



MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, SEPTEMBER 23, 2024

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back*
Councillor D. Bell
Councillor A. Girard*
Councillor J. McIlroy
Councillor S. Shahriari
Councillor T. Valente

**participated electronically*

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
H. Granger, City Solicitor
K. Magnusson, Director, Engineering, Parks and Environment
B. Willock, Deputy Director, Infrastructure Management
A. Nayeri, Manager, Infrastructure Policy, Planning and Analysis
S. Galloway, Director, Planning and Development
T. Ryce, Chief Building Official
L. Mulleder, Development Planner
S. Rasooli, Development Planner
P. Askarian, Planning Assistant
C. Stevens, Manager, Strategic Initiatives
G. Schalk, Public Safety Director and Fire Chief
A. Gibbs, Sr. Manager, Communications and Engagement
D. Hutchison Koep, Chief Librarian, NVCL
K. Veng, CEO, Lonsdale Energy
L. Gillies, Deputy Director, Lonsdale Energy
S. Wood, Manager, Finance, Lonsdale Energy
P. Duffy, Manager, Bylaw Services
H. van Gelderen, Legislative Services Advisor

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Shahriari

1. Regular Council Meeting Agenda, September 23, 2024

THAT the Regular Agenda of September 23, 2024 be amended by accepting the attachments to the Information Reports under Presentations A and B;

THAT Item 11, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9073" (Vernacular Studio Inc., 352 West 15th Street, RS-2), and Item 17, "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9079" (Armacan Developments Ltd., 332 West 16th Street, RS-2), be moved before Item 5 for consideration;

AND THAT the Agenda, as amended, be approved.

CARRIED UNANIMOUSLY

R2024-09-23/1

ADOPTION OF MINUTES

Moved by Councillor McIlroy, seconded by Councillor Valente

2. Regular Council Meeting Minutes, September 9, 2024

CARRIED UNANIMOUSLY

R2024-09-23/2

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Truth and Reconciliation Day – September 30, 2024

Canadian Library Month – October 2024 – read by Councillor Valente

PUBLIC INPUT PERIOD

- George Sim, North Vancouver, spoke regarding the North Shore Lions Youth Exchange Program with Sister City, Chiba, Japan.

DELEGATION

Corrie Bownick, Manager, Municipal Animal Contracts, and Sarah Henderson, Manager, West Vancouver Community Animal Centre, BC SPCA

Re: BC SPCA and City of North Vancouver 2024 Contract Update

Corrie Bownick and Sarah Henderson, BC SPCA, provided a PowerPoint presentation regarding a “BC SPCA and City of North Vancouver 2024 Contract Update” and responded to questions from Council.

CORRESPONDENCE

3. Sarah Herring, Government Relations Officer, BC SPCA, June 26, 2024
– File: 01-0230-01-0001/2024

Re: BC SPCA and City of North Vancouver 2024 Contract Update

Moved by Councillor Shahriari, seconded by Councillor Valente

THAT the correspondence from Sarah Herring, Government Relations Officer, BC SPCA, dated June 26, 2024, regarding the “BC SPCA and City of North Vancouver 2024 Contract Update”, be received for information with thanks.

CARRIED UNANIMOUSLY

R2024-09-23/3

PRESENTATIONS

- A. City Library 2023 Report to Our Community – Chief Librarian

The Chief Librarian and the Chair, Library Board, provided a PowerPoint presentation regarding the “City Library 2023 Report to Our Community” and responded to questions from Council.

PRESENTATIONS – Continued

- B. Asset Management Program Annual Reporting Framework and Progress Update
– Manager, Infrastructure Policy, Planning and Analysis

The Manager, Infrastructure Policy, Planning and Analysis, and the Director, Engineering, Parks and Environment, provided a PowerPoint presentation regarding an “Asset Management Program Annual Reporting Framework and Progress Update” and responded to questions from Council.

- C. Lonsdale Energy – Sewer Heat Recovery Plant Project Announcement
– Deputy Director, Lonsdale Energy

The Deputy Director and the Manager, Finance, Lonsdale Energy, provided a PowerPoint presentation regarding the “Lonsdale Energy – Sewer Heat Recovery Plant Project Announcement” and responded to questions from Council.

- D. 2025-2029 Budget Outlook – Chief Financial Officer

The Chief Financial Officer provided a PowerPoint presentation regarding the “2025-2029 Budget Outlook” and responded to questions from Council.

Moved by Mayor Buchanan, seconded by Councillor Shahriari

THAT staff be directed to review the Housing Accelerator Fund to determine if a portion of that fund can be used for the North Shore Neighbourhood House project to cover the estimated 1.6% per annum financing costs of providing that social housing infrastructure.

CARRIED UNANIMOUSLY

R2024-09-23/D

Mayor Buchanan declared a recess at 9:55 pm and reconvened the meeting at 10:02 pm.

REPORT

4. Rezoning Applications for RS-2 Zone – File: 08-3010-01-0001/2024

Report: Planner 2, September 4, 2024

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated September 4, 2024, entitled “Rezoning Applications for RS-2 Zone”:

THAT the applications for the properties listed below submitted by the respective applicants, to rezone the subject properties from a One-Unit Residential 1 (RS-1) Zone to a One-Unit Residential 2 (RS-2) Zone, be considered;

Continued...

REPORT – Continued

4. Rezoning Applications for RS-2 Zone – File: 08-3010-01-0001/2024 – Continued

THAT the respective Zoning Amendment Bylaws listed below be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*;

Address	Applicant	Bylaw Number
822 East 4 th Street	Inspired Architecture	9067
842 East 5 th Street	Inspired Architecture	9068
417 West 14 th Street	Bill Curtis and Associates Design Ltd.	9069
450 West 15 th Street	Bill Curtis and Associates Design Ltd.	9070
1553 Sutherland Avenue	Vernacular Studio Inc.	9071
245 West 27 th Street	Vernacular Studio Inc.	9072
352 West 15 th Street	Vernacular Studio Inc.	9073
462 East 11 th Street	Vernacular Studio Inc.	9074
509 East 6 th Street	Vernacular Studio Inc.	9075
540 West 21 st Street	Vernacular Studio Inc.	9076
844 East 6 th Street	Vernacular Studio Inc.	9077
332 East 24 th Street	Robert Blaney Design Inc.	9078
332 West 16 th Street	Armacan Developments Ltd.	9079
652 East 4 th Street	Robert Blaney Design Inc.	9080
642 East 6 th Street	Vela Design Build	9081

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

CARRIED UNANIMOUSLY

R2024-09-23/4

Councillor Shahriari recused himself at 10:24 pm, declaring a potential conflict of interest due to his residence being in close proximity to the applications for Item 11, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9073” (Vernacular Studio Inc., 352 West 15th Street, RS-2), and Item 17, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9079” (Armacan Developments Ltd., 332 West 16th Street, RS-2).

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT the meeting continue past 10:30 pm.

CARRIED UNANIMOUSLY
(by remaining members present)

BYLAWS – FIRST, SECOND AND THIRD READINGS

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9073” (Vernacular Studio Inc., 352 West 15th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9073” (Vernacular Studio Inc., 352 West 15th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9073” (Vernacular Studio Inc., 352 West 15th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY
(by remaining members present)
R2024-09-23/11

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9079” (Armacan Developments Ltd., 332 West 16th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9079” (Armacan Developments Ltd., 332 West 16th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9079” (Armacan Developments Ltd., 332 West 16th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY
(by remaining members present)
R2024-09-23/17

Councillor Shahriari returned to the meeting at 10:38 pm.

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9067” (Inspired Architecture, 822 East 4th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9067” (Inspired Architecture, 822 East 4th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9067” (Inspired Architecture, 822 East 4th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY
R2024-09-23/5

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9068” (Inspired Architecture, 842 East 5th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9068” (Inspired Architecture, 842 East 5th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9068” (Inspired Architecture, 842 East 5th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/6

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9069” (Bill Curtis and Associates Design Ltd., 417 West 14th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9069” (Bill Curtis and Associates Design Ltd., 417 West 14th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9069” (Bill Curtis and Associates Design Ltd., 417 West 14th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/7

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9070” (Bill Curtis and Associates Design Ltd., 450 West 15th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9070” (Bill Curtis and Associates Design Ltd., 450 West 15th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9070” (Bill Curtis and Associates Design Ltd., 450 West 15th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/8

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9071” (Vernacular Studio Inc., 1553 Sutherland Avenue, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9071” (Vernacular Studio Inc., 1553 Sutherland Avenue, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9071” (Vernacular Studio Inc., 1553 Sutherland Avenue, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/9

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9072” (Vernacular Studio Inc., 245 West 27th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9072” (Vernacular Studio Inc., 245 West 27th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9072” (Vernacular Studio Inc., 245 West 27th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/10

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9074” (Vernacular Studio Inc., 462 East 11th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9074” (Vernacular Studio Inc., 462 East 11th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9074” (Vernacular Studio Inc., 462 East 11th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/12

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9075” (Vernacular Studio Inc., 509 East 6th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9075” (Vernacular Studio Inc., 509 East 6th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9075” (Vernacular Studio Inc., 509 East 6th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/13

14. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9076” (Vernacular Studio Inc., 540 West 21st Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9076” (Vernacular Studio Inc., 540 West 21st Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9076” (Vernacular Studio Inc., 540 West 21st Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/14

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9077” (Vernacular Studio Inc., 844 East 6th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9077” (Vernacular Studio Inc., 844 East 6th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9077” (Vernacular Studio Inc., 844 East 6th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/15

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

16. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9078” (Robert Blaney Design Inc., 332 East 24th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9078” (Robert Blaney Design Inc., 332 East 24th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9078” (Robert Blaney Design Inc., 332 East 24th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/16

18. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9080” (Robert Blaney Design Inc., 652 East 4th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9080” (Robert Blaney Design Inc., 652 East 4th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9080” (Robert Blaney Design Inc., 652 East 4th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/18

19. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9081” (Vela Design Build, 642 East 6th Street, RS-2)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9081” (Vela Design Build, 642 East 6th Street, RS-2) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9081” (Vela Design Build, 642 East 6th Street, RS-2) be given third reading.

CARRIED UNANIMOUSLY

R2024-09-23/19

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

20. Preserving Trees – File: 01-0220-01-0001/2024

Councillor Shahriari inquired regarding preserving trees on new development sites and an update on the tree policy. The Director, Planning and Development, reported that the Urban Forest Plan will be presented to Council in late 2024 or early 2025.

R2024-09-23/20

21. Interpretation from Legal Counsel – File: 01-0220-01-0001/2024

Councillor Valente inquired regarding the interpretation from legal counsel in respect of the restrictions on zoning bylaw feedback during the Public Input Period. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

R2024-09-23/21

COUNCIL REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Bell, seconded by Councillor Shahriari

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)(e) [land matter] and 90(1)(i) [legal advice], 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 10:49 pm and reconvened at 11:04 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

It was resolved in the Closed session that the meeting continue past 11:00 pm.

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT the following items from the Committee of the Whole (Closed Session), of September 23, 2024, be ratified:

22. North Shore Neighbourhood House Redevelopment Hub Phase 2 – Approval of Lease – File: 02-0800-30-0022/1

Report: Deputy Chief Administrative Officer, City Solicitor, and Director, Real Estate, Facilities, and Economic Development, September 16, 2024

PURSUANT to the report of the Deputy Chief Administrative Officer, the City Solicitor, and the Director, Real Estate, Facilities, and Economic Development, dated September 16, 2024, entitled “North Shore Neighbourhood House Redevelopment Hub Phase 2 – Approval of Lease”:

THAT the Mayor and Corporate Officer be authorized to execute a 60-year nominal rent (\$10.00) lease with Catalyst Community Developments Society (“Catalyst”) for City-owned property located at 204 East 1st Street and 120 St. Georges Avenue (the “Property”) to enable The Hub Phase 2 of the North Shore Neighbourhood House site redevelopment, together with any related documentation that may be required to give effect to this motion;

THAT the Mayor and Corporate Officer be authorized to execute any legal agreements or amendments thereto that may be required by the City, as regulator, to permit the construction of the building on the Property, provided that such agreements are on terms and conditions satisfactory to the City Solicitor and Director, Real Estate, Facilities, and Economic Development;

THAT, upon completion of the construction of the Phase 2 building, staff or Catalyst be authorized to make application for an air space subdivision of the Property, and further authorize the Mayor and Corporate Officer to execute any related plans and documentation that may be required to effect such air space subdivision, including a reciprocal easement agreement;

THAT notice of disposition of the Property and financial assistance to Catalyst be published in accordance with the requirements of the *Community Charter*;

AND THAT the report of the Deputy Chief Administrative Officer, the City Solicitor, and the Director, Real Estate, Facilities, and Economic Development, dated September 16, 2024, entitled “North Shore Neighbourhood House Redevelopment Hub Phase 2 – Approval of Lease”, remain in the Closed session.

R2024-09-23/22

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:05 pm.

“Certified Correct by the Acting Corporate Officer”

ACTING CORPORATE OFFICER