



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 24, 1996 AT 7:00 P.M.

PRESENT:

COUNCIL MEMBERS

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

STAFF MEMBERS

A.K. Tollstam, City Administrator
B.A. Hawkshaw, City Clerk
D.M. Rooke, Assistant City Clerk
F.A. Smith, Director, Development Services
R.H. White, City Planner
F. Caouette, Administrative Manager
J. Laughlin, Deputy City Engineer

ABSENT

Councillor W.J. Bell
Councillor J.B. Braithwaite
Councillor B.A. Sharp

The meeting was called to order at 7:01 p.m.

9. CONFIDENTIAL REPORTS

Moved by Councillor Dean, seconded by Councillor Mussatto

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

CARRIED UNANIMOUSLY

The meeting recessed at 7:02 p.m. and reconvened at 8:08 p.m., with the same personnel present.

9.1 REPORT OF THE COMMITTEE OF THE WHOLE

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

(c) City Land - Fullerton Site - File: 3300-07-02 FULL PROPOSALS

PURSUANT to the report of the City Planner dated September 17, 1996, entitled "City Land - Fullerton Site":

THAT the Fullerton Lumber Company ("Fullerton") and their authorized agents be advised that the City of North Vancouver looks forward to an Official Community Plan amendment application to conduct a Planning Study for the Fullerton property at the foot of Fell Avenue, prior to any zoning amendment or development or building permit application;

9.1 (c) **City Land - Fullerton Site - File: 3300-07-02 FULL PROPOSALS - Continued**

AND THAT the Manager, Lands Division, be directed to report back to Council on any negotiations for the sale of City lands south to the foot of Fell Avenue, such negotiation to include the potential of a land exchange to maximize City land holdings and potential park area;

AND THAT Fullerton be authorized to include the City-owned property in the above referenced Official Community Plan amendment application;

AND THAT Development Services staff be authorized to accept a fee for the said Planning Study based on the anticipated cost of the Study, including the potential of hiring a Planning Consultant or temporary staff to enable expeditious processing;

AND THAT the Manager, Lands Division, also be directed to report back to Council on the potential of the elongated park land on Fell Avenue.

(CARRIED UNANIMOUSLY)

(d) **Parcel "F", 150 West 2nd Street - File: 3375-05-01/3375-08-02**

Report: Manager, Lands Division, September 17, 1996

PURSUANT to the report of the Manager, Lands Division, dated September 17, 1996, entitled "Parcel "F", 150 West 2nd Street:

THAT The I.R. (1984) Capital Corporation, via their Agent, Colliers Macaulay Nicholls Inc., be advised that their Offer to Purchase dated September 11, 1996 is declined;

AND THAT, in principle, the City will not market any of its lands in Lower Lonsdale which are developable on a stand alone basis other than through some form of public competition for offers;

AND THAT at the appropriate time the Manager, Lands Division, advertise (in order to reach a greater number of developers) in the Financial Post, Globe & Mail and Business in Vancouver, for expressions of interest in the Lower Lonsdale Lands.

CARRIED UNANIMOUSLY

2. **DELEGATIONS**

(a) **Richard B. Campbell, Dick's Video Warehouse - File: 3310-15**

Re: Dick's Video Warehouse - Signage

Moved by Councillor Dean, seconded by Councillor Perrault

THAT this item be deleted from the agenda.

CARRIED UNANIMOUSLY

3. **CORRESPONDENCE**

- (a) **Richard B. Campbell, Dick's Video Warehouse, September 3, 1996**

Moved by Councillor Dean seconded by Councillor Perrault

THAT the correspondence from Richard B. Campbell, Dick's Video Warehouse, dated September 3, 1996 concerning "Dick's Video Warehouse - Signage", be received and filed.

CARRIED

2. **DELEGATIONS - Continued**

- (b) **D.R. Piggott, P. Eng., Vice President, Construction, and Project Management, Redekop Properties Inc. - File: 3358-03 LONS 304/342
DVP No. 70**

Re: Development Variance Permit No. 70

Moved by Councillor Dean, seconded by Councillor Mussatto

THAT this item be deleted from the agenda.

CARRIED

3. **CORRESPONDENCE**

- (b) **Mayor Betty Toporowski, City of New Westminster, September 11, 1996**

**Re: Bill 26 - Contaminated Sites Legislation - A Proposal for
Legislative Rationalization and Administrative Process
File: 4010-09**

Moved by Councillor Dean, seconded by Councillor Perrault

THAT the Council of the City of North Vancouver endorse the proposal as set out in the correspondence dated September 11, 1996 from Mayor Toporowski, City of New Westminster, regarding "Bill 26 - Contaminated Sites Legislation - A Proposal for Legislative Rationalization and Administrative Process";

AND THAT a copy of this endorsement of support be forwarded to the Premier, Minister of the Environment and the Minister of Municipal Affairs.

CARRIED UNANIMOUSLY

PROCLAMATIONS

Mayor Loucks read the following Proclamations to the television audience September 23, 1996:

“B.C. RIVERS DAY”, SEPTEMBER 29, 1996

“WORLD TEACHERS’ DAY”, OCTOBER 5, 1996

“STROKE AWARENESS MONTH”, OCTOBER 1996

“AGRICULTURE MONTH”, OCTOBER 1996

4. REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

(a) Lower Lonsdale Safe City Initiative - Implementation Strategy
File: 4230-19-08-02

Report: Social Planner, Development Services, September 10, 1996

Moved by Councillor Perrault, seconded by Councillor Mussatto

PURSUANT to the report of the Social Planner, dated September 10, 1996, entitled “Lower Lonsdale Safe City Initiative - Implementation Strategy”:

THAT the Implementation Strategy attached to said report be adopted and staff be directed to implement the strategy as outlined, including hiring of temporary staff as provided for in the 1996 Annual Budget;

AND THAT copies of the report be made available to interested parties free of charge.

CARRIED

4. (b) **Civic Awards Dinner 1996 - File: 1815-02-02/1800-06**

Report: Personnel Assistant, Personnel Services, September 13, 1996

Moved by Councillor Dean seconded by Councillor Mussatto

PURSUANT to the report of the Personnel Assistant, dated September 13, 1996, entitled "Civic Awards Dinner 1996":

THAT staff be authorized to make the necessary arrangements for the holding of a Civic Awards Dinner to be held on November 7, 1996;

AND THAT those employees who have completed 25 years of service this year and past years, those who have retired in 1996, all Members of Council, and Department Managers, be invited to attend with their spouses;

AND THAT Councillor Mussatto be appointed as the Council representative to the staff committee making the necessary arrangements for the Civic Awards Dinner;

AND THAT the source of the funds for this allocation is the Presentations and Entertainment allocation in the 1996 Annual Budget.

CARRIED UNANIMOUSLY

(c) **Application for Injunction - 835 Sutherland Avenue - File: 3345-02 SUTH 835**

Report: Manager, Inspections, Development Services, September 11, 1996

Moved by Councillor Dean seconded by Councillor Perrault

PURSUANT to the report of the Manager, Inspections, dated September 11, 1996, entitled "Application for Injunction - 835 Sutherland Avenue":

WHEREAS a Notice of Contravention has been outstanding on this property since December of 1992;

AND WHEREAS the original building and electrical permits have not been completed and permits are required for other works;

AND WHEREAS the owner, Mr. John Vanneck, is aware of these deficiencies;

THEREFORE BE IT RESOLVED THAT Council authorizes staff to seek an injunction in the Supreme Court of British Columbia requiring the compliance with the City's bylaws for the single family dwelling located at 835 Sutherland Avenue, Lot 11, Block 102, D.L. 550, Plan 1904, City of North Vancouver.

CARRIED UNANIMOUSLY

4. (d) **Construction in Accordance with Approved Architectural and Landscape Plans - File: 1085-03-A3**

Report: City Planner, Development Services, September 10, 1996

Moved by Councillor Dean seconded by Councillor Perrault

PURSUANT to the report of the City Planner, dated September 10, 1996, entitled "Construction in Accordance with Approved Architectural and Landscape Plans":

THAT Development Services be directed to maintain the present system of architectural and landscape development control with respect to new construction where rezoning and development variance permits have been issued;

AND THAT Development Services be directed to include a study on the introduction of a development permit system for the City's commercial and higher density residential areas in the draft 1997 Work Program.

CARRIED UNANIMOUSLY

(e) **Exemption of Playground Addition to St. Edmunds Church and School**
File: 1625-04-01

Report: City Clerk, September 16, 1996

Moved by Councillor Perrault, seconded by Councillor Mussatto

PURSUANT to the report of the City Clerk, dated September 16, 1996, entitled "Exemption of Playground Addition to St. Edmunds Church and School":

THAT "St. Edmunds Parochial School Tax Exemption Bylaw, 1968, No. 1, Amendment Bylaw, 1996, No. 6829" (Playground Exemption), be considered.

CARRIED UNANIMOUSLY

4. (f) **Versatile Shipyard, 109 East Esplanade: Gantry Structure Demolition Permit Application - File: 3360-04/3345-02 ESPL E 109**

Report: Development Planner, Development Services, September 17, 1996

Moved by Councillor Mussatto, seconded by Councillor Perrault

PURSUANT to the report of the Development Planner, dated September 17, 1996, entitled "Versatile Shipyard, 109 East Esplanade: Gantry Structure Demolition Permit Application":

THAT the owner, 366466 B.C. Ltd., be requested to pursue short-term stabilization measures for the Gantry over Building Berth structure as an alternative to demolition;

AND THAT staff be authorized to issue a permit to demolish said structure;

AND THAT if demolition proceeds, that the owner, 366466 B.C. Ltd. is hereby requested to:

- (a) document the Gantry Structure, including measured drawings and photographs; and
- (b) salvage and retain sound building materials for possible reuse on the site as part of a redevelopment.

AND THAT if demolition proceeds, that the "Wallace/Burrard/Versatile Shipyard Heritage Conservation Evaluation Task Force Report" dated May 31, 1994 be amended by substituting Building 6 (Pipe Shop) for Building 9 (Gantry) in Conservation Options One and Two.

CARRIED UNANIMOUSLY

(g) **Rezoning Application: 273 East 5th Street (Mohtadi/Rafii)**
File: 3400-05 5E 273

Report: Development Planner, Development Services, September 18, 1996

Moved by Councillor Dean seconded by Councillor Perrault

PURSUANT to the report of the Development Planner, dated September 18, 1996, entitled "Rezoning Application: 273 East 5th Street (Mohtadi/Rafii)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6828" (273 East 5th Street/Mohtadi/Rafii) be considered and referred to a Public Hearing.

CARRIED UNANIMOUSLY

4. (h) **Multiple Unit Building Additional Suite Development Guidelines**
File: 3310-09-15-06

Report: City Planner, Development Services, September 18, 1996

Moved by Councillor Dean, seconded by Councillor Mussatto

THAT consideration of the report of the City Planner dated September 18, 1996 entitled "Multiple Unit Building Additional Suite Development Guidelines", be deferred to the next regular meeting of Council.

CARRIED UNANIMOUSLY

(i) **Development Proposal - 1957 Sutherland Avenue (S. Pleasance)**
File: 3345-02 SUTH 1957

Report: City Planner, Development Services, September 17, 1996

Moved by Councillor Dean, seconded by Councillor Mussatto

THAT consideration of the report of the City Planner, dated September 17, 1996 entitled "Development Proposal - 1957 Sutherland Avenue (S. Pleasance)", be deferred until all members of Council are present.

CARRIED UNANIMOUSLY

(j) **Potential Alterations to the Historic Steacy House located at 557 Lonsdale Avenue - File: 3045-02 LONS 557**

Report: Planner, Development Services, September 18, 1996

Moved by Councillor Dean, seconded by Councillor Perrault

THAT consideration of the September 18, 1996 report of the Planner, entitled "Potential Alterations to the Historic Steacy House located at 557 Lonsdale Avenue", be deferred until the next regular meeting of Council.

DEFEATED

Moved by Councillor Perrault, seconded by Councillor Mussatto

PURSUANT to the report of the Planner, dated September 18, 1996, entitled "Potential Alterations to the Historic Steacy House located at 557 Lonsdale Avenue":

THAT the Director of Development Services be authorized to approve exterior alterations to the rear facade of the Steacy House, including doors and windows, provided such alterations are in keeping with the historic character of the building and are first reviewed by the Heritage Advisory Commission.

CARRIED

Councillor Dean is recorded as voting contrary to the motion.

4. (k) **Pioneer Grain Terminal - Track Expansion - File: 3345-02 LOWL 801/375/3050-01 Continued**

Report: Administrative Manager, Development Services, September 18, 1996

Moved by Councillor Dean, seconded by Councillor Perrault

THAT consideration of the report of the Administrative Manager dated September 18, 1996 entitled "Pioneer Grain Terminal - Track Expansion", be deferred until the next regular meeting of Council.

CARRIED UNANIMOUSLY

(l) **City of North Vancouver Cultural Diversity Policy - File: 4230-20-01**

Report: Social Planner, Development Services, September 18, 1996

Moved by Councillor Dean, seconded by Councillor Perrault

THAT consideration of the September 18, 1996 report of the Social Planner entitled "City of North Vancouver Cultural Diversity Policy", be deferred until the next regular meeting of Council.

CARRIED UNANIMOUSLY

(m) **SeaBus Gateway Project - File: 4420-03-01/4140-03**

Report: Development Planner, Development Services, September 17, 1996

Moved by Councillor Perrault, seconded by Councillor Dean

PURSUANT to the report of the Development Planner, dated September 17, 1996, entitled "SeaBus Gateway Project":

THAT the final design for the SeaBus Gateway Project be approved;

AND THAT the SeaBus Gateway Project be authorized to proceed on the basis of this design;

AND THAT a vote of thanks be sent to the Gateway Committee members for their efforts.

CARRIED UNANIMOUSLY

4. (n) **Proposed B.C. Transit Service Cuts - File: 4115-08**

Report: Project Engineer, Engineering Department, September 18, 1996

Moved by Councillor Mussatto, seconded by Councillor Dean

PURSUANT to the report of the Project Engineer, dated September 18, 1996, entitled "Proposed B.C. Transit Service Cuts":

THAT the Vancouver Regional Transit Commission (VRTC) be advised that the City of North Vancouver opposes the cuts to transit service to routes No. 240, No. 286 and No. 4 as proposed in B.C. Transit's "Quarterly Service Plan, Winter 1996";

Moved by Councillor Mussatto, seconded by Councillor Perrault

THAT the motion be amended by adding the following:

AND THAT the City of North Vancouver request input into any proposed changes within the City of North Vancouver;

AND THAT the Mayors of the affected Lower Mainland Municipalities meet with the Vancouver Regional Transit Commission to discuss these cuts.

CARRIED

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

5. **MOTIONS AND NOTICES OF MOTION**

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

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

Moved by Councillor Mussatto, seconded by Councillor Perrault

THAT this item be deferred until all members of Council are present.

CARRIED UNANIMOUSLY

6. **BYLAWS**

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

Moved by Councillor Dean, seconded by Councillor Perrault that

- (i) "St. Edmunds Parochial School Tax Exemption Bylaw, 1968, No. 1, Amendment Bylaw, 1996, No. 6829" (Playground Exemption)

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

CARRIED

6. (b) Introduction And First Three Readings - Continued

Moved by Councillor Dean, seconded by Councillor Mussatto

THAT the said Bylaw No. 6829 be read a second time in short form.

CARRIED

Moved Councillor Dean, seconded by Councillor Perrault

THAT the said Bylaw No. 6829 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

Moved by Councillor Perrault, seconded by Councillor Dean that

- (ii) "Lease Authorization Bylaw, 1996, No. 6830" (North Shore Museum and Archives, 1482 Columbia Street)

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 Perrault, seconded by Councillor Dean

THAT the said Bylaw No. 6830 be read a second time in short form.

CARRIED

Moved by Councillor Dean seconded by Councillor Perrault

THAT the said Bylaw No. 6830 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

(c) Second And Third Readings

Moved by Councillor Dean, seconded by Councillor Mussatto that

- (iii) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6819"
(A.Kazemi/Graham Crockart Architect, 158-160 West 22nd Street, CD-320)

be deferred until all members of Council are present.

CARRIED

6. (d) Introduction And First Reading Only

Moved by Councillor Mussatto, seconded by Councillor Perrault that

- (i) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6828"
(Mehran Mohtadi/Rafii Architects, 273 East 5th Street, CD-326)

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

CARRIED

7. COUNCIL INQUIRIES (Questions of Council Members)

- (a) North Shore Arts Commission - FANS NIGHT - File: 1085-03-NS-01

Councillor Mussatto inquired relative to upcoming activity of the North Shore Arts Commission, FANS NIGHT. Councillor Perrault provided information on FANS NIGHT taking place in Squamish Nation Recreation Centre on Tuesday, October 8, 1996 at 7:00 p.m.

- (b) 1996 FANS AWARDS - File: 1085-03-NS-01

Councillor Dean inquired relative to the attendance of Councillor Mussatto at the FANS Awards night. Councillor Mussatto indicated he would attend.

Mayor Loucks declared a recess at 9:02 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 9:04 p.m.