



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN  
THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET,  
NORTH VANCOUVER, B.C., ON MONDAY, DECEMBER 1, 1997  
AT 6:00 P.M.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor J.E. Loucks  
Councillor J.B. Braithwaite  
Councillor S.J. Dean  
Councillor R.J. Fearnley  
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  
M. MacFadyen, Manager, Lands Division  
F. Caouette, Administrative Manager, Dev. Servs.  
I. Gordon, Acting Director of Finance  
J. Laughlin, Acting City Engineer  
B. Spencer, Development Planner  
G. Penway, Development Planner  
N. Spicer, Planning Technician  
C. Greer, Land Agent  
B. Granger, Manager, Parks & Environment  
D. Hutch, Parks Design Technician

The meeting was called to order at 6:00 p.m.

**9. CONFIDENTIAL REPORTS**

Moved by Councillor Perrault, seconded by Councillor Sharp

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

**CARRIED**

The meeting recessed at 6:01 p.m., and reconvened at 8:15 p.m., with the same personnel present and with the addition of Councillor Braithwaite, Councillor Dean and Councillor Mussatto.

**1. ADOPTION OF MINUTES**

Moved by Councillor Dean, seconded by Councillor Mussatto

**THAT** the Minutes of the Regular Council Meeting of November 24, 1997 be adopted as circulated.

**CARRIED UNANIMOUSLY**

## 9.1 REPORT OF THE COMMITTEE OF THE WHOLE

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

**(d) Proposal To Locate An Adult Daycare And Frail Elderly Project at 1555 Forbes Avenue (The Navy League Site) - File: 3375-06-02**

Report: Land Agent, Development Services, November 26, 1997

**PURSUANT** to the report of the Land Agent dated November 26, 1997, entitled "Proposal to Locate an Adult Daycare and Frail Elderly Project at 1555 Forbes Avenue (The Navy League Site)":

**THAT** North Shore Health Region/Home Support Services be informed that the City supports the expanded concept of an Adult Daycare and Frail Elderly Project as outlined in the November 26, 1997 report;

**AND THAT** staff prepare the necessary subdivision and consolidation documents and the Mayor and City Clerk be authorized to execute the required documentation;

**AND THAT** the North Shore Health Region/Home Support Services be responsible for the maintenance of the building during the lease of 40 years;

**AND THAT** the relocation of the basketball court, presently located within the proposed building envelope, be at the expense of the Society;

**AND THAT** staff be requested to look at less intrusion into the park for the proposed garden.

**(CARRIED UNANIMOUSLY)**

**(e) Appointment to the North Vancouver Recreation Commission  
File: 1090-03-02**

Report: Mayor J. E. Loucks, November 26, 1997

**PURSUANT** to the report of Mayor J.E. Loucks dated November 26, 1997, entitled "Appointment to the North Vancouver Recreation Commission":

**THAT** Ms. Maureen Curtis be re-appointed to the North Vancouver Recreation Commission as the City's community representative for the remainder of a three-year term, ending on December 6, 1999.

**(CARRIED UNANIMOUSLY)**

**9.1 (f) Appointment to the Affordable Housing Task Force  
File: 3365-05-08**

**THAT** Mr. Bahman Shirazi be appointed to the Affordable Housing Task Force.

**(CARRIED UNANIMOUSLY)**

**(g) City-Owned Lots – 600 Block East 21<sup>st</sup> Street  
File: 3375-07 21E 600Blk**

Report: Land Agent, Development Services, November 26, 1997

**PURSUANT** to the report of the Land Agent, dated November 26, 1997, entitled “City-Owned Lots – 600 Block East 21<sup>st</sup> Street”:

**THAT** the Manager, Lands Division, be authorized to accept the offer of \$190,000. from Manouchehr Mehin or Nominee for land located at 638 East 21<sup>st</sup> Street and legally described as Lot 27, of Block 13, District Lot 616 and of Block 12B, District Lot 550, Plan 3804, New Westminster District.

**CARRIED UNANIMOUSLY**

Moved by Councillor Dean, seconded by Councillor Mussatto

**THAT** Items 2.(a), 3.(a), 4.(a),(g),(d),(b) and 6.(d)(i) on the agenda be brought forward for consideration at this time.

**CARRIED**

Councillor Sharp entered the meeting.

**2. DELEGATIONS**

**(a) Mr. Peter Martin, Greystone Properties Ltd. and  
Mr. Chuck Brook, Brook Planning & Development Inc.**

Re: Greystone Property - File: 3380-02-F3

Mr. Chuck Brook, Mr. Peter Martin, Mr. Alan Gjernes and Mr. Jeff Phillips updated members of Council on the Official Community Plan and Rezoning of the Harbourside Business Park, 02 Fell Avenue.

Mr. Brook advised members of Council that Greystone Properties would be looking for zoning in the following three areas:

1. Zone 3 – Auto Mall Use and range of light industrial uses.
2. Zone 2 – Light industrial component.
3. Zone 1 – Combination of commercial and office uses.

Members of the delegation then responded to questions from members of Council.

### 3. CORRESPONDENCE

#### (a) **Ken Stinson, Land Planning Consultant, November 13, 1997**

Re: 157 East 20<sup>th</sup> Street, North Vancouver  
File: 3400-05 20E 157

Moved by Councillor Dean, seconded by Councillor Perrault

**THAT** the correspondence dated November 13, 1997 received from Ken Stinson regarding "157 East 20<sup>th</sup> Street, North Vancouver" be received and filed.

A recorded vote was taken on the motion.

Voting in favour: Councillor Braithwaite  
Councillor Dean  
Councillor Fearnley  
Councillor Perrault

Voting against: Councillor Mussatto  
Councillor Sharp  
Mayor Loucks

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

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

#### (a) **Lower Lonsdale Planning Study Results of the Public Involvement Process and Proposed Next Steps** **File: 3380-02-L4-03**

Report: City Planner, Development Services, October 21, 1997

Moved by Councillor Dean, seconded by Councillor Perrault

**PURSUANT** to the report of the City Planner, dated October 21, 1997, entitled "Lower Lonsdale Planning Study – Results of the Public Involvement Process and Proposed Next Steps":

**THAT** Development Services be directed to bring forward bylaw amendments for the Lower Lonsdale Planning Study Area consistent with Urban Design, Option 2;

**THAT** staff also be directed to take into consideration comments made by the public on the various "Specific Issue Areas" in the John Talbot and Associates report entitled "Proposed Development Options for the Lower Lonsdale Planning Study Area";

Continued...

4. (a) **Lower Lonsdale Planning Study Results of the Public Involvement Process and Proposed Next Steps**  
**File: 3380-02-L4-03 - Continued**

**THAT** staff be directed to report back on the following major recommendations contained in the referenced John Talbot and Associates report:

- Lower Lonsdale Advisory Committee
- Project Management function
- Community amenities priority setting

**AND THAT** staff be directed to send copies of the final John Talbot and Associates report and this report to those on mailing lists for the Lower Lonsdale Planning Study for their information, and to the Advisory Planning Commission, Social Planning Advisory Committee and the Advisory Design Panel for their information and comment;

**AND THAT** staff be instructed to bring forward design controls to be used on sites before marketing or building;

**AND THAT** the consultant who is hired would take into consideration 1.9 of the Terms of Reference, Lower Lonsdale Civic Plaza, which reads as follows:

“1.9 Public Involvement

The concept for the plaza has already been approved by Council, however, as referred to earlier, it is anticipated that the detail design and public art component will involve public review. The consultant is requested to provide recommendations as to a preferred approach for this aspect of the project”;

**AND THAT** the concept of the linkages and timing of the plazas also be reviewed.

A recorded vote was taken on the motion.

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

Voting against: Councillor Braithwaite

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

4. (g) **Versatile Shipyard Land Use Study: Final Report**  
**File: 3380-02-V2**

Report: Development Planner, Development Services,  
November 26, 1997

Moved by Councillor Braithwaite, seconded by Councillor Mussatto

**PURSUANT** to the report of the Development Planner, dated November 26, 1997, entitled "Versatile Shipyard Land Use Study: Final Report":

**THAT** 366466 BC Ltd., Coopers & Lybrand Ltd. and the Vancouver Port Corporation be advised that the City of North Vancouver would be prepared to consider an Official Community Plan Amendment and Rezoning Application based substantially upon the Versatile Shipyard Land Use Study: Final Report;

**AND THAT** said property owners be advised that in considering such an application, the City reserves the right to examine issues in more detail, re-examine issues if warranted and pursue unresolved issues from the Land Use Study to the City's satisfaction;

**AND THAT** with the successful conclusion of the Versatile Shipyard Land Use Study, the City looks forward to being reimbursed for its \$66,667 contribution to the Study as outlined in the letter from Coopers & Lybrand Ltd., dated August 23, 1997, with Planning staff being directed to report back with terms of reference for a study of the Foot of Lonsdale area south of Carrie Cates Court from the western edge of the Versatile site to Lonsdale Quay Public Market, to be funded with said funds;

**AND THAT** Planning staff be directed to prepare a one year Heritage Control Period Bylaw pursuant to Section 964 of the Municipal Act for the Versatile site for referral to the Heritage Advisory Commission and subsequent consideration by Council.

A recorded vote was taken on the motion.

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

Voting against: Nil.

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

Councillor Braithwaite left the meeting.

4. (d) **Official Community Plan and Rezoning Application -  
02 Fell Avenue - Harbourside Business Park Update  
(Greystone Properties/Brook Development Planning Inc)  
File: 3400-05 Fell 02**

Report: City Planner, Development Services, November 26, 1997

Moved by Councillor Mussatto, seconded by Councillor Sharp

**PURSUANT** to the report of the City Planner, dated November 26, 1997, entitled "Official Community Plan and Rezoning Application - 02 Fell Avenue - Harbourside Business Park Update (Greystone Properties/Brook Development Planning Inc.):

**THAT** Development Services staff be directed to bring forward Official Community Plan and Zoning Bylaw amendment bylaws for the Harbourside Business Park site based on the discussion included in the said report.

Moved by Councillor Dean, seconded by Councillor Fearnley

**THAT** the motion be amended by adding the following:

**AND THAT** it should be based on City Council's resolution regarding Parkland which was endorsed by the Advisory Planning Commission on November 26, 1997.

**DEFEATED**

A recorded vote was taken on the original motion.

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

Voting against: Councillor Dean

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

Moved by Councillor Fearnley, seconded by Councillor Mussatto

**THAT** the motion regarding "Official Community Plan and Rezoning Application - 02 Fell Avenue - Harbourside Business Park Update (Greystone Properties/Brook Development Planning Inc)" be referred back to the Advisory Planning Commission.

**CARRIED**

4. (b) **OCP Amendment: Density Bonus Considerations for Community Housing Objectives - File: 3330-01**

Report: Development Planner, Development Services,  
November 19, 1997

Moved by Councillor Fearnley, seconded by Councillor Mussatto

**PURSUANT** to the report of the Development Planner, dated November 19, 1997, entitled "OCP Amendment: Density Bonus Considerations for Community Housing Objectives":

**THAT** "Official Community Plan Bylaw, 1992, No. 6288, Amendment Bylaw, 1997, No. 6969" (Text Amendment, Housing Density Bonus Considerations, CCNV) be considered and referred to a Public Hearing.

A recorded vote was taken on the motion.

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

Voting against: Councillor Dean

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

6. **BYLAWS**

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

Moved by Councillor Fearnley, seconded by Councillor Perrault that

- (i) "City of North Vancouver Official Community Plan Bylaw, 1992, No. 6288, Amendment Bylaw, 1997, No. 6969" (Text Amendment, Housing Density Bonus Considerations, CCNV)

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 Dean is recorded as voting contrary to the motion.



Moved by Councillor Fearnley, seconded by Councillor Dean

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

**CARRIED**

5. **MOTIONS AND NOTICES OF MOTIONS**

- (c) **Notice of Contravention per Section 700 of the Municipal Act at 543 West 21<sup>st</sup> Street, Lot 36/37, Block 1, D.L. 547, Plan 4195  
File: 3345-10 21W 543**

Moved by Councillor Dean, seconded by Councillor Mussatto

**THAT** the City Clerk be instructed to file notice in the Land Title Office pursuant to Section 700 of the Municipal Act:

- (a) **THAT** a resolution by Council of the City of North Vancouver relating to 543 West 21<sup>st</sup> Street, Lot 36/37, Block 1, D.L. 547, Plan 4195, has been made under this section;
- (b) **AND THAT** further information respecting this resolution may be viewed at the offices of the City of North Vancouver.

Mayor Loucks invited Paul and Jennie Loik, owner, or owner's representative to come forward and show cause why the City Council should not proceed with the above registration against the title. Neither Paul and Jennie Loik nor their representative came forward at the invitation of the Mayor.

The motion was then **CARRIED UNANIMOUSLY.**

Moved by Councillor Mussatto, seconded by Councillor Fearnley

**THAT** Items 4.(e) and 4.(f) on the agenda be brought forward for consideration at this time.

**CARRIED**

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

**(e) Development Variance Permit Application - 1577 Lonsdale Avenue (511049 B.C. Ltd.) - File: 3358-03 Lons 1577 DVP 92**

Report: Planning Technician, Development Services,  
November 26, 1997

Moved by Councillor Mussatto, seconded by Councillor Fearnley

**PURSUANT** to the report of the Planning Technician, dated November 26, 1997, entitled "Development Variance Permit Application – 1577 Lonsdale Avenue (511049 B.C. Ltd.)":

**THAT** Development Variance Permit No. 92 attached to the November 26, 1997 report of the Planning Technician be considered for issuance under Section 922 of the Municipal Act;

**AND THAT** the Public Meeting be waived.

**CARRIED**

Councillor Perrault is recorded as voting contrary to the motion.

**(f) Development Variance Permit Application - 1357 Lonsdale Avenue (Bank of Nova Scotia) - File: 3358-03 LONS 1357 DVP 93**

Report: Planning Technician, Development Services,  
November 26, 1997

Moved by Councillor Fearnley, seconded by Councillor Mussatto

**PURSUANT** to the report of the Planning Technician, dated November 26, 1997, entitled "Development Variance Permit Application - 1357 Lonsdale Avenue (Bank of Nova Scotia)":

**THAT** Development Variance Permit No. 93 attached to the November 26, 1997 report of the Planning Technician be considered for issuance to the Bank of Nova Scotia under Section 922 of the Municipal Act;

**AND THAT** the Public Meeting be waived.

**CARRIED**

Moved by Councillor Perrault, seconded by Councillor Mussatto

**THAT** Item 4. (c) on the agenda be brought forward for discussion at this time.

**CARRIED**

4. (c) **North Shore Arts Commission Report Entitled Proposal for a Mural Project in the City of North Vancouver - File: 3310-15-02**

Report: City Planner, November 13, 1997

Moved by Councillor Perrault, seconded by Councillor Mussatto

**PURSUANT** to the report of the City Planner, dated November 13, 1997, entitled "North Shore Arts Commission Report Entitled Proposal for a Mural Project in the City of North Vancouver":

**THAT** the North Shore Arts Commission be requested to develop a proposed "Public Art Policy for the City of North Vancouver and District of North Vancouver";

**AND THAT** the North Vancouver Arts Commission be requested to review the North Vancouver City Mural Project based on the proposed Public Art Policy and to provide an evaluation of the results of the North Vancouver Go Art Mural Project.

**CARRIED UNANIMOUSLY**

Moved by Councillor Fearnley, seconded by Councillor Mussatto

**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.

**CARRIED BY THE REQUIRED TWO-THIRDS MAJORITY OF COUNCIL MEMBERS PRESENT**

3. **CORRESPONDENCE – Continued**

(b) **R.J. (Rob) Serraglio, Vice-President Community Banking, North Shore & Sunshine Coast, Bank of Montreal, November 18, 1997**

Re: Bank of Montreal, Esplanade - File: 3380-02-L4-04/1035-02

Moved by Councillor Mussatto, seconded by Councillor Fearnley

**THAT** Council invite those financial institutions, banks, trust companies and Credit Unions, who do business on the North Shore, to a meeting with Council and staff to discuss future redevelopment plans for Lower Lonsdale.

**CARRIED UNANIMOUSLY**

Councillor Sharp left the meeting.

3. (c) **Agnes S. Hilsen, Deputy Municipal Clerk, District of North Vancouver, November 25, 1997**

Re: North Shore Councils Meeting - Transportation Issues  
File: 1175-05-02-N1-01/1180-20-04

Moved by Councillor Dean, seconded by Councillor Mussatto

**THAT** the correspondence dated November 12<sup>th</sup> and November 25<sup>th</sup>, 1997 received from Agnes S. Hilsen, Deputy Municipal Clerk, District of North Vancouver, regarding "North Shore Councils Meeting - Transportation Issues" be referred to staff for a report.

**CARRIED**

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

(h) **Landscape Enhancement Project Civic Centre South**  
**File: 1065-02-03**

Report: Parks Design Technician, Engineering Department,  
November 26, 1997

Moved by Councillor Fearnley, seconded by Councillor Dean

**THAT** consideration of the report of the Parks Design Technician, dated November 26, 1997, entitled "Landscape Enhancement Project Civic Centre South" be deferred to the next regular meeting of Council scheduled for December 8, 1997.

**CARRIED**

(i) **Application Guidelines for the Child Care Capital Fund**  
**File: 4230-05-02**

Report: Social Planner, Development Services,  
November 26, 1997

Moved by Councillor Fearnley, seconded by Councillor Dean

**PURSUANT** to the report of the Social Planner, dated November 26, 1997, entitled "Application Guidelines for the Child Care Capital Fund":

**THAT** the application guidelines attached to the November 26, 1997 report for the said Fund be adopted;

**AND THAT** the City Clerk be directed to inform members of the public of the availability of, and process of, applying for said Fund.

**CARRIED UNANIMOUSLY**

5. **MOTIONS AND NOTICES OF MOTION - Continued**

(a) **Pedestrian Access to the Waterfront Area**  
**File: 1155-06-V1-01/3380-03-F3**

Moved by Councillor Mussatto, seconded by Councillor Perrault

**WHEREAS** the City of North Vancouver is in the process of redeveloping much of its current waterfront lands from industrial to mixed use;

**AND WHEREAS** there is a strong public desire to have pedestrian access to the waterfront lands where possible;

**AND WHEREAS** the waterfront area located between the B.C. Transit Seabus West to MacKay Creek has been identified as the preferred route for the North Vancouver City location of the Cross Canada Trail;

**THEREFORE BE IT RESOLVED** that City staff work with the Port of Vancouver, Greystone Properties, B.C. Rail, North Vancouver Recreation Commission, Cross Canada Trail Committee, Squamish Nation and all other relevant groups and agencies to establish a pedestrian and non-motorized trail on the waterfront from the Eastern end of the former Versatile Shipyards to MacKay Creek.

**CARRIED UNANIMOUSLY**

(b) **Public Meeting to Discuss Doing Business in City of North Vancouver - File: 1000-01**

Submitted by Councillor Fearnley

Moved by Councillor Mussatto, seconded by Councillor Perrault

**THAT** consideration of Item 5.(b) be deferred to the next regular meeting of Council scheduled for December 8, 1997.

**CARRIED UNANIMOUSLY**

5. (d) **Reduction of Heavy Truck Traffic from City Streets by B.C. Rail Company – File: 4100-01/4000-01**

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

**WHEREAS** the City of North Vancouver is a healthy and environmentally friendly City;

**AND WHEREAS** the City of North Vancouver has joined the Federation of Canadian Municipalities 20% Club and thereby committed to a national initiative to reduce greenhouse gas emissions by 20%;

**AND WHEREAS** the City of North Vancouver has adopted the principles of sustainable development through endorsement of the Local Agenda 21 Action Plan initiative;

**AND WHEREAS** in adopting the principles of sustainability, the City of North Vancouver has created an Environmental Protection Program Committee;

**AND WHEREAS** the Greater Vancouver Regional District has adopted a Liveable Region Strategic Plan which includes a policy goal to improve air quality standards throughout the region;

**AND WHEREAS** 150 countries are meeting on December 1, 1997 for ten days in Keyoto, Japan, to talk about global warming and greenhouse gas emissions;

**AND WHEREAS** the City of North Vancouver envisions that future community development (growth) will take place in Lower Lonsdale and the Versatile site;

**AND WHEREAS** there is an increasing number of heavy trucks travelling along the Esplanade corridor on a daily basis;

**AND WHEREAS** much of the truck traffic originates from or is destined for the B.C. Rail property in the District of North Vancouver;

**THEREFORE BE IT RESOLVED THAT** the B.C. Rail Company be requested to reduce their heavy truck traffic from City streets in favour of some alternative form of transportation, wherever possible.

**10. ADJOURNMENT**

Moved by Councillor Perrault, seconded by Councillor Mussatto

**THAT** the meeting adjourn.

**CARRIED**

The meeting adjourned at 10:36 p.m.