



**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, MAY 9, 2022**

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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

*\*participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, Corporate Officer  
C. Baird, Deputy Corporate Officer  
T. Huckell, Committee Clerk  
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services  
H. Granger, City Solicitor  
L. Sawrenko, Chief Financial Officer  
M. Epp, Director, Planning and Development  
J. Draper, Deputy Director, Planning and Development  
A. Devlin, Manager, Transportation Planning  
B. Lightfoot, Manager, Real Estate  
M. Menzel, Planner  
H. Dang, Planner  
M. Hunter, Deputy Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief

The meeting was called to order at 6:03 pm.

**APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor Back

1. Regular Council Meeting Agenda, May 9, 2022

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor Girard, seconded by Councillor McIlroy

2. Special Regular Council Meeting Minutes, May 2, 2022

**CARRIED UNANIMOUSLY**

Moved by Councillor Girard, seconded by Councillor McIlroy

3. Regular Council Meeting Minutes, May 2, 2022

**CARRIED UNANIMOUSLY**

## **PROCLAMATIONS**

Mayor Buchanan declared the following proclamations:

Day of Awareness to End Anti-Asian Racism – May 10, 2022 – read by Councillor Hu

## **PUBLIC INPUT PERIOD**

Nil.

## **CONSENT AGENDA**

Moved by Councillor Valente, seconded by Councillor McIlroy

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

## **CORRESPONDENCE**

- \*4. Board in Brief, Metro Vancouver Regional District, April 29, 2022  
– File: 01-0400-60-0006/2022

Re: Metro Vancouver – Board in Brief

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT the correspondence from Metro Vancouver, dated April 29, 2022, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**(CARRIED UNANIMOUSLY)**

## **END OF CONSENT AGENDA**

## **PUBLIC HEARING – 114-132 West 15<sup>th</sup> Street**

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing at 6:09 pm and reconvened at 7:48 pm.

## **BYLAW – THIRD READING**

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8921” (Polygon Development 338 Ltd. / IBI Group Architects, 114-132 West 15<sup>th</sup> Street, CD-752), and Text Amendment to Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23<sup>rd</sup> Street, and Norseman Park (Harry Jerome Neighbourhood Lands, CD-165) be given third reading.

**CARRIED**

Councillor Bell is recorded as voting contrary to the motion.

## **REPORTS**

6. Rezoning Application: 2008 Westview Drive (Djamshied Shakirin / Seid Shakirin)  
– File: 08-3400-20-0054/1

Report: Planner 1, April 27, 2022

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Planner 1, dated April 27, 2022, entitled “Rezoning Application: 2008 Westview Drive (Djamshied Shakirin / Seid Shakirin)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8926” (Djamshied Shakirin / Seid Shakirin, 2008 Westview Drive, RS-2) be considered and referred to a Public Hearing;

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

THAT the community benefits outlined in the report be secured 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**

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8926” (Djamshied Shakirin / Seid Shakirin, 2008 Westview Drive, RS-2)

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8926” (Djamshied Shakirin / Seid Shakirin, 2008 Westview Drive, RS-2) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **REPORTS**

8. Rezoning Application: 639 East 4<sup>th</sup> Street (Krzysztof Szuk / Shenpai Ha, CD-751)  
– File: 08-3400-20-0064/1

Report: Planner 2, April 27, 2022

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Planner 2, dated April 27, 2022, entitled “Rezoning Application: 639 East 4<sup>th</sup> Street (Krzysztof Szuk / Shenpai Ha, CD-751)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917” (Krzysztof Szuk / Shenpai Ha, 639 East 4<sup>th</sup> Street, CD-751) be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

**CARRIED UNANIMOUSLY**

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES / REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Back, seconded by Councillor Girard

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

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 8:25 pm and reconvened at 8:59 pm.

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

9. Community Facility Lease of 335 Lonsdale Avenue – North Vancouver Community Arts Council – File: 02-0890-20-0026/1

Report: Manager, Real Estate, April 4, 2022

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, Real Estate, dated April 4, 2022, entitled “Community Facility Lease of 335 Lonsdale Avenue – North Vancouver Community Arts Council”:

THAT Council authorize staff to enter into a Community Facility Lease for a nominal rent of \$10 (plus GST), for a term of five years with two further five-year options to renew, with the North Vancouver Community Arts Council for City property located at 335 Lonsdale Avenue;

THAT notice of disposition and notice of assistance to the North Vancouver Community Arts Council be given in accordance with the *Community Charter*;

THAT the Mayor and Corporate Officer be authorized to execute the necessary documentation to give effect to this motion;

AND THAT the report of the Manager, Real Estate, dated April 4, 2022, entitled “Community Facility Lease of 335 Lonsdale Avenue – North Vancouver Community Arts Council”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

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

10. Long Term Leases with Catalyst and Care BC – 207-225 East 2<sup>nd</sup> Street  
– File: 02-0890-20-0021/1

Report: Manager, Real Estate, April 25, 2022

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, Real Estate, dated April 25, 2022, entitled “Long Term Leases with Catalyst and Care BC – 207-225 East 2<sup>nd</sup> Street”:

THAT staff be authorized to negotiate a 60-year ground lease (the “Ground Lease”) with Catalyst Community Developments Society (“Catalyst”) at a nominal prepaid rent of \$10 and otherwise in accordance with the terms in the Offer to Lease to allow for the construction of a new building;

THAT, following completion of construction of the building in accordance with the Ground Lease, staff be authorized to approve, if required, a leasehold strata plan to convert the Ground Lease into separate Model Strata Lot Leases for the two newly created strata lots; one with Catalyst and one with the Home Care Society of BC (“Care BC”);

THAT staff be directed to submit an application to subdivide the City-owned lands located at 200-236 East 1<sup>st</sup> Street and 207-225 East 2<sup>nd</sup> Street to support their redevelopment;

THAT the Mayor and Corporate Officer be authorized to execute the Ground Lease and the Offer to Lease with Catalyst for a portion of City-owned property located at 207-225 East 2<sup>nd</sup> Street, based on the terms and conditions set out in the draft Offer to Lease;

AND THAT the report of the Manager, Real Estate, dated April 25, 2022, entitled “Long Term Leases with Catalyst and Care BC – 207-225 East 2<sup>nd</sup> Street”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

11. Labour Relations Matter – September 30<sup>th</sup> – File: 01-0560-20-0001/2022

Report: Manager, Human Resources, May 2, 2022

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, Human Resources, dated May 2, 2022, regarding a labour relations 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, Human Resources, dated May 2, 2022, remain in the Closed session.

**CARRIED UNANIMOUSLY**

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

12. Legal Matter – File: 09-4020-01-0001/2022

Report: City Solicitor, Public Safety Director and Fire Chief, and Manager, Bylaw Services, May 5, 2022

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the City Solicitor, Public Safety Director and Fire Chief, and Manager, Bylaw Services, dated May 5, 2022, regarding a 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 City Solicitor, Public Safety Director and Fire Chief, and Manager, Bylaw Services, dated May 5, 2022, remain in the Closed session.

**CARRIED UNANIMOUSLY**

**ADJOURN**

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:00 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER