MINUTES of the Regular Meeting of the Council for The Corporation of the District of North Vancouver held in the Council Chamber of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Monday, May 20, 1997 commencing at 7:00 p.m.

PRESENT:

Mayor: Don Bell
Councillors: Trevor Carolan, Ernie Crist, Glenys Deering-Robb, Janice Harris, Lisa Muri
Absent: Councillor Pat Munroe
Staff: Mr. G.M. Howie, Municipal Manager
Mr. D.C. Stuart, Director of Corporate Services
Mr. G.A. Young, Director of Recreation
Mr. B. Bydwell, Assistant Manager - Permits & Inspections/Chief Building Inspector
Mr. J. Masterton, Assistant Manager - Planning
Mr. M. Smalley, Section Manager - Parks Planning & Development
Mr. D. W. Back, Municipal Clerk
Ms K. Arscott, Council Clerk

General Matters

Public Input

The following expressed support for issuance of Development Variance Permit 190.0 and requested Council approve this application:

Ms Tanja Macek, 258 East Balmoral Road
Ms Elisabeth Oszvald, 651 West 14th Street

The following expressed opposition to issuance of Development Variance Permit 201.0, 964 Devon Road:

Ms Beth Austin, 965 Essex Road
Ms Caroline McMahon, 965 Devon Road
Mr. J. Mitchell, Devon Road
Ms Linda McDonell, 957 Essex Road
Mr. Alan Morris, 970 Devon Road

Their main concerns were:

- height and size of proposed residence which fails to comply with the ambiance of the neighbourhood
- removal of trees and hedges which could threaten stability of soil
- increase in high water table which could exacerbate the existing drainage difficulties.

They suggested the developer meet with the residents and requested Council defer this matter until their concerns have been addressed.

Mr. Peter Tull, 10471 #3rd Road, Richmond, regarding Perimeter Trail at Northlands Golf Course
• enquired as to the status of the proposed development of the walking trail.

The following spoke against the cancellation of revocation of Development Variance Permit 181.0 - 1265 Mill Street. They noted the developer has not fulfilled his obligation to replace the cedar trees removed from the Mill Street property. The speakers also expressed concern with the height of the proposed residence. They requested Council uphold this cancellation until the residents' concerns have been resolved:

Mr. Craig Delahunt, 1257 Mill Street
Ms Gloria Delahunt, 1257 Mill Street
Mr. Andy Platsko, 4377 Mountain Highway

Mr. Frank Ashdown, 1089 West 21st Street, expressed opposition to the reconsideration of Bylaw 6933 to subdivide property at 1181 West Keith Road, and suggested there is no reason not to approve this application.

Mr. Eric Andersen, 2589 Derbyshire Way, regarding Canada Mortgage & Housing Corporation’s proposed development, adjacent to the Northlands Golf Course
• referred to the recent public meeting presented by Moodie Consultants on behalf of CMHC to rezone parts of Mountain Forest into multi-family lots
• expressed concern that Planning Department’s public information survey sheets were not readily available at the meeting.

Reports

Councillor CRIST reported on his attendance at the GVRD Transportation and Strategic Planning Committee meeting regarding improvements to the transportation system, including the Lions Gate Bridge.

Councillor HARRIS reported on her attendance at
• a meeting with the Councils of the District of West Vancouver and City of North Vancouver to discuss options related to the Lions Gate Bridge rehabilitation proposal
• a community forum held in the Council Chamber on protection of trees

Councillor MURI reported on her attendance at the public meeting presented by the CHMC consultants, regarding the proposed Northlands Villages development.

Councillor CAROLAN reported on his attendance at the CMHC public meeting regarding the proposed Northlands Villages development.

Mayor BELL reported on his attendance at
• the Gaming in B.C. Conference, as guest speaker, held downtown regarding expansion of gaming in British Columbia
• the first Joint North Shore Councils’ meeting, including the Squamish Nation, regarding rehabilitation of the Lions Gate Bridge
• the Lower Mainland Municipal Association meeting, together with the Municipal Clerk, to submit resolutions for consideration at the UBCM annual conference
• GVRD Solid Waste Committee and GVRD Water Committee regarding watershed management (logging in the watershed)
• a meeting with Premier Glen Clark, which included fishing and environmental groups, to announce the introduction of the Fish Protection Act legislation. The District of North Vancouver and Mr. Mel Kotyk, Manager - Environmental Protection, were publicly recognised for pioneering legislation for the protection of fish and streams
• the annual Chamber of Commerce “Take a Police Officer to Lunch” event to honour police officers in the community
• B.C. Transit meeting regarding transportation to and from the North Shore.

Delegations

Ms Angela Trudeau, Chair, Blueridge Community Association, regarding Perimeter Trail, Northlands Golf Course
File 5960-20/01

(Delegation request was withdrawn)

1. Minutes

Moved by Councillor CRIST, Seconded by Councillor CAROLAN and CARRIED

THAT the Minutes of the Regular Council meeting held May 12, 1997 be adopted.

Council Matters

2. William Griffin Recreation Centre Steam Room Addition
File 7900-01/--

Report: Councillor Ernie Crist, May 12, 1997

(Returned from May 5, 1997 Regular Council Meeting)

The following recommendation by Councillor CRIST was lost due to the lack of a seconder:

THAT requests for capital projects in excess of $25,000 submitted by the North Vancouver Recreation Centre and funded by the District of North Vancouver be considered only provided the Commission can guarantee completion of such projects within the originally requested funding, and provided they have been subjected to the same tendering criteria in place for District projects, as outlined in Policy 3-1220-1.

Moved by Councillor HARRIS, Seconded by Councillor DEERING-ROBB and CARRIED

THAT requests for capital projects submitted by the North Vancouver Recreation Centre and funded by the District of North Vancouver be subject to the same tendering procedure in place for District projects, as outlined in Policy 3-1220-1.
3. **Cancellation of Revocation of Development Variance Permit**  
**181.0 - 1265 Mill Street**  
**File 3060-20/92.96**

Report Manager - Parks, May 12, 1997

(Returned from May 5, 1997 Regular Council Meeting)

Public Input:
Mr. Jeffrey Harney, 4395 Mountain Highway  
- opposed to proposal and regrets removal of trees  
- sought clarification on the actual height of proposed building  
- suggested that in future when conditions are placed on developers not to remove trees that Planning Department oversee such requirements.

Mr. Herman Sangha, 1265 Mill Street  
- outlined conditions of the Section 215 Covenant which requires the planting of 12 trees, installation of protective fencing and proper maintenance  
- indicated that planting of trees is scheduled for early next week.

Moved by Councillor CAROLAN, Seconded by Councillor HARRIS and CARRIED

THAT  
1) revocation of Development Variance Permit 181.0, revoked on Friday, April 11, 1997, be cancelled;  
2) staff be instructed to reinstate Building Permit No. 10040, originally issued April 3, 1997; and  
3) the Mayor and Clerk be authorized to sign the Section 215 Restrictive Covenant for Lot 1, Block 129, District Lot 2169, Plan 20499, 1265 Mill Street.

Voting Against: Councillors CRIST, MURI

The meeting recessed at 8:50 p.m. and reconvened at 9:00 p.m.

4. **Development Variance Permit 190.0 - 258 East Balmoral Road**  
**File 3060-20/3.97**  
(Ivan and Stefka Macek - 258 East Balmoral Road)  
(to allow construction of an addition to an existing house which exceeds the maximum allowable floor-space and the maximum allowable building depth)

(Returned from May 5, 1997 Regular Council Meeting)

Public Input:
Ms Heather Marshall, 260 East Balmoral Road  
- expressed opposition to any approval of application  
- requested Council deny this variance.

Mr. Ivan Macek, 258 East Balmoral Road  
- reviewed the procedure followed in applying for this variance  
- requested Council approve this application.

Moved by Councillor MURI, Seconded by Councillor CRIST and CARRIED

THAT Development Variance Permit 190.0 for 258 Balmoral Road be REJECTED.
5. Development Permit 369.0 - GVRD Seymour Watershed
File 3060-20/13.97
(Q.E. Guriby Limited/Rogers Broadcasting Ltd - Mt. Seymour Transmitter Building addition)
(to construct an addition to an existing transmitter building and increase the height of the existing mast tower located adjacent to Mount Seymour Provincial Park)

Report: Applications Processing Planner, April 22, 1997
Report: Applications Processing Planner, May 14, 1997 regarding Health Concerns
(Returned from May 12, 1997 Regular Council Meeting)

Moved by Councillor CRIST, Seconded by Councillor DEERING-ROBB and CARRIED
THAT Development Permit 369.0 (Mt. Seymour Transmitter Building) be ISSUED

6. Development Variance Permit 201.0 - 964 Devon Road
File 3060-20/50.97
(Hrant Karakas - 964 Devon Road)
(to allow the construction of a new house which exceeds the eave height of the existing dwelling)

Letter: Resident of 4266 Highland Blvd, May 9, 1997
Letter: Alan Morris, 970 Devon Road, May 10, 1997
Letter: Lorraine Conn, 977 Hampshire Road, May 13, 1997
Letter: Beth Austin, 965 Essex Road, May 13, 1997
Letter: Wayne & Elaine Fjoser, 984 Devon Road, May 13, 1997
Letter & Petition: Linda McDonell, 957 Essex Road, May 14, 1997
Letter: Mark Ennevor, 959 Devon Road, May 15, 1997

Public Input:
Mr. D. Miller, 976 Devon Road
• opposed to proposed development
• concerned that uprooting of trees would disturb highwater table
• suggested developer consider designing a smaller home which would be more characteristic of the neighbourhood

Mr. Hrant Karakas,
• responded that Parks Department inspected the property and indicated a tree permit is not required
• advised that after excavating 8 ft. of soil, water was not found
• requested Council approve application.

Moved by Councillor HARRIS, Seconded by Councillor CAROLAN and CARRIED
THAT Development Variance Permit 201.0 for 964 Devon Road be deferred to the June 2, 1997 Regular Council Meeting to allow for further consultation with the neighbourhood.
7. **Bylaw 6933 District of North Vancouver Subdivision Control Bylaw, 1956, Amending Bylaw 55**
File 3060-20/64.96
(Schwenger/Kariatsumari - 1181 West Keith Road)
(amends Bylaw 2169)

Moved by Councillor CRIST, Seconded by Councillor MURI and CARRIED
THAT this matter be deferred to the June 2, 1997 Regular Council meeting, at the request of the applicant.

The meeting recessed at 9:59 p.m. and reconvened at 10:04 p.m.

8. **Hot -In-Place/Alternative Paving Contract #03-97**
File 5245-20/01

Moved by Councillor CRIST, Seconded by Councillor CAROLAN and CARRIED
THAT Pavement Rehabilitation Contract #03-97 be awarded to the low bidder, B.A. Blacktop Ltd., in the amount of $595,990, with funding available in 1997 budget.

9. **North Shore Arts Commission 1996 Operating Surplus**
File 4794-20/03

Moved by Councillor CAROLAN, Seconded by Councillor CRIST and CARRIED
THAT

1) the North Shore Arts Commission’s proposed *Artists in the Community Project* outlined in the March 14, 1997 report of Acting Secretary-Treasurer, North Shore Arts Commission, (Attachment A), as attached to the April 22, 1997 report of the Manager - Social Planning, be approved; and

2) the District contribute up to $2,347 from the North Shore Arts Commission’s 1996 Budget surplus for an “*Artists in the Community Project*” sponsored by District artists and benefitting District residents.

10. **Lions Gate Rotary - Request for Fundraising Event**
File 5460-12/00

Moved by Councillor CRIST, Seconded by Councillor MURI and CARRIED
THAT The Lions Gate Rotary Club’s request to hold the third annual “Loonies for Lions Gate Hospital” fundraising event on May 23 & 24, 1997 on Gallant Avenue and in Edgemont Village, be approved.

11. **Terms of Reference - Joint Police Liaison Committee**
File 0360-20/05
Moved by Councillor CAROLAN, Seconded by Councillor HARRIS and CARRIED
THAT the Terms of Reference be amended, as outlined in the April 16, 1997 letter and report of
the Chair, Joint Police Liaison Committee.

    
    File 7900-01/--
    
    Moved by Councillor MURI, Seconded by Councillor CRIST and CARRIED
THAT the Council of the District of North Vancouver investigate options for a community work
program (coupon in exchange for community work) enabling any person, including youth,
residing in the District to use District recreation and cultural facilities, including golf, in exchange
(coupons) for work of equal value spent on specified and supervised work projects such as
municipal trails, etc.;

Voting Against: Councillor HARRIS

The hour of 10:30 p.m. having been reached and, as required by Council Policy, it was

Moved by Councillor CRIST, Seconded by Councillor MURI and CARRIED
THAT the meeting continue to 10:45 p.m.

13. **Request for Report - Redefinition of Fences**
    
    File 3900-20/15
    
    Moved by Councillor CRIST was lost due to the lack of a seconder:
THAT staff be requested to review the existing Zoning Bylaw 3210, section 409, pertaining to the
definition of fences as in hedges and/or trees, and their respective height on private property
and report back to Council.

14. **Release of In Camera Item**

    **Appointment to Customer Service/Quality Assurance Committee**
File 0380-20/43

The Mayor announced that Council, at the In Camera meeting earlier this evening, appointed Ms Chris Kwan to the Customer Service/Quality Assurance Committee for a term expiring December 31, 1997.

Any Other Business

Nil

Adjournment

Mayor BELL declared the meeting CLOSED at 10:45 p.m.

Certified correct:

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Municipal Clerk Mayor