



MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, OCTOBER 2, 2017.**

PRESENT:

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor H. Back
Councillor D. Bell
*Councillor P. Bookham (joined the meeting at 5:45 pm)
Councillor L. Buchanan
Councillor R. Clark
*Councillor C. Keating (left the meeting at 6:39 pm)

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
B. Themens, Director, Finance
E. Adin, Director, Community Services
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
N. Chand, Deputy Director, Finance
L. Garber, Manager, Financial Planning
B. Johnson, Revenue Accountant
B. Hurley, Planner 1, Planning
L. Orr, Manager, Business Services
S. Smith, Planner 2, Planning
T. Ryce, Assistant Manager, Inspections
M. Hunter, Manager, Parks and Environment

The meeting was called to order at 5:30 pm.

CITY CLERK'S RECOMMENDATION:

Moved by Councillor Buchanan, seconded by Councillor Bell

THAT Council recess to the Committee of the Whole, Closed session, pursuant to Sections 90(1)(e), (k) and (2)(b) of the *Community Charter*.

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed session, at 5:31 pm and reconvened at 6:39 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

20. Land Matter – File: 02-0800-30-0002/1

Report: Director, Planning, September 27, 2017

Moved by Councillor Clark, seconded by Councillor Buchanan

PURSUANT to the report of the Director, Planning, dated September 27, 2017, regarding a land matter:

THAT the action taken by the Committee of the Whole, Closed Session, be ratified;

AND THAT the wording of the recommendation and the report of the Director, Planning, dated September 27, 2017, remain in the Closed Session.

CARRIED UNANIMOUSLY

21. Land Matter – File: 08-3010-01-0001/2017

Report: Section Manager, Real Estate, September 21, 2017

Moved by Councillor Clark, seconded by Councillor Buchanan

PURSUANT to the report of the Section Manager, Real Estate, dated September 21, 2017, regarding a land matter:

THAT the action taken by the Committee of the Whole, Closed Session, be ratified;

AND THAT the wording of the recommendation and the report of the Section Manager, Real Estate, dated September 21, 2017, remain in the Closed Session.

CARRIED UNANIMOUSLY

22. Land Matter – File: 02-0890-01-0001/2017

Report: Section Manager, Real Estate, September 26, 2017

Moved by Councillor Clark, seconded by Councillor Buchanan

PURSUANT to the report of the Section Manager, Real Estate, dated September 26, 2017, regarding a land matter:

THAT the action taken by the Committee of the Whole, Closed Session, be ratified;

AND THAT the wording of the recommendation and the report of the Section Manager, Real Estate, dated September 26, 2017, remain in the Closed Session.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Clark, seconded by Councillor Buchanan

1. Regular Council Meeting Minutes, September 18, 2017.

CARRIED UNANIMOUSLY

PROCLAMATIONS

Mayor Mussatto declared the following proclamations:

Community Inclusion Month – October 2017

Breastfeeding Week – October 1 to 7, 2017

Homelessness Action Week – October 8 to 14, 2017

World Mental Health Day – October 10, 2017

PUBLIC INPUT PERIOD

- Ron Sostad, 231 East 15th Street, North Vancouver, spoke regarding development.
- Bryan May, 144 West 14th Street, North Vancouver, spoke regarding public art.
- Don Peters, 678 West Queens Road, North Vancouver, spoke regarding below market rental housing.

CONSENT AGENDA

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT the recommendations listed within the “Consent Agenda”, be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

- *2. **Policy – Conversion Under the *Strata Property Act* – File: 08-3300-01-0001/2017**

Report: Planner 2, September 26, 2017

PURSUANT to the report of the Planner 2, dated September 26, 2017, entitled “Policy – Conversion Under the *Strata Property Act*”:

Continued...

START OF CONSENT AGENDA - Continued

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - Continued

- *2. Policy – Conversion Under the *Strata Property Act* – File: 08-3300-01-0001/2017 - Continued**

THAT the following policies be rescinded:

C66 Conversion – Strata Conversion Fees;
C67 Conversion – Strata Conversion Policy – Duplexes;
C68 Conversion – Existing Buildings to Strata Title;
C69 Conversion – Existing Apartment Buildings to Strata;
C70 Conversion – Conversions to Strata Titles;
C71 Conversion Under the *Condominium Act*;

AND THAT the “Policy – Conversion Under the *Strata Property Act*” be endorsed.

(CARRIED UNANIMOUSLY)

BYLAWS – ADOPTION

- *3. “Land Use Contract Repeal Bylaw, 2017, No. 8457” (Affordable Housing Advisory Association, 241 St. George's Avenue and 172 East 2nd Street)**

THAT “Land Use Contract Repeal Bylaw, 2017, No. 8457” (Affordable Housing Advisory Association, 241 St. George's Avenue and 172 East 2nd Street) be adopted, signed by the Mayor and City Clerk and affixed with the Corporate Seal.

(CARRIED UNANIMOUSLY)

- *4. “Housing Agreement Bylaw, 2017, No. 8568” (Affordable Housing Advisory Association, 241 St. George's Avenue and 172 East 2nd Street, Rental Housing Commitments)**

THAT “Housing Agreement Bylaw, 2017, No. 8568” (Affordable Housing Advisory Association, 241 St. George's Avenue and 172 East 2nd Street, Rental Housing Commitments) be adopted, signed by the Mayor and City Clerk and affixed with the Corporate Seal.

CARRIED UNANIMOUSLY

END OF CONSENT AGENDA

DELEGATION

**Patrick Stafford-Smith, CEO, North Vancouver Chamber
– File: 01-0230-20-0039/2017**

Re: Economic Partnership North Vancouver

Patrick Stafford-Smith provided a PowerPoint presentation regarding “Economic Partnership North Vancouver” and responded to questions of Council.

Moved by Councillor Buchanan, seconded by Councillor Back

THAT the meeting recess to the Public Hearing regarding

- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8575” (Amendments to Zoning with regard to Building Act and BC Energy Step Code)
- “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2017, No. 8576” (Amendments to Transition to the BC Energy Step Code)
- “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2017, No. 8577” (Amendments to Enhance Energy Performance Under the BC Energy Step Code).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 7:14 pm and reconvened immediately after.

CORRESPONDENCE

**5. Patrick Stafford-Smith, CEO, North Vancouver Chamber, June 30, 2017
– File: 01-0230-20-0039/2017**

Re: Economic Partnership North Vancouver

Moved by Councillor Buchanan, seconded by Councillor Clark

THAT the correspondence received from Patrick Stafford-Smith, CEO, North Vancouver Chamber, dated June 30, 2017, regarding “Economic Partnership North Vancouver”, be received and filed with thanks.

CARRIED UNANIMOUSLY

Moved by Councillor Clark, seconded by Councillor Bell

THAT the meeting recess to the recessed Public Hearing.

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 7:18 pm and reconvened at 8:00 pm.

BYLAWS – THIRD READING

6. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8575”
(Amendments to Zoning with regard to *Building Act* and BC Energy Step Code)**

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8575”
(Amendments to Zoning with regard to *Building Act* and BC Energy Step Code) be
given third reading.

CARRIED UNANIMOUSLY

7. **“Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2017,
No. 8576” (Amendments to Transition to the BC Energy Step Code)**

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2017,
No. 8576” (Amendments to Transition to the BC Energy Step Code) be given third
reading.

CARRIED UNANIMOUSLY

8. **“Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2017,
No. 8577” (Amendments to Enhance Energy Performance Under the BC Energy
Step Code)**

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2017,
No. 8577” (Amendments to Enhance Energy Performance Under the BC Energy Step
Code) be given third reading.

CARRIED UNANIMOUSLY

MOTION

9. **Temporary Use Permit No. TUP2017-00001 (245 Fell Avenue)
– File: 09-4520-20-0005/2017**

Moved by Councillor Clark, seconded by Mayor Mussatto

THAT Temporary Use Permit No. TUP2017-00001 (245 Fell Avenue) be issued to
Jens Petersen / Compton Fundraising Consultants Canada Ltd., in accordance with
Section 493 of the *Local Government Act*,

AND THAT the Mayor and City Clerk be authorized to sign and seal Temporary Use
Permit No. TUP2017-00001.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

10. 2017-2026 Revised Financial Plan – File: 05-1705-01-0001/2017

Report: Manager, Financial Planning, September 27, 2017

Moved by Councillor Clark, seconded by Mayor Mussatto

PURSUANT to the report of the Manager, Financial Planning, dated September 27, 2017, entitled “2017-2026 Revised Financial Plan”:

THAT “Financial Plan for the Years 2017 to 2026 Bylaw, 2017, No. 8547, Amendment Bylaw, 2017, No. 8580” (Revised Financial Plan) be considered.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

11. “Financial Plan for the Years 2017 to 2026 Bylaw, 2017, No. 8547, Amendment Bylaw, 2017, No. 8580” (Revised Financial Plan)

Moved by Councillor Bell, seconded by Councillor Buchanan

THAT “Financial Plan for the Years 2017 to 2026 Bylaw, 2017, No. 8547, Amendment Bylaw, 2017, No. 8580” (Revised Financial Plan) be given first, second and third readings.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

12. 2018 Permissive Tax Exemptions – File: 05-1970-07-0001/2017

Report: Revenue Accountant, September 27, 2017

Moved by Councillor Buchanan, seconded by Councillor Bell

PURSUANT to the report of the Revenue Accountant, dated September 27, 2017, entitled “2018 Permissive Tax Exemptions”:

THAT “Taxation Exemption Bylaw, 2015, No. 8443” be amended to add the property located at 125 East 14th Street, Units 203, 204, 401, 402, 403, 404, 405, 406, 407 and 408, owned by the Young Women’s Christian Association (YWCA);

THAT “Taxation Exemption Bylaw, 2015, No. 8443” be amended to add the property (Centreview Childcare Centre) located at 143 East 14th Street, owned by the City of North Vancouver and leased to North Shore Neighbourhood House;

Continued...

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - Continued

12. 2018 Permissive Tax Exemptions – File: 05-1970-07-0001/2017 - Continued

THAT “Taxation Exemption Bylaw, 2015, No. 8443” be amended to reflect Bill 29 – Property Taxation (Exemptions), *Statutes Amendment Act*, 2015, that expands tax exemptions for independent schools: St. Edmund’s Catholic School and St. Thomas Aquinas Catholic High School;

AND THAT “Taxation Exemption Bylaw, 2015, No. 8443, Amendment Bylaw, 2017, No. 8581” be considered.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Taxation Exemption Bylaw, 2015, No. 8443, Amendment Bylaw, 2017, No. 8581”

Moved by Councillor Bell, seconded by Councillor Buchanan

THAT “Taxation Exemption Bylaw, 2015, No. 8443, Amendment Bylaw, 2017, No. 8581” be given first, second and third readings.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

14. Green Necklace Wayfinding – Funding Appropriation – File: 12-6240-20-0042/1

Report: Landscape Design Technician, September 27, 2017

Moved by Councillor Clark, seconded by Mayor Mussatto

PURSUANT to the report of the Landscape Design Technician, dated September 27, 2017, entitled “Green Necklace Wayfinding – Funding Appropriation”:

THAT (Funding Appropriation #1739) an amount of \$15,150 be appropriated from the Civic Amenity Reserve Fund to fund the Green Necklace Wayfinding project;

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2017, No. 8585” (Appropriation to fund the Green Necklace – Wayfinding), a bylaw to appropriate an amount of \$14,850 from the Development Cost Charge (Parks) Reserve Fund to fund the Green Necklace Wayfinding project, be considered;

AND THAT should any of the above amounts remain unexpended after December 31, 2020, the unexpended balances shall be returned to the credit of the respective fund.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

15. **“Development Cost Charge (Parks) Reserve Fund Bylaw, 2017, No. 8585”
(Appropriation to fund the Green Necklace – Wayfinding)**

Moved by Councillor Clark, seconded by Mayor Mussatto

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2017, No. 8585”
(Appropriation to fund the Green Necklace – Wayfinding) be given first, second and
third readings.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

16. **Rezoning Application: 232-234 West 5th Street (Fina West 14th St. Homes Ltd. /
Jordan Kutev Architect Inc.) – File: 08-3360-20-0384/1**

Report: Planner 1, September 27, 2017

Moved by Mayor Mussatto, seconded by Councillor Buchanan

PURSUANT to the report of the Planner 1, dated September 27, 2017, entitled
“Rezoning Application: 232-234 West 5th Street (Fina West 14th St. Homes Ltd. /
Jordan Kutev Architect Inc.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8582”
(Fina West 14th St. Homes Ltd. / Jordan Kutev Architect Inc., 232-234 West 5th Street,
CD-692) be considered and referred to a Public Hearing;

AND THAT additional offsite works and community amenities listed in the September
27, 2017 report in the section “Density Bonus and Community Benefits” be secured,
through agreements at the applicant’s expense and to the satisfaction of the Director
of Planning.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

17. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8582”
(Fina West 14th St. Homes Ltd. / Jordan Kutev Architect Inc., 232-234 West 5th
Street, CD-692)**

Moved by Mayor Mussatto, seconded by Councillor Buchanan

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8582”
(Fina West 14th St. Homes Ltd. / Jordan Kutev Architect Inc., 232-234 West 5th Street,
CD-692) be given first and second readings.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

18. Storage Space Under Coach Houses – File: 10-5040-01-0001/2017

Submitted by: Councillor Clark

Moved by Councillor Clark, seconded by Councillor Bell

WHEREAS the City currently allows storage space under garages that does not count towards Floor Space Ratio (FSR);

THEREFORE BE IT RESOLVED THAT City staff report to Council on the advisability of allowing storage space under Coach Houses within the City.

CARRIED UNANIMOUSLY

19. Below Market Rental Units in Multi-Family Developments – File: 10-5040-08-0001/2017

Submitted by: Councillor Clark

Moved by Councillor Clark, seconded by Councillor Bell

WHEREAS approximately 50% of City households are renters;

WHEREAS the vacancy rate in the City of North Vancouver is approximately 0.3%;

AND WHEREAS an affordable supply of rental accommodation is fundamental to a sustainable, inclusive and liveable city;

THEREFORE BE IT RESOLVED THAT Council instruct staff to bring forward coordinated policies to ensure that any and all multi-family developments in the City provide a minimum of 20% of units, as rental, on a 10% below market rate in perpetuity.

CARRIED

Councillor Bookham is recorded as voting contrary to the motion.

PUBLIC CLARIFICATION PERIOD

Mayor Mussatto declared a recess at 8:44 pm for the Public Clarification Period and reconvened the meeting immediately after.

INQUIRIES

23. CAO Workshop with Council – File: 01-0550-01-0001/2017

Inquiry by: Councillor Clark

Councillor Clark inquired of Mayor Mussatto as to when the next CAO workshop with Council will take place.

Mayor Mussatto advised that staff will report back.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Buchanan, seconded by Councillor Clark

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:45 pm.

“Certified Correct by the City Clerk”

CITY CLERK