



**MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, B.C., ON MONDAY, JULY 24, 2006 AT 5:30 P.M.**

---

**PRESENT:**

**COUNCIL MEMBERS**

Mayor D.R. Mussatto  
Councillor P.J. Bookham  
Councillor R.J. Fearnley  
Councillor R.N. Heywood  
Councillor C.R. Keating  
Councillor B.W. Perrault  
Councillor S.A. Schechter

**STAFF MEMBERS**

A.K. Tollstam, City Manager  
S.E. Dowey, City Clerk  
J.M. Rowe, Assistant City Clerk  
F.A. Smith, Director, Community Development  
G. Penway, City Planner  
K. Russell, Development Planner  
F. Caouette, Director, Corporate Services  
P. Sanderson, Manager, Economic Development  
C. Kathler, Community Planner  
B. Susak, Deputy City Engineer  
T. Kwan, Transportation Planner  
C. Perry, Supervisor, Development Servicing  
P. Penner, Community Planner  
D. Sigston, Manager - Lands  
I. Gordon, Co-Waterfront Project-Development  
Manager/Deputy Director, Finance  
M. Hunter, Environmental Coordinator

The meeting was called to order at 5:32 p.m.

**ADOPTION OF MINUTES**

Moved by Councillor Heywood, seconded by Councillor Perrault

**THAT** the following Minutes be adopted as circulated:

1. Special Council Meeting Minutes, July 17, 2006.
2. In Camera Committee of the Whole Meeting Minutes, July 17, 2006.

**CARRIED UNANIMOUSLY**

Moved by Councillor Heywood, seconded by Councillor Perrault

**THAT** Item 12 on the agenda be brought forward for consideration at this time.

**CARRIED UNANIMOUSLY**

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

12. Ridgeway Elementary School Seismic Upgrade and Rehabilitation Feasibility Study (Iredale Group Architecture) – File: 3380-02 R1

Moved by Councillor Heywood, seconded by Councillor Keating

**THAT** item 12 be deleted from the agenda.

**CARRIED UNANIMOUSLY**

Moved by Councillor Keating, seconded by Councillor Schechter

**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) (e) & (i)
4. Section 90 (1) (g) & (i)
5. Section 90 (1) (c) & (k)
6. Section 90 (1) (e)
7. Section 90 (1) (c)

**CARRIED UNANIMOUSLY**

The meeting recessed at 5:32 p.m. and reconvened at 6:01 p.m. with the same personnel present.

### **PUBLIC INPUT – File: 1090-21**

Ms. Dana Ranahan, 528 East 4<sup>th</sup> Street, North Vancouver, spoke regarding item 13 on the agenda, “Zoning Bylaw, 1995, No. 6700”, Section 507(7): Group Day Care Facilities Within Residential Neighbourhoods”.

Ms. Jan Malcolm, 522 East 4<sup>th</sup> Street, North Vancouver, spoke regarding item 13 on the agenda, “Zoning Bylaw, 1995, No. 6700”, Section 507(7): Group Day Care Facilities Within Residential Neighbourhoods”.

Ms. Vivian Kranenburg, 322 Lonsdale Avenue, North Vancouver, spoke regarding item 8 on the agenda “North Shore Pawn Shop Relocation Proposal to 140B Lonsdale Avenue”.

Ms. Victoria Michels, 321 Khatsalano Road, West Vancouver, spoke regarding item 8 on the agenda “North Shore Pawn Shop Relocation Proposal to 140B Lonsdale Avenue”.

Ms. Suzanne Fletcher, 4875 Skyline Drive, North Vancouver, spoke regarding item 13 on the agenda, “Zoning Bylaw, 1995, No. 6700”, Section 507(7): Group Day Care Facilities Within Residential Neighbourhoods”.

## **CONSENT AGENDA ITEMS**

{Items \*19, \*20, \*21, \*22, \*23, \*24, \*25, \*26 and \*27}

Moved by Councillor Fearnley, seconded by Councillor Keating

**THAT** the resolutions listed within the “Consent Agenda” of July 24, 2006 be approved, as follows:

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

### **\*19. Regional Seniors’ Advocacy Offices – Request for Endorsation – File: 4230-21-01**

Report: Community Planner, Community Development, July 19, 2006.

**PURSUANT** to the report of the Community Planner, dated July 19, 2006, entitled “Regional Seniors’ Advocacy Offices – Request for Endorsation”:

**THAT** the Seniors’ Advocacy Steering Committee be advised that the City of North Vancouver supports the work of the Steering Committee in developing and implementing advocacy training for volunteers working with seniors, as well as adding advocacy skills to existing community agencies who work with seniors;

**AND THAT** endorsation of the establishment of the regional seniors’ advocacy offices concept is premature in the absence of support from North Shore seniors’ organizations.

**(CARRIED UNANIMOUSLY)**

## **BYLAWS - Reconsideration and Final Adoption**

- \*20. "Hotel Room Tax Levy Bylaw, 2006, No. 7756".
- \*21. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2006, No. 7788" (Pay-in-Lieu Parking Charge Text Amendment).
- \*22. "Dog Tax and Regulation Bylaw, 2006, No. 7732, Amendment Bylaw, 2006, No. 7789".
- \*23. "Cemetery Bylaw, 2005, No. 7667, Amendment Bylaw, 2006, No. 7790".
- \*24. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2006, No. 7793" (First Home Mart Development Ltd./Vernacular Design, 250 and 266 West 17<sup>th</sup> Street, CD-517).
- \*25. "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2006, No. 7799".
- \*26. "City of North Vancouver Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2006, No. 7800".
- \*27. "Officers and Officials Bylaw, 2006, No. 7802".

**THAT** the said Bylaws Nos. 7756, 7788, 7789, 7790, 7793, 7799, 7800 and 7802 be reconsidered.

**(CARRIED UNANIMOUSLY)**

**THAT** the said Bylaws Nos. 7756, 7788, 7789, 7790, 7793, 7799, 7800 and 7802 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

**CARRIED UNANIMOUSLY**

**END OF CONSENT AGENDA ITEMS**

Moved by Councillor Schechter, seconded by Councillor Perrault

**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) (e) & (i)
4. Section 90 (1) (g) & (i)
5. Section 90 (1) (c) & (k)
6. Section 90 (1) (e)
7. Section 90 (1) (c)

**CARRIED UNANIMOUSLY**

The meeting recessed at 6:11 p.m. and reconvened at 6:47 p.m. with the same personnel present.

**REPORT COMMITTEE OF THE WHOLE**

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

**3. Cedar Village Ground Lease – Exercise of Options to Renew  
- File: 3375-10-02**

Report: Manager – Lands, Community Development, July 18, 2006.

**PURSUANT** to the report of the Manager, Lands, dated July 18, 2006, entitled “Cedar Village Ground Lease – Options to Renew”:

**THAT** Council approves the options to renew the Cedar Village Ground Lease on the following terms:

- Renewal period of twenty years in accordance with articles 43 and 44 of the Cedar Village Lease, dated September 20, 1978;
- Agreement to exercise options to renew requires a minimum of 65% of the strata title membership to agree in writing to the lease renewal;
- Individual renewal price - \$15,342;
- Renewal is open to every strata title owner for acceptance for a period of six months from the date of Council acceptance;

*continued..*

**3. Cedar Village Ground Lease – Exercise of Options to Renew  
- File: 3375-10-02 *continued***

- Any renewals outstanding after January 31, 2007 may be renewed at the rate of \$15,342 per strata unit plus the annual Consumer Price Index prorated from the date of Council acceptance until January 31, 2010 at which time any renewals will require an independent appraisal of the real estate interest by a qualified real estate appraiser and resulting value must be acceptable to the Council of the City of North Vancouver.
- Individual strata lot owners or the strata council are responsible for all legal and administrative expenses;

**THAT** the Mayor and City Clerk be authorized to execute the necessary documentation pertaining to this motion;

**AND THAT** the report of the Manager, Lands, dated July 18, 2006, entitled “Cedar Village Ground Lease – Exercise of Options to Renew” remain in camera.

**CARRIED UNANIMOUSLY**

**PROCLAMATIONS**

Nil.

**DELEGATIONS**

**Mr. Ron Williams and Ms. Christine Henry, North Shore Pawn Shop.**

Re: North Shore Pawn Shop Relocation Proposal to 140B Lonsdale Avenue –  
File: 3345-02 Lons 140

Mr. Ron Williams, North Shore Pawn Shop, advised that the building at 91 Lonsdale Avenue, in which he operates his business, has been sold. Mr. Williams advised that the new owners of the building will not be renewing his lease and that the tenancy agreement has been terminated, effective October 15, 2006. Mr. Williams advised that he and his wife wished to relocate their well run business to 140B Lonsdale, however, current City bylaws classifies this use as non-conforming. Mr. Williams asked Council to consider a variance to the current Zoning Bylaw. Mr. Williams introduced the Rev. Dr. John W. Kessel and Mr. Bruzino who would like to speak in support of their request for a variance.

Rev. Dr. John W. Kessel advised that he has known the owners for the past five years and that he sends a lot of people in difficult situations to the store to purchase items. The Rev. Kessel stated that Ron Williams and Christine Henry run an immaculate business, are extremely honest, and have great integrity and sensitivity.

*continued..*

## **DELEGATIONS**

### **Mr. Ron Williams and Ms. Christine Henry, North Shore Pawn Shop *continued***

Mr. Bruzino advised he had known Mr. Williams and Ms. Henry since 2003, after he was stranded for 14 months in the Czech Republic after his credit card and flight ticket back to Canada were stolen. Mr. Bruzino advised that he had no credit, no money, nowhere to go and that Mr. Williams and Ms. Henry had helped him out.

Mr. Williams then responded to questions from members of Council.

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

### **8. North Shore Pawn Shop Relocation Proposal to 140B Lonsdale Avenue – File: 3345-02 Lonsdale 140**

Report: Director, Community Development, July 5, 2006.

Mr. Fred Smith, Director, Community Development, responded to questions from members of Council.

Moved by Councillor Keating, seconded by Councillor Bookham

**PURSUANT** to the report of the Director, Community Development dated July 5, 2006, entitled “North Shore Pawn Shop – Relocation Proposal to 140B Lonsdale Avenue”:

**THAT** Council invite an application by North Shore Pawn Shop to rezone 140B Lonsdale Avenue on a site-specific basis.

Moved by Councillor Perrault, seconded by Councillor Schechter

**THAT** the meeting recess to the Public Hearing scheduled for this evening.

**CARRIED UNANIMOUSLY**

The meeting recessed at 7:12 p.m. and reconvened at 7:13 p.m. with the same personnel present.

The original motion was then **CARRIED.**

Councillor Perrault is recorded as voting contrary to the original motion.

Moved by Councillor Schechter, seconded by Councillor Heywood

**THAT** the meeting recess to the recessed Public Hearing scheduled for this evening.

**CARRIED UNANIMOUSLY**

The meeting recessed at 7:21 p.m., and reconvened at 8:35 p.m., with the same personnel present.

**BYLAWS - Second and Third Readings**

9. "City of North Vancouver Official Community Plan Bylaw, 2002, No. 7425, Amendment Bylaw, 2006, No. 7796" (The Catholic Independent Schools of Vancouver Archdiocese and The Roman Catholic Archbishop of Vancouver / CJP Architects, 2725, 2733 and 2745 Western Avenue, Residential Level One: Low Density to School and Institutional).
10. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2006, No. 7797" (The Catholic Independent Schools of Vancouver Archdiocese and The Roman Catholic Archbishop of Vancouver / CJP Architects, 128 West 27<sup>th</sup> Street/2705, 2725 and 2735 Lonsdale Avenue / 2715, 2725, 2733 and 2745 Western Avenue, the north/south lane in Block 239, D.L. 545 between Western Avenue and Lonsdale Avenue, and Western Avenue in Block 239, D.L. 545, CD-519).

Moved by Councillor Heywood, seconded by Councillor Keating

**THAT** items 9 & 10 be deleted from the agenda this evening.

**CARRIED UNANIMOUSLY**

**DELEGATIONS**

**Faye and Keith McMyn, Residents, City of North Vancouver.**

Re: Request for Zoning Change – 2233 Alden Lane –  
File: 3345-02 Alden 2233

Mr. Keith McMyn, Resident, North Vancouver, gave a brief overview of his property located at 2233 Alden Lane, which consists of a main house and a workshop/ garage that sits on a lot that is 250 foot deep by 50 foot wide. Mr. McMyn advised that he wanted to upgrade this building to a coach house, which would consist of 1100 sq.ft. of living space, plus patio and garden, situated approximately 40 feet from the main house, and asked Council to consider a zoning change for the property at 2233 Alden Lane.

Mr. McMyn then responded to questions from members of Council.

## **CORRESPONDENCE**

### **11. Faye and Keith McMyn, Residents, City of North Vancouver, July 6, 2006.**

Re: Request for Zoning Change – 2233 Alden Lane – File: 3345-02 Alden 2233

Moved by Councillor Keating, seconded by Councillor Bookham

**THAT** Council invites an application from Faye and Keith McMyn to rezone 2233 Alden lane, on a site specific basis, for the purpose of a coach house.

### **CARRIED UNANIMOUSLY**

### **13. Dana and Dennis Ranahan, Residents, 528 East 4<sup>th</sup> Street, July 9, 2006.**

Re: “Zoning Bylaw, 1995, No. 6700”, Section 507 (7): Group Day Care Facilities Within Residential Neighbourhoods – File: 3345-02 04 E 532

Moved by Councillor Bookham, seconded by Councillor Perrault

**THAT** staff be requested to revise “Zoning Bylaw, 1995, No. 6700” to require approval by City Council for the development and operation of Group Child Care facilities;

**AND THAT** such approval be renewed for operations on an annual basis, and that approval by City Council shall consider public input regarding such facilities.

The Director, Community Development, responded to questions from members of Council.

Councillor Bookham and Councillor Perrault withdrew the motion as the mover and seconder.

The motion was then withdrawn.

Moved by Councillor Bookham, seconded by Councillor Perrault

**THAT** staff be requested to bring back a series of tools for Council’s discretion regarding applications for day care centres in residential neighbourhoods.

Moved by Councillor Keating, seconded by Mayor Mussatto

**THAT** consideration of the motion be deferred until a Public Meeting on the City’s Day Care policy has been held.

### **CARRIED**

## **CORRESPONDENCE**

14. **Patty Edwards, Chair, Vancouver Island Regional Library Board, Vancouver Island Regional Library, July 11, 2006.**

Re: Requesting the Provincial Government to increase the Library Operating Grant – File: 1110-12-01

Moved by Councillor Perrault, seconded by Councillor Keating

**THAT** the correspondence received from Patty Edwards, Chair, Vancouver Island Regional Library Board, dated July 11, 2006, regarding “Requesting the Provincial Government to increase the Library Operating Grant”, be referred to the North Vancouver City Library Board for comment.

**CARRIED UNANIMOUSLY**

## **BYLAWS - Second and Third Readings**

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2006, No. 7794” (Adera Equities Inc., Rositch Hemphill and Associates Architects, 710-730 West 14<sup>th</sup> Street, CD-518).

Moved by Councillor Fearnley, seconded by Mayor Mussatto

**THAT** the said Bylaw No. 7794 be read a second time in short form.

**CARRIED**

Moved by Councillor Fearnley, seconded by Councillor Schechter

**THAT** the said Bylaw No. 7794 be read a third time in short form and passed subject to reconsideration.

**CARRIED**

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

### **16. Mosquito Creek Ravine, East Bank Assessment – File: 4037-03-M1**

Recommendation: Committee of the Whole, In Camera, July 17, 2006

Councillor Schechter briefly left and returned to the meeting.

Moved by Councillor Heywood, seconded by Councillor Keating

**PURSUANT** to the report of the Manager, Environment and Parks, dated July 12, 2006, entitled “Mosquito Creek Ravine East Bank Assessment”:

**THAT** copies of the Mosquito Creek Ravine East Bank Assessment study be provided to the affected property owners;

**AND THAT** the City offer to undertake detailed geotechnical assessments, where they feel necessary, on behalf of consenting property owners to mitigate impacts on the owners by absorbing the cost for the detailed assessments;

**AND THAT** staff work with the affected property owners to implement the recommendations provided in the Mosquito Creek Ravine Assessment;

**AND THAT** \$230,000 be reallocated from the approved Jones Avenue Drainage project to the Mosquito Creek slope and drainage remediation works;

**AND THAT** staff investigate potential sources of funding from senior levels of government to mitigate impacts to individual property owners.

**CARRIED UNANIMOUSLY**

**17. Museum Vision and New Museum Facility – File: 1085-03-N5-01**

Report: Chair, North Vancouver Museum & Archives Commission and  
Director, North Vancouver Museum & Archives, July 18, 2006.

Moved by Councillor Fearnley, seconded by Mayor Mussatto

**PURSUANT** to the report of the Chair, North Vancouver Museum & Archives Commission and Director, North Vancouver Museum & Archives, dated July 18, 2006, entitled “Museum Vision and New Museum Facility”:

**THAT** the North Vancouver Museum & Archives Commission’s vision for a new community Museum in North Vancouver be endorsed;

**AND THAT** staff be requested to continue to explore with the North Vancouver Museum & Archives Commission future sites to locate a new Museum facility;

**AND THAT** staff be requested to report back to Council with options for a new Museum facility within three months.

**DEFEATED**

Moved by Councillor Keating seconded by Councillor Perrault

**THAT** the North Vancouver Museum & Archives Commission’s vision for a new Community Museum in North Vancouver be endorsed;

**AND THAT** staff be requested to continue to explore with the North Vancouver Museum & Archives Commission future sites to locate a new Museum facility;

**AND THAT** staff be requested to report back to Council with options for a new Museum facility by the Fall of 2006.

**CARRIED**

**18. Economic Development Strategy Proposal – File: 3500-01**

Report: Manager, Economic Development, July 19, 2006.

Moved by Councillor Keating, seconded by Councillor Heywood

**PURSUANT** to the report of the Manager, Economic Development, dated July 19, 2006, entitled “Economic Development Strategy Proposal”:

**THAT** Council pursue the preparation of an Economic Development Strategy as outlined in the July 19, 2006 report;

**AND THAT** the subject of preparing an Economic Development Strategy be referred to the 2006 Revised Budget process.

**CARRIED UNANIMOUSLY**

Moved by Councillor Keating, seconded by Councillor Schechter

**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:

5. Section 90 (1) (c) & (k)
6. Section 90 (1) (e)
7. Section 90 (1) (c)

**CARRIED UNANIMOUSLY**

The meeting recessed at 9:57 p.m.

*A motion to continue past 10:30 p.m. was unanimously endorsed in the Committee of the Whole in camera meeting held this evening.*

*A motion was unanimously endorsed in the Committee of the Whole in camera meeting this evening to adjourn the meeting.*

The meeting adjourned at 10:31 p.m.