and Licensing Branch for such a facility is a letter from the City Council which basically states that Council is aware of the project, and that the Council and staff are willing to discuss it. He said they are not asking for any guarantees or approvals.

Mr. Cantafio noted that the proposed use would result in a deficiency of parking on-site, and he asked that Council consider leasing or selling to his client a 20 ft. strip of the unopened 4th Street road allowance to the north for the purpose of providing additional parking stalls, which would still leave a width of 60 ft. for access purposes to the Park and Tilford site if required, and, if necessary, the remaining road allowance could be widened by adding to it a strip of Block "E" to the north.

\*Mr. Smith, Deputy Director, Development and Licensing Services, entered the meeting at 8:05 P.M.

It was noted that Block "E" is zoned P-1 and has been dedicated for park purposes.

Mr. Cantafio was of the opinion that the existing building, being on the edge of the Industrial area, is far enough removed from neighbouring residences so that there would not be any major objections, and he did not think the facility would create an extra traffic burden to any extent.

Mr. Cantafio then responded to questions of Council members.

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

(c) Neighbourhood Pub - 1104 East Third Street

Report: Acting Director, Development and Licensing Services - June 12, 1984

Moved by Alderman Hall, seconded by Alderman Clark that Mr. J. Cantafio be advised that the City cannot consider his proposal for the establishment of a neighbourhood pub in an industrial zone, in view of the fact that it is Council's policy to establish such facilities in commercial zones only.

CARRIED.

(d) Street Names - Lonsdale Quay

Report: City Administrator - June 12, 1984

Moved by Alderman Dean, seconded by Alderman Hall that the right-of-way south from the intersection of Chesterfield Avenue and Carrie Cates Court be named "Chesterfield Place".

Moved by Alderman Marcino, seconded by Alderman Clark, that the matter of determining names for the unnamed streets on Lonsdale Quay be referred to the Street Naming Committee, of which Alderman Hall is Chairman.

CARRIED.

(e) Cost Sharing Formula - North Shore Union Board of Health

Report: Deputy Treasurer-Collector - June 13, 1984

Moved by Alderman Clark, seconded by Alderman Dean that for the 1984 budget year, the 50/50 cost sharing formula between the School Boards and the three North Shore municipalities for the operation of the North Shore Union Board of Health be approved; and further,

THAT the Mayor and Clerk be authorized to sign the agreement on behalf of the City of North Vancouver.

CARRIED UNANIMOUSLY.

(f) U.B.C.M. Resolution - Municipal Control of Hours of Operation of Licensed Premises

Report: Licensing Inspector - June 6, 1984

Moved by Alderman Hall, seconded by Alderman Dean that the following resolution pertaining to municipal control of hours of operation of licensed premises be forwarded to the Union of B.C. Municipalities for consideration at the upcoming Convention:

WHEREAS the existing provisions of the Municipal Act limits the flexibility of Municipalities in applying shops closing regulations in respect of premises licensed pursuant to the Liquor Control and Licensing Act, and in fact does not allow for any input by the Municipalities into the hours of operation of any licensed premises;

AND WHEREAS the operation of such establishments are often of great concern to the community;

1

2

3

4

THEREFORE BE IT RESOLVED that the Provincial Government be requested to amend the Municipal Act to grant Municipalities the authority to have input into the setting of hours of operation of licensed premises located within their boundaries;

AND BE IT FURTHER RESOLVED that the Provincial Government be requested to amend the Liquor Control and Licensing Act to require that Municipal approval be obtained prior to varying the hours of operation of licensed premises located within their boundaries.

CARRIED.

(g) Temporary On-Grade Parking - Lot 12, Lonsdale Quay

Report: City Planner - June 13, 1984

Moved by Alderman Marcino, seconded by Alderman Clark that the Mayor and Clerk be authorized to sign the Letter Agreement dated, for reference, June 11, 1984, received from Shelter Corporation of Canada, permitting temporary vehicular access through the second right-of-way (Land Title Office No. J 63850).

CARRIED.

(h) LUC Amendment - 145 West 17th Street

Report: Planning Technician - June 12, 1984

Moved by Alderman Dean, seconded by Alderman Hall that Kent Engineering, representing owners of suites 500 and 580, 145 West 17th Street, be advised that the City does not object to the proposed balcony enclosures, as a minor amendment to the Land Use Contract, provided that the owners agree, in writing, to assume the costs of preparation and registration of a Section 215 Land Title Act Covenant restricting the balcony use;

AND FURTHER THAT the draft By-law to amend the Land Use Contract be given the first three readings.

CARRIED.

(i) Fence West of Lot 29 - Cedar Village

Report: Acting Director, Development & Licensing Services - June 13, 1984

Moved by Alderman Hall, seconded by Alderman Clark that Adaffer Holdings Ltd., be required to provide a stable fence or other form of sound attenuation device on top of the earth berm lying on lands administered by the Ministry of Transportation and Highways, immediately west of Lot 29, Block A, D.L. 616;

AND THAT the Ministry of Transportation and Highways be informed of this request;

AND FURTHER THAT in the event that Adaffer Holdings Ltd., do not wish to supply such a sound attenuation device, a representative of that Company be requested to appear before Council to explain their position.

CARRIED.

(j) Rezoning - South Side 100 Block East First Street (CROCKART/LONSDALE ENTERPRISES)

Report: Planning Technician - June 13, 1984

Moved by Alderman Hall, seconded by Alderman Dean that the draft Comprehensive Development By-law respecting the Commercial/Residential development on Lot 2, Block 166, D.L. 274 (100 Block East 1st Street), be introduced and given first reading;

AND THAT the City Clerk be authorized to schedule a date for a Public Hearing;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the Development Agreement.

CARRIED.

5. MOTIONS AND NOTICES OF MOTIONS

Nil.

6. BY-LAWS

(a) Reconsideration and Final Adoption

Moved by Alderman Dean, seconded by Alderman Clark that the following by-laws be reconsidered:

"Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1984, No. 5568" (General Purposes).

"Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1984, No. 5569" (Fire Department).

"Noise Control By-law, 1983, No. 5465, Amendment By-law, 1984, No. 5570" (Deletion of Schedule "A" [map], and substitution of new Schedule "A").

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5544" (2105 Chesterfield Avenue - YAGHOBIAN).

CARRIED.

Moved by Alderman Dean, seconded by Alderman Clark that the said By-laws No. 5568, 5569, 5570, and 5544 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that "City of North Vancouver Community Plan By-law, 1980, No. 5238, Amendment by-law, 1984, No. 5548" (741-761 Lonsdale Avenue - OKIM HOLDINGS), be reconsidered.

CARRIED.

Alderman Hall and Alderman Dean are recorded as voting against the motion.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the said By-law No. 5548 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal.

CARRIED.

Alderman Dean and Alderman Hall are recorded as voting against the motion.

(b) Introduction and First Readings

Moved by Alderman Marcino, seconded by Alderman Dean that "Land Use Contract By-law, 1976, No. 4929, Amendment By-law, 1984, No. 5571" (145 West 17th Street - SIERRA DEVELOPMENTS LTD.) (Kent Engineering) 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.

Moved by Alderman Marcino, seconded by Alderman Dean that the above By-law No. 5571 be read a second time in short form.  
CARRIED.

Moved by Alderman Marcino, seconded by Alderman Dean that the said By-law No. 5571 be read a third time in short form and passed subject to reconsideration.  
CARRIED.

(c) Introduction and First Reading Only

Moved by Alderman Dean, seconded by Alderman Hall that "Zoning By-law, 1967, Amendment By-law, 1984, No. 5563" (100 Block East First Street - CD-72) (LONSDALE ENTERPRISES), 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.

7. COUNCIL INQUIRIES(a) Meeting of Parks & Recreation Committee

Alderman Hall inquired if Council members would be available to attend a meeting of the Parks & Recreation Committee on Thursday, June 28, 1984, at 7:30 P.M., to deal with the matters raised by Lonsdale Quay in connection with the park development.

(b) Lower Mainland Refuse Project

2 Mayor Loucks asked if Council members had noted the memorandum from the City Clerk advising of the meeting of the Political Steering Committee of the Lower Mainland Refuse Project to be held at 9:30 A.M., on June 28, 1984, in the Theatre at the Robson Square Media Centre. He asked that anyone who planned to attend advise the City Clerk to this effect.

Mayor Loucks and Alderman Clark indicated they would be attending the meeting.

(c) St. Paul's Indian Church - Official Opening

3 Alderman Dean asked if Council members were aware of the official opening of the restored St. Paul's Indian Church, which is to take place on Sunday, June 24, 1984, at 2:00 P.M. She advised that the Chairman of the "Save the Indian Church Society" has extended an invitation to Council members to attend the official opening, as well as a salmon barbecue to be held in front of the Church at 12:15 P.M.

(d) Commencement of Folkfest '84

Alderman Dean inquired if Council members were aware of the official opening of Folkfest '84 on Saturday, June 23. She advised that all Council members are invited to be piped in at the ceremony which is to take place at the Recreation Centre at 7:00 P.M. Those participating should be at the Centre no later than 6:45 P.M.

RECESS

Mayor Loucks called a recess at 8:45 P.M., for the public question period, but as there were no inquiries from the gallery, the meeting reconvened immediately.

8. ANY OTHER BUSINESS

Nil.

2. DELEGATIONS (Cont'd)

- (a) Mrs. Joy A. Gilmore - June 11, 1984  
 Re: Conditions at the North Vancouver Shelter of the S.P.C.A.

Mrs. Gilmore advised of a number of complaints with respect to the North Vancouver animal shelter have appeared in the North Shore News over the last several weeks, as well as a letter to City Council. She indicated interested community residents are currently in the process of forming a Society to which people can donate funds. She asked that Council give consideration to cancelling the contract with the B.C. S.P.C.A. and let community residents look after the shelter. She said they proposed that the shelter be operated on a day to day basis by four people on a fulltime paid basis, with five part time people volunteering to assist in the operation of the shelter two or three days a week, noting that thirty such volunteers are available and willing to donate their time, and that the shelter would be open until 11:00 p.m. for the convenience of the public. They would provide the same services presently provided by the S.P.C.A., with the addition of an adoption program, which would allow animals to be adopted on a trial basis for a period of time, with a follow-up program. She advised the Society would immediately institute a fund raising program, in which merchants would be approached for donations of materials required to clean up the shelter, and the public at large would be requested for financial contributions.

Mrs. Gilmore stated that the City and District would be requested to provide them with two vans, as well as a reasonable amount of money for cleaning up the facility from the inside initially. She indicated that their Society could operate the shelter very successfully with funding far below the cost of the present S.P.C.A. contract.

Mrs. Gilmore then answered queries of Council members.

Mayor Loucks then thanked Mrs. Gilmore for her presentation.

3. CORRESPONDENCE (Con'd)

- (a) Mrs. Joy A. Gilmore - June 11, 1984  
Re: Conditions at the North Vancouver Animal Shelter

Moved by Alderman Marcino, seconded by Alderman Dean that the Council of the District of North Vancouver be requested to participate in a meeting with City Council, representatives of the proposed North Vancouver Animal Shelter Society, and Mr. C. Jack Homes for the purpose of discussing problems with respect to the operation of the North Vancouver Animal Shelter by the B.C. S.P.C.A.

CARRIED UNANIMOUSLY.

9. CONFIDENTIAL REPORTS

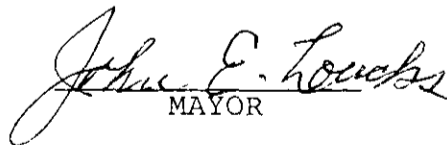
Nil.

10. ADJOURNMENT

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

CARRIED.

The meeting adjourned at 9:22 P.M.

  
MAYOR

  
DEPUTY CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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, June 25, 1984, at 7:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks  
Alderman J.B. Braithwaite  
Alderman R.C. Clark  
\* Alderman R.E. Hall  
Alderman F.S. Marcino

STAFF MEMBERS

E.A. Raymond, Administrator/  
Clerk  
E.M. Rienstra, Assistant  
City Clerk  
F.S. Morris, Director, Develop-  
ment & Licensing  
F.A. Smith, Deputy Director,  
Development & Licensing  
R.H. White, City Planner  
G.H. Brewer, Director, Pur-  
chasing & Property  
A. Phillips, City Engineer  
A.D. Owen, Land Agent

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

BY-LAW NO. 5546

The City Clerk advised that this By-law is to rezone Lots 5, 6 and 7, Block 108, D.L. 274, Plan 878, located at 223-233 East 8th Street, from RT-1 Two-Family Residential 1 Zone to CD-75 Comprehensive Development 75 Zone to permit construction of a residential development on the site, comprising fourteen dwelling units. The applicant is CROCKART/HASKAR MANAGEMENT.

Mr. Smith displayed plans of the proposed development and provided details with respect to siting, lot size, parking and garbage location and access points, the lot coverage, floor space ratio, exclusive of basements to be used for laundry/utilities, building height, setbacks, unit size, exterior finish and landscaping. He said the Architect/Developer have indicated that the project will be adult-oriented.

Mr. Smith summarized the requirements of the amending, comprehensive development by-law, relative to the principal use, lot coverage, permitted building height and setbacks, floor space ratio, off-street parking spaces, landscaping and screening, and the waiving of certain provisions of the Zoning By-law with respect to parking directly off the lane, the width of lane for access and setbacks of principal buildings. It also specifies landscaping and exterior finish approval by the Advisory Design Panel.

Mr. Crockart, Architect for the project, advised that an attempt was made to provide a design to a domestic scale by breaking up the roof line, providing concealed parking and an area of green space in the landscape plan. He noted the exterior finish will be stucco with cedar shakes.

Mayor Loucks inquired if anyone in the public gallery wished to comment on By-law No. 5546. No one did so.

BY-LAW NO. 5564

The City Clerk advised that this By-law will have the effect of amending the text of the Zoning By-law insofar as it per-



tains to the permitted uses in the M-4 Industrial-Commercial Zone in the City so as to permit a Mission for Seamen as a social club function in any building located in an Industrial-Commercial Zone; and to allow such a function to be carried on in any portion of a building so located. By-law No. 5564 will also set out the requirements for the number of off-street parking spaces to be provided for that portion of a building which houses a Mission for Seamen social club use. The applicant is LIGHTHOUSE HARBOUR MINISTRIES.

Mr. Smith advised that the intent of the By-law is to permit a Mission for Seamen use in the M-4 Industrial-Commercial Zone, in any building on any level of the building, in order to provide more latitude in the selection of a site. The applicant has indicated that a main floor is desirable, as it would provide a street-front, walk-in facility for visiting seamen. The Zoning By-law presently prohibits social and recreational facilities on the main floor of a building in the M-4 Zone. The applicant also requested a variance from the parking provisions for the M-4 Zone, and By-law No. 5564 would require 1 space per 110 square meters (1,184 square feet) of gross floor area.

Mayor Loucks inquired if anyone in the public gallery wished to comment on By-law No. 5564. No one did so.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the Public Hearing recess to meet as Council. CARRIED

The Hearing recessed at 7:45 P.M. and reconvened at 8:15 P.M. with the same personnel present, with the addition of  
\* Alderman Hall.

BY-LAW NO. 5565

The City Clerk advised that this By-law is to rezone the balance of Lot 2 (except the westerly 39 metres, more or less), of Lot "A", Block 4, D.L. 265, Plan 10395, located between 15th and 16th Streets, west of Bewicke Avenue, from P-1 Public Use and Assembly 1 Zone to CD-78 Comprehensive Development 78 Zone, to permit construction of a 43-unit residential development on the site. The applicant is CREEKSIDE HOUSING CO-OPERATIVE.

Mr. White displayed plans of the proposed development and summarized the requirements of the amending, comprehensive development by-law, which will regulate permitted uses, the size, shape and siting of buildings and structures, off-street parking requirements and access driveways, on-site landscaping, and the location and screening of refuse containers. The By-law will also regulate on-site landscaping so as to ensure adequate sight line clearance at access driveways. He advised that the Advisory Design Panel has approved the exterior finishes, and, except for certain minor details, the landscape plans. The Advisory Planning Commission deferred approval pending the resolution of four items, three of which have now been addressed by the Architect. The fourth item, provision of a model of the project, cannot be supplied by the Co-op, because the start-up funds provided for the project by D.M.H.C. are limited.

Mr. White further advised that the Federal Department of Fisheries has no objection to this proposal, provided their guidelines are followed. The applicant has deleted basements in all units because studies show that the soil is granular and highly permeable; as a result the water level would follow the seasonal rise and fall of Mosquito Creek. A drainage plan will be submitted by the applicant.

Mr. Crockart reviewed the design plans and noted the design takes advantage of the slopes and includes broken roof lines, dormer windows, and, together with the landscaping, will ensure that the adjacent residents will be almost unaware of the presence of this development.

Ms. C. Slater, #401-1441 St. Georges Avenue, expressed opposition to this application on the grounds that it will result in loss of privacy for her, add to the traffic problem in the adjacent lane and increase the problem of parking in the area.

Ms. D. McDonald, 606-1441 St. Georges Avenue, expressed concern relative to the loss of privacy and sought clarification regarding building setbacks and parking provisions at the top of the proposed accessory building.

Ms. Hazel Booth, #706-1441 St. Georges Avenue, opposed the application because it will result in loss of view from her apartment.

Ms. McKenzie, 206-1441 St. Georges Avenue, sought and was given clarifications relative to parking provisions for the proposed development.

Mr. G. Rudd, 1401-1441 St. Georges Avenue, requested that consideration be given to the preservation of privacy for patients in Lions Gate Hospital and the matter of extra noise from the proposed commercial/residential building. The Architect stated the project will not be in the direct line of vision of the Hospital, and did not think their project would cause a disturbance.

The Architect drew attention to the landscaping designed for the deck on the proposed building, intended to provide as much screening as possible.

Ms. H.E. Smith, 1265 Chartwell Crescent, and the author of the letter received from Pacific Engineering Ltd., requested details relative to the elevator/machine room on the roof of the proposed development. The Architect advised that the size of the structure may be reduced if electrical heat is used, but he could not give an answer at this time. Ms. Smith stated the structure would give the effect of an additional floor, for a total of 12 storeys in height.

Mr. N. McLeod, 1006-1441 St. Georges Avenue, stated he is opposed to the project because it will cut off 60% of the existing view and result in a loss of privacy for adjacent residents. He noted that there is an excess of rental and commercial space available, and suggested that Council not proceed with this By-law. Mr. McLeod suggested an alternative building design which would restrict the height of the building and continue the roof line from Lonsdale Avenue.

Ms. Slater inquired if the mechanical and electrical equipment on top of the proposed building would cause noise that would affect the residents at 1441 St. Georges Avenue. The Architect stated there would be very little noise interference.

Mr. White confirmed that there is no height restriction under the present zoning, RM-1 Medium Density Apartment Residential 1 Zone, but it would not allow a retail/commercial use.

BY-LAW NO. 5567

The City Clerk advised that this By-law will have the effect of amending the text of the Zoning By-law insofar as it pertains to the uses permitted in the CD-27 Comprehensive Development 27 Zone so as to allow a medium density residential development, with a maximum of 100 dwelling units, to be constructed on Lot 12, Site 10, situated on Lonsdale Quay; and to add an off-site parking use for a limited number of vehicles. The applicant is GENSTAR PROPERTIES/SHELTER CORPORATION.

Mr. White advised that the applicant has requested two variances to the text of the Zoning By-law relative to the CD-27 Comprehensive Development 27 Zone in order to increase the number of dwelling units permitted on the site from 70 to a maximum of 100 units, but the developer is not sure of the unit mix, so that the actual number may range between 79 and 100 units. Mr. White stated that one of the reasons staff supports this application is the fact that Lonsdale Quay was planned to accommodate 270 dwelling units, and the developer of Lot 13 has confirmed that they do not intend to develop medium density housing.

Mr. White confirmed that the Advisory Planning Commission approved this rezoning application.

Mr. White stated that the Zoning By-law will be further amended to provide 10 off-site parking spaces, because the applicant requested this amendment in order to provide flexibility for future subdivision of the site. The proposed off-site parking would be for subdivision under the Condominium Act.

Mr. D. Aitken, Architect for this project, advised that they have complied with the guidelines in every respect, except that they have requested an increase in the number of dwelling units, but such increase will not affect the development envelope. He said they are trying to achieve the optimum potential of the site in the spirit of the by-law, and to create a development with a sense of community and village atmosphere.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the Hearing adjourn. CARRIED

The Public Hearing adjourned at 9:23 P.M.

  
MAYOR

  
CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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, June 25, 1984, at 7:30 P.M.

Present:

COUNCIL MEMBERS

STAFF MEMBERS

Mayor J.E. Loucks  
Alderman J.B. Braithwaite  
Alderman R.C. Clark  
\*Alderman R.E. Hall  
Alderman F.S. Marcino

E.A. Raymond, Administrator/  
Clerk  
E.M. Rienstra, Assistant  
City Clerk  
G.H. Brewer, Director, Pur-  
chasing & Property  
F.S. Morris, Director, Devel-  
opment & Licensing  
A. Phillips, City Engineer  
A.D. Owen, Land Agent  
F.A. Smith, Deputy Director,  
Development & Licensing  
R.H. White, City Planner

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

Moved by Alderman Clark, seconded by Alderman Marcino that the meeting recess for the purpose of proceeding with the Public Hearing scheduled for this time, relative to By-laws Nos. 5546, 5565, 5566, 5567 and 5564.

CARRIED.

The meeting recessed at 7:31 P.M., and reconvened at 7:44 P.M., with the same personnel present.

2. DELEGATIONS

(a) G.V.R.D. Parks Department  
Re: Lynn/Seymour Park

Mr. Weinberg, Chairman, GVRD Parks Committee, advised that, at the request of the North Shore municipalities, the GVRD agreed to assess park potential of Upper Lynn Valley and Lower Seymour, and an initial study has been completed and the recommendations approved by the Parks Committee and the Board of GVRD. Mr Weinberg reviewed the six recommendations.

\*Alderman Hall entered the meeting at this point.

Mr. Weinberg advised that the GVRD must determine whether or not it can afford to prepare a specific development program, and will be asking the municipalities for a funding formula, based on \$1.00 per capita. He requested that the City and District of North Vancouver place a reserve on their Upper Lynn Creek lands and convey these lands to GVRD for Regional Park purposes on completion of the study. He said that without these agreements, the GVRD will not proceed with the detailed studies. The Ministry of Lands, Parks and Housing will also be requested to place a UREP Reserve on Crown Lands in Upper Lynn for Regional Park purposes, if the City and District agree to convey their lands to GVRD.

Mr. Hankin, Manager, GVRD Parks, gave a slide presentation and displayed maps, in order to illustrate the potential of the lands in the watershed area for a Regional Park and Recreation use and its proximity to the surrounding urban areas.

Moved by Alderman Marcino, seconded by Alderman Hall that the City of North Vancouver informally agrees to place a reserve on its Upper Lynn Creek lands, and would be willing to convey these lands to GVRD for Regional Park purposes upon completion of the detailed plan prepared in conjunction with the City and District of North Vancouver.

CARRIED UNANIMOUSLY.

Mayor Loucks recessed the meeting at 8:12 P.M., and reconvened at 8:15 P.M., with the same personnel present.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the meeting recess for the purpose of continuing with the Public Hearing.

CARRIED.

The meeting recessed at 8:16 P.M., and reconvened at 9:27 P.M., with the same personnel present.

1. ADOPTION OF MINUTES

Moved by Alderman Marcino, seconded by Alderman Hall that the Minutes of the Regular Meeting of Council, held on June 18, 1984, be adopted as circulated.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the meeting recess for the purpose of dealing with the item on the agenda of the Policy Committee.

CARRIED.

The meeting recessed at 9:29 P.M., and reconvened at 9:38 P.M., with the same personnel present.

3. CORRESPONDENCE

- (a) Canadian Dolphin Swim Club, June 14, 1984  
 Re: Canadian Swimming Championships, August  
 15 - 18, 1984

Moved by Alderman Hall, seconded by Alderman Marcino that the Canadian Dolphin Swim Club be advised that Council regrets it cannot provide any financial assistance for the Canadian Swimming Championships in the Vancouver Aquatic Centre from August 15 to 18, 1984, because grants have already been allocated; and further the Mayor or his representative will attend the award ceremonies, as requested.

CARRIED.

- (b) Ministry of Municipal Affairs, June 13, 1984  
Re: Downtown Revitalization Program

Moved by Alderman Braithwaite, seconded by Alderman Hall that the letter dated June 13, 1984, from the Ministry of Municipal Affairs with respect to the Downtown Revitalization Program be referred to the Downtown Revitalization Committee for a report.

CARRIED.

- (c) Optimist Club of the North Shore, June 20, 1984  
Re: Junior Stadium Proposal

Moved by Alderman Hall, seconded by Alderman Braithwaite that the subject of the Junior Stadium Feasibility Study be tabled until September, 1984 at a Regular Meeting of Council, as requested by the Optimist Club of the North Shore.

CARRIED UNANIMOUSLY.

- (d) Sport & Recreation Council for the Disabled, June 13, 1984  
Re: 1985 B.C. Games for the Physically Disabled

Moved by Alderman Marcino, seconded by Alderman Hall that the Sport and Recreation Council for the Disabled be advised that the City of North Vancouver would be willing to bid for the hosting of the 1985 B.C. Games for the Physically Disabled, provided that agreement is received from the North Vancouver Recreation Commission and the District of North Vancouver.

CARRIED.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES, AND STAFF

- (a) Minor Amendment L.U.C. - Macor Developments

Report: Planning Technician - June 20, 1984.

Moved by Alderman Clark, seconded by Alderman Hall that the request from Charlie Potatoes Oyster Bar & Grill, to enclose one parking stall on parking deck level 2, and an amendment to the Land Use Contract, Macor Developments, be refused.

Moved by Alderman Braithwaite, seconded by Alderman Hall that consideration of this subject be tabled pending clarification of the matter of parking security, contained in the report of the Planning Technician, dated June 20, 1984.

CARRIED.

- (b) Rezoning & Official Community Plan Amendment - Okim Holdings

Report: City Planner, June 20, 1984.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the report of the City Planner, dated June 20, 1984, be received and filed.

CARRIED.

1

2

3

4

5

(c) Replacement of Base Radio

Report: Director, Purchasing & Property Services, June 18, 1984.

Moved by Alderman Hall, seconded by Alderman Braithwaite that replacement of the base radio and two remote units at a cost not to exceed \$8,000.00 be approved; and that staff be authorized to prepare the necessary Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law for that purpose.

CARRIED UNANIMOUSLY.

5. MOTIONS AND NOTICES OF MOTIONS(a) Establishment of 3-member Athletic Commission  
(Notice of Motion by Alderman Hall)

Alderman Hall advised that he will present the following motion at the next Regular Meeting of Council:

WHEREAS a Tough Guy Boxing Event was held at the North Vancouver Recreation Centre on June 23, 1984, at which cash prizes were awarded;

AND WHEREAS untrained participants could be in danger of serious injury in such unlicensed and unsupervised events;

THEREFORE BE IT RESOLVED that, as provided in the Municipal Act, a three-man Athletic Commission be established for the purpose of controlling such events.

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

Moved by Alderman Clark, seconded by Alderman Braithwaite that "Zoning By-law, 1967, Amendment By-law, 1981, No. 5389" (258 East 3rd Street - CD-51) (CHARLETON/CENTRE INVESTMENTS) be reconsidered.

CARRIED.

Moved by Alderman Clark, seconded by Alderman Braithwaite that the said By-law No. 5389 be finally adopted, signed by the Mayor and City Clerk, and sealed with the Corporate Seal.

CARRIED UNANIMOUSLY.

(b) Second and Third Readings Only

Moved by Alderman Hall, seconded by Alderman Marcino that the following by-laws be read a second time in short form:

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5546" (223-233 E. 8th Street - HASKAR MANAGEMENT) (CD-75)

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5566" (N/W corner 14th Street and St. Georges Avenue - BASTION DEVELOPMENT CORPORATION) (CD-79) Section 4, sub-sections (1) and (4) of the by-law being hereby amended to read as follows:

"(1) the permitted uses shall be limited to:

- (a) retail service group 1 use;
- (b) accessory apartment use;
- (c) accessory off-street parking use;
- (d) accessory off-street loading use;

provided that accessory apartment use shall be limited to a maximum of 72 units: 24 bachelor, 32 one-bedroom, and 16 two-bedroom;" and

"(4) the principal building shall be sited not less than:

- (a) 0 metres (0 feet) from the front lot line;
- (b) 2.8 metres (9.2 feet) from the rear lot line;
- (c) 1.8 metres (5.9 feet) from the exterior side lot line;
- (d) 6.0 metres (19.6 feet) from the interior side lot line;"

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5564"  
(Text Amendment re Mission for Seamen Use)

"Zoning By-law, 1967, Amendment By-law, 1984, No. 5565"  
(15th Street and Bewicke Avenue - CREEKSIDE HOUSING CO-OPERATIVE) (CD-78)

"Zoning By-law, 1967, Amendment by-law, 1984, No. 5567"  
(Lot 12, Site 10, Lonsdale Quay - GENSTAR/SHELTER)  
(CD-27)

CARRIED.

Moved by Alderman Hall, seconded by Alderman Clark that the said By-laws Nos. 5546, 5564, 5565, 5567, and 5566 as amended, be read a third time in short form and passed subject to reconsideration.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that "Zoning By-law, 1967, Amendment By-law, 1984, No. 5547" (741-761 Lonsdale Avenue - OKIM HOLDINGS) be read a second time in short form.

CARRIED.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the said By-law No. 5547 be read a third time in short form and passed subject to reconsideration.

CARRIED.

Alderman Hall is recorded as voting contrary to the motion.

(c) Introduction and First Readings

Moved by Alderman Marcino, seconded by Alderman Clark that "Machinery and Equipment Depreciation and Obsolescence Reserve Expenditure By-law, 1984, No. 5574" (Base Radio and Actuators) 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.

Moved by Alderman Marcino, seconded by Alderman Clark that the said By-law No. 5574 be read a second time in short form.

CARRIED.



Moved by Alderman Marcino, seconded by Alderman Clark that the said By-law No. 5574 be read a third time in short form and passed subject to reconsideration.

CARRIED.

7. COUNCIL INQUIRIES

(a) Canadian Radio-television and Telecommunications Commission, June 18, 1984 Correspondence

Alderman Clark inquired if any correspondence has been received from the Districts of North and West Vancouver with respect to the matter of extended area service from the B.C. Telephone Company and the C.R.T.C. Mr. Raymond advised that no correspondence has been received.

RECESS

Mayor Loucks called a recess at 10:00 P.M., for the public question period, but as there were no inquiries from the gallery, the meeting reconvened immediately.

8. ANY OTHER BUSINESS

Moved by Alderman Clark, seconded by Alderman Braithwaite that the subject of Federal Ridesharing Centre Feasibility Study be introduced to the agenda.

CARRIED UNANIMOUSLY.

Moved by Alderman Marcino, seconded by Alderman Braithwaite that the subject of the Transit Lock-out be introduced to the agenda.

CARRIED UNANIMOUSLY.

(a) Federal Ridesharing Centre Feasibility Study - Letter dated June 22, 1984 from Energy, Mines and Resources Canada

2 1. Moved by Alderman Clark, seconded by Alderman Hall that Council endorses in principle the Federal Ridesharing Centre Feasibility Study.

CARRIED.

(b) Transit Lock-out

3 2. Moved by Alderman Marcino, seconded by Alderman Hall that a letter be sent to The Honourable Mrs. Grace McCarthy, Minister responsible for B.C. Transit and to Mayor D. Humphreys, Chairman of the B.C. Transit Board, urging them to negotiate a settlement of the transit dispute.

CARRIED.

9. CONFIDENTIAL REPORTS

Moved by Alderman Braithwaite, seconded by Alderman Clark that this meeting recess to Committee of the Whole in the Committee Room to consider confidential reports in camera.

CARRIED.

The meeting recessed at 10:08 P.M., and reconvened at 10:25 P.M., with the same personnel present, with the exception of Messrs. Morris, Phillips, Owen, Smith and White.

9.1 REPORT OF COMMITTEE OF THE WHOLE

Moved by Alderman Hall, seconded by Alderman Clark that the following recommendation of the Committee of the Whole be adopted:

(b) City-owned Lots - Hamilton Fell

THAT staff and the City Solicitor be authorized to prepare the necessary documentation for the Highway exchange and posting for sale, under Section 538 (1) of the Municipal Act, the properties legally known and described as Lots 16-20, (except the westerly 10 feet) of Block 36, D.L. 552, Plan 3412, and Lots 7 - 19, inclusive, of Block 37, D.L. 552, Plan 3412, and the respective portion of Cumberland Crescent between the parcels identified, and the respective portion of Yorkshire Crescent, to be consolidated with Lots 8 - 19, inclusive, of Block 38, D.L. 552, Plan 3412, at an Upset Price of \$1,100,000;

AND FURTHER that Lots 1 - 6, Block 37, D.L. 552, Plan 3412, and the respective portion of Yorkshire Crescent, be posted for sale, to be consolidated with Lots 1 - 7, inclusive, Block 38, D.L. 552, Plan 3412, at an Upset Price of \$391,500.00;

AND FURTHER that the respective applicants be authorized to apply for rezoning of the City-owned lands as identified in this motion;

AND FURTHER that the Mayor and City Clerk be authorized to affix the Corporate Seal and execute the documentation necessary to effect this motion.

CARRIED.

10. ADJOURNMENT

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

CARRIED.

The meeting adjourned at 9:26 P.M.

  
MAYOR

  
CITY CLERK