



MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON TUESDAY, SEPTEMBER 21, 2021

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
C. Baird, Deputy Corporate Officer
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
L. Sawrenko, Director, Finance
D. Van Heerden, Manager, Financial Planning
H. Reinhold, Deputy Director, Strategic and Corporate Services
B. Lightfoot, Manager, Real Estate
M. Epp, Director, Planning and Development
Y. Zeng, Manager, Development Planning
D. Johnson, Planner
E. Macdonald, Planner
K. Magnusson, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
L. Phillips, Public Art Officer, NVRCC

The meeting was called to order at 5:30 pm.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Valente

1. Regular Council Meeting Agenda, September 21, 2021

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Bell

2. Special Regular Council Meeting Minutes, September 8, 2021

CARRIED UNANIMOUSLY

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Rail Safety Week – September 20 to 26, 2021 – read by Councillor Back

North Shore Culture Days – September 24 to October 24, 2021 – read by Councillor Girard

PUBLIC INPUT PERIOD

- Robert Overgaard, 2767 Eastern Avenue, North Vancouver, spoke regarding Item 16 – Rezoning Application: 2762 Lonsdale Avenue.

CONSENT AGENDA

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT Items 3 and 4 be removed from the “Consent Agenda” and the remaining recommendation listed within the “Consent Agenda” be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

CORRESPONDENCE

- *5. Board in Brief, Metro Vancouver Regional District, July 30, 2021
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT the correspondence from Metro Vancouver, dated July 30, 2021, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

(CARRIED UNANIMOUSLY)

END OF CONSENT AGENDA

BYLAWS – ADOPTION

3. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change)

Moved by Councillor Girard, seconded by Councillor Back

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED UNANIMOUSLY

BYLAWS – ADOPTION – Continued

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment)

Moved by Councillor Girard, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED UNANIMOUSLY

REPORT

6. 2021 Funding Appropriations #2142 – #2146 and Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (2021 Capital Plan Funding) – File: 05-1705-30-0019/2021

Report: Deputy Director, Finance, September 8, 2021

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Deputy Director, Finance, dated September 8, 2021, entitled “2021 Funding Appropriations #2142 – #2146 and Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (2021 Capital Plan Funding)”:

THAT (Funding Appropriation #2142) an amount of \$248,000 be appropriated from the Capital General Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2143) an amount of \$419,970 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2144) an amount of \$121,880 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2145) an amount of \$171,822 be appropriated from the Public Art Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2146) an amount of \$100,000 be appropriated from the Cemetery Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding), a Bylaw to appropriate an amount of \$183,150 from Development Cost Charge (Transportation) Reserve Fund to fund the 2021 Capital Plan, be considered;

AND THAT should any of the amounts remain unexpended as at December 31, 2024, the unexpended balances shall be returned to the credit of the respective fund.

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

7. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876”
(2021 Capital Plan Funding)

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding) be given third reading.

CARRIED UNANIMOUSLY

REPORTS

8. New Traffic Signals – September 2021 Funding Appropriation
– File: 11-5460-01-0001/2021

Report: Section Manager, Traffic Engineering, September 8, 2021

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Section Manager, Traffic Engineering, dated September 8, 2021, entitled “New Traffic Signals – September 2021 Funding Appropriation”:

THAT (Funding Appropriation #2141) an amount of \$530,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding New Traffic Signals, comprising traffic signals at Chesterfield Avenue at West 1st Street and St. Andrews Avenue at East 3rd Street;

AND THAT should any of the amount remain unexpended as at December 31, 2024, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

CARRIED UNANIMOUSLY

REPORTS – Continued

9. Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation
– File: 06-2260-01-0001/2021

Report: Manager, Real Estate, and Manager, Parks and Environment,
September 7, 2021

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Real Estate, and Manager, Parks and Environment, dated September 7, 2021, entitled “Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation”:

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue), a Bylaw to appropriate an amount of \$1,014,750 from the Development Cost Charge (Parks) Reserve Fund for the purchase of land at 1600 and 1616 Eastern Avenue for park purposes, be considered;

THAT (Funding Appropriation #2140) an amount of \$10,250 be appropriated from the General Reserve Fund for the purpose of funding the park acquisition;

THAT should any of the amounts remain unexpended as at December 31, 2024, the unexpended balances shall be returned to the credit of the respective fund;

THAT should the land or portion of the land be resold or rented, the net proceeds of the transaction shall be returned to the respective fund;

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

CARRIED UNANIMOUSLY

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue) be given third reading.

CARRIED UNANIMOUSLY

REPORT

11. Rezoning Application: 705 West 3rd Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects): – File: 08-3360-20-0436/1

Report: Development Planner, September 8, 2021

Moved by Councillor Back, seconded by Councillor Bell

PURSUANT to the report of the Development Planner, dated September 8, 2021, entitled “Rezoning Application: 705 West 3rd Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, 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 the Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

CARRIED

Mayor Buchanan is recorded as voting contrary to the motion.

BYLAWS – FIRST AND SECOND READINGS

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735)

Moved by Councillor Back, seconded by Councillor Bell

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735) be given first and second readings.

CARRIED

Mayor Buchanan is recorded as voting contrary to the motion.

BYLAWS – FIRST AND SECOND READINGS – Continued

13. “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments)

Moved by Councillor Back, seconded by Councillor Bell

THAT “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments) be given first and second readings.

CARRIED

Mayor Buchanan is recorded as voting contrary to the motion.

REPORT

14. Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein Associates)
– File: 08-3360-20-0502/1

Report: Planning Technician 2, September 8, 2021

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Planning Technician 2, dated September 8, 2021, entitled “Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein & Associates)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein & Associates, 620 Jones Avenue, CD-738) be considered and the Public Hearing be waived;

THAT the community benefits listed in the report section ‘Community Benefits’ be secured at the applicant’s expense and to the satisfaction of staff;

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

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein & Associates, 620 Jones Avenue, CD-738) be given first and second readings.

CARRIED UNANIMOUSLY

REPORT

16. Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740) – File: 08-3400-20-0039/1

Report: Planner 2, September 8, 2021

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated September 8, 2021, entitled “Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, 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 this motion.

CARRIED UNANIMOUSLY

BYLAWS – FIRST AND SECOND READINGS

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be given first and second readings.

CARRIED UNANIMOUSLY

18. “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) be given first and second readings.

CARRIED UNANIMOUSLY

NOTICE OF MOTION

19. Rent to Own Housing Model – File: 10-5040-08-0001/2021

Submitted by Mayor Buchanan and Councillor Girard

Moved by Mayor Buchanan, seconded by Councillor Girard

WHEREAS a key priority of the City of North Vancouver (City) Council is to provide a diverse housing supply that meets the needs of all residents;

WHEREAS the City is a partner with other levels of government, community agencies and the private sector to deliver housing;

WHEREAS regional and provincial housing trends have pushed market housing beyond the reach of many working households in Metro Vancouver;

WHEREAS despite the job opportunities within the City having grown, homeownership within the City is increasingly unattainable for moderate to middle-income households;

WHEREAS rental vacancy rates are at historic lows and the cost of renting is high, making it difficult for moderate to middle-income earners to save for a down payment;

WHEREAS the City has been exploring through the Balanced Housing Lab project innovative solutions to address the housing challenges facing middle-income earners;

WHEREAS new innovative housing models, such as rent to own, are being explored by the private sector and the public sector through BC Housing;

AND WHEREAS a private development within the City with 8 rent to own units has over 800 people expressing interest;

THEREFORE BE IT RESOLVED THAT staff be directed to explore the Rent To Own Model working with the private sector (development industry and financial institutions) and report back to Council with recommendations on how this model could apply to the City to increase home ownership for moderate to middle-income earners.

CARRIED UNANIMOUSLY

COUNCIL INQUIRIES / REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Councillor Valente advised of his intent to bring forward a Notice of Motion on Construction Noise and Mitigation Measures at an upcoming Regular Council meeting.

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Valente

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].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 6:36 pm and reconvened at 8:47 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

20. Land/Legal Matter – File: 13-6520-20-0021/1

Report: Director, Planning and Development, September 9, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Director, Planning and Development, dated September 9, 2021, regarding a land/legal matter:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the recommendation and the report of the Director, Planning and Development, dated September 9, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

21. Land Matter – File: 02-0890-20-0044/1

Report: Manager, Real Estate, September 7, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Manager, Real Estate, dated September 7, 2021, regarding a land matter:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the recommendation and the report of the Manager, Real Estate, dated September 7, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued

22. Proposed Service – File: 08-3400-20-0046/1

Report: Planner 2, September 8, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Planner 2, dated September 8, 2021, regarding a proposed service:

THAT the action taken by the Committee of the Whole (Closed Session) be ratified;

AND THAT the wording of the recommendation and the report of the Planner 2, dated September 8, 2021, remain in the Closed session.

CARRIED UNANIMOUSLY

23. North Shore Wastewater Treatment Plant – Amortization Term
– File: 01-0400-60-0006/2021

Report: Chief Financial Officer/Director, Finance, dated September 20, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Chief Financial Officer/Director, Finance, dated September 20, 2021, entitled “North Shore Wastewater Treatment Plant – Amortization Term”:

THAT Council endorse a 30-year amortization term for Metro Vancouver’s debt financing of the North Shore Wastewater Treatment Plant;

THAT a copy of this resolution be forwarded to Metro Vancouver with the request that Metro Vancouver endeavour to ensure the North Shore is not adversely impacted by this decision and that the sewerage areas serviced by the Greater Vancouver Sewerage and Drainage District are treated equitably through any future changes in financial policy and the Cost Allocation Formula;

AND THAT the report of the Chief Financial Officer/Director, Finance, dated September 20, 2021, entitled “North Shore Wastewater Treatment Plant – Amortization Term”, remain in the Closed session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:48 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER