



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, FEBRUARY 26, 2018.****

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor D. Mussatto  
Councillor H. Back  
Councillor D. Bell  
Councillor P. Bookham  
Councillor R. Clark  
Councillor C. Keating arrived  
at 6:32 pm

**ABSENT**

Councillor L. Buchanan

**STAFF MEMBERS**

K. Tollstam, CAO  
K. Graham, City Clerk  
J. Ficocelli, Deputy City Clerk  
J. Peters, Assistant City Clerk  
B. Pearce, Director, Strategic Initiatives and Services  
B. Themens, Director, Finance  
E. Adin, Director, Community Services  
M. Epp, Director, Planning  
D. Pope, City Engineer  
M. Jefferson, Director, Human Resources  
R. Skene, Manager, Facilities and Real Estate  
S. Antoniali, Section Manager, Real Estate  
H. Reinhold, Deputy Director, Strategic Initiatives and Services  
I. Steward, Property Valuator-Negotiator  
S. Galloway, Manager, Planning  
A. Dempster, Planning Technician 2  
B. Hurley, Planner 1  
D. Johnson, Development Planner  
M. Friesen, Planner 1  
L. Orr, Manager, Business Services  
G. Gusdal, Manager, Bylaw Services  
M. Hunter, Manager, Parks and Environment  
N. Kirkpatrick, Director, North Vancouver Museum and Archives  
D. Mitic, Manager, Transportation  
H. Turner, Director, North Vancouver Recreation and Culture

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

**ADOPTION OF MINUTES**

Moved by Councillor Clark, seconded by Councillor Bell

1. Regular Council Meeting Minutes, February 26, 2018.

**CARRIED UNANIMOUSLY**

## **PROCLAMATIONS**

Mayor Mussatto declared the following proclamations:

Heritage Week – February 19 to 25, 2018

Rare Disease Day – February 28, 2018

## **PUBLIC INPUT PERIOD**

Moved by Councillor Clark, seconded by Councillor Bookham

**THAT** the Public Input Period be extended to hear all speakers listed on the sign-up sheet.

**CARRIED UNANIMOUSLY**

- Ron Sostad, 231 East 15<sup>th</sup> Street, North Vancouver, spoke regarding Tim Lewis, former Councillor, City of Vancouver.
- Alfonso Pezzente, 3736 Norwood Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.
- Naz Saraj, 100 – 188 Esplanade Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue and affordable rental housing.
- Amanda Smith, 2525 Lonsdale Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.
- Troy Van Vliet, 2612 Lonsdale Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.
- Jodi Waring, 2545 Lonsdale Avenue, North Vancouver, spoke regarding developers and election funding.
- Kyle Waring, 2545 Lonsdale Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.
- Jane Campbell, 2615 Lonsdale Avenue, North Vancouver, spoke regarding access around 27<sup>th</sup> Street.
- Alexis Chicone, 2545 Lonsdale Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.
- Robert Weckel, 2545 Lonsdale Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.
- Elena St. John, 2545 Lonsdale Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.
- Adele Finney, 2545 Lonsdale Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.
- Gina Dhein, 2626 Western Avenue, North Vancouver, spoke regarding the rezoning proposal for 2601 Lonsdale Avenue.

## **PRESENTATION**

Councillor Keating joined the meeting at 6:32 pm.

### **2018 Heritage Awards**

Mayor Mussatto presented the Heritage Awards for 2018, in the following categories:

**1. Commercial Heritage Conservation Award – BC Telephone Building  
– 117 West 1<sup>st</sup> Street**

To recognize Fairborne Homes Limited, Donald Luxton & Associates and the contractor team, in the legal protection, preservation and rehabilitation of the existing historic commercial building to ensure continued functionality for commercial and retail uses.

**2. Commercial Heritage Conservation Award – The Beasley / McDowell Block  
– 101 Lonsdale Avenue**

To recognize Wallace & McDowell Project Ltd., Donald Luxton & Associates, Rositch Hemphill Architects and the contractor team, in the legal protection, preservation, rehabilitation and, where required, restoration of the existing historic commercial building to ensure continued functionality for commercial and retail uses.

**3. Heritage Project Recognition Award – The Ackerman Residence  
– 448 East 13<sup>th</sup> Street**

To recognize Théodora Fraser Armstrong and Jason O'Malley, in the voluntary retention and enhancement of their heritage home.

**4. Heritage Project Recognition Award – The Ellis Residence  
– 800 Grand Boulevard**

To recognize Kenneth and Jennifer Tekano, in the voluntary retention and enhancement of their heritage home.

**5. Heritage Project Recognition Award – The Taylor Residence  
– 1653 Grand Boulevard**

To recognize Bob McMillin and Andrea Newsom, in the enhancement of their legally protected heritage home.

**6. Heritage Project Recognition Award – The Cole Residence  
– 618 East 9<sup>th</sup> Street**

To recognize Warren and Elisabeth Ash, in the voluntary retention and enhancement of their heritage home.

## **CONSENT AGENDA**

Moved by Councillor Keating, seconded by Councillor Back

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*2. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8600”  
(Bill Curtis & Associates Design Ltd., 208 East 22<sup>nd</sup> Street, RT-1A)**

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2017, No. 8600”  
(Bill Curtis & Associates Design Ltd., 208 East 22<sup>nd</sup> Street, RT-1A) be adopted, signed  
by the Mayor and City Clerk and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

- \*3. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8606”  
(Mona Foreman / Alex Voth Design, 234-236 West 18<sup>th</sup> Street, CD-696)**

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8606”  
(Mona Foreman / Alex Voth Design, 234-236 West 18<sup>th</sup> Street, CD-696) be adopted,  
signed by the Mayor and City Clerk and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

- \*4. **Recommended Museum Deaccessions #11 – File: 15-7930-01-0001/2018**

Report: Director, North Vancouver Museum and Archives, February 8, 2018

**PURSUANT** to the report of the Director, North Vancouver Museum and Archives, dated  
February 8, 2018, entitled “Recommended Museum Deaccessions #11”:

**THAT** Council authorize the North Vancouver Museum and Archives (NVMA)  
Commission to deaccession and dispose of 386 artifacts owned solely by the City of  
North Vancouver;

**THAT** Council authorize the NVMA Commission to deaccession and dispose of 6  
artifacts owned jointly by the City and the District of North Vancouver;

**THAT** Council authorize the NVMA Commission to deaccession and dispose of 363  
unaccessioned objects that have been found in the Museum collection and are owned  
jointly by the City and the District of North Vancouver;

*Continued...*

**CONSENT AGENDA - Continued**

**REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - Continued**

**\*4. Recommended Museum Deaccessions #11 – File: 15-7930-01-0001/2018 - Continued**

**AND THAT** all proceeds from the sale of deaccessioned materials shall be deposited in a Special Purpose Fund for the NVMA Commission’s use in maintaining the Museum and Archives collections and acquiring new items to augment the collections.

**CARRIED UNANIMOUSLY**

**END OF CONSENT AGENDA**

**CORRESPONDENCE**

**5. CityAge: Build the Future, May 3 and 4, 2018 – File: 01-0390-01-0001/2018**

Re: CityAge: Build the Future, May 3 and 4, 2018, Los Angeles, California

Moved by Councillor Keating, seconded by Mayor Mussatto

**PURSUANT** to the correspondence received February 21, 2018, from CityAge, regarding “CityAge: Build the Future”:

**THAT** Council members be authorized to attend CityAge: Build the Future, to be held May 3 and 4, 2018, in Los Angeles, California;

**THAT** the expenses be paid in accordance with City Policy;

**AND THAT** the funds be provided from the Conference Education Travel Account.

**CARRIED**

Councillor Clark is recorded as voting contrary to the motion.

**REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

The following recommendation, referred back to staff on February 5, 2018, is being brought back for reconsideration by Mayor Mussatto, in accordance with Section 131 of the *Community Charter* and Section 8.35 of “Council Procedure Bylaw, 2015, No. 8500”:

**6. Rezoning Application: 2601 Lonsdale Avenue (Pezzente Holdings Inc. / GBL Architects) – File: 08-3360-20-0408/1**

Report: Development Planner, January 31, 2018

Moved by Councillor Keating, seconded by Mayor Mussatto

**PURSUANT** to the report of the Development Planner, dated January 31, 2018, entitled “Rezoning Application: 2601 Lonsdale Avenue (Pezzente Holdings Inc. / GBL Architects)”:

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697) be considered and referred to a Public Hearing;

**THAT** “Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

**AND THAT** the Mayor and City Clerk be authorized to execute all necessary legal agreements required to secure the commitments outlined in the report.

Moved by Councillor Keating, seconded by Councillor Back

**THAT** Item 6 be deferred until all Council members are present.

**CARRIED UNANIMOUSLY**

Moved by Councillor Keating, seconded by Councillor Clark

**THAT** Items 7 and 8 be removed from the agenda.

**CARRIED UNANIMOUSLY**

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

### **9. Rezoning Application: 272 East 9<sup>th</sup> Street (Kent Halex / East 9<sup>th</sup> Project Ltd.) – File: 08-3360-20-0400/1**

Report: Development Planner, February 21, 2018

Moved by Councillor Keating, seconded by Mayor Mussatto

**PURSUANT** to the report of the Development Planner, dated February 21, 2018, entitled “Rezoning Application: 272 East 9<sup>th</sup> Street (Kent Halex / East 9<sup>th</sup> Project Ltd.)”:

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8617” (Kent Halex / East 9<sup>th</sup> Project Ltd., 272 East 9<sup>th</sup> Street, CD-701) be considered and referred to a Public Hearing;

**THAT** community amenities listed in the report in the section “Community Amenities and Infrastructure Improvements” be secured as a condition of rezoning;

**AND THAT** the Mayor and City Clerk be authorized to execute all necessary covenants and legal agreements required to secure the commitments outlined in the report.

**CARRIED UNANIMOUSLY**

Moved by Councillor Keating, seconded by Councillor Bookham

**THAT** Item 9 be reconsidered.

**CARRIED UNANIMOUSLY**

Mayor Mussatto recused himself at 7:07 pm, declaring a potential conflict of interest regarding Item 9.

Councillor Bookham took the role of Acting Mayor and presided over the Council meeting.

### **9. Rezoning Application: 272 East 9<sup>th</sup> Street (Kent Halex / East 9<sup>th</sup> Project Ltd.) – File: 08-3360-20-0400/1**

Report: Development Planner, February 21, 2018

Moved by Councillor Keating, seconded by Councillor Bell

**PURSUANT** to the report of the Development Planner, dated February 21, 2018, entitled “Rezoning Application: 272 East 9<sup>th</sup> Street (Kent Halex / East 9<sup>th</sup> Project Ltd.)”:

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8617” (Kent Halex / East 9<sup>th</sup> Project Ltd., 272 East 9<sup>th</sup> Street, CD-701) be considered and referred to a Public Hearing;

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## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - Continued**

### **9. Rezoning Application: 272 East 9<sup>th</sup> Street (Kent Halex / East 9<sup>th</sup> Project Ltd.) – File: 08-3360-20-0400/1 – Continued**

**THAT** community amenities listed in the report in the section “Community Amenities and Infrastructure Improvements” be secured as a condition of rezoning;

**AND THAT** the Mayor and City Clerk be authorized to execute all necessary covenants and legal agreements required to secure the commitments outlined in the report.

**CARRIED UNANIMOUSLY**  
(by members remaining)

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

### **10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8617” (Kent Halex / East 9<sup>th</sup> Project Ltd., 272 East 9<sup>th</sup> Street, CD-701)**

Moved by Councillor Keating, seconded by Councillor Bell

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8617” (Kent Halex / East 9<sup>th</sup> Project Ltd., 272 East 9<sup>th</sup> Street, CD-701) be given first and second readings.

**CARRIED UNANIMOUSLY**  
(by members remaining)

Mayor Mussatto returned to the meeting at 7:10 pm.

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

### **11. Rezoning Application and Heritage Protection: 242 West 6<sup>th</sup> Street (Chard Development Ltd. / Proscenium Architecture) – File: 08-3360-20-0423/1**

Report: Planner 1, February 21, 2018

Moved by Councillor Keating, seconded by Councillor Bell

**PURSUANT** to the report of the Planner 1, dated February 21, 2018, entitled “Rezoning Application and Heritage Protection: 242 West 6<sup>th</sup> Street (Chard Development Ltd. / Proscenium Architecture)”:

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8614” (Chard Development Ltd. / Proscenium Architecture, 242 West 6<sup>th</sup> Street, CD-700) be considered and referred to a Public Hearing;

**THAT** “Heritage Designation Bylaw, 2018, No. 8615” (Chard Development Ltd. / Proscenium Architecture, 242 West 6<sup>th</sup> Street) be considered and referred to a Public Hearing;

*Continued...*



**REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - Continued**

11. **Rezoning Application and Heritage Protection: 242 West 6<sup>th</sup> Street (Chard Development Ltd. / Proscenium Architecture) – File: 08-3360-20-0423/1 - Continued**

**THAT** additional offsite works and community amenities listed in the report in the section “Density Bonus and Community Benefits” be secured, through agreements at the applicant’s expense and to the satisfaction of the Director of Planning;

**AND THAT** the Mayor and City Clerk be authorized to execute all necessary legal agreements required to secure the commitments outlined in the report.

**CARRIED UNANIMOUSLY**

**BYLAWS – FIRST AND SECOND READINGS**

12. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8614” (Chard Development Ltd. / Proscenium Architecture, 242 West 6<sup>th</sup> Street, CD-700)**

Moved by Councillor Keating, seconded by Councillor Bell

**THAT** “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8614” (Chard Development Ltd. / Proscenium Architecture, 242 West 6<sup>th</sup> Street, CD-700) be given first and second readings.

**CARRIED UNANIMOUSLY**

13. **“Heritage Designation Bylaw, 2018, No. 8615” (Chard Development Ltd. / Proscenium Architecture, 242 West 6<sup>th</sup> Street)**

Moved by Councillor Keating, seconded by Councillor Bell

**THAT** “Heritage Designation Bylaw, 2018, No. 8615” (Chard Development Ltd. / Proscenium Architecture, 242 West 6<sup>th</sup> Street) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Clark, seconded by Mayor Mussatto

**THAT** Item 14 be removed from the agenda.

**CARRIED UNANIMOUSLY**

**COUNCIL REPORT**

Nil.

**PUBLIC CLARIFICATION PERIOD**

Mayor Mussatto declared a recess at 7:11 pm for the Public Clarification Period and reconvened the meeting immediately after.

## **INQUIRIES**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **CITY CLERK'S RECOMMENDATION:**

Moved by Councillor Keating, seconded by Councillor Bell

**THAT** Council recess to the Committee of the Whole, Closed session, pursuant to Sections 90(1)(c), (e), (k), (n) and 90(2)(b) of the *Community Charter*.

**CARRIED UNANIMOUSLY**

## **ADJOURN IN CLOSED SESSION**

The meeting recessed at 7:12 pm and did not reconvene. A motion to adjourn was approved in the Committee of the Whole, Closed session, at 10:03 pm.

*"Certified Correct by the City Clerk"*

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CITY CLERK