



**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, FEBRUARY 26, 2024 AT 6:00 PM**

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*The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skw̓xwú7mesh (Squamish) and Səlílwətał (Tsleil-Waututh) Nations.*

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, February 26, 2024

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, February 12, 2024

**PROCLAMATION**

Rare Disease Day – February 29, 2024

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

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

**BYLAW – ADOPTION**

- \*3. “Affordable Housing Reserve Fund Bylaw, 1996, No. 6757, Amendment Bylaw, 2024, No. 9007” (Text Amendment)

**PRESENTATION**

2024 Heritage Awards – presented by Mayor Buchanan

**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, February 26, 2024

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, February 12, 2024

## **PROCLAMATION**

Rare Disease Day – February 29, 2024

## **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 may only speak on the same matter once in a 3-month period.

Speakers during the Public Input Period are permitted to join the meeting in person in the Council Chamber or electronically via Webex. There are 2 ways to sign up to speak during the Public Input Period.

- 1) **IN PERSON:** Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:55pm on the day of the Council meeting.
- 2) **ELECTRONICALLY VIA WEBEX:** 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. These pre-registrants will receive instructions by email or phone on the afternoon before 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 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 their 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**

### **BYLAW – ADOPTION**

- \*3. “Affordable Housing Reserve Fund Bylaw, 1996, No. 6757, Amendment Bylaw, 2024, No. 9007” (Text Amendment)

### **RECOMMENDATION:**

THAT “Affordable Housing Reserve Fund Bylaw, 1996, No. 6757, Amendment Bylaw, 2024, No. 9007” (Text Amendment) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

## **END OF CONSENT AGENDA**

### **PRESENTATION**

2024 Heritage Awards – presented by Mayor Buchanan

## **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)(a) [personal information], 90(1)(c) [labour relations], 90(1)(e) [land matter] and 90(1)(k) [contract negotiations/proposed service].

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

### **ADJOURN**

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**MINUTES OF 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, FEBRUARY 12, 2024**

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back\*  
Councillor D. Bell\*  
Councillor A. Girard  
Councillor J. McIlroy  
Councillor S. Shahriari  
Councillor T. Valente\*

*\*participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
A. Cifarelli, Corporate Officer  
J. Peters, Manager, Legislative and Election Services  
L. Sawrenko, Chief Financial Officer  
H. Granger, City Solicitor  
K. Magnusson, Director, Engineering, Parks and Environment  
S. Galloway, Director, Planning and Development  
R. Basi, Acting Deputy Director, Planning and Development  
M. Menzel, Development Planner  
S. Tandon, Committee Clerk  
S. Friesen, Administrative Coordinator

The meeting was called to order at 6:00 pm.

**APPROVAL OF AGENDA**

Moved by Councillor Girard, seconded by Councillor McIlroy

1. Regular Council Meeting Agenda, February 12, 2024

**CARRIED UNANIMOUSLY**

R2024/4-1

**ADOPTION OF MINUTES**

Moved by Councillor Girard, seconded by Councillor Shahriari

2. Regular Council Meeting Minutes, February 5, 2024

**CARRIED UNANIMOUSLY**

R2024/4-2

**PUBLIC INPUT PERIOD**

- Nancy Cottingham Powell, former Executive Director, North Van Arts, 4068 Browning Road, Sechelt, spoke in support of Item 9 – BC Arts Council Funding, noting that the Province needs to know how underfunded the arts sector is in BC.
- Joe Parente, 445 West 27<sup>th</sup> Street, North Vancouver, spoke regarding the Lonsdale Avenue parklets and the need to make them seasonal to reduce traffic congestion.
- Rosanna Parente, 205-250 East 11<sup>th</sup> Street, North Vancouver, spoke regarding issues that have occurred due to increased traffic on St. Georges Avenue.
- Don Rutherford, Interim Executive Director, North Van Arts, 335 Lonsdale Avenue, North Vancouver, spoke in support of Item 9 – BC Arts Council Funding, noting the value of arts in the community.

## **CORRESPONDENCE**

3. Board in Brief, Metro Vancouver Regional District, January 26, 2024  
– File: 01-0400-60-0006/2023

Re: Metro Vancouver – Board in Brief

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the correspondence from Metro Vancouver, dated January 26, 2024, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**CARRIED UNANIMOUSLY**

R2024/4-3

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

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9004” (Jim Pattison Developments Ltd., 351 West 3<sup>rd</sup> Street, CD-763)

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9004” (Jim Pattison Developments Ltd., 351 West 3<sup>rd</sup> Street, CD-763) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9004” (Jim Pattison Developments Ltd., 351 West 3<sup>rd</sup> Street, CD-763) be given third reading.

**CARRIED UNANIMOUSLY**

R2024/4-4

5. “Housing Agreement Bylaw, 2024, No. 9005” (Jim Pattison Developments Ltd., 351 West 3<sup>rd</sup> Street, CD-763, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Housing Agreement Bylaw, 2024, No. 9005” (Jim Pattison Developments Ltd., 351 West 3<sup>rd</sup> Street, CD-763, Rental Housing Commitments) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Housing Agreement Bylaw, 2024, No. 9005” (Jim Pattison Developments Ltd., 351 West 3<sup>rd</sup> Street, CD-763, Rental Housing Commitments) be given third reading.

**CARRIED UNANIMOUSLY**

R2024/4-5

## **REPORT**

6. North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006 – File: 09-4250-20-0008/1

Report: Corporate Officer and Chief Financial Officer, February 1, 2024

Moved by Councillor Girard, seconded by Councillor Shahriari

PURSUANT to the report of the Corporate Officer and Chief Financial Officer, dated February 1, 2024, entitled “North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006”:

THAT third reading of the “North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006” be rescinded;

THAT the “North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006” be amended by:

- a) replacing “Neighborhood” with “Neighbourhood”;
- b) replacing the first Whereas clause with the following:  
“WHEREAS it is deemed desirable to design and construct a new North Shore Neighbourhood House community facility, Kings Mill Walk Park and 1600 Eastern Park”;
- c) replacing the second Whereas clause with the following:  
“AND WHEREAS the estimated cost of designing and constructing the new North Shore Neighbourhood House community facility, and the two City-owned Parks: Kings Mill Walk Park and 1600 Eastern Park, including expenses incidental thereto, is the sum of \$66,475,000, of which the sum of \$55,700,000 is the amount of debt intended to be borrowed from the Municipal Financing Authority for these capital projects as authorized by this Bylaw”;
- d) replacing Section 2. with the following:  
“The Council is hereby empowered and authorized to undertake and carry out, or cause to be carried out, the design and construction of a new North Shore Neighbourhood House community facility, and two City-owned Parks: Kings Mill Walk Park and 1600 Eastern Park, generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing”;
- e) replacing Section 2., Subsection A. with the following:  
“To borrow on the credit of the City a total amount not exceeding \$55,700,000, with up to \$49,500,000 being allocated to the North Shore Neighbourhood House, up to \$4,300,000 being allocated to Kings Mill Walk Park and up to \$1,900,000 being allocated to 1600 Eastern Park”;

AND THAT the “North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006” be given third reading, as amended.

**CARRIED UNANIMOUSLY**

R2024/4-6

## **BYLAW – RESCIND THIRD READING**

7. “North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006”

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT third reading of “North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006” be rescinded.

**CARRIED UNANIMOUSLY**

R2024/4-7

## **BYLAW – AMEND BYLAW AND THIRD READING, AS AMENDED**

8. “North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006”

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT the “North Shore Neighbourhood House and City Parks Loan Authorization Bylaw, 2024, No. 9006” be amended and given third reading, as amended.

**CARRIED UNANIMOUSLY**

R2024/4-8

## **NOTICE OF MOTION**

9. B.C. Arts Council Funding – File: 01-0400-01-0001/2024

Submitted by Councillor McIlroy

Moved by Councillor McIlroy, seconded by Councillor Bell

WHEREAS investing in arts, culture, and heritage has proven social, economic, and educational benefits for communities small and large across the province;

AND WHEREAS the arts, culture, and heritage sector has been chronically underfunded in B.C. compared to other regions in Canada;

THEREFORE BE IT RESOLVED that UBCM request that the Province of B.C. increase the B.C. Arts Councils’ annual budget to a minimum of \$55 million in the 2025/26 budget.

**CARRIED UNANIMOUSLY**

R2024/4-9

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES / REPORTS**

Nil.



## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor McIlroy, seconded by Councillor Shahriari

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(e) [land matter] and 90(2)(b) [intergovernmental relations].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 6:52 pm and reconvened at 7:26 pm.

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

10. Proposed Density Transfer Agreement: 120-128 East 14<sup>th</sup> Street (Three Shores)  
– File: 02-0890-01-0001/2023

Report: Manager, Real Estate, and Deputy Director, Real Estate and Economic Development, January 30, 2024

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Manager, Real Estate, and the Deputy Director, Real Estate and Economic Development, dated January 30, 2024, entitled “Proposed Density Transfer Agreement: 120-128 East 14<sup>th</sup> Street (Three Shores)”:

THAT the City enter into, and the Manager, Real Estate be authorized to execute, a Density Transfer Agreement with 120-128 East 14<sup>th</sup> Street Holdings Ltd., doing business as Three Shores, to sell transferable density from the City-owned ‘donor’ site at 2300 Lonsdale Avenue and 116 East 23<sup>rd</sup> Street (the site of the new Harry Jerome Community Recreation Centre) to the ‘recipient’ site at 120-128 East 14<sup>th</sup> Street, at a rate of \$195.00 per buildable square foot, valid for 24 months from the date that Council approves the Density Transfer Agreement, with the transfer being subject to the adoption of rezoning bylaws for both the donor and recipient sites, at Council’s sole discretion;

AND THAT the report of the Manager, Real Estate, and the Deputy Director, Real Estate and Economic Development, dated January 30, 2024, entitled “Proposed Density Transfer Agreement: 120-128 East 14<sup>th</sup> Street (Three Shores)”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

R2024/4-10

**ADJOURN**

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 7:27 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER



## Office of the Mayor

CITY OF NORTH VANCOUVER  
BRITISH COLUMBIA

# Proclamation

## RARE DISEASE DAY

*Whereas* there are more than 7,000 diagnosed, and many more undiagnosed, rare diseases in Canada;

*Whereas* many people with a rare disease suffer, unaware of their symptoms, before they obtain a diagnosis and medical treatment;

*And Whereas* on February 29, 2024, communities worldwide will recognize Rare Disease Day to increase awareness of rare diseases and the impact on peoples' lives, and to show support to researchers, volunteers and families in the collective fight against rare diseases;

*Now Therefore* I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **February 29, 2024** as **Rare Disease Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, February 26, 2024

*Linda C. Buchanan*

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Mayor Linda Buchanan

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9007

**A Bylaw to amend “Affordable Housing Reserve Fund Bylaw, 1996, No. 6757”**

WHEREAS Section 189 of the *Community Charter* outlines the establishment of a Special Reserve for a specific purpose other than those purposes as established under other Sections of the *Community Charter*;

NOW THEREFORE the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Affordable Housing Reserve Fund Bylaw, 1996, No. 6757, Amendment Bylaw, 2024, No. 9007” (Text Amendment)**.
2. “Affordable Housing Reserve Fund Bylaw, 1996, No. 6757” is amended by:
  - A. Adding subsection (c) to Section 4 as follows:
    - (c) If the City contributes land in lieu of a financial contribution to affordable housing, the City, by Council resolution, may withdraw the foregone rent or market value of the land from this Affordable Housing Reserve Fund to disperse amongst other civic projects.

READ a first time on the 5<sup>th</sup> day of February, 2024.

READ a second time on the 5<sup>th</sup> day of February, 2024.

READ a third time on the 5<sup>th</sup> day of February, 2024.

ADOPTED on the <> day of <>, 2024.

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MAYOR

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CORPORATE OFFICER

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# 2024 Heritage Awards


Presented February 2024



2024 HERITAGE AWARDS: RESIDENTIAL CONSERVATION

## James Residence

532 East 10<sup>th</sup> Street



2

RESIDENTIAL CONSERVATION

# James Residence

532 East 10<sup>th</sup> Street

1980's



2020



city  
of north  
vancouver

3

2024 HERITAGE AWARDS: RESIDENTIAL CONSERVATION

# James Residence

532 East 10<sup>th</sup> Street



city  
of north  
vancouver

4



HERITAGE PROJECT RECOGNITION

# St. Andrew's United Church

1044 St. Georges Avenue



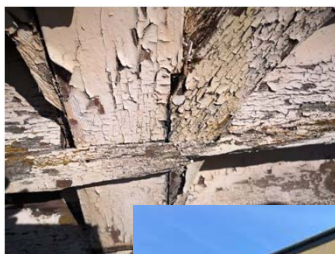
city  
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HERITAGE PROJECT RECOGNITION

# St. Andrew's United Church

1044 St. Georges Avenue



city  
of north  
vancouver

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HERITAGE PROJECT RECOGNITION

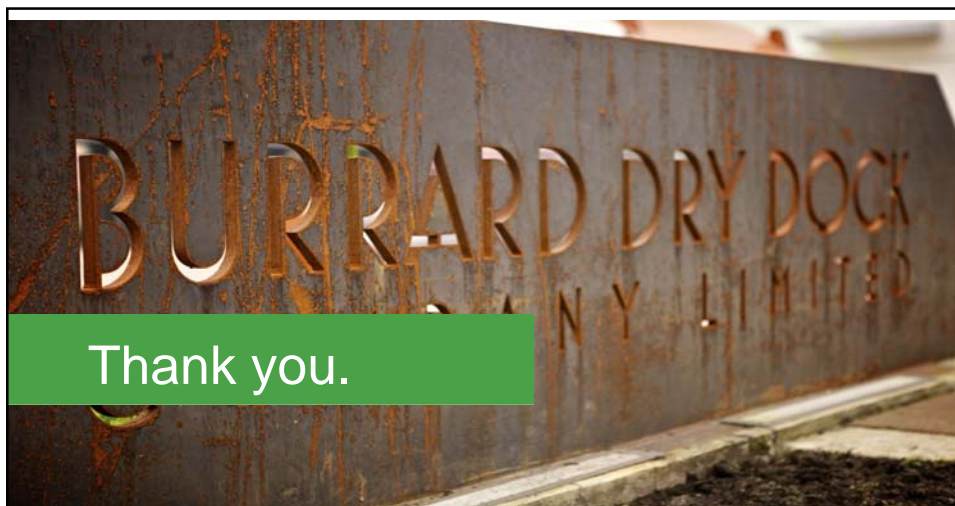
# St. Andrew's United Church

1044 St. Georges Avenue



city  
of north  
vancouver

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Thank you.

city  
of north  
vancouver

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