

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, B.C., ON MONDAY, JANUARY 17, 2005 AT 6:00 P.M.

PRESENT:

COUNCIL MEMBERS

Mayor B.A. Sharp Councillor R.C. Clark Councillor R.J. Fearnley Councillor R.N. Heywood Councillor C.R. Keating Councillor D.R. Mussatto Councillor B.W. Perrault

STAFF MEMBERS

A.K. Tollstam, City Manager S.E. Dowey, City Clerk

J.M. Rowe, Assistant City Clerk T. Christie, Director of Finance B. Susak, Deputy City Engineer

F.A. Smith, Director, Community Development

S. Ono, City Engineer R.H. White. City Planner

S. Smith, Planner, Engineering Department

G. Penway, Assistant City Planner

L. Orr, Community Planner

The meeting was called to order at 6:01 p.m.

ADOPTION OF MINUTES

Moved by Councillor Clark, seconded by Councillor Perrault

THAT the following Minutes be adopted as circulated:

- 1. Regular Council Meeting Minutes, January 10, 2005
- 2. In Camera Committee of the Whole Meeting Minutes, January 10, 2005.

CARRIED UNANIMOUSLY

CONSENT AGENDA ITEMS

{Items *5, *6, *16, *17, *18, *19, *20, *21, *22 and *23}

Moved by Councillor Clark, seconded by Councillor Heywood

THAT the resolutions listed within the "Consent Agenda" of January 17, 2005, be approved, as follows:

CONFIDENTIAL REPORTS

*5. Appointments to the Advisory Design Panel - File: 1085-03-A1-01

Report: City Clerk, January 12, 2005.

PURSUANT to the report of the City Clerk, dated January 12, 2005, entitled "Appointments to the Advisory Design Panel":

THAT Ms. Nancy Paul, Landscape Architect, be appointed for a two year term to conclude on January 31, 2007;

AND THAT Mr. Shane Friars and Ms. Agatha Malczyk, Architect Representatives, be reappointed for a two year term to conclude on January 31, 2007;

AND THAT Mr. Dave Rose, Business Representative, be reappointed for a two year term to conclude on January 31, 2007;

AND THAT Mr. Raymond Vesely, Construction Representative, be reappointed for a two year term to conclude on January 31, 2007;

AND THAT Ms. Ute Stein, Artist Representative, be appointed for a two year term to conclude on January 31, 2007.

(CARRIED UNANIMOUSLY)

*6. Appointments to the Parks and Environment Advisory Committee - File: 1085-03-P4-01

Report: City Clerk, January 12, 2005.

PURSUANT to the report of the City Clerk, dated January 12, 2005, entitled "Appointments to the Parks and Environment Advisory Committee":

THAT Mr. Paul McCann, Mr. Don Pullen, Ms. Elizabeth Leboe, Mr. Peter Rennie, Mr. Stephen Wong and Mr. Nicholas Bartley, be reappointed for a three year term to conclude on January 31, 2008.

(CARRIED UNANIMOUSLY)

BYLAWS - Reconsideration and Final Adoption

*16. "Wharf Regulation Bylaw, 2005, No. 7665" (St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier)".

THAT the said Bylaw No. 7665, be reconsidered.

(CARRIED UNANIMOUSLY)

THAT the said Bylaw No. 7665, be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

(CARRIED UNANIMOUSLY)

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

*17. Rezoning Application: 320-324 West 13th Street (F.S. Tehrani/H.J. Deris/H. Najian & Assoc., CD-46) - File: 3345-02 13W 320

Report: Development Planner, Community Development, January 11,

2005

PURSUANT to the report of the Development Planner dated January 11, 2005, entitled "Rezoning Application: 320-324 West 13th Street, (F.S. Tehrani/H.J. Deris/H. Najian & Assoc., CD-46)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2005, No. 7654" (Fariborz Safaei Tehrani/Homeyra Jokar Deris, 320/322/324 West 13th Street, CD-46, Text Amendment), be considered;

AND THAT the Public Hearing be waived.

(CARRIED UNANIMOUSLY)

BYLAWS - Introduction and First Reading Only

*18. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2005, No. 7654" (Fariborz Safaei Tehrani/Homeyra Jokar Deris, 320/322/324 West 13th Street, CD-46, Text Amendment).

THAT Bylaw No. 7654 be read a first time in short form, copy of same having been distributed to Council members and read by them.

(CARRIED UNANIMOUSLY)

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

*19. New Wharf Regulation Bylaw - Associated Amendments to Existing Bylaws - File: 3020-03-02 ST / 3020-03-02 PARKS / 3020-03 02 W

Report: Planner, Engineering, January 12, 2005.

PURSUANT to the report of the Planner, Engineering, dated January 12, 2005, entitled "New Wharf Regulation Bylaw - Associated Amendments to Existing Bylaws":

THAT the "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2005, No. 7668" (Wharf Regulation Bylaw), be considered;

AND THAT the "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2005, No. 7669" (Wharf Regulation Bylaw), be considered;

AND THAT the "Ticket Information Bylaw, 1992, No. 6300, Amendment Bylaw, 2005, No. 7670" (Wharf Regulation Bylaw), be considered.

(CARRIED UNANIMOUSLY)

BYLAWS - Introduction and First Three Readings

- *20. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2005, No. 7668" (Wharf Regulation Bylaw).
- *21. "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2005, No. 7669" (Wharf Regulation Bylaw).
- *22. "Ticket Information Bylaw, 1992, No. 6300, Amendment Bylaw, 2005, No. 7670" (Wharf Regulation Bylaw)

THAT Bylaws Nos. 7668, 7669 and 7670, be read a first time in short form, copies of same having been distributed to Council members and read by them.

(CARRIED UNANIMOUSLY)

THAT the said Bylaws Nos. 7668, 7669 and 7670, be read a second time in short form.

(CARRIED UNANIMOUSLY)

THAT the said Bylaws Nos. 7668, 7669 and 7670, be read a third time in short form and passed subject to reconsideration.

(CARRIED UNANIMOUSLY)

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

*23. Draft Indicators for the Official Community Plan - Targets and Indicators Monitoring Strategy (OCP-TIMS) - File: 3330-04

Report: Policy Analyst, Community Development, January 11, 2005

PURSUANT to the report of the Policy Analyst dated January 11, 2005, entitled "Draft Indicators for the Official Community Plan - Targets and Indicators Monitoring Strategy (OCP-TIMS)":

THAT the Draft Indicators attached to the January 11, 2005 report, that will form part of a monitoring strategy for the Official Community Plan, be referred to the public for input;

AND THAT the public input process regarding the draft indicators consist of a Public Display at a City location and on-line with a staff resource and questionnaire for input.

CARRIED UNANIMOUSLY

END OF CONSENT AGENDA ITEMS

Moved by Councillor Keating, seconded by Councillor Mussatto

THAT the Council recess to the Committee of the Whole In-Camera, to consider the items as listed under the Committee of the Whole Section of the Council Agenda, for the following reasons respectively for each item:

- 3. Section 90 (1) (k)
- 4. Section 90 (1) (k)

CARRIED UNANIMOUSLY

The meeting recessed at 6:02 p.m. and reconvened at 7:03p.m. with the same personnel present.

Moved by Councillor Keating, seconded by Councillor Mussatto

THAT Council recess to the Public Hearing and Public Meeting scheduled for this evening.

CARRIED UNANIMOUSLY

The meeting recessed at 7:03 p.m. and reconvened at 7:11 p.m. with the same personnel present.

BYLAWS - Second and Third Readings

7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2004, No. 7661" (Child Care Use - Parking Requirements, City of North Vancouver).

Moved by Councillor Clark, seconded by Councillor Keating

THAT Bylaw No. 7661 be read a second time in short form.

CARRIED UNANIMOUSLY

Moved by Councillor Clark, seconded by Councillor Keating

THAT Bylaw No. 7661 be read a third time in short form and passed subject to reconsideration and final adoption.

CARRIED UNANIMOUSLY

Moved by Councillor Heywood, seconded by Councillor Keating

THAT the meeting recess to the Public Hearing regarding Bylaw No. 7666 "One Unit Dwelling Basement/Cellar Gross Floor Area Exclusion – Text Amendment", scheduled for this evening.

CARRIED UNANIMOUSLY

The meeting recessed at 7:12 p.m. and reconvened at 7:45 p.m. with the same personnel present.

BYLAWS - Second and Third Readings

8. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2004, No. 7666" (One Unit Dwelling Basement/Cellar Gross Floor Area Exclusion - Text Amendment).

Moved by Councillor Clark, seconded by Councillor Fearnley

THAT Bylaw No.7666 be read a second time in short form.

CARRIED UNANIMOUSLY

Moved by Councillor Clark, seconded by Councillor Fearnley

THAT Bylaw No. 7666 be read a third time in short form and passed subject to reconsideration and final adoption.

CARRIED UNANIMOUSLY

Moved by Councillor Clark, seconded by Councillor Heywood

THAT the meeting recess to the Public Hearing regarding Bylaw 7664 and the Public Meeting regarding Development Permit No. 3, Parcel 3, 158 East Esplanade, scheduled for this evening.

CARRIED UNANIMOUSLY

The meeting recessed at 7:55 p.m. and reconvened at 8:54 p.m. with the same personnel present.

BYLAWS - Second and Third Readings

9. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2004, No. 7664" (Pinnacle International Group, 158 East Esplanade, The Pier Parcel 3, CD-393 Text Amendment).

Moved by Councillor Mussatto, seconded by Councillor Perrault

THAT Bylaw No. 7664 be read a second time in short form.

CARRIED UNANIMOUSLY

Moved by Councillor Mussatto, seconded by Councillor Perrault

THAT Bylaw No. 7664 be read a third time in short form and passed subject to reconsideration and final adoption.

CARRIED UNANIMOUSLY

Councillor Keating left meeting.

CORRESPONDENCE

10. Arlene Shwetz, Manager, Community Relations, Lower Mainland/Coastal Region, BC Hydro, January 12, 2005.

Re: BC Hydro 2005 Integrated Electricity Plan: Vancouver Regional Workshop - File: 1840-03-01

Moved by Councillor Clark, seconded by Councillor Mussatto

PURSUANT to the correspondence received from Arlene Shwetz, Manager, Community Relations, Lower Mainland/Coastal Region, BC Hydro, dated January 12, 2005 regarding "BC Hydro 2005 Integrated Electricity Plan: Vancouver Regional Workshop":

10. Arlene Shwetz, Manager, Community Relations, Lower Mainland/ Coastal Region, BC Hydro, January 12, 2005 continued

Re: BC Hydro 2005 Integrated Electricity Plan: Vancouver Regional Workshop - File: 1840-03-01

THAT Councillor R.J. Fearnley be authorized to attend the "BC Hydro 2005 Integrated Electricity Plan: Vancouver Regional Workshop";

AND THAT the costs be paid in accordance with City Policy;

AND THAT the funds be provided from the 2005 Legislative Conventions and Delegations Account.

CARRIED UNANIMOUSLY

Councillor Keating returned to the meeting.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

11. Secondary Suites - Policy Committee Meeting Follow-Up - File: 3030-06-02

Report: Planner, Community Development, December 29, 2004

Councillor Mussatto briefly left and returned to the meeting.

Moved by Councillor Clark, seconded by Councillor Perrault

PURSUANT to the report of the Planner dated December 29, 2004, entitled "Secondary Suites - Policy Committee Meeting Follow-up":

Issue No. 1: Remove owner occupancy requirements.

THAT no changes be taken to modify the City's current policies regarding the owner occupancy requirement.

Issue No. 2: Remove the additional parking requirement.

THAT staff be requested to investigate modifications to the additional parking requirement in cases of proximity to transit, heritage buildings, or where there is no lane access.

Issue No. 3: Eliminate the maximum and minimum size requirement.

THAT the maximum suite size requirement be retained, and that staff be requested to investigate possible amendments to the minimum suite size requirement, with the livability of the resulting suite being the primary focus, and that the Province also be requested to review its regulations in this regard.

Issue No. 4: Eliminate the prohibition of suites in cellars.

THAT staff be requested to investigate possible amendments to the prohibition of suites in cellars, with the livability of the resulting suite being the primary focus.

Issue No. 5: Allow more than one suite in a home.

THAT no changes be taken to modify the City's current policies regarding the number of suites permitted in a home.

<u>Issue No. 6: Allow suites to be developed with no internal connection to the main unit.</u>

THAT no changes be taken at this time to modify the City's current policies regarding the development of suites with no internal connection to the main unit.

New Item No. 10

THAT staff be requested to develop guidelines to permit both secondary suites, accessory home office and accessory home occupation uses in single family dwellings.

The vote upon the recommendations was taken separately, as follows:

Issue No. 1: Remove owner occupancy requirements.

THAT no changes be taken to modify the City's current policies regarding the owner occupancy requirement.

A recorded vote was taken on the motion.

Voting in favour: Councillor Fearnley

Councillor Perrault Councillor Heywood Councillor Clark Mayor Sharp

Voting against: Councillor Mussatto

Councillor Keating

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

Moved by Councillor Mussatto, seconded by Councillor Keating

THAT staff be requested to seek a legal opinion with regards to the above noted "Owner Occupancy Requirement" recommendation.

A recorded vote was taken on the motion.

Voting in favour: Councillor Mussatto

Councillor Keating Councillor Clark Mayor Sharp

Voting against: Councillor Perrault

Councillor Heywood Councillor Fearnley

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

Issue No. 2: Remove the additional parking requirement.

THAT staff be requested to investigate modifications to the additional parking requirement in cases of proximity to transit, heritage buildings, or where there is no lane access.

A recorded vote was taken on the motion.

Voting in favour: Councillor Keating

Councillor Clark
Councillor Fearnley
Councillor Mussatto

Voting against: Councillor Perrault

Councillor Heywood

Mayor Sharp

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

Issue No. 3: Eliminate the maximum and minimum size requirement.

THAT the maximum suite size requirement be retained, and that staff be requested to investigate possible amendments to the minimum suite size requirement, with the livability of the resulting suite being the primary focus, and that the Province also be requested to review its regulations in this regard.

Issue No. 4: Eliminate the prohibition of suites in cellars.

THAT staff be requested to investigate possible amendments to the prohibition of suites in cellars, with the livability of the resulting suite being the primary focus.

Issue No. 5: Allow more than one suite in a home.

THAT no changes be taken to modify the City's current policies regarding the number of suites permitted in a home.

New Item No. 10

THAT staff be requested to develop guidelines to permit both secondary suites, accessory home office and accessory home occupation uses in single family dwellings.

CARRIED UNANIMOUSLY

<u>Issue No. 6: Allow suites to be developed with no internal connection to the main unit.</u>

THAT no changes be taken at this time to modify the City's current policies regarding the development of suites with no internal connection to the main unit.

DEFEATED

Moved by Councillor Keating, seconded by Councillor Mussatto

THAT the City's current policies regarding the development of suites with no internal connection to the main unit be brought in line with the British Columbia Building Code.

CARRIED UNANIMOUSLY

Moved by Councillor Clark, seconded by Councillor Fearnley

Issue No. 7: Allow suites to be detached from the main dwelling unit.

THAT no changes be taken at this time to modify the City's current policies regarding the processing of development applications for detached secondary suites pending a more formal review regarding the provision of this housing form.

The vote upon Issue No. 7 was taken separately, as follows:

THAT no changes be taken at this time to modify the City's current policies regarding the processing of development applications for detached secondary suites.

CARRIED

Councillor Clark is recorded as voting contrary to the motion.

pending a more formal review regarding the provision of this housing form.

CARRIED

Councillor Perrault is recorded as voting contrary to the motion.

Moved by Councillor Clark, seconded by Councillor Perrault

<u>Issue No. 8: Eliminate the prohibition of additional suites in buildings</u> <u>designed as duplexes or apartment buildings.</u>

THAT no changes be taken at this time to eliminate the prohibition of additional suites in buildings designed as duplexes or apartment buildings.

A recorded vote was taken on the motion.

Voting in favour: Councillor Perrault

Councillor Heywood Councillor Clark Mayor Sharp

Voting against: Councillor Fearnley

Councillor Mussatto Councillor Keating

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

Councillor Perrault left the meeting declaring a possible conflict of interest with regards to item 11, Issue No. 9, on the agenda as she has two outstanding safety issues to conclude regarding the secondary suite in her home.

Moved by Councillor Clark, seconded by Councillor Fearnley

<u>Issue No. 9: Remove non-safety related provisions which make it difficult to install or legalize suites.</u>

THAT the City of North Vancouver encourage the Government of British Columbia to order a review, and subsequent amendment, of the Provincial Building Code to create more flexible standards for secondary suites, while ensuring that health, safety, and fire separation standards are not compromised.

CARRIED UNANIMOUSLY

Councillor Perrault returned to the meeting.

12. Planning Division Work Program - 2005 Proposal - File: 3380-02

Report: City Planner, Community Development, December 29, 2004.

Moved by Councillor Clark, seconded by Councillor Keating

PURSUANT to the report of the City Planner dated December 29, 2004, entitled "Planning Division Work Program - 2005 Proposal":

THAT Community Development be requested to pursue the 2005 Planning Division Work Program as described in the December 29, 2004, report for including in the 2005 Community Development Department Work Program and Performance Contract and based on the following:

- re-establishing planning staff allocation in the long range and policy planning areas;
- increasing community planning staff involvement in land use reviews;
- maintaining the Lower Lonsdale office for at least the first half of 2005;

12. Planning Division Work Program - 2005 Proposal - File: 3380-02 continued

AND THAT separate reports on the financial and interdepartmental implications of the four additional priorities identified by Council:

- Town Hall Meetings (Planning Issues)
- 2007 Centennial, and
- City response to the 2010 Olympics

be prepared and forwarded to Council as part of the 2005 Financial Planning process, if existing resources are inadequate to respond to these Council priorities.

CARRIED

Moved by Councillor Clark, seconded by Councillor Keating

THAT a separate report on the financial and interdepartmental implications of the following additional priority identified by Council:

Coachhouse Guidelines

be prepared and forwarded to Council as part of the 2005 Financial Planning process, if existing resources are inadequate to respond to this Council priority.

CARRIED

Councillor Mussatto and Councillor Perrault are recorded as voting contrary to the motion.

MOTIONS AND NOTICES OF MOTION

13. Development Variance Permit Application No. 187: Scott Land & Lease and Bell Mobility/RKTG Engineering, 805 Automall Drive, DVP No. 187 - File: 3358-03 Automall Dr.

Moved by Councillor Mussatto, seconded by Councillor Keating

THAT Development Variance Permit No. 187 be issued to Scott Land & Lease and Bell Mobility in accordance with Section 922 of the Local Government Act;

AND THAT the Mayor and City Clerk be authorized to sign and seal Development Variance Permit No. 187.

13. Development Variance Permit Application No. 187: Scott Land & Lease and Bell Mobility/RKTG Engineering, 805 Automall Drive, DVP No. 187 - File: 3358-03 Automall Dr. continued

Moved by Councillor Clark, seconded by Councillor Heywood

THAT the requirements of the Procedure Bylaw to terminate the meeting at 10:30 P.M., be waived, and the meeting continue to 11:00 P.M., if necessary.

CARRIED UNANIMOUSLY

A recorded vote was taken on the motion with regards to Item 13.

Voting in favour: Councillor Mussatto

Councillor Perrault

Voting against: Councillor Clark

Councillor Fearnley Councillor Keating Councillor Heywood

Mayor Sharp

The motion with regards to Item 13 was **DEFEATED** by a vote of five to two.

14. Auto Dealership Sites on Marine Drive - File: 3300-07-02 Marine 879

Submitted by Councillor R. C. Clark

Moved by Councillor Clark, seconded by Councillor Fearnley

BE IT RESOLVED that staff be requested to meet with the principals of the former Dick Irwin & Dave Buck auto dealership sites and the owners of Capilano Village on Marine Drive to discuss the merits of a development proposal for their combined sites.

CARRIED

Councillor Mussatto and Councillor Keating are recorded as voting contrary to the motion.

15. Possible Loss of the Film Industry to British Columbia - File: 3510-01

Submitted by Councillor B. W. Perrault and Councillor C.R. Keating

Moved by Councillor Perrault, seconded by Councillor Keating

WHEREAS there is the possible loss of the film industry to British Columbia;

WHEREAS the Provinces of Ontario and Quebec have recently announced that they will increase the labour tax credit for foreign and domestic film companies;

WHEREAS there has been no indication that similar measures will be enacted in British Columbia;

WHEREAS the local film industry provides approximately 6000 jobs for local residents, as well as contributing an excess of a hundred billion dollars a year to the local economy; and

WHEREAS B.C. Finance Minister, Colin Hansen has indicated that the industry's concerns will be addressed no later than February 15, 2005;

NOW THEREFORE BE IT RESOLVED THAT the City of North Vancouver urge the Provincial Government of British Columbia to call an emergency meeting of the Legislature to deal with this vitally important issue; and

RESOLVED THAT this motion be circulated to the municipalities throughout British Columbia and M.L.A.'s Katherine Whittred, Daniel Jarvis, Ralph Sultan, Premier Gordon Campbell, Finance Minister Colin Hansen and Opposition Leader Carole James; and

RESOLVED THAT should the Legislature not be recalled that staff be requested to invite the Finance Minister, Colin Hansen, to appear before Council as soon as possible at a special meeting, if necessary, so that we can explain the situation to him directly.

Moved by Councillor Clark, seconded by Councillor Mussatto

THAT the requirements of the Procedure Bylaw to terminate the meeting at 11:00 P.M., be waived, and the meeting continue until items 15, 3 and 4 on the agenda have been concluded.

CARRIED UNANIMOUSLY

The original motion was then **CARRIED UNANIMOUSLY**

REPORT OF COMMITTEE OF THE WHOLE

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

3. 2005-2014 Financial Plan - 2005 Public Survey - File: 1650-09

Report: Director of Finance, January 12, 2005.

PURSUANT to the report of the Director of Finance, dated January 12, 2005, entitled "2005 – 2014 Financial Plan – 2005 Public Survey":

THAT a professionally conducted public survey, based on Option 1 of the January 12, 2005 report, be conducted forthwith, to seek public input on City top of mind issues, quality of life, performance, public consultation/communications, spending priorities, strategic vision, growth and development;

AND THAT the report of the Director of Finance, dated January 12, 2005, entitled "2005-2014 Financial Plan – 2005 Public Survey" and the contents therein, remain in camera.

(CARRIED UNANIMOUSLY)

4. Joint Services with Districts of North Vancouver and West Vancouver - File: 1090-08

Report: City Manager, January 12, 2005.

THAT the action taken by the Committee of the Whole in camera this evening with regards to "Joint Services with Districts of North Vancouver and West Vancouver" be ratified:

AND THAT the wording of the recommendation and the report of the City Manager, dated January 12, 2005, remain in camera.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Councillor Fearnley, seconded by Councillor Keating

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:10 p.m.