



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
HELD ELECTRONICALLY FROM CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JANUARY 31, 2022 AT 5:30 PM**

“Live” Broadcast via City Website www.cnv.org/LiveStreaming
Complete Agenda Package available at 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, January 31, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, January 24, 2022

PROCLAMATIONS

Heart Month – February 2022

Black History Month – February 2022

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3 and *4 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *3. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review)
- *4. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review)

PUBLIC HEARING (continued) – 144 West 21st Street
Recessed from January 24, 2022

BYLAW – THIRD READING

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745)

REPORT

6. Housing Agreement Update – Rezoning Application: 144 West 21st Street

BYLAW – RESCIND SECOND READING

7. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

BYLAW – AMEND SECOND READING AND SECOND READING, AS AMENDED

8. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

BYLAW – THIRD READING

9. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

PUBLIC HEARING – 1825 Lonsdale Avenue

BYLAW – THIRD READING

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

REPORTS

11. Harry Jerome Community Recreation Centre Financial Strategy
12. Harry Jerome Community Recreation Centre Loan Authorization Bylaw

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909”

REPORTS

14. Temporary Use Permit – 502 East 3rd Street – Pop-Up Garden Centre
15. Rezoning Application: 133 East 4th Street – Amend Third Reading

BYLAW – RESCIND THIRD READING

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

BYLAW – AMEND THIRD READING AND THIRD READING, AS AMENDED

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

REPORT

18. 542 West 14th Street – Remedial Action Order (Site Clean-up)

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, January 31, 2022

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2. Regular Council Meeting Minutes, January 24, 2022

PROCLAMATIONS

Heart Month – February 2022

Black History Month – February 2022

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. 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 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

Items *3 and *4 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *3. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review)

RECOMMENDATION:

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8906” (2022 Development Application Fee Review) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review)

RECOMMENDATION:

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2022, No. 8907” (2022 Development Application Fee Review) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

PUBLIC HEARING (continued) – 144 West 21st Street
Recessed from January 24, 2022

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745) and “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) would rezone the subject property from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 745 (CD-745) Zone to permit a 6-storey rental apartment building with 85 units and underground parking.

Third reading of Bylaw Nos. 8896 and 8897 to be considered under Items 5 and 9.

Items 6, 7 and 8 refer.

AGENDA

Staff presentation – *presented on January 24, 2022*

Applicant presentation – *presented on January 24, 2022*

Representations from the public – *received and concluded on January 24, 2022*

Questions of Council – *to be continued from January 24, 2022*

Motion to conclude the Public Hearing

BYLAW – THIRD READING

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8896” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745) be given third reading.

Items 6, 7, 8 and 9 refer.

REPORT

6. Housing Agreement Update – Rezoning Application: 144 West 21st Street
– File: 13-6700-20-1142/1

Report: Planner 2, January 11, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated January 11, 2022, entitled “Housing Agreement Update – Rezoning Application: 144 West 21st Street”:

Continued...

REPORT – Continued

6. Housing Agreement Update – Rezoning Application: 144 West 21st Street
– File: 13-6700-20-1142/1 – Continued

THAT second reading of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be rescinded;

THAT “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be amended to include provisions for consistency with policy recommendations for Mid-Market Rental Units;

AND THAT “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be given second reading, as amended.

BYLAW – RESCIND SECOND READING

7. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

RECOMMENDATION:

THAT second reading of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be rescinded.

BYLAW – AMEND SECOND READING AND SECOND READING, AS AMENDED

8. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

RECOMMENDATION:

THAT second reading of “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be amended and given second reading, as amended.

BYLAW – THIRD READING

9. “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2021, No. 8897” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21st Street, CD-745, Rental Housing Commitments) be given third reading.

PUBLIC HEARING – 1825 Lonsdale Avenue (following Item 9)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) would rezone the subject property from a General Commercial (C-2) Zone to a Comprehensive Development 747 (CD-747) Zone to add the use of Cannabis Sales as a permitted use to allow a Recreational Cannabis Retail store on the property.

Bylaw No. 8900 to be considered under Item 10.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions of Council
Motion to conclude the Public Hearing

BYLAW – THIRD READING

10. “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 third reading.

REPORTS

11. Harry Jerome Community Recreation Centre Financial Strategy
– File: 05-1705-01-0001/2022

Report: Chief Financial Officer, January 21, 2022

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated January 21, 2022, entitled “Harry Jerome Community Recreation Centre Financial Strategy”:

THAT the Harry Jerome Community Recreation Centre Financial Strategy, as presented, be endorsed.

REPORTS – Continued

12. Harry Jerome Community Recreation Centre Loan Authorization Bylaw
– File: 05-1705-01-0001/2022

Report: Chief Financial Officer, January 21, 2022

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated January 21, 2022, entitled “Harry Jerome Community Recreation Centre Loan Authorization Bylaw”:

THAT “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909” be considered;

AND THAT the Corporate Officer be directed to submit “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909” to the Ministry of Municipal Affairs and Housing for review and approval by the Inspector of Municipalities.

Item 13 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909”

RECOMMENDATION:

THAT “Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909” be given first, second and third readings.

REPORTS

14. Temporary Use Permit – 502 East 3rd Street – Pop-Up Garden Centre
– File: 08-3400-20-0070/1

Report: Planner 2, January 19, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated January 19, 2022, entitled “Temporary Use Permit – 502 East 3rd Street – Pop-Up Garden Centre”:

THAT Temporary Use Permit No. PLN2021-00025 (Greater Vancouver Transportation Authority), to permit a pop-up retail garden centre (Retail-Service Group 2 Use) at 502 East 3rd Street for a three-year term, be considered and referred to a Public Meeting;

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

15. Rezoning Application: 133 East 4th Street – Amend Third Reading
– File: 08-3400-20-0035/1

Report: Manager, Development Planning, January 12, 2022

RECOMMENDATION:

PURSUANT to the report of the Manager, Development Planning, dated January 12, 2022, entitled “Rezoning Application: 133 East 4th Street – Amend Third Reading”:

THAT third reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be rescinded;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be amended as follows:

- By removing the wording under Section 3.B(12) and replacing it with the following:

“Section 507(5)(h) Child Care Use is varied to allow a maximum of 24 children in care at any one time.”; and
- By adding the following wording after section 12:

“(13) Part 2 Interpretation; under the definition of “Gross Floor Area (19)”, subsections (a) and (b) be waived”;

Continued...

REPORTS – Continued

15. Rezoning Application: 133 East 4th Street – Amend Third Reading
– File: 08-3400-20-0035/1 – Continued

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be given third reading, as amended.

Items 16 and 17 refer.

BYLAW – RESCIND THIRD READING

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

RECOMMENDATION:

THAT third reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be rescinded.

BYLAW – AMEND THIRD READING AND THIRD READING, AS AMENDED

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734)

RECOMMENDATION:

THAT third reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8837” (133 4th Street Limited Partnership / Integra Architecture Inc., 133 East 4th Street, CD-734) be amended and given third reading, as amended.

REPORT

18. 542 West 14th Street – Remedial Action Order (Site Clean-up)
– File: 09-3900-01-0001/2022

Report: Manager, Bylaw Services, January 19, 2022

RECOMMENDATION:

PURSUANT to the report of the Manager, Bylaw Services, dated January 19, 2022, entitled “542 West 14th Street – Remedial Action Order (Site Clean-up)” and whereas Division 12 of Part 3 of the *Community Charter* authorizes Council to impose a remedial action requirement on the owner of a building or other structure, and any matter or thing that is in or about any such building or structure, including a requirement to remove the matter or thing or otherwise deal with it in accordance with the directions of Council or a person authorized by Council, where such things are a nuisance or so dilapidated or unclean as to be offensive to the community:

THAT Council, after considering the above-referenced report and viewing the attached photographs of the property having a civic address of 542 West 14th Street, North Vancouver, legally described as: PID 005-286-484; Lot E, Block 45, District Lot 271, Plan 21017 (the “Property”) and the residence on the Property (the “Structure”):

- i. DECLARES, pursuant to the authority provided in Section 74 of the *Community Charter*, that the exterior of the Property surrounding the Structure is filled with an excessive quantity of debris, including but not limited to: scrap wood, metal, tools, paint cans, cardboard boxes, woven bags, small kitchen appliances, bookcase, furniture, canoe, kayak, as referenced in the photographs of Attachment #1 (the “Debris”) are a nuisance and are so unclean as to be offensive to the community; and
- ii. IMPOSES, pursuant to the authority provided in Section 72 of the *Community Charter*, the following remedial action requirements (the “Remedial Action Order”) to be completed by the registered owner in fee simple of the Property (the “Owner”) at their sole cost within 45 days, commencing on the date that notice of this Remedial Action Order is sent to the Owner:
 - Removing all the objects, materials and debris including but not limited to: scrap wood, metal, tools, paint cans, cardboard boxes, woven bags, small kitchen appliances, bookcase, furniture, canoe, kayak as set out in the photographs of Attachment #1 (the “Debris”) from the exterior portions of the Property and either storing such Debris off-site or disposing of such Debris at the owner’s sole cost at appropriate facilities;

Continued...

REPORT – Continued

18. 542 West 14th Street – Remedial Action Order (Site Clean-up)
– File: 09-3900-01-0001/2022 – Continued

THAT the Manager, Bylaw Services, be directed to provide notice pursuant to the requirements of Section 77 of the *Community Charter*, of the Remedial Action Order to the Owner and to each holder of a registered charge in relation to the Property whose name is included on the assessment roll;

THAT the time limit for a notice to request Council reconsideration of the Remedial Action Order be set at 14 days, commencing on the date that notice of the Remedial Action Order is sent to the Owner;

AND THAT, in the event that the Owner has not fully complied with the Remedial Action Order within 45 days of the date that notice of the Remedial Action Order is sent to the Owner, staff and contractors of the City be authorized to take all appropriate actions in accordance with Section 17 of the *Community Charter*, including carrying out any and all of the requirements set out in the Remedial Action Order, with all costs incurred by the City to be at the expense of the Owner and recoverable from the Owner in accordance with Sections 17, 80, 258 or 259 of the *Community Charter*.

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*, Sections 90(1)(e) [land matter], 90(1)(i) [legal advice] and 90(1)(k) [proposed service].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS

Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

A Public Hearing is held to allow the public an opportunity to make representations to Council – in person at the Public Hearing or by written submission – on a proposed amendment to the City's Official Community Plan and/or Zoning Bylaw. All persons who believe their interest in property is affected by a proposed bylaw(s) are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw(s).

All written submissions and representations made at the Public Hearing form part of the official public record. Minutes of the Public Hearing and a video recording of the proceedings will be posted on the City's website at cnv.org.

All written submissions must include the person's name and address. If this information is not provided, it cannot be included as part of the public record. Electronic submissions are preferred, and hand-delivered or mailed submissions will also be accepted. The deadline to submit email submissions is 12:00 noon on the day of the Public Hearing. Due to COVID-19, safety quarantine restrictions have been put in place and the deadline for submissions by mail or delivery to City Hall is 4:00 pm on the Friday prior to the Monday Public Hearing (a minimum of one clear day prior to the Public Hearing).

If persons wish to speak at the Public Hearing, we ask that everyone pre-register to be placed on the speaker's list. The pre-registration form is available at cnv.org/PublicHearings, or speakers can pre-register by contacting the Corporate Officer's office. All pre-registrations must be submitted no later than 12:00 noon on the day of the Public Hearing, to allow City staff time to contact all participants and provide them with call-in/online access instructions.

Comments from the public must specifically relate to the proposed bylaw(s). Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name and address for the record and will be provided one, 5-minute opportunity to present their comments. There will be no opportunity to speak a second time. After all persons who have pre-registered have spoken, the Mayor (Chair) will ask if anyone else from the public has new information to provide. Speakers who have not pre-registered will also have an opportunity to provide input at cnv.org/PublicHearings. Call-in details will be displayed on-screen at the Public Hearing (watch web livestream). Once all registered speakers have provided input, the Mayor will call for a recess to allow additional speakers time to phone in.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS (continued)

Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. The City asks for everyone's patience during the electronic Public Hearing.

Procedural rules for the conduct of the Public Hearing are set at the call of the Chair and Council's main function is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing concludes, no further information or submissions can be considered by Council.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by members of Council, followed by consideration of third reading of the bylaw(s).