



**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, OCTOBER 7, 2024**

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard  
Councillor S. Shahriari  
Councillor T. Valente

**ABSENT**

Councillor J. McIlroy

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
P. DeJong, Acting Corporate Officer  
J. Peters, Manager, Legislative and Election Services  
L. Sawrenko, Chief Financial Officer  
H. Granger, City Solicitor  
R. Skene, Deputy Director, Civic Development & Strategic Initiatives  
K. Magnusson, Director, Engineering, Parks and Environment  
D. Hutch, Deputy Director, Parks and Public Spaces  
J. Hall, Manager, Public Realm Infrastructure  
A. Man-Bourdon, Manager, Parks and Natural Spaces  
A. Nayeri, Manager, Infrastructure Policy, Planning and Analysis  
C. Lesmeister, Park Planner  
S. Galloway, Director, Planning and Development  
J. Greig, Manager, Planning (Development Planning)  
D. Fergusson, Manager, Planning (City Design and Planning)  
M. Menzel, Development Planner  
S. Rasooli, Development Planner  
M. Chan, Director, Real Estate, Facilities and Economic Development  
G. Schalk, Public Safety Director and Fire Chief  
E. Doran, Director, People, Culture and Transformation  
L. Barton, Manager, Communications  
H. Turner, Director, Recreation and Culture, NVRC  
K. Veng, CEO, Lonsdale Energy  
S. Wood, Manager, Finance, Lonsdale Energy  
H. van Gelderen, Legislative Services Advisor

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

**APPROVAL OF AGENDA**

Moved by Councillor Back, seconded by Councillor Shahriari

1. Regular Council Meeting Agenda, October 7, 2024

**CARRIED UNANIMOUSLY**

R2024-10-07/1

**ADOPTION OF MINUTES**

Moved by Councillor Girard, seconded by Councillor Valente

2. Regular Council Meeting Minutes, September 23, 2024

**CARRIED UNANIMOUSLY**

R2024-10-07/2

## **PUBLIC INPUT PERIOD**

None

## **CONSENT AGENDA**

Moved by Councillor Valente, seconded by Councillor Girard

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9067” (Inspired Architecture, 822 East 4<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9067” (Inspired Architecture, 822 East 4<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/3

4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9068” (Inspired Architecture, 842 East 5<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9068” (Inspired Architecture, 842 East 5<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/4

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9069” (Bill Curtis and Associates Design Ltd., 417 West 14<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9069” (Bill Curtis and Associates Design Ltd., 417 West 14<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/5

**CONSENT AGENDA – Continued**

**BYLAWS – ADOPTION – Continued**

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9070” (Bill Curtis and Associates Design Ltd., 450 West 15<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9070” (Bill Curtis and Associates Design Ltd., 450 West 15<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/6

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9074” (Vernacular Studio Inc., 462 East 11<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9074” (Vernacular Studio Inc., 462 East 11<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/7

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9075” (Vernacular Studio Inc., 509 East 6<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9075” (Vernacular Studio Inc., 509 East 6<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/8

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9077” (Vernacular Studio Inc., 844 East 6<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9077” (Vernacular Studio Inc., 844 East 6<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/9

**CONSENT AGENDA – Continued**

**BYLAWS – ADOPTION – Continued**

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9080” (Robert Blaney Design Inc., 652 East 4<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9080” (Robert Blaney Design Inc., 652 East 4<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/10

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9081” (Vela Design Build, 642 East 6<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9081” (Vela Design Build, 642 East 6<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2024-10-07/11

**END OF CONSENT AGENDA**

Councillor Shahriari recused himself at 6:01 pm, declaring a potential conflict of interest due to his residence being in close proximity to the applications for Item 12, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9073” (Vernacular Studio Inc., 352 West 15<sup>th</sup> Street, RS-2), and Item 13, “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9079” (Armacan Developments Ltd., 332 West 16<sup>th</sup> Street, RS-2).

**BYLAWS – ADOPTION**

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9073” (Vernacular Studio Inc., 352 West 15<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9073” (Vernacular Studio Inc., 352 West 15<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

(by remaining members present)

R2024-10-07/12

**BYLAWS – ADOPTION – Continued**

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9079” (Armacan Developments Ltd., 332 West 16<sup>th</sup> Street, RS-2)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9079” (Armacan Developments Ltd., 332 West 16<sup>th</sup> Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**  
(by remaining members present)  
R2024-10-07/13

Councillor Shahriari returned to the meeting at 6:02 pm.

**PUBLIC MEETING – Lonsdale Energy Corporation 2024 Rate Review**

Moved by Councillor Bell, seconded by Councillor Girard

THAT the meeting recess to the Public Meeting regarding “Lonsdale Energy Corporation 2024 Rate Review”.

**CARRIED UNANIMOUSLY**

The meeting recessed to the Public Meeting at 6:03 pm and reconvened at 6:50 pm.

**REPORT**

14. Lonsdale Energy Corporation – 2024 Rate Review and Bylaw Amendment  
– File: 01-0510-20-0004/2024

Report: Manager, Finance, Lonsdale Energy, September 4, 2024

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Manager, Finance, Lonsdale Energy, dated September 4, 2024, entitled “2024 Rate Review and Bylaw Amendment”:

THAT “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2024, No. 9085” (Schedule C and Other Fees) be considered for readings.

**CARRIED UNANIMOUSLY**  
R2024-10-07/14

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

15. “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2024, No. 9085” (Schedule C and Other Fees)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2024, No. 9085” (Schedule C and Other Fees) be given first and second readings;

AND THAT “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2024, No. 9085” (Schedule C and Other Fees) be given third reading.

**CARRIED UNANIMOUSLY**

R2024-10-07/15

## **REPORT**

16. Rezoning Application – 648 West 14<sup>th</sup> Street (Inspired Architecture Inc.)  
– File: 08-3400-20-0112/1

Report: Planner 1, September 18, 2024

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Planner 1, dated September 18, 2024, entitled “Rezoning Application – 648 West 14<sup>th</sup> Street (Inspired Architecture Inc.)”:

THAT the application submitted by Inspired Architecture Inc., to rezone the property located at 648 West 14<sup>th</sup> Street from a One Unit Residential 1 (RS-1) Zone to a Comprehensive Development Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9066” (Inspired Architecture Inc., 648 West 14<sup>th</sup> Street, CD-767) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

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

Councillor Girard left the meeting at 7:04 pm and returned at 7:06 pm.

**CARRIED**

R2024-10-07/16

Councillor Bell is recorded as voting in opposition to the motion.

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

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9066” (Inspired Architecture Inc., 648 West 14<sup>th</sup> Street, CD-767)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9066” (Inspired Architecture Inc., 648 West 14<sup>th</sup> Street, CD-767) be given first and second readings;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9066” (Inspired Architecture Inc., 648 West 14<sup>th</sup> Street, CD-767) be given third reading.

**CARRIED**  
R2024-10-07/17

Councillor Bell is recorded as voting in opposition to the motion.

## **REPORTS**

18. NVRC Mandate and Strategic Plan: Vision, Values and Goals  
– File: 01-0360-20-0074/2024

Report: Director, Recreation and Culture, September 19, 2024

Moved by Councillor Girard, seconded by Councillor Shahriari

PURSUANT to the report of the Director, Recreation and Culture, dated September 19, 2024, entitled “NVRC Mandate and Strategic Plan: Vision, Values and Goals”:

THAT the revised Mandate be approved, as recommended by the Commission;

AND THAT the revised Strategic Plan: Vision, Values and Goals be received for information.

**CARRIED UNANIMOUSLY**  
R2024-10-07/18

19. Housing Agreement Bylaw Update for 1612 St. Georges Avenue (Domus Projects Limited) – File: 08-3400-20-0088/1

Report: Planner 3, September 18, 2024

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Planner 3, dated September 18, 2024, entitled “Housing Agreement Bylaw Update for 1612 St. Georges Avenue (Domus Projects Ltd.)”:

THAT third reading of “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments) be rescinded;

*Continued...*

## **REPORTS – Continued**

19. Housing Agreement Bylaw Update for 1612 St. Georges Avenue (Domus Projects Limited) – File: 08-3400-20-0088/1 – Continued

THAT “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments) be amended by:

- a) updating the definition of “Residential Building” to reflect the changes from 75 Dwelling Units to 80, and from 67 Market Rental Units to 72;
- b) updating Section 4.1 to reflect the changes from 12 three-bedroom units to 8, 17 two-bedroom units to 16, and 46 studio/one-bedroom units to 56;

AND THAT “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments) be considered for third reading, as amended.

**CARRIED UNANIMOUSLY**

R2024-10-07/19

## **BYLAW –THIRD READING, AS AMENDED**

20. “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments)

Moved by Councillor Bell, seconded by Councillor Girard

THAT “Housing Agreement Bylaw, 2024, No. 9056” (Domus Projects Ltd., 1612 St. Georges Avenue, CD-764, Rental Housing Commitments) be given third reading, as amended.

**CARRIED UNANIMOUSLY**

R2024-10-07/20

## **REPORT**

21. 2024 Appropriations – Final – File: 05-1705-30-0019/2024

Report: Chief Financial Officer, September 18, 2024

Moved by Councillor Shahriari, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated September 18, 2024, entitled “2024 Appropriations – Final:

THAT (Funding Appropriation #2423) an amount of \$3,679,579 be appropriated from the General Capital Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2424) an amount of \$2,214,340 be appropriated from the Civic Amenity Reserve for the purpose of funding the 2024-2028 Capital Plan;

*Continued...*



## **REPORT – Continued**

### 21. 2024 Appropriations – Final – File: 05-1705-30-0019/2024 – Continued

THAT (Funding Appropriation #2425) an amount of \$200,000 be appropriated from the Fire Equipment Replacement Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2426) an amount of \$2,200,000 be appropriated from the Growing Community Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2427) an amount of \$102,607 be appropriated from the Sustainable Transportation Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2428) an amount of \$16,302,243 be appropriated from the North Shore Neighbourhood House and City Parks Fund for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2429) an amount of \$85,000 be appropriated from the Public Art Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT (Funding Appropriation #2430) an amount of \$80,000 be appropriated from the Cemetery Reserve for the purpose of funding the 2024-2028 Capital Plan;

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2024, No. 9082” (2024 Capital Plan Funding), a Bylaw to appropriate an amount of \$651,104 from the DCC (Transportation) Reserve Fund to fund the 2024 Capital Plan, be considered for readings;

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2024, No. 9083” (2024 Capital Plan Funding), a Bylaw to appropriate an amount of \$497,757 from the DCC (Parks) Reserve to fund the 2024 Capital Plan, be considered for readings;

AND THAT should any of the amounts remain unexpended as at December 31, 2027, the unexpended balances shall be returned to the credit of the respective reserves.

**CARRIED UNANIMOUSLY**

R2024-10-07/21

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

### 22. “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2024, No. 9082” (2024 Capital Plan Funding)

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2024, No. 9082” (2024 Capital Plan Funding) be given first and second readings;

AND THAT “Development Cost Charge (Transportation) Reserve Fund Bylaw, 2024, No. 9082” (2024 Capital Plan Funding) be given third reading.

**CARRIED UNANIMOUSLY**

R2024-10-07/22

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

23. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2024, No. 9083” (2024 Capital Plan Funding)

Moved by Councillor Girard, seconded by Councillor Valente

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2024, No. 9083” (2024 Capital Plan Funding) be given first and second readings;

AND THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2024, No. 9083” (2024 Capital Plan Funding) be given third reading.

**CARRIED UNANIMOUSLY**

R2024-10-07/23

## **REPORT**

24. 2025 Permissive Tax Exemptions – File: 05-1970-07-0001/2024

Report: Chief Financial Officer, September 18, 2024

Moved by Councillor Bell, seconded by Councillor Back

PURSUANT to the report of the Chief Financial Officer, dated September 18, 2024, entitled “2025 Permissive Tax Exemptions”:

THAT “Taxation Exemption Bylaw, 2024, No. 9064” be considered for readings.

**CARRIED UNANIMOUSLY**

R2024-10-07/24

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

25. “Taxation Exemption Bylaw, 2024, No. 9064”

Moved by Councillor Bell, seconded by Councillor Girard

THAT “Taxation Exemption Bylaw, 2024, No. 9064” be given first and second readings;

AND THAT “Taxation Exemption Bylaw, 2024, No. 9064” be given third reading.

**CARRIED UNANIMOUSLY**

R2024-10-07/25

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES**

26. Sidewalk Management – File: 01-0220-01-0001/2024

Councillor Valente inquired regarding the overall approach to sidewalk management and replacement. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

R2024-10-07/26

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Shahriari, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(d) [security of City property], and where required, Council considers that the matters could reasonably be expected to harm the interests of the City if they were held in public.

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 8:29 pm and reconvened at 9:16 pm.

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

Nil.

## **ADJOURN**

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:17 pm.

*“Certified Correct by the Acting Corporate Officer”*

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ACTING CORPORATE OFFICER