



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, B.C., ON MONDAY, MARCH 25, 1996 AT 6:00 P.M.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor J.E. Loucks  
Councillor W.J. Bell  
Councillor J.B. Braithwaite  
Councillor S.J. Dean  
Councillor D.R. Mussatto  
Councillor B.W. Perrault  
Councillor B.A. Sharp

**STAFF MEMBERS**

A.K. Tollstam, City Administrator  
B.A. Hawkshaw, City Clerk  
S.E. Dowey, Deputy City Clerk  
F.A. Smith, Director, Development Services  
R.H. White, City Planner  
C.M. Gale, City Engineer  
S.E. Durnford, Director of Finance  
I. Gordon, Manager, Budgets & Payroll

The meeting was called to order at 6:02 p.m.

**1. ADOPTION OF MINUTES**

Moved by Councillor Dean, seconded by Councillor Mussatto

**THAT** the Minutes of the Regular Council Meeting of March 18, 1996 be adopted as circulated.

**CARRIED UNANIMOUSLY**

Councillor Braithwaite entered the meeting.

**PRESENTATION:**

**Re: "Liquid Waste Management Plan - Statement of Progress and Approach to Planning" - File: 4030-06-03-04-05**

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Chuck Gale, City Engineer, City of North Vancouver  
Russ Black, North Area Engineer, Greater Vancouver Regional District, and  
Derek Plummer, North Area Administrator, Greater Vancouver Regional District

Mr. Derek Plummer gave a slide presentation of the draft Liquid Waste Management Plan Statement of Progress and Approach to Planning from the Greater Vancouver Sewerage and Drainage District dated November, 1995. Mr. Plummer requested members of Council to endorse the draft Plan.

Mr. Plummer then responded to questions from members of Council.

**4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

(a) **Liquid Waste Management Plan - Report Approval - File: 4030-06-03-04-05**

Report: City Engineer, March 18, 1996

Moved by Councillor Mussatto, seconded by Councillor Bell

**PURSUANT** to the report of the City Engineer dated March 18, 1996, entitled "Liquid Waste Management Plan - Report Approval":

**THAT** the draft LWMP report entitled "Liquid Waste Management Plan - Statement of Progress and Approach to Planning" dated November 1995 (Attachment 1), be endorsed;

**AND THAT** the Greater Vancouver Sewerage and Drainage District be so advised, including Council's comments.

**CARRIED UNANIMOUSLY**

9. **CONFIDENTIAL REPORTS**

Moved by Councillor Bell, seconded by Councillor Braithwaite

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

**CARRIED**

The meeting recessed at 6:22 p.m. and reconvened at 7:15 p.m., with the same personnel present.

9.1 **REPORT OF THE COMMITTEE OF THE WHOLE**

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

(a) **Children and Youth Initiatives Fund Grant Application - File: 4230-17-08-04**

Report: Social Planner, Development Services, March 7, 1996

**PURSUANT** to the report of the Social Planner dated March 7, 1996 entitled: "Children and Youth Initiatives Fund Grant Application":

**THAT** the grant application from the Learning Together Program for \$500. to assist graduates in attending graduation ceremonies be approved.

**CARRIED**

Councillor Dean is recorded as voting contrary to the motion.

9.1 **REPORT OF THE COMMITTEE OF THE WHOLE - Continued**

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

**(b) Recommendations from the March 23, 1996 Finance Committee Meeting**  
**File: 1090-18-01**

**THAT** the following recommendations from the March 23, 1996 Finance Committee meeting be endorsed:

1) Status Report - City Hall Renovations

**PURSUANT** to the report of the City Administrator dated March 20, 1996, entitled "Status Report - City Hall Renovations":

**THAT** the City Administrator further investigate the issues addressed in his report and report back.

**(CARRIED)**

2) 1996 Operating Budget New Items

**THAT** the following Operating Budget New Items be included in the 1996 Annual Budget resulting in an increased tax levy of 2.85%:

<b><u>PROGRAM</u></b>	<b><u>1996 FUNDS REQUESTED</u></b>
<b>Development Services</b>	
Temporary Plan Checker	\$26,000
Multicultural Policy	7,200
350 Low Level Road - Soil Investigation	30,000
Addition to Children & Youth Initiatives Fund	10,000
<b>Public Works</b>	
Bicycle Advisory Committee	2,000
Environmental Program Advisory Committee	4,000
<b>Reserve Contributions</b>	
Computer Reserve	50,000
Building Reserve	50,000
<b>Outside Agency Requests:</b>	
<b>Social Service Agencies</b>	
Queen Mary Community Worker	13,900
Queen Mary Youth Worker	11,700
Silver Harbour Centre	18,800
Family Court Committee; Domestic Violence Worker	7,256
Social Planning Advisory Committee	915

9.1 (b) **Recommendations from the March 23, 1996 Finance Committee Meeting**  
**File: 1090-18-01- Continued**

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<u>PROGRAM</u>	<u>1996 FUNDS REQUESTED</u>
<b>Cultural Agencies</b>	
Increases Direct Arts Grants to \$0.50 per capita	1,921
North Shore Arts Commission	1,210
Presentation House Cultural Society	2,188
	<b><u>(CARRIED)</u></b>

Councillor Dean is recorded as voting contrary to the motion.

3) North Vancouver Centennial Theatre Renovation

**THAT** the Centennial Theatre Design and Renovations for Theatre expansion be funded in the 1996 Annual Capital Budget at a cost of \$200,000.00.

**(CARRIED)**

4) North Shore Museum & Archives Commission - Capital Equipment

**THAT** the North Shore Museum & Archives Commission be provided with \$2,875. for 1996 Capital Equipment.

**(CARRIED)**

5) North Vancouver Neighbourhood House

**THAT** the North Shore Neighbourhood House request for computer equipment in the amount of \$14,000. be approved in the 1996 Capital Budget.

**(CARRIED)**

6) Capital Expenditure from Tax Sale Land Reserve Interest Account

**THAT** the contribution for Capital expenditures from the Tax Sale Land Reserve Interest Account be capped at \$2,000,000. and that the remainder of \$263,000. remain in the Tax Sale Lands Reserve Fund.

**(CARRIED)**

7) Notification to Unsuccessful Applicants

**THAT** those Agencies, Organizations, and Departments not funded in the 1996 Operating Budget - New Items be so advised.

**CARRIED**

9.1 (b) **Recommendations from the March 23, 1996 Finance Committee Meeting**  
**File: 1090-18-01- Continued**

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

2) 1996 Operating Budget New Items

**THAT** the following Operating Budget New Item be included in the 1996 Annual Budget:

<u>PROGRAM</u>	<u>1996 FUNDS REQUESTED</u>
Versatile Lands Study	\$70,000

A recorded vote was taken on the motion.

Voting in favour: Councillor Bell  
Councillor Braithwaite  
Councillor Mussatto  
Councillor Sharp  
Mayor Loucks

Voting against: Councillor Dean  
Councillor Perrault

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

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

2) 1996 Operating Budget New Items

**THAT** the following Operating Budget New Item be included in the 1996 Annual Budget:

<u>PROGRAM</u>	<u>1996 FUNDS REQUESTED</u>
School Crossing Guards	\$17,500 + \$14,000

A recorded vote was taken on the motion.

Voting in favour: Councillor Bell  
Councillor Braithwaite  
Councillor Mussatto  
Councillor Perrault  
Councillor Sharp  
Mayor Loucks

Voting against: Councillor Dean

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

Mayor Loucks recessed the meeting to the Policy Committee meeting scheduled for this evening.

The meeting recessed at 7:32 p.m. and reconvened at 7:33 p.m., with the same personnel present.

2. **DELEGATION**

(a) **Mr. Daniel Lo, West Vancouver**

**Re: Proposed Martial Arts Centre, 238 Fell Avenue - File: 3400-05 FELL 238**

Mr. Daniel Lo, owner of 238 Fell Avenue introduced four martial arts instructors, Mr. Sheldon Herbert, Pottinger Gaherty Environmental Consultants and Mr. Karl Gustavson, Architect to members of Council. Mr. Lo advised that he will not "flip" this property and will not sell the site within 3 years after it is developed.

Mr. Karl Gustavson advised members of Council that all access to the proposed building will be on the street side.

Mr. Sheldon Herbert advised that the Greater Vancouver Regional District will be providing the fish ladder in the Mosquito Creek area and that the money set aside for this project is still available for enhancement opportunities elsewhere. He further advised that the Department of Fisheries are presently reviewing the plans for this site.

Copies of a letter dated March 25, 1995 from Fisheries and Oceans addressed to Mr. Sheldon Herbert regarding the proposed martial arts centre at Fell Avenue and 3rd Street were distributed to members of the delegation and members of Council by the City Clerk.

4. **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - Continued**

(b) **Rezoning Application: 238 Fell Avenue - File: 3400-05 FELL 238**

Report: Development Planner, Development Services, February 27, 1996

Moved by Councillor Perrault, seconded by Councillor Braithwaite

**PURSUANT** to the report of the Development Planner, dated February 27, 1996, entitled "Rezoning Application: 238 Fell Avenue":

**THAT** the "Zoning Bylaw, 1995, No. 6700, Amending Bylaw, 1996, No. 6763" (CCNV/Karl Gustavson Architect, 238 Fell Avenue, CD-312) attached to the February 27, 1996 report of the Development Planner, be considered and referred to a Public Hearing.

Moved by Councillor Dean, seconded by Councillor Bell

**THAT** the correspondence dated March 25, 1996 from Bruce J. Reid, Head, Land Use Section, Habitat Management Unit, Fraser River Division, Fisheries and Oceans regarding "Proposed Martial Arts Centre adjacent to Mosquito Creek at Fell Avenue and 3rd Street, North Vancouver" be referred to staff for a report.

**CARRIED**

Mayor Loucks and Councillors Braithwaite and Perrault are recorded as voting contrary to the motion.

6. **BYLAWS**

(d) **Introduction And First Reading Only**

Moved by Councillor Bell, seconded by Councillor Dean that

- (i) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6763"  
(CCNV/Karl Gustavson Architect, 238 Fell Avenue, CD-312)

be deleted from the agenda.

**CARRIED**

Moved by Councillor Bell, seconded by Councillor Dean

**THAT** the meeting recess to the Policy Committee meeting scheduled for this evening.

**CARRIED**

The meeting recessed at 7:54 p.m. and reconvened at 9:06 p.m., with the same personnel present.

**3. CORRESPONDENCE**

- (a) **Ministry of Attorney General, News Release, March 13, 1996**

**Re: Nights Alive Initiative Gives Youth Alternatives to Crime**  
**File: 3200-10-01/4230-17-01**

Moved by Councillor Dean, seconded by Councillor Sharp

**THAT** a letter be forwarded to Premier Glen Clark and the Attorney General Ujjal Dosanjh advising of the great need for after school programs in North Vancouver for youth to have a positive alternative to crime;

**AND THAT** a copy of said letter be forwarded to David Schreck, M.L.A. North Vancouver - Lonsdale, Daniel Jarvis, M.L.A. North Vancouver-Seymour and Jeremy Dalton, M.L.A. West Vancouver-Capilano.

**CARRIED UNANIMOUSLY**

**4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - Continued**

- (c) **1996 Training and Development Budget - File: 1840-01-03**

Report: City Administrator, March 19, 1996

Moved by Councillor Dean, seconded by Councillor Bell

**PURSUANT** to the report of the City Administrator dated March 19, 1996, entitled "1996 Training and Development Budget":

**THAT** the Training and Development activities detailed in the Summary dated March 19, 1996 be authorized;

**AND THAT** the total budget of \$113,500 for Training and Development activities be approved and included in the 1996 Annual Budget;

**AND THAT** the City Administrator be authorized to proceed with expenditures within this budget effective immediately.

**CARRIED UNANIMOUSLY**

**(d) Council Indemnity Review Committee - File: 1090-06**

Report: City Administrator, March 20, 1996

Moved by Councillor Braithwaite, seconded by Councillor Perrault

**THAT** the Council Indemnity Review Committee Terms of Reference dated March 20, 1996 attached to the March 20, 1996 report of the City Administrator, entitled "Council Indemnity Review Committee" be amended under Membership to read as follows:

***Membership***

The Committee will consist of:

- one member of North Vancouver City Council
- the City Administrator/Director of Finance
- four members of the community at large"

**CARRIED**

**4. (d) Council Indemnity Review Committee - File: 1090-06 - Continued**

Moved by Councillor Mussatto, seconded by Councillor Dean

**PURSUANT** to the report of the City Administrator dated March 20, 1996, entitled "Council Indemnity Review Committee":



**THAT** a Council Indemnity Review Committee be established;

**AND THAT** the attached Terms of Reference, as amended, for the Committee be approved;

**AND THAT** the following Council Member, Councillor Bell be appointed to the Council Indemnity Review Committee;

**AND THAT** the Committee report back to Council with its recommendations.

**CARRIED UNANIMOUSLY**

**(e) Advisory Design Panel Awards - 1085-03-A1-01**

Report: Development Planner, Development Services, March 19, 1996

Moved by Councillor Perrault, seconded by Councillor Dean

**PURSUANT** to the report of the Development Planner dated March 19, 1996, entitled "Advisory Design Panel Awards":

**THAT** the Advisory Design Panel Awards be endorsed as follows:

***Awards for Excellence of Design:***

***328 East 2nd Street  
235 East Keith Road***

***Honourable Mention:***

***288 East 6th Street  
257-261 East 17th Street  
2059 Chesterfield Avenue***

**AND THAT** the individuals or agencies responsible for the design and development of award winning projects be advised of their status and a list of certificate recipients be identified;

**AND THAT** Development Services' staff be instructed to identify an appropriate date and location for an Advisory Design Panel Awards Ceremony, and initiate the necessary planning for the event.

**CARRIED UNANIMOUSLY**

**4. (f) 105-111 West Esplanade (Coronation Block): Heritage Revitalization Agreement Bylaw - File: 3400-05 ESPL W 107**

Report: Planner, Development Services, March 14, 1996

Moved by Councillor Dean, seconded by Councillor Mussatto

**PURSUANT** to the report of the Planner dated March 14, 1996, entitled "105-111 West Esplanade (Coronation Block): Heritage Revitalization Agreement Bylaw":

**THAT** the "Heritage Revitalization Agreement Bylaw, 1996, No. 6775" (Coronation Block/Marini Investments/105-111 West Esplanade) attached to said report be considered and referred to a Public Hearing.

**CARRIED**

Councillor Braithwaite is recorded as voting contrary to the motion.

**(g) Rezoning Application: 262 West 13th Street (Alpha-Beta Development/Graham Crockart Architects) - File: 3400-05 13W 262**

Report: Development Planner, March 19, 1996

Moved by Councillor Dean, seconded by Councillor Mussatto

**PURSUANT** to the report of the Development Planner, dated March 19, 1996, entitled "Rezoning Application: 262 West 13th Street (Alpha-Beta Development/Graham Crockart Architects)":

**THAT** the "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6776" (Alpha-Beta/Graham Crockart Architects, 262 West 13th Street, CD-313) attached to the March 19, 1995 report of the Development Planner be considered and referred to a Public Hearing.

**CARRIED UNANIMOUSLY**

**(h) Rezoning Application: 225/229 East 5th Street (Lyon & Rose Architects) File: 3400-05 5E 225/229**

Report: Development Planner, March 19, 1996

Moved by Councillor Dean, seconded by Councillor Bell

**PURSUANT** to the report of the Development Planner, dated March 19, 1996, entitled "Rezoning Application: 225/229 East 5th Street (Lyon & Rose Architects)":

**THAT** the "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6777" (Lyon & Rose Architects, 225 East 5th Street,, CD-314) attached to the March 19, 1996 report of the Development Planner be considered and referred to a Public Hearing.

**CARRIED UNANIMOUSLY**

**5. MOTIONS AND NOTICES OF MOTION**

Nil.

**6. BYLAWS- Continued**

**(a) Reconsideration And Final Adoption**

Moved by Councillor Dean, seconded by Councillor Bell that

- (i) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1995, No. 6736"  
(Ramcon Holdings Ltd./Bardel Holdings Ltd., 1540 St. George's Avenue, CD-306)

be deleted from the agenda.

**CARRIED**

Moved by Councillor Bell, seconded by Councillor Mussatto that

- (ii) "Land Use Contract Repealing Bylaw, 1996, No. 6774"

be reconsidered.

**CARRIED**

Councillor Braithwaite is recorded as voting contrary to the motion.

Moved by Councillor Bell, seconded by Councillor Mussatto

**THAT** the said Bylaw No. 6774 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

**CARRIED**

Councillor Braithwaite is recorded as voting contrary to the motion.

**(b) Introduction And First Three Readings**

Nil

**(c) Second And Third Readings**

Nil

**(d) Introduction And First Reading Only - Continued**

Moved by Councillor Bell, seconded by Councillor Dean that

- (ii) "Heritage Revitalization Agreement Bylaw, 1996, No. 6775"  
(Coronation Block/Marini Investments/105-111 West Esplanade)

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

**CARRIED**

Councillor Braithwaite is recorded as voting contrary to the motion.

**6. (d) Introduction And First Reading Only- Continued**

Moved by Councillor Dean, seconded by Councillor Mussatto that

- (iii) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6776"  
(Alpha Beta/Graham Crockart Architects, 262 West 13th street, CD-313)
- (iv) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6777"  
(Lyon & Rose Architects, 225 East 5th Street, CD-314)

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

**CARRIED UNANIMOUSLY**

7. **COUNCIL INQUIRIES (Questions of Council Members)**

Nil.

Mayor Loucks declared a recess at 9:38 p.m., for the public question period and reconvened immediately.

10. **ADJOURNMENT**

Moved by Councillor Sharp, seconded by Councillor Bell

**THAT** the meeting adjourn.

**CARRIED**

The meeting adjourned at 9:39 p.m.