



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, B.C., ON MONDAY, FEBRUARY 15, 1999, AT 6 P.M.**

**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  
D.M. Rooke, Assistant City Clerk  
R. White, City Planner  
J. Laughlin, City Engineer  
B. Granger, Manager, Parks & Environment  
D. Hutch, Parks Design Technician  
C. Turner, Manager, Computer Services

The meeting was called to order at 6:05 p.m., and recessed immediately.

**PRESENTATION**

Ms. Cynthia Turner, Director of Computer Services was awarded a General Certificate in Municipal Management. Ms. Turner was commended on this achievement, which recognizes both her academic qualifications and work experience in the local government field.

**HERITAGE AWARD PRESENTATIONS**

Mayor Loucks presented Heritage Awards to the following recipients:

**Mr. Jamie Coltart, 800 Grand Boulevard - Ellis House**

Built in 1910, this house is an excellent example of the Shingle style with Craftsman influence. The simple details and bold massing make a powerful composition. The first known residents of the house were Henry M. and Joan Ellis, the Architect and builder are unknown. The house was one of the first built on historic "Grand Boulevard" a development conceived of in 1906 by the North Vancouver Land and Improvement Company, to create the equivalent of Paris's "Champs Elysees" for North Vancouver. The house is listed as a primary heritage resource on the City's Heritage Inventory.

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## **HERITAGE AWARD PRESENTATIONS - Continued**

### **John & Marni Macfarlane, 1312 Grand Boulevard – Young Residence**

Built in 1909 by Herbert W. Young, a carpenter, the Young Residence is most notable for the prominent octagonal corner turret with finial. The house is late Edwardian with Queen Anne accents. Originally, the house would have had wood siding and a shingle roof. The building is on historic “Grand Boulevard” a development conceived of in 1906 by the North Vancouver Land and Improvement Company to create the equivalent of Paris’s “Champs Elysees” for North Vancouver. The house is listed as a secondary heritage resource on the City’s Heritage Inventory.

### **Ms. Donna Patrick, 1617 Grand Boulevard - Gill House**

Completed in 1912, this stately house was built for James C Gill, who was a Councillor for the district of North Vancouver. The house is an excellent example of Edwardian style with Colonial Revival influence. Significant features include the stone foundation, double classical columns, paired square bay corner windows, and sunroom. The building was designed by Architect N.A Kearns for this site on “Grand Boulevard”; a development by the North Vancouver Land and Improvement Company. In attempting to create the equivalent of the “Champs Elysees” of North Vancouver, the developer imposed restrictions such as a minimum building cost of \$4000. The building is listed as a primary heritage resource on the City’s Heritage Inventory.

## **PROCLAMATIONS**

Mayor Loucks read the following Proclamation:

### **“HERITAGE WEEK IN BRITISH COLUMBIA”, February 15 – 21, 1999**

#### **1. ADOPTION OF MINUTES**

Moved by Councillor Sharp, seconded by Councillor Dean

**THAT** the Minutes of the Regular Council Meeting of February 8, 1999 be adopted as circulated.

**CARRIED UNANIMOUSLY**

Moved by Councillor Dean, seconded by Councillor Fearnley

**THAT** the meeting recess to the Public Hearing and Parks and Recreation Committee meeting scheduled for this evening.

**CARRIED**

The meeting recessed at 6:08 p.m., and reconvened at 9:55 p.m. with the same personnel present, but with the exception of Councillor Mussatto.

**5. MOTIONS AND NOTICES OF MOTION**

**(a) Courts of Revision – Local Improvement Frontage Tax and Sewer Parcel Tax – File: 1625-03-02**

Moved by Councillor Fearnley, seconded by Councillor Perrault

**THAT** a Court of Revision be held on Monday, April 12, 1999 at 7:00 p.m. in the Council Chamber, City Hall, to consider and deal with the frontage tax rolls with respect to local improvement works constructed under the provisions of Part 11 of the Municipal Act;

**AND THAT** a further Court of Revision be held on Monday, April 12, 1999 at 7:00 p.m., in the Council Chamber, City Hall, to consider and deal with the parcel tax rolls with respect to sewers under the provisions of Section 433 and Section 575 (1)(b) of the Municipal Act.

**CARRIED UNANIMOUSLY**

**6. BYLAWS**

**(a) Reconsideration and Final Adoption**

Moved by Councillor Fearnley, seconded by Councillor Braithwaite that

- (i) “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1998, No. 6878” (Sabor/Dumbleton, 155-165 West 23<sup>rd</sup> Street, CD-340), as amended.

be reconsidered.

**CARRIED**

Moved by Councillor Fearnley, seconded by Councillor Braithwaite

**THAT** the said Bylaw No. 6878, as amended be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

**CARRIED UNANIMOUSLY**

Moved by Councillor Dean, seconded by Councillor Perrault that

- (ii) “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1998, No. 7073” (Imperial Oil Ltd., 2501 Westview Drive, CD-380), as amended.

be reconsidered.

**CARRIED**

Councillor Braithwaite is recorded as voting contrary to the motion.

Continued...

**6. (a) Reconsideration and Final Adoption - Continued**

Moved by Councillor Dean, seconded by Councillor Perrault

**THAT** the said Bylaw No. 7073, as amended, 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.

Moved by Councillor Dean, seconded by Councillor Perrault that

- (iii) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1999, No. 7099" (120-128 West 16<sup>th</sup> Street/Cragg & Cragg Design Group Ltd./Baker McGarva Hart/Floor Area Exemption)

be reconsidered.

**CARRIED**

Moved by Councillor Dean, seconded by Councillor Perrault

**THAT** the said Bylaw No. 7099 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

**CARRIED**

Moved by Councillor Sharp, seconded by Councillor Dean that

- (iv) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1998, No. 7080" (AMS Design & Project Management Co. Ltd./ 205 West 6<sup>th</sup> Street, CD-381)

be referred to staff for comment, taking into consideration the concerns expressed at the meeting this evening.

**CARRIED UNANIMOUSLY**

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

Nil

6. (c) **Second and Third Readings**

- (i) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1998, No. 7060"  
(Babalos/Graham Crockart Architect/01 Lonsdale Avenue, CD-377)

*The motion for second reading of Bylaw No. 7060 was already moved by Councillor Perrault and seconded by Councillor Mussatto on August 10, 1998.*

Moved by Councillor Fearnley, seconded by Councillor Dean

**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 to complete the agenda.

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

Moved by Councillor Sharp, seconded by Councillor Fearnley

**THAT** Bylaw No. 7060 be amended as follows:

By deleting Section 3(b)(5) in its entirety and replacing it with the following:

"(5) Gross Floor Area

- (a) Together with Structures shall not exceed a Gross Floor Area of 1.2 times the Lot Area provided that this amount may be increased by:

- (i) 0.6 times the Lot Area times the ratio of Underground Parking to required Off-Street Parking not to exceed 0.9 times the Lot Area;
- (ii) 0.25 times the Lot Area for each Storey above the first, not to exceed 0.5 times the Lot Area;

up to a maximum combined Gross Floor Area of 2.53 times the Lot Area."

AND by adding the following as a new Section 3(b)(9):

- "(9) Section 1001 Required Loading Bay is hereby waived in its entirety."

**CARRIED UNANIMOUSLY**

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

Continued...

**6. (c) Second and Third Readings - Continued**

Moved by Councillor Sharp, seconded by Councillor Perrault

**THAT** the said Bylaw No. 7060, as amended, be read a third time, and passed subject to reconsideration.

**CARRIED UNANIMOUSLY**

Moved by Councillor Fearnley, seconded by Councillor Sharp that

(ii) "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 1999, No. 7100"  
(Sidhu, 1824 Mahon Avenue, RS-3)

be read a second time in short form.

**CARRIED**

Moved by Councillor Sharp, seconded by Councillor Fearnley

**THAT** the said Bylaw No. 7100 be read a third time in short form and passed subject to reconsideration.

**CARRIED UNANIMOUSLY.**

**10. ADJOURNMENT**

Moved by Councillor Sharp, seconded by Councillor Dean

**THAT** the meeting adjourn.

**CARRIED**

The meeting adjourned at 10:46 p.m.