



**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 13, 2010
AT 6:00 P.M.**

PRESENT:

COUNCIL MEMBERS

Mayor D.R. Mussatto
Councillor P.J. Bookham
Councillor R.C. Clark
Councillor R.J. Fearnley
Councillor R.G. Heywood
*Councillor C.R. Keating
Councillor M.L. Trentadue

STAFF MEMBERS

A.K. Tollstam, City Manager
R.G. Anderson, City Clerk
K. Kenney, Deputy City Clerk
F. Caouette, Director, Corporate Services
I. Gordon, Director, Finance
R.H. White, Director, Community Development
M. Pavao, Director, Human Resources
D. Sigston, Deputy Director, Corporate Services
B. Themens, Deputy Director, Finance
S. Ono, City Engineer
D. Mitic, Assistant City Engineer, Transportation
G. Penway, Deputy Director, Community
Development
D. Pope, Deputy City Engineer
E. Adin, City Planner
T. Barber, Manager, Engineering Planning &
Design
L. Orr, Waterfront Project Manager
C. Jackson, Environmental Coordinator
J. de Ruiter, Assistant Manager, Inspections
A. Kurnicki, Streetscape Planner
P. Penner, Community Planner
N. Kirkpatrick, Director, North Vancouver
Museum and Archives
S. Wilks, Timekeeper

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

ADOPTION OF MINUTES

Moved by Councillor Clark, seconded by Councillor Trentadue

THAT the following Minutes be adopted as circulated:

1. Regular Council Meeting Minutes, December 6, 2010.
2. In Camera Committee of the Whole Meeting Minutes, December 6, 2010.

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD – 6:00 P.M. – File: 1090-21

- Mr. Ron Sostad, 312, E. 1st St., North Vancouver, spoke regarding “a book he is writing about History of North Vancouver”.
- Ms. Elaine Hasemore, #124 – 332 Lonsdale Avenue, North Vancouver, spoke regarding “Item 15 - Rezoning Application: 222 – 238 Lonsdale Avenue”.

*Councillor Keating entered at the meeting at 6:05 p.m.

CONSENT AGENDA ITEMS

Moved by Councillor Clark, seconded by Councillor Keating

THAT the resolutions listed within the “Consent Agenda” of December 13, 2010 be approved as follows:

COMMITTEE OF THE WHOLE (IN CAMERA) CONFIDENTIAL REPORTS

***10. Leave of Absence Without Pay Request – File: 1800-06/1880-03-09**

Report: Manager, Human Resources, December 7, 2010.

PURSUANT to the report of the Manager, Human Resources, dated December 7, 2010, entitled “Leave of Absence Without Pay Request”:

THAT the recommendation outlined in the report of Manager, Human Resources dated December 7, 2010, entitled “Leave of Absence without Pay Request” be ratified;

AND THAT the wording of the recommendation and the report of the Manager, Human Resources, dated December 7, 2010, entitled “Leave of Absence Without Pay Request” remain in camera.

(CARRIED UNANIMOUSLY)

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

***28. 2041 Westview Drive – Re-Issue Development Permit for Streamside Protection and Enhancement – File: 3345-02 Westview Dr 2041**

Report: Planning Technician 2, Community Development,
December 9, 2010.

PURSUANT to the report of the Planning Technician 2, dated December 9, 2010, entitled “2041 Westview Drive - Re-Issue Development Permit for Streamside Protection and Enhancement”:

THAT Development Permit DPA2010-00008 for Streamside Protection and Enhancement (Reza Kaboodani, 2041 Westview Drive), be considered for issuance pursuant to Section 920 of the Local Government Act;

AND THAT the Public Meeting requirement be waived.

(CARRIED UNANIMOUSLY)

***29. 2010 4th Quarter Waterfront Project Update – File: 3330-02 01 W 01**

Report: Waterfront Project Manager, December 7, 2010.

PURSUANT to the report of the Waterfront Project Manager, dated December 7, 2010, entitled “2010 4th Quarter Waterfront Project Update”:

THAT the December 7, 2010 report be received and filed.

(CARRIED UNANIMOUSLY)

BYLAWS - Reconsideration and Final Adoption

- *30. "Bylaw Notice Enforcement Bylaw, 2005, No. 7675, Amendment Bylaw, 2010, No. 8131" (Increase in penalties for Street and Traffic Bylaw, 1991, No. 6234, offences).
- *31. "Development Cost Charge (Streets) Reserve Fund Expenditure Bylaw, 2010, No. 8141" (Repayment of Loan Re: Low Level Road Construction).
- *32. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2010, No. 8054" (J. Lantela, 427-429 Alder Street, CD-580).
- *33. "Heritage Designation Bylaw, 2010, No. 8055" (J. Lantela, 427 – 429 Alder Street).

THAT the said Bylaws No. 8131, 8141, 8054 and 8055 be reconsidered.

(CARRIED UNANIMOUSLY)

THAT the said Bylaws No. 8131, 8141, 8054 and 8055 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 Clark, seconded by Councillor Keating

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) & (k)
4. Section 90 (1) (e)
5. Section 90 (1) (c)
6. Section 90 (1) (c)
7. Section 90 (1) (a)
8. Section 90 (1) (a)
9. Section 90 (1) (a)

CARRIED UNANIMOUSLY

The meeting recessed at 6:05 p.m. and reconvened at 7:13 p.m. with the same personnel present.

DELEGATION

Mr. Peter Xotta, Vice President, Planning and Development, Port Metro Vancouver.

Re: Low Level Road Improvements Project – File: 4105-03-01

Mr. Peter Xotta, Vice President, Planning and Development, Port Metro Vancouver, gave a PowerPoint presentation regarding “Low Level Road Improvements Project”, as follows:

- Port Metro Vancouver is seeking Council’s endorsement of the consultation plan;
- North Shore Trade Area Program overview;
- \$225 million in federal funding for the program;
- federal funding expires in 2014;
- Lower Level Road Improvement project overview;
- scope of project identified;
- overview of community benefits;
- community consultation program goals and objectives identified;
- proposed schedule and next steps.

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

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

11. Low Level Road Improvement – Endorsement of Communication and Consultation Plan – File: 5400-01

Report: Manager, Engineering Planning & Design, December 7, 2010.

Moved by Councillor Bookham, seconded by Councillor Fearnley

PURSUANT to the report of the Manager, Engineering Planning & Design, dated December 7, 2010, entitled “Low Level Road Improvement – Endorsement of Communication and Consultation Plan”:

THAT the Communication and Consultation Plan prepared by Port Metro Vancouver for the Low Level Road Improvement Project be endorsed.

CARRIED UNANIMOUSLY

DELEGATION

Ms. Christianne Wilhelmson, Executive Director, Georgia Strait Alliance.

Re: Sewage Treatment and the Requirements and Opportunities Around the Upgrade to the Lions Gate Plant – File: 4030-06-10

Ms. Christianne Wilhelmson, Executive Director, Georgia Strait Alliance, gave a PowerPoint presentation regarding “Sewage Treatment and the Requirements and Opportunities Around the Upgrade to the Lions Gate Plant”, as follows:

- mandate of the Georgia Strait Alliance – protection and preservation of marine environment of the Georgia Strait;
- urged improved waste water treatment for the region, in particular upgrading of Lions Gate Treatment plant in the next 10 years;
- the risks posed to environmental and human health are reduced by treating wastewater before it is discharged;
- pollution is threatening important local fish habitat;
- Lion’s Gate Treatment plant is a source of pollution;
- federal Fisheries Act - illegal to dump toxins in fish bearing habitat;
- new federal wastewater legislation - hope to have regulations that would make secondary treatment the law;
- Lions Gate needs to be upgraded to secondary treatment before 2020;
- traditional treatment plants are expensive and smelly;
- new initiatives - close the loop on waste management, will create resources, lower operation cost, reduce green house gases;

Continued...

DELEGATION - Continued

- provided examples of cities that have integrated resource management;
- need to plan and to act now.

Ms. Wilhelmson then responded to questions from members of Council.

CORRESPONDENCE

12. Ms. Christianne Wilhelmson, Executive Director, Georgia Strait Alliance, November 10, 2010.

Re: Sewage Treatment and the Requirements and Opportunities
Around the Upgrade to the Lions Gate Plant – File: 4030-06-10

Moved by Councillor Keating, seconded by Councillor Trentadue

THAT the correspondence received from Ms. Christianne Wilhelmson, Executive Director, Georgia Strait Alliance, dated November 10, 2010, regarding “Sewage Treatment and the Requirements and Opportunities Around the Upgrade to the Lions Gate Plant” be referred to staff for a follow-up report on opportunities for the City of North Vancouver, including the Lonsdale Energy Corp.

CARRIED UNANIMOUSLY

13. Mr. Amin Karim, President, Vancouver’s North Shore Tourism Association (VNSTA), November 16, 2010.

Re: The Destination Marketing and Tourism Development Agreement
with the District and VNSTA that expires January 31, 2012.

Moved by Councillor Bookham, seconded by Councillor Fearnley

THAT the letter dated November 16, 2010 from Vancouver’s North Shore Tourism Association be referred to staff for a report.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

14. Encouraging Energy Retrofits in Existing Buildings – File: 4010-01

Report: City Planner, Community Development, December 8, 2010.

Moved by Councillor Keating, seconded by Councillor Fearnley

PURSUANT to the report of the City Planner, dated December 8, 2010, entitled “Encouraging Energy Retrofits in Existing Buildings”:

WHEREAS the City has committed in the Official Community Plan to significantly reduce energy use and greenhouse gases, which contribute negatively to climate change;

AND WHEREAS the City has set as an Official Community Plan (OCP) action the pursuit of increasingly aggressive energy standards for new and existing building over time beginning with a goal of achieving at least 20% better than BC Building Code;

AND WHEREAS the City has set as an OCP action the establishment of a Building Retrofit Program with external agencies, working toward a target to 2020 of at least a 3% retrofit rate per year for all building types;

AND WHEREAS the City has signed a Memorandum of Understanding with BC Hydro to support the energy efficiency goals and implementation of the Community Energy and Emissions Plan;

THAT a Policy Committee meeting of Council be convened to discuss municipal policy tools that could be used in encouraging building energy retrofits, with an emphasis on: 1) Revitalization Agreements, 2) a ‘Green Fees’ Rebate Program, and 3) Density Bonusing;

AND THAT a copy of this report and the corresponding resolution be forwarded to Minister of State Yamamoto, Minister Thompson, Minister Cadieux, Minister Coell, Minister Yap and Solicitor General Coleman for their information.

CARRIED UNANIMOUSLY

15. Rezoning Application: 222-238 Lonsdale Avenue (Maurice Pez, Intracorp Lonsdale Project Limited Partnership/Doug Ramsay, Ramsay Worden Architects, CD-599) – File: 3345-02 Lonsdale 222-238

Report: City Planner, Community Development, December 7, 2010.

Moved by Councillor Keating, seconded by Councillor Clark

PURSUANT to the report of the City Planner, dated December 7, 2010, entitled “Rezoning Application: 222-238 Lonsdale Avenue (Maurice Pez, Intracorp Lonsdale Project Limited Partnership/Doug Ramsay, Ramsay Worden Architects, 222-238 Lonsdale Avenue, CD-599)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2010, No. 8137” (Intracorp Lonsdale Project Limited Partnership/Ramsay Worden Architects, 222-238 Lonsdale Avenue, CD-599), be considered and referred to a Public Hearing;

AND THAT offsite works and community amenities listed in the December 7, 2010 report in the section “Community Amenities and Infrastructure Improvements” be secured, through agreements at the applicant’s expense and to the satisfaction of staff, as conditions of rezoning;

AND THAT, if approved, that Lands Division staff be directed to report back on an agreement, at the applicant’s expense, to provide for building bay window and canopy projections as per the proposed design.

CARRIED UNANIMOUSLY

BYLAWS - Introduction and First Reading Only

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2010, No. 8137” (Intracorp Lonsdale Project Limited Partnership/Ramsay Worden Architects, 222-238 Lonsdale Avenue, CD-599).

Moved by Councillor Keating, seconded by Councillor Clark

THAT Bylaw No. 8137 be read a first time in short form, copies of same having been distributed to Council members and read by them.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

17. **Rezoning Application, 415 West 16th Street, A-1 Group of Companies Development Ltd./Augustine Hii Architecture + Bill Curtis & Associates Design Ltd., CD-600 – File: 3345-02 16 W 415**

Report: Planner 1, Community Development, December 7, 2010.

Moved by Councillor Keating, seconded by Councillor Clark

PURSUANT to the report of the Planner 1, dated December 7, 2010, entitled “Rezoning Application, 415 West 16th Street, A-1 Group of Companies Development Ltd./Augustine Hii Architecture + Bill Curtis & Associates Design Ltd., CD-600”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2010, No. 8140” (A-1 Group of Companies Development Ltd./Augustine Hii Architecture + Bill Curtis & Associates Design Ltd., 415 West 16th Street, CD-600) be considered and referred to a Public Hearing.

CARRIED UNANIMOUSLY

BYLAWS - Introduction and First Reading Only

18. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2010, No. 8140” (A-1 Group of Companies Development Ltd./Augustine Hii Architecture + Bill Curtis & Associates Design Ltd., 415 West 16th Street, CD-600)

Moved by Councillor Keating, seconded by Councillor Clark

THAT Bylaw No. 8140 be read a first time in short form, copies of same having been distributed to Council members and read by them.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

19. OCP 2021 & Beyond Discussion Paper: Social & Cultural Trends - File: 3330-01

Report: Community Planner, Community Development, December 7, 2010.

Moved by Councillor Keating, seconded by Councillor Trentadue

PURSUANT to the report of the Community Planner, dated December 7, 2010, entitled "OCP 2021 & Beyond Discussion Paper: Social & Cultural Trends":

THAT the December 7, 2010 report be referred to the public, City Advisory Bodies and staff for their information and consideration in the update of the Official Community Plan.

CARRIED UNANIMOUSLY

20. Subdivision and Development Control Bylaw – File: 3020-03

Report: Development Servicing Supervisor, Engineering, Parks & Environment, December 8, 2010.

Moved by Councillor Keating, seconded by Councillor Bookham

THAT this be referred back to staff until such time as staff is prepared to bring forward a new fee schedule that develops fees that are in concert with the sustainability goals contained in the Official Community Plan.

DEFEATED

Continued...

**20. Subdivision and Development Control Bylaw – File: 3020-03
- Continued**

Moved by Councillor Fearnley, seconded by Councillor Clark

PURSUANT to the report of the Development Servicing Supervisor, dated December 8, 2010, entitled “Subdivision and Development Control Bylaw”:

THAT Council endorse the fee increase outlined in Option 3 of the December 8, 2010 report;

AND THAT "Subdivision and Development Control Bylaw, 2010, No. 8014" be considered.

AND THAT staff look at tying these fees to sustainability and report back in the near future.

CARRIED UNANIMOUSLY

BYLAWS - Introduction and First Three Readings

21. "Subdivision and Development Control Bylaw, 2010, No. 8014".

Moved by Councillor Fearnley, seconded by Councillor Clark

THAT Bylaw No. 8014 be read a first time in short form, copies of same having been distributed to Council members and read by them.

CARRIED UNANIMOUSLY

Moved by Councillor Fearnley, seconded by Councillor Clark

THAT Bylaw No. 8014 be read a second time in short form.

CARRIED UNANIMOUSLY

Moved by Councillor Fearnley, seconded by Councillor Clark

THAT Bylaw No. 8014 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

22. Marine Drive Streetscape Design Guidelines – File: 4105-03-09

Report: Streetscape Planner, Engineering, Parks & Environment,
December 8, 2010.

Moved by Councillor Bookham, seconded by Councillor Keating

PURSUANT to the report of the Streetscape Planner, dated December 8, 2010 entitled “Marine Drive Streetscape Design Guidelines”:

THAT Council endorse the streetscape design guidelines for Marine Drive (MacKay to 2nd Street), as included in Attachment 3 of the December 8, 2010 report;

AND THAT a copy of the December 8, 2010 report be sent to the District of North Vancouver, the Squamish Nation, the Joint Bicycle Advisory Committee, Parks and Environment Advisory Committee, North Shore Advisory Committee on Disability Issues, Advisory Design Panel and Advisory Planning Commission for their information.

CARRIED UNANIMOUSLY

23. Pedestrian & Cyclist Highway 1 Crossing Improvements in the Lynn Valley/Loutet Area – Public Consultation Process – File: 4145-03-02-C1

Report: Assistant City Engineer, Transportation, December 8, 2010.

Moved by Councillor Keating, seconded by Councillor Clark

THAT the report of the Assistant City Engineer, Transportation dated December 8, 2010 entitled “Pedestrian & Cyclist Highway 1 Crossing Improvements in the Lynn Valley/Loutet Area – Public Consultation Process” be received and filed.

CARRIED

**24. Business Improvement Area – Establishment Process
– File: 0230-20-LLBA-01**

Report: Director, Corporate Services, December 8, 2010.

Moved by Councillor Keating, seconded by Councillor Fearnley

PURSUANT to the report of the Director, Corporate Services, dated December 8, 2010, entitled “Business Improvement Area – Establishment Process”:

THAT staff be instructed to follow the petition process as set out in section 213 of the Community Charter, “Local area service on council initiative – subject to petition against” under Option 2 of the December 8, 2010 report.

Moved by Councillor Trentadue, seconded by Councillor Fearnley

THAT Mr. Doug Ausman, Lower Lonsdale Business Association and Stephanie Clark, Executive Director, BIA BC, be allowed to respond to questions of members of Council.

CARRIED UNANIMOUSLY

Mr. Ausman and Ms. Clark responded to questions from members of Council.

The question on the motion was then **CARRIED.**

Councillor Bookham is recorded as voting contrary to the motion.

25. 333 Brooksbank Avenue – To Amend the Recommendation For Development Variance Permit No. 2010-00010 – 3345-02 Brooksbank 333

Report: Planning Technician 2, Community Development, December 6, 2010.

Moved by Councillor Keating, seconded by Councillor Bookham

PURSUANT to the report of the Planning Technician 2, dated December 6, 2010, entitled “333 Brooksbank Avenue – To amend the recommendation for Development Variance Permit No. 2010-00010”:

THAT Development Variance Permit No. 2010-00010 be issued under Section 922 of the Local Government Act;

AND THAT the condition for issuance, such that the illegal tenant sign be taken down, be removed as a condition.

CARRIED UNANIMOUSLY

MOTIONS AND NOTICES OF MOTIONS

26. Support of the North Vancouver Chamber of Commerce – File: 1040-03-N6

Submitted by Councillor R.G. Heywood

The following recommendation was moved by Councillor Heywood and seconded by Councillor Keating on December 6, 2010 and is on the table for discussion:

WHEREAS the City acknowledges the many public benefits that are created by the work of the North Vancouver Chamber of Commerce and furthermore it appreciates the efforts the Chamber makes to represent the business community and to organize many community building events and activities that the business community generously supports;

AND WHEREAS the current membership of the North Vancouver Chamber of Commerce of approximately 700 represents less than 10% of all potential members (measured by number of issued business licenses);

NOW THEREFORE BE IT RESOLVED THAT City staff be directed to investigate ways and means that the City might be able to assist the Chamber to increase its membership;

AND THAT this effort be coordinated with any similar initiative taken by the District of North Vancouver.

Continued...

**26. Support of the North Vancouver Chamber of Commerce
– File: 1040-03-N6 - Continued**

A recorded vote was taken on the motion.

Voting in favour: Councillor Fearnley
Councillor Heywood
Councillor Trentadue
Councillor Keating
Mayor Mussatto

Voting against: Councillor Bookham
Councillor Clark

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

BYLAWS - Reconsideration and Final Adoption

27. “City of North Vancouver Development Cost Charge Waiver Bylaw, 2010, No. 8130”.

Moved by Councillor Keating, seconded by Councillor Fearnley

THAT the said Bylaw No. 8130 be reconsidered.

The vote upon the recommendation was taken separately as follows:

THAT the said Bylaw No. 8130 which provides for a 100% reduction of City Development Cost Charges for non profit rental housing be reconsidered.

CARRIED UNANIMOUSLY

Continued...

27. "City of North Vancouver Development Cost Charge Waiver Bylaw, 2010, No. 8130". - Continued

THAT the said Bylaw No. 8130 which provides for a 50% reduction of City Development Cost Charges for market rental housing be reconsidered.

A recorded vote was taken on the motion.

Voting in favour: Councillor Trentadue
Councillor Keating
Councillor Fearnley
Mayor Mussatto

Voting against: Councillor Heywood
Councillor Bookham
Councillor Clark

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

Moved by Councillor Keating, seconded by Councillor Fearnley

THAT the said Bylaw No. 8130 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

CARRIED

Councillor Bookham, Councillor Clark and Councillor Heywood are recorded as voting contrary to the motion.

Moved by Councillor Keating, seconded by Councillor Clark

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)
6. Section 90 (1) (c)
7. Section 90 (1) (a)
8. Section 90 (1) (a)
9. Section 90 (1) (a)

CARRIED UNANIMOUSLY

The meeting recessed at 9:05 p.m.

The motion to adjourn was unanimously endorsed in the Committee of the Whole In Camera meeting this evening. The meeting adjourned at 10:25 p.m.