



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,  
IN THE CAO MEETING ROOM, CITY HALL,  
141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, JUNE 22, 2020 AT 5:30 PM**

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“Live” Broadcast via City Website [www.cnv.org/LiveStreaming](http://www.cnv.org/LiveStreaming)  
Complete Agenda Package available at [www.cnv.org/CouncilMeetings](http://www.cnv.org/CouncilMeetings)

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, June 22, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, June 15, 2020

**PUBLIC HEARING – 250 East 15<sup>th</sup> Street**

**BYLAWS – THIRD READING**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726)
4. “Housing Agreement Bylaw, 2020, No. 8770”  
(Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing  
Commitments)

**CONSENT AGENDA**

Items \*5 and \*6 are listed in the Consent Agenda and may be considered separately or in one motion.

**REPORTS**

- \*5. 2019 Statement of Financial Information (“SOFI”)
- \*6. Statutory Report Required Under Bill 27
7. 2019 Annual Municipal Report
8. 2020 Project Plan – Funding Appropriations #2045 - #2047
9. Funding Appropriation for Shipping Container Parklet Project

## **PRESENTATION**

Fire Department 2019 Annual Report – Fire Chief

*Information Report, June 9, 2020 – “Fire Department 2019 Annual Report”*

## **REPORT**

10. Rezoning and OCP Amendment Application – 350 East 2<sup>nd</sup> Street (Hamersley House)

*Items 11 and 12 refer.*

## **BYLAWS – FIRST AND SECOND READINGS**

11. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, Land Use Designation Change)
12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, CD-427 Text Amendment)

## **REPORTS**

13. Sewer Utility Funding Reallocation for Sanitary Sewer Replacement – 500 Block Chesterfield Avenue
14. 2009 Mahon Avenue – Remedial Action Order (Demolition and Site Clean-Up)
15. Proposed Consultation on Low Carbon Building Bylaw Amendments
16. Lonsdale Energy Corp. – City Loan Reimbursement Schedule

## **NOTICE OF MOTION**

17. Cross Jurisdictional Action on Homelessness – Mayor Buchanan

## **COVID-19 UPDATE**

## **COUNCIL INQUIRIES**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

**CITY CLERK'S RECOMMENDATION**

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter] and 90(1)(g) [legal matter].

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

**ADJOURN**

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, June 22, 2020

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, June 15, 2020

**PUBLIC HEARING – 250 East 15<sup>th</sup> Street – 5:30 PM**

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726) and “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing Commitments) would rezone the subject property to permit the development of two 12-storey and one 6-storey residential rental buildings with 281 rental units, including 28 mid-market units. The proposal includes 2 levels of underground parking, with 266 parking spaces and 474 secure bicycle spaces, and access from the lane to the west. The proposal also includes a City-owned park on the northeast portion of the site.

*Bylaw Nos. 8769 and 8770 to be considered under Items 3 and 4.*

**AGENDA**

- Staff presentation
- Applicant presentation
- Representations from the public
- Questions from Council
- Motion to conclude the Public Hearing

**BYLAWS – THIRD READING**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8769” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726) be given third reading.

4. “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing Commitments)

**RECOMMENDATION:**

THAT “Housing Agreement Bylaw, 2020, No. 8770” (Nacel Properties Ltd., 250 East 15<sup>th</sup> Street, CD-726, Rental Housing Commitments) be given third reading.

## **CONSENT AGENDA**

Items \*5 and \*6 are listed in the Consent Agenda and may be considered separately or in one motion.

### **RECOMMENDATION:**

THAT the recommendations listed within the “Consent Agenda” be approved.

## **START OF CONSENT AGENDA**

### **REPORTS**

- \*5. 2019 Statement of Financial Information (“SOFI”) – File: 05-1880-20-0008/2019

Report: Director, Finance, June 11, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Director, Finance, dated June 11, 2020, entitled, “2019 Statement of Financial Information (“SOFI”)”:

THAT the Statement of Financial Information be approved and forwarded to the Ministry of Municipal Affairs and Housing.

- \*6. Statutory Report Required Under Bill 27 – File: 05-1610-01-0001/2020

Report: Director, Finance, June 9, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Director, Finance, dated June 9, 2020, entitled “Statutory Report Required Under Bill 27”:

THAT the report be received and filed.

## **END OF CONSENT AGENDA**

### **REPORTS**

7. 2019 Annual Municipal Report – File: 01-0640-20-0001/2019

Report: Manager, Internal Control and Performance, June 10, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Manager, Internal Control and Performance, dated June 10, 2020, entitled “2019 Annual Municipal Report”:

THAT Council approve the 2019 Annual Municipal Report.

## **REPORTS – Continued**

8. 2020 Project Plan – Funding Appropriations #2045 - #2047  
– File: 05-1705-30-0019/2020

Report: Director, Finance, June 10, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Director, Finance, dated June 10, 2020, entitled “2020 Project Plan – Funding Appropriations #2045 - #2047”:

THAT (Funding Appropriation #2045) an amount of \$65,000 be appropriated from the Annual Budget – Transfer to General Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2046) an amount of \$220,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2020 Project Plan;

THAT (Funding Appropriation #2047) an amount of \$20,000 be appropriated from the General Reserve Fund for the purpose of funding the 2020 Project Plan;

AND THAT should any of the amounts remain unexpended as at December 31, 2023, the unexpended balances shall be returned to the credit of the respective fund.

9. Funding Appropriation for Shipping Container Parklet Project  
– File 13-6750-01-0001/2020

Report: Deputy Director, Community and Partner Engagement, June 17, 2020

### **RECOMMENDATION:**

PURSUANT to the report of the Deputy Director, Community and Partner Engagement, dated June 17, 2020, entitled “Funding Appropriation for Shipping Container Parklet Project”:

THAT (Funding Appropriation #2048) an amount of \$20,000 be appropriated from the Tax Sale Land Reserve Fund for the purpose of funding the Shipping Container Parklet Project;

AND THAT should any of the amount remain unexpended as at December 31, 2023, the unexpended balance shall be returned to the credit of the Tax Sale Land Reserve Fund.

## **PRESENTATION**

Fire Department 2019 Annual Report – Fire Chief

*Information Report, June 9, 2020 – “Fire Department 2019 Annual Report”*

**REPORT**

10. Rezoning and OCP Amendment Application: 350 East 2<sup>nd</sup> Street (Hamersley House) – File: 08-3400-20-0002/1

Report: Planner 1, June 10, 2020

**RECOMMENDATION:**

PURSUANT to the report of the Planner 1, dated June 10, 2020, entitled “Rezoning and OCP Amendment Application: 350 East 2<sup>nd</sup> Street (Hamersley House)”:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, Land Use Designation Change) be considered and referred to a Public Hearing;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, CD-427 Text Amendment) be considered and referred to a Public Hearing;

THAT the Right of Way and Encroachment Agreement listed in the report section “Inter-Departmental Implications” be secured, through agreements at the applicant’s expense, as conditions of the rezoning;

THAT the review contained in the report concerning statutory requirements for “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” be considered;

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

*Items 11 and 12 refer.*

**BYLAWS – FIRST AND SECOND READINGS**

11. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, Land Use Designation Change)

**RECOMMENDATION:**

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2020, No. 8782” (Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, Land Use Designation Change) be given first and second readings.

**BYLAWS – FIRST AND SECOND READINGS – Continued**

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783”  
(Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, CD-427  
Text Amendment)

**RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8783”  
(Thomas Grimwood / Grimwood Architecture, 350 East 2<sup>nd</sup> Street, CD-427  
Text Amendment) be given first and second readings.

**REPORTS**

13. Sewer Utility Funding Reallocation for Sanitary Sewer Replacement  
– 500 Block Chesterfield Avenue – File: 11-5430-01-0001/2020

Report: Section Manager, Engineering Design, June 10, 2020

**RECOMMENDATION:**

PURSUANT to the report of the Section Manager, Engineering Design, dated  
June 10, 2020, entitled “Sewer Utility Funding Reallocation for Sanitary Sewer  
Replacement – 500 Block Chesterfield Avenue”:

THAT \$110,000 of capital funds be transferred from Project 54073 to fund the  
replacement of the sanitary sewer in the 500 Block of Chesterfield Avenue.

14. 2009 Mahon Avenue – Remedial Action Order (Demolition and Site Clean-Up)  
– File: 09-3900-01-0001/2020

Report: Manager, Bylaw Services, June 10, 2020

**RECOMMENDATION:**

PURSUANT to the report of the Manager, Bylaw Services, dated June 10, 2020,  
entitled “2009 Mahon Avenue – Remedial Action Order (Demolition and Site  
Clean-Up)” and whereas Division 12 of Part 3 of the *Community Charter*  
authorizes Council to impose a remedial action requirement on the owner of a  
building or other structure, including a requirement to remove or demolish the  
building or structure where it is a nuisance or is so dilapidated or unclean as to be  
offensive to the community:

THAT Council, after considering the above-referenced report and viewing the  
attached photographs of property having a civic address of 2009 Mahon Avenue,  
North Vancouver, legally described as: Lot 27, Block 4, District Lot 548,  
Plan 3846; PID: 004-812-603 (the “Property”):

*Continued...*



**REPORTS – Continued**

14. 2009 Mahon Avenue – Remedial Action Order (Demolition and Site Clean-Up)  
– File: 09-3900-01-0001/2020 – Continued
- i. DECLARES, pursuant to the authority provided in Section 74 of the *Community Charter*, that the fire-damaged structure of the main house on the Property (the “Main Building”) and the surrounding construction debris and refuse identified in the photographs at Attachment #1 to the report (the “Debris”) are a nuisance and are so dilapidated and unclean as to be offensive to the community; and
  - ii. IMPOSES, pursuant to the authority provided in Section 72 of the *Community Charter*, the following remedial action requirements (the “Remedial Action Order”) to be completed by the registered owner in fee simple of the Property (the “Owner”) at his sole cost within 45 days, commencing on the date that notice of this Remedial Action Order is sent to the Owner:
    - Completion of demolition of the Main Building and the foundation of the Main Building;
    - Removal of all components of the Main Building, its foundation and the Debris from the Property and disposal of such material at an appropriate disposal facility; and
    - Following the demolition and removal of the Main Building and its foundation and the Debris, filling in and covering the excavated area and levelling the area to a natural state.

THAT staff be directed to provide notice pursuant to the requirements of Section 77 of the *Community Charter*, of the Remedial Action Order to the Owner and to each holder of a registered charge in relation to the Property whose name is included on the assessment roll;

THAT Council set the time limit for a notice to request Council reconsideration of the Remedial Action Order at 14 days, commencing on the date that notice of the Remedial Action Order is sent to the Owner;

AND THAT Council, in the event that the Owner has not fully complied with the Remedial Action Order within 45 days of the date that notice of the Remedial Action Order is sent to the Owner, authorize staff and contractors of the City to take all appropriate actions in accordance with Section 17 of the *Community Charter*, including carrying out any and all of the requirements set out in the Remedial Action Order, with all costs incurred by the City to be at the expense of the Owner and recoverable from the Owner in accordance with Sections 17, 80, 258 or 259 of the *Community Charter*.

**REPORTS – Continued**

15. Proposed Consultation on Low Carbon Building Bylaw Amendments  
– File: 11-5280-14-0001/2020

Report: Manager, Environmental Sustainability, and Chief Building Official,  
June 17, 2020

**RECOMMENDATION:**

PURSUANT to the report of the Manager, Environmental Sustainability, and Chief Building Official, dated June 17, 2020, entitled “Proposed Consultation on Low Carbon Building Bylaw Amendments”:

THAT staff be directed to consult with stakeholders with respect to proposed low carbon amendments to “Construction Regulation Bylaw, 2003, No. 7390”.

16. Lonsdale Energy Corp. – City Loan Reimbursement Schedule  
– File 11-5500-06-0001/1

Report: Director, Lonsdale Energy Corp., June 15, 2020

**RECOMMENDATION:**

PURSUANT to the report of the Director, Lonsdale Energy Corp., dated June 15, 2020, entitled “City Loan Reimbursement Schedule”:

THAT Council support Lonsdale Energy Corp.’s proposed repayment schedule and confirm that a 12-month notice will be provided to Lonsdale Energy Corp. if the City wishes to request loan reimbursements prior to the planned schedule.

**NOTICE OF MOTION**

17. Cross Jurisdictional Action on Homelessness – File: 10-5040-04-0001/2020

Submitted by Mayor Buchanan

**RECOMMENDATION:**

WHEREAS the right to safe, suitable, adequate and affordable housing is a fundamental human right that we all share and housing is essential to the vitality, health and well-being of individuals, families and communities;

WHEREAS housing is a key responsibility of the federal and provincial governments with support from local government;

*Continued...*

**NOTICE OF MOTION – Continued**

17. Cross Jurisdictional Action on Homelessness – File: 10-5040-04-0001/2020  
– Continued

WHEREAS Metro Vancouver released Addressing Homelessness in Metro Vancouver (2017);

WHEREAS the provincial government released TogetherBC: British Columbia's Poverty Reduction Strategy (2019);

WHEREAS homelessness is a symptom of many underlying causes that demand inter-sectoral collaboration and a system-based approach;

WHEREAS the North Shore municipalities have contributed by support and/or initiatives, such as the Emergency Shelter, Youth Safe House, Seniors Safe House, transitional and supportive housing, as well as financial support for outreach workers and employment initiatives;

WHEREAS the North Shore is rich in community-based organizations that provide support to people experiencing homelessness or at risk of homelessness;

WHEREAS the number of people experiencing homelessness or are at risk is not decreasing;

WHEREAS COVID-19 has illuminated the need for an additional emergency shelter to support people across the North Shore who are experiencing homelessness that is temporary;

THEREFORE BE IT RESOLVED THAT staff be directed to create a North Shore cross-jurisdictional Steering Committee and Working Group (government, staff and relevant community agencies) to develop short, medium and long-term actions that are focused on clear, comprehensive and coordinated strategies to prevent homelessness, to serve the people who are currently homeless and to create pathways out of homelessness;

THAT these actions will specifically include working to deliver permanent supportive housing with wrap-around services creating one point of entry for people across the North Shore who are experiencing or at risk for homelessness;

AND THAT a copy of this resolution be forwarded to local MLA's and MP's.

*Background Information, June 17, 2020*

**COVID-19 UPDATE**

**COUNCIL INQUIRIES**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**CITY CLERK'S RECOMMENDATION**

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter] and 90(1)(g) [legal matter].

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

**ADJOURN**



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS

Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*.

A Public Hearing is held to allow the public an opportunity to make representations to Council – in person at the Public Hearing or by written submission – on a proposed amendment to the City's Official Community Plan and/or Zoning Bylaw. All persons who believe their interest in property is affected by a proposed bylaw(s) are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw(s).

All written submissions and representations made at the Public Hearing form part of the official public record. Minutes of the Public Hearing and a video recording of the proceedings will be posted on the City's website at [cnv.org](http://cnv.org).

All written submissions must include the person's name and address. If this information is not provided, it cannot be included as part of the public record. Electronic submissions are preferred, and hand-delivered or mailed submissions will also be accepted. The deadline to submit email submissions is 12:00 noon on the day of the Public Hearing. Due to COVID-19, safety quarantine restrictions have been put in place and the deadline for submissions by mail or delivery to City Hall is 4:00 pm on the Friday prior to the Monday Public Hearing (a minimum of one clear day prior to the Public Hearing).

If persons wish to speak at the Public Hearing, pre-registration is required. The pre-registration form is available on the City's website or speakers can pre-register by contacting the City Clerk's Office. All pre-registrations must be submitted no later than 12:00 noon on the day of the Public Hearing, to allow City staff to contact all participants and provide them with call-in/online access instructions.

Comments from the public must specifically be related to the proposed bylaw(s). Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name and address for the record and will be provided one, 5-minute opportunity to present their comments. There will be no opportunity to speak a second time. After all persons who have pre-registered have spoken, the Chair (Mayor) will ask if anyone else from the public has new information to provide. Those persons are asked to phone 604-990-4230 and a Clerk's staff member will provide instructions on how to call into the meeting to add comments.

Everyone shall be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. The City asks for everyone's patience during the electronic Public Hearing.

*Continued...*



## THE CORPORATION OF THE CITY OF NORTH VANCOUVER

### **PUBLIC HEARING GUIDELINES FOR ELECTRONIC MEETINGS (continued)**

Procedural rules for the conduct of the Public Hearing are set at the call of the Chair and Council's main function is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing concludes, no further information or submissions can be considered by Council.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by members of Council, followed by consideration of third reading of the bylaw(s).