

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Special Meeting of Council held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C. on Monday, September 11, 1989 at 6:15 p.m.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
 Alderman W.J. Bell
 Alderman J.B. Braithwaite
 Alderman R.C. Clark
 Alderman S.J. Dean
 Alderman F.S. Morris
 Alderman B.A. Sharp

STAFF MEMBERS

A.K. Tollstam, Deputy City Administrator
 B.A. Hawkshaw, City Clerk
 D.M. Rooke, Assistant City Clerk
 F.A. Smith, Director, Development Services
 R.H. White, Assistant Director, Planning
 C.M. Gale, City Engineer
 F.A. Ducote, Planner, Development Services
 A.W. Rasmussen, Assistant Director, Inspections

The meeting was called to order at 6:29 p.m.

Moved by Alderman Dean, seconded by Alderman Bell

THAT the meeting recess to Committee of the Whole in camera to consider confidential reports.

CARRIED

The meeting recessed at 6:31 p.m. and reconvened at 7:00 p.m. with the same personnel present.

PROCLAMATIONS

The Mayor read the following Proclamation:

"WORLD FLOWER BULB WEEK" - September 16 - September 23, 1989

9.1 REPORT OF THE COMMITTEE OF THE WHOLE

Moved by Alderman Clark, seconded by Alderman Morris that the following recommendations of the Committee of the Whole in camera be ratified:

(a) Grant Request from Fifth Avenue Quintet

Report: Social Planner,
 Development Services, August 22, 1989

THAT \$1,000.00 be granted to the Fifth Avenue Quintet with funds to be taken from the 1989 Community Grants Contingency Fund.

9.1 (b) Recommendations of the Joint Police Liaison Committee

1. Letter from Ministry of Solicitor General to U.B.C.M. Executive Director Regarding New Traffic Fine System

THAT the undated letter, directed to the Executive Director of the U.B.C.M., Mr. Richard Taylor, from the Solicitor General, Mr. Angus Ree, be received and filed;

AND THAT the following action be authorized:

THAT the North Vancouver R.C.M.P. detachment be requested to report to the Joint Police Liaison Committee the results of monitoring of the fine system subsequent to it being in place.

2. Lynn Canyon Park Area Policing - Correspondence and Petition from Mrs. J. Shyska; Acknowledgment from District Municipal Manager and Response from J.L. Morton, Superintendent, R.C.M.P.

THAT the following action be authorized:

THAT in reference to the letter dated May 20, 1989 addressed to Mr. M. Palmer, Municipal Manager, District of North Vancouver, from Superintendent Morton, O.I.C./R.C.M.P., North Vancouver Detachment, in response to a petition dated May 3, 1989 and signed by Mrs. J. Shyska et al requesting area policing in Lynn Canyon Park, Superintendent Morton be instructed to send a follow-up letter of support to the petitioners with copies to the Joint Police Liaison Committee reiterating the contents and outlining the procedures to be followed to implement a police program in the area.

3. Emergency Vehicle Usage and Procedures (Motor Vehicle Act - Emergency Vehicle Usage Section 118)

THAT the following action be authorized:

THAT the North Vancouver R.C.M.P. Detachment be requested to forward a written response, after a final decision by the Court has been rendered, to the questions contained in a memo to Mayor M. Baker dated August 18, 1989 from Alderman J. Gadsby regarding R.C.M.P. North Vancouver Emergency Vehicle Usage and Procedures and the British Columbia Motor Vehicle Act provisions.

4. Publications for Sale with Violent and Sadistic Images

THAT the following action be authorized:

THAT the City and the District of North Vancouver review their respective policies with regard to the age limits and availability of sadistic and violent images portrayed in material being offered for sale;

AND FURTHER THAT the City of North Vancouver and the District of North Vancouver consider an amendment to their respective Business License Bylaws in order to deal with the sale of violent and sadistic publications to children.

9.1 (c) Soccer Team Travel Grant

Report: Social Planner,
Development Services, August 30, 1989

THAT the North Shore Selects be granted \$900.00 from the Community Grants Contingency Fund towards the airfare costs to enable participation in the 1989 National Soccer Championships.

CARRIED UNANIMOUSLY

1. ADOPTION OF MINUTES

Moved by Alderman Bell, seconded by Alderman Clark

THAT the Minutes of the Special Meeting of Council held on August 28, 1989 be adopted as circulated.

CARRIED

Moved by Alderman Bell, seconded by Alderman Sharp

THAT the following items be brought forward for consideration prior to 7:30 p.m.:

3(b), (c), (d), (e), (f);
4(f), (g), (h), (i), (j), (k), (l);
6(a)(i), (ii), (iii).

CARRIED

3. CORRESPONDENCE

(b) Mayor George Ferguson, President, Federation of Canadian Municipalities, July 18, 1989

Re: Globe '90 Conference

Moved by Alderman Dean, seconded by Alderman Bell

THAT this item be deleted from the Agenda.

CARRIED

(c) David J. Alsop, Chairman, Waterfront Park Concert Committee, August 24, 1989

Re: Vancouver Symphony Orchestra Outdoor Concert

Moved by Alderman Morris, seconded by Alderman Dean,

THAT this item be referred to the next meeting of the Committee of the Whole In Camera.

CARRIED

3. (d) Marion Jamieson, Conference Secretary, Sustainable Communities Now, August 29, 1989

Re: Sustainable Communities Now Conference

Moved by Alderman Morris, seconded by Alderman Braithwaite

THAT any member of Council wishing to do so, the City Clerk, the City Administrator and any staff member designated by him, be authorized to attend the Sustainable Communities Now Conference to be held in Vancouver September 22-23, 1989;

AND THAT their necessary expenses be paid by the City in accordance with Council Policy.

CARRIED UNANIMOUSLY

- 2 (e) Michael L. Pearce, Mayor, City of Quesnel, August 31, 1989

Re: Federal Government's Proposed Goods & Services Tax

Moved by Alderman Morris, seconded by Alderman Dean

THAT the Government of Canada be petitioned to abandon plans to impose the controversial Goods and Services Tax and to consider other options for deficit reduction, primarily through decreasing government expenditures.

Moved by Alderman Bell, seconded by Alderman Braithwaite

THAT the motion be amended by deleting the words "primarily through decreasing government expenditures".

CARRIED

The motion, as amended, was then put and CARRIED

- 3 (f) Terence Nicholas, Advertising Consultant, North Shore News, September 8, 1989

Re: North Shore News Supplement - "Film Industry on the North Shore"

Moved by Alderman Morris, seconded by Alderman Braithwaite

THAT the correspondence dated September 8, 1989 from Terence Nicholas of the North Shore News with respect to the City's participation in a special film industry publication, be received and filed.

CARRIED

Aldermen Dean and Clark are recorded as voting contrary to the motion.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

- (f) Application to Rezone 210-222 West 4th St.,
Selective Enterprises Inc./Allen

Report: Planner, Development Services,
September 6, 1989

Alderman Bell left the Council Chamber at this time.

Moved by Alderman Morris, seconded by Alderman Braithwaite

THAT the report of the Planner dated September 6, 1989, entitled "Application to Rezone 210 - 222 West 4th St., Selective Enterprises Inc./Allen", be referred to the Advisory Planning Commission meeting of September 13, 1989 for a report.

A recorded vote was taken on the motion.

Voting in favour: Alderman Clark
Alderman Braithwaite
Alderman Morris
Mayor Loucks

Voting against: Alderman Dean
Alderman Sharp

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

Alderman Bell returned to the Council Chamber at this time.

Moved by Alderman Dean, seconded by Alderman Bell

THAT the meeting recess for the purpose of reconvening the Public Hearing with respect to Bylaw No. 6022, scheduled for this evening.

CARRIED

The meeting recessed at 7:29 p.m. and reconvened at 8:33 p.m. with the same personnel present.

2. DELEGATIONS

- (a) Helen Millard, Coordinator,
Citizens' Action Group of Lower Lonsdale

Re: Request for 6 Storey Height Limit Referendum

Ms. Millard, Mr. D. Smit and Mr. J. Ramsey briefly outlined their concerns relative to a 6-storey height limitation in Lower Lonsdale and requested an immediate referendum to decide the issue.

- (b) Frid Lederer, Director Facilities,
Neptune Bulk Terminals (Canada) Ltd.

Re: Proposed Potash Expansion Facilities

Mr. Lederer, Director Facilities, and Mr. Wilcox, President of Neptune Terminals reviewed some of the concerns related to their expansion proposal, particularly with respect to heights, noise, air and water pollution and then responded to questions from members of Council.

- 1 2. (c) Mr. T.A. Shortridge, Assistant Port Manager,
Port Services, Vancouver Port Corporation

Re: Neptune Bulk Terminals (Canada) Ltd.
Proposed Expansion

Mr. Shortridge, on behalf of Vancouver Port Corporation, indicated their support for the proposed expansion of Neptune Bulk Terminals.

- 2 (d) Ron Accili

Re: Rezoning Application - 1940-1944 Chesterfield

Mr. Accili requested Council to refer his application to rezone 1940-1944 Chesterfield Avenue to the Advisory Planning Commission for their comments.

3 3. CORRESPONDENCE (Continued)

- (a) Helen Millard, Coordinator, Citizens' Action Group
of Lower Lonsdale, August 4, 1989

Re: Request for 6 Storey Height Limit Referendum

Moved by Alderman Morris, seconded by Alderman Dean

THAT the correspondence dated August 4, 1989, from Helen Millard, Citizens' Action Group of Lower Lonsdale requesting a referendum relative to a 6-storey height limit for Lower Lonsdale, be received and filed.

A recorded vote was taken on the motion.

Voting in favour: Alderman Dean
Alderman Clark
Alderman Morris
Mayor Loucks

Voting against: Alderman Sharp
Alderman Braithwaite
Alderman Bell

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

Moved by Alderman Sharp, seconded by Alderman Braithwaite

THAT with respect to Lower Lonsdale (Areas D and E of the City's View Study) a referendum be held to choose between:

1. A maximum height limit of 6 storeys in accordance with the existing Official Community Plan;
2. A range of height limits from 25 feet to 150 feet as proposed by City Planning Staff.

A recorded vote was taken on the motion.

Voting in favour: Alderman Sharp
Alderman Braithwaite
Alderman Bell

Voting against: Alderman Dean
Alderman Clark
Alderman Morris
Mayor Loucks

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

Moved by Alderman Braithwaite, seconded by Alderman Bell

THAT Item 5(a) on the agenda be brought forward for consideration at this time.

CARRIED

5. MOTIONS AND NOTICES OF MOTION

(a) "Zoning Bylaw, 1967, Amendment Bylaw, 1988, No. 5962" (Text Amendment - Restriction of High Rise in the Lower Lonsdale Area)

Moved by Alderman Braithwaite, seconded by Alderman Bell

THAT the "Zoning Bylaw, 1967, Amendment Bylaw, 1988, No. 5962" (Text Amendment - Restriction of High Rise in the Lower Lonsdale Area), be referred to a public hearing to be held on October 2, 1989, commencing at 7:30 p.m.

A recorded vote was taken on the motion.

Voting in favour: Alderman Sharp
Alderman Braithwaite
Alderman Bell

Voting against: Alderman Dean
Alderman Clark
Alderman Morris
Mayor Loucks

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

Moved by Alderman Morris seconded by Alderman Clark

THAT the meeting recess until Tuesday, September 12, 1989 at 7:30 p.m.

CARRIED

The meeting recessed at 10:26 p.m.

John E. Loucks
MAYOR

[Signature]
CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Reconvened Meeting of Council held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C. on Tuesday, September 12, 1989 at 7:30 p.m.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman W.J. Bell
Alderman J.B. Braithwaite
Alderman R.C. Clark
Alderman S.J. Dean
Alderman F.S. Morris
Alderman B.A. Sharp

STAFF MEMBERS

A.K. Tollstam, Deputy City Administrator
B.A. Hawkshaw, City Clerk
D.M. Rooke, Assistant City Clerk
F.A. Smith, Director, Development Services
R.H. White, Assistant Director, Planning
C. Gale, City Engineer
F. Ducote, Planner, Development Services

The meeting was called to order at 7:30 p.m.

Moved by Alderman Morris, seconded by Alderman Bell

THAT the meeting recess to Committee of the Whole to consider confidential reports in camera.

CARRIED

The meeting recessed at 7:31 p.m. and reconvened at 8:07 p.m. with the same personnel present.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

(a) View Study - Follow Up

Report: Assistant Director - Planning and Planner, Development Services, August 9, 1989

(i) Moved by Alderman Dean, seconded by Alderman Morris

THAT the Development Services Department be directed to produce bylaws to implement Option 2 "Revised Staff Proposal" as described in the August 9, 1989 report of the Assistant Director - Planning and Planner entitled "View Study - Follow Up" and to present said bylaws for the first reading on September 18, 1989 for Area D.

Moved by Alderman Morris, seconded by Alderman Sharp

That the motion be amended by replacing the revised staff proposal (Option 2) of 100 foot Official Community Plan height maximum on the property fronting Lonsdale and bounded by Esplanade, Third Street, and the lanes immediately East and West of Lonsdale which run a direction parallel to Lonsdale with a 60 foot Official Community Plan height maximum.

Moved by Alderman Clark, seconded by Alderman Sharp

That the amendment be further amended by replacing the 60 foot Official Community Plan height maximum with a 75.5 foot maximum.

DEFEATED

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4(a)(i) continued ...

The amending motion was then put and CARRIED

A recorded vote was taken on the main motion, as amended.

Voting in favour: Alderman Dean
 Alderman Sharp
 Alderman Morris
 Alderman Bell
 Mayor Loucks

Voting against: Alderman Clark
 Alderman Braithwaite

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

It was clarified by staff that Block 177 with height maximums of 25 feet in zoning and 40 feet in the Official Community Plan is included in Area D.

(ii) Moved by Alderman Morris, seconded by Alderman Braithwaite

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 40 foot Official Community Plan height maximum for the Versatile Pacific lands below Esplanade.

CARRIED

(iii) Moved by Alderman Morris, seconded by Alderman Dean

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 40 foot zoning and 75.5 foot Official Community Plan height maximum for the lands bounded by Esplanade, the lane immediately east of Lonsdale, the lane north of 1st Street and St. George's Avenue.

CARRIED

Aldermen Braithwaite and Clark are recorded as voting contrary to the motion.

(iv) Moved by Alderman Morris, seconded by Alderman Bell

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 40 foot zoning and 75.5 foot Official Community Plan height maximum for the lands bounded by Esplanade, Chesterfield Avenue, 1st Street, and the lane immediately west of Lonsdale Avenue.

CARRIED

Alderman Braithwaite and Clark are recorded as voting contrary to the motion.

4(a) continued ...

(v) Moved by Alderman Morris, seconded by Alderman Dean

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 100 foot zoning and 120 foot Official Community Plan height maximum for the lands bounded by 1st Street, Chesterfield Avenue, 2nd Street, and the lane immediately west of Lonsdale Avenue, excluding the FAMA site.

Moved by Alderman Bell, seconded by Alderman Sharp

That the motion be amended by replacing the 100 foot zoning height maximum with an 80 foot zoning height maximum.

A recorded vote was taken on the amendment.

Voting in favour: Alderman Sharp
 Alderman Morris
 Alderman Bell

Voting against: Alderman Dean
 Alderman Clark
 Alderman Braithwaite
 Mayor Loucks

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

A recorded vote was taken on the main motion.

Voting in favour: Alderman Dean
 Alderman Clark
 Alderman Morris
 Mayor Loucks

Voting against: Alderman Sharp
 Alderman Braithwaite
 Alderman Bell

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

Mayor Loucks and Alderman Morris left the meeting for a declared conflict of interest.

Alderman Sharp assumed the chair as Acting Mayor.

(vi) Moved by Alderman Bell, seconded by Alderman Braithwaite

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 75.5 foot zoning and 75.5 foot Official Community Plan height maximum for the lands described as The Corporation of the City of North Vancouver owned parcel on the north side of the 100 Block West 2nd Street immediately east of and adjacent to the Kiwanis lands.

A recorded vote was taken on the motion.

Voting in favour: Alderman Braithwaite
 Alderman Bell
 Acting Mayor Sharp

Voting against: Alderman Dean
 Alderman Clark

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

Mayor Loucks and Alderman Morris returned to the meeting at this time.

Acting Mayor Sharp assumed her chair as Alderman.

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4(a) continued ...

(vii) Moved by Alderman Morris, seconded by Alderman Dean

THAT the Development Services Department be directed to produce bylaws for first reading to implement an 80 foot zoning and a 120 foot Official Community Plan height maximum for the lands bounded by the lane north of 1st Street, the lane immediately east of Lonsdale Avenue, 2nd Street, and the Talisman Towers' property.

DEFEATED

Moved by Alderman Bell, seconded by Alderman Clark

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 75.5 foot zoning and 75.5 foot Official Community Plan height maximum for the lands bounded by the lane north of 1st Street, the lane immediately east of Lonsdale Avenue, 2nd Street, and the Talisman Towers' property.

Moved by Alderman Morris, seconded by Alderman Sharp

That the motion be amended by replacing the 75.5 foot height zoning maximum with a 50 foot height zoning maximum.

DEFEATED

A recorded vote was taken on the main motion.

Voting in favour: Alderman Dean
 Alderman Clark
 Alderman Sharp
 Alderman Braithwaite
 Alderman Bell
 Mayor Loucks

Voting against: Alderman Morris

The main motion was CARRIED by a vote of six to one.

(viii) Moved by Alderman Morris, seconded by Alderman Bell

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 50 foot zoning and 75.5 foot Official Community Plan height maximum for the lands bounded by 2nd Street, the lane immediately east of Lonsdale Avenue, 3rd Street, and the Olympic Hotel site.

CARRIED

Aldermen Braithwaite, Clark and Dean are recorded as voting contrary to the motion.

4(a) continued ...

(ix) Moved by Alderman Morris, seconded by Alderman Sharp

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 40 foot zoning and 60 foot Official Community Plan height maximum for the lands fronting 3rd Street, described as the Olympic Hotel site occupying the lands north of the lane north of 2nd Street.

A recorded vote was taken on the motion.

Voting in favour: Alderman Sharp
 Alderman Morris
 Alderman Bell

Voting against: Alderman Dean
 Alderman Clark
 Alderman Braithwaite
 Mayor Loucks

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

Moved by Alderman Clark, seconded by Alderman Dean

THAT the Development Services Department be directed to produce bylaws for first reading to implement a 75.5 foot zoning and 75.5 foot Official Community Plan height maximum for the lands fronting 3rd Street, described as the Olympic Hotel site occupying the lands north of the lane north of 2nd Street.

A recorded vote was taken on the motion.

Voting in favour Alderman Dean
 Alderman Clark
 Alderman Braithwaite
 Mayor Loucks

Voting against: Alderman Sharp
 Alderman Morris
 Alderman Bell

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

(x) Moved by Alderman Dean, seconded by Alderman Braithwaite

THAT all the above referenced bylaws be brought forward on September 18, 1989.

CARRIED UNANIMOUSLY

(xi) Moved by Alderman Clark, seconded by Alderman Dean

THAT the discussion on the matter of density and spatial separation with respect to the above referenced lands be deferred to September 18, 1989.

CARRIED

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Moved by Alderman Clark, seconded by Alderman Dean

THAT the following items on the agenda be brought forward for consideration at this time:

6(c)(i), (ii), (iii), (iv).

CARRIED

6. BYLAWS

(c) Second and Third Readings

Moved by Alderman Dean, seconded by Alderman Clark that

- (i) "Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6019", (MacLean/Morton, 1553-1565 Eastern Avenue, CD-172)

be read a second time in short form.

Moved by Alderman Dean, seconded by Alderman Clark that

"Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6019", (MacLean/Morton, 1553-1565 Eastern Avenue, CD-172)

be amended:

- (a) by deleting from clause 4(1) the words "multi family residential" and replacing them with the words "48 two-bedroom dwelling units";
- (b) by inserting the following words and number to clause 4(2) after the words "ground storey": "at elevation 324 feet geodetic";
- (c) by adding the following number and words to clause 4(3) after the words "height of" and before "45.4 metres": "14 storeys plus basement and cellar, nor";
- (d) by deleting clauses 4(4) and 4(5) in their entirety; by renumbering clauses "4(6)", "4(7)", "4(8)" and "4(9)" to "4(7)", "4(8)", "4(9)" and "4(10)" respectively; and by inserting the following three new clauses:

"4. (4) the principal building together with accessory parking structure shall be sited not less than:

- (a) 12.5 m (41.0 feet) from the front lot line;
- (b) 0.0 m (0.0 feet) from the rear lot line;
- (c) 0.0 m (0.0 feet) from the northerly interior side lot line;
- (d) 1.0 m (3.0 feet) from the southerly interior side lot line;

and shall be sited within the siting envelopes shown on the attached Schedule 31, pages 1 to 6 inclusive which form part of this Bylaw, except that garden structures or trellises not exceeding 10 feet in height may be sited on any portion of the lot, as measured from either finished grade or the top of the parking structure;

6(c)(i) Bylaw No. 6019 amendments continued ...

- (5) the principal building shall not exceed a gross floor area of 2.6 times the lot area. For the purposes of this section of the bylaw, where accessory non-commercial social and recreational facilities are provided, the floor area for such facilities shall not be included in the calculation of gross floor area, provided that such area does not exceed 3% of the gross floor area;
- (6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;"

A recorded vote was taken on the motion to amend.

Voting in favour: Alderman Dean
Alderman Clark
Alderman Braithwaite
Mayor Loucks

Voting against: Alderman Sharp
Alderman Morris
Alderman Bell

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

A recorded vote was taken on the second reading, as amended.

Voting in favour: Alderman Dean
Alderman Clark
Alderman Braithwaite
Mayor Loucks

Voting against: Alderman Sharp
Alderman Morris
Alderman Bell

The motion on the second reading, as amended, was carried by a vote of four to three.

Moved by Alderman Dean, seconded by Alderman Clark

THAT the said Bylaw No. 6019, as amended, be read a third time in short form and passed subject to reconsideration.

A recorded vote was taken on the motion.

Voting in favour: Alderman Dean
Alderman Clark
Alderman Braithwaite
Mayor Loucks

Voting against: Alderman Sharp
Alderman Morris
Alderman Bell

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

Moved by Alderman Braithwaite, seconded by Alderman Morris that
 6.(c)(ii) "Zoning Bylaw, 1967, Amendment Bylaw, 1989,
 No. 6022", (Arch/Multigon, 249-257 East 4th Street
 CD-173)

be read a second time in short form.

Moved by Alderman Morris, seconded by Alderman Dean that

"Zoning Bylaw, 1967, Amendment Bylaw, 1989,
 No. 6022", (Arch/Multigon, 249-257 East 4th Street
 CD-173)

be amended:

- (a) by deleting in Clause 4(3) the words and figures
 "a height of 28 feet (8.53 m)" and replacing them
 with the words and figures "a ridge or peak
 elevation of 184.5 feet geodetic"

CARRIED

Moved by Alderman Morris, seconded by Alderman Dean that

"Zoning Bylaw, 1967, Amendment Bylaw, 1989,
 No. 6022", (Arch/Multigon, 249-257 East 4th Street
 CD-173)

be further amended:

- a) by replacing the figure "0.45 m" in clauses 4(4)(c)
 and 4(4)(d) with the figure "0.46 m"; and
- b) by adding the following phrase after clause 4(4)(d)
 "except that porches may project a maximum of 5
 feet on to the front yard, and that the garage and
 decks may be sited 4 feet from the rear lot line;".

A polled vote was taken on the amendment.

Voting in favour: Alderman Morris
 Mayor Loucks

Voting against: Alderman Dean
 Alderman Clark
 Alderman Sharp
 Alderman Braithwaite
 Alderman Bell

The amending motion, was DEFEATED by a vote of five to two.

Moved by Alderman Dean, seconded by Alderman Braithwaite

THAT said Bylaw No. 6022 be referred to staff for
 review and report specifically with respect to the
 height and density concerns.

CARRIED

Aldermen Morris, Clark and Sharp are recorded as voting contrary
 to the motion.

Moved by Alderman Braithwaite, seconded by Alderman Dean that
 6.(c)(iii)"Zoning Bylaw, 1967, Amendment Bylaw, 1989,
 No. 6031", (Loh/Hawthorn, 2144-2160 Eastern Avenue -
 CD-174)

be read a second time in short form.

Moved by Alderman Braithwaite, seconded by Alderman Dean that
 "Zoning Bylaw, 1967, Amendment Bylaw, 1989
 No. 6031", (Loh/Hawthorn, 2144-2160 Eastern Avenue -
 (CD-174)

be amended:

- (a) by replacing the figure "8.9 m (29.1 feet)" in clause 4(3) with the figure "9.55 m (31.33 feet)"; and
- (b) by replacing the figure "0.93" in clause 4(5) with the figure "0.94".

CARRIED

A polled vote was taken on the Second Reading, as amended.

Voting in favour: Alderman Dean
 Alderman Clark
 Alderman Braithwaite
 Alderman Bell
 Mayor Loucks

Voting against: Alderman Sharp
 Alderman Morris

The motion on the second reading, as amended, was CARRIED by a vote of five to two.

Moved by Alderman Braithwaite, seconded by Alderman Dean

THAT the said Bylaw No. 6031, as amended, be read a third time in short form and passed subject to reconsideration.

CARRIED

Alderman Morris is recorded as voting contrary to the motion.

- (iv) "Zoning By-law, 1967, Amendment By-law, 1989,
 No. 6032", (Noort/Wick - 1652 Mahon - CD-175)

Due to the lack of the presence of a full Council on August 15, 1989, Mayor J.E. Loucks as per his powers under the Municipal Act, instructed that the resolution with respect to Bylaw No. 6032 be placed on the agenda for the Council meeting scheduled for Monday, September 11, 1989, for reconsideration.

Moved by Alderman Clark, seconded by Alderman Dean

THAT the defeat of the second reading of the following Zoning Bylaw Amendment at the recessed Council meeting of Tuesday, August 15, 1989:

- (iv) "Zoning Bylaw, 1967, Amendment Bylaw, 1989,
 No. 6032", (Noort/Wick - 1652 Mahon Avenue -
 CD-175)

be reconsidered.

CARRIED

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6(c)(iv) continued ...

Moved by Alderman Clark, seconded by Alderman Dean that

"Zoning Bylaw, 1967, Amendment Bylaw, 1989,
No. 6032", (Noort/Wick - 1652 Mahon Avenue -
CD-175)

be read a second time in short form.

CARRIED

Moved by Alderman Clark, seconded by Alderman Dean

THAT the said Bylaw No. 6032 be read a third time
in short form and passed subject to reconsideration.

CARRIED

Moved by Alderman Dean, seconded by Alderman Clark

THAT Item 6(d)(i), (ii) and (iv) on the agenda, be brought
forward for consideration at this time.

CARRIED

(d) Introduction and First Reading Only

(i) "Zoning Bylaw, 1967, Amendment Bylaw, 1989,
No. 6011", (View Preservation - RM-1 Amendments)

Moved by Alderman Dean, seconded by Alderman Clark that

THAT the May 15, 1989 first reading of "Zoning Bylaw,
1967, Amendment Bylaw, 1989, No. 6011", (View Preservation
- RM-1 Amendments),

be reconsidered.

CARRIED

Moved by Alderman Dean, seconded by Alderman Clark

THAT "Zoning Bylaw, 1967, amendment Bylaw, 1989,
No. 6011", (View Preservation - RM-1 Amendments)

be amended by adding Block 73, D.L. 548 to Clause 4
as additional lots indicated in hatched pattern as
forming part of the RM-2 Medium Density Apartment
Residential 2 Zone.

CARRIED

The motion on First Reading, as amended, was then put and
CARRIED.

Moved by Alderman Dean, seconded by Alderman Clark that
 6.(d)(ii) "Zoning Bylaw, 1967, Amendment Bylaw, 1989,
 No.6036", (P. Kwan Enterprises - 136 East 15th
 Street - CD-176)

be introduced and read a first time only.

CARRIED

Moved by Alderman Dean, seconded by Alderman Clark

THAT the requirements of the Procedure Bylaw to
 terminate the meeting at 10:30 p.m. be waived and
 the meeting continue until 11:00 p.m. if necessary

A recorded vote was taken on the motion.

Voting in favour: Alderman Dean
 Alderman Clark
 Alderman Braithwaite
 Alderman Bell
 Mayor Loucks

Voting against: Alderman Sharp
 Alderman Morris

The motion was CARRIED BY THE NECESSARY 2/3RDS MAJORITY.

Moved by Alderman Bell, seconded by Alderman Morris

THAT Item 4(d) on the agenda be brought forward
 for consideration at this time.

CARRIED

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF
 (continued)

(d) Neptune Terminals Potash Expansion Proposal

Report: Assistant Director - Planning,
 Development Services, September 5, 1989

Moved by Alderman Clark, seconded by Alderman Dean

THAT "Zoning Bylaw, 1967, Amendment Bylaw, 1989,
 No. 6041", (Neptune Bulk Terminals, CD-177) be
 considered by Council and referred to a public
 hearing;

AND THAT Neptune be requested to provide a written
 commitment to complete the planned installation
 of an additional water spray pole for the coal pile
 prior to any completion of the proposed potash
 storage facility.

CARRIED

6. BYLAWS (continued)(d) Introduction and First Reading Only (continued)

Moved by Alderman Clark, seconded by Alderman Bell that

- (iv) "Zoning Bylaw, 1967, Amendment bylaw, 1989,
No. 6041 (Neptune Bulk Terminals, CD-177).

be introduced and read a first time only.

A recorded vote was taken on the motion.

Voting in favour: Alderman Dean
 Alderman Clark
 Alderman Braithwaite
 Alderman Bell
 Mayor Loucks

Voting against: Alderman Sharp
 Alderman Morris

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

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF
(continued)(e) Application to Rezone 1940 - 1944 Chesterfield
Avenue, Accili/Plecko

Report: Planner, Development Services
September 6, 1989

Moved by Alderman Clark, seconded by Alderman Bell

THAT the rezoning application for 1940 - 1944
Chesterfield Avenue be referred to the Advisory
Planning Commission meeting of September 13, 1989
for a report.

CARRIED

Alderman Dean is recorded as voting contrary to the motion.

(g) Application to Rezone 1641 Mahon Avenue
Harbourside Marina Ltd./Hewitt

Report: Planner, Development Services
September 6, 1989

Moved by Alderman Dean, seconded by Alderman Bell

THAT the report of the Planner dated September 6,
1989, entitled "Application to Rezone 1641 Mahon,
Harbourside Marina Ltd./Hewitt" be referred to the
Advisory Planning Commission meeting of September
13, 1989 for a report.

CARRIED

4. (h) Transportation Brief

Report: City Engineer, August 31, 1989

Moved by Alderman Dean, seconded by Alderman Clark

THAT the Transportation Brief dated 89.08.31 attached to the City Engineer's Report entitled "Transportation Brief" dated 89.08.31 be referred to the G.V.R.D. Transportation Task Force and the Mainland Southwest Economic Development Region.

CARRIED

2 (i) Notice of Contravention - Family Suite at 448 East 10th Street - Lot 17, Exc. N.10', Block 90, D.L.550 Plan 1232

Report: Assistant Director - Inspections
Development Services, September 5, 1989

Moved by Alderman Dean, seconded by Alderman Morris

THAT Council, by resolution, instruct the City Clerk to file notice in the Land Title Office under Section 750.1 of the Municipal Act that:

- a) A resolution by Council of the City of North Vancouver relating to 448 East 10th Street, Lot 17, Exc.N.10', Block 90, D.L. 550, Plan 1232, has been made under this Section; and
- b) Further information respecting it may be viewed at the offices of the City.

CARRIED

Alderman Clark is recorded as voting contrary to the motion.

3 (j) Notice of Contravention - Family Suite at 542 West 28th Street - Lot 2, Block 243A, D.L. 544, Plan 16595

Report: Assistant Director - Inspections
Development Services, August 22, 1989

Moved by Alderman Dean, seconded by Alderman Morris

THAT Council, by resolution, instruct the City Clerk to file notice in the Land Title Office under Section 750.1 of the Municipal Act that:

- a) A resolution by Council of the City of North Vancouver relating to 542 West 28th Street, Lot 2, Block 243A, D.L. 544, Plan 16595, has been made under this Section; and
- b) Further information respecting it may be viewed at the offices of the City.

CARRIED

Alderman Clark is recorded as voting contrary to the motion.

- 14 -

4. (k) Report from the Working Group on Funding Strategies for Outreach Youth Projects

Report: Social Planner,
Development Services, August 4, 1989

Moved by Alderman Dean, seconded by Alderman Morris

THAT the recommendation of the Social Planner outlined in the report of the Social Planner of August 4, 1989, entitled "Report from the Working Group on Funding Strategies for Outreach Youth Projects", be endorsed;

AND THAT Alderman Sharp be appointed as the Council representative for the Youth Funding Plan.

CARRIED

(1) Neighbourhood Preservation - Follow Up Considerations

Report: Assistant Director - Planning
Development Services, July 26, 1989

Moved by Alderman Dean, seconded by Alderman Bell

THAT the June 21, 1989 report of the Assistant Director - Planning, entitled "Neighbourhood Preservation" be referred to the Advisory Planning Commission for a report;

AND THAT the subject report be made available to the public free of charge.

CARRIED

6. BYLAWS (continued)

(a) Reconsideration and Final Adoption

Moved by Alderman Sharp, seconded by Alderman Dean that

(i) "Parks Regulation Bylaw, 1979, No. 5237, Amendment Bylaw, 1989, No. 6038", (Commemorative Benches), and

(ii) "Street and Traffic Bylaw, 1976, No. 4949, Amendment Bylaw, 1989, No. 6039", (Schedule A and B amendments)

be reconsidered.

CARRIED

Moved by Alderman Sharp, seconded by Alderman Dean

THAT the said Bylaws Nos. 6038 and 6039 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

CARRIED

Moved by Alderman Sharp, seconded by Alderman Clark that

6.(a)(iii)"Fire Department Regulation Bylaw, 1982,
No. 5437 Amendment Bylaw, 1989, No. 6040,
(Living Boundaries)

be reconsidered.

CARRIED

Alderman Dean is recorded as voting contrary to the motion.

Moved by Alderman Sharp, seconded by Alderman Clark

THAT said Bylaw No. 6040 be finally adopted, signed
by the Mayor and City Clerk and sealed with the
Corporate seal.

CARRIED

Alderman Dean is recorded as voting contrary to the motion.

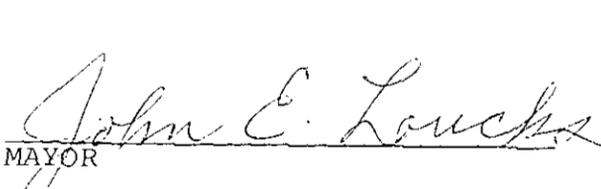
10. ADJOURNMENT

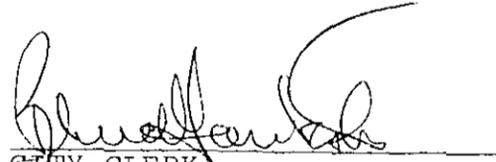
Moved by Alderman Bell, seconded by Alderman Clark

THAT the meeting adjourn.

CARRIED

The meeting adjourned at 11:00 p.m.


MAYOR


CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Special Meeting of Council held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, September 18, 1989, at 7:00 p.m.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
 Alderman W.J. Bell
 * Alderman J.B. Braithwaite
 Alderman R.C. Clark
 Alderman S.J. Dean
 Alderman F.S. Morris
 * Alderman B.A. Sharp

STAFF MEMBERS

G.H. Brewer, City Administrator
 B.A. Hawkshaw, City Clerk
 E.M. Rienstra, Deputy City Clerk
 A.K. Tollstam, City Treasurer-
 Collector
 C. Gale, City Engineer
 F.A. Smith, Director, Development
 Services
 R.H. White, Assistant Director -
 Planning
 A.D. Owen, Director, Purchasing &
 Property Services

The meeting was called to order at 7:00 p.m.

Moved by Alderman Morris, seconded by Alderman Dean

THAT the meeting recess to Committee of the Whole to consider confidential reports in camera.

CARRIED

The meeting recessed at 7:01 p.m. and reconvened at 7:44 p.m. with the same personnel present and with the addition of

* Alderman Braithwaite and Alderman Sharp.

Moved by Alderman Bell, seconded by Alderman Dean

THAT the meeting recess for the purpose of conducting the public hearing scheduled for this evening.

CARRIED

The meeting recessed at 7:45 p.m. and reconvened at 7:50 p.m. with the same personnel present.

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Bell

THAT the Minutes of the

(a) SPECIAL COUNCIL MEETING, SEPTEMBER 11, 1989

(b) RECONVENED COUNCIL MEETING, SEPTEMBER 12, 1989

be adopted as circulated.

CARRIED

2. DELEGATIONS

- 1 (a) Viire Daniels and Stephen Marsden, Courthouse Area Residents' Association

Re: Road Control Requests

Mrs. V. Daniels and Mr. S. Marsden provided comments on the June 20, 1989 report of the Deputy City Engineer, entitled "Courthouse Area Residents' Association, Grand Boulevard - Road Control Requests" and responded to questions of members of Council.

- 2 (b) H. Roderick Anderson et al, Professional Drivers' Social Club

Re: Application to Relocate

Mr. Anderson requested Council to approve the application of the Greater Vancouver Professional Drivers' Club to relocate to 349 Bewicke Avenue. This application was denied by Council on August 28, 1989.

Mr. Anderson provided information with respect to the provisions of the B.C. Gaming Commission relative to social clubs, together with information regarding the history and operation of the Greater Vancouver Professional Drivers' Club.

- 3 (c) T. Markle, 462 East 21st Street

Re: Rezoning Application

Mr. T. Markle provided information relative to possible subdivision of the property at 462 East 21st Street and appealed Council's rejection, on August 28, 1989, of the rezoning application for the said property.

3. CORRESPONDENCE

- 4 (a) V. Daniels, Chairman, Courthouse Area Residents' Association, August 28, 1989

Re: Road Control Requests

Moved by Alderman Bell, seconded by Alderman Dean

THAT a Committee be appointed consisting of two members of Council, the City Administrator, a member of the Engineering Department and the community representative on the Advisory Planning Commission to meet with the Courthouse Area Residents' Association, with respect to road control requests, and report to Council.

Moved by Alderman Clark, seconded by Alderman Sharp

THAT the subject of the Courthouse Area Residents' Association road control requests be deferred pending a report from staff with respect to the Transportation Network Study.

CARRIED

- 3 -

3. (b) H. Roderick Anderson, Barrister & Solicitor,
September 8, 1989

Re: Application to Relocate Professional Drivers'
Social Club to 349 Bewicke Avenue

Moved by Alderman Morris, seconded by Alderman Clark

THAT the subject of the application of the Greater Vancouver Professional Drivers' Social Club to relocate to 349 Bewicke Avenue be referred to the City Solicitor for an opinion.

CARRIED

- (c) T. Markle, 462 East 21st Street, September 12, 1989

Re: Appeal of Rejection of Rezoning Application

NIL

- (d) Kieran MacLeod, Chairman, North Vancouver Recreation Commission, August 16, 1989

Re: B.C. Summer Games

Moved by Alderman Clark, seconded by Alderman Dean

THAT Mr. G. D. Young, Director of Recreation, be heard.

CARRIED

Mr. Young responded to questions of members of Council with respect to an application for the City and District of North Vancouver to host the B.C. Summer Games.

Moved by Alderman Clark, seconded by Alderman Braithwaite

THAT an application on behalf of the City and District of North Vancouver to host the B.C. Summer Games be endorsed in principle on the understanding it is contingent upon a track being ready.

Moved by Alderman Morris, seconded by Alderman Dean

THAT consideration of the subject of the B.C. Summer Games be deferred pending receipt from staff of a written qualified endorsement for Council consideration as soon as possible.

CARRIED

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF(a) Text Amendments to Parts 11 to 14 of the Zoning Bylaw

Report: Director, Development Services,
September 6, 1989

Moved by Alderman Dean, seconded by Alderman Clark

THAT the report of the Director, Development Services, dated September 6, 1989, entitled "Text Amendments to Parts 11 to 14 of the Zoning Bylaw", be received and filed.

CARRIED

(b) Application to Rezone 800 Block Tobruck & West 16th Street - Paak/Nairne

Report: Planning Technician, Development Services,
September 13, 1989

Moved by Alderman Morris, seconded by Alderman Clark

THAT the applicant, for rezoning 843-855 Tobruck Avenue, be requested to reconsider the submission and resubmit at a lesser density level.

CARRIED UNANIMOUSLY

(c) View Study Implementation Bylaws

Report: Assistant Director - Planning,
Development Services, September 13, 1989

Moved by Alderman Dean, seconded by Alderman Bell

THAT "City of North Vancouver Community Plan Bylaw, 1980, No. 5238, Amendment Bylaw, 1989, No. 6042", and "Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6045", (View Preservation - C-1 & RH Central Lonsdale Avenue), and "Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6046", (Lower Lonsdale - View Preservation), to implement the View Study by amendment to the Official Community Plan and Zoning Bylaw be referred to a public hearing and public meeting.

CARRIED UNANIMOUSLY

- 5 -

4. (d) Building Permit Applications - 17th Street and Lonsdale Avenue, M & M Investments Ltd.

Report: Director, Development Services,
September 13, 1989

Moved by Alderman Bell, seconded by Alderman Dean

WHEREAS M & M Investments Ltd. has made a building permit application to authorize the construction of a 28 storey commercial/residential building at the southeast corner of 17th Street and Lonsdale Avenue, on September 8, 1989;

AND WHEREAS the proposed development conflicts with an Official Community Plan and a Zoning Bylaw that is under preparation to the extent that the proposed development is of a height of 28 storeys and the Bylaws in pre-paration, if adopted, will limit height on the subject site to not more than 80 feet under outright zoning and 120 feet under the Official Community Plan;

NOW THEREFORE BE IT RESOLVED THAT Council hereby identifies the said conflict between the proposed development and the provisions of the Official Community Plan and Zoning Bylaws in preparation, and Council hereby directs that the Building Permit Application for the proposed development be withheld for 30 days commencing September 8, 1989 pursuant to Section 981 of the Municipal Act.

CARRIED UNANIMOUSLY

Moved by Alderman Clark, seconded by Alderman Dean

WHEREAS M & M Investments Ltd. has made a building permit application to authorize the construction of a 28 storey commercial/residential building at the southwest corner of 17th Street and Lonsdale Avenue, on September 8, 1989;

AND WHEREAS the proposed development conflicts with an Official Community Plan and a Zoning Bylaw that is under preparation to the extent that the proposed development is of a height of 28 storeys and the Bylaws in preparation, if adopted, will limit height on the subject site to not more than 80 feet under outright zoning and 120 feet under the Official Community Plan;

NOW THEREFORE BE IT RESOLVED THAT Council hereby identifies the said conflict between the proposed development and the provisions of the Official Community Plan and Zoning Bylaws in preparation, and Council hereby directs that the Building Permit Application for the proposed development be withheld for 30 days commencing September 8, 1989 pursuant to Section 981 of the Municipal Act.

CARRIED UNANIMOUSLY

5. MOTIONS AND NOTICES OF MOTION(a) Council Meetings - Attendance of all Members

Moved by Alderman Clark, seconded by Alderman Sharp that

WHEREAS important decisions of City Council with respect to development issues are being unduly delayed while Council awaits full attendance of all members to make these decisions;

AND WHEREAS no set policy is in place:

- a) regarding full attendance before making decisions;
- b) written submissions; and
- c) proxy voting;

NOW THEREFORE BE IT RESOLVED THAT these matters be discussed at the next Policy Committee meeting.

Moved by Alderman Morris, seconded by Alderman Sharp

THAT the motion be deferred pending a report on this subject from the Joint Strategic Planning Committee.

DEFEATED

The main motion was then put and CARRIED

2 (b) Building Bylaw - Portable Classrooms

Moved by Alderman Bell, seconded by Alderman Sharp that

WHEREAS by definition, a "portable" is a temporary building;

AND WHEREAS the placement of that portable is not satisfactory to the residents of the neighbourhood;

BE IT RESOLVED THAT City staff be instructed to enforce the City's Building Bylaw Subsection 1.9.7 as it pertains to the portable classroom located at Ridgeway Annex, including the approval in writing, of not less than 60 percent of the property owners, any portion of whose lot lies within 200 feet of any portion of the lot to be so used.

Moved by Alderman Dean, seconded by Alderman Morris

THAT the subject of a portable classroom at Ridgeway Annex be referred to staff to meet with the School Board and report to Council.

CARRIED

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5. (c) Lonsdale Garden Apartment Guidelines - Height Control

Alderman Braithwaite advised he will present the following motion at the next Regular Meeting of Council.

WHEREAS the majority of Council expressed a desire to keep the height of structures in the three sensitive garden apartment areas in line with height and setbacks based on 211 East 4th Street in the report of the Assistant Director - Planning dated June 8, 1988;

THEREFORE, it is recommended that Council amend the Lonsdale Garden Apartment guidelines re: height control in the three view sensitive garden apartment areas indicating that the maximum height be 28' from "natural grade" and also at the "front property line".

Moved by Alderman Dean, seconded by Alderman Bell

THAT the requirements of the Procedure Bylaw to terminate the meeting at 10:30 p.m. be waived, and the meeting continue until 11:00 p.m. if necessary.

DEFEATED

Moved by Alderman Morris, seconded by Alderman Dean

THAT the following items on the agenda be brought forward for consideration at this time:

6(d)(ii), (iv), and (v).

CARRIED

6. BYLAWS

(d) Introduction and First Reading Only

Moved by Alderman Morris, seconded by Alderman Dean

THAT the following Bylaws be introduced and read a first time in short form, copies of same having been distributed to Council members and read by them:

(ii) "City of North Vancouver Community Plan Bylaw, 1980, No. 5238, Amendment Bylaw, 1989, No. 6042".

(iv) "Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6045", (View Preservation - C-1 & RH Central Lonsdale Avenue).

(v) "Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6046", (Lower Lonsdale - View Preservation).

CARRIED UNANIMOUSLY

Moved by Alderman Sharp, seconded by Alderman Dean

THAT item 8 on the agenda be brought forward for consideration at this time.

CARRIED

8. ANY OTHER BUSINESS

Moved by Alderman Bell, seconded by Alderman Dean

THAT the subject of emergency housing for former tenants of the St. Alice and Olympic Hotels be placed on the agenda.

Moved by Alderman Morris, seconded by Alderman Dean

THAT the motion be tabled until Council has considered confidential reports in camera.

CARRIED

Moved by Alderman Dean, seconded by Alderman Morris

THAT the meeting recess to Committee of the Whole to consider confidential reports in camera.

CARRIED

The meeting recessed at 10:18 p.m. and reconvened at 10:25 p.m. with the same personnel present.

9.1 REPORTS OF THE COMMITTEE OF THE WHOLE

- (f) Lands Purchase of Lot 14 Lonsdale Quay and Assignment of Lease for the Public Plaza

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

THAT "Lands Purchase of Lot 14 Lonsdale Quay and the assignment of the lease for Public Plaza (Parcel K) Bylaw, 1989, No. 6044" be adopted by Council.

CARRIED UNANIMOUSLY

- 9 -

6. BYLAWS (Continued)(b) Introduction and First Three Readings

Moved by Alderman Clark, seconded by Alderman Bell that

- (i) "Lands Purchase of Lot 14 Lonsdale Quay, and the assignment of the lease for Public Plaza (Parcel K) Bylaw, 1989, No. 6044".

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

CARRIED

Moved by Alderman Clark, seconded by Alderman Dean

THAT the said Bylaw No. 6044 be read a second time in short form.

CARRIED

Moved by Alderman Clark, seconded by Alderman Dean

THAT the said Bylaw No. 6044 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

8. ANY OTHER BUSINESS (Continued)

The following motion was tabled earlier in the meeting until Council considered confidential reports in camera:

"THAT the subject of emergency housing for former tenants of the St. Alice and Olympic Hotels be placed on the agenda".

A recorded vote was taken on the motion.

Voting in favour: Alderman Dean
Alderman Sharp
Alderman Braithwaite
Alderman Morris
Alderman Bell
Mayor Loucks

Voting against: Alderman Clark

The motion was DEFEATED for the lack of the required unanimous vote of Council.

10. ADJOURNMENT

Moved by Alderman Sharp, seconded by Alderman Dean

THAT the meeting adjourn.

CARRIED

The meeting adjourned at 10:26 p.m.

John E. Loucks
MAYOR

Bruce [Signature]
CITY CLERK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

MINUTES of the Regular Meeting of Council, held in the Council Chamber, City Hall, 141 West 14th Street, North Vancouver, B.C., on Monday, September 25, 1989, at 7:30 p.m.

Present:

COUNCIL MEMBERS

Mayor J.E. Loucks
Alderman W.J. Bell
Alderman J.B. Braithwaite
Alderman R.C. Clark
Alderman S.J. Dean
Alderman B.A. Sharp

STAFF MEMBERS

G.H. Brewer, City Administrator
B.A. Hawkshaw, City Clerk
E.M. Rienstra, Deputy City Clerk
A.K. Tollstam, City Treasurer-Collector
C.M. Gale, City Engineer
F.A. Smith, Director, Development Services
A.D. Owen, Director, Purchasing & Property Services
C. Greer, Land Agent
F.A. Ducote, Planner

The meeting was called to order at 7:32 p.m.

PROCLAMATIONS

Mayor Loucks read the following Proclamations:

"MENTAL HANDICAPPED AWARENESS WEEK"
- SEPTEMBER 25 - OCTOBER 1, 1989

"MAHATMA GANDHI DAY" - OCTOBER 2, 1989

9.1 REPORT OF THE COMMITTEE OF THE WHOLE

Moved by Alderman Bell, seconded by Alderman Sharp that the following recommendations of the Committee of the Whole in camera be ratified:

- (a) Letter from David J. Alsop, Chairman, Waterfront Park Concert Committee, August 24, 1989

THAT the concept of the three North Shore municipalities hosting an outdoor free Vancouver Symphony Orchestra concert next year be approved in principle;

AND FURTHER THAT the August 24, 1989 letter from the Chairman of the Waterfront Park Concert Committee be referred to the North Shore Arts Commission for comment.

- (c) Strategic Planning Process

THAT the agenda, attached to the September 12, 1989 report of the Deputy Administrator, including the attachments for the strategic planning session, to be held at City Hall, on September 30th and October 1st, 1989, be approved;

AND FURTHER THAT the subject of the Council agenda be placed on the planning session agenda.

9.1 (g) Building Permit Applications, 17th Street and
Lonsdale Avenue, M & M Investments Ltd.

THAT further to the resolutions of September 18, 1989, concerning building permit applications for M & M Investments Ltd. at the southeast and southwest corners of 17th Street and Lonsdale Avenue, Development Services be directed to review the said applications from a bylaw and Building Code perspective and to submit the said applications for Advisory Design Panel review and to report back to Council on these reviews prior to the expiration of the initial 30 day withholding period outlined in Section 981(1) of the Municipal Act.

(i) Appointment - District of North Vancouver Inter-
River Review Committee, September 19, 1989

THAT the letter from Coriolis Consulting Corp., dated September 19, 1989, with respect to the subject of an appointment to the District of North Vancouver Inter-River Review Committee, be received and filed.

CARRIED

(e) Proposed Lane Closure and Consolidation -
Hamilton-Fell Redevelopment Area South of
Lots 13, 14, 15, 16 and 17, Block B,
D.L. 265/552, Plan 7199

Moved by Alderman Clark, seconded by Alderman Sharp that the following recommendation of the Committee of the Whole in camera be ratified:

THAT the stopping up and closing of the lane adjoining Lots 13 to 17 inclusive, and 26 to 30 inclusive of Block B, D.L. 265/552, Plan 7199 be approved in principle for consolidation with the said Lots on the terms and conditions of the September 14, 1989 report of the Land Technician entitled "Proposed Lane Closure and Consolidation - Hamilton-Fell Redevelopment Area South of Lots 13, 14, 15, 16 and 17, Block B, D.L. 265/552, Plan 7199";

AND FURTHER THAT the proponents, Paak Development Ltd. and S.M. & H. Development Ltd. be authorized to make application for the necessary rezoning permits;

AND FURTHER THAT subsequent to the proposed rezoning the subject lane be posted for sale subject to the terms and conditions of the said September 14, 1989 report of the Land Technician;

AND FURTHER THAT the Minister of Municipal Affairs be petitioned to stop up and close the subject lane and vest title in The Corporation of the City of North Vancouver;

AND FURTHER THAT subsequent to the proposed rezoning, the Mayor and Clerk be authorized to execute the necessary documents required to give effect to these motions.

CARRIED

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

9.1 (f) Civic Awards Dinner - 1989

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

THAT staff be authorized to make the necessary arrangements for the holding of a civic awards dinner to be held on a week day during the early part of November, 1989;

AND FURTHER THAT those employees who have retired in 1989, those employees who have completed 25 years of service this year and past years, all members of Council and department managers, be invited to attend with their spouses;

AND FURTHER THAT Alderman Sharp be appointed as the Council representative to the staff committee making the necessary arrangements for the civic awards dinner;

AND FURTHER THAT the source of funds for this allocation is the Presentations and Entertainment allocation in the 1989 annual budget.

CARRIED UNANIMOUSLY

2 (h) Proposed Social Housing Project on Lot 13, Block A, D.L. 616, Plan 16322 (Cedar Village)

Moved by Alderman Bell, seconded by Alderman Sharp that the following recommendation of the Committee of the Whole in camera be ratified:

THAT staff be authorized to advertise for "Expression of Interest" to allow for social housing to be developed on Lot 13, Block A, District Lot 616, Plan 16322 in accordance with the September 21, 1989 report of the Land Agent.

A recorded vote was taken on the motion.

Voting in favour: Alderman Sharp
Alderman Braithwaite
Alderman Bell
Mayor Loucks

Voting against: Alderman Dean
Alderman Clark

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

1. ADOPTION OF MINUTES

Moved by Alderman Dean, seconded by Alderman Clark

THAT the Minutes of the Special Meeting of Council held on September 18, 1989 be adopted as circulated.

CARRIED

- 4 -

Moved by Alderman Dean, seconded by Alderman Bell

THAT the meeting recess for the purpose of considering the items on the agenda for the Policy Committee scheduled for this evening.

CARRIED

The meeting recessed at 7:38 p.m. and reconvened at 8:12 p.m. with the same personnel present, with the exception of Mr. Gale.

2. DELEGATIONS

(b) D. C. Jorgenson, Architect for Ottmann Development Ltd.

Re: Proposed Development at 150 East Keith Road

Mr. Jorgenson read a letter dated September 25, 1989 addressed to Council, with respect to the design of the proposed project at 150 East Keith Road, designed as a rental apartment building or rental stratified building. Mr. Jorgenson then responded to questions of members of Council.

Mr. A. von Dehn, Legal Counsel for Ottmann Development Ltd., owners of the building at 150 East Keith Road, responded to questions of members of Council and provided information relative to the decision to design a rental or rental stratified building. He stated his client would be prepared, if required, to provide a written commitment not to sell units.

The matter of the City's authority to issue a conditional building permit and, through a restrictive covenant, to require rental of the units for a certain period of time was noted.

(c) Gerald W. Longson for David Nairne & Associates Ltd.

Re: 24 Unit Garden Townhouse Project - 16th Street and Tobruck Avenue, (Rezoning Paak/Nairne)

Mr. M. Shidfar of Paak Development Ltd., requested that "Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6043", (Paak/Nairne, 843-855 Tobruck, CD-178), be given first reading and referred to a public hearing.

Mr. Longson of David Nairne & Associates Ltd. read a prepared statement, which was subsequently circulated to Council, and requested that the project be referred to a public hearing. Mr. Longson then responded to questions of members of Council regarding the density of the proposed project in relation to the Hamilton-Fell guidelines and the adjacent developments approved by Council.

2. (a) B. Shan Williams, John C. Tomblin, Trevor Sunderbruch,
201 West 8th Street

Re: Demolition of Building Located at 201 W 8th Street

Ms. Williams made a presentation representing the concerns of the tenants of 201 West 8th Street, who have been served notice to vacate the building as of October 31, 1989. Ms. Williams responded to questions of members of Council and requested the following:

1. Council undertake a study to determine the percentage of rental housing lost in the last two years.
2. Place a moratorium on demolition of rental housing and condominium conversions for a minimum of 6 months.
3. A change to the bylaws, and if necessary, to the Official Community Plan, so that in future any demolition of rental units requires a public hearing.
4. That the landlord, Mide Management, appear before Council to justify the proposed demolition.
5. That Council lobby the Provincial Government to reinstate the Rentalsman and renters' protections.

Mr. T. Sunderbruch outlined the difficulties of finding rental accommodation, particularly for families with children and/or pets.

Mr. J. Tomblin cited the assistance given to tenants by MacLean Management at another location in the City of North Vancouver with respect to assistance re accommodation and moving expenses.

Ms. Jennifer Bradley, representing the Tenants' Rights Coalition, responded to questions of members of Council and provided information relative to a number of measures that could be undertaken by the three levels of government to resolve the shortage of rental accommodation. Ms. Bradley also noted the requirements of the City of Vancouver with respect to demolition permits and the Residential Housing Protection Act of Ontario.

3. CORRESPONDENCE

- (a) Letters from B. Shan Williams, John G. Tomblin, Trevor Sunderbruch and Norma Sunderbruch;
201 West 8th Street, September 13 and 18, 1989

Re: Demolition of Building Located at 201 W 8th Street

Moved by Alderman Sharp, seconded by Alderman Dean

THAT staff prepare a report on the five items noted in the September 25, 1989 letter from Ms. S. Williams with respect to the demolition of the building at 201 West 8th Street, North Vancouver, B.C.

CARRIED UNANIMOUSLY

Moved by Alderman Dean, seconded by Alderman Sharp

THAT Mide Management, landlord of the property at 201 West 8th Street, North Vancouver, B.C., be requested to appear before Council to justify the proposed demolition of the said property, as soon as possible.

CARRIED UNANIMOUSLY

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3. (b) Letter from A. John Lakes, Lakes, Straith & Rodgers,
Barristers & Solicitors, September 15, 1989

Re: Proposed Provincial Riding of West Vancouver-
Capilano

Moved by Alderman Sharp, seconded by Alderman Braithwaite

THAT the provincial government be requested to change the name of the riding "West Vancouver-Capilano", as recommended by the Fisher Redistribution Commission, to "Capilano".

CARRIED UNANIMOUSLY

- (c) Letter from David Nairne & Associates Ltd.,
September 20, 1989

Re: 24 Unit Garden Townhouse Project - 16th Street
and Tobruck Avenue, (Rezoning Paak/Nairne)

Moved by Alderman Clark, seconded by Alderman Dean

THAT the letter dated September 20, 1989 from David Nairne & Associates Ltd., with respect to a 24 unit garden townhouse project - 16th Street and Tobruck Avenue (rezoning Paak/Nairne), be received and filed.

CARRIED

- (d) Letter from Accounts Executive, Vancouver's Business Report, September 20, 1989

Re: Advertising - Saluting the Port of Vancouver on
125th Anniversary

Moved by Alderman Sharp, seconded by Alderman Bell

THAT the City purchase a 1/6 page advertisement in the November issue of the Vancouver's Business Report special supplement, with a message from the Council of the City of North Vancouver to the Port of Vancouver on the occasion of its 125th anniversary.

DEFEATED

Moved by Alderman Dean, seconded by Alderman Bell

THAT the following items on the agenda be brought forward for consideration at this time:

4(b), (d);
6(a)(i) and (ii).

CARRIED

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

- 1 (b) Encroachment Agreement for the Building Located at 1857 - 1861 Lonsdale Avenue (Lot 4, except West 10' of Lot 3, Block 19, D.L. 548/549, Plan 1132)

Report: Land Technician, Purchasing & Property Services, September 18, 1989

Moved by Alderman Clark, seconded by Alderman Braithwaite

THAT the Mayor and Clerk be authorized to execute an encroachment agreement permitting the encroachment of the building located at 1857 - 1861 Lonsdale Avenue onto Lonsdale Avenue in accordance with the terms of the report of the Land Technician, dated September 18, 1989, entitled "Encroachment Agreement for the Building Located at 1857 - 1861 Lonsdale Avenue";

AND FURTHER THAT the said agreement include a provision for air rights and a cancellation clause if the right-of-way is required for municipal purposes.

CARRIED

- 2 (d) Building Permit Application Ottmann Development Ltd. - 150 East Keith Road

Report: Assistant Director - Planning, September 20, 1989

Moved by Alderman Bell, seconded by Alderman Dean

WHEREAS Ottmann Development Ltd. has applied for a building permit for the construction of an eleven storey residential building at 150 East Keith Road on September 15, 1989, ("the proposed development");

AND WHEREAS the proposed development conflicts with a zoning bylaw (Bylaw No. 6045) under preparation, which received first reading on September 18, 1989, to the extent that the proposed development is of a height of 119.5 feet and Bylaw No. 6045 if adopted, will limit height to 100 feet;

NOW THEREFORE BE IT RESOLVED THAT Council hereby identifies the said conflict between the proposed development and the provisions of Bylaw No. 6045 and Council directs that the building permit for the proposed development be withheld for 30 days commencing September 15, 1989 pursuant to Section 981 of the Municipal Act;

AND BE IT FURTHER RESOLVED THAT Development Services be directed to report back on the conditions which might be imposed on the permit under Section 981(3).

CARRIED

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6. BYLAWS(a) Reconsideration and Final Adoption

Moved by Alderman Clark, seconded by Alderman Bell that

- (i) "Lands Purchase of Lot 14 Lonsdale Quay, and the assignment of the lease for Public Plaza (Parcel K) Bylaw, 1989, No. 6044";

and

- (ii) "Zoning By-law, 1967, Amendment By-law, 1989, No. 6032", (Noort/Wick - 1652 Mahon - CD-175).

be reconsidered.

CARRIED

Moved by Alderman Clark, seconded by Alderman Bell

THAT the said Bylaws Nos. 6044 and 6032 be finally adopted, signed by the Mayor and Clerk and sealed with the Corporate Seal.

CARRIED UNANIMOUSLY

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF
(continued)

- (a) Bylaw 6022 Rezoning Application for 249-257 East 4th Street, Arch/Multigon - CD-173

Report: Planner, Development Services
September 20, 1989

Moved by Alderman Bell, seconded by Alderman Sharp

THAT consideration of the September 20, 1989 report of the Planner, entitled "Bylaw 6022 Rezoning Application for 249-257 East 4th Street, Arch/Multigon - CD-173", be deferred to the next Regular Meeting of Council.

DEFEATED

Moved by Alderman Sharp, seconded by Alderman Clark

THAT Council reconsider "Zoning By-law, 1967, Amendment By-law, 1989, No. 6022", (Arch/Multigon, 249-257 East 4th Street, CD-173), as amended, to rezone 249-257 East 4th Street to CD-173.

A recorded vote was taken on the motion.

Voting in favour: Alderman Clark
Alderman Sharp
Alderman Bell
Mayor Loucks

Voting against: Alderman Braithwaite
Alderman Dean

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

4. (c) Emergency Preparedness Conference

Report: Fire Chief, September 20, 1989

Moved by Alderman Dean, seconded by Alderman Braithwaite

THAT the Fire Chief be authorized to attend the Emergency Preparedness Conference to be held in Vancouver between October 24 - 26, 1989;

AND THAT the registration fees and necessary expenses of \$400.00 be paid from the City of North Vancouver's General Contingency Fund.

CARRIED UNANIMOUSLY

2 (e) Zoning Bylaw Amendments -
Parking Requirement, Liquor Retail Outlets

Report: Administrative Coordinator,
Development Services, September 20, 1989

Moved by Alderman Clark, seconded by Alderman Dean

THAT "Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6033", (Text Amendment - Parking Ratio for Retail Liquor Outlet), be considered by Council and referred to a public hearing.

CARRIED UNANIMOUSLY

5. MOTIONS AND NOTICES OF MOTION

3 (a) (Submitted by Alderman Braithwaite)

Moved by Alderman Braithwaite, seconded by Alderman Bell

WHEREAS the majority of Council expressed desire to keep the height of structures in the three sensitive garden apartment areas in line with height and setbacks based on 211 East 4th Street in the report of the Assistant Director of Planning, dated June 8, 1989;

THEREFORE IT IS RECOMMENDED THAT Council amend the Lonsdale Garden Apartment guidelines re height control in the three view sensitive garden apartment areas indicating that the maximum height be twenty-eight feet from "natural grade" and also at the "front property line";

AND THAT Development Services staff be directed to report back on this resolution with revised guidelines.

CARRIED

4 (b) Emergency Housing

(Submitted by Alderman Bell)

Alderman Bell withdrew his Notice of Motion on this subject.

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6. BYLAWS (continued)(c) Second and Third Readings

Moved by Alderman Dean, seconded by Alderman Sharp that

- (ii) "Zoning By-law, 1967, Amendment By-law, 1989, No. 6028", (Text Amendment - Parts 11-14)

be read a second time in short form.

Moved by Alderman Dean, seconded by Alderman Sharp

That "Zoning By-law, 1967, Amendment By-law, 1989, No. 6028", (Text Amendment - Parts 11-14)

be amended by deleting clause "1101 Inspection" in its entirety and replacing it with:

"1101 Inspection

The Building Inspector, or any other employee of the Corporation appointed by the Council is hereby authorized to administer or enforce this Bylaw, and is further authorized to enter at all reasonable times upon any property to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with."

CARRIED

The motion, as amended, was then put and CARRIED

Moved by Alderman Dean, seconded by Alderman Sharp

THAT the said Bylaw No. 6028, as amended, be read a third time in short form and passed subject to reconsideration.

CARRIED

- (iii) "Zoning By-law, 1967, Amendment By-law, 1989, No. 6022", (Arch/Multigon, 249-257 East 4th Street, CD-173).

The motion to give second reading, as amended, on September 12, 1989, to Bylaw No. 6022 was then put and CARRIED.

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

Moved by Alderman Clark, seconded by Alderman Sharp

THAT "Zoning By-law, 1967, Amendment By-law, 1989, No. 6022", (Arch/Multigon, 249-257 East 4th Street, CD-173), as amended, be read a third time in short form and passed subject to reconsideration.

CARRIED

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

6. (d) Introduction and First Reading Only

Moved by Alderman Dean, seconded by Alderman Sharp that

(ii) "Zoning Bylaw, 1967, Amendment Bylaw, 1989, No. 6033", (Text Amendment - Parking Ratio for Retail Liquor Outlet)

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

CARRIED

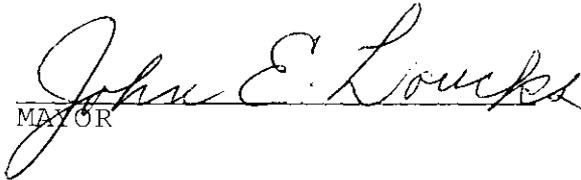
10. ADJOURNMENT

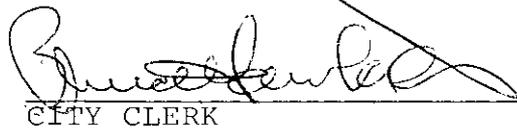
Moved by Alderman Dean, seconded by Alderman Bell

THAT the meeting adjourn.

CARRIED

The meeting adjourned at 10:29 p.m.


MAYOR


CITY CLERK