

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, North Vancouver, B. C. on Monday, August 10, 1987 at 7:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman A.B. Blair
Alderman J.B. Braithwaite
Alderman S.J. Dean
Alderman R.E. Hall
Alderman E.B. Kroon
Alderman D.M. Taylor

STAFF MEMBERS

G.H. Brewer, City Administrator
E.M. Rienstra, Deputy City Clerk
D. Rooke, Assistant City Clerk
F.A. Smith, Director, Development
& Licensing Services
A.D. Owen, Director, Purchasing
& Property Services

The meeting was called to order at 7:44 p.m.

1. ADOPTION OF MINUTES

Moved by Alderman Braithwaite, seconded by Alderman Kroon that the Minutes of the Regular Meeting of Council held on July 27, 1987, be adopted as circulated.

CARRIED

2. DELEGATIONS

- (a) Dr. R.J. Fris, Chairman, Trauma Committee,
Lions Gate Hospital

Re: Helicopter Landing Site

Dr. Fris outlined the concerns of the Trauma Committee, Lions Gate Hospital relative to the use of a portion of Grand Boulevard as an emergency helicopter landing site. He requested that Council consider the items enumerated in the Committee's letter dated August 5, 1987 in order to effect a safe emergency helicopter landing site.

3. CORRESPONDENCE

- (a) Trauma Committee, Lions Gate Hospital, July 21, 1987

Re: Helicopter Land Site

Moved by Alderman Hall, seconded by Alderman Dean

THAT the Trauma Committee of the Lions Gate Hospital be advised, in response to their letters of July 21, 1987 and August 5, 1987, that Council will take their request for a helicopter landing site under advisement and will review the alternatives available to us given the circumstances and the questions of liability, land use, parks restrictions, etc.

CARRIED

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF(a) Appointment to the North Vancouver City Library Board

1
Recommendations of Committee of the Whole,
July 27, 1987

Moved by Alderman Blair, seconded by Alderman Taylor

THAT Item 4(a) on the agenda be deferred until Council has considered Item 9(c).

CARRIED

(b) Permissive Tax Exemptions - Municipal Act, Section 400

2
Report: City Clerk, July 28, 1987

Moved by Alderman Hall, seconded by Alderman Dean

THAT the "Taxation Exemption By-law, 1987, No. 5832" be given the first three readings.

CARRIED

(c) Phases IV & V - Tempe - Fixed Sales List

3
Report: Property Valuator-Negotiator, July 30, 1987

Moved by Alderman Dean, seconded by Alderman Kroon

THAT the offers to purchase lots in Phases IV and V of the Tempe Heights Subdivision as identified in the February 12, 1987 and July 30, 1987 reports of the Land Agent and Property Valuator-Negotiator be accepted;

AND FURTHER THAT the Mayor and City Clerk be authorized to execute the documentation necessary to complete these sales.

CARRIED

(d) Application to Rezone 237-245 East 4th Street,
From RT-1 to CD, MCK Management/Kent

4
Report: City Planner, July 27, 1987

Moved by Alderman Taylor, seconded by Alderman Dean

THAT the application to rezone 237-245 East 4th Street from RT-1 to CD submitted by MCK Management/Kent be referred to the Advisory Planning Commission for report.

CARRIED

-3-

- (e) Application to rezone 237 East Keith Road from RT-1 to CD, Katz/Ostrander

Report: City Planner, July 28, 1987

Moved by Alderman Kroon, seconded by Alderman Dean

THAT the application to rezone 237 East Keith Road from RT-1 to CD submitted by Katz/Ostrander be referred to the Advisory Planning Commission for a report.

CARRIED

- (f) Family Suite Application - 603 East 6th Street Mr. & Mrs. C. Powers

Report: Planning Technician, August 4, 1987

Moved by Alderman Dean, seconded by Alderman Hall

THAT the application to install a Family Suite in the proposed dwelling at 603 East 6th Street, (Lot 1, Block 13, District Lot 273, Plan 1063) received from Mr. & Mrs. Powers be approved and a Family Suite permit be issued upon compliance with the following condition:

1. Registration of a Section 215 Covenant Pursuant to 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;

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

CARRIED

- (g) Application to Rezone the Park & Tilford Property (1240 Cotton Road) for Shopping Centre and Movie Studio Development (B.C.E. Development Corp./Waisman Dewar Grout Carter

Report: Planning Technician, August 6, 1987

Moved by Alderman Hall, seconded by Alderman Blair

THAT the report of the Planning Technician dated August 6, 1987 addressing the application to rezone the Park and Tilford Property (1240 Cotton Road) for Shopping Centre and Movie Studio Development (B.C.E. Development Corp./Waisman Dewar Grout Carter) be referred to the Advisory Planning Commission for their review and report.

CARRIED

- (h) City Property - Block 220A, D.L. 546/550

Report: Director, Purchasing & Property,
August 5, 1987

Moved by Alderman Hall, seconded by Alderman Dean

THAT Block 220A, D.L. 546/550 be dedicated for park purposes.

Moved by Alderman Dean, seconded by Alderman Blair

THAT Mr. Steve Marsden be heard.

CARRIED

Mr. Marsden indicated that this lot would be ideal for the development of a Tot-Lot.

A recorded vote was taken on the motion.

Voting in favour: Alderman Dean
 Alderman Taylor
 Alderman Hall

Voting against: Alderman Kroon
 Alderman Braithwaite
 Alderman Blair
 Mayor Loucks

The motion was DEFEATED by a vote of four to three.

Moved by Alderman Kroon, seconded by Alderman Blair

THAT staff be directed to take the necessary steps to subdivide and market Block 220A for single family residential purposes, and further that the City Engineer include in his 1988 budget funding to commence the planning and development of Greenwood Park.

A recorded vote was taken on the motion.

Voting in favour: Alderman Kroon
 Alderman Braithwaite
 Alderman Blair
 Mayor Loucks

Voting against: Alderman Dean
 Alderman Taylor
 Alderman Hall

The motion was CARRIED by a vote of four to three.

5. MOTIONS AND NOTICES OF MOTIONS

- (a) City Property - Block 220A, D.L. 546/550 (23rd and Ridgeway)

Moved by Alderman Dean, seconded by Alderman Taylor

THAT this item be struck from the Agenda.

CARRIED

-5-

6. BY-LAWSReconsideration and Final Adoption

Moved by Alderman Hall, seconded by Alderman Kroon

- THAT (i) "Zoning By-law, 1967, Amendment By-law, 1987, No. 5821" (MacLean/BILD/Morton 875-895 West 16th Street - CD-83), and
- (ii) "Zoning By-law, 1967, Amendment By-law, 1987, No. 5823" (Williams/Allen), 4th Street and St. Andrews - CD-129)

be reconsidered.

CARRIED

Moved by Alderman Hall, seconded by Alderman Kroon

THAT the said By-laws Nos. 5821 and 5823 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

CARRIED

Moved by Alderman Hall, seconded by Alderman Kroon

THAT (i) "Zoning By-law, 1967, Amendment By-law, 1987, No. 5824" (Service Station Use)

be reconsidered.

CARRIED

Moved by Alderman Hall, seconded by Alderman Kroon

THAT By-law No. 5824 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

It was moved by Alderman Dean and seconded that Mr. G. Mulock be heard.

CARRIED

Mr. Mulock stated he was a representative of the Mohawk Service Station at 3rd Street and Forbes Avenue. He sought an interpretation of By-law No. 5824 relative to the items which may be sold at the service station. It was noted that staff would provided an interpretation of the by-law.

A recorded vote was taken on the motion.

Voting in favour:	Alderman Kroon
	Alderman Taylor
	Alderman Braithwaite
	Alderman Hall
	Mayor Loucks

Voting Against:	Alderman Dean
	Alderman Blair

The motion was CARRIED by a vote of five to two.

(b) Introduction and First Three Readings

Moved by Alderman Dean, seconded by Alderman Blair

THAT (i) "Taxation Exemption By-law, 1987, No. 5832"

be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED

Moved by Alderman Dean, seconded by Alderman Blair that the said By-law No. 5832 be read a second time in short form.

CARRIED

Moved by Alderman Dean, seconded by Alderman Blair that the said By-law No. 5832 be read a third time in short form and passed subject to reconsideration.

CARRIED

Moved by Alderman Dean, seconded by Alderman Kroon

THAT (ii) "Highway Closing and Exchange By-law, 1987, No. 5833" (Gladstone Avenue and 4th Street)

be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED

Moved by Alderman Dean, seconded by Alderman Kroon that the said By-law No. 5833 be read a second time in short form.

CARRIED

Moved by Alderman Dean, seconded by Alderman Kroon that the said By-law No. 5833 be read a third time in short form and passed subject to reconsideration.

CARRIED

(c) Second and Third Readings

NIL

(d) Introduction and First Reading Only

NIL

7. COUNCIL INQUIRIES(a) Vicious Dogs (Pit Bulls)
(Inquiry by Alderman Taylor)

Alderman Taylor inquired if members of Council were aware that the North Shore Animal Welfare Committee, after discussion with the S.P.C.A., intends to submit a recommendation to the Councils of the City and District of North Vancouver relative to the matter of handling the problem of pit bull dogs.

-7-

(b) Editorial - North Shore News
(Inquiry by Alderman Blair)

Alderman Blair inquired if members of Council had read the editorial in the July 31, 1987 issue of the North Shore News entitled "Dialogue Overdue", and advised that he had written a letter to the editor on his own behalf.

(c) Skateboards in Mahon Park
(Inquiry by Alderman Braithwaite)

Alderman Braithwaite inquired what action the City Engineer intends to take relative to children skateboarding in the new water play facility at Mahon Park.

8. ANY OTHER BUSINESS

NIL

Moved by Alderman Dean, seconded by Alderman Hall that the meeting recess for the purpose of reconvening the Committee of the Whole in the Committee Room to consider confidential reports in camera.

CARRIED

The meeting recessed at 9:04 P.M. and reconvened at 10:27 P.M. with the same personnel present, with the exception of Messrs. Smith and Owen.

(A resolution was unanimously adopted during the in-camera portion of the meeting to waive the requirements of the Procedure By-law and continue the meeting until 11:00 p.m. if necessary.)

9.1 REPORT OF COMMITTEE OF THE WHOLE (IN-CAMERA)
CONFIDENTIAL REPORTS

(a) 304 Lonsdale Avenue, Hippopotamus Club/Sergio's Oyster Bar, Off-Site Parking Agreement

Moved by Alderman Dean, seconded by Alderman Kroon

THAT Council is prepared to consider a site-specific application to rezone the property at 304 Lonsdale Avenue.

CARRIED

(b) Proposed Sale by Public Tender of City Owned Land - Lots 10 to 14 inclusive, Block "X", D.L. 265, Plan 17614 N.W.D.

Moved by Alderman Taylor, seconded by Alderman Kroon

THAT Lots 10 to 14 inclusive, Block "X", D.L. 265, Plan 17614 N.W.D. be posted for sale by public tender closing at 4:00 p.m. Wednesday, August 26, 1987 at the upset price of \$2,630,708.00, on the terms as outlined in the report of the Property Valuator-Negotiator dated July 31, 1987.

CARRIED

- (d) Staff Meeting with Developers on Development Agreement for Park and Tilford Property - (1240 Cotton Road)

Moved by Alderman Dean, seconded by Alderman Hall

THAT a sequential issuance of building permits be specifically enumerated with respect to the development agreement for the Park and Tilford property so that there is no potential for the shopping centre development to "leap-frog" the movie studio construction;

AND THAT some sort of security or performance bond be negotiated by staff and submitted to Council.

A recorded vote was taken on the motion.

Voting in favour:

Alderman Dean
Alderman Kroon
Alderman Blair
Alderman Hall
Mayor Loucks

Voting against:

Alderman Braithwaite
Alderman Taylor

The motion was CARRIED by a vote of five to two.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - (CONTINUED)
(a) Appointments to the North Vancouver City Library Board

Recommendation of Committee of Whole, July 27, 1987

Moved by Alderman Taylor, seconded by Alderman Braithwaite

THAT the following person be appointed to the North Vancouver City Library Board for a term to expire on December 31, 1988:

Mr. Rod Clark
1816 Mahon Avenue
North Vancouver, B.C.
V7M 2T3

(Council did not vote on the motion)

10. ADJOURNMENT

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

CARRIED

The meeting adjourned at 10:27 P.M.

John E. Loucks
MAYOR

Heaman Rieustra
CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

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 Tuesday, August 11, 1987, at 7:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman A.B. Blair
Alderman S.J. Dean
Alderman R.E. Hall
Alderman E.B. Kroon
Alderman D.M. Taylor

STAFF MEMBERS

G.H. Brewer, City Administrator
E.M. Rienstra, Deputy City Clerk
F.A. Smith, Director, Development & Licensing Services
A. Phillips, City Engineer
D. Bridgman, Deputy City Engineer

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

1. Meeting with Council of the District of North Vancouver

Discuss matters pertaining to the rezoning application of B.C.E. Development Corporation on the Park and Tilford land (1240 Cotton Road) and hear the concerns of the District of North Vancouver.

Present on behalf of the District of North Vancouver:

COUNCIL MEMBERS

Mayor M. Baker
Alderman C. Clark
Alderman E. Crist
Alderman M. Dykeman
Alderman J. Gadsby
Alderman W. Rogers

STAFF MEMBERS

J. Bremner, Municipal Engineer
R. Plunkett, Director of Development

Staff Outline of Project

- Rezoning Issues, Mr. F. Smith, Director, Development and Licensing Services Department.

Mr. Smith displayed maps showing the location of the approximately 29.5 acre site, and advised the rezoning is proceeding on a joint application for rezoning of the whole site, but for different reasons.

The north portion of the site (13.5 acres) is in the M-3 zone and the reason for an application to rezone is because the movie studio intends to increase the ancillary office space in an industrial zone. Otherwise the M-3 zone would have accommodated that use except for the amount of office space in the administrative and production building facing Brooksbank Avenue.

The south portion of the site, being approximately 15 acres, is presently zoned M-3 and would require rezoning if the proposal proceeds for a shopping centre, including the former gardens which it is intended will be refurbished.

He advised that many, if not all, aspects of the rezoning proposal are under discussion and that a CD zoning by-law will be prepared for the movie studio site, and an additional, separate by-law designation for the shopping centre, and in both packages staff will address standard CD issues, being lot coverage, floor space ratio, building height, setbacks, parking, refuse containers, loading, landscaping and screening. It is hoped to present the by-laws to Council by the end of this month for first reading and referral to a Public Hearing.

Mr. Smith indicated he could, if required, provide some technical detail which staff has compiled from preliminary submissions relative to building setbacks, lot coverage, floor space ratios as they are known at the present time.

- Traffic issues, Mr. A. Phillips, City Engineer.

Mr. Phillips stated that, as the City's Approving Officer, he is currently reviewing the preliminary application for subdivision, for two proposed uses of the site, resulting from the subdivision and expects to make some preliminary comments to the developer in the next week.

He indicated on plans displayed, the location of the site and the line of the subdivision and access points.

Mr. Phillips stated his department is reviewing a series of documents from N.D. Lea & Associates Ltd., Traffic Consultants for the developers. He stated he is aware of the concerns of the District of North Vancouver with respect to traffic generated by the proposed development, and also the concerns of the Ministry of Highways relative to the Upper Levels Highway and Second Narrows Bridge. He noted that earlier the consultant had anticipated very little generation of traffic crossing the Second Narrows Bridge from north-west Burnaby and north-east Vancouver on the assumption that construction of a Save-on-Food Store would occur at Lougheed and Boundary, and he has been asked to review the traffic situation in the event that development does not proceed. The consultant is also requested to report on the anticipated traffic from Second Narrows Bridge on to the Upper Levels Highway, and on the anticipated traffic flow generated in the District of North Vancouver and effects on intersections such as Main Street/Mountain Highway, and Fern Street/Mountain Highway and Keith Road/Mountain Highway. In addition the consultant will be reviewing access directly into the Park and Tilford site.

Mr. Phillips noted the following:

- City proposes to recreate the original Gladstone Avenue off Cotton to turn north to 4th Street.
- City is in process of acquiring the west half of Gladstone right-of-way through negotiations with Lumberland.
- Developer of Park & Tilford land is being requested to dedicate the east half and build that portion to fully improved standards, including sidewalk and street lighting. This is the former access road to the gardens parking lot and would become a primary access to the site.
- It is proposed to have a traffic signal installed at Gladstone and Cotton Road with left-hand storage bays to facilitate turning movements to the site.
- Negotiations are proceeding with CNR for access revisions the other side of Cotton Road. This would become a 4-way intersection, incorporating CNR access on south side controlled by signals.
- City negotiating four primary access points to Shopping Centre.
- A 50' easement is to be provided for underground services and an overhead B.C. Hydro line is to be provided for which the City would pick up M.T.C. responsibility after services are installed at the cost of the developer.

Mr. Phillips further noted improvements are intended by the developer at the Brooksbank/Cotton Road intersection for improved turning movements to handle greater volume of traffic entering Brooksbank for access to the site. He stated there is ample capacity on Brooksbank to handle north/south traffic at the entrances to the site and he anticipates some remodelling of the turning radii at the corners of the intersection.

He advised the consultant is considering remodelling the entrance of Heywood Street to Keith Road, the intersection at Brooksbank and Keith Road and considering a re-assignment of timing of the signal at Keith Road and Mountain Highway and possibly remodelling the north-west corner of Keith and Mountain Highway. In this connection his department will be contacting the District staff in the near future to discuss with the developer's consultant and Ministry of Highways the concerns of all parties, and any modifications can be incorporated into the development of the site.

Mayor Baker requested that the City of North Vancouver agree with the District of North Vancouver that there needs to be a joint objective review of the traffic implications of this development which should also involve the Ministry of Highways, and noted the District's concern with traffic implications extending beyond either the City and District boundaries. Mayor Baker stated these concerns have to be identified, addressed and costs assessed to the party responsible for same. The concern of the District relative to the market draw of this area was noted.

Mayor Baker noted the comments of the City Engineer and stated that the reports to date have not addressed in detail the impact of the development on Fern Street/Mountain Highway, Keith Road/Mountain Highway, the costs and who will pay.

Mr. J. Bremner, Municipal Engineer, stated the main concern of the District of North Vancouver regarding the proposed development is the impact such a major development here or anywhere in the area would have on the main bridgehead system.

He said the particular areas of concern are:

1. Traffic on Main Street, primarily in the afternoon rush-hour period when traffic backs up from Main Street on ramp to the vicinity of the bridge crossing Lynn Creek. It is considered additional traffic will increase the delays and that improvements are necessary.
2. Main Street/Mountain Highway intersection where approximately 4,000 vehicles/hour use intersection in the afternoon period. There are signals at that location but delays experienced because of volume.
3. Fern Street/Mountain Highway intersection. This will likely be one of the main routes to the centre (Park & Tilford) from Seymour; left turns are difficult at this location - there is no signal. He advised the District requested the Ministry of Highways for cost-sharing for the installation of a signal at this intersection. This was refused by Ministry of Highways as being beyond their jurisdiction.
4. Intersection Mountain Highway/Keith Road. Mr. Bremner stated the difficulty with traffic movement at that intersection is a result of heavy flow from Keith Road access to Upper Levels Highway. He noted the traffic flow at Keith Road is not as severe in the afternoon period but that left turns are difficult and complicated by the closeness of the Brooksbank intersection, with little opportunity for upgrading the road system to permit additional lanes to separate traffic.

5. On/off Ramp Keith Road on to Freeway, Fern Street off ramp. Mr. Bremner stated this is the most hazardous location on the B.C. freeway system with traffic weaving at high speeds. He stated he can see traffic from the Park & Tilford site heading out to the Seymour corridor being a major problem, and that very little can be done about it short of a major upgrading in this area.
6. Mountain Highway/Lynn Valley Road off ramp from west and particularly traffic turning left on Mountain Highway to the Park & Tilford site. Improvements would be required at that location.

Mr. Bremner reviewed a 3-stage improvement plan prepared by Ministry of Highways in 1979 as follows:

- 1st stage: Seymour River Crossing
- 2nd stage: Full intersection construction at Mountain Highway
- 3rd stage: Overpass at Keith Road to Mount Seymour Parkway

He indicated that because of concern relative to visibility problems, and no doubt due to the priority of projects planned by the Ministry of Highways on the North Shore, he did not consider the 3-stage plan being a priority for the Ministry for the next ten to fifteen years.

Mr. Bremner indicated the primary purpose of the District is to seek the City's cooperation by involving all parties concerned in a review of the problems in order to identify the impact on the areas noted and look at the cost of upgrading, and how and to whom the costs will be assessed.

Mayor Loucks advised that for some years the protected access from Main Street to the Second Narrows Bridge has been considered a problem, and it has been suggested there should be provision for two lanes and the access road widened.

Alderman Taylor inquired the reason the Ministry do not consider the area, identified by Mr. Bremner, as having a high priority. Mr. Bremner advised that in recent discussions with the Ministry's Regional Engineer, relative to some half dozen items of concern, he was advised that the items having a higher priority were the Overpass at Lonsdale and Westview and the Cassiar project.

Alderman Blair requested that Mr. Bremner describe the problems he perceives in future, excluding the Park & Tilford development, should development take place on I.R. #2 and a shopping centre at Parkgate.

Mr. Bremner stated most of the traffic problems are significant but not severe, with the exception of the problem of afternoon traffic backing up at Main Street and Mountain Highway off ramps. He indicated the Seymour development will add to the traffic flow in the area, but did not consider Parkgate, perceived as a generator of local traffic only, as having any impact.

Mayor Baker advised the District of North Vancouver has been invited to have discussions with the Indian Band relative to negotiations for development on I.R.#2, and traffic was one of the subjects discussed.

Mayor Baker noted that there is potential for two major developments (Park & Tilford and on I.R.#2) at the Bridgehead over which the District of North Vancouver has no control. It was her view that local government together with the Ministry of Highways must assume responsibility for resolving the traffic problems.

Alderman Crist indicated he considered the Park & Tilford development is wrong for the site and did not believe that solving the current traffic problems would resolve the growing long-term traffic problems.

Alderman Gadsby noted the concerns expressed by the Municipal Engineer and stated her concern relative to the costs and who would be responsible for those costs, and their ability to pay. Alderman Gadsby referred to the traffic implications of the supermarket at Lougheed/Boundary not proceeding resulting in a possible 35% potential increase in volume for major supermarkets coming to the North Vancouver area.

Alderman Taylor inquired if the District Engineering Department had advised the Ministry of Highways re the problem in connection with traffic from Seymour at the intersection through Capilano College to Freeway and up to Mountain Highway. Mr. Bremner advised they are aware of it and looking at minor improvements to improve the traffic flow.

Alderman Taylor inquired if Ministry of Highways had expressed any concerns with respect to increased impact of traffic generated by development at Park & Tilford site. Mr. Phillips advised the Ministry, in their June 1987 letter, requested provision of ability to widen Brooksbank right-of-way in the future only. He noted it is intended to include Highways staff in discussions with the traffic consultant and the District of North Vancouver to ensure the consultant has fairly evaluated all specifics relative to traffic and all the intersection problems, including arterial streets in the District.

Alderman Taylor inquired what the expectations of the District were relative to a joint City/District meeting with Ministry of Highway relative to establishing priorities for improvements within a reasonable period.

Mayor Baker stated that the District wished to discuss their concerns relative to the traffic and economic impact of the development with the City. It was hoped a joint meeting with the Ministry of Highways could be arranged shortly and that any future traffic problems be evaluated and priorities established, including costs. Furthermore, there may need to be some consulting work done on the basis of terms of reference established by the two levels of government who have a broader perspective than a developer for a specific site.

Alderman Rogers noted the following points:

1. The extent of the growth expected in the Seymour area. Over the next 15 years the population is expected to increase by 100% for a total of 35,000 to 40,000 people, resulting in an increased volume of traffic.
2. the existing traffic is not stressing and loading the area where new development is taking place but traffic patterns will be significantly different when the new shopping centres are built.
3. To ensure the success of the shopping centre the problems must be dealt with now.

Alderman Dean inquired what the impact on traffic is likely to be if, in addition to the Park & Tilford development, a development proceeds on I.R.#2 with Safeway as the anchor store.

Mr. Bremner indicated a centre with a food store, at I.R. #2, might intercept a significant portion of the traffic, and if the Park & Tilford development proceeds this area could become a much more desirable trading area, with increased traffic across the Second Narrows Bridge.

Alderman Blair inquired if the District wished to identify any site specific concerns, in addition to those previously noted. Mr. Bremner indicated he did not see any specific problems that have not already been cited. Mayor Baker advised that they have not examined the site in detail.

Alderman Dykeman expressed concern with respect to the impact on the existing road system/traffic in the event the Park & Tilford and I.R.#2 sites are developed for supermarkets and welcomed the suggestion for a joint investigation of the short and long-term traffic problems, including assessment of costs. He noted the possibility of further re-development in this area, which would add to the traffic on the existing system.

Mayor Loucks noted the concern of the City and District of North Vancouver with respect to the impact of increased traffic resulting from future development, and indicated his willingness to pursue joint discussions with the District of North Vancouver and the Ministry of Highways to seek a solution to the problem.

Moved by Alderman Dean, seconded by Alderman Hall that representatives of the Councils and staff of the City and District of North Vancouver meet with the Ministry of Highways to discuss solutions with respect to the traffic problems which will be created by development in the area of the Park & Tilford site, Indian Reserve #2 and Mount Seymour Parkway, relative to the intermunicipal boundary interacting with Highway No. 1.


CARRIED UNANIMOUSLY

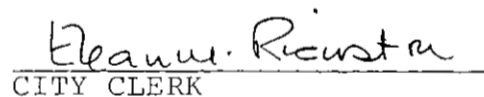
2. ADJOURNMENT

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

CARRIED

The meeting adjourned at 9:09 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, August 24, 1987 at 7:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman A.B. Blair
Alderman S.J. Dean
Alderman R. Hall
Alderman E.B. Kroon
Alderman D.M. Taylor

STAFF MEMBERS

A. Phillips, Acting City
Administrator
B. Hawkshaw, City Clerk
D.M. Rooke, Assistant City
Clerk
B. Houston, Committee Clerk
Secretary
F.A. Smith, Director,
Development & Licensing
Services
R.H. White, City Planner

The meeting was called to order at 7:39 P.M.

Moved by Alderman Hall, seconded by Alderman Dean that the meeting recess to conduct the Public Hearing scheduled for this evening.

CARRIED

The meeting recessed at 7:40 p.m. and reconvened at 7:46 p.m. with the same personnel present, with the exception of Ms. B. Houston.

PROCLAMATIONS

Mayor Loucks read the following Proclamations:

"LIVING PROOF DAY" - August 24, 1987

"PROVINCIAL SAFETY BELT CAMPAIGN" -
August 24 - September 14, 1987

"BIG BROTHER MONTH" - SEPTEMBER 1 - 30, 1987

Moved by Alderman Dean, seconded by Alderman Hall that Items 4(i) and 6 (d) (iii) concerning Propane Container Filling Plants, be removed from the Agenda.

CARRIED

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Hall that the Minutes of the Regular Meeting of Council held on August 10, 1987 and the Special Meeting of Council held on August 11, 1987, be adopted as circulated.

CARRIED

2. DELEGATIONS

- 1 (a) Mr. J.L. Northey, Polygon Development Ltd.
Re: Removal of Tree at Somerset Green One

Mr. Northey explained that the tree in question had a 50% chance of surviving after necessary topping, limbing and root cutting necessary for construction. After considerable effort and expense to save the tree, it has been concluded that due to concerns as to security, shading to north face and future building damage, it should be removed. Mr. Northey circulated photographs of the tree and reviewed for Council, the plans for landscaping. He then responded to questions from members of Council.

3. CORRESPONDENCE

- 2 (a) Polygon Development Ltd., August 14, 1987
Re: Somerset Green One - Removal of Tree

Moved by Alderman Taylor, seconded by Alderman Kroon

THAT the recommendations of Polygon Development Ltd. with respect to the removal of the tree at Somerset Green One, as outlined in their letter to the City dated August 14, 1987, be accepted;

AND THAT the 3 replacement trees of 20 feet or higher be acceptable to both the Planning and Engineering Departments

CARRIED UNANIMOUSLY

- 3 (b) Greater Vancouver Regional District
 August 14, 1987

Re: Electoral Area Planning

Moved by Alderman Kroon, seconded by Alderman Hall

THAT the Greater Vancouver Regional District be advised that the City of North Vancouver does not wish to participate in the cost-sharing of electoral area planning and therefore exercises its option to opt out from this function.

CARRIED

- 4 (c) North Shore Cultural Policy Committee,
 August 4, 1987

Re: Ratification of Committee Composition

Moved by Alderman Dean, seconded by Alderman Blair

THAT Council accept the recommendations of the North Shore Cultural Policy Committee to change the Committee composition by adding the following:

Aldersperson Pat Boname - Dist.of West Vancouver
 Lorne Topham - West Vancouver Arts Council
 Jean Ferguson - School District #45
 Lynn Flipse - West Vancouver Arts Council
 Bob Kusch - West Vancouver Parks & Recreation
 Richard Marcuse - Art Consultant
 Gene Ramsbottom - Ramcoff Concert series
 Barry Spillman - Tourism Task Force of the North
 Shore Economic Advisory Committee

CARRIED UNANIMOUSLY

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF(a) Fire Training Officers' Seminar

Report: Acting Fire Chief, August 13, 1987

Moved by Alderman Taylor, seconded by Alderman Dean

THAT Assistant Chief/Training Officer F. LeGros be authorized to attend the 1987 seminar of the Fire Training Officers' Association of B.C. from September 13-17, 1987, and that his registration fee and necessary expenses be paid in accordance with established policy.

CARRIED UNANIMOUSLY(b) Street Tree Plan - Phase I

Report: City Engineer, August 13, 1987

Moved by Alderman Dean, seconded by Alderman Taylor

THAT Street Tree Plan Phase I contained in the report of Christopher Phillips & Associates Inc., dated May 1987, be adopted as the guide to appropriate Street Tree Plantings to be followed in the future;

AND THAT this Plan be expanded to include consideration of appropriate plantings for streets in the remainder of the City;

AND THAT the City Engineer be directed to recommend funding to the Finance Committee in their consideration of the 1988 Capital Budget to provide an extension to Street Tree Plantings on Lonsdale Avenue;

AND THAT such funding be considered annually thereafter to continue the establishment of street trees throughout the City.

Moved by Alderman Dean, seconded by Alderman Hall that Christopher Phillips of Christopher Phillips & Associates Inc. be heard.

CARRIED

Mr. Phillips reviewed the types of trees, locations and upkeep costs, and answered questions from the members of Council.

The motion was then put and CARRIED

(c) Capilano Co-op (Inner City Housing)
800 Block West 17th Street, Revised Landscape Plan

Report: Planning Technician, August 17, 1987

Moved by Alderman Kroon, seconded by Alderman Hall,

THAT the revised landscape submission dated July 31, 1987, for the Capilano Co-op be approved in recognition of the dilemma faced by the Co-op;

AND FURTHER THAT the Capilano Co-op be encouraged to use the new lawn areas as children's play space.

Moved by Alderman Taylor, seconded by Alderman Dean that Mr. F. Brookes, Landscape Architect for the project, be heard.

CARRIED

Moved by Alderman Dean, seconded by Alderman Hall that Mr. T. Morton, Project Architect, be heard.

CARRIED

Mr. Brookes and Mr. Morton answered questions asked by the members of the Council. Mr. Brookes noted that the Revised Landscape Plans were given to the Advisory Design Panel.

The motion was then put and CARRIED

- 1 (d) Proposed Amendment to Building By-law 1972, No. 4361 Appendix "B" - Certificate of Insurance

Report: Chief Building Inspector, August 14, 1987

Moved by Alderman Hall, seconded by Alderman Dean

THAT "Building By-law 1972, Amendment By-law 1987, No. 5839" be given its First Three Readings.

CARRIED

The Director of Development and Licensing Services was directed to make enquiries of members of the Industry and advise Council of comments received before this By-law is considered for final adoption.

- 2 (e) Greater Vancouver Regional District - Developments Services

Report: City Planner, August 17, 1987

Moved by Alderman Dean, seconded by Alderman Taylor

THAT the provisions of Regional Development Services for the year 1988 by the Greater Vancouver Regional District be continued in accordance with the City's contract and that the Mayor and Clerk be authorized to sign and seal necessary documentation.

CARRIED UNANIMOUSLY

- 3 (f) Waterfront Park - Signage

Report: Deputy City Engineer, August 17, 1987

Moved by Alderman Hall, seconded by Alderman Kroon

THAT the offer of the North Vancouver Real Estate Association to install a photographic plaque of the Vancouver skyline in the Waterfront Park be accepted;

AND THAT a vote of thanks be extended to the Association for this generous gift to the citizens of North Vancouver.

CARRIED

- (g) Application to rezone 1540 and 1556 Mahon Avenue -
Noort Developments/Crockart Architect

Report: Planning Technician, August 19, 1987

Moved by Alderman Dean, seconded by Alderman Blair

THAT the application to rezone 1540 and 1556 Mahon Avenue submitted by Noort Developments be referred to the Advisory Planning Commission for a report.

CARRIED

- (h) City Works Yard - W.C.B. Ventilation Modifications

Report: Assistant City Engineer, August 19, 1987

Moved by Alderman Dean, seconded by Alderman Hall

THAT the Assistant City Engineer be instructed to ensure that the requirements of the W.C.B. are implemented and that the additional funds of \$50,000 be drawn from the Council Contingency Fund for this purpose.

CARRIED UNANIMOUSLY

- (i) Propane Container Filling Plants

Report: Director, Development & Licensing Services
August 19, 1987

This item was removed from the Agenda by motion after Proclamations.

- (j) Director Enforcement of Rodent Control By-law

Report: City Clerk, August 19, 1987

Moved by Alderman Dean seconded by Alderman Kroon

THAT "Rodent Control By-law, 1983, No. 5497, Amendment By-law, 1987, No. 5835" (Direct Enforcement) be given its First Three Readings.

CARRIED

- (k) North Vancouver Recreation Commission -
Facility Name Change

Report: City Administrator, August 20, 1987

Moved by Alderman Hall, seconded by Alderman Dean

THAT the recreation facilities managed by the North Vancouver Recreation Commission formerly known as:

- (i) North Vancouver Recreation Centre
- (ii) William Griffin Community Centre
- (iii) Karen Magnussen Community Centre
- (iv) Ron Andrews Pool
- (v) Delbrook Community Centre
- (vi) Sey-Lyn Hall
- (vii) Lynn Valley Hall
- (viii) Mickey McDougall Gymnasium
- (ix) Memorial Community Centre
- (x) Centennial Theatre

shall be known as:

- (i) Lonsdale Recreation Centre
- (ii) William Griffin Recreation Centre
- (iii) Karen Magnussen Recreation Centre
- (iv) Ron Andrews Recreation Centre
- (v) Delbrook Recreation Centre
- (vi) Sey-Lyn Recreation Centre
- (vii) Lynn Valley Recreation Centre
- (viii) Mickey McDougall Recreation Centre
- (ix) Memorial Recreation Centre
- (x) Centennial Theatre Centre

CARRIED

- 2 (1) Application to rezone the Park and Tilford Property (1240 Cotton Road) for Shopping Centre and Movie Studio Development (B.C.E. Development Corp/Waisman Dewar Grout Carter)

Report: Director, Development & Licensing Services
 August 19, 1987

Moved by Alderman Hall, seconded by Alderman Dean

THAT Draft By-law Nos. 5831 and 5834 dated for reference August 24, 1987 pertaining respectively to the rezoning of the Shopping Centre and the Movie Studio proposed for the Park and Tilford Property (1240 Cotton Road) by B.C.E. Development Corporation Ltd., be given First Reading and referred to the Ministry of Transportation and Highways and that the said By-laws be referred to a Public Hearing on September 21, 1987, subject to a Development Agreement being drafted and presented to Council in sufficient time.

CARRIED

Alderman Taylor is recorded as having voted contrary to the motion.

-7-

(m) Development Variance Permit - 980 Marine Drive
Lots 14 to 18, Block 35, D.L. 552/265

Report: Development Consultant, August 19, 1987

Moved by Alderman Kroon, seconded by Alderman Blair

THAT Lauren Properties Limited (Combs Development Corporation) be advised that consideration of adopting a resolution permitting a Development Variance Permit under Section 974 of the Municipal Act to allow parking within a required open site space will be placed on the Agenda for Council's regular meeting of September 14, 1987 and in the meantime the City Clerk be instructed to send notification to the individual property owners surrounding the subject property in accordance with the standard notification requirement (excluding newspaper advertisements) as if a rezoning application;

AND FURTHER THAT the applicant prior to September 9, 1987, submit the necessary authorization from the owner to act as agent in the matter of this application for a Development Variance Permit.

A recorded vote was taken on the motion.

Voting in favour: Alderman Taylor
 Alderman Kroon
 Alderman Blair
 Mayor Loucks

Voting against: Alderman Dean
 Alderman Hall

The motion was CARRIED by a vote of four to two.

(n) B.C. Gaming Commission - Brief

Report: Business License Inspector
August 19, 1987

Moved by Alderman Hall, seconded by Alderman Dean

THAT the Brief entitled "Role of Gaming in British Columbia" dated August 19, 1987 be adopted and submitted to the British Columbia Gaming Commission.

CARRIED

(o) Task Force on Skateboard Usage

Report: City Administrator, August 20, 1987

Moved by Alderman Hall, seconded by Alderman Taylor

THAT the District of North Vancouver be advised that the City of North Vancouver will participate in the District Task Force on skateboard usage;

AND THAT Mayor Loucks will make the necessary appointments.

CARRIED

(p) Dedication of Rear 10' of Lot 7 & 8 of Block 202A,
D.L. 544, Group 1, Plan 1364 - 531 W. 23rd Street

Report: Property Valuator-Negotiator,
August 20, 1987

Moved by Alderman Dean, seconded by Alderman Blair

THAT the rear ten foot rectangular strip of Lots 7
and 8, Block 202A, D.L. 544, Group 1, Plan 1364, N.W.D.
(531 West 23rd Street), be dedicated for lane.

CARRIED

5. MOTIONS AND NOTICES OF MOTIONS

NIL

6. BY-LAWS

(a) Reconsideration and Final Adoption

Moved by Alderman Dean, seconded by Alderman Hall

THAT (i) "Taxation Exemption By-law, 1987, No. 5832"

be reconsidered.

CARRIED

Moved by Alderman Dean, seconded by Alderman Hall

THAT By-law No. 5832 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 (ii) "Highway Closing and Exchange By-law,
1987, No. 5833" (Gladstone Avenue and
4th Street)

be reconsidered.

CARRIED

Moved by Alderman Dean, seconded by Alderman Hall

THAT By-law No. 5833 be finally adopted, signed by the
Mayor and City Clerk and sealed with the Corporate Seal.

CARRIED UNANIMOUSLY

(b) Introduction and First Three Readings

Moved by Alderman Dean, seconded by Alderman Hall

- THAT (i) "Highways Establishing By-law, 1987, No. 5838" (Rear of 531 W. 23rd St.),
- (ii) "Building By-law, 1972, Amendment By-law, 1987, No. 5839" (Appendix B - Certificate of Insurance), and
- (iii) "Rodent Control By-law, 1983, No. 5497, Amendment By-law, 1987, No. 5835" (Direct Enforcement)

be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

CARRIED

Moved by Alderman Dean, seconded by Alderman Hall that the said By-laws Nos. 5838, 5839 and 5835 be read a second time in short form.

CARRIED

Moved by Alderman Dean, seconded by Alderman Hall that the said By-laws Nos. 5838, 5839 and 5835 be read a third time in short form and passed subject to reconsideration.

CARRIED

(c) Second and Third Readings

Moved by Alderman Hall, seconded by Alderman Kroon

- THAT (i) "Zoning By-law, 1967, Amendment By-law, 1987, No. 5830" (CD-130 Henderson/Manning, 405 East 4th Street)

be read a second time in short form.

CARRIED

Moved by Alderman Hall, seconded by Alderman Dean

THAT the said By-law No. 5830 be amended by deleting Sections 4. (3)(c) and (d) in their entirety and replacing them with:

"4. (3) (c) 3.5 m (11.5 feet) from the exterior side lot line reduced to 1.67 m (5.48 feet) for the porch structure;

4. (3) (d) 4.5 m (14.76 feet) from the interior side lot line;"

The motion to give second reading to "Zoning By-law, 1967, Amendment By-law, 1987, No. 5830, as amended, was then put and CARRIED

Moved by Alderman Hall, seconded by Alderman Dean that By-law No. 5830 be read a third time as amended and passed subject to reconsideration.

CARRIED

(d) Introduction and First Reading Only

Moved by Alderman Hall, seconded by Alderman Dean

THAT (i) "Zoning By-law, 1967, Amendment By-law, 1987 No. 5831" (Park and Tilford Shopping Centre)

be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

A recorded vote was taken on the motion.

Voting in favour: Alderman Hall
 Alderman Dean
 Alderman Blair
 Alderman Kroon
 Mayor Loucks

Voting against: Alderman Taylor

The motion was CARRIED by a vote of five to one.

Moved by Alderman Hall, seconded by Alderman Dean

THAT (ii) "Zoning By-law, 1967, Amendment By-law, 1987, No. 5834" (Park and Tilford Movie Studio)

be introduced and read a first time in short form, copies of same having been distributed to all Council members and read by them.

A recorded vote was taken on the motion.

Voting in favour: Alderman Dean
 Alderman Blair
 Alderman Hall
 Alderman Kroon
 Alderman Taylor
 Mayor Loucks

The motion was CARRIED UNANIMOUSLY.

(iii) "Zoning By-law, 1967, Amendment By-law, 1987, No. 5840" (Propane Container Plants)

This item was removed from the Agenda by motion after Proclamations.

7. COUNCIL INQUIRIES(a) Chiba City - Video

(Inquiry by Alderman Dean)

Alderman Dean inquired about the status of the video of North Vancouver, to be sent to Chiba to commemorate their growth to 800,000 in population.

(b) Park & Tilford Gardens

(Inquiry by Alderman Blair)

Alderman Blair inquired if the City of North Vancouver was involved in restoration work being done at the Park and Tilford Gardens under the auspices of C.E.I.C.

8. ANY OTHER BUSINESS

NIL

9.1 REPORT OF THE COMMITTEE OF THE WHOLE (IN-CAMERA)
CONFIDENTIAL REPORTS

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

(b) Beaux & Belles - Nuisance

Correspondence from Supt. Thompson, O.I.C
North Vancouver R.C.M.P. dated August 14, 1987

Memorandums from Noise Control Officer dated
August 5 and 20, 1987.

That the complainant be advised of the action taken to date by the R.C.M.P., and that the City will continue to take whatever steps are necessary to address the nuisance situation at the Beaux & Belles Pool Hall located at 137 East 15th Street, North Vancouver.

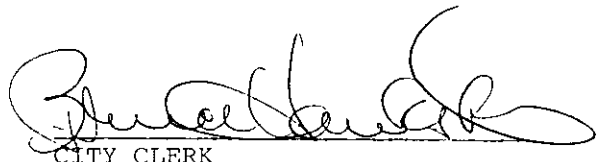
CARRIED10. ADJOURNMENT

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

CARRIED

The meeting adjourned at 10:04 P.M.


 MAYOR


 CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Special Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, August 31, 1987 at 1:00 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
 Alderman A.B. Blair
 Alderman J.B. Braithwaite *
 Alderman S.J. Dean
 Alderman R.E. Hall
 Alderman E.B. Kroon
 Alderman D.M. Taylor

STAFF MEMBERS

A. Phillips, Acting City Administrator
 B. Hawkshaw, City Clerk
 D. Rooke, Assistant City Clerk
 F.A. Smith, Director, Development & Licensing Services
 R.H. White, City Planner
 A.D. Owen, Director, Purchasing & Property Services
 Ms. Margaret Fairweather, Bull Housser & Tupper

The meeting was called to order at 1:04 p.m.

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

CARRIED

The meeting recessed at 1:05 p.m. and reconvened at 2:45 p.m. with the same personnel present, with the addition of Alderman Braithwaite.*

1. REPORT OF THE COMMITTEE OF THE WHOLE (IN-CAMERA)
CONFIDENTIAL REPORTS

- (a) Development Agreement: B.C.E. Development Corp. Ltd. and The Corporation of the City of North Vancouver

Memorandum of Director of Development and Licensing Services, August 28, 1987

Moved by Alderman Taylor, seconded by Alderman Braithwaite that the following recommendation of the Committee of the Whole be ratified:

THAT staff be directed to contact Cannell Studios directly to seek specific required assurances that the development of the movie studios will proceed.

Moved by Alderman Dean, seconded by Alderman Hall that Mr. B. Carruthers of Hyland Turnkey Ltd., be heard.

CARRIED

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Mr. Carruthers, responding to questions from members of the Council, advised that an application for a grant was made to the Department of Regional and Industrial Expansion, and that verbal assurance had been received that funds are available for the proposed project under consideration in North Vancouver.

The motion was then put and CARRIED

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

CARRIED

The meeting adjourned at 2:48 p.m.

John E. Loucks
MAYOR

[Signature]
CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Special Meeting of the City Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C. on Monday, August 31, 1987 at 4:30 P.M.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman A.B. Blair
Alderman J. Braithwaite *
Alderman S.J. Dean
Alderman E.B. Kroon
Alderman D.M. Taylor

STAFF MEMBERS

A. Phillips, Acting City Administrator
B. Hawkshaw, City Clerk
D. Rooke, Assistant City Clerk

Honoured Guests: The Honourable Rita Johnston, Minister for Municipal Affairs,

Ms. Penelope Chandler, Executive Assistant

The meeting was called to order at 4:33 p.m.

1. Signing of Enterprise in Partnership Agreement by the Minister of Municipal Affairs

His Worship introduced the honoured guests and made the following presentation:

"Madam Minister,

It is a pleasure to welcome you to this City for this very special occasion - the signing of a Provincial-Municipal Partnership Agreement between the Province and the City of North Vancouver. It is also a pleasure to welcome our guests for this event - our two M.L.A.'s, the Honourable Jack Davis and Angus Ree who are always available to assist us whenever they can, the President of the North Vancouver Chamber of Commerce, Graham Reid and members of his Board of Directors, representatives from the various manufacturing industries in the City and our Department Heads and their staffs.

The Chamber along with Capilano College has completed a major role in developing a joint North Shore Economic study whose final draft will soon be available. Representatives of industry have also shown their interest in improving the economy on the North Shore by taking part in one or more of the task forces that helped carry out the economic study. Some of our staff also participated in the study. Thank you for coming.

Since Alderman Dean and I attended the special meeting of the U.B.C.M. in Victoria on March 15, 1985 at which the then Premier Bennett and the Minister of Municipal Affairs, the Honourable Bill Ritchie, announced the Partnership Program, the City has been interested but has never seen the need to join the Program. We are not opposed to it but we could see no value in joining just for the sake of joining. It was our belief that tax relief was one of the minor reasons for an industry deciding to locate in a Municipality. In addition no local industries had approached staff regarding eligibility for tax exemption.

When Cannell Studios indicated a strong interest in locating in the City on part of the Park & Tilford site, and also indicated an interest in some form of tax relief, we quickly took the necessary first steps to make this possible. We gave first reading to a bylaw that would provide tax relief to the Cannell studios for the year 1988, 1989, 1990 and which would also benefit other industries which were eligible. We also informed you Madam Minister that we wished to enter into a Provincial Municipal Partnership Agreement.

-2-

At the present time the only industry eligible is Devron Hercules who have indicated their interest in and support for the tax relief bylaw. This bylaw, when passed, will give 100% exemption on all eligible improvements for the years 1988, 1989, 1990.

*Alderman Braithwaite entered the meeting at 4:39 p.m.

As I indicated earlier Madam Minister we are pleased that you are here today to play your role in helping us to encourage industries who have decided, or may decide, to locate in North Vancouver City, or may decide to expand their present facilities. This type of activity will assist the economy of North Vancouver City and the North Shore by providing new jobs or at least by maintaining jobs that are presently available."

The Honourable Rita Johnson's address followed:

" It's a pleasure for me to be here today to mark an occasion which I am sure will open a new phase in your community's development.

In my travels about the Province since becoming Minister, I have perceived, first hand, that the foundation for economic renewal is right here in the Province's communities, not necessarily in the Board Rooms, or even, I dare say, in the Cabinet Offices.

Local Government has a vital role to play in the process, a role we recognize in signing this Provincial-Municipal Partnership Agreement.

There is a strong desire in British Columbia's cities, towns and villages to take the future into their own hands to make it better of all its citizens, but particularly for the young, who are the future.

Our communities want to create a climate in which young people can find work right in their home towns, in their home Province. This Program is designed to harness that desire. To encourage communities to draw together their resources. To engage Chambers of Commerce, service clubs and interested citizens in progressive action so that they may be fully prepared to seek out and attract new job opportunities for their citizens.

This Partnership Program will help you to make a transition in attitude - from regulator to facilitator.

Local Governments can no longer consider themselves simply the keepers of the roads, sewer and water systems. They must be innovators on behalf of their community's economy, encouraging investment from every quarter.

While the Program offers tax incentives and other tools and assistance from economic developments, its most important aim is to accomplish this change of attitude at the local level. Many Municipal Governments still see new development solely in terms of tax revenue. That perspective has got to change because new business means one thing in this day and age - jobs, and that means the barriers to investment must be knocked down wherever they may exist.

The Province is already attracting new industry in response to the Program. Last year's assessment role included 470 new developments to receive tax relief under the Program - a steel grinding mill in Kamloops, for instance - a yacht factory in Maple Ridge, a petrochemical plant in Kitimat, a furniture factory in Penticton.

These are just a few of the developments underway right now. They mean jobs - over 1,000; investment is over \$316,000,000, and diversification of products and markets, all of which are essential if we are to provide a new foundation for economic stability.

-3-

I want you to know that I am very excited to be a part of this. We're breaking new ground for your local economy and for the Province as a whole.

As the 134th community to sign up, it is time to commit yourself to the task of economic development, devise your strategy and act.

You have my assurance that the Province is behind you."

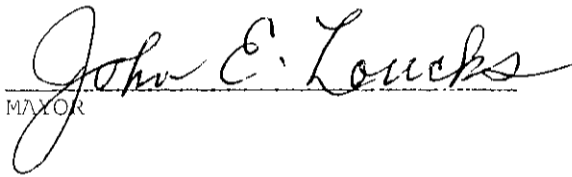
Mayor Loucks and the Honourable Minister then signed the Agreement and exchanged mementos to honour the occasion.

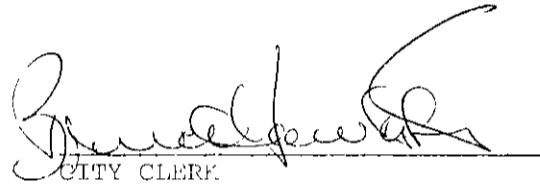
Mayor Loucks invited those present to stay and enjoy some refreshment.

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

CARRIED

The meeting adjourned at 4:45 P.M.


MAYOR


CITY CLERK