



**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 19, 2007**
AT 6:00 P.M.**

PRESENT:

COUNCIL MEMBERS

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

ABSENT

Councillor R.J. Fearnley

STAFF MEMBERS

A.K. Tollstam, City Manager
S.E. Dowey, City Clerk
J.M. Rowe, Assistant City Clerk
G. Stainton, Manager City Facilities
S. Ono, City Engineer
D. Pope, Manager, Environment and Parks
H. Sadler, Planner, Engineering Department
N. Hogle, Supervisor Operations Support
Services
F.A. Smith, Director, Community Development
G. Penway, City Planner
G. Venczel, Development Planner
K. Russell, Development Planner
S. Smith, Planner 1
I. Gordon, Director of Finance
B. Themens, Deputy Director of Finance
J. Piercy, Planning Technician 1
T. Barber, Acting Manager, Engineering Planning
& Design
R.H. White, Waterfront Project-Development
Manager/Deputy Director, Community

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

ADOPTION OF MINUTES

[Video Clip 1](#)

Moved by Councillor Heywood, seconded by Councillor Schechter

THAT the following Minutes be adopted as circulated:

1. [Regular Council Meeting Minutes, February 12, 2007.](#)
2. In Camera Committee of the Whole Meeting Minutes, February 12, 2007.

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD – 6:00 P.M. – File: 1090-21

[Video Clip 2](#)

Mr. Gord Gemmell, 441 Chesterfield Avenue, spoke regarding the Ottawa Gardens Planning Study.

CONSENT AGENDA ITEMS

[Video Clip 3](#)

{Items *15, *16, *17, *18 and *19}

Moved by Councillor Schechter, seconded by Councillor Perrault

THAT the resolutions listed within the “Consent Agenda” of February 19, 2007, be approved, as follows:

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

***15. North Shore Advisory Committee on Disability Issues – 2007 Workplan & Budget – File: 1085-03-N17-01**

[Report: Planner, Engineering, Parks and Environment, February 6, 2007.](#)
[Attachment 1](#) [Attachment 2](#)

PURSUANT to the report of the Planner, Engineer, Parks and Environment, dated February 6, 2007, entitled “North Shore Advisory Committee on Disability Issues – 2007 Workplan & Budget”:

THAT the North Shore Advisory Committee on Disability Issues 2007 Workplan be endorsed;

AND THAT the North Shore Advisory Committee on Disability Issues 2007 Budget be referred to the 2007 Financial Planning process.

(CARRIED UNANIMOUSLY)

***16. 2007 Parcel Tax Roll Review – File: 1625-03-02**

[Report: City Clerk, February 12, 2007.](#)

PURSUANT to the report of the City Clerk, dated February 12, 2007, entitled “2007 Parcel Tax Roll Review”:

THAT, pursuant to Section 204(2) of the Community Charter, the sitting of the 2007 Parcel Tax Roll Review Panel for the Parcel Tax Roll be held in the Council Chamber, City Hall, on Monday, April 2, 2007 at 7:00 p.m.

(CARRIED UNANIMOUSLY)

- *17. **Development Variance Permit Application – 2609 Westview Drive (Cascadia Tower Inc.) Height Variance for Cell Antennae**
– File: 3345-02 WESTV 2609

[Report: Policy Analyst, Community Development, February 14, 2007](#)
[Attachment 1](#) [Attachment 2](#) [Attachment 3](#) [Attachment 4](#)

PURSUANT to the report of the Policy Analyst, Community Development, dated February 14, 2007, entitled “Development Variance Permit Application – 2609 Westview Drive (Cascadia Tower Inc.) Height Variance for Cell Antennae”:

THAT Development Variance Permit No. 205 (Cascadia Tower Inc., 2609 Westview Drive), be considered for issuance pursuant to Section 922 of the Local Government Act;

AND THAT the Public Meeting requirement be waived.

(CARRIED UNANIMOUSLY)

- *18. **“Street and Traffic Bylaw, 1991, No. 6234 Amendment Bylaw, 2007, No. 7847” (Hollyburn Parking Lot – 175 West 14th Street) – File: 4120-03-01**

[Report: Property Valuator-Negotiator, Community Development, February 14, 2007.](#)
[Attachment 1](#)

PURSUANT to the report of the Property Valuator-Negotiator, Community Development, dated February 14, 2007, entitled “Street and Traffic Bylaw, 1991, No. 6234 Amendment Bylaw, 2007, No. 7847” (Hollyburn Parking Lot – 175 West 14th Street):

THAT “Street and Traffic Bylaw, 1991, No. 6234 Amendment Bylaw, 2007, No. 7847” (Hollyburn Parking Lot – 175 West 14th Street), be considered.

(CARRIED UNANIMOUSLY)

BYLAWS - Introduction and First Three Readings

- *19. “Street and Traffic Bylaw, 1991, No. 6234 Amendment Bylaw, 2007, No. 7847” (Hollyburn Parking Lot – 175 West 14th Street)

THAT Bylaw No. 7847 be read a first time in short form, copies of same having been distributed to Council members and read by them.

(CARRIED UNANIMOUSLY)

THAT the said Bylaw No. 7847 be read a second time in short form.

(CARRIED UNANIMOUSLY)

THAT the said Bylaw No. 7847 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

END OF CONSENT AGENDA ITEMS

PROCLAMATIONS

[Video Clip 4](#)

Mayor Mussatto read the following Proclamation:

“HERITAGE WEEK IN BRITISH COLUMBIA” – FEBRUARY 19 – 25, 2007

2006 HERITAGE AWARDS PRESENTATIONS

[Video Clip 5](#)

Councillor Barbara Perrault gave brief opening remarks and advised that there were four awards to be presented this evening. Councillor Perrault then introduced Ms. Maureen Curtis, Vice-Chair, of the Heritage Advisory Commission.

(1) Small Scale Heritage Improvement

Honouring the exterior upgrades to a landmark residential building in the City’s Heritage Inventory:

- Ronald Moravek and Paige Inman for the Doney Residence (1909)
745 Grand Boulevard

Ms. Maureen Curtis gave a PowerPoint presentation on the exterior upgrades to a landmark residential building, the Doney Residence (1909) at 745 Grand Boulevard, in the City’s Heritage Inventory.

Councillor Perrault, as Council representative on the City of North Vancouver Heritage Advisory Commission, and Mayor Mussatto presented Ronald Moravek with the City of North Vancouver Heritage Advisory Commission Award.

(2) Residential Heritage Conservation

Honouring the restoration of a residential heritage building in the City's Heritage Inventory:

- Amy Usher and Cameron Grieve for the McAllister Residence, 736 East 6th Street

Ms. Maureen Curtis gave a PowerPoint presentation on the restoration of a residential heritage building, the McAllister Residence (1915) at 736 East 6th Street, in the City's Heritage Inventory.

Councillor Perrault, as Council representative on the City of North Vancouver Heritage Advisory Commission, and Mayor Mussatto presented Amy Usher and Cameron Grieve with the City of North Vancouver Heritage Advisory Commission Award.

(3) Heritage Awareness Achievement

Honouring an individual for outstanding community achievement in support of heritage conservation:

- Grant Stuart Gardiner for his keen advocacy in support of heritage conservation over the past 15 years.

Ms. Maureen Curtis gave a PowerPoint presentation on the outstanding community achievement of Mr. Grant Stuart Gardiner in support of the promotion of heritage conservation.

Councillor Perrault, as Council representative on the City of North Vancouver Heritage Advisory Commission, and Mayor Mussatto presented Grant Stuart Gardiner with the City of North Vancouver Heritage Advisory Commission Award.

(4) Heritage Awareness Achievement

Honouring an individual for outstanding achievement in support of heritage conservation:

- Robin Inglis for his 16 years of dedication in Community History Research, public awareness and support for heritage projects.

Ms. Maureen Curtis gave a PowerPoint presentation on the outstanding community achievement of Mr. Robin Inglis in support of the promotion of heritage conservation.

Councillor Perrault, as Council representative on the City of North Vancouver Heritage Advisory Commission, and Mayor Mussatto presented Robin Inglis with the City of North Vancouver Heritage Advisory Commission Award.

PRESENTATION

[Video Clip 6](#)

Mr. Toby Lau, Sector Manager and Ms. Louise Graham, BC Hydro, Green Power Certificates - File: 1195-11-B7-01

Mr. Glen Stainton, Manager City Facilities, introduced Mr. Toby Lau, Sector Manager and Ms. Louise Graham, BC Hydro, Green Power Certificates.

Mr. Lau gave a brief presentation and then presented Mayor Mussatto and members of Council, with a Certificate of Acknowledgement to the City of North Vancouver for showing their commitment to environmental leadership and sustainability by purchasing Green Power Certificates.

Moved by Councillor Heywood, 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) (a)
5. Section 90 (1) (a)

CARRIED UNANIMOUSLY

The meeting recessed at 6:24 p.m. and reconvened at 7:12 p.m. with the same personnel present.

PROCLAMATIONS *continued*

[Video Clip 7](#)

Mayor Mussatto read the following Proclamation:

“INTERNATIONAL MOTHER LANGUAGE DAY” – FEBRUARY 21, 2007.

Moved by Councillor Keating seconded by Councillor Heywood

THAT the meeting recess to the Public Hearing scheduled for this evening.
[Report re Bylaw No. 7844](#) [Report re Bylaws Nos. 7806, 7807, 7808](#)
[Transcript](#)

CARRIED UNANIMOUSLY

The meeting recessed at 7:13 p.m. and reconvened at 9:43 p.m. with the same personnel present.

BYLAWS - Second and Third Readings

Video Clip 8

6. “City of North Vancouver Official Community Plan Bylaw, 2002, No. 7425, Amendment Bylaw, 2007, No. 7844” (Western Avenue Planning Study, Residential Level Two: Low Density to Residential Level Three: Low Density and Residential Level Four: Medium Density).

Moved by Councillor Schechter, seconded by Councillor Keating

THAT the said Bylaw No. 7844 be read a second time in short form;

THAT everything in the Planning Study results to stay the same except as regards to West 23rd Street;

AND THAT West 23rd Street move to Level 4: 1.0 FSR;

AND THAT staff be requested to bring forward Design Guidelines for lot assemblies of four or more lots in this area to deal with transition issues and vehicular access issues for developments proposing underground parking.

A vote upon the recommendation was taken separately, as follows:

THAT everything in the Planning Study results to stay the same except as regards to West 23rd Street;

AND THAT West 23rd Street move to Level 4: 1.0 FSR;

AND THAT staff be requested to bring forward Design Guidelines for lot assemblies of four or more lots in this area to deal with transition issues and vehicular access issues for developments proposing underground parking.

DEFEATED

Mayor Mussatto declared a recess at 10:10 p.m.

The meeting reconvened at 10:13 p.m. with the same personnel present.

A vote upon the recommendation was taken separately, as follows:

THAT the said Bylaw No. 7844 be read a second time in short form.

A recorded vote was taken on the motion.

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

Voting against: Nil.

The motion was **CARRIED UNANIMOUSLY** by a vote of six to nil.

6. "City of North Vancouver Official Community Plan Bylaw, 2002, No. 7425, Amendment Bylaw, 2007, No. 7844" (Western Avenue Planning Study, Residential Level Two: Low Density to Residential Level Three: Low Density and Residential Level Four: Medium Density) *continued*

Moved by Councillor Schechter, seconded by Councillor Keating

THAT the said Bylaw No. 7844 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

Moved by Councillor Keating, seconded by Councillor Schechter

THAT staff be requested to bring forward bylaws for an Official Community Plan amendment to move to Level 4, 1.0 FSR, for the 100 block West 23rd Street, north side;

AND THAT staff be further requested to bring forward along with the above, Design Guidelines for lot assemblies of four or more lots, to deal with transition issues and vehicular access issues for developments proposing underground parking.

A recorded vote was taken on the motion.

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

Voting against: Councillor Bookham

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

[Video Clip 9](#)

7. “City of North Vancouver Official Community Plan Bylaw, 2002, No. 7425, Amendment Bylaw, 2006, No. 7806” (Francis Connolly, Newport Consultants, Ltd. / Integra Architecture Inc., 116 West 23rd Street, Level 2 to Level 5 Density).

Moved by Councillor Perrault, seconded by Councillor Bookham

THAT the said Bylaw No. 7806 be read a second time in short form.

Moved by Councillor Perrault, seconded by Councillor Bookham

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

CARRIED UNANIMOUSLY

A recorded vote was taken on the original motion.

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

Voting against: Councillor Heywood
Councillor Bookham

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

Moved by Councillor Perrault, seconded by Councillor Keating

THAT the said Bylaw No. 7806 be read a third time in short form and passed subject to reconsideration.

CARRIED

BYLAWS - Third Reading Only

[Video Clip 10](#)

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2006, No. 7807” (Francis Connolly, Newport Consultants / Integra Architecture Inc., 116 West 23rd Street, CD-521), as amended.

Moved by Councillor Schechter, seconded by Councillor Keating

THAT the said Bylaw No. 7807, as amended, be read a third time in short form and passed subject to reconsideration.

CARRIED

BYLAWS - Second and Third Readings

[Video Clip 11](#)

9. “Heritage Designation Bylaw, 2006, No. 7808” (Francis Connolly, Newport Consultants Limited / Integra Architecture Inc., 116 West 23rd Street).

Moved by Councillor Schechter, seconded by Councillor Keating

THAT the said Bylaw No. 7808 be read a second time in short form.

CARRIED UNANIMOUSLY

Moved by Councillor Keating, seconded by Councillor Schechter

THAT the said Bylaw No. 7808 be read a third time in short form and passed subject to reconsideration.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

[Video Clip 12](#)

10. **Ottawa Gardens Area Planning Study (200 Blocks West 5th/6th and West Keith Road) – File: 3380-02-01**

Recommendation: Policy Committee, February 12, 2007

Moved by Councillor Keating, seconded by Councillor Schechter

THAT the recommendations of the Ottawa Gardens Area Planning Study, as set out in the information report of the Planner, Community Development, dated February 7, 2007, which read as follows, be endorsed:

“0.6 FSR+ cellar – Gross floor area or floor space ratio would be limited to 0.6 times the lot area for those parts of the building above grade plus cellar or basement exclusions. This is consistent with the current Low Density Guidelines for single lot developments.

2 or 3 Units – A maximum of 2 Unit development is proposed on the north and south sides of the 200 and 300 blocks West 6th Street. 3 Unit development potential would be considered in the 200 blocks of West Keith Road and both sides of 200 block West 5th Street.

Rear Yard Development – A detached Dwelling Unit in the rear yard would only be considered on the south side of 200 block West 5th Street.

continued...

10. **Ottawa Gardens Area Planning Study (200 Blocks West 5th/6th and West Keith Road) – File: 3380-02-01 *continued***

Building Heights – The maximum height envelope throughout the Study Area would be no higher than the 30 foot height envelope currently permitted in the RS-1 and RT-1 zone. A slope analysis has identified that the south side of the 200 block West 5th Street should have its height envelope reduced to 25 feet, as measured from the Average Grade along the north property line. Currently, with the sloping a 30 foot envelope, this height would measure approximately 28 feet above West 5th Street. Both the 257-265 West 5th Street and 239 West 5th Street development fit within the proposed 25 foot envelope.

One Lot Development – Lot consolidation would be discouraged and new developments would be considered on a lot by lot basis.

Small Lot Subdivision – There are a number of older small lot subdivisions, resulting in small lots with one unit dwellings. These are on West Keith Road, West 5th Street and Chesterfield. This form of development would still be considered on 200 West Keith Road and 200 West 5th Street, but would not be considered in the 200 block of West 6th Street.

Heritage Conservation Area – A Heritage Conservation Area would be introduced to cover the area currently identified as a Heritage Character Area in the Official Community Plan (200 and 300 blocks West 6th Street). This designation could both establish design control and formally protect heritage buildings from demolition/exterior alteration unless approved by Council. The inclusion of heritage buildings/properties for heritage protection in the Heritage Conservation Area is proposed to be on a voluntary basis for individual heritage properties. This control would provide for greater design control for this area and could include landscaping.”

AND THAT staff be requested to report back with the necessary bylaw amendments, policy changes and guidelines.

CARRIED UNANIMOUSLY

[Video Clip 13](#)

**11. LEED Standards for City of North Vancouver Buildings –
File: 3325-09-05**

[Report: _____ Manager, City Facilities, February 15, 2007.](#)

Moved by Councillor Schechter, seconded by Councillor Keating

PURSUANT to the report of the Manager, City Facilities, dated February 15, 2007, entitled “LEED Standards for City of North Vancouver Buildings”:

THAT the City adopt the LEED Canada Building Rating System as the standard by which to assess building performance;

AND THAT the City undertakes to achieve LEED Gold accreditation as its preferred standard for all newly constructed civic buildings greater than 929 sq.m. (10,000 sq.ft.);

AND THAT the City establish LEED Silver level of building performance as the minimum acceptable building standard for all newly constructed civic buildings greater than 929 sq.m. (10,000 sq.ft.); and all such civic building projects that are classified as “Major Renovation” projects in the City Capital Plan;

AND THAT except when a major renovation is undertaken of an existing facility which is also a Registered Heritage Property, priority shall be given to heritage conservation in the event that a conflict exists between heritage retention and the application of the LEED construction standard.

CARRIED UNANIMOUSLY

[Video Clip 14](#)

12. Lonsdale Centennial Clean Street Initiative – File: 4150-13 / 4150-15-01

[Report: _____ Supervisor, Operations Support Services, February 8, 2007.
Attachment 1](#)

Moved by Councillor Bookham, seconded by Councillor Perrault

PURSUANT to the report of the Supervisor, Operations Support Services, dated February 8, 2007, entitled “Lonsdale Centennial Clean Street Initiative”:

continued..

**12. Lonsdale Centennial Clean Street Initiative – File: 4150-13 / 4150-15-01
*continued***

THAT staff undertake the Lonsdale Centennial Clean Street contest as presented in Option 1 of the February 8, 2007, report, which reads as follows:

“Plan and organize a contest whereby recognition will be given to the business owner/occupier who is deemed to have the cleanest street front appearance, to be held in conjunction with Centennial celebrations. It would also include participating in the Pitch-In Canada Clean Sweep Event from April 23 – 29, 2007.”

Moved by Councillor Perrault, seconded by Councillor Schechter

THAT the requirements of the Procedure Bylaw to terminate the meeting at 11:00 p.m., be waived, and the meeting continue after 11:00 p.m., if necessary.

CARRIED UNANIMOUSLY

Councillor Keating briefly left and returned to the meeting.

The original motion was then **CARRIED UNANIMOUSLY**

[Video Clip 15](#)

**13. Follow-Up to Rental Apartment Housing Policy Committee –
File: 3365-05-04**

[Report: Community Planner, Community Development, February 8, 2007.](#)
[Attachment 1](#) [Attachment 2](#) [Attachment 3](#)

Moved by Councillor Schechter, seconded by Councillor Keating

PURSUANT to the report of the Community Planner, Community Development, dated February 8, 2007, entitled “Follow-up to Rental Apartment Housing Policy Committee”:

THAT the following paragraph in the resolution adopted by Council on September 25, 2006, be rescinded:

“**NOW THEREFORE BE IT RESOLVED THAT** the City of North Vancouver now requires all demolition permits of rental apartment building sites to come before Council for approval.”

continued..

**13. Follow-Up to Rental Apartment Housing Policy Committee –
File: 3365-05-04 *continued***

AND THAT a working group of rental building owners and their representatives be established to guide the development of specific potential rental housing strategies and potential pilot initiatives based on the options presented in the January 22, 2007 Policy Committee and the relevant actions in the City's "Housing Affordability Strategies";

AND THAT staff report back with the recommendations of the working group;

AND THAT Planning staff be requested to inform prospective developers of sites with existing rental apartment buildings of Council's desire to retain or replace existing units, and to consider this issue as part of their rezoning application.

CARRIED UNANIMOUSLY

[Video Clip 16](#)

14. Ridgeway Elementary School Seismic Upgrade and Rehabilitation Feasibility Study (Iredale Group Architecture) – File: 3380-02-R1

[Report: Development Planner, Community Development, February 14, 2007.](#)
[Attachment 1](#) [Attachment 2](#) [Attachment 3](#)

Moved by Councillor Perrault, seconded by Councillor Keating

PURSUANT to the report of the Development Planner, Community Development, dated February 14, 2007, entitled "Ridgeway Elementary School Seismic Upgrade and Rehabilitation Feasibility Study (Iredale Group Architecture)":

WHEREAS Ridgeway School is a landmark heritage building on the City's Heritage Register with exceptional historic and community value;

NOW THEREFORE BE IT RESOLVED THAT Council strongly urges the School District No. 44 (North Vancouver) to retain and rehabilitate this important heritage building for ongoing use as an elementary school and to work with the City and others to off-set the additional cost required to retain this building;

continued..

14. Ridgeway Elementary School Seismic Upgrade and Rehabilitation Feasibility Study (Iredale Group Architecture) – File: 3380-02-R1
continued

AND THAT City staff be requested to seek solutions that are cost-neutral or require no new capital funding from the City by:

1. Exploring design and funding options for bridging the funding gap between available Ministry of Education financing and the cost of conserving, rehabilitating and upgrading the historic Ridgeway building for continued school use at required seismic and Ministry standards; and
2. Exploring options for the adaptive reuse of the original Ridgeway School building for other community users;

AND THAT staff report back on the progress of these efforts on or before April 23, 2007.

CARRIED UNANIMOUSLY

REPORT OF COMMITTEE OF THE WHOLE

[Video Clip 17](#)

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

5. Appointment to the City of North Vancouver Heritage Advisory Commission – File: 1085-03-C2-01

Report: City Clerk, February 13, 2007.

PURSUANT to the report of the City Clerk, dated February 13, 2007, entitled “Appointment to the City of North Vancouver Heritage Advisory Commission”:

THAT Mr. Raymond Vesely be appointed to complete the two-year term of Ms. Helen Goodland to conclude on January 31, 2008.

CARRIED UNANIMOUSLY

ADJOURNMENT

Moved by Councillor Schechter, seconded by Councillor Keating

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 11:20 p.m.