



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN CONFERENCE ROOM A/B, THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, SEPTEMBER 9, 2024****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
(joined at 6:37 pm)  
Councillor D. Bell  
Councillor A. Girard  
Councillor J. McIlroy  
Councillor S. Shahriari  
Councillor T. Valente

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
P. DeJong, Acting Corporate Officer  
J. Peters, Manager, Legislative and Election Services  
L. Sawrenko, Chief Financial Officer  
D. Van Heerden, Manager, Financial Planning  
P. Manarovici, Controller  
A. Peters, Manager, Revenue  
H. Granger, City Solicitor  
K. Magnusson, Director, Engineering, Parks and Environment  
B. Willock, Deputy Director, Infrastructure Management  
D. Hutch, Deputy Director, Parks and Public Spaces  
A. Nayeri, Manager, Infrastructure Policy, Planning and Analysis  
C. Lesmeister, Park Planner  
S. Galloway, Director, Planning and Development  
T. Ryce, Chief Building Official  
L. Mulleder, Development Planner  
G. Schalk, Public Safety Director and Fire Chief  
E. Doran, Director, People, Culture and Transformation  
H. van Gelderen, Legislative Services Advisor

The meeting was called to order at 5:15 pm.

**RECESS TO CLOSED SESSION**

Moved by Councillor McIlroy, seconded by Councillor Shahriari.

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information] and 90(1)(c) [labour relations] and where required, Council considers that the matters could reasonably be expected to harm the interests of the City if they were held in public.

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 5:16 pm and adjourned at 5:51 pm, until the end of the Regular meeting when the Closed Session will reconvene for the remainder of Closed agenda items.

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

## **APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor Girard

1. Regular Council Meeting Agenda, September 9, 2024

**CARRIED UNANIMOUSLY**

R2024-09-09/1

## **ADOPTION OF MINUTES**

Moved by Councillor Valente, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, July 22, 2024

**CARRIED UNANIMOUSLY**

R2024-09-09/2

## **PUBLIC INPUT PERIOD**

- Emily Vrooman, North Vancouver, spoke in opposition of Item 11 – Development Variance Permit PLN2023-00014 for 205 St. Patricks Avenue.

## **CONSENT AGENDA**

Moved by Councillor Bell, seconded by Councillor Girard

THAT Item 3 be removed from the Consent Agenda.

**CARRIED UNANIMOUSLY**

## **BYLAW – ADOPTION**

3. “Housing Agreement Bylaw, 2024, No. 9062” (City of North Vancouver, 120 St. Georges Avenue, CD-737, Rental Housing Commitments)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Housing Agreement Bylaw, 2024, No. 9062” (City of North Vancouver, 120 St. Georges Avenue, CD-737, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

R2024-09-09/3

## **DELEGATION**

Sharon Lalli, Deputy Assessor for Industrial, Cost and Strata ICI Properties, and Michael Law, Deputy Assessor for Commercial Properties, BC Assessment

Re: Overview of Property Assessment and 2024 Assessment Roll

Sharon Lalli and Michael Law, BC Assessment, provided a PowerPoint presentation regarding an “Overview of Property Assessment and 2024 Assessment Roll” and responded to questions from Council.

Councillor Back joined the meeting at 6:37 pm.

## **CORRESPONDENCE**

4. Sharon Lalli, Deputy Assessor, BC Assessment, August 6, 2024  
– File: 05-1950-01-0001/2024

Re: Overview of Property Assessment and 2024 Assessment Roll

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT the correspondence from Sharon Lalli, Deputy Assessor, BC Assessment, dated August 6, 2024, regarding the “Overview of Property Assessment and 2024 Assessment Roll”, be received for information with thanks.

**CARRIED UNANIMOUSLY**

R2024-09-09/4

## **PRESENTATION**

Asset Management Approach and Strategy – Manager, Infrastructure Policy, Planning and Analysis

The Manager, Infrastructure Policy, Planning and Analysis, and Director, Engineering, Parks and Environment, provided a PowerPoint presentation regarding the “Asset Management Approach and Strategy” and responded to questions from Council.

## **REPORT**

5. Asset Management Approach and Strategy – File: 11-5240-10-0001/1

Report: Manager, Infrastructure Policy, Planning and Analysis, August 21, 2024

Moved by Councillor Valente, seconded by Councillor Back

PURSUANT to the report of the Manager, Infrastructure Policy, Planning and Analysis, dated August 21, 2024, entitled “Asset Management Approach and Strategy”:

THAT the *Asset Management for Sustainable Service Delivery – A BC Framework (AMBC Framework)* be endorsed as a reference framework to guide the City's asset management practices;

THAT staff begin an education and feedback process with the community on topics of service levels and risk to inform Council's future decisions;

AND THAT staff report back to Council with the draft Asset Management Strategy for endorsement.

**CARRIED UNANIMOUSLY**

R2024-09-09/5

## **PRESENTATION**

Fees and Charges Policy – Chief Financial Officer

The Chief Financial Officer provided a PowerPoint presentation regarding the “Fees and Charges Policy” and responded to questions from Council.

## **REPORTS**

6. Fees and Charges Bylaw Policy – File: 05-1810-01-0001/2024

Report: Chief Financial Officer, August 21, 2024

Moved by Councillor Shahriari, seconded by Councillor Back

PURSUANT to the report of the Chief Financial Officer, dated August 21, 2024, entitled “Fees and Charges Bylaw Policy”:

THAT the recommended Fees and Charges Policy be approved;

AND THAT the Schedule of Fees for Filming Policy be repealed.

**CARRIED UNANIMOUSLY**

R2024-09-09/6

7. 2024-2034 Community Works Fund Agreement – File: 05-1855-01-0001/2024

Report: Chief Financial Officer, August 21, 2024

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Chief Financial Officer, dated August 21, 2024, entitled “2024-2034 Community Works Fund Agreement”:

THAT the City of North Vancouver be authorized to enter into a 10-year agreement with the Union of British Columbia Municipalities to receive its share of annual funding from the Community Works Fund;

AND THAT the Mayor and Corporate Officer be authorized to sign the Union of British Columbia Municipalities 2024-2034 Community Works Fund Agreement on behalf of the City of North Vancouver.

**CARRIED UNANIMOUSLY**

R2024-09-09/7

**REPORTS – Continued**

8. North Shore Streamkeepers Mosquito Creek Restoration Project Phase II  
– File: 11-5280-10-0001/2024

Report: Environmental Coordinator, August 21, 2024

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Environmental Coordinator, dated August 21, 2024, entitled “North Shore Streamkeepers Mosquito Creek Restoration Project Phase II”:

THAT funding of \$41,000 be contributed towards the North Shore Streamkeepers Mosquito Creek Restoration Project Phase II from the Stream Environmental Enhancement project (55097) within the approved 2024 Drainage Utility Budget.

**CARRIED UNANIMOUSLY**

R2024-09-09/8

9. Zoning Bylaw Amendment – 2416 Western Avenue (By Design Construction)  
– File: 08-3400-20-0134/1

Report: Planner 2, August 21, 2024

Moved by Councillor Valente, seconded by Councillor Back

PURSUANT to the report of the Planner 2, dated August 21, 2024, entitled “Zoning Bylaw Amendment – 2416 Western Avenue (By Design Construction)”:

THAT the application submitted by By Design Construction, to rezone the property located at 2416 Western Avenue from a RS-1 Zone to a Comprehensive Development Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9060” (By Design Construction, 2416 Western Avenue, CD-766) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

AND THAT the community benefits listed in the section “Density Bonus and Community Benefits” be secured, through agreements at the applicant’s expense and to the satisfaction of staff.

**CARRIED**

R2024-09-09/9

Councillor Bell is recorded as voting in opposition to the motion.

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

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9060” (By Design Construction, 2416 Western Avenue, CD-766)

Moved by Councillor Shahriari, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9060” (By Design Construction, 2416 Western Avenue, CD-766) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9060” (By Design Construction, 2416 Western Avenue, CD-766) be given third reading.

**CARRIED**  
R2024-09-09/10

Councillor Bell is recorded as voting in opposition to the motion.

## **MOTION**

11. Development Variance Permit PLN2023-00014 (205 St. Patricks Avenue)  
– File: 08-3400-20-0122/1

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT Development Variance Permit No. PLN2023-00014 (205 St. Patricks Avenue) be issued to Malinder Brar, Golden Lines Home Limited, in accordance with Section 498 of the *Local Government Act*, with a change to subsection 2.B.(c) to read “(c) 1.8 m (5.9 ft.) from a Rear Lot Line”;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2023-00014.

**CARRIED UNANIMOUSLY**  
R2024-09-09/11

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Shahriari, seconded by Councillor Valente

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(d) [security of City property], 90(1)(i) [legal advice] and 90(2)(b) [intergovernmental relations] and where required, Council considers that the matters could reasonably be expected to harm the interests of the City if they were held in public.

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 8:43 pm and reconvened at 9:52 pm.

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

Moved by Councillor Back, seconded by Councillor Shahriari

THAT the following items from the Committee of the Whole (Closed Session), of September 9, 2024, be ratified:

12. Legal Advice – File: 06-2430-01-0001/2024

Report: City Solicitor, August 21, 2024

PURSUANT to the report of the City Solicitor, dated August 21, 2024, regarding legal advice:

THAT the wording of the resolution and the report of the City Solicitor, dated August 21, 2024, remain in the Closed session.

R2024-09-09/12

13. Legal Advice – File: 01-0560-20-0001/2024

Report: Chief Administrative Officer, August 21, 2024

PURSUANT to the report of the Chief Administrative Officer, dated August 21, 2024, regarding legal advice:

THAT the wording of the resolution and the report of the Chief Administrative Officer, dated August 21, 2024, remain in the Closed session.

R2024-09-09/13

14. Security of City Property / Intergovernmental Relations – File: 01-0400-65-0001/2024

Report: Chief Administrative Officer, August 21, 2024

PURSUANT to the report of the Chief Administrative Officer, dated August 21, 2024, regarding security of city property and intergovernmental relations:

THAT the wording of the resolution and the report of the Chief Administrative Officer, dated August 21, 2024, remain in the Closed session.

R2024-09-09/14

**CARRIED UNANIMOUSLY**

**ADJOURN**

Moved by Councillor Bell, seconded by Councillor Girard

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:53 pm.

*“Certified Correct by the Acting Corporate Officer”*

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ACTING CORPORATE OFFICER