



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JUNE 13, 2022 AT 6:00 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, June 13, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 30, 2022

PROCLAMATION

World Elder Abuse Prevention Day – June 15, 2022

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903”
(Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23rd Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165)
- *4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917”
(Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751)

CORRESPONDENCE

- *5. Board in Brief, Metro Vancouver Regional District, May 27, 2022

PUBLIC HEARING / PUBLIC MEETING – 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, 231 East 15th Street, and 1337 St. Andrews Avenue

BYLAW – THIRD READING

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930”
(Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551)

MOTION

7. Development Variance Permit No. PLN2021-00016 (231 East 15th Street and 1337 St. Andrews Avenue)

BYLAWS – FIRST, SECOND AND THIRD READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929”
(Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754)

Application considered by Council on May 16, 2022; notice published on June 1 and June 8, 2022.

No Public Hearing held.

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928”
(Update to Development Permit Guidelines to harmonize language with “Tree Bylaw, 2022, No. 8888”)

Application considered by Council on May 16, 2022; notice published on June 1 and June 8, 2022.

No Public Hearing held.

PRESENTATION

Report to Our Community – Chair, Library Board, and Chief Librarian

Information Report, June 1, 2022 – “City Library 2021 Report to Our Community”

PRESENTATION

Draft Climate and Environment Strategy – Deputy Director, Planning and Development, and Planner 2, Environmental Sustainability

REPORTS

10. Draft Climate and Environment Strategy
11. Termination of Land Use Contracts
12. Stratification Application for 837 West 3rd Street and 160 Donaghy Avenue
13. Rezoning Application: 646 East 4th Street (Mehrddad Rahbar / Vernacular Development Corp.)
14. Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development)
15. Rezoning Application: 124 West 20th Street (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects)

BYLAWS – FIRST AND SECOND READINGS

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898” (124 20th Street Holdings Ltd. Inc. No. 1081725 / RHA Architects, 124 West 20th Street, CD-746)
17. “Housing Agreement Bylaw, 2022, No. 8899” (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments)

REPORT

18. Security Alarm Systems Bylaw

BYLAWS – FIRST, SECOND AND THIRD READINGS

19. “Security Alarm Systems Bylaw, 2022, No. 8931”
20. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933” (Security Alarm Systems)

Information Report, May 31, 2022 – “North Vancouver RCMP Security System Alarm Review”

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 13, 2022

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 30, 2022

PROCLAMATION

World Elder Abuse Prevention Day – June 15, 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.

Speakers during the Public Input Period are permitted to join the meeting electronically via Webex or in person in the Council Chamber.

There are 2 ways to sign up to speak during the Public Input Period.

- 1) Speakers who choose to participate electronically must pre-register by 12:00 noon on the day of the Council meeting by completing the online form at cnv.org/PublicInputPeriod, or by phoning 604-990-4230 to provide contact information. Pre-registrants will receive instructions via email or phone on the afternoon of the Council meeting, including a request to connect to the meeting 15-30 minutes before the meeting start time.
- 2) Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:55 pm on the day of the Council meeting.

If a speaker has written material to accompany their comments, the material must be sent to the Corporate Officer at clerks@cnv.org no later than 12:00 noon on the day of the Council Meeting.

The Public Input Period offers an opportunity to express comments only; Council is there to listen only and questions will not be responded to. 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 listed in section 12.25(2).

Speakers are not to address matters that refer to items from a concluded Public Hearing or Public Meeting. When a Public Hearing or Public Meeting is scheduled on the same evening’s agenda, speakers are asked to only provide input when that matter comes forward for discussion on the agenda in order for the comments to be considered as part of the particular Public Hearing or Public Meeting. Otherwise the input cannot be considered or form part of the official record.

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, *4 and *5 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. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903”
(Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23rd Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903”
(Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23rd Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917”
(Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917”
(Krzysztof Szuk / Shenpai Ha, 639 East 4th Street, CD-751) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CORRESPONDENCE

- *5. Board in Brief, Metro Vancouver Regional District, May 27, 2022
– File: 01-0400-60-0006/2022

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence from Metro Vancouver, dated May 27, 2022, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

END OF CONSENT AGENDA

PUBLIC HEARING / PUBLIC MEETING – 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, 231 East 15th Street, and 1337 St. Andrews Avenue – 6:00 pm

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930” (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) and the DVP No. PLN2021-00016 would support a variance for the Acute Care Facility at Lions Gate Hospital related to site coverage and bicycle parking requirements and an associated zoning amendment to permit vehicle parking off-site.

Bylaw No. 8930 and DVP No. PLN2021-00016 to be considered under Items 6 and 7.

AGENDA

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

BYLAW – THIRD READING

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930” (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930” (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) be given third reading.

MOTION

7. Development Variance Permit No. PLN2021-00016 (231 East 15th Street and 1337 St. Andrews Avenue) – File: 08-3400-20-0061/1

RECOMMENDATION:

THAT Development Variance Permit No. PLN2021-00016 (231 East 15th Street and 1337 St. Andrews Avenue) be issued to Vancouver Coastal Health Authority, in accordance with Section 490 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2021-00016, following adoption of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930” (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14th Street, 318-332 East 13th Street, 313 East 14th Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551).

BYLAWS – FIRST, SECOND AND THIRD READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929”
(Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929”
(Bill Curtis / Kuntjoro Architect Inc., 407 West 16th Street, CD-754) be given first,
second and third readings.

*Application considered by Council on May 16, 2022; notice published on June 1
and June 8, 2022.*

No Public Hearing held.

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928”
(Update to Development Permit Guidelines to harmonize language with “Tree
Bylaw, 2022, No. 8888”)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928”
(Update to Development Permit Guidelines to harmonize language with “Tree
Bylaw, 2022, No. 8888”) be given first, second and third readings.

*Application considered by Council on May 16, 2022; notice published on June 1
and June 8, 2022.*

No Public Hearing held.

PRESENTATION

Report to Our Community – Chair, Library Board, and Chief Librarian

Information Report, June 1, 2022 – “City Library 2021 Report to Our Community”

PRESENTATION

Draft Climate and Environment Strategy – Deputy Director, Planning and
Development, and Planner 2, Environmental Sustainability

Item 10 refers.

REPORTS

10. Draft Climate and Environment Strategy – File: 11-5280-20-0008/1

Report: Planner 2, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled “Draft Climate and Environment Strategy”:

THAT staff be directed to use the Draft Climate and Environment Strategy as the basis for community and stakeholder consultation;

THAT staff be directed to consider feedback from Council and the public to refine the Draft Climate and Environment Strategy;

THAT, having fulfilled the objectives outlined in the Terms of Reference, the Climate and Environment Task Force be concluded;

AND THAT the members of the Climate and Environment Task Force be thanked for their significant contributions.

11. Termination of Land Use Contracts – File: 06-2210-10-0004/1

Report: Planner 2, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled “Termination of Land Use Contracts”:

THAT staff be directed to bring forward a zoning amendment bylaw to rezone the lands identified in Table 1 of this report to existing zones that are most similar to the provisions of the respective Land Use Contracts.

REPORTS – Continued

12. Stratification Application for 837 West 3rd Street and 160 Donaghy Avenue
– File: 08-3300-20-0014/1

Report: Planner 1, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 1, 2022, entitled
“Stratification Application for 837 West 3rd Street and 160 Donaghy Avenue”:

THAT, pursuant to Section 242(3)(a) of the *Strata Property Act*, the proposed strata plan for the conversion of previously occupied industrial and commercial buildings at 837 West 3rd Street and 160 Donaghy Avenue be approved, subject to issuance of the building permit and completion of the work contemplated therein;

AND THAT the Mayor and Corporate Officer be authorized to approve the plan, subject to fulfillment of the conditions of building permit issuance and completion of the work contemplated therein, and sign the necessary documentation to give effect to this motion.

13. Rezoning Application: 646 East 4th Street (Mehrdad Rahbar / Vernacular Development Corp.) – File: 08-3400-20-0069/1

Report: Planner 1, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated June 1, 2022, entitled
“Rezoning Application: 646 East 4th Street (Mehrdad Rahbar / Vernacular Development Corp.)”:

THAT the application submitted by Mehrdad Rahbar / Vernacular Development Corp., to rezone the property located at 646 East 4th Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

AND THAT the community benefits outlined in the report be secured, through agreements at the applicant’s expense and to the satisfaction of staff.

REPORTS – Continued

14. Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development)
– File: 08-3400-20-0065/1

Report: Planner 2, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled “Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development)”:

THAT the application submitted by Cascadia Green Development Company / WA Architects Ltd., to rezone the property located at 800 Marine Drive from Special Commercial (CS-3) Zone to Comprehensive Development (CD-755) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

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

15. Rezoning Application: 124 West 20th Street (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects) – File: 08-3400-20-0048/1

Report: Development Planner, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated June 1, 2022, entitled “Rezoning Application: 124 West 20th Street (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898” (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746) and “Housing Agreement Bylaw, 2022, No. 8899” (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

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

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to the motion.

Items 16 and 17 refer.

BYLAWS – FIRST AND SECOND READINGS

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898”
(124 20th Street Holdings Ltd. Inc. No. 1081725 / RHA Architects, 124 West 20th Street, CD-746)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898”
(124 20th Street Holdings Ltd. Inc. No. 1081725 / RHA Architects, 124 West 20th Street, CD-746) be given first and second readings.

17. “Housing Agreement Bylaw, 2022, No. 8899” (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2022, No. 8899” (124 20th Street Holdings Ltd. Inc. No. BC1081725 / RHA Architects, 124 West 20th Street, CD-746, Rental Housing Commitments) be given first and second readings.

REPORT

18. Security Alarm Systems Bylaw – File: 14-7400-01-0001/2022

Report: Manager, Police Support Services, RCMP, June 1, 2022

RECOMMENDATION:

PURSUANT to the report of the Manager, Police Support Services, RCMP, dated June 1, 2022, entitled “Security Alarm Systems Bylaw”:

THAT the following bylaws be considered:

- “Security Alarm Systems Bylaw, 2022, No. 8931”; and
- “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933”.

Items 19 and 20 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

19. “Security Alarm Systems Bylaw, 2022, No. 8931”

RECOMMENDATION:

THAT “Security Alarm Systems Bylaw, 2022, No. 8931” be given first, second and third readings.

20. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933” (Security Alarm Systems)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933” (Security Alarm Systems) be given first, second and third readings.

Information Report, May 31, 2022 – “North Vancouver RCMP Security System Alarm Review”

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

The purpose of **Public Hearings** is to provide members of the public an opportunity to make representations to Council regarding proposed changes to zoning bylaws, heritage designations or the Official Community Plan. Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

The purpose of **Public Meetings** is to provide members of the public an opportunity to make representations to Council regarding various issues and/or proposed changes that do not require a Public Hearing, such as a Development Variance Permit or Temporary Use Permit. North Vancouver residents can participate in the civic process of a Public Meeting that may affect their community, property and interests.

All persons who believe their interest in property is affected by a proposed bylaw or permit are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw/permit.

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

To provide written input: All written submissions must include your name and address. If this information is not provided, it cannot be included as part of the public record. Email submissions sent to the Corporate Officer at input@cnv.org are preferred, and hand-delivered or mailed submissions will also be accepted. **The deadline to submit written submissions is 12:00 noon on the day of the Public Hearing/Public Meeting.**

To speak at a Public Hearing or Public Meeting:

In person at City Hall: On the day of the meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, from 5:30pm. Enter City Hall through the doors at the southwest corner of the building (off 13th Street) after 5:30pm.

Via Webex/phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4230 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on the day of the Public Hearing/Public Meeting.**

Non-registered speakers: Speakers who have not pre-registered will also have an opportunity to provide input. Once all registered speakers have spoken, the Mayor will call for a recess to allow time for additional speakers to phone in or speak in person. Call-in details will be displayed on-screen during the livestream at cnv.org/LiveStreaming.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING / PUBLIC MEETING GUIDELINES – Continued

Comments from the public must specifically relate to the proposed bylaw/permit or subject of the Public Hearing/Public Meeting. 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. Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known.

Procedural rules for the conduct of a Public Hearing/Public Meeting are set at the call of the Chair. Council's main function is to listen to the views of the public regarding the change of land use in the proposed bylaw/permit. 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/Public Meeting concludes, no further information or submissions can be considered by Council.

Following adjournment of the Public Hearing/Public Meeting, the Regular meeting reconvenes and the bylaw/permit is discussed and debated by members of Council, followed by consideration of third reading of the bylaw or approval of the permit.