



**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, JUNE 13, 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  
J. Peters, Assistant City Clerk  
H. Granger, City Solicitor  
L. Sawrenko, Chief Financial Officer  
M. Epp, Director, Planning and Development  
J. Draper, Deputy Director, Planning and Development  
R. Basi, Manager, Development Planning  
T. Ryce, Chief Building Official  
D. Johnson, Development Planner  
M. Menzel, Planner  
E. Chow, Planner  
L. Maultsaid-Blair, Planner  
K. Magnusson, Acting Director, Engineering, Parks and Environment  
M. Hunter, Deputy Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief  
W. Yee, Superintendent, RCMP  
K. Hennigar, Manager, Police Support Services, RCMP  
D. Hutchison Koep, Chief Librarian, North Vancouver City Library

**GUEST**

B. Harvey, Board Chair, North Vancouver City Library

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

**APPROVAL OF AGENDA**

Moved by Mayor Buchanan, seconded by Councillor McIlroy

1. THAT the Regular Agenda of June 13, 2022 be amended by removing the “Draft Climate and Environment Strategy” presentation and Item 10 – Draft Climate and Environment Strategy Report;

AND THAT the Agenda, as amended, be approved.

**CARRIED UNANIMOUSLY**

## **ADOPTION OF MINUTES**

Moved by Councillor Back, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, May 30, 2022

**CARRIED UNANIMOUSLY**

## **PROCLAMATIONS**

Mayor Buchanan declared the following proclamations:

World Elder Abuse Prevention Day – June 15, 2022 – read by Councillor Bell

## **PUBLIC INPUT PERIOD**

- Laurie Parkinson, 634 East 4<sup>th</sup> Street, North Vancouver, spoke regarding Item 13 – Rezoning Application: 646 East 4<sup>th</sup> Street and the Draft Climate and Environment Strategy.
- Anna Hardy, 1805 Westview Drive, North Vancouver, spoke regarding Item 14 – Zoning Bylaw Amendment for 800 Marine Drive.
- Judith Brook, 2000 block Lauralynn Drive, North Vancouver, spoke regarding Item 13 – Rezoning Application: 646 East 4<sup>th</sup> Street.

## **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**

- \*3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903” (Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), 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 Bell, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8903” (Polygon 229 Development Ltd. / Yamamoto Architecture, 1712 Lonsdale Avenue, CD-749), 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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

## **CONSENT AGENDA – Continued**

### **BYLAWS – ADOPTION – Continued**

- \*4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8917” (Krzysztof Szuk / Shenpai Ha, 639 East 4<sup>th</sup> Street, CD-751)

Moved by Councillor Bell, seconded by Councillor Girard

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

**(CARRIED UNANIMOUSLY)**

### **CORRESPONDENCE**

- \*5. Board in Brief, Metro Vancouver Regional District, May 27, 2022  
– File: 01-0400-60-0006/2022

Re: Metro Vancouver – Board in Brief

Moved by Councillor Bell, seconded by Councillor Girard

THAT the correspondence from Metro Vancouver, dated May 27, 2022, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**(CARRIED UNANIMOUSLY)**

### **END OF CONSENT AGENDA**

### **PUBLIC HEARING / PUBLIC MEETING – 319-333 East 14<sup>th</sup> Street, 318-332 East 13<sup>th</sup> Street, 313 East 14<sup>th</sup> Street, 1304-1324 St. Andrews Avenue, 231 East 15<sup>th</sup> Street and 1337 St. Andrews Avenue**

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. 8930” (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14<sup>th</sup> Street, 318-332 East 13<sup>th</sup> Street, 313 East 14<sup>th</sup> Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551) and the Public Meeting regarding Development Variance Permit No. PLN2021-00016 (231 East 15<sup>th</sup> Street and 1337 St. Andrews Avenue).

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Hearing / Public Meeting at 6:10 pm and reconvened at 8:05 pm. The Public Hearing was then recessed and will reconvene on Monday, June 20, 2022 at 6:00 pm.

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT Item 6 and Item 7 be removed from the agenda.

**CARRIED UNANIMOUSLY**

**BYLAW – THIRD READING**

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8930” (Vancouver Coastal Health / PCL Constructors Westcoast Inc., 319-333 East 14<sup>th</sup> Street, 318-332 East 13<sup>th</sup> Street, 313 East 14<sup>th</sup> Street, 1304-1324 St. Andrews Avenue, Amendment to CD-551)

Item 6 was removed from the agenda.

**MOTION**

7. Development Variance Permit No. PLN2021-00016 (231 East 15<sup>th</sup> Street and 1337 St. Andrews Avenue) – File: 08-3400-20-0061/1

Item 7 was removed from the agenda.

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

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929” (Bill Curtis / Kuntjoro Architect Inc., 407 West 16<sup>th</sup> Street, CD-754)

Moved by Councillor Valente, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929” (Bill Curtis / Kuntjoro Architect Inc., 407 West 16<sup>th</sup> Street, CD-754) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Valente, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8929” (Bill Curtis / Kuntjoro Architect Inc., 407 West 16<sup>th</sup> Street, CD-754) be given third reading.

**CARRIED UNANIMOUSLY**

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928” (Update to Development Permit Guidelines to harmonize language with “Tree Bylaw, 2022, No. 8888”)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928” (Update to Development Permit Guidelines to harmonize language with “Tree Bylaw, 2022, No. 8888”) be given first and second readings.

**CARRIED UNANIMOUSLY**

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

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928” (Update to Development Permit Guidelines to harmonize language with “Tree Bylaw, 2022, No. 8888”) – Continued

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8928” (Update to Development Permit Guidelines to harmonize language with “Tree Bylaw, 2022, No. 8888”) be given third reading.

**CARRIED UNANIMOUSLY**

## **PRESENTATION**

Report to Our Community – Chair, Library Board, and Chief Librarian

The Board Chair, North Vancouver City Library and the Chief Librarian provided a PowerPoint presentation regarding the “Report to Our Community” and responded to questions of Council.

## **PRESENTATION**

Draft Climate and Environment Strategy – Deputy Director, Planning and Development, and Planner 2, Environmental Sustainability

The “Draft Climate and Environment Strategy” presentation was removed from the agenda.

## **REPORTS**

10. Draft Climate and Environment Strategy – File: 11-5280-20-0008/1

Report: Planner 2, June 1, 2022

Item 10 was removed from the agenda.

11. Termination of Land Use Contracts – File: 06-2210-10-0004/1

Report: Planner 2, June 1, 2022

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled “Termination of Land Use Contracts”:

THAT staff be directed to bring forward a zoning amendment bylaw to rezone the lands identified in Table 1 of the report to existing zones that are most similar to the provisions of the respective Land Use Contracts.

**CARRIED UNANIMOUSLY**

## **REPORTS – Continued**

12. Stratification Application for 837 West 3<sup>rd</sup> Street and 160 Donaghy Avenue  
– File: 08-3300-20-0014/1

Report: Planner 1, June 1, 2022

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Planner 1, dated June 1, 2022, entitled “Stratification Application for 837 West 3<sup>rd</sup> Street and 160 Donaghy Avenue”:

THAT, pursuant to Section 242(3)(a) of the *Strata Property Act*, the proposed strata plan for the conversion of previously occupied industrial and commercial buildings at 837 West 3<sup>rd</sup> Street and 160 Donaghy Avenue be approved, subject to issuance of the building permit and completion of the work contemplated therein;

AND THAT the Mayor and Corporate Officer be authorized to approve the plan, subject to fulfillment of the conditions of building permit issuance and completion of the work contemplated therein, and sign the necessary documentation to give effect to this motion.

**CARRIED UNANIMOUSLY**

13. Rezoning Application: 646 East 4<sup>th</sup> Street (Mehrdad Rahbar / Vernacular Development Corp.) – File: 08-3400-20-0069/1

Report: Planner 1, June 1, 2022

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 1, dated June 1, 2022, entitled “Rezoning Application: 646 East 4<sup>th</sup> Street (Mehrdad Rahbar / Vernacular Development Corp.)”:

THAT the application submitted by Mehrdad Rahbar / Vernacular Development Corp., to rezone the property located at 646 East 4<sup>th</sup> Street from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

AND THAT the community benefits outlined in the report be secured, through agreements at the applicant’s expense and to the satisfaction of staff.

**CARRIED UNANIMOUSLY**

## **REPORTS – Continued**

14. Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development)  
– File: 08-3400-20-0065/1

Report: Planner 2, June 1, 2022

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated June 1, 2022, entitled “Zoning Bylaw Amendment for 800 Marine Drive (Cascadia Green Development)”:

THAT the application submitted by Cascadia Green Development Company / WA Architects Ltd., to rezone the property located at 800 Marine Drive from Special Commercial (CS-3) Zone to Comprehensive Development (CD-755) Zone, be considered and no Public Hearing be held, in accordance with the *Local Government Act*;

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

AND 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.

**CARRIED UNANIMOUSLY**

15. Rezoning Application: 124 West 20<sup>th</sup> Street (124 20<sup>th</sup> Street Holdings Ltd. Inc. No. BC1081725 / RLA Architects) – File: 08-3400-20-0048/1

Report: Development Planner, June 1, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Development Planner, dated June 1, 2022, entitled “Rezoning Application: 124 West 20<sup>th</sup> Street (124 20<sup>th</sup> Street Holdings Ltd. Inc. No. BC1081725 / RLA Architects)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898” (124 20<sup>th</sup> Street Holdings Ltd. Inc. No. BC1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746) and “Housing Agreement Bylaw, 2022, No. 8899” (124 20<sup>th</sup> Street Holdings Ltd. Inc. No. BC1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746, 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 the motion.

**CARRIED UNANIMOUSLY**

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

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898” (124 20<sup>th</sup> Street Holdings Ltd. Inc. No. 1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8898” (124 20<sup>th</sup> Street Holdings Ltd. Inc. No. 1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746) be given first and second readings.

**CARRIED UNANIMOUSLY**

17. “Housing Agreement Bylaw, 2022, No. 8899” (124 20<sup>th</sup> Street Holdings Ltd. Inc. No. BC1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746, Rental Housing Commitments)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Housing Agreement Bylaw, 2022, No. 8899” (124 20<sup>th</sup> Street Holdings Ltd. Inc. No. BC1081725 / RLA Architects, 124 West 20<sup>th</sup> Street, CD-746, Rental Housing Commitments) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **REPORT**

18. Security Alarm Systems Bylaw – File: 14-7400-01-0001/2022

Report: Manager, Police Support Services, RCMP, June 1, 2022

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Manager, Police Support Services, RCMP, dated June 1, 2022, entitled “Security Alarm Systems Bylaw”:

THAT the following bylaws be considered:

- “Security Alarm Systems Bylaw, 2022, No. 8931”; and
- “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933”.

**CARRIED UNANIMOUSLY**

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

19. “Security Alarm Systems Bylaw, 2022, No. 8931”

Moved by Councillor Bell, seconded by Councillor Back

THAT “Security Alarm Systems Bylaw, 2022, No. 8931” be given first and second readings.

**CARRIED UNANIMOUSLY**



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

19. “Security Alarm Systems Bylaw, 2022, No. 8931”

Moved by Councillor Bell, seconded by Councillor Back

THAT “Security Alarm Systems Bylaw, 2022, No. 8931” be given third reading.

**CARRIED UNANIMOUSLY**

20. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933”  
(Security Alarm Systems)

Moved by Councillor Bell, seconded by Councillor Back

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933” (Security Alarm Systems) be given first and second readings.

**CARRIED UNANIMOUSLY**

Moved by Councillor Bell, seconded by Councillor Back

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8933” (Security Alarm Systems) be given third reading.

**CARRIED UNANIMOUSLY**

**PUBLIC CLARIFICATION PERIOD**

Nil.

**COUNCIL INQUIRIES / REPORTS**

Nil.

**NEW ITEMS OF BUSINESS**

Nil.

**NOTICES OF MOTION**

Nil.

**ADJOURN**

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:10 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER