



MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14th STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 14, 2018.**

PRESENT

COUNCIL MEMBERS

Mayor D. Mussatto
Councillor H. Back
Councillor D. Bell
Councillor P. Bookham
Councillor L. Buchanan
Councillor R. Clark
Councillor C. Keating

STAFF MEMBERS

K. Tollstam, CAO
K. Graham, City Clerk
J. Ficocelli, Deputy City Clerk
J. Peters, Assistant City Clerk
B. Pearce, Director, Strategic Initiatives and Services
B. Themens, Director, Finance
E. Adin, Director, Community Services
M. Epp, Director, Planning
D. Pope, City Engineer
M. Jefferson, Director, Human Resources
R. Skene, Manager, Facilities and Real Estate
B. Hurley, Planner 1
D. Johnson, Development Planner
M. Friesen, Planner 1
W. Tse, Housing Planner
G. Gusdal, Manager, Bylaw Services
K. Magnusson, Deputy Director, Engineering
S. Galloway, Manager, Planning
N. Chand, Deputy Director, Finance
D. Pistilli, Fire Chief

The meeting was called to order at 6:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Bell, seconded by Councillor Clark

1. Regular Council Meeting Agenda, May 14, 2018.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor Buchanan

2. Regular Council Meeting Minutes, May 7, 2018.

CARRIED UNANIMOUSLY

PROCLAMATIONS

Mayor Mussatto declared the following proclamations:

International Day Against Homophobia, Transphobia and Biphobia – May 17, 2018

National Missing Children’s Day – May 25, 2018

PUBLIC INPUT PERIOD

Nil.

CONSENT AGENDA

Moved by Councillor Clark, seconded by Councillor Buchanan

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

***3. “Election Sign Bylaw, 2018, No. 8643”**

THAT “Election Sign Bylaw, 2018, No. 8643” be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

***4. “Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2018, No. 8644”
(Election Signs)**

THAT “Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2018, No. 8644” (Election Signs) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

***5. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2018,
No. 8645” (Election Signs)**

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2018, No. 8645” (Election Signs) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

(CARRIED UNANIMOUSLY)

...Continued

CONSENT AGENDA - Continued

BYLAWS – ADOPTION - Continued

- *6. **“Bylaw Notice Enforcement Bylaw, 2005, No. 7675, Amendment Bylaw, 2018, No. 8646” (Election Signs)**

THAT “Bylaw Notice Enforcement Bylaw, 2005, No. 7675, Amendment Bylaw, 2018, No. 8646” (Election Signs) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

CARRIED UNANIMOUSLY

END OF CONSENT AGENDA

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

7. **Rezoning Application: 1005 West 23rd Street (T.J. McGuire and C.T. Mollard / Studio 531 Architects Inc., CD-704) – File: 08-3360-20-0445/1**

Report: Planner 1, May 9, 2018

Moved by Mayor Mussatto, seconded by Councillor Buchanan

PURSUANT to the report of the Planner 1, dated May 9, 2018, entitled “Rezoning Application: 1005 West 23rd Street (T.J. McGuire and C.T. Mollard / Studio 531 Architects Inc., CD-704)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8638” (T.J. McGuire and C.T. Mollard / Studio 531 Architects Inc., 1005 West 23rd Street, CD-704), be considered;

THAT the Public Hearing be waived;

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

AND THAT the community benefits listed in the report in the section “Density Bonus and Community Benefits” be secured, through agreements at the applicant’s expense and to the satisfaction of the Director of Planning.

CARRIED

Councillor Bookham is recorded as voting contrary to the motion.

BYLAW – FIRST AND SECOND READINGS

8. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8638”
(T.J. McGuire and C.T. Mollard, Studio 531 Architects Inc., 1005 West 23rd Street,
CD-704)**

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8638” (T.J. McGuire and C.T. Mollard, Studio 531 Architects Inc., 1005 West 23rd Street, CD-704) be given first and second readings.

CARRIED

Councillor Bookham is recorded as voting contrary to the motion.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

9. **Rezoning Application: 523 East 5th Street (Vernacular Design Inc.)
– File: 08-3360-20-0407/1**

Report: Planner 1, May 9, 2018

Moved by Councillor Keating, seconded by Mayor Mussatto

PURSUANT to the report of the Planner 1, dated May 9, 2018, entitled “Rezoning Application: 523 East 5th Street (Vernacular Design Inc.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8639” (Mehrdad Rahbar / Vernacular Design Inc., 523 East 5th Street, CD-705) be considered and referred to a Public Hearing;

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

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

10. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8639” (Mehrdad
Rahbar / Vernacular Design Inc., 523 East 5th Street, CD-705)**

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8639” (Mehrdad Rahbar / Vernacular Design Inc., 523 East 5th Street, CD-705) be given first and second readings.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

11. **Rezoning Application: 352 West 14th Street (James Fox / Halex Architecture)**
– File: 08-3360-20-0428/1

Report: Planner 1, May 9, 2018

Moved by Councillor Buchanan, seconded by Councillor Keating

PURSUANT to the report of the Planner 1, dated May 9, 2018, entitled “Rezoning Application: 352 West 14th Street (James Fox / Halex Architecture)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8647” (James Fox / Halex Architecture, 352 West 14th Street, CD-706) be considered;

THAT the Public Hearing be waived;

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

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

12. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8647”**
(James Fox / Halex Architecture, 352 West 14th Street, CD-706)

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8647” (James Fox / Halex Architecture, 352 West 14th Street, CD-706) be given first and second readings.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

13. **Finance Committee Meeting – Comments and Questions on City Tax Rates –**
File: 05-1610-01-0001/2018

Report: Director, Finance, May 9, 2018

Moved by Councillor Keating, seconded by Councillor Clark

PURSUANT to the report of the Director, Finance, dated May 9, 2018, entitled “Finance Committee Meeting – Comments and Questions on City Tax Rates”:

THAT the report be received for information.

CARRIED UNANIMOUSLY

Moved by Councillor Bookham, seconded by Councillor Keating

THAT the meeting recess to the Public Hearing regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8612” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699) and “Housing Agreement Bylaw, 2018, No. 8613” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699, Rental Housing Commitments).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 6:44 pm and reconvened immediately after.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF – Continued

14. Rezoning Application: Update on 2601 Lonsdale Avenue (Pezzente Holdings Inc. / GBL Architects) – File: 08-3360-20-0408/1

Report: Development Planner, May 9, 2018

The vote on the recommendation was taken separately as follows:

Moved by Councillor Keating, seconded by Mayor Mussatto

PURSUANT to the report of the Development Planner, dated May 9, 2018, entitled “Rezoning Application: Update on 2601 Lonsdale Avenue (Pezzente Holdings Inc. / GBL Architects)”:

THAT second and third readings of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697) and “Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments) be rescinded;

CARRIED UNANIMOUSLY

Moved by Councillor Keating, seconded by Mayor Mussatto

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697) and “Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments) be given second and third readings, as amended.

A recorded vote was taken on the motion

In Favour: Councillor Back
Councillor Buchanan
Councillor Keating
Mayor Mussatto

Opposed: Councillor Bell
Councillor Bookham
Councillor Clark

The motion was **CARRIED** by a vote of 4 to 3.

BYLAWS – RESCIND SECOND AND THIRD READINGS

15. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697)**

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT second and third readings of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697) be rescinded.

CARRIED

Councillor Clark is recorded as voting contrary to the motion.

16. **“Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments)**

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT second and third readings of “Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments) be rescinded.

CARRIED

Councillor Clark is recorded as voting contrary to the motion.

BYLAWS – SECOND AND THIRD READINGS, AS AMENDED

17. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697)**

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8607” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697) be given second and third readings, as amended.

CARRIED

Councillor Bell, Councillor Bookham and Councillor Clark are recorded as voting contrary to the motion.

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BYLAWS – SECOND AND THIRD READINGS, AS AMENDED - Continued

18. **“Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments)**

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT “Housing Agreement Bylaw, 2018, No. 8608” (Pezzente Holdings Inc. / GBL Architects, 2601 Lonsdale Avenue, CD-697, Rental Housing Commitments) be given second and third readings, as amended.

CARRIED

Councillor Bell, Councillor Bookham and Councillor Clark are recorded as voting contrary to the motion.

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

19. **Amalgamation Study – Options on Next Steps – File: 01-0620-01-0001/2018**

Report: Director, Community Services, May 9, 2018

Moved by Councillor Keating, seconded by Councillor Clark

PURSUANT to the report of the Director, Community Services, dated May 9, 2018, entitled “Amalgamation Study – Options on Next Steps”:

THAT staff be directed to pursue Option 3 – Do Not Pursue an Amalgamation Study at this Time, as described in the report;

AND THAT staff continue to work closely with the Integrated North Shore Transportation Planning Projects Committee; evaluate what can be further improved with regard to land use and transportation planning across the North Shore; and report back on the possibility of negotiating a Memorandum of Understanding.

CARRIED

Councillor Bell is recorded as voting contrary to the motion.

The recessed Public Hearing reconvened at 7:15 pm and the Regular meeting reconvened at 7:59 pm.

BYLAWS – THIRD READING

22. **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8612” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699)**

Moved by Councillor Keating, seconded by Councillor Clark

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8612” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699) be given third reading.

CARRIED UNANIMOUSLY

23. **“Housing Agreement Bylaw, 2018, No. 8613” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699, Rental Housing Commitments)**

Moved by Councillor Keating, seconded by Councillor Clark

THAT “Housing Agreement Bylaw, 2018, No. 8613” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699, Rental Housing Commitments) be given third reading.

CARRIED UNANIMOUSLY

Moved by Councillor Keating, seconded by Councillor Buchanan

THAT prior to the adoption of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8612” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699) and “Housing Agreement Bylaw, 2018, No. 8613” (Hossein Safari / Rafii Architects Inc., 365 East 2nd Street, CD-699, Rental Housing Commitments), the applicant submit an acceptable tenant relocation plan for approval by Council.

CARRIED UNANIMOUSLY

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF

20. **Gaming and Cannabis Revenues – Options for Consideration
– File: 13-6750-01-0001/2018**

Report: Director, Planning, May 2, 2018

The vote on the recommendation was taken separately as follows:

Moved by Councillor Keating, seconded by Councillor Clark

PURSUANT to the report of the Director, Planning, dated May 2, 2018, entitled “Gaming and Cannabis Revenues – Options for Consideration”:

...Continued

REPORTS OF COMMITTEES, COUNCIL REPRESENTATIVES AND STAFF - Continued

20. Gaming and Cannabis Revenues – Options for Consideration – File: 13-6750-01-0001/2018 - Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8624”
(A Bylaw to Clarify Casino Gaming, Commercial Bingo and Video Lottery Terminal
Use Restrictions) be considered and referred to a Public Hearing;

A recorded vote was taken on the motion

In Favour: Councillor Keating
Mayor Mussatto

Opposed: Councillor Back
Councillor Bell
Councillor Bookham
Councillor Buchanan
Councillor Clark

The motion was **DEFEATED** by a vote of 5 to 2.

Moved by Councillor Keating, seconded by Councillor Clark

AND THAT a letter be written to the Union of BC Municipalities (UBCM) and the
Province supporting cannabis revenue sharing with municipalities in accordance with
the principles outlined by UBCM.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

21. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8624” (A Bylaw to Clarify Casino Gaming, Commercial Bingo and Video Lottery Terminal Use Restrictions)

Moved by Councillor Bell, seconded by Councillor Clark

THAT Item 21 be removed from the agenda.

CARRIED UNANIMOUSLY

BYLAWS – THIRD READING

24. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702)

Moved by Councillor Keating, seconded by Mayor Mussatto

THAT the applicant come forward to address Council.

DEFEATED
(unanimous consent was not received)

Councillor Bookham and Councillor Clark are recorded as voting contrary to the motion.

Moved by Councillor Keating, seconded by Mayor Mussatto

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2018, No. 8618” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702) be given third reading.

A recorded vote was taken on the motion

In Favour: Councillor Buchanan
Councillor Keating
Mayor Mussatto

Opposed: Councillor Back
Councillor Bell
Councillor Bookham
Councillor Clark

The motion was **DEFEATED** by a vote of 4 to 3.

25. “Housing Agreement Bylaw, 2018, No. 8622” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments)

Moved by Councillor Keating, seconded by Mayor Mussatto

THAT “Housing Agreement Bylaw, 2018, No. 8622” (Urban Systems / IMH 151 E Keith Apartments Ltd., 151 East Keith Road, CD-702, Rental Housing Commitments) be given third reading.

A recorded vote was taken on the motion

In Favour: Councillor Buchanan
Councillor Keating
Mayor Mussatto

Opposed: Councillor Back
Councillor Bell
Councillor Bookham
Councillor Clark

The motion was **DEFEATED** by a vote of 4 to 3.

PUBLIC CLARIFICATION PERIOD

Mayor Mussatto declared a recess at 8:59 pm for the Public Clarification Period and reconvened the meeting immediately after.

INQUIRIES

26. 365 East 2nd Street – File: 08-3360-20-0406/1

Inquiry by: Councillor Bell

Councillor Bell inquired of Mayor Mussatto with respect to a report being provided prior to the adoption of the bylaws regarding 365 East 2nd Street to clarify the applicant's tenant relocation plan.

Mayor Mussatto advised that staff will provide a report.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

CITY CLERK'S RECOMMENDATION:

Moved by Councillor Clark, seconded by Councillor Buchanan

THAT Council recess to the Committee of the Whole, Closed session, pursuant to Sections 90(1)(e), (f) and (i) of the *Community Charter*.

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed session, at 9:01 pm and reconvened at 9:58 pm.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

27. Legal Matter – File: 09-4000-01-0001/2018

Report: Manager, Bylaw Services, May 9, 2018

Moved by Councillor Keating, seconded by Councillor Clark

PURSUANT to the report of the Manager, Bylaw Services, dated May 9, 2018, regarding a legal matter:

THAT the action taken by the Committee of the Whole, Closed Session, be ratified;

AND THAT the wording of the recommendation and the report of the Manager, Bylaw Services, dated May 9, 2018, remain in the Closed Session.

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Keating, seconded by Councillor Clark

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:59 pm.

“Certified Correct by the City Clerk”

CITY CLERK