



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,  
HELD ELECTRONICALLY FROM CITY HALL,  
141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, DECEMBER 13, 2021 AT 5:30 PM**

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“Live” Broadcast via City Website [www.cnv.org/LiveStreaming](http://www.cnv.org/LiveStreaming)  
Complete Agenda Package available at [www.cnv.org/CouncilMeetings](http://www.cnv.org/CouncilMeetings)

*The City of North Vancouver acknowledges that this Council meeting is held on the  
traditional territories of the Squamish and Tsleil-Waututh Nations.*

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, December 13, 2021

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, December 6, 2021

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

Item \*3 is listed in the Consent Agenda for consideration.

**CORRESPONDENCE**

- \*3. Board in Brief, Metro Vancouver Regional District, November 26, 2021

**BYLAW – THIRD READING**

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8884”  
(Ardeshir Behmerdi / 2357 Western Holdings Ltd., 2357 Western Avenue, CD-742)

*Information Report, December 1, 2021 – “Rezoning Application: 2357 Western  
Avenue (Ardeshir Behmerdi / 2357 Western Holdings Ltd.)”*

**PRESENTATION**

Draft Mobility Strategy – Planner 2, Transportation Planning

**REPORT**

5. Draft Mobility Strategy

## **PRESENTATION**

North Vancouver City Fire Department 2021-2024 Service Priorities – Fire Chief and Director, Public Safety, Deputy Fire Chief, Fire Prevention and Public Safety, Deputy Fire Chief, Operations and Support, and Manager, Human Resources

*2021-2024 Service Priorities Plan refers.*

## **REPORTS**

6. Rezoning Application: 309 Kennard Avenue (Larry Podhora / Larry Podhora Architecture Inc.)
7. 2021 Round Two Community Grant Recommendations
8. Rezoning Application: 1825 Lonsdale Avenue (Affinity Cannabis / Ruby Sandher)

## **BYLAW – FIRST AND SECOND READINGS**

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900”  
(Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747)

## **REPORT**

10. Lower Lonsdale Business Improvement Area Service Bylaw – Results of Petition

## **BYLAW – ADOPTION**

11. “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879”

## **COUNCIL INQUIRIES / REPORTS**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

## **RECESS TO CLOSED SESSION**

## **REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

## **ADJOURN**

## **CALL TO ORDER**

## **APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, December 13, 2021

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, December 6, 2021

## **PUBLIC INPUT PERIOD**

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.”

The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers’ comments will be audio recorded, as well as live-streamed on the City’s website, and will form part of the public record.

As City Hall remains closed to the public, the Regular Council Meetings will be held electronically via “WebEx”. To speak during the Public Input Period of a Regular Council Meeting, pre-registration is required by completing an online form at [cnv.org/PublicInputPeriod](http://cnv.org/PublicInputPeriod). Persons can also pre-register by phoning 604-990-4230 and providing contact information. **All pre-registration must be submitted no later than 12:00 noon on the day of the meeting.**

Once you have pre-registered, you will receive login/call-in instructions via email/phone.

You will be required to login or phone into the Council meeting between 5:00 and 5:15 pm on the day of the meeting. At the meeting, speakers will be asked to state their name and address for the record. If speakers have written materials to accompany their presentation, these materials must be emailed to the Corporate Officer at [clerks@cnv.org](mailto:clerks@cnv.org) no later than 12:00 noon on the day of the meeting.

The Public Input Period provides an opportunity for comment only and places the speaker’s concern on record, without the expectation of a response from Council.

Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2).

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting or to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening’s agenda, as an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as “Your Worship” or “Mayor, followed by his/her surname”. Councillors should be addressed as “Councillor, followed by their surname”.

## **CONSENT AGENDA**

Item \*3 is listed in the Consent Agenda for consideration.

### **RECOMMENDATION:**

THAT the recommendation listed within the “Consent Agenda” be approved.

## **START OF CONSENT AGENDA**

### **CORRESPONDENCE**

- \*3. Board in Brief, Metro Vancouver Regional District, November 26, 2021  
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

### **RECOMMENDATION:**

THAT the correspondence from Metro Vancouver, dated November 26, 2021, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

## **END OF CONSENT AGENDA**

### **BYLAW – THIRD READING**

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8884”  
(Ardeshir Behmerdi / 2357 Western Holdings Ltd., 2357 Western Avenue, CD-742)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8884”  
(Ardeshir Behmerdi / 2357 Western Holdings Ltd., 2357 Western Avenue,  
CD-742) be given third reading.

*Public Hearing waived.*

*Information Report, December 1, 2021 – “Rezoning Application: 2357 Western Avenue (Ardeshir Behmerdi / 2357 Western Holdings Ltd.)”*

## **PRESENTATION**

Draft Mobility Strategy – Planner 2, Transportation Planning

*Item 5 refers.*

## **REPORT**

5. Draft Mobility Strategy – File: 16-8350-20-0036/1

Report: Planner 2, Transportation Planning, November 29, 2021

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 2, Transportation Planning, dated November 29, 2021, entitled “Draft Mobility Strategy”:

THAT staff be directed to use the Draft Mobility Strategy as the basis for community and stakeholder consultation as outlined in the report;

AND THAT staff be directed to consider feedback from Council and the public to refine the Draft Mobility Strategy.

## **PRESENTATION**

North Vancouver City Fire Department 2021-2024 Service Priorities – Fire Chief and Director, Public Safety, Deputy Fire Chief, Fire Prevention and Public Safety, Deputy Fire Chief, Operations and Support, and Manager, Human Resources

*2021-2024 Service Priorities Plan refers.*

## **REPORTS**

6. Rezoning Application: 309 Kennard Avenue (Larry Podhora / Larry Podhora Architecture Inc.) – File: 08-3400-20-0023/1

Report: Planner 1, December 1, 2021

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated December 1, 2021, entitled “Rezoning Application: 309 Kennard Avenue (Larry Podhora / Larry Podhora Architecture Inc.)”:

THAT the application submitted by Larry Podhora / Larry Podhora Architecture Inc., to rezone the property at 309 Kennard Avenue from Special Industrial (M-3) to Comprehensive Development (CD-748) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

*Continued...*

**REPORTS – Continued**

6. Rezoning Application: 309 Kennard Avenue (Larry Podhora / Larry Podhora Architecture Inc.) – File: 08-3400-20-0023/1 – Continued

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT the community benefits listed in the report section “Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of staff.

7. 2021 Round Two Community Grant Recommendations  
 – File: 05-1850-20-0005/2021

Report: Chair, Social Planning Advisory Committee, and Manager, Long Range and Community Planning, December 1, 2021

**RECOMMENDATION:**

PURSUANT to the report of the Chair, Social Planning Advisory Committee, and the Manager, Long Range and Community Planning, dated December 1, 2021, entitled “2021 Round Two Community Grant Recommendations”:

THAT grants be allocated to the following organizations from the 2021 Community Grants budget:

Big Sisters of the Lower Mainland (Operating)	\$1,739
Canadian Mental Health Association North & West Vancouver (Program – Expanding Counselling Accessibility)	\$2,539
Greater Vancouver Youth Unlimited North Shore (Program – Mobile Youth Drop-In)	\$4,861
Hollyburn Family Services Society (Program – Life Success)	\$1,739
Hollyburn Family Services Society (Program – North Shore Youth Safe House)	\$3,339
Hollyburn Family Services Society (Program – Seniors Safe House)	\$3,339
Hollyburn Family Services Society (Program – Wired 4 Success)	\$500
Hollyburn Family Services Society (Program – Youth Education Navigator)	\$500
Junior Achievement of BC (Program – Bright Futures for North Vancouver Youth)	\$1,739
Living Systems Family Systems Counselling & Education Society (Program – Access Counselling)	\$2,500
Muscular Dystrophy Canada (Program – North Vancouver Equipment Program)	\$4,939

*Continued...*

**REPORTS – Continued**

7. 2021 Round Two Community Grant Recommendations  
– File: 05-1850-20-0005/2021 – Continued

North Shore Alliance Church (Program – North Shore Community Christmas Dinner)	\$2,139
North Shore Neighbourhood House (Program – Child Care Enhancement Project)	\$5,719
North Shore Stroke Recovery Centre (Program – Young Survivor of Stroke)	\$2,500
North Shore Table Tennis Society (Operating)	\$7,000
Pathways Serious Mental Illness Society (Operating)	\$1,700
Pathways Serious Mental Illness Society (Program – Skills Building Workshops and Lecture Series)	\$4,000
Spectrum Mothers Support Society (Operating)	\$5,000
<b>TOTAL</b>	<b>\$55,792</b>

THAT the following organizations be notified that their application for a 2021 Community Grant will not be funded;

Blackout Art Society (Program – STAND Festival)
North Shore Artists' Guild (Program – NSAG Sustainability Theatre Program)
Spread a Smile BC (Operating)

AND THAT the Social Planning Advisory Committee be thanked for their time and participation.

8. Rezoning Application: 1825 Lonsdale Avenue (Affinity Cannabis / Ruby Sandher)  
– File: 08-3400-20-0066/1

Report: Development Planner, December 1, 2021

**RECOMMENDATION:**

PURSUANT to the report of the Development Planner, dated December 1, 2021, entitled “Rezoning Application: 1825 Lonsdale Avenue (Affinity Cannabis / Ruby Sandher)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) be considered and referred to a Public Hearing;

AND THAT notification be circulated in accordance with the *Local Government Act*.

*Item 9 refers.*

**BYLAW – FIRST AND SECOND READINGS**

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900”  
(Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900”  
(Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) be given  
first and second readings.

**REPORT**

10. Lower Lonsdale Business Improvement Area Service Bylaw – Results of Petition  
– File: 09-4250-20-0006/1

Report: Corporate Officer, December 1, 2021

**RECOMMENDATION:**

PURSUANT to the report of the Corporate Officer, dated December 1, 2021,  
entitled “Lower Lonsdale Business Improvement Area Service Bylaw – Results of  
Petition”:

THAT the report and the “Corporate Officer’s Certificate as to Sufficiency of  
Petition – Lower Lonsdale Business Improvement Area” be received.

*Item 11 refers.*

**BYLAW – ADOPTION**

11. “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879”

**RECOMMENDATION:**

THAT “Lower Lonsdale Business Improvement Area Service Bylaw, 2021,  
No. 8879” be adopted, signed by the Mayor and Corporate Officer and affixed  
with the corporate seal.

**COUNCIL INQUIRIES / REPORTS**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**RECESS TO CLOSED SESSION**

THAT Council recess to the Committee of the Whole, Closed Session, pursuant  
to the *Community Charter*, Section 90(1)(a) [personal information].

**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

**ADJOURN**