



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, OCTOBER 18, 2021****

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**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  
H. Reinhold, Deputy Director, Strategic and Corporate Services  
L. Sawrenko, Director, Finance  
L. Garber, Deputy Director, Finance  
M. Epp, Director, Planning and Development  
A. Devlin, Acting Deputy Director, Planning and Development  
Y. Zeng, Manager, Development Planning  
R. de St. Croix, Manager, Long Range and Community Planning  
D. Johnson, Development Planner  
E. Macdonald, Planner  
C. Alexander, Planner  
M. Wray, Planner  
K. Montgomerie, Planner  
B. van der Heijden, Planner  
A. Dempster, Planning Technician  
K. Magnusson, Deputy Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
L. Orr, Deputy Director, Community and Partner Engagement  
H. Turner, Director, North Vancouver Recreation and Culture

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

**APPROVAL OF AGENDA**

Moved by Councillor Back, seconded by Councillor Girard

1. Regular Council Meeting Agenda, October 18, 2021

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor Girard, seconded by Councillor McIlroy

2. Special Regular Council Meeting Minutes, September 29, 2021

**CARRIED UNANIMOUSLY**

## **ADOPTION OF MINUTES – Continued**

Moved by Councillor Girard, seconded by Councillor McIlroy

3. Special Regular Council Meeting Minutes, October 4, 2021

**CARRIED UNANIMOUSLY**

Moved by Councillor Girard, seconded by Councillor McIlroy

4. Special Regular Council Meeting Minutes, October 8, 2021

**CARRIED UNANIMOUSLY**

## **PROCLAMATION**

Mayor Buchanan declared the following proclamation:

Waste Reduction Week – read by Councillor McIlroy

## **PUBLIC INPUT PERIOD**

Nil.

Councillor Valente recused himself at 5:33 pm, declaring a potential conflict of interest with respect to Item 5 – “Taxation Exemption Bylaw, 2021, No. 8871”.

## **CONSENT AGENDA**

Moved by Councillor Bell, seconded by Councillor Girard

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

**CARRIED UNANIMOUSLY**  
(by members remaining)

## **START OF CONSENT AGENDA**

### **BYLAW – ADOPTION**

- \*5. “Taxation Exemption Bylaw, 2021, No. 8871”

Moved by Councillor Bell, seconded by Councillor Girard

THAT “Taxation Exemption Bylaw, 2021, No. 8871” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**  
(by members remaining)

## **CONSENT AGENDA – Continued**

### **CORRESPONDENCE**

- \*6. Board in Brief, Metro Vancouver Regional District, September 24, 2021  
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

Moved by Councillor Bell, seconded by Councillor Girard

THAT the correspondence from Metro Vancouver, dated September 24, 2021, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**(CARRIED UNANIMOUSLY)**  
(by members remaining)

### **END OF CONSENT AGENDA**

Councillor Valente returned to the meeting at 5:34 pm.

### **PUBLIC HEARING – 705 West 3<sup>rd</sup> Street**

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735) and “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3<sup>rd</sup> Street, CD-735, Rental Housing Commitments).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing at 5:34 pm and reconvened at 7:07 pm.

### **BYLAWS – THIRD READING**

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

Moved by Councillor Bell, seconded by Councillor McIlroy

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

**CARRIED**

Mayor Buchanan, Councillor Back and Councillor Valente are recorded as voting contrary to the motion.

## **BYLAWS – THIRD READING – Continued**

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

Moved by Councillor Bell, seconded by Councillor McIlroy

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

**CARRIED**

Mayor Buchanan, Councillor Back and Councillor Valente are recorded as voting contrary to the motion.

## **PUBLIC HEARING – 2762 Lonsdale Avenue**

Moved by Councillor Bell, seconded by Councillor Back

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) and “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing at 7:29 pm and reconvened at 9:00 pm.

## **BYLAWS – THIRD READING**

9. “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 Hu

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 third reading.

**CARRIED UNANIMOUSLY**

10. “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 Hu

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 third reading.

**CARRIED UNANIMOUSLY**

## **BYLAWS – THIRD READING – Continued**

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

Moved by Councillor Valente, seconded by Councillor Back

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

**CARRIED UNANIMOUSLY**

## **REPORT**

12. 2021-2030 Revised Financial Plan – File: 05-1715-20-0020/2021

Report: Chief Financial Officer and Director, Finance, October 6, 2021

Moved by Councillor McIlroy, seconded by Councillor Hu

PURSUANT to the report of the Chief Financial Officer and Director, Finance, dated October 6, 2021, entitled “2021-2030 Revised Financial Plan”:

THAT the amendments to the 2021-2030 Capital Plan for “Harry Jerome Community Recreation Centre” (Project #45232), “Silver Harbour” (Project #45293) and “Lawn Bowling” (Project #45292) be endorsed;

AND THAT “Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881” (Revised Financial Plan) be considered.

**CARRIED UNANIMOUSLY**

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

13. “Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881” (Revised Financial Plan)

Moved by Councillor McIlroy, seconded by Councillor Hu

THAT “Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881” (Revised Financial Plan) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor McIlroy, seconded by Councillor Hu

THAT “Financial Plan for the Years 2021 to 2030 Bylaw, 2021, No. 8822, Amendment Bylaw, 2021, No. 8881” (Revised Financial Plan) be given third reading.

**CARRIED UNANIMOUSLY**

## **REPORTS**

14. Harry Jerome Community Recreation Centre – Project Update and Next Steps  
– File: 02-0800-30-0028/1

Report: Deputy Director, Strategic and Corporate Services, October 12, 2021

Moved by Councillor McIlroy, seconded by Councillor Hu

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated October 12, 2021, entitled “Harry Jerome Community Recreation Centre – Project Update and Next Steps”:

THAT staff be authorized to advance the construction tender for the “Site Preparation and Excavation” scope of work for the Harry Jerome Community Recreation Centre project with contract award to be held until full project funding is in place;

THAT the funding reallocation be approved for the purposes of advancing the Harry Jerome Community Recreation Centre site power modifications, as follows:

NVRCC Fibre Net Connect HJ&CT (Project 40346)	\$35,000
2019 NVRCC Equipment (Project 40372)	\$30,000
NVRCC Buildings 2018 (Project 45272)	\$155,026
NVRCC John Braithwaite Rec Centre (Project 45285)	\$37,101
NVRCC Facility Access Control (Project 45290)	\$60,000
2020 NVRCC – HJ Major Repairs (Project 45313)	\$21,045
<b>Total:</b>	<b>\$338,172</b>

AND THAT staff report back with a Class A estimate to seek approval to advance the full Harry Jerome Community Recreation Centre project to construction, inclusive of Silver Harbour Seniors’ Activity Centre, with project funding in place.

**CARRIED UNANIMOUSLY**

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting continue past 10:30 pm.

**CARRIED UNANIMOUSLY**

15. NVRC Interim Recreation and Culture Service Plan – File: 01-0360-20-0074/2021

Report: Director, North Vancouver Recreation and Culture, October 13, 2021

Moved by Councillor Girard, seconded by Councillor Back

PURSUANT to the report of the Director, North Vancouver Recreation and Culture, dated October 13, 2021, entitled “NVRC Interim Recreation and Culture Service Plan”:

THAT the report be received for information and filed.

**CARRIED UNANIMOUSLY**

## **REPORTS – Continued**

16. Lower Lonsdale Business Improvement Area Service Bylaw Renewal  
– File: 01-0230-20-0026/2021

Report: Deputy Director, Community and Partner Engagement, October 5, 2021

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated October 5, 2021, entitled “Lower Lonsdale Business Improvement Area Service Bylaw Renewal”:

THAT “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879” be considered.

**CARRIED UNANIMOUSLY**

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

17. “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879”

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879” be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Lower Lonsdale Business Improvement Area Service Bylaw, 2021, No. 8879” be given third reading.

**CARRIED UNANIMOUSLY**

## **REPORT**

18. Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment – File: 13-6520-20-0056/1

Report: Planner 2, October 6, 2021

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated October 6, 2021, entitled “Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment”:

THAT the following bylaws be considered and referred to a Public Hearing:

*Continued...*

## **REPORT – Continued**

18. Duplex Special Study Implementation: Northern Blocks Official Community Plan Amendment and Zoning Bylaw Amendment – File: 13-6520-20-0056/1 – Continued
- “Official Community Plan Bylaw, No. 8400, Amendment Bylaw, 2021, No. 8757” (A Bylaw to Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary); and
  - “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758” (New Residential Levels in the Duplex Special Study Area, RT-1);

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

**CARRIED UNANIMOUSLY**

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

19. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8757” (Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8757” (Change Residential Levels in the Duplex Special Study Area – Northern Part and Revise the Duplex Special Study Area Boundary) be given first and second readings.

**CARRIED UNANIMOUSLY**

20. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758” (New Residential Levels in the Duplex Special Study Area – Northern Part, RT-1)

Moved by Councillor Bell, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8758” (New Residential Levels in the Duplex Special Study Area – Northern Part, RT-1) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **REPORT**

21. Rezoning Application: 322 West 14<sup>th</sup> Street (Farid Sayari / Royal Palace Construction and Design) – File: 08-3400-20-0019/1

Report: Planner 1, October 6, 2021

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Planner 1, dated October 6, 2021, entitled “Rezoning Application: 322 West 14<sup>th</sup> Street (Farid Sayari / Royal Palace Construction and Design)”:

*Continued...*



## **REPORT – Continued**

21. Rezoning Application: 322 West 14<sup>th</sup> Street (Farid Sayari / Royal Palace Construction and Design) – File: 08-3400-20-0019/1 – Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873” (Farid Sayari / Royal Palace Construction and Design, 322 West 14<sup>th</sup> Street, CD-739) be considered and the Public Hearing be waived;

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**

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

22. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873” (Farid Sayari / Royal Palace Construction and Design, 322 West 14<sup>th</sup> Street, CD-739)

Moved by Councillor Bell, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8873” (Farid Sayari / Royal Palace Construction and Design, 322 West 14<sup>th</sup> Street, CD-739) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting continue past 11:00 pm.

**CARRIED UNANIMOUSLY**

## **REPORT**

23. Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741) – File: 08-3400-20-0058/1

Report: Planner 2, October 6, 2021

Moved by Councillor Hu, seconded by Councillor Bell

PURSUANT to the report of the Planner 2, dated October 6, 2021, entitled “Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741)”:

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 considered and referred to a Public Hearing;

*Continued...*

## **REPORT – Continued**

23. Rezoning Application: 115 East Keith Road (Victoria Park (Denna Homes) Gp Ltd. / Integra Architecture Inc., CD-741) – File: 08-3400-20-0058/1 – Continued

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

THAT staff be directed to receive and review detailed drawings for the proposal;

THAT all conditions noted in the report section Project Conditions be addressed prior to the scheduling of a Public Hearing;

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;

THAT all conditions noted in the report section Project Conditions be addressed prior to the scheduling of a Public Hearing and that the condition for the required Housing Agreement also include provisions to require that a non-profit third party be engaged to screen applicants for mid-market rental units;

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

**CARRIED UNANIMOUSLY**

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

24. “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)

Moved by Councillor Hu, seconded by Councillor Bell

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 given first and second readings.

**CARRIED UNANIMOUSLY**

## **REPORT**

25. Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update  
– File: 09-3900-30-0004/1

Report: Planner 1, October 6, 2021

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Planner 1, dated October 6, 2021, entitled “Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update”:

*Continued...*

## **REPORT – Continued**

25. Rooftop Antenna Development Permit Guidelines and Zoning Bylaw Update  
– File: 09-3900-30-0004/1 – Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems) be considered and referred to a Public Hearing;

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

**CARRIED UNANIMOUSLY**

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

26. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **ADJOURN**

Moved by Councillor Girard, seconded by Councillor Hu

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 11:17 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER