



**AGENDA FOR THE REGULAR MEETING OF COUNCIL,
HELD ELECTRONICALLY FROM CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
TUESDAY, SEPTEMBER 21, 2021 AT 5:30 PM**

“Live” Broadcast via City Website www.cnv.org/LiveStreaming
Complete Agenda Package available at www.cnv.org/CouncilMeetings

*The City of North Vancouver acknowledges that this Council meeting is held on the
traditional territories of the Squamish and Tsleil-Waututh Nations.*

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, September 21, 2021

ADOPTION OF MINUTES

2. Special Regular Council Meeting Minutes, September 8, 2021

PROCLAMATIONS

Rail Safety Week – September 20 to 26, 2021

North Shore Culture Days – September 24 to October 24, 2021

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *3. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832”
(Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and
145 East 13th Street, Permitted Height Change)
- *4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833”
(Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and
145 East 13th Street, CD-004 Text Amendment)

CORRESPONDENCE

- *5. Board in Brief, Metro Vancouver Regional District, July 30, 2021

REPORT

6. 2021 Funding Appropriations #2142 – #2146 and Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (2021 Capital Plan Funding)

BYLAW – FIRST, SECOND AND THIRD READINGS

7. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding)

REPORTS

8. New Traffic Signals – September 2021 Funding Appropriation
9. Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue)

REPORT

11. Rezoning Application: 705 West 3rd Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects)

BYLAWS – FIRST AND SECOND READINGS

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735)
13. “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments)

REPORT

14. Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein Associates)

BYLAW – FIRST AND SECOND READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738)

REPORT

16. Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740)

BYLAWS – FIRST AND SECOND READINGS

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874”
(Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740)
18. “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments)

NOTICE OF MOTION

19. Rent to Own Housing Model – Mayor Buchanan and Councillor Girard

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, September 21, 2021

ADOPTION OF MINUTES

2. Special Regular Council Meeting Minutes, September 8, 2021

PROCLAMATIONS

Rail Safety Week – September 20 to 26, 2021

North Shore Culture Days – September 24 to October 24, 2021

PUBLIC INPUT PERIOD

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.”

The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers’ comments will be audio recorded, as well as live-streamed on the City’s website, and will form part of the public record.

As City Hall remains closed to the public, the Regular Council Meetings will be held electronically via “WebEx”. To speak during the Public Input Period of a Regular Council Meeting, pre-registration is required by completing an online form at cnv.org/PublicInputPeriod. Persons can also pre-register by phoning 604-990-4230 and providing contact information. **All pre-registration must be submitted no later than 12:00 noon on the day of the meeting.**

Once you have pre-registered, you will receive login/call-in instructions via email/phone.

You will be required to login or phone into the Council meeting between 5:00 and 5:15 pm on the day of the meeting. At the meeting, speakers will be asked to state their name and address for the record. If speakers have written materials to accompany their presentation, these materials must be emailed to the Corporate Officer at clerks@cnv.org no later than 12:00 noon on the day of the meeting.

The Public Input Period provides an opportunity for comment only and places the speaker’s concern on record, without the expectation of a response from Council.

Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2).

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting or to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening’s agenda, as an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as “Your Worship” or “Mayor, followed by his/her surname”. Councillors should be addressed as “Councillor, followed by their surname”.

CONSENT AGENDA

Items *3, *4 and *5 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

BYLAWS – ADOPTION

- *3. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2021, No. 8832” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, Permitted Height Change) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8833” (Millennium Northmount Nominee Ltd., Inc. No. BC1120079, 123-127 and 145 East 13th Street, CD-004 Text Amendment) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CORRESPONDENCE

- *5. Board in Brief, Metro Vancouver Regional District, July 30, 2021
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence from Metro Vancouver, dated July 30, 2021, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

END OF CONSENT AGENDA

REPORT

6. 2021 Funding Appropriations #2142 – #2146 and Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (2021 Capital Plan Funding) – File: 05-1705-30-0019/2021

Report: Deputy Director, Finance, September 8, 2021

RECOMMENDATION:

PURSUANT to the report of the Deputy Director, Finance, dated September 8, 2021, entitled “2021 Funding Appropriations #2142 – #2146 and Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876 (2021 Capital Plan Funding)”:

THAT (Funding Appropriation #2142) an amount of \$248,000 be appropriated from the Capital General Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2143) an amount of \$419,970 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2144) an amount of \$121,880 be appropriated from the Sustainable Transportation Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2145) an amount of \$171,822 be appropriated from the Public Art Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT (Funding Appropriation #2146) an amount of \$100,000 be appropriated from the Cemetery Reserve Fund for the purpose of funding the 2021 Capital Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding), a Bylaw to appropriate an amount of \$183,150 from Development Cost Charge (Transportation) Reserve Fund to fund the 2021 Capital Plan, be considered;

AND THAT should any of the amounts remain unexpended as at December 31, 2024, the unexpended balances shall be returned to the credit of the respective fund.

Item 7 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

7. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding)

RECOMMENDATION:

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2021, No. 8876” (2021 Capital Plan Funding) be given first, second and third readings.

REPORTS

8. New Traffic Signals – September 2021 Funding Appropriation
– File: 11-5460-01-0001/2021

Report: Section Manager, Traffic Engineering, September 8, 2021

RECOMMENDATION:

PURSUANT to the report of the Section Manager, Traffic Engineering, dated September 8, 2021, entitled “New Traffic Signals – September 2021 Funding Appropriation”:

THAT (Funding Appropriation #2141) an amount of \$530,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding New Traffic Signals, comprising traffic signals at Chesterfield Avenue at West 1st Street and St. Andrews Avenue at East 3rd Street;

AND THAT should any of the amount remain unexpended as at December 31, 2024, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

9. Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation
– File: 06-2260-01-0001/2021

Report: Manager, Real Estate, and Manager, Parks and Environment,
September 7, 2021

RECOMMENDATION:

PURSUANT to the report of the Manager, Real Estate, and Manager, Parks and Environment, dated September 7, 2021, entitled “Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation”:

Continued...

REPORTS – Continued

9. Parkland Acquisition – 1600 and 1616 Eastern Avenue – Funding Appropriation
– File: 06-2260-01-0001/2021 – Continued

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue), a Bylaw to appropriate an amount of \$1,014,750 from the Development Cost Charge (Parks) Reserve Fund for the purchase of land at 1600 and 1616 Eastern Avenue for park purposes, be considered;

THAT (Funding Appropriation #2140) an amount of \$10,250 be appropriated from the General Reserve Fund for the purpose of funding the park acquisition;

THAT should any of the amounts remain unexpended as at December 31, 2024, the unexpended balances shall be returned to the credit of the respective fund;

THAT should the land or portion of the land be resold or rented, the net proceeds of the transaction shall be returned to the respective fund;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

Item 10 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue)

RECOMMENDATION:

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2021, No. 8866” (Purchase of Land for Park Purposes at 1600 and 1616 Eastern Avenue) be given first, second and third readings.

REPORT

11. Rezoning Application: 705 West 3rd Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects): – File: 08-3360-20-0436/1

Report: Development Planner, September 8, 2021

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated September 8, 2021, entitled “Rezoning Application: 705 West 3rd Street (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

THAT the community benefits listed in the report section ‘Density Bonus and Community Benefits’ be secured, through agreements at the applicant’s expense and to the satisfaction of staff;

AND THAT the Mayor and the Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

Items 12 and 13 refer.

BYLAWS – FIRST AND SECOND READINGS

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8839” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735) be given first and second readings.

BYLAWS – FIRST AND SECOND READINGS – Continued

13. “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2021, No. 8840” (Marine and Bewicke Project Ltd. / Ankenman Marchand Architects, 705 West 3rd Street, CD-735, Rental Housing Commitments) be given first and second readings.

REPORT

14. Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein Associates)
– File: 08-3360-20-0502/1

Report: Planning Technician 2, September 8, 2021

RECOMMENDATION:

PURSUANT to the report of the Planning Technician 2, dated September 8, 2021, entitled “Rezoning Application: 620 Jones Avenue (L. Cheung / Karl Wein Associates)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738) be considered and the Public Hearing be waived;

THAT the community benefits listed in the report section ‘Community Benefits’ be secured at the applicant’s expense and to the satisfaction of staff;

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

Item 15 refers.

BYLAW – FIRST AND SECOND READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8870” (L. Cheung / Karl Wein Associates, 620 Jones Avenue, CD-738) be given first and second readings.

REPORT

16. Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740) – File: 08-3400-20-0039/1

Report: Planner 2, September 8, 2021

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated September 8, 2021, entitled “Rezoning Application: 2762 Lonsdale Avenue (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., CD-740)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be considered and referred to a Public Hearing;

THAT “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) be considered and referred to a Public Hearing;

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

THAT the community benefits listed in the report section Density Bonus and Community Benefits be secured through agreements at the applicant’s expense and to the satisfaction of staff;

AND THAT the Mayor and Corporate Officer be authorized to sign the necessary documentation to give effect to this motion.

Items 17 and 18 refer.

BYLAWS – FIRST AND SECOND READINGS

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8874” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740) be given first and second readings.

BYLAWS – FIRST AND SECOND READINGS – Continued

18. “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2021, No. 8875” (Red Upper Lonsdale Projects Ltd. / Integra Architecture Inc., 2762 Lonsdale Avenue, CD-740, Rental Housing Commitments) be given first and second readings.

NOTICE OF MOTION

19. Rent to Own Housing Model – File: 10-5040-08-0001/2021

Submitted by Mayor Buchanan and Councillor Girard

RECOMMENDATION:

WHEREAS a key priority of the City of North Vancouver (City) Council is to provide a diverse housing supply that meets the needs of all residents;

WHEREAS the City is a partner with other levels of government, community agencies and the private sector to deliver housing;

WHEREAS regional and provincial housing trends have pushed market housing beyond the reach of many working households in Metro Vancouver;

WHEREAS despite the job opportunities within the City having grown, homeownership within the City is increasingly unattainable for moderate to middle-income households;

WHEREAS rental vacancy rates are at historic lows and the cost of renting is high, making it difficult for moderate to middle-income earners to save for a down payment;

WHEREAS the City has been exploring through the Balanced Housing Lab project innovative solutions to address the housing challenges facing middle-income earners;

WHEREAS new innovative housing models, such as rent to own, are being explored by the private sector and the public sector through BC Housing;

Continued...

NOTICE OF MOTION – Continued

19. Rent to Own Housing Model – File: 10-5040-08-0001/2021 – Continued

AND WHEREAS a private development within the City with 8 rent to own units has over 800 people expressing interest;

THEREFORE BE IT RESOLVED THAT staff be directed to explore the Rent To Own Model working with the private sector (development industry and financial institutions) and report back to Council with recommendations on how this model could apply to the City to increase home ownership for moderate to middle-income earners.

COUNCIL INQUIRIES / REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(i) [legal advice] and 90(1)(k) [proposed service].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN