



**MINUTES OF THE RECESSED MEETING OF COUNCIL HELD IN  
THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH  
STREET, NORTH VANCOUVER, B.C., ON TUESDAY,  
OCTOBER 15, 1996 AT 7:30 P.M.**

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**PRESENT:**

**COUNCIL MEMBERS**

**STAFF 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

A.K. Tollstam, City Administrator  
B.A. Hawkshaw, City Clerk  
S.E. Dowey, Deputy City Clerk  
R.H. White, City Planner  
F. Caouette, Administrative Manager, Development Services  
M. MacFadyen, Manager, Lands  
C.M. Gale, City Engineer  
T. Barber, Assistant City Engineer

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

**9. CONFIDENTIAL REPORTS**

Moved by Councillor Bell, seconded by Councillor Mussatto

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

**CARRIED**

The meeting recessed at 7:31 p.m. and reconvened at 8:56 p.m., with the same personnel present and with the addition of Councillor Sharp.

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

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

**(e) Queen Mary Community Services Society - File: 4230-24**

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

**PURSUANT** to the report of the Social Planner, dated September 17, 1996, entitled "Queen Mary Community Services Society":

**THAT** the \$78,806. grant to Queen Mary Community Services in 1996 be reallocated in the following manner in the 1997 Annual Budget:

1. \$45,000. to North Shore Neighbourhood House for a new Outreach Youth Worker position in the Queen Mary School community.
2. \$4,294. to North Shore Neighbourhood House for the existing Outreach Youth Worker position in order to increase the current grant amount to be more consistent with actual position costs.
3. \$12,000. should remain as a community grant contingency fund in Lower Lonsdale.
4. \$17,600. to North Shore Neighbourhood House for community development work in the Queen Mary School community.

**(CARRIED)**

**(i) Sale of a Portion of the Stopped Up and Closed Portion of the 19th Street Road Allowance - File: 3375-06-02**

Report: Land Agent, Development Services, October 2, 1996

**PURSUANT** to the report of the Land Agent, dated October 2, 1996, entitled "Sale of a Portion of the Stopped Up and Closed Portion of the 19th Street Road Allowance":

**THAT** staff be authorized to sell an area of approximately 3,270 square feet as shown within the heavy black outline shown on Attachment No. 1 of the October 2, 1996 report and located immediately to the south of Lots 5 and 6, Block 27, District Lot 552, Plan 4693;

**AND THAT** the above mentioned parcels be sold subject to the following conditions:

**9.1 (i) Sale of a Portion of the Stopped Up and Closed Portion of the 19th Street Road Allowance - File: 3375-06-02**

**- Continued**

- Consolidation with lands legally described as Lots 5 and 6, Block 27, District Lot 552, Plan 4693;
- The purchaser grants, at no cost to the City, any statutory rights-of-way that are required for municipal services;
- The lands be posted for sale with an upset price of \$30. per square foot;
- The purchaser be required to provide the City with an executed copy of the City's Offer to Purchase document and a certified cheque, bank draft or money order, being a 10 percent deposit of the purchase price;

**AND THAT** the Manager, Lands Division, be authorized to accept an offer on the City's behalf that meets all the conditions as set out in the Land Agent's report dated October 2, 1996;

**AND THAT** the Mayor and City Clerk be authorized to execute any documents to transfer title or for statutory rights-of-way over approximately 3,270 square feet of land shown within the heavy black outline on Attachment No. 1 to this report and located immediately to the south of Lots 5 and 6, Block 27, District Lot 552, Plan 4693.

**(CARRIED)**

**(j) North Shore Arts Commission Update - File: 1085-03-N3-01**

Report: Social Planner, Development Services,  
September 30, 1996

**PURSUANT** to the report of the Social Planner dated September 30, 1996, entitled "North Shore Arts Commission Update":

**THAT** the North Shore Arts Commission Executive be requested to develop a budget and an outline of possible revisions to the proposed Establishment Agreement to establish a bi-municipal basis for the continuation of the Arts Commission;

**AND THAT** the District of North Vancouver Council receive this recommendation and report for its in camera consideration.

**(CARRIED)**

**9.1 (k) City Parking Lots - Service Contract - File: 3060-03-04**

Report: Property Valuator/Negotiator, Development Services,  
September 30, 1996

**PURSUANT** to the report of the Property Valuator/Negotiator dated September 30, 1996, entitled "City Parking Lots - Service Contract":

**THAT** staff be authorized to negotiate a Personal Services Contract with Mr. E. Mahon for a period from October 1, 1996 to September 30, 1997, substantially as outlined in the September 30, 1996 report of the Property Valuator/Negotiator, entitled "City Parking Lots - Service Contract";

**AND THAT** the Mayor and City Clerk be authorized to sign and execute the said contract.

**CARRIED**

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

**(h) City-Owned Lots - 600 Block East 21st Street - File: 3375-06-02**

Report: Land Agent, Development Services, October 2, 1996

**PURSUANT** to the report of the Land Agent, dated October 2, 1996, entitled "City-owned Lots - 600 Block East 21st Street":

**THAT** the action taken by the Committee of the Whole, in camera, with respect to "City-owned Lots - 600 Block East 21st Street", be ratified and the wording and the October 2, 1996 report, remain in camera.

**CARRIED**

Councillor Dean is recorded as voting contrary to the motion.

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

**9.1 (l) Crime Prevention Fund - File: 4230-01**

Report: Social Planner, Development Services,  
September 25, 1996

**PURSUANT** to the report of the Social Planner dated September 25, 1996, entitled "Crime Prevention Fund":

**THAT** the following recommendations be referred to the Finance Committee for consideration during the 1997 Annual Budget deliberations;

**THAT** a Crime Prevention Fund line item be created;

**THAT** \$2,580. be reallocated to the Crime Prevention Fund line item from the Anti-Violence line item, along with \$2,420. of new funding;

**AND THAT** the Crime Prevention Fund Guidelines attached to said report, be adopted.

**CARRIED**

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

**5. MOTIONS AND NOTICES OF MOTION**

**(c) Applications for Two Family Development - File: 3330-01**

Moved by Councillor Dean, seconded by Councillor Perrault

**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 be referred to the Advisory Design Panel for their review and comment.

Moved by Councillor Perrault, seconded by Councillor Mussatto

**THAT** the motion be referred to staff for comment.

**CARRIED UNANIMOUSLY**

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

Moved by Councillor Dean, seconded by Councillor Bell

**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;

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

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

Moved by Councillor Braithwaite, seconded by Councillor Mussatto

**THAT** the motion be referred to the City Engineer for comment and to the Development Services Department staff for comment regarding the current zoning in the industrial area.

**CARRIED**

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

**(e) Urban Salmon Habitat Program - File: 1195-11-E4**

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

**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 in those 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;

**THEREFORE BE IT RESOLVED THAT** the City of North Vancouver requests the Province of British Columbia to enact legislation to protect urban riparian areas of fish bearing streams as stated in the Land Development Guidelines created by the Federal Department of Fisheries and Oceans and the Provincial Ministry of the Environment, Lands and Parks;

**AND FURTHER THAT** a copy of this motion be forwarded to Premier Glen Clark, The Honourable Paul Ramsey, Minister of Environment, Lands and Parks and The Honourable Fred Mifflin, Minister of Fisheries and Oceans.

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

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

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

Moved by Councillor Bell, seconded by Councillor Mussatto

**PURSUANT** to the report of the City Planner, dated September 18, 1996, entitled "Multiple Unit Building Additional Suite Development Guidelines":

**THAT** the guidelines attached to the subject report be adopted on an interim basis for the processing of applications for additional suites in multiple unit buildings;

**AND THAT** the said guidelines be referred to the Advisory Planning Commission, Social Planning Advisory Committee and North Shore Advisory Committee on Disability Issues for their information and comment;

**AND THAT** any revenue accruing to the City from the application of the said guidelines be attributed to the Affordable Housing Reserve Fund to support the development of additional affordable housing.

Moved by Councillor Braithwaite, seconded by Councillor Dean

**THAT** the motion and guidelines be referred to the Advisory Planning Commission, Social Planning Advisory Committee and North Shore Advisory Committee on Disability Issues for comment.

**CARRIED**

**(c) Pioneer Grain Terminal - Track Expansion -  
File: 3345-02 LOWL 801/375/3050-01**

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

Moved by Councillor Bell, seconded by Councillor Braithwaite

**PURSUANT** to the report of the Administrative Manager, dated September 18, 1996, entitled "Pioneer Grain Terminal - Track Expansion":

**THAT** the City of North Vancouver supports the proposed expansion of rail track at Pier 94 subject to the following:

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

1. That the Vancouver Port Corporation examine the feasibility of providing pedestrian access to the waterfront as part of the proposed rail track extension at Pier 94;



2. That the Vancouver Port Corporation take steps to ensure that the storm sewer extensions which cross this property are adequately protected;
3. That CN Rail and Pioneer Grain Terminal develop noise mitigation measures to deal with rail wheel squeal which may emanate from the curve in the proposed track;
4. That Pioneer Grain Terminal and Saskatchewan Wheat Pool establish protocols to handle complaints regarding noise, dust and other environmental concerns;
5. That The Vancouver Port Corporation and CN Rail provide assurances to the City of North Vancouver that the proposed tracks will not be used for storage of hazardous materials;
6. That the Vancouver Port Corporation not plan for the use of the balance of the land at Pier 94 without the early involvement of the City of North Vancouver;

**AND THAT** staff be instructed to review Pier 94 lands to determine a range of preferred uses;

**AND THAT** the September 18, 1996 report be referred to the Waterfront Noise Control Committee.

**CARRIED UNANIMOUSLY**

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

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

Moved by Councillor Braithwaite, seconded by Councillor Bell

**PURSUANT** to the report of the Social Planner, dated September 18, 1996, entitled "City of North Vancouver Cultural Diversity Policy":

**THAT** City staff be directed to proceed with the development of a Cultural Diversity Policy beginning with a statement of principles and based on the funding proposal submitted to Multiculturalism B.C., if the funding proposal is approved;

**AND THAT** a copy of this report and attachments be forwarded to the Social Planning Advisory Committee for their information.

**CARRIED UNANIMOUSLY**

**(f) Rezoning Application: 214/228 East 5th Street (Noort/Kent/Lyngen) - File: 3400-05 05E 214/228**

Report: Development Planner, Development Services,  
October 1, 1996

Moved by Councillor Dean, seconded by Councillor Mussatto

**PURSUANT** to the report of the Development Planner, dated October 1, 1996, entitled "Rezoning Application: 214/228 East 5th Street (Noort/Kent/Lyngen)":

**THAT** "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6831" (Noort Developments/Egil Lyngen Architects, 214-228 East 5th Street, CD-327) be considered and referred to a Public Hearing.

**CARRIED UNANIMOUSLY**

**4. (g) Community Benefits Review Process Update #2  
File: 3380-02-L4-05-01**

Report: Social Planner, Development Services,  
September 30, 1996

Moved by Councillor Bell, seconded by Councillor Perrault

**PURSUANT** to the report of the Social Planner, dated September 30, 1996, entitled "Community Benefits Review Process Update #2":

**THAT** the above report be received for information.

Councillor Bell left the meeting.

**CARRIED**

Councillor Bell returned to the meeting.

**(h) Rezoning Application: 155-165 West 23rd Street (Sabor/  
Ghahremani Arch.) - File: 3400-05 23W 155-165**

Report: Development Planner, Development Services,  
October 2, 1996

Moved by Councillor Mussatto, seconded by Councillor Bell

**PURSUANT** to the report of the Development Planner, dated October 2, 1996, entitled "Rezoning Application: 155-165 West 23rd Street (Sabor/Ghahremani Arch.):

**THAT** staff be directed to process said rezoning application;

**AND THAT** R. Sabor Enterprises be authorized to apply for a rezoning application for the City-owned lands described in said report.

**CARRIED UNANIMOUSLY**

**4. (i) Versatile Shipyard Land Use Study: Proposed Council Workshop  
File: 3380-02-V2-01**

Report: Development Planner, Development Services,  
October 2, 1996

Moved by Councillor Mussatto, seconded by Councillor Braithwaite

**PURSUANT** to the report of the Development Planner, dated October 2, 1996, entitled "Versatile Shipyard Land Use Study: Proposed Council Workshop":

**THAT** a Council workshop be scheduled for 7:00 p.m. on Tuesday, November 19, 1996 to discuss the Versatile Shipyard Land Use Study.

**CARRIED UNANIMOUSLY**

**(j) Officials Bylaw, 1995, No. 6521 - Amendment to Schedule A  
File: 3020-02-OF**

Report: Director of Personnel Services, October 2, 1996

Moved by Councillor Dean, seconded by Councillor Mussatto

**PURSUANT** to the report of the Director of Personnel Services, dated October 2, 1996, entitled "Officials Bylaw, 1995, No. 6521 - Amendment to Schedule A":

**THAT** "Officials Bylaw, 1995, No. 6521, Amendment Bylaw, 1996, No. 6832", be considered.

**CARRIED UNANIMOUSLY**

**(k) Street Improvements - East 8th Street, Lonsdale Avenue  
to St. George's Avenue - File: 4145-02-E2**

Report: Assistant City Engineer, October 1, 1996

Moved by Councillor Perrault, seconded by Councillor Mussatto

**PURSUANT** to the report of the Assistant City Engineer dated October 1, 1996 entitled, "Street Improvements - East 8th Street, Lonsdale Avenue to St. George's Avenue":

**THAT** the Engineering Department proceed with detailed construction drawings for the reconfiguration of East 8th Street between Lonsdale Avenue and St. George's Avenue;

**4. (k) Street Improvements - East 8th Street, Lonsdale Avenue  
to St. George's Avenue - File: 4145-02-E2 - Continued**

**THAT** the detailed construction drawings incorporate servicing of the lot to be created from the western end of BC Tel's property and the closure of a portion of the East 8th Street road allowance;

**THAT** an Engineer's Report be prepared for a Local Improvement Initiative for the Undergrounding of existing BC Hydro and BC Tel lines;

**THAT** a Tax Sale Land Expenditure Bylaw for the City's share of costs for the above improvements be prepared for Council's consideration;

**THAT** the Tax Sale Land Reserve Fund be replenished in an amount equal to the City's share of the costs of the improvements, plus interest, upon completion of the sale of the stopped up and closed portions of East 8th Street;

**THAT** construction be subject to the sale of the stopped up and closed portions of East 8th Street;

**AND THAT** construction be phased, if necessary, to coincide with the development of adjacent lands.

**CARRIED**

Councillor Braithwaite is recorded as voting contrary to the motion.

**6. BYLAWS**

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

Moved by Councillor Dean, seconded by Councillor Bell that

- (i) "Officials Bylaw, 1995, No. 6521, Amendment Bylaw, 1996, No. 6832"

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 Dean, seconded by Councillor Mussatto

**THAT** the said Bylaw No. 6832 be read a second time in short form.

**CARRIED**

Moved by Councillor Dean, seconded by Councillor Mussatto

**THAT** the said Bylaw No. 6832 be read a third time in short form and passed subject to reconsideration.

**CARRIED UNANIMOUSLY**

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

Moved by Councillor Dean, seconded by Councillor Mussatto that

- (i) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1996, No. 6831" (Noort Developments/Egil Lyngen Architects, 214-228 East 5th Street, CD-327)

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.

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

Nil.

**8. ANY OTHER BUSINESS**

Moved by Councillor Braithwaite, seconded by Councillor Bell

**THAT** the subject of "Vote Smart '96" be added to the agenda.

A recorded vote was taken on the motion.

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

Voting against: NIL.

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

**(a) Vote Smart '96 - File: 3035-04-02**

Moved by Councillor Sharp, seconded by Councillor Mussatto

**THAT** this Council go on record that lobbying groups and political platforms are not to be directed in any way, shape, or form, through the City of North Vancouver, its staff, or buildings;

**AND THAT** a Notice to this effect be placed in the North Shore News.

**CARRIED UNANIMOUSLY**

**10. ADJOURNMENT**

Moved by Councillor Dean, seconded by Councillor Mussatto

**THAT** the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 10:24 p.m.