



MINUTES OF THE RECESSED MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, B.C., ON TUESDAY, SEPTEMBER 10, 1996 AT 8:00 P.M.

PRESENT:

COUNCIL MEMBERS

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

ABSENT:

Councillor J.B. Braithwaite

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
S.E. Durnford, Director of Finance
I. Gordon, Manager, Budgets & Payroll
B. Granger, Parks Manager
J. Laughlin, Deputy City Engineer

The meeting was called to order at 8:04 p.m.

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

(b) 1996 Work Program Update - File: 1010-04-P1

Report: City Planner, Development Services, August 20, 1996

Moved by Councillor Mussatto, seconded by Councillor Sharp

PURSUANT to the report of the City Planner, dated August 20, 1996, entitled "1996 Work Program Update":

THAT the subject report be received and the 1996 Planning Division Program be amended to include the "Legalization of Additional Suites in Apartment Buildings" project.

CARRIED UNANIMOUSLY

4. (d) **Request for City Contribution to a School District #44 Scholarship Program - File: 4230-01**

Report: Social Planner, Development Services, August 20, 1996

Moved by Councillor Mussatto, seconded by Councillor Dean

PURSUANT to the report of the Social Planner, dated August 20, 1996, entitled "Request for City Contribution to a School District #44 Scholarship Program":

THAT the City of North Vancouver not contribute to a scholarship program at this time;

AND THAT School District #44 (North Vancouver) and St. Thomas Aquinas High School be so advised.

CARRIED UNANIMOUSLY

(e) **Children and Youth Initiatives Fund Grant Application from Queen Mary Community Services - File: 4230-17-08-04**

Report: Social Planner, Development Services, August 21, 1996

Moved by Councillor Perrault, seconded by Councillor Dean

PURSUANT to the report of the Social Planner, dated August 21, 1996, entitled "Children and Youth Initiatives Fund Grant Application from Queen Mary Community Services":

THAT Queen Mary Community Services be granted \$150 from the Children and Youth Initiatives Fund - Youth Initiated Projects and Events Category for a Red Cross Training Seminar.

CARRIED UNANIMOUSLY

(f) **Rezoning Application: 119 East 6th Street (Chrisdale Homes/Besharat/Friars Tyrell Architects) Covenant - File: 3400-05 6E 119**

Report: Development Planner, Development Services, August 21, 1996

Moved by Councillor Mussatto, seconded by Councillor Dean

PURSUANT to the report of the Development Planner, dated August 21, 1996, entitled "Rezoning Application: 119 East 6th Street (Chrisdale Homes/Besharat/Friars Tyrell Architects) Covenant":

THAT subject to the reconsideration and final adoption of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6825", the Mayor and City Clerk be authorized to execute the Section 215 Land Title Act covenant substantially in the form attached to the said report.

CARRIED UNANIMOUSLY

4. (g) **Multi-Purpose Running Track Facility - Referendum Question**
File: 4425-03-02

Report: City Engineer, August 28, 1996

Moved by Councillor Bell, seconded by Councillor Mussatto

PURSUANT to the report of the City Engineer dated August 28, 1996, entitled "Multi-Purpose Running Track Facility - Referendum Question":

THAT the question to be placed before the electorate on November 16, 1996 is as follows:

"Are you in favour of "Loan Authorization Bylaw, 1996, No. 6827" which authorizes the City to borrow \$2 million to build an 8 lane track and field facility in Mahon Park?"

AND THAT "Loan Authorization Bylaw, 1996, No. 6827" be considered.

CARRIED UNANIMOUSLY

(h) **Youth Centre in Capilano Mall - File: 4230-17-01**

Report: Social Planner, Development Services, August 27, 1996

Moved by Councillor Bell, seconded by Councillor Mussatto

PURSUANT to the report of the Social Planner, dated August 27, 1996, entitled "Youth Centre in Capilano Mall":

THAT the City of North Vancouver not pursue the idea of a Youth Training Centre or Youth Centre in Capilano Mall any further at this time;

AND THAT Social Planning staff be directed to continue to monitor youth issues at Capilano Mall.

CARRIED UNANIMOUSLY

4. (i) **District of North Vancouver - Lower Capilano Community Plan**
File: 1175-05-02-N1-02

Report: City Planner, Development Services, August 29, 1996

Moved by Councillor Bell, seconded by Councillor Mussatto

PURSUANT to the report of the City Planner, dated August 29, 1996, entitled "District of North Vancouver - Lower Capilano Community Plan":

THAT the subject report be received and filed;

AND THAT the District of North Vancouver be advised that the City of North Vancouver has no comment on the Lower Capilano Community Plan.

Moved by Councillor Dean, seconded by Councillor Perrault

THAT the motion be amended by deleting the final paragraph and replacing it with the following wording:

"**AND THAT** the City of North Vancouver concurs with the report, however, the City of North Vancouver would appreciate discussing the possibility of improving the MacKay Creek environment by allowing the Creek to flow into the tidal basin adjoining the Fullerton Fill located in the City."

CARRIED

The motion, as amended, was then **CARRIED UNANIMOUSLY.**

(j) **Funding for Environmental Remediation at City Yard - File: 1065-04-01**

Report: Manager, Budgets and Payroll, September 3, 1996

Moved by Councillor Dean, seconded by Councillor Perrault

PURSUANT to the report of the Manager, Budgets and Payroll, dated September 3, 1996, entitled "Funding for Environmental Remediation at City Yard":

THAT staff be directed to draft a bylaw establishing a Special Reserve Fund for the funding of Environmental Projects;

AND THAT \$15,000 be appropriated from General Contingencies to fund the ongoing environmental remediation consulting work at the City Works Yard.

CARRIED UNANIMOUSLY

4. (k) **Strata Conversion Application - 2100-2102 St. George's Avenue**
File: 3365-08-03

Report: Planning Technician, Development Services, September 3, 1996

Moved by Councillor Dean, seconded by Councillor Mussatto

PURSUANT to the report of the Planning Technician, dated September 3, 1996, entitled "Strata Conversion Application - 2100-2102 St. George's Avenue":

THAT the application for strata title conversion of the duplex at 2100-2102 St. George's Avenue, Lot E, Block 208, District Lot 545/546, Plan LMP 20111, be approved;

AND THAT the Mayor and City Clerk be authorized to sign the necessary documents.

CARRIED UNANIMOUSLY

5. **MOTIONS AND NOTICES OF MOTION**

(a) **Applications for Two Family Development in the Mid-Block Areas**
File: 3330-01

(Standing in the name of Councillor S.J. Dean)

Moved by Councillor Dean, seconded by Councillor Mussatto that the following Notice of Motion:

"WHEREAS the City of North Vancouver through its Official Community Plan encourages the redevelopment of some single family through rezoning to duplex;

AND WHEREAS duplex redevelopments are not currently referred to the Advisory Design Panel in spite of growing neighbourhood concern about the design of duplexes in the rezoning process and at Public Hearings;

THEREFORE BE IT RESOLVED that applications for two family development in the mid-block areas be referred to the Advisory Design Panel for their review and comment."

be deferred until all members of Council are present.

CARRIED UNANIMOUSLY

5. (b) **General Paint Development Variance Permit Application - File: 3358-03**

Moved by Councillor Dean, seconded by Councillor Perrault

WHEREAS an opinion poll was carried out by General Paint which showed 579 responses out of a total of 601 were in favour of the mural;

AND WHEREAS General Paint as a good corporate citizen believed that a mural of this caliber would enhance the municipality and offset graffiti;

AND WHEREAS General Paint has made work for an artist to the tune of \$5,000. at the West 16th store and \$6,500. at Lumberland;

AND WHEREAS a motion which has been passed classifies these murals as "commercial murals" to be dealt with through the Sign Bylaw;

THEREFORE BE IT RESOLVED THAT staff be requested to bring forward a draft Development Variance Permit for the oversize wall sign located at 133 West 16th (General Paint);

AND THAT said draft document include a provision for the wording "Last for Ages" and "General Paint" to remain on the wall sign;

AND THAT "Lumberland" located at 1160 East Third Street, be requested to apply for a Development Variance Permit in respect of the oversize wall sign at that location;

AND THAT the resolution of January 15, 1996 with respect to the oversize wall sign at 133 West 16th Street be rescinded.

A recorded vote was taken on the motion.

Voting in favour: Councillor Dean
Councillor Bell

Voting against: Councillor Mussatto
Councillor Perrault
Councillor Sharp
Mayor Loucks

The motion was **DEFEATED** by a vote of four to two.

Moved by Councillor Perrault, seconded by Councillor Sharp

THAT staff be requested to report back to Council with some type of proposal that could be more of a compromise or alternative.

CARRIED

Councillor Dean is recorded as voting contrary to the motion.

5. (c) **Development Variance Permit No. 64 - SOLANO HOMES LTD. ,INC., - Lot H, Block 141, D.L. 274, Plan 22924, PID 016-242-360 (137-155 East 3rd Street) - File: 3358-03 3E 137-155 DVP No. 64**

Moved by Councillor Bell, seconded by Councillor Dean

THAT Development Variance Permit No. 64 be issued to Solano Homes Ltd., Inc., in accordance with Section 974 of the Municipal Act;

AND THAT the Mayor and City Clerk be authorized to sign and seal Development Variance Permit No. 64.

CARRIED UNANIMOUSLY

(d) **Development Variance Permit No. 70 - REDEKOP PROPERTIES - Lots 1, AM2, AM4, 5, 6, Block 132, D.L. 274, Plan 878, (304/342 Lonsdale Avenue) - 3358-03 LONS 304/342 DVP No. 70**

Moved by Councillor Mussatto, seconded by Councillor Bell

THAT Development Variance Permit No. 70 be issued to Redekop Properties in accordance with Section 974 of the Municipal Act;

AND THAT the Mayor and City Clerk be authorized to sign and seal Development Variance Permit No. 70.

A recorded vote was taken on the motion.

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

Voting against: Councillor Bell
Councillor Dean

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

5. (e) **Request for Tree Removal - Donation of Palm Trees - Waterfront Park**
File: 4310-05/4310-08
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(Standing in the name of Councillor S.J. Dean)

Moved by Councillor Dean, seconded by Councillor Bell that the following Notice of Motion:

“THAT the following resolution adopted by Council on July 8, 1996:

“PURSUANT to the report of the Parks Manager, dated June 4, 1996, entitled
“Request for Tree Removal - Donation of Palm Trees - Waterfront Park”:

THAT seven Red Maple trees be removed, by City Forces, from the raised berm
area south of No. 33 Chesterfield Place and west of No. 15 Chesterfield Place
subject to written confirmation from the registered owners of No. 15 Chesterfield
Place that satisfactory arrangements have been reached with the Strata
Corporation at No. 33 Chesterfield Place;

AND THAT the City of North Vancouver accept from the Strata Corporation at
No. 33 Chesterfield Place a gift of six Windmill Palm trees to be planted by City
Forces on the raised berm.”

be rescinded.”

be deferred until all members of Council are present.

CARRIED

- (f) **Development Variance Permit No. 67 - LESTACHSISSON INVEST. INC. -
Lot 1, Resub 11, Block X, D.L. 265, Plan LMP 20574, (275 Fell Avenue) -
File: 3358-03 FELL 275 DVP No. 67**
-

Moved by Councillor Bell, seconded by Councillor Mussatto

THAT Development Variance Permit No. 67 be issued to Lestachsisson Invest. Inc. in
accordance with Section 974 of the Municipal Act;

AND THAT the Mayor and City Clerk be authorized to sign and seal Development
Variance Permit No. 67.

CARRIED UNANIMOUSLY

- (g) **Development Variance Permit No. 68 - NO. 5 LONSDALE INVESTMENT LTD.
Lot D, Block 177, D.L. 271, Plan 8780 (5 Lonsdale Avenue) -
File: 3358-03 LONS 5 DVP No. 68**
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Moved by Councillor Perrault, seconded by Councillor Mussatto

THAT Development Variance Permit No. 68 be issued to No. 5 Lonsdale Investment Ltd.
in accordance with Section 974 of the Municipal Act;

AND THAT the Mayor and City Clerk be authorized to sign and seal Development
Variance Permit No. 68.

CARRIED UNANIMOUSLY

5. (h) **Development Variance Permit No. 69 - V-1500 HOLDINGS INC. - Lots D & E, Block 86, D.L. 548/549, Plan 16907; Lot B, Block 86, D.L. 548/549, Plan 14146, and Lot 7A, Block 86, D.L. 548/549, Plan 8714, (1103-1125 Lonsdale Avenue) - File: 3358-03 LONS 1103-1125 DVP No. 69**

Moved by Councillor Dean, seconded by Councillor Perrault

THAT Development Variance Permit No. 69 be issued to V-1500 Holdings Inc. in accordance with Section 974 of the Municipal Act;

AND THAT the Mayor and City Clerk be authorized to sign and seal Development Variance Permit No. 69.

Moved by Councillor Dean, seconded by Councillor Mussatto

THAT Ms. Tim Clark representing V-1500 Holdings Inc., be heard at this time.

CARRIED

Ms. Clark advised that V-1500 Holdings Inc., will donate the sum of \$30,000. towards the installation of a traffic light at the corner of 1103 - 1125 Lonsdale Avenue.

Ms. Clark then responded to questions from members of Council.

A recorded vote was taken on the motion.

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

Voting against: Nil.

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

Moved by Councillor Mussatto, seconded by Councillor Sharp

THAT staff be requested to investigate the possibility of having Resident Exempt Parking in the area abutting 1103-1125 Lonsdale Avenue.

CARRIED

Moved by Councillor Perrault, seconded by Councillor Bell

THAT the correspondence addressed to Mr. John Lewis dated September 5, 1996 from Mary McMurdo, Legend Real Estate Group Ltd., regarding "Potential Loss in Market Value for suite No. 413-123 West 8th Street, North Vancouver, caused by construction of a 7 storey building on the south west corner of 8th Street and Lonsdale Avenue" which was distributed to Council at the September 9, 1996 Public Meeting, be forwarded to the Greater Vancouver Real Estate Board for verification and confirmation.

CARRIED UNANIMOUSLY

5. (i) **Development Variance Permit No. 71 - Mr. & Mrs. Frank Caffo - Lot 1, Block 11, D.L. 616, Plan 11746, 844 East 14th Street - File: 3358-03 14E 844 DVP No. 71**

Moved by Councillor Mussatto, seconded by Councillor Bell

THAT Development Variance Permit No. 71 be issued to Mr. & Mrs. Frank Caffo in accordance with Section 974 of the Municipal Act;

AND THAT the Mayor and City Clerk be authorized to sign and seal Development Variance Permit No. 71.

CARRIED UNANIMOUSLY

(j) **Communities in Bloom National Competition - File: 4455-01**

Moved by Councillor Dean, seconded by Councillor Mussatto

WHEREAS Communities in Bloom is an exciting program of municipal beautification designed to involve communities in the challenge of improving the visual appeal of Canada's cities, towns and villages, as well as competing for national awards;

AND WHEREAS municipalities by participating in Communities in Bloom improve the quality of life and build a sense of community and pride;

AND WHEREAS the District of West Vancouver is competing in 1996 in the nationwide contest and has already been proclaimed the Provincial finalist in the 20,000 to 50,000 population category;

AND WHEREAS municipalities are judged on tidiness, community involvement, environmental effort, heritage, landscaped areas and urban forestry;

AND WHEREAS the City of North Vancouver has these qualifications;

THEREFORE BE IT RESOLVED THAT staff bring forward a report on the feasibility of entering the Communities in Bloom national competition in 1997 or 1998.

CARRIED UNANIMOUSLY

5. (k) **Noise Control Services - File: 4020-01**

Moved by Councillor Dean, seconded by Councillor Mussatto

WHEREAS since 1979 the City of North Vancouver has contracted with North Shore Health (North Shore Union Board of Health) to provide noise control services;

AND WHEREAS the City of North Vancouver is currently funding the Noise Control Program to North Shore Health in the amount of \$53,281. and the District of North Vancouver and the District of West Vancouver are providing 1996 funding in the amount of \$26,864. and \$13,929. respectively, for a total funding of \$94,074.;

AND WHEREAS the District of North Vancouver passed the following motion at the Regular Council Meeting of August 12, 1996:

- "1) the District Bylaw Enforcement and the R.C.M.P. be requested to assume full responsibility for all aspects of the Noise Regulation Bylaw matters including those currently carried out by the North Shore Health Department;
- 2) District Bylaw Enforcement and the R.C.M.P. acquire the necessary equipment (i.e. portable noise hand guns) and training to conduct on-the-spot determination of infractions and enforcement, i.e. violation tickets; and
- 3) the existing agreement with the North Shore Health Department be changed accordingly";

THEREFORE BE IT RESOLVED THAT staff bring forth a report stating how the District of North Vancouver's Noise Regulation Bylaw will affect the City of North Vancouver financially, as well as a report on the hand held noise measuring devices.

CARRIED UNANIMOUSLY

(l) **Park Dedication of Lane in the 200 Block Fell Avenue - File: 4300-01**

Councillor S.J. Dean advised that she will present the following motion at the next regular meeting of Council:

WHEREAS the Provincial Government has jurisdiction over the 3rd Street road allowance in the 200 Block Fell Avenue between Lot G (designated park), and Lot F (martial arts centre), both of Block 15, District Lot 265;

AND WHEREAS this road lies completely within the environmentally sensitive area;

AND WHEREAS Mosquito Creek is one of the last few remaining urban streams in Greater Vancouver that sustains Coho salmon and Cut Throat trout;

AND WHEREAS the Urban Salmon Habitat Program, announced by the Province of British Columbia in September, 1995, has as its mandate, four principal goals:

- sustaining salmonid stocks and habitat within urbanized areas of the Georgia Basin;
- developing effective partnerships with local governments to protect habitat and stocks;
- public participation in stewardship; and

- public awareness of conservation requirements of salmon stocks and habitat;
5. (I) **Park Dedication of Lane in the 200 Block Fell Avenue - File: 4300-01
- Continued**
-

AND WHEREAS it is essential that the City of North Vancouver protect the remaining wild salmonid stocks within its urban areas and protect the environmentally sensitive areas necessary for healthy fish stocks;

AND WHEREAS the Council of the City of North Vancouver unanimously approved the Environmental Protection Program and approved that environmentally sensitive areas be protected;

THEREFORE BE IT RESOLVED THAT:

1. the City of North Vancouver petition the Ministry of Municipal Affairs to stop up and close the 3rd Street road allowance and vest it to the City of North Vancouver, and
2. after the title is vested in the City of North Vancouver that staff bring forward a bylaw which would dedicate this road as park and thus begin to reclaim environmentally sensitive areas.

AND FURTHER THAT this dedicated park be added to Lot G which is a dedicated park.

6. **BYLAWS**

(a) **Reconsideration And Final Adoption**

Moved by Councillor Dean, seconded by Councillor Bell that

- (i) "Justice Administration Building Reserve Fund Expenditure Bylaw, 1996, No. 6823" (second drawdown)

be reconsidered.

CARRIED

Moved by Dean seconded by Councillor Mussatto

THAT the said bylaw No. 6823 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

CARRIED UNANIMOUSLY

6. (b) Introduction And First Three Readings

Moved by Councillor Bell, seconded by Councillor Dean that

- (i) "Loan Authorization Bylaw, 1996, No. 6827" (financing an eight-lane track and field facility at Mahon Park)

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 Councillor Bell, seconded by Councillor Dean

THAT the said Bylaw No. 6827 be read a second time in short form.

CARRIED

Moved by Councillor Bell, seconded by Councillor Dean

THAT the said Bylaw No. 6827 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

6. (c) Second And Third Readings

Moved by Councillor Bell, seconded by Councillor Dean that

- (ii) "Heritage Designation Bylaw, 1996, No. 6818" (309 East 12th Street/ Docherty Residence/Andrew Male)
- (iv) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6821" (Collinridge fine Homes/Rainbow, 309 East 12th Street, CD-322)

be deferred until all members of Council are present.

CARRIED

- (i) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6817" (CCNV/Foot of Lonsdale Avenue, CD-323)

Moved by Councillor Dean, seconded by Councillor Perrault

THAT second reading of "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6817" (CCNV/Foot of Lonsdale Avenue, CD-323) be held in abeyance until the City Engineer and the City Planner have brought forward a report on the feasibility of using Development Cost Charge funds rather than the sale of Lower Lonsdale lands for the Foot of Lonsdale.

DEFEATED

6. (c) Second And Third Readings - Continued

Moved by Councillor Bell, seconded by Councillor Mussatto that

- (i) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6817"
(CCNV/Foot of Lonsdale Avenue, CD-323)

be read a second time in short form.

CARRIED

Councillor Dean is recorded as voting contrary to the motion.

Moved by Councillor Bell, seconded by Councillor Mussatto

THAT the said Bylaw No. 6817 be read a third time in short form and passed subject to reconsideration.

CARRIED

Councillor Dean is recorded as voting contrary to the motion.

Moved by Councillor Bell, seconded by Councillor Mussatto that

- (iii) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6820"
(Brody Development Corp./Graham Crockart Architect,
249-253 East 11th Street, CD-321)

be read a second time in short form.

CARRIED

Moved by Councillor Bell, seconded by Councillor Dean

THAT the said Bylaw No. 6820 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

(d) Introduction And First Reading Only

Moved by Councillor Bell, seconded by Councillor Mussatto that

- (i) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6826"
(MacLean Management Ltd./Roger Romses Architects
175 East 10th Street, CD-325)

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

CARRIED

Councillors Dean and Perrault are recorded as voting contrary to the motion.

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

Nil.

Mayor Loucks declared a recess at 10:00 p.m., for the public question period and reconvened immediately.

10. **ADJOURNMENT**

Moved by Councillor Dean, seconded by Councillor Mussatto

THAT the meeting adjourn.

CARRIED

The meeting adjourned at 10:01 p.m.
