



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>th</sup> STREET, NORTH VANCOUVER, B.C., ON MONDAY, DECEMBER 20, 2004 AT 6:00 P.M.**

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**PRESENT:**

**COUNCIL MEMBERS**

Mayor B.A. Sharp  
Councillor R.C. Clark  
\*Councillor R.J. Fearnley  
Councillor R.N. Heywood  
\*Councillor D.R. Mussatto  
Councillor B.W. Perrault

**ABSENT:**

Councillor C.R. Keating

**STAFF MEMBERS**

A.K. Tollstam, City Manager  
B.A. Hawkshaw, City Clerk  
J.M. Rowe, Assistant City Clerk  
R.H. White, City Planner  
T. Christie, Director of Finance  
F. Caouette, Director, Corporate Services  
J. Irwin, Manager of Financial Services  
D. Pope, Manager, Environment & Parks  
D. Sigston, Manager – Lands  
B. Susak, Deputy City Engineer  
G. Penway, Assistant City Planner  
Fire Chief R. Douglas  
D. Branson, Office Coordinator, Community Development

The meeting was called to order at 6:00 p.m.

**ADOPTION OF MINUTES**

[Video Clip 1](#)

Moved by Councillor Clark, seconded by Councillor Heywood

**THAT** the following Minutes be adopted as circulated:

1. [Regular Council Meeting Minutes, December 13, 2004](#)
2. In Camera Committee of the Whole Meeting Minutes, December 13, 2004.

**CARRIED UNANIMOUSLY**

**CONSENT AGENDA ITEMS**

[Video Clip 2](#)

{Items \*3, \*4, \*5, \*12, \*13, \*14, \*15, \*16, \*17 and \*18 }

Moved by Councillor Clark, seconded by Councillor Perrault

**THAT** the resolutions listed within the “Consent Agenda” of December 20, 2004, with the exception of items \*4 and \*5, be approved, as follows:

## **CONFIDENTIAL REPORTS**

### **\*3. Managers' Workshop - File: 1645-09**

Report: Director of Finance, December 17, 2004

**PURSUANT** to the report of the Director of Finance, dated December 17, 2004, entitled "Managers' Workshop":

**THAT** an In Camera Managers' Workshop to discuss major capital projects be scheduled for Tuesday, February 1, 2005.

**(CARRIED UNANIMOUSLY)**

## **CORRESPONDENCE**

### **\*12. [Greater Vancouver Regional District, The Board in Brief, November 26, 2004](#) - File: 1180-06**

**THAT** the Greater Vancouver Regional District, The Board in Brief, dated November 26, 2004, be received and filed.

**(CARRIED UNANIMOUSLY)**

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

### **\*13. Pier Development: Parcel 3 - Zoning Amendment / Development Permit Application (Pinnacle International / Howard Bingham Hill Architects / Durante Kruek, 158 East Esplanade) - File: 3345-02 Espl E 158**

[Report: Assistant City Planner, Community Development, December 8, 2004](#)

[Attachment 01](#)

[Attachment 02](#)

[Attachment 03](#)

[Attachment 04](#)

[Attachment 05](#)

[Attachment 06](#)

**PURSUANT** to the December 8, 2004 report of the Assistant City Planner, entitled "Pier Development: Parcel 3 - Zoning Amendment / Development Permit Application (Pinnacle International / Howard Bingham Hill Architects / Durante Kruek, 158 East Esplanade)":

**THAT** the "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2004, No. 7664" (Pinnacle International Group, 158 East Esplanade, The Pier Parcel 3, CD-393 Text Amendment), be considered and referred to a Public Hearing;

**AND THAT** Development Permit No. 3 (Pinnacle International, Pier Development / Parcel 3, 158 East Esplanade) be considered for issuance pursuant to Section 922 of the Local Government Act;

**AND THAT** notification be circulated in accordance with Section 922 of the Local Government Act and a Public Meeting be scheduled.

**(CARRIED UNANIMOUSLY)**

## **BYLAWS - Introduction and First Reading Only**

- \*14. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2004, No. 7664" (Pinnacle International Group, 158 East Esplanade, The Pier Parcel 3, CD-393 Text Amendment)

**THAT** Bylaw No. 7664 be read a first time in short form, copy of same having been distributed to Council members and read by them.

**(CARRIED UNANIMOUSLY)**

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

- \*15. **Zoning Text Amendment: One Unit Dwelling Basement/Cellar Gross Floor Area Exemption - File: 3410-01**

[Report: Assistant City Planner, Community Development, December 14, 2004](#)

[Attachment 01](#)

[Attachment 02](#)

[Attachment 03](#)

[Attachment 04](#)

[Attachment 05](#)

**PURSUANT** to the report of the Assistant City Planner dated December 14, 2004, entitled "Zoning Text Amendment: One Unit Dwelling Basement /Cellar Gross Floor Area Exemption":

**THAT** "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2004, No. 7666" (One Unit Dwelling Basement/Cellar Gross Floor Area Exclusion - Text Amendment), be considered and referred to a Public Hearing.

**(CARRIED UNANIMOUSLY)**

## **BYLAWS - Introduction and First Reading Only**

- \*16. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2004, No. 7666" (One Unit Dwelling Basement/Cellar Gross Floor Area Exclusion - Text Amendment).

**THAT** Bylaw No. 7666 be read a first time in short form, copy of same having been distributed to Council members and read by them.

**(CARRIED UNANIMOUSLY)**

## REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

**\*17. Coach House Working Definition - File: 3400-01**

Report: Assistant City Planner, Community Development,  
December 14, 2004

**THAT** the December 14, 2004 report from the Assistant City Planner entitled "Coast House Working Definition" be received and filed.

**(CARRIED UNANIMOUSLY)**

## CORRESPONDENCE

**\*18. Councillor Rob Howard, City of Richmond, November 12, 2004.**

Re: YVR Resolutions on Open Skies, Fifth Freedom Rights and Open Skies  
- File: 1175-04-01

*Requested by Councillor R.J. Fearnley*

**PURSUANT** to the memorandum from the City of Richmond dated November 12, 2004, entitled "YVR Resolutions on Open Skies, Fifth Freedom Rights and Open Skies":

**THAT** the City of North Vancouver supports the City of Richmond's, "Draft Resolution Re: Federal Rent and Airport Competitiveness", which reads as follows:

**"WHEREAS** the Vancouver International Airport is an economic generator and facilitates job creation Province wide with the most recent economic impact study showing that the airport is responsible for a total economic output of \$5.183 billion and 54,182 person year of employment;

**WHEREAS** the Vancouver International Airport Authority has paid over \$660 million in rent to the Federal Government for a facility which had a historical cost of \$255 million; and

**WHEREAS** the return from Vancouver International Airport should be Provincial and national economic growth not rent;

*continued...*

## **CORRESPONDENCE**

### **\*18. Councillor Rob Howard, City of Richmond, November 12, 2004.**

Re: YVR Resolutions on Open Skies, Fifth Freedom Rights and Open Skies - File: 1175-04-01 *continued*

**NOW THEREFORE BE IT RESOLVED THAT** the City of Richmond call upon the Federal Government to adopt a new rent policy that is fair, equitable, transparent and sustainable and includes: a 50% reduction of total rent throughout the airport system; the elimination of rent entirely for all but the eight large airports, and tying future increases directly and proportionately to changes in passenger and freight traffic; and

**RESOLVED THAT** this resolution be conveyed to the Union of British Columbia Municipalities, the Lower Mainland Municipal Association and the Federation of Canadian Municipalities”.

**CARRIED UNANIMOUSLY**

## **END OF CONSENT AGENDA ITEMS**

Moved by Councillor Perrault, seconded by Councillor Clark

**THAT** the Delegation of Catalin and Mylene Comsia, North Vancouver, Correspondence item 6. and Council Report on the agenda this evening, be brought forward for consideration at this time.

**CARRIED UNANIMOUSLY**

## **DELEGATION**

[Video Clip 3](#)

### **Catalin and Mylene Comsia, North Vancouver**

Re: Protection of the Institutional Land in the City of North Vancouver as currently defined in the 2002 Official Community Plan - File: 3330-01

Mr. Catalin Comsia, Resident, City of North Vancouver, referred to the “City of North Vancouver Official Community Plan Bylaw, 2002, No. 7425”, Chapter 5, Section 5.5 “Institutional Land Use” and Section 5.10 “Institutional Land Use Objectives”.

Mr. Comsia requested members of Council to put a Moratorium effective immediately on any OCP Amendments to change the Institutional Land Designation, and that a Town Hall Forum be held to debate the City of North Vancouver Institutional Land future use and long term needs and mediated by an independent community facilitator.

## **CORRESPONDENCE**

[Video Clip 4](#)

### **6. Catalin and Mylene Comsia, North Vancouver, December 15, 2004.**

Re: Protection of the Institutional Land in the City of North Vancouver as currently defined in the 2002 Official Community Plan - File: 3330-01

Moved by Councillor Heywood, seconded by Councillor Clark

**THAT** the correspondence received from Catalin and Mylene Comsia, North Vancouver, dated December 15, 2004, regarding "Protection of the Institutional Land in the City of North Vancouver as currently defined in the 2002 Official Community Plan", be received and filed with thanks.

**CARRIED UNANIMOUSLY**

## **COUNCIL REPORT - File: 1085-01**

[Video Clip 5](#)

### **Councillor B.W. Perrault**

- Attended a Retirement Dinner for Mr. Bruce Hawkshaw, City Clerk;
- Attended the 1<sup>st</sup> night of Carol Ships at Burrard Yacht Club, as Acting Mayor;
- Attended North Vancouver Recreation Commission, Director's Meetings, in the selection process for new Director of Recreation;
- Attended the City Volunteer Appreciation Dinner on November 16<sup>th</sup>;
- Attended meetings as Chair of the Street Naming Committee.

\*Councillor Mussatto entered the meeting at 6:14 pm

### **Councillor R.N. Heywood**

- Attended Federation of Canadian Municipalities committee meetings in Ottawa regarding Crime Prevention & Safety and Social Development;
- Attended 2 day Conference in Richmond of Local Governments from across the Province regarding Crime Prevention.

## **CONFIDENTIAL REPORTS**

Moved by Councillor Clark, seconded by Councillor Mussatto

**THAT** the Council recess to the Committee of the Whole In-Camera, to consider the items as listed under the Committee of the Whole Section of the Council Agenda, for the following reasons respectively for each item:

4. Section 90 (1) (d)
5. Section 90 (1) (k)

**CARRIED UNANIMOUSLY**

The meeting recessed at 6:19 p.m. and reconvened at 7:00 p.m. with the same personnel present and with the addition of \*Councillor Fearnley.

## **REPORT OF COMMITTEE OF THE WHOLE**

[Video Clip 6](#)

Moved by Councillor Perrault, seconded by Councillor Heywood that the following recommendations of the Committee of the Whole in camera be ratified:

### **4. Internal Controls - File: 1635-03**

Report: Manager of Financial Services, December 16, 2004

**PURSUANT** to the report of the Manager, Financial Services, dated December 16, 2004, entitled "Internal Controls":

**THAT** an administrative assessment of current internal controls by Finance staff be referred to the Finance Committee for consideration during the 2005-2014 Financial Planning Process;

**AND THAT** the implementation of second and third quarter summary interim reporting be referred to the Finance Committee for consideration during the 2005-2014 Financial Planning Process;

**AND THAT** any additional staff requirements be referred to the Finance Committee during the 2005-2014 Financial Planning Process.

**(CARRIED)**

### **5. Revised Lonsdale Quay (Parcel K) Service Agreement - File: 3375-04-02**

Report: Manager - Lands, December 15, 2004

**PURSUANT** to the report of the Manager – Lands, dated December 15, 2004, entitled "Revised Lonsdale Quay (Parcel K) Service Agreement":

**THAT** Council approve the revisions to the Lonsdale Quay Plaza and Fountain Servicing Agreement with Lonsdale Quay Market Corporation to supercede the September 29, 1989 Tri-partite Service Agreement between the City, Lonsdale Quay Market Corporation and BC Transit, and the subsequent January 17, 1995 Service Agreement between the City and Lonsdale Quay Market Corporation;

**THAT** the Mayor and Council accept TransLink's offer to buy out of the September 29, 1989 Agreement for \$100,000;

**AND THAT** the Mayor and City Clerk be authorized to execute the revised document as appended to this report.

*continued..*

## REPORT OF COMMITTEE OF THE WHOLE

### 5. Revised Lonsdale Quay (Parcel K) Service Agreement - File: 3375-04-02 *continued*

A recorded vote was taken on the motion.

Voting in favour: Councillor Fearnley  
Councillor Mussatto  
Councillor Perrault  
Councillor Heywood  
Mayor Sharp

Voting against: Councillor Clark

The motion was **CARRIED** by a vote of five to one.

## PROCLAMATIONS

Nil.

## REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

[Video Clip 7](#)

### 7. Formation of a North Shore Wide Transportation Advisory Committee - File: 4100-01

[Report: Mayor Barbara A. Sharp, November 19, 2004](#)  
[Attachment 01](#)

Moved by Mayor Sharp, seconded by Councillor Mussatto

**PURSUANT** to the report of Mayor Barbara A. Sharp, dated November 19, 2004, entitled "Formation of a North Shore Wide Transportation Advisory Committee":

**THAT** Council support the formation of a North Shore Wide Transportation Advisory Committee;

**AND THAT** Council refer the matter to staff to work with staff from the four other municipalities; Bowen Island, Lions Bay, District of North Vancouver and District of West Vancouver, for establishing terms of reference, the number of representatives, the make-up of representatives and the objectives of the committee;

**AND THAT** staff report back to Council by the end of January 2005;

*continued..*

## REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

7. **Formation of a North Shore Wide Transportation Advisory Committee - File: 4100-01 *continued***

**AND THAT** Transportation Minister Kevin Falcon and representatives of the Gateway Program be invited to meet with North Shore Councils to discuss impacts of the Gateway Program upon the Greater Vancouver Regional District's Livable Region Strategic Plan.

**CARRIED UNANIMOUSLY**

### Video Clip 8

8. **Official Community Plan (OCP) Amendment/Rezoning Application: East 14<sup>th</sup> and 15<sup>th</sup> Streets at St. Andrew's Avenue (Palladium Development Corp./Integra Architecture/PWL Partnership - File: 3345-02 15E 303-333 & 14E 300-332**

[Report: Assistant City Planner, December 8, 2004](#)  
[Attachment 01](#)      [Attachment 02](#)

Moved by Councillor Mussatto, seconded by Councillor Fearnley

**PURSUANT** to the report of the Assistant City Planner dated December 8, 2004, entitled "Official Community Plan (OCP) Amendment/Rezoning Application: East 14<sup>th</sup> and 15<sup>th</sup> Streets at St. Andrew's Avenue (Palladium Development Corp./Integra Architecture/PWL Partnership)":

**THAT** Planning staff be requested to process an Official Community Plan Amendment/Rezoning application with modifications to Schemes A and B, as outlined in said report;

**AND THAT** the Manager, Lands Division be authorized to negotiate the sale or exchange of City-owned lands subject to the approval of a new development for the subject lands.

Mr. G. Penway, Assistant City Planner clarified the process of the sale of the property.

Councillor Fearnley briefly left and returned to the meeting.

A recorded vote was taken on the motion.

Voting in favour:      Councillor Mussatto  
                                 Councillor Heywood  
                                 Councillor Fearnley  
                                 Mayor Sharp

Voting against:      Councillor Perrault  
                                 Councillor Clark

The motion was **CARRIED** by a vote of four to two.

## **WORKSHOP**

[Video Clip 9](#)

### **9. [Planning Division Work Program](#) - File: 3325-01**

Presented by Richard White, City Planner.

Mr. Richard White gave a brief introduction and advised that Ms. D. Branson, Office Coordinator would assist with the PowerPoint presentation and Mr. G. Penway, Assistant City Planner, would be available to answer questions regarding the Planning Division Work Program. The PowerPoint presentation was as follows:

#### Workshop Agenda

1. Brief Review of 2005 Work Program Options
2. Council Discussion
3. Work Program Priority Setting
  - Historical Context
  - Recent Trends – External
  - Recent Trends – Internal
  - Additions to the 2004 Program
  - Current Work Program (2004-05)
  - 2005 Work Program – potential additions
  - Staff Resources for 2005
  - Staffing Options for Consideration
  - Constraints
  - Priorities
  - Planning Work Program Priorities
  - Questions/Discussion

Mr. White responded to questions from members of Council. Mr. Susak, Deputy City Engineer also responded to questions from members of Council

Mr. White then addressed the list of “Projects by Order of Importance” contained within the Planning Division Work Program and requested Council to provide their individual list of priorities to be incorporated in a follow up report.

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

[Video Clip 10](#)

### **10. Block 62/Library Development - Planning Study Implications - File: 3380-02-B7**

[Report: Director, Corporate Services, December 15, 2004.](#)  
[Attachment 01](#)      [Attachment 02](#)

Moved by Councillor Fearnley, seconded by Councillor Mussatto

**PURSUANT** to the report of the Director, Corporate Services, dated December 15, 2004, entitled “Block 62/Library Development - Planning Study Implications”:

**THAT** the said report be referred to the Block 62 and Immediate Neighbourhood Planning Study;

**AND THAT** the following Block 62/Library Development project objectives and planning principles be confirmed:

1. Residential development with building heights not to exceed 55 metres (180 feet),
2. Total floor area of residential areas to be not more than 340,000 square feet of residential development,
3. A contribution to the Affordable Housing Fund of not less than \$260,000,
4. On site parking with a maximum of 155 spaces,
5. All buildings, both public and private, to be built to not less than a LEED Silver standard, and that staff report to Council regarding the costs and strategies necessary to achieve a LEED Gold standard for the Library/Daycare building,
6. That staff report to Council on design and development strategies to resolve City Hall access and space requirement issues,
7. That the costs of construction should not exceed the monetary value of the land;

**AND THAT** other sites in the immediate area be considered for the Library.

Moved by Councillor Mussatto, seconded by Councillor Perrault that the motion be amended by adding the following words to the last paragraph:

“subject to the project objective of maximizing the value of City owned land, containing the costs of construction to those values and suitability of the site relative to library service objectives, among other objectives.”

**CARRIED**

Councillor Fearnley is recorded as voting contrary to the amendment to the motion.

*continued..*

**REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**  
*continued*

**10. Block 62/Library Development - Planning Study Implications**  
**- File: 3380-02-B7 *continued***

Report: Director, Corporate Services, December 15, 2004.

The motion, as amended, which reads as follows:

**PURSUANT** to the report of the Director, Corporate Services, dated December 15, 2004, entitled "Block 62/Library Development - Planning Study Implications":

**THAT** the said report be referred to the Block 62 and Immediate Neighbourhood Planning Study;

**AND THAT** the following Block 62/Library Development project objectives and planning principles be confirmed:

1. Residential development with building heights not to exceed 55 metres (180 feet),
2. Total floor area of residential areas to be not more than 340,000 square feet of residential development,
3. A contribution to the Affordable Housing Fund of not less than \$260,000,
4. On site parking with a maximum of 155 spaces,
5. All buildings, both public and private, to be built to not less than a LEED Silver standard, and that staff report to Council regarding the costs and strategies necessary to achieve a LEED Gold standard for the Library/Daycare building,
6. That staff report to Council on design and development strategies to resolve City Hall access and space requirement issues,
7. That the costs of construction should not exceed the monetary value of the land;

**AND THAT** other sites in the immediate area be considered for the Library subject to the project objective of maximizing the value of City owned land, containing the costs of construction to those values and suitability of the site relative to library service objectives, among other objectives.

*continued..*

## **REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF**

### **10. Block 62/Library Development - Planning Study Implications - File: 3380-02-B7 *continued***

A recorded vote was taken on the motion, as amended:

Voting in favour: Councillor Perrault  
Councillor Heywood  
Councillor Clark  
Councillor Mussatto  
Mayor Sharp

Voting against: Councillor Fearnley

The motion, as amended, was then **CARRIED** by a vote of five to one.

[Video Clip 11](#)

### **11. Proposed Planning Study - Block 62 and Immediate Neighbourhood Study and Central Lonsdale Planning Study - File: 3380-02-L9**

[Report: City Planner, Community Development, December 9, 2004.](#)  
[Attachment 01](#)    [Attachment 02](#)    [Attachment 03](#)

Moved by Councillor Mussatto, seconded by Mayor Sharp

**PURSUANT** to the report of the City Planner dated December 9, 2004, entitled "Proposed Planning Study - Block 62 and Immediate Neighbourhood Study and Central Lonsdale Planning Study":

**THAT** the Terms of Reference attached to the subject report for a two phase Block 62 and Central Lonsdale Planning Study, be endorsed.

A recorded vote was taken on the motion.

Voting in favour: Councillor Perrault  
Councillor Heywood  
Councillor Mussatto  
Mayor Sharp

Voting against: Councillor Clark  
Councillor Fearnley

The motion was **CARRIED** by a vote of four to two.

## **Recess – Public Question Period**

[Video Clip 12](#)

Mayor Sharp declared a recess at 9:17 p.m., for the public question period and reconvened the meeting at 9:25 p.m.

## **INQUIRIES**

[Video Clip 13](#)

### **19. Retirement of Mr. Bruce Hawkshaw, City Clerk – File: 1090-01**

Mayor Sharp and members of Council individually thanked Mr. Hawkshaw for his exemplary service and friendship for so many years and wished him well in his retirement.

Mr. Hawkshaw thanked members of Council for their kind remarks.

Mayor Sharp, on behalf of Council, wished everyone a very Merry Christmas and Happy Holiday Season.

## **ANY OTHER BUSINESS**

Nil.

## **ADJOURNMENT**

Moved by Councillor Mussatto, seconded by Councillor Heywood

**THAT** the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:38 p.m.