



**AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, JULY 11, 2022 AT 6:00 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, July 11, 2022

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, June 27, 2022

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

Items \*3, \*4, \*5, \*6 and \*7 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, 2021, No. 8877” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741)
- \*4. “Housing Agreement Bylaw, 2022, No. 8923” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741, Rental Housing Commitments)
- \*5. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8916” (Bill 26 Update for Minor Development Variance Permits)

**CORRESPONDENCE**

- \*6. Board in Brief – Metro Vancouver Regional District, June 24, 2022

**REPORT**

- \*7. 615 East 3<sup>rd</sup> Street – Funding Reallocation to Complete Off-Site Works

**PUBLIC HEARING – 328 West 14<sup>th</sup> Street**

**BYLAWS – THIRD READING**

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8935” (Scott Mitchell / METRIC Architecture, 328 West 14<sup>th</sup> Street, CD-756)
9. “Heritage Designation Bylaw, 2022, No. 8932” (Scott Mitchell / METRIC Architecture, 328 West 14<sup>th</sup> Street)

**PUBLIC MEETING – 520 East 1<sup>st</sup> Street**

**MOTION**

10. Development Variance Permit No. PLN2022-00013 (520 East 1<sup>st</sup> Street and 114-120 St. Davids Avenue)

**BYLAW – ADOPTION**

11. “Taxation Exemption Bylaw, 2022, No. 8938”

**REPORT**

12. Highways Closing and Disposition Bylaw – 1345 Delbruck Avenue

**BYLAW – FIRST, SECOND AND THIRD READINGS**

13. “Highways Closing and Disposition Bylaw, 2022, No 8927” (Closing and removal of highway dedication and disposition of a portion of highway located east of 1345 Delbruck Avenue)

**REPORTS**

14. Rezoning Application: 357 East 22<sup>nd</sup> Street (Karl Wein / Karl Wein & Associates)
15. Child Care Progress Update
16. North Shore Homelessness Action Initiative Final Report

**PUBLIC CLARIFICATION PERIOD**

**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, July 11, 2022

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, June 27, 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](http://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](mailto: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, \*5, \*6 and \*7 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, 2021, No. 8877” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8877” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- \*4. “Housing Agreement Bylaw, 2022, No. 8923” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741, Rental Housing Commitments)

### **RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2022, No. 8923” (Victoria Park (Denna Homes) GP Ltd. / Integra Architecture Inc., 115 East Keith Road, CD-741, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- \*5. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8916” (Bill 26 Update for Minor Development Variance Permits)

### **RECOMMENDATION:**

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2022, No. 8916” (Bill 26 Update for Minor Development Variance Permits) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CONSENT AGENDA – Continued**

**CORRESPONDENCE**

- \*6. Board in Brief, Metro Vancouver Regional District, June 24, 2022  
– File: 01-0400-60-0006/2022

Re: Metro Vancouver – Board in Brief

**RECOMMENDATION:**

THAT the correspondence from Metro Vancouver, dated June 24, 2022 regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**REPORT**

- \*7. 615 East 3<sup>rd</sup> Street – Funding Reallocation to Complete Off-Site Works  
– File: 11-5330-20-0069/1

Report: Acting Director, Engineering Parks and Environment, June 29, 2022

**RECOMMENDATION:**

PURSUANT to the report of the Acting Director, Engineering Parks and Environment, dated June 29, 2022, entitled “615 East 3<sup>rd</sup> Street – Funding Reallocation to Complete Off-Site Works”:

THAT \$249,000 of existing funding from “SeaBus Upgrades” (Project #51184) and \$60,000 of existing funding from “Moodyville Traffic Signals” (Project #53250) be reallocated to “600 Block East 3<sup>rd</sup> Street Off-Site Works” (Project #51203) to allow for the award of tender and construction of off-site works at 615 East 3<sup>rd</sup> Street;

AND THAT should any of the amount remain unexpended as at December 31, 2022, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

**END OF CONSENT AGENDA**

**PUBLIC HEARING – 328 West 14<sup>th</sup> Street – 6:00 pm**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8935” (Scott Mitchell / METRIC Architecture, 328 West 14<sup>th</sup> Street, CD-756) and “Heritage Designation Bylaw, 2022, No. 8932” (Scott Mitchell / METRIC Architecture, 328 West 14<sup>th</sup> Street) would rezone the subject property from a One-Unit Residential 1 (RS-1) Zone to a Comprehensive Development 756 (CD-756) Zone to permit the development of 2 detached infill units, to support the retention, rehabilitation and designation of the existing Heritage ‘A’ Building.

*Bylaw Nos. 8935 and 8932 to be considered under Items 8 and 9.*

**AGENDA**

Staff presentation

Applicant presentation

Representations from the public

Questions of Council

Motion to conclude the Public Hearing

**BYLAWS – THIRD READING**

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8935” (Scott Mitchell / METRIC Architecture, 328 West 14<sup>th</sup> Street, CD-756)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8935” (Scott Mitchell / METRIC Architecture, 328 West 14<sup>th</sup> Street, CD-756) be given third reading.

9. “Heritage Designation Bylaw, 2022, No. 8932” (Scott Mitchell / METRIC Architecture, 328 West 14<sup>th</sup> Street)

**RECOMMENDATION:**

THAT “Heritage Designation Bylaw, 2022, No. 8932” (Scott Mitchell / METRIC Architecture, 328 West 14<sup>th</sup> Street) be given third reading.

**PUBLIC MEETING – 520 East 1<sup>st</sup> Street** (following Item 9)

Development Variance Permit No. PLN2022-00013 would vary the on-site parking requirement at the subject property from 104 parking spaces to 74. As a condition of the DVP, all residential strata units would be required to be held in single ownership and secured as rental units for a period of 20 years. These requirements would be secured through a Section 219 Restrictive Covenant to be registered on title of the property.

*Development Variance Permit No. PLN2022-00013 to be considered under Item 10.*

**AGENDA**

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

**MOTION**

10. Development Variance Permit No. PLN2022-00013 (520 East 1<sup>st</sup> Street and 114-120 St. Davids Avenue) – File: 08-3400-20-0085/1

**RECOMMENDATION:**

THAT Development Variance Permit No. PLN2022-00013 (520 East 1<sup>st</sup> Street and 114-120 St. Davids Avenue) be issued to Wall North Vancouver Townhome Ltd., Inc. No. BC1138119, in accordance with Section 498 of the *Local Government Act*,

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2022-00013.

**BYLAW – ADOPTION**

11. “Taxation Exemption Bylaw, 2022, No. 8938”

**RECOMMENDATION:**

THAT “Taxation Exemption Bylaw, 2022, No. 8938” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

## **REPORT**

12. Highways Closing and Disposition Bylaw – 1345 Delbruck Avenue  
– File: 06-2260-01-0001/2022

Report: Manager, Real Estate, May 26, 2022

### **RECOMMENDATION:**

PURSUANT to the report of the Manager, Real Estate, dated May 26, 2022, entitled “Highways Closing and Disposition Bylaw – 1345 Delbruck Avenue”:

THAT “Highways Closing and Disposition Bylaw, 2022, No. 8927” (Closing and removal of highway dedication and disposition of a portion of highway located east of 1345 Delbruck Avenue) be considered;

THAT any further required notices be given in accordance with Sections 40 and 94 of the *Community Charter*;

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

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

13. “Highways Closing and Disposition Bylaw, 2022, No 8927” (Closing and removal of highway dedication and disposition of a portion of highway located east of 1345 Delbruck Avenue)

### **RECOMMENDATION:**

THAT “Highways Closing and Disposition Bylaw, 2022, No 8927” (Closing and removal of highway dedication and disposition of a portion of highway located east of 1345 Delbruck Avenue) be given first, second and third readings.

## **REPORTS**

14. Rezoning Application: 357 East 22<sup>nd</sup> Street (Karl Wein / Karl Wein & Associates)  
– File: 08-3400-20-0081/1

Report: Planner 1, June 29, 2022

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated June 29, 2022, entitled “Rezoning Application: 357 East 22<sup>nd</sup> Street (Karl Wein / Karl Wein & Associates)”:

THAT the application submitted by Karl Wein / Karl Wein & Associates, to rezone the property located at 357 East 22<sup>nd</sup> 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*;

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



**REPORTS – Continued**

15. Child Care Progress Update – File: 10-4750-01-0001/2022

Report: Planner 1, Long Range and Community Planning, June 29, 2022

**RECOMMENDATION:**

PURSUANT to the report of the Planner 1, Long Range and Community Planning, dated June 29, 2022, entitled “Child Care Progress Update”:

THAT the report of the Planner 1, Long Range and Community Planning, dated June 29, 2022, be received and filed.

16. North Shore Homelessness Action Initiative Final Report  
– File: 10-5040-04-0001/2022

Report: Manager, Long Range and Community Planning, June 29, 2022

**RECOMMENDATION:**

PURSUANT to the report of the Manager, Long Range and Community Planning, dated June 29, 2022, entitled “North Shore Homelessness Action Initiative Final Report”:

THAT the North Shore Homelessness Action Initiative Final Report be endorsed.

**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**

**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)(g) [legal matter], 90(1)(i) [legal advice] and 90(1)(k) [contract negotiations].

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

**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](http://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](mailto: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 13<sup>th</sup> Street) after 5:30pm.

Via Webex/phone: Pre-register by completing the online form at [cnv.org/PublicHearings](http://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](http://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.