



**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON **MONDAY, MARCH 7, 2022****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard\*  
Councillor T. Hu\*  
Councillor J. McIlroy  
Councillor T. Valente

*\*participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO  
K. Graham, Corporate Officer  
C. Baird, Deputy Corporate Officer  
J. Peters, Assistant City Clerk  
H. Granger, City Solicitor  
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services  
D. Foldi, Sr. Project Manager  
M. Friesen, Manager, Strategic Initiatives  
M. Cove, Research and Communications Specialist  
L. Sawrenko, Chief Financial Officer  
L. Garber, Deputy Director, Finance  
M. Epp, Director, Planning and Development  
J. Draper, Deputy Director, Planning and Development  
Y. Zeng, Manager, Development Planning  
L. Lensink, Planner  
H. Dang, Planner  
L. Karlberg, Planner  
M. Menzel, Planner  
D. Pope, Director, Engineering, Parks and Environment  
M. Hunter, Deputy Director, Engineering, Parks and Environment  
R. Skene, Director, Community and Partner Engagement  
G. Schalk, Public Safety Director and Fire Chief

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

Mayor Buchanan presented remarks regarding the war in Ukraine due to military invasion by Russian Armed Forces.

**APPROVAL OF AGENDA**

Moved by Councillor Bell seconded by Councillor McIlroy

1. Regular Council Meeting Agenda, March 7, 2022

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Moved by Councillor McIlroy, seconded by Councillor Valente

2. Regular Council Meeting Minutes, February 28, 2022

**CARRIED UNANIMOUSLY**

## **PROCLAMATIONS**

Mayor Buchanan declared the following proclamations:

World Down Syndrome Day – March 21, 2022

Stop the Sexual Exploitation of Children and Youth Awareness Week  
– March 7 to 13, 2022 – read by Councillor Girard

International Women’s Day – March 8, 2022 – read by Councillor Hu

Social Work Week – March 13 to 19, 2022

## **PUBLIC INPUT PERIOD**

- Carolyn Peters, Park Place Daycare, 1-1225 East Keith Road, North Vancouver, spoke regarding child care space related to Item 16 – OCP Amendment Application at 1225 East Keith Road.
- Reza Molavi and Parinaz Hadadtehrani, 8-265 East 8<sup>th</sup> Street, North Vancouver, spoke regarding construction at 273-275 East 8<sup>th</sup> Street.

## **CONSENT AGENDA**

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT Items 5, 6 and 7 be removed from the “Consent Agenda” and the remaining recommendations listed within the “Consent Agenda” be approved.

**(CARRIED UNANIMOUSLY)**

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*3. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2022, No. 8846”  
(Electric Kick Scooter Pilot)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2022, No. 8846”  
(Electric Kick Scooter Pilot) be adopted, signed by the Mayor and Corporate Officer  
and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

- \*4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883” (Additional  
Coach House Requirements)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8883” (Additional  
Coach House Requirements) be adopted, signed by the Mayor and Corporate Officer  
and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY)**

## **CONSENT AGENDA – Continued**

### **CORRESPONDENCE**

- \*8. Board in Brief, Metro Vancouver Regional District, February 25, 2022  
– File: 01-0400-60-0006/2022

Re: Metro Vancouver – Board in Brief

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the correspondence from Metro Vancouver, dated February 25, 2022, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

**(CARRIED UNANIMOUSLY)**

### **REPORT**

- \*9. 402-438 East 3<sup>rd</sup> Street and 341-343 St. Davids Avenue – City Contribution to BC Housing’s Affordable Home Ownership Program (AHOP) – File: 08-3400-20-0005/1

Report: Manager, Development Planning, February 24, 2022

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Development Planning, dated February 24, 2022, entitled “402-438 East 3<sup>rd</sup> Street and 341-343 St. Davids Avenue – City Contribution to BC Housing’s Affordable Home Ownership Program (AHOP)”:

THAT the report be received for information.

**(CARRIED UNANIMOUSLY)**

## **END OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT Items 5, 6 and 7 be tabled until the end of the meeting.

**CARRIED UNANIMOUSLY**

### **PRESENTATIONS**

Climate and Environment Strategy – Phase I Engagement Outcomes – Deputy Director, Planning and Development

The Deputy Director, Planning and Development provided a PowerPoint presentation regarding the “Climate and Environment Strategy – Phase I Engagement Outcomes” and responded to questions of Council.

## **PRESENTATIONS – Continued**

Council’s Strategic Plan Progress Report – Research and Communications Specialist

The Research and Communications Specialist provided a PowerPoint presentation regarding the “Council’s Strategic Plan Progress Report” and she and the Deputy Chief Administrative Officer responded to questions of Council.

## **REPORTS**

10. Strategic Plan Progress Update to End of 2021 – File: 13-6430-01-0001/2021

Report: Research and Communications Specialist, February 2, 2022

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Research and Communications Specialist, dated February 2, 2022, entitled “Strategic Plan Progress Update to End of 2021”:

THAT the report be received for information.

**CARRIED UNANIMOUSLY**

11. 2022 Early Appropriations – File: 05-1705-30-0019/2022

Report: Chief Financial Officer, February 23, 2022

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Chief Financial Officer, dated February 23, 2022, entitled “2022 Early Appropriations”:

THAT (Funding Appropriation #2201) an amount of \$559,613 be appropriated from the General Capital Reserve for the purpose of funding the 2022 Capital Plan;

THAT (Funding Appropriation #2202) an amount of \$235,000 be appropriated from the Fire Equipment Reserve for the purpose of funding the 2022 Capital Plan;

THAT (Funding Appropriation #2203) an amount of \$845,000 be appropriated from the Engineering Equipment Reserve for the purpose of funding the 2022 Capital Plan;

THAT (Funding Appropriation #2204) an amount of \$100,000 be appropriated from the Computer Equipment Reserve for the purpose of funding the 2022 Capital Plan;

THAT (Funding Appropriation #2205) an amount of \$700,000 be appropriated from the Affordable Housing Reserve for the purpose of funding the 2022 Capital Plan;

THAT (Funding Appropriation #2206) an amount of \$17,000,000 be appropriated from the Civic Amenity – HJ Reserve for the purpose of proceeding with tender and award of contracts for Foundation Works for the Harry Jerome Community Recreation Centre and Silver Harbour projects;

*Continued...*

## **REPORTS – Continued**

11. 2022 Early Appropriations – File: 05-1705-30-0019/2022 – Continued

AND THAT should any of the amounts remain unexpended as at December 31, 2025, the unexpended balances shall be returned to the credit of the respective fund.

**CARRIED UNANIMOUSLY**

12. Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Centre Authority to Award Foundation Works – File: 02-0800-30-0028/1

Report: Senior Project Manager, Strategic Initiatives, February 23, 2022

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Senior Project Manager, Strategic Initiatives, dated February 23, 2022, entitled "Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Centre Authority to Award Foundation Works":

THAT staff be authorized to award construction and associated contracts related to Foundation Works for the Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Centre projects, pursuant to Council approval of \$17,000,000 early appropriation from the Civic Amenity Reserve Fund;

AND THAT should any of the amount remain unexpended as at December 31, 2025, the unexpended balance shall be returned to the credit of the Civic Amenity Reserve Fund.

**CARRIED UNANIMOUSLY**

13. Kings Mill Walk Park Master Plan – File: 12-6240-20-0045/1

Report: Park Planner, February 23, 2022

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Park Planner, dated February 23, 2022, entitled "Kings Mill Walk Park Master Plan":

THAT the Kings Mill Walk Park Master Plan be endorsed;

THAT staff be directed to invite the Squamish Nation to work with the City, in recognition of the park location next to Eslhá7an;

THAT staff be directed to bring forward names for Council's consideration regarding Kings Mill Walk Park to better reflect the area;

AND THAT the members of the Kings Mill Walk Park Master Plan Task Force be thanked for their significant contribution to the new Park Plan.

**CARRIED UNANIMOUSLY**

## **REPORTS – Continued**

14. Rezoning and Development Variance Permit Application: 502 East 5<sup>th</sup> Street (Mehrdad Rahbar / Vernacular Development Corp.) – File: 08-3400-20-0050/1

Report: Planner 1, February 23, 2022

Moved by Councillor Girard, seconded by Councillor Back

PURSUANT to the report of the Planner 1, dated February 23, 2022, entitled “Rezoning and Development Variance Permit Application: 502 East 5<sup>th</sup> Street (Mehrdad Rahbar / Vernacular Development Corp.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8911” (Mehrdad Rahbar / Vernacular Studio Inc., 502 East 5<sup>th</sup> Street RS-2) be considered and referred to a Public Hearing;

THAT Development Variance Permit No. PLN2021-00006 (Mehrdad Rahbar / Vernacular Development Corp., 502 East 5<sup>th</sup> Street) be considered for issuance under Section 498 of the *Local Government Act* and a Public Meeting be held;

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

AND THAT the community benefits outlined in the report be secured at the applicant’s expense.

**CARRIED UNANIMOUSLY**

## **BYLAW – FIRST AND SECOND READINGS**

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8911” (Mehrdad Rahbar / Vernacular Studio Inc., 502 East 5<sup>th</sup> Street RS-2)

Moved by Councillor Girard, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8911” (Mehrdad Rahbar / Vernacular Studio Inc., 502 East 5<sup>th</sup> Street RS-2) be given first and second readings.

**CARRIED UNANIMOUSLY**

## **REPORT**

16. Rezoning Application: 341 West 24<sup>th</sup> Street (Bill Curtis / Bill Curtis & Associates Design) – File: 08-3400-20-0056/1

Report: Planner 1, February 23, 2022

Moved by Councillor Girard, seconded by Councillor Back

PURSUANT to the report of the Planner 1, dated February 23, 2022, entitled “Rezoning Application: 341 West 24<sup>th</sup> Street (Bill Curtis / Bill Curtis & Associates Design)”:

*Continued...*

## **REPORTS – Continued**

16. Rezoning Application: 341 West 24<sup>th</sup> Street (Bill Curtis / Bill Curtis & Associates Design) – File: 08-3400-20-0056/1 – Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8908” (Bill Curtis / Bill Curtis & Associates Design, 341 West 24<sup>th</sup> Street) be considered and referred to a Public Hearing;

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

AND THAT the community benefits outlined in the report be secured at the applicant’s expense.

**CARRIED UNANIMOUSLY**

## **BYLAW – FIRST AND SECOND READINGS**

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8908” (Bill Curtis / Bill Curtis & Associates Design, 341 West 24<sup>th</sup> Street)

Moved by Councillor Girard, seconded by Councillor Back

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8908” (Bill Curtis / Bill Curtis & Associates Design, 341 West 24<sup>th</sup> Street) be given first and second readings.

**CARRIED UNANIMOUSLY**

Mayor Buchanan recused herself at 8:13 pm, declaring a potential conflict of interest with respect to Item 18 and Councillor Valente assumed the role of Chair.

18. Preliminary Report – OCP Amendment Application at 1225 East Keith Road (Darwin Properties) – File: 08-3400-20-0072/1

Report: Planner 2, February 16, 2022

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Planner 2, dated February 16, 2022, entitled “Preliminary Report – OCP Amendment Application at 1225 East Keith Road (Darwin Properties)”:

THAT the application for Official Community Plan amendment (PLN2021-00027) to allow residential use as part of a proposed redevelopment of a Mixed-Employment designated site at 1225 East Keith Road be rejected;

AND THAT staff be directed to work with the proponent to establish a supportable redevelopment proposal for the site that enhances employment generating uses while achieving needed community benefits.

**CARRIED UNANIMOUSLY**  
(by members remaining)

Mayor Buchanan returned to the meeting at 8:30 pm.

## **NOTICE OF MOTION**

19. Fen Burdett Field Change Rooms – File: 12-5920-01-0001/2022

Submitted by Mayor Buchanan

Moved by Mayor Buchanan, seconded by Councillor Bell

WHEREAS Council received an Information Report dated February 10, 2022, entitled “Fen Burdett Field Change Rooms”:

AND WHEREAS Council was advised that team change rooms and showers would be removed from the new childcare and washroom facility;

THEREFORE BE IT RESOLVED THAT staff be directed to report back to Council with options to include team change rooms and showers within the new facility.

**CARRIED UNANIMOUSLY**

## **BYLAWS – ADOPTION**

5. “Tree Bylaw, 2022, No. 8888”

Moved by Councillor Bell, seconded by Councillor Back

THAT third reading of “Tree Bylaw, 2022, No. 8888” be rescinded;

THAT “Tree Bylaw, 2022, No. 8888” be amended by removing Section 2.C. and replacing it with:

“2. C. This Bylaw does not apply to trees on property if the City issues a building permit authorizing redevelopment of the property and either:

- (1) A complete application for the building permit was submitted, with fees paid, before the date this Bylaw is adopted; or
- (2) A complete zoning amendment or development permit application for the redevelopment was submitted, with fees paid, before the date this Bylaw is adopted and a complete application for the building permit is submitted, with fees paid, within 12 months of the date this bylaw is adopted,

except that in either case, if the building permit expires or is cancelled or revoked, or when the construction authorized by the building permit is complete, then this Bylaw will apply to the property.”

AND THAT “Tree Bylaw, 2022, No. 8888” be given third reading, as amended.

**CARRIED UNANIMOUSLY**



## **BYLAWS – ADOPTION – Continued**

6. “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2022, No. 8895” (Tree Bylaw)

Moved by Councillor Bell, seconded by Councillor Back

THAT Item 6 – “Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2022, No. 8895” (Tree Bylaw) be removed from the Agenda.

**CARRIED UNANIMOUSLY**

7. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8897” (Tree Bylaw)

Moved by Councillor Bell, seconded by Councillor Back

THAT Item 7 – “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2022, No. 8897” (Tree Bylaw) be removed from the Agenda.

**CARRIED UNANIMOUSLY**

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES / REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor McIlroy, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(e) [land matter] and 90(1)(j) [information privacy].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 8:48 pm and reconvened at 9:21 pm.

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

20. Encroachments on City Road Allowance – File: 06-2370-01-0001/2021

Report: Manager, Public Realm Infrastructure, February 23, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Manager, Public Realm Infrastructure, dated February 23, 2022, entitled “Encroachments on City Road Allowance”:

THAT Council permit 6 separate encroachments from residential properties on City road allowance, as follows:

- 18 Fell Avenue;
- 828 East 4<sup>th</sup> Street;
- 1804 Fell Avenue;
- 152 West 3<sup>rd</sup> Street;
- 117 East 15<sup>th</sup> Street; and
- 629 East 12<sup>th</sup> Street on City-owned highway;

THAT the Mayor and Corporate Officer be authorized to execute the necessary documentation related to such encroachments;

THAT notice of disposition be issued in accordance with the *Community Charter*, if required;

AND THAT the report of the Manager, Public Realm Infrastructure, dated February 23, 2022, entitled “Encroachments on City Road Allowance”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

21. Harry Jerome Community Recreation Centre Financial Strategy – Polygon Gallery Loan – File: 05-1660-02-0001/1

Report: Chief Financial Officer, February 28, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated February 28, 2022, entitled “Harry Jerome Community Recreation Centre Financial Strategy – Polygon Gallery Loan”:

THAT a loan be authorized to the British Columbia Photography and Media Arts Society, doing business as The Polygon Gallery, for up to \$510,000 to replace the current loan guarantee and allow The Polygon Gallery to retire their existing debt with The Toronto Dominion Bank related to the construction of the Polygon Gallery;

THAT the Mayor and Corporate Officer be authorized to execute the required loan agreement and any related documentation;

*Continued...*

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

21. Harry Jerome Community Recreation Centre Financial Strategy – Polygon Gallery Loan – File: 05-1660-02-0001/1 – Continued

THAT notice of assistance to the Polygon Gallery be published in accordance with the requirements of the *Community Charter*;

AND THAT the report of the Chief Financial Officer, dated February 23, 2022, entitled “Harry Jerome Community Recreation Centre Financial Strategy – Polygon Gallery Loan”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

22. Appointment to the Advisory Design Panel – File: 01-0360-20-0001/2022

Report: Corporate Officer, February 28, 2022

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Corporate Officer, dated February 28, 2022, entitled “Appointment to the Advisory Design Panel”:

THAT Sara Rasooli be appointed to the Advisory Design Panel, as the Public Art Representative, for the term commencing on March 7, 2022 and concluding on January 31, 2023;

AND THAT the report of the Corporate Officer, dated February 28, 2022, entitled “Appointment to the Advisory Design Panel”, remain in the Closed session.

**CARRIED UNANIMOUSLY**

**ADJOURN**

Moved by Councillor Back, seconded by Councillor McIlroy

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:22 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER