



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, NOVEMBER 22, 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  
L. Sawrenko, Chief Financial Officer  
L. Garber, Deputy Director, Finance  
D. van Heerden, Manager, Financial Planning  
M. Epp, Director, Planning and Development  
A. Devlin, Acting Deputy Director, Planning and Development  
Y. Zeng, Manager, Development Planning  
L. Lensink, Environmental Sustainability Specialist  
M. Wray, Planner  
B. van der Heijden, Planner  
T. Ryce, Chief Building Official  
D. Pope, Director, Engineering, Parks and Environment  
M. Hunter, Manager, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief  
K. Veng, CEO, LEC  
S. Wood, Accountant, LEC

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

**APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor Back

1. Regular Council Meeting Agenda, November 22, 2021

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor Girard, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, November 15, 2021

**CARRIED UNANIMOUSLY**

Moved by Councillor Girard, seconded by Councillor McIlroy

3. Special Regular Council Meeting Minutes, November 16, 2021

**CARRIED UNANIMOUSLY**

## **PROCLAMATION**

Mayor Buchanan declared the following proclamation:

International Day of Persons with Disabilities – December 3, 2021 – read by Councillor Back

## **PUBLIC INPUT PERIOD**

Nil.

## **CONSENT AGENDA**

Moved by Councillor Bell, seconded by Councillor Girard

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*4. “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 Girard

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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

- \*5. “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 Girard

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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

## **CONSENT AGENDA – Continued**

### **BYLAWS – ADOPTION – Continued**

- \*6. “Noise Control Bylaw, 2021, No. 8885”

Moved by Councillor Bell, seconded by Councillor Girard

THAT “Noise Control Bylaw, 2021, No. 8885” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

- \*7. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8886” (Noise Control Bylaw)

Moved by Councillor Bell, seconded by Councillor Girard

THAT “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2021, No. 8886” (Noise Control Bylaw) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

- \*8. “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2021, No. 8887” (Noise Control Bylaw and Schedule A)

Moved by Councillor Bell, seconded by Councillor Girard

THAT “Ticket Information Utilization Bylaw, 1992, No. 6300, Amendment Bylaw, 2021, No. 8887” (Noise Control Bylaw and Schedule A) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

## **REPORT**

- \*9. Climate and Environment Advisory Task Force – Update and Terms of Reference Revisions – File: 11-5280-20-0008/1

Report: Planner 2, Environmental Sustainability, November 3, 2021

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Planner 2, Environmental Sustainability, dated November 3, 2021, entitled “Climate and Environment Advisory Task Force – Update and Terms of Reference Revisions”:

THAT the revised Terms of Reference of the Climate and Environment Advisory Task Force be endorsed.

**CARRIED UNANIMOUSLY**

## **END OF CONSENT AGENDA**

## **PUBLIC HEARING – Third Party Rooftop Antenna Systems**

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. 8882” (Third Party Rooftop Antenna Systems).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing at 5:33 pm and reconvened at 5:54 pm.

## **BYLAW – RESCIND SECOND READING AND AMEND**

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

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT second reading of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems) be rescinded;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems) be amended by deleting the wording in section 7.4.8 of the Rooftop Antenna Development Permit Guidelines and replacing it with the following:

“A maximum of 4 screening structures are allowed on one building (see figure 2 as an example of one such screening structure).”;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8882” (Third Party Rooftop Antenna Systems) be given second reading, as amended.

**CARRIED**

Councillor Bell is recorded as voting contrary to the motion.

## **BYLAW – THIRD READING**

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 third reading.

**CARRIED**

Councillor Bell is recorded as voting contrary to the motion.

## **PRESENTATION**

2022 Utility Rates – Chief Financial Officer and Director, Finance and Director, Engineering, Parks and Environment

The Chief Financial Officer and Director, Finance and Director, Engineering, Parks and Environment provided a PowerPoint presentation regarding the “2022 Utility Rates” and responded to questions of Council.

## **REPORT**

11. 2022 Utility Rates – File: 05-1820-01-0001/2022

Report: Chief Financial Officer and Director, Finance, November 10, 2021

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Chief Financial Officer and Director, Finance, dated November 10, 2021, entitled “2022 Utility Rates”:

THAT the following bylaws be considered:

- “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2021, No. 8889”;
- “Sewerage and Drainage Utility Bylaw 1995, No. 6746, Amendment Bylaw, 2021, No. 8890”; and
- “Solid Waste Management Service Bylaw. 1997, No. 6920, Amendment Bylaw, 2021, No. 8891”.

**CARRIED UNANIMOUSLY**

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

12. “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2021, No. 8889”

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2021, No. 8889” be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2021, No. 8889” be given third reading.

**CARRIED UNANIMOUSLY**

13. “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2021, No. 8890”

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2021, No. 8890” be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2021, No. 8890” be given third reading.

**CARRIED UNANIMOUSLY**

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

- 14. “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2021, No. 8891”

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2021, No. 8891” be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT “Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2021, No. 8891” be given third reading.

**CARRIED UNANIMOUSLY**

Councillor Valente recused himself at 6:55 pm, declaring a potential conflict of interest with respect to Item 15 – 2021 Children and Youth Initiatives Fund – Special Project Grant Applications.

**REPORTS**

- 15. 2021 Children and Youth Initiatives Fund – Special Project Grant Applications – File: 05-1850-20-0003/2021

Report: Coordinator, Community Development, November 8, 2021

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Coordinator, Community Development, dated November 8, 2021, entitled “2021 Children and Youth Initiatives Fund – Special Project Grant Applications”:

THAT grants be allocated to the following organizations from the 2021 Children and Youth Initiatives Fund:

<b>Jack.org</b>	
Talk at the Top Jack Summit.....	\$1,400
<b>Junior Achievement of BC</b>	
World of Choices.....	\$2,325
<b>Family Services of the North Shore</b>	
PROUD2BE Virtual Event Series.....	\$2,000
<b>Moon Time Sisters BC</b>	
Moon Time Sisters Fall Drive .....	\$500
<b>École Boundary Elementary Students</b>	
Junior Dungeons and Dragons .....	\$275
<b>North Shore Restorative Justice Society</b>	
Youth Action Council Event Series.....	\$3,000

*Continued...*

**REPORTS – Continued**

15. 2021 Children and Youth Initiatives Fund – Special Project Grant Applications  
– File: 05-1850-20-0003/2021 – Continued

<b>Mom Bop</b>	
Mom Bop Concert .....	\$1,000
<b>AB Seedlings</b>	
K-Trees .....	\$500
<b>Queen Mary Elementary</b>	
Social Justice Action Club .....	\$1,500
<b>North Shore Women’s Centre</b>	
Fearless: Girls’ Empowerment Camp.....	\$2,500
<b>Westcoast Boys Club Network</b>	
Boys Club Network School Clubs.....	\$2,500
<b>Mountainside Secondary</b>	
Yoga and Wellness Activities .....	\$3,000
<b>TOTAL .....</b>	<b>\$20,500</b>

THAT the following organization be notified that their application for a 2021 Children and Youth Initiatives Fund grant will not be funded:

<b>Queen Mary Elementary</b>	
Body Science Workshops .....	\$700

THAT a copy of the Council resolution be sent to the District of North Vancouver and the North Vancouver School Board (District #44) for information;

AND THAT the 2021 Children and Youth Initiatives Grant Committee be thanked for their time and participation.

**CARRIED UNANIMOUSLY**  
(by members remaining)

Councillor Valente returned to the meeting at 6:59 pm.

16. Rezoning Application: 2357 Western Avenue (Ardeshir Behmerdi / 2357 Western Holdings Ltd.) – File: 08-3360-20-0500/1

Report: Planner 1, November 10, 2021

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Planner 1, dated November 10, 2021, entitled “Rezoning Application: 2357 Western Avenue (Ardeshir Behmerdi / 2357 Western Holdings Ltd.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8884” (Ardeshir Behmerdi / 2357 Western Holdings Ltd., 2357 Western Avenue, CD-742) be considered and the Public Hearing be waived;

*Continued...*

## **REPORTS – Continued**

16. Rezoning Application: 2357 Western Avenue (Ardeshir Behmerdi / 2357 Western Holdings Ltd.) – File: 08-3360-20-0500/1 – Continued

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

AND THAT the community benefits listed in the report section “Community Benefits” be secured through agreements at the applicant’s expense and to the satisfaction of staff, and collection of the density bonus contribution be received prior to adoption of the bylaw.

**CARRIED**

Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.

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

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8884” (Ardeshir Behmerdi / 2357 Western Holdings Ltd., 2357 Western Avenue, CD-742)

Moved by Councillor McIlroy, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8884” (Ardeshir Behmerdi / 2357 Western Holdings Ltd., 2357 Western Avenue, CD-742) be given first and second readings.

**CARRIED**

Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.

## **REPORT**

18. Lonsdale Energy Corporation Loan Request – File: 05-1610-01-0001/2021

Report: Chief Financial Officer and Director, Finance, November 17, 2021

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer and Director, Finance, dated November 17, 2021, entitled “Lonsdale Energy Corporation Loan Request”:

THAT Lonsdale Energy Corporation be authorized to borrow up to \$720,000 in additional funding from the City under the same terms and conditions of the existing loan of August 1, 2018;

AND THAT the proposed repayment schedule be endorsed, with confirmation that the City will provide 12 months’ notice to Lonsdale Energy Corporation if early loan reimbursements are requested by the City prior to the planned schedule.

*Continued...*



## **REPORT – Continued**

18. Lonsdale Energy Corporation Loan Request – File: 05-1610-01-0001/2021  
– Continued

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Chief Financial Officer and Director, Finance, dated November 17, 2021, entitled “Lonsdale Energy Corporation Loan Request”:

THAT Item 18 be deferred to the next Regular Council meeting.

**CARRIED UNANIMOUSLY**

## **COUNCIL INQUIRIES / REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Valente, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(e) [land matter] and 90(1)(i) [legal advice].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 7:17 pm and reconvened at 8:34 pm.

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

19. Land Matter – File: 02-0890-01-0001/2021

Report: Manager, Real Estate, and Planner 2, November 10, 2021

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Real Estate, and the Planner 2, dated November 10, 2021, regarding a land matter:

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

*Continued...*

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

19. Land Matter – File: 02-0890-01-0001/2021 – Continued

AND THAT the wording of the recommendation and the report of the Manager, Real Estate, and the Planner 2, dated November 10, 2021, remain in the Closed session.

**CARRIED UNANIMOUSLY**

20. Preliminary Development Application Density Transfer Consideration – 1712 Lonsdale Avenue (Lorne Wolinsky / Polygon 229 Development Ltd. – File: 02-0870-01-0001/2021

Report: Manager, Real Estate, and Planner 2, November 22, 2021

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Real Estate, and the Planner 2, dated November 22, 2021, entitled “Preliminary Development Application Density Transfer Consideration – 1712 Lonsdale Avenue (Lorne Wolinsky / Polygon 229 Development Ltd.)”:

THAT staff be directed to continue processing the proposed rezoning application, including contemplated density transfer from the City-owned ‘donor’ site at 2300 Lonsdale Avenue and 116 East 23<sup>rd</sup> Street;

THAT the potential sale of transferable office density to Lorne Wolinsky / Polygon 229 Development Ltd., at a rate of \$187.15 per square foot, valid for 24 months from November 22, 2021, be subject to the successful completion of rezoning;

AND THAT the report of the Manager, Real Estate, and the Planner 2, dated November 22, 2021, entitled “Preliminary Development Application Density Transfer Consideration – 1712 Lonsdale Avenue (Lorne Wolinsky / Polygon 229 Development Ltd.)”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

21. Land Matter – File: 02-0800-30-0030/1

Report: Manager, Strategic Initiatives, November 15, 2021

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Strategic Initiatives, dated November 15, 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, Strategic Initiatives, dated November 15, 2021, remain in the Closed session.

**CARRIED UNANIMOUSLY**

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

22. Harry Jerome Neighbourhood Lands Update – File: 06-2210-10-0003/1

Report: Chief Administrative Officer and City Solicitor, November 22, 2021

Moved by Mayor Buchanan, seconded by Councillor Bell

PURSUANT to the report of the Chief Administrative Officer and City Solicitor, dated November 22, 2021, entitled “Harry Jerome Neighbourhood Lands Update”:

THAT staff take actions required to keep the existing Harry Jerome Community Recreation Centre (HJCRC) open until July 2025 or until completion of the new HJCRC;

AND THAT wording of the second active clause and the report of the Chief Administrative Officer and City Solicitor, dated November 22, 2021, remain in the Closed session, so that staff may communicate to the public that the existing HJCRC will remain open until July 2025 or until completion of the new HJCRC.

**CARRIED UNANIMOUSLY**

**ADJOURN**

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:35 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER