



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN
THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET,
NORTH VANCOUVER, B.C., ON **MONDAY, FEBRUARY 13, 2006**
AT 6:00 P.M.**

PRESENT:

COUNCIL MEMBERS

Mayor D.R. Mussatto
Councillor P.J. Bookham
Councillor R.J. Fearnley
Councillor R.N. Heywood
Councillor C.R. Keating
Councillor B.W. Perrault
Councillor S.A. Schechter

STAFF MEMBERS

A.K. Tollstam, City Manager
S.E. Dowey, City Clerk
R.G. Anderson, Deputy City Clerk
F.A. Smith, Director, Community Development
T. Christie, Director of Finance
S. Ono, City Engineer
B. Themens, Manager, Financial Planning
B. Susak, Deputy City Engineer
D. Pope, Manager, Parks and Environment
R. H. White, Deputy Director, Community
Development
P. Melville, Manager, Inspections
P. Penner, Planner, Community Development
D. Purdie, Lower Lonsdale Project Mgr
S. Bennett, Property Use Inspector
G. Penway, City Planner
D. Mitic, Assistant City Engineer, Transportation
R. Shore, Director of Human Resources

The meeting was called to order at 6:11 p.m.

ADOPTION OF MINUTES

[Video Clip 1](#)

Moved by Councillor Keating, seconded by Councillor Perrault

THAT the following Minutes be adopted as circulated:

1. [Regular Council Meeting Minutes, February 6, 2006.](#)
2. In Camera Committee of the Whole Meeting Minutes, February 6, 2006.

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD - File: 1090-21

[Video Clip 2](#)

- Mr. Edgar Spallek, 342 East 8th Street, spoke regarding item 8 on the agenda, "Mid Block Opinion Poll Results".

continued...

PUBLIC INPUT PERIOD - File: 1090-21 - Continued

- Mr. Alex Schatroph, 1626 Draycott Road, spoke regarding item 8 on the agenda, "Mid Block Opinion Poll Results".
- Mr. Catalin Comsia, 339 East 11th Street, spoke regarding item 8 on the agenda, "Mid Block Opinion Poll Results".
- Ms. Paulette M. Potter, 352 East 12th Street, spoke regarding item 8 on the agenda, "Mid Block Opinion Poll Results".
- Ms. Ivana Kucera, 329 East 11th Street, spoke regarding item 8 on the agenda, "Mid Block Opinion Poll Results".

CONSENT AGENDA ITEMS

[Video Clip 3](#)

{Items *18, *19 and *20}

Moved by Councillor Perrault, seconded by Councillor Keating

THAT the resolutions listed within the "Consent Agenda" of February 13, 2006 be approved, as follows:

AND THAT item *18, "Review of Municipal Support for Community Social Services" be deleted from the agenda.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

***19. Unauthorized Dwelling Units – 200 East 12th Street – File: 3345-02 12 E 200**

[Report: Property Use Inspector, Community Development, February 2, 2006.](#)
[Attachment 1](#) [Attachment 2](#) [Attachment 3](#)
[Attachment 4](#) [Attachment 5](#) [Attachment 6](#)

PURSUANT to the report of the Property Use Inspector, dated February 2, 2006, entitled "Unauthorized Dwelling Units – 200 East 12th Street":

THAT EDKA Investco Inc., registered owners of 200 East 12th Street, be advised that the City Clerk will be instructed to file notice in the Land Titles Office under the Section 57 of the Community Charter advising that the subject property contains unauthorized dwelling units and:

- (i) That a resolution by the Council of The Corporation of the City of North Vancouver relating to 200 East 12th Street, Lot 14, Block 75, D.L. 549, Plan 9315, has been made under this Section 57 of the Community Charter;

continued...

***19. Unauthorized Dwelling Units – 200 East 12th Street
– File: 3345-02 12 E 200 – Continued**

- (ii) And that further information respecting the resolution may be viewed at the offices of The Corporation of the City of North Vancouver;
- (iii) And if the four unauthorized dwelling units are not removed within 4 months of the date of this resolution, that staff be authorized to seek an injunction in the Supreme Court of British Columbia, requiring the removal of the unauthorized dwelling units to comply with the City's Zoning and Construction Regulations Bylaws.

(CARRIED UNANIMOUSLY)

***20. RCMP Full-Time Emergency Response Team – File: 1650-09**

[Report: Manager, Financial Planning, February 8, 2006.](#)
[Attachment 1](#)

RECOMMENDATION:

PURSUANT to the report of the Manager, Financial Planning, dated February 8, 2006, entitled "RCMP Full-Time Emergency Response Team":

THAT the Mayor be authorized to sign the letter attached to the February 8, 2006, report;

AND THAT the letter and report be forwarded to the District of North Vancouver requesting that the District of North Vancouver Council consider endorsement and authorization for the District of North Vancouver Mayor to co-sign the aforementioned letter.

CARRIED UNANIMOUSLY

END OF CONSENT AGENDA ITEMS

Moved by Councillor Perrault, seconded by Councillor Keating

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:

- 3. Section 90 (1) (e)
- 4. Section 90 (1) (c)
- 5. Section 90 (1) (a)
- 6. Section 90 (1) (a)
- 7. Section 90 (1) (a)

CARRIED UNANIMOUSLY

The meeting recessed at 6:26 p.m. and reconvened at 7:31 p.m., with the same personnel present.

REPORT OF COMMITTEE OF THE WHOLE

[Video Clip 4](#)

3. Land Matter – File: 3345-02

Report: City Manager, February 9, 2006.

Moved by Councillor Keating seconded by Councillor Perrault that the following recommendation of the Committee of the Whole in camera be ratified:

THAT the action taken by the Committee of the Whole in camera this evening regarding the “Land Matter” be ratified, and the wording of the recommendation and the report of the City Manager, dated February 9, 2006, remain in camera.

CARRIED

Councillor Fearnley is recorded as voting contrary to the motion.

PROCLAMATIONS

Nil.

DELEGATIONS

[Video Clip 5](#)

Donna Stewart, Chair, Community Housing Action Committee.

Re: Affordable Housing on the North Shore – File: 3365-05-04

Ms. Donna Stewart, Chair of the Community Housing Action Committee gave a Powerpoint presentation entitled “Staying Power – Assessing Affordable Housing in our North Shore Communities”, as follows:

- The Problem – A shortage of affordable housing on the North Shore;
- Definition of affordable housing and households in “Core Needs”;
- Below-market Housing Stock and Shelter Gap;
- North Shore Forecast;
- Homelessness;
- What are we sacrificing to pay for our housing;
- Who is being forced out;
- Impact of unmet housing needs;
- Solutions by Federal, Provincial and Municipal governments.

continued...

DELEGATIONS

Donna Stewart, Chair, Community Housing Action Committee. - Continued

Ms. Stewart requested that Council give consideration of establishing a Tri-Municipal Task Force on Affordable Housing with the District of North Vancouver and the District of West Vancouver.

Ms. Stewart then responded to questions from members of Council.

CORRESPONDENCE

[Video Clip 6](#)

10. Donna Stewart, Chair, Community Housing Action Committee, December 6, 2005.

Re: Affordable Housing on the North Shore – File: 3365-05-04

Moved by Councillor Perrault, seconded by Councillor Keating

PURSUANT to the presentation by Ms. Donna Stewart, Chair, Community Housing Action Committee, regarding “Affordable Housing on the North Shore”:

THAT the City of North Vancouver Council contact the District of West Vancouver and District of North Vancouver to establish a Tri-Municipal Task Force on Affordable Housing for the whole of the North Shore;

AND THAT the City of North Vancouver write letters to the Prime Minister, the Premier of British Columbia and the Ministers responsible for affordable housing, urging them to adopt the solutions outlined in the “Staying Power” report;

AND THAT the Community Housing Action Committee be thanked for their input.

CARRIED UNANIMOUSLY

DELEGATIONS

[Video Clip 7](#)

Ian Ferguson, Resident, City of North Vancouver.

Re: Special Study area in the Official Community Plan – File: 3330-01

Mr. Ian Ferguson, West 23rd Street Resident of the City of North Vancouver, advised that there is a need for priority to be given for Special Study Area at West 23rd Street and Western Avenue in Central Lonsdale. He described the affected properties for the study area. He reviewed the history of the area with regards to the Official Community Plan. He further advised that the need for the Special Study Area had delayed the development application proposed by Newport Consultants Ltd. at 116 West 23rd Street, the location of the United Lodge, a significant heritage building.

Mr. Ferguson requested that Council give consideration to making the Special Study for the Area a priority and request Planning staff to proceed with the Study without delay with the following considerations:

- To allocate a minimum level Land Use Designation of Level Four along West 23rd Street and the east side of Western Avenue;
- To provide opportunities for more first time homebuyers and young families to reside in the central Lonsdale area by way of increasing densities in areas such as this special study area, where its future development could lead to more affordable living space within the City's core;
- To save and restore a heritage building in association with proposed residential development on the property, as opposed to retaining it for continued institutional use.

Mr. Ferguson then responded to questions from members of Council.

CORRESPONDENCE

[Video Clip 8](#)

11. Ian Ferguson, Resident, City of North Vancouver, January 11, 2006.

[Re: Special Study area in the Official Community Plan](#) – File: 3330-01

Moved by Councillor Keating, seconded by Councillor Fearnley

PURSUANT to the correspondence from Mr. Ian Ferguson, Resident, City of North Vancouver, dated January 11, 2006, regarding “Special Study area in the Official Community Plan”:

continued...

CORRESPONDENCE

11. Ian Ferguson, Resident, City of North Vancouver, January 11, 2006. - Continued

THAT staff be requested to include the Special Study Area study for West 23rd Street and Western Avenue in the 2006 Community Development Workplan;

AND THAT staff be requested to process the development application in conjunction with the Special Study Area study for the United Lodge property at 116 West 23rd Street.

CARRIED UNANIMOUSLY

DELEGATIONS

[Video Clip 9](#)

Jim Ramsay, Coordinator, and Toni Bolton, Secretary, Coalition of Community Associations – C.N.V.

Re: Recognition by North Vancouver City Council of the Coalition of Community Associations – File: 1085-03-C17

Mr. Jim Ramsay, Coordinator, introduced Ms. Toni Bolton, Secretary, Coalition of Community Associations – City of North Vancouver (CCA-CNV). He reviewed the background and objectives of the Coalition of Community Associations.

Ms. Toni Bolton reviewed the role of the Coalition of Community Associations.

Mr. Ramsay discussed the benefits of recognition by the City of the Coalition of Community Associations and requested the following:

1. Recognition of the CCA-CNV as representing member community associations in the City.
2. Provision of meeting space for meetings of the Coalition.
3. Periodic “shirt-sleeve” informal meetings between CCA-CNV and City Council.
4. Assistance for advertising of CCA-CNV meetings.
5. Mention on the City’s website with a link to the CCA-CNV site.

The delegation then responded to questions from members of Council.

CORRESPONDENCE

[Video Clip 10](#)

12. **Toni Bolton, Secretary, Coalition of Community Associations – C.N.V., January 18, 2006.**

Re: Recognition by North Vancouver City Council of the Coalition of Community Associations – File: 1085-03-C17

Moved by Councillor Bookham, seconded by Councillor Heywood

PURSUANT to the correspondence from Ms. Toni Bolton, Secretary, Coalition of Community Associations – City of North Vancouver, dated January 18, 2006, regarding “Recognition by North Vancouver City Council of the Coalition of Community Associations”:

THAT the report of the Coalition of Community Associations be received and the request for formal recognition of the Coalition of Community Associations – City of North Vancouver by North Vancouver City Council be referred to staff for a report.

CARRIED UNANIMOUSLY

DELEGATIONS

[Video Clip 11](#)

John H. Major, Resident, City of North Vancouver.

Re: Appeal of the Order to Comply – 348 West 20th Street – File: 3345-02 20 W 348

Mr. John H. Major, 348 West 20th Street, referred to the Order to Comply issued by the City regarding the vehicles at his premises at 348 West 20th Street. He advised that the vehicles in question are owned by family members. He further advised that each of the vehicles in question will either be licensed or repaired. He provided explanations regarding previous violations and extensions that he was given due to the illness of his wife. He requested that Council give consideration of an extension until the end of the summer for the Order to Comply.

Mr. Major then responded to questions from members of Council.

CORRESPONDENCE

[Video Clip 12](#)

13. **John H. Major, Resident, City of North Vancouver, January 23, 2006.**

Re: Appeal of the Order to Comply – 348 West 20th Street
– File: 3345-02 20 W 348

Moved by Councillor Keating, seconded by Mayor Mussatto

PURSUANT to the correspondence from Mr. John H. Major, Resident, City of North Vancouver, dated January 23, 2006, regarding “Appeal of the Order to Comply – 348 West 20th Street”:

THAT the Order to Comply issued for 348 West 20th Street be amended to delete “January 31, 2006” and replace it with “August 31, 2006”, with the exception that the Chevy Citation vehicle be removed from the premises within two weeks of this resolution.

Moved by Councillor Keating, seconded by Councillor Fearnley

THAT Mr. Major be heard at this time regarding the possibility of removing the Chevy Citation vehicle within two weeks.

CARRIED UNANIMOUSLY

Mr. Major advised that removing the Citation in two weeks would be financially difficult for him.

The original motion was then **CARRIED UNANIMOUSLY**

Mayor Mussatto declared a recess at 9:19 p.m. and the meeting reconvened at 9:24 p.m., with the same personnel present.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

[Video Clip 13](#)

8. Mid Block Opinion Poll Results – File: 3380-02-M2

[Report: Planner, Community Development, January 18, 2006.](#)
[Attachment 1](#)

Moved by Councillor Bookham , seconded by Councillor Heywood

THAT the report of the Planner, dated January 18, 2006, entitled “Mid Block Opinion Poll Results” be received and filed.

A recorded vote was taken on the motion.

Voting in favour: Councillor Fearnley
 Councillor Bookham
 Councillor Heywood

Voting against: Councillor Keating
 Councillor Perrault
 Councillor Schechter
 Mayor Mussatto

The motion was **DEFEATED** by a vote of four to three.

Moved by Councillor Keating, seconded by Councillor Schechter

PURSUANT to the report of the Planner, dated January 18, 2006, entitled “Mid Block Opinion Poll Results”:

THAT the results of the Mid Block Opinion Poll be received;

AND THAT staff be requested to report back on a wide variety of policy options based upon the findings of the poll and with mechanisms in place for public input.

A recorded vote was taken on the motion.

Voting in favour: Councillor Keating
 Councillor Perrault
 Councillor Schechter
 Mayor Mussatto

Voting against: Councillor Bookham
 Councillor Heywood
 Councillor Fearnley

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

BYLAWS - Reconsideration and Final Adoption

[Video Clip 14](#)

9. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2005, No. 7750"
(J. Fox/Raymond Letkeman Architects Inc., 170 West 3rd Street, CD-508).

Moved by Councillor Bookham, seconded by Mayor Mussatto

THAT staff be requested to place a covenant on the use of the Eagle's Hall at 170 West 3rd Street to ensure future public use of the Hall should the Eagles fold.

Moved by Councillor Keating, seconded by Councillor Fearnley

THAT this item be tabled until later in the meeting.

CARRIED UNANIMOUSLY

CORRESPONDENCE

[Video Clip 15](#)

14. **Lori Pilon, Administrator, Municipality of the Village of Lions Bay, January 31, 2006.**

Re: Gas Tax Allocation – File: 1175-06-02-LB

Moved by Councillor Fearnley, seconded by Councillor Keating

THAT the correspondence from Ms. Lori Pilon, Administrator, Municipality of the Village of Lions Bay, dated January 31, 2006, regarding "Gas Tax Allocation" be received and filed.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

[Video Clip 16](#)

15. Burrard Dry Dock Pier – Safety Enhancements – File: 3380-02-V3-01

[Report: Manager, Parks and Environment, February 8, 2006.](#)
[Attachment 1](#)

Moved by Councillor Fearnley, seconded by Councillor Perrault

PURSUANT to the report of the Manager, Parks and Environment, dated February 8, 2006, entitled “Burrard Dry Dock Pier – Safety Enhancements”:

THAT Option 2 – Status Quo as set out in the February 8, 2006 report be endorsed.

Moved by Councillor Schechter, seconded by Councillor Heywood

THAT the requirements of the Procedure Bylaw to terminate the meeting at 10:30 P.M., be waived, and the meeting continue until 11:00 P.M., if necessary.

CARRIED UNANIMOUSLY

Moved by Councillor Schechter, seconded by Councillor Heywood

THAT consideration of the motion endorsing Option 2 – Status Quo regarding item 15, “Burrard Dry Dock Pier – Safety Enhancements” be deferred until the next regular meeting of Council scheduled for Monday, February 20, 2006.

CARRIED

[Video Clip 17](#)

16. On-Street Pay Parking – File: 4120-02-05

[Report: Assistant City Engineer, Transportation, February 8, 2006.](#)
[Attachment 1](#) [Attachment 2](#) [Attachment 3](#)
[Attachment 4](#) [Attachment 5](#)

Moved by Councillor Heywood, seconded by Mayor Mussatto

PURSUANT to the report of the Assistant City Engineer, Transportation, dated February 8, 2006, entitled “On-Street Pay Parking”:

continued...

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

16. On-Street Pay Parking – File: 4120-02-05 - continued

THAT staff be requested to prepare an on-street pay parking implementation plan for future Council consideration that will include the following components:

1. Pay parking implementation area boundaries;
2. Pay parking service delivery method;
3. Buffer area boundaries that address parking spillover;
4. Parking strategy in the buffer area;
5. Required Street & Traffic Bylaw Revisions;
6. Public consultation;
7. Financial plan.

AND THAT staff be requested to include an amount of \$75,000 in the 2006 Capital Budget for the completion of this project.

CARRIED UNANIMOUSLY

BYLAWS - Reconsideration and Final Adoption

[Video Clip 18](#)

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2005, No. 7750”
(J. Fox/Raymond Letkeman Architects Inc., 170 West 3rd Street, CD-508).

Moved by Councillor Keating, seconded by Councillor Heywood

THAT item 9 be lifted from the table.

CARRIED UNANIMOUSLY

THAT staff be requested to place a covenant on the use of the Eagle’s Hall at 170 West 3rd Street to ensure future public use of the Hall should the Eagles fold.

Mr. Fred Smith, Director of Community Development, advised that such a covenant was not possible for this project because the basis of the rezoning was not that the Eagle’s Hall would be a “public amenity space” but that the space would be owned by the Eagle’s and used by this not-for-profit organization and should the Eagle’s organization fail to survive as a going concern the space could become commercial space without a rezoning.

The motion was deemed to be out of order and was removed from consideration.

continued...

BYLAWS - Reconsideration and Final Adoption

9. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2005, No. 7750"
(J. Fox/Raymond Letkeman Architects Inc., 170 West 3rd Street, CD-508).
- Continued

Moved by Councillor Fearnley, seconded by Councillor Schechter

THAT the said Bylaw No. 7750 be reconsidered.

A recorded vote was taken on the motion.

Voting in favour: Councillor Schechter
Councillor Fearnley
Councillor Keating
Mayor Mussatto

Voting against: Councillor Bookham
Councillor Perrault
Councillor Heywood

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

Moved by Councillor Fearnley, seconded by Councillor Keating

THAT the said Bylaw No. 7750 be finally adopted, signed by the Mayor and City Clerk and sealed with the Corporate Seal.

CARRIED

Councillor Bookham is recorded as voting contrary to the motion.

Moved by Councillor Schechter, seconded by Councillor Keating

THAT the requirements of the Procedure Bylaw to terminate the meeting at 11:00 P.M., be waived, and the meeting continue until items 17, 4, 5, 6, and 7 on the agenda have been concluded.

CARRIED UNANIMOUSLY

MOTIONS AND NOTICES OF MOTION

[Video Clip 19](#)

17. Affordable Housing – File: 3365-05-04

Submitted by Councillor Keating

Moved by Councillor Keating, seconded by Councillor Fearnley

WHEREAS affordable housing and the diversity of housing and incomes in North Vancouver remains a pressing issue; and

WHEREAS the City of Vancouver has successfully pursued an affordable housing policy requiring minimum levels of affordable and family housing in larger developments;

NOW THEREFORE BE IT RESOLVED THAT North Vancouver City Council request staff to prepare a report on the feasibility of implementing a similar policy in North Vancouver, with particular emphasis on the remaining Lower Lonsdale Lands.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE (IN CAMERA) CONFIDENTIAL REPORTS - continued

Moved by Councillor Heywood, seconded by Councillor Schechter

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) (c)
5. Section 90 (1) (a)
6. Section 90 (1) (a)
7. Section 90 (1) (a)

CARRIED UNANIMOUSLY

The meeting recessed at 11:02 p.m. and reconvened at 11:25 p.m., with the same personnel present.

REPORT OF THE COMMITTEE OF THE WHOLE - Continued

[Video Clip 20](#)

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

4. Personnel Matter – File: 1800-06/1065-02-05

Report: Director of Human Resources, February 7, 2006.

THAT the action taken by the Committee of the Whole in camera this evening regarding the “Personnel Matter” be ratified, and the wording of the recommendation and the report of the Director of Human Resources, dated February 7, 2006, remain in camera.

(CARRIED UNANIMOUSLY)

5. Appointments to the Advisory Planning Commission - File: 1085-03-A3-01

Report: City Clerk, January 24, 2006.

PURSUANT to the report of the City Clerk, dated January 24, 2006, entitled “Appointments to the Advisory Planning Commission”:

THAT Ms. Mary Tasi be appointed for a partial term to conclude on January 31, 2008 to fill the vacancy left by the election of Councillor Pam Bookham to City Council.

(CARRIED UNANIMOUSLY)

6. Appointments to the Advisory Design Panel - File: 1085-03-A1-01

Report: City Clerk, January 19, 2006.

PURSUANT to the report of the City Clerk, dated January 19, 2006, entitled “Appointments to the Advisory Design Panel”:

THAT Ms. Pam Winterburn be appointed as the Community Representative for a two-year term to conclude on January 31, 2008.

(CARRIED UNANIMOUSLY)

REPORT OF THE COMMITTEE OF THE WHOLE - Continued

**7. Appointments to the Board of Variance
- File: 1085-03-B1-01**

Report: City Clerk, January 19, 2006.

PURSUANT to the report of the City Clerk, dated January 19, 2006, entitled "Appointments to the Board of Variance":

THAT Mr. Dan Sampson be appointed for a three-year term to conclude on January 31, 2009.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Councillor Fearnley, seconded by Councillor Keating

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:27 p.m.