THE CORPORATION OF THE DISTRICT OF WEST VANCOURVER
SPECIAL COUNCIL MEETING MINUTES
MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM
MONDAY, NOVEMBER 30, 2015

COUNCIL:

STAFF:
N. Leemhuis, Chief Administrative Officer; S. Scholes, Municipal Clerk; M. Chan, Director, Corporate Services.

CALL TO ORDER
1. The meeting was called to order at 5:35 p.m.

EXCLUSION OF THE PUBLIC
2. MOVED by Soprovich, seconded by Lewis:

THAT in the public interest, members of the public be excluded from part of the November 30, 2015 special Council meeting on the basis of matters to be considered under the following section of the Community Charter:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED

ADJOURNMENT
3. Adjournment of November 30, 2015 Special Council Meeting

Mayor Smith adjourned the November 30, 2015 special Council meeting (open session).

Council then proceeded with the closed session. (5:36 p.m.)

Certified Correct:

MAYOR

MUNICIPAL CLERK.
COUNCIL:

STAFF:
N. Leemhuis, Chief Administrative Officer; S. Scholes, Municipal Clerk; J. Bailey, Director, Planning and Development Services; R. Fung, Director, Engineering and Environment Services; I. Gordon, Director, Financial Services; A. Mooi, Director, Parks, Culture and Community Services; M. Chan, Director, Corporate Services; and M. Panneton, Deputy Clerk.

CALL TO ORDER
1. The meeting was called to order at 7:19 p.m.

APPROVAL OF AGENDA
2. Approval of November 30, 2015 Special Council Meeting Agenda

MOVED by Booth, seconded by Lewis:

THAT the November 30, 2015 special Council meeting agenda be amended by:

- adding to Item 4 written submissions C-1 and C-2;
- adding to Item 9 proposed Road Closure and Removal of Highway Dedication Bylaw No. 4856, 2015 (land adjacent to 1086 23rd Street);

AND THAT the agenda be approved as amended.

CARRIED

REPORTS
3. Proposed Development Permit No. 15-049 for Lot 7 of Evelyn by Onni
(File: 1010-20-15-049)

At the October 26, 2015 special meeting Council received the report dated October 7, 2015 regarding proposed Development Permit No. 15-049 for Lot 7 of Evelyn by Onni and set the date for consideration for November 30, 2015.

Reports received up to and including November 30, 2015:

<table>
<thead>
<tr>
<th>REPORT TITLE</th>
<th>REPORT DATED</th>
<th>RECEIVED AT COUNCIL MEETING</th>
<th>#</th>
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</thead>
<tbody>
<tr>
<td>Development Permit No. 15-049 for Lot 7 of Evelyn by Onni</td>
<td>October 7, 2015</td>
<td>October 26, 2015</td>
<td>R-1</td>
</tr>
</tbody>
</table>
Written Submissions received up to and including November 30, 2015:

<table>
<thead>
<tr>
<th>SUBMISSION AUTHOR</th>
<th>SUBMISSION DATED</th>
<th>#</th>
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<tbody>
<tr>
<td>No written submissions were received.</td>
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L. Berg (Senior Community Planner) provided a PowerPoint presentation and described the proposed development permit for a 67-unit apartment building. E. Hughes (Senior Development Manager, Onni Group) provided a PowerPoint presentation and described the proposed development. Discussion ensued.

Mayor Smith queried if there was anyone who wished to speak and there was no response.

MOVED by Lewis, seconded by Booth:

THAT all written and oral submissions regarding proposed Development Permit No. 15-049 for Lot 7 of Evelyn by Onni up to and including the Council meeting held on November 30, 2015 be received for information.

CARRIED

MOVED by Lewis, seconded by Soprovich:

THAT proposed Development Permit No. 15-049 for Lot 7 of Evelyn by Onni, which would allow for development of a 67-unit apartment building, be approved.

CARRIED

4. Proposed Development Permit No. 15-062 for 765 Marine Drive/Park Royal North (Amends Development Permit No. 13-067)
(File: 1010-20-15-062)

At the October 26, 2015 special meeting Council received the report dated October 7, 2015 regarding proposed Development Permit No. 15-062 for 765 Marine Drive/Park Royal North and set the date for consideration for November 30, 2015.

Reports received up to and including November 30, 2015:

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Development Permit No. 15-062 for 765 Marine Drive/Park Royal North (Amends DP No. 13-067)</td>
<td>October 7, 2015</td>
<td>October 26, 2015</td>
<td>R-1</td>
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Written Submissions received up to and including November 30, 2015:

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<tr>
<th>SUBMISSION AUTHOR</th>
<th>SUBMISSION DATED</th>
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<tbody>
<tr>
<td>Redacted</td>
<td>November 19, 2015</td>
<td>C-1</td>
</tr>
<tr>
<td>Redacted</td>
<td>Undated</td>
<td>C-2</td>
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</table>
L. Berg (Senior Community Planner) provided a PowerPoint presentation and described the proposed development variance permit to allow for improvements and renovations to the north mall and vary signage size. J. Moorcroft (Architect, Musson Cattell Mackey Partnership Architects) provided a PowerPoint presentation and described the proposed development. Discussion ensued.

Mayor Smith queried if there was anyone who wished to speak.

T. Bissett (1147 Clements Avenue, North Vancouver) spoke relative to managing a business in Park Royal and queried regarding stores over 20,000 square feet. L. Berg informed that Park Royal is working with possible tenants.

Mayor Smith queried if there was anyone further who wished to speak.

B. Burton (Park Royal Towers) spoke relative to traffic and vehicle speed on Marine Drive and at Park Royal.

Mayor Smith queried if there was anyone further who wished to speak and there was no response.

MOVED by Cassidy, seconded by Lewis:

THAT all written and oral submissions regarding proposed Development Permit No. 15-062 for 765 Marine Drive/Park Royal North up to and including the Council meeting held on November 30, 2015 be received for information.

CARRIED

MOVED by Cassidy, seconded by Lewis:

THAT proposed Development Permit No. 15-062 regarding 765 Marine Drive/Park Royal North to amend Development Permit No. 13-067, to allow for improvements and renovations to the north mall and vary the size of certain signage, be approved.

CARRIED


J. Allan (Community Planner) provided a PowerPoint presentation “Detached Secondary Suites: A Status Report”, spoke relative to presentation slides: Coach House Examination; Official Community Plan; Zoning Bylaw; Detached Secondary Suites; Overview of Applications; Lessons Learned; and Next Steps, and responded to queries of Council.

MOVED by Gambioli, seconded by Booth:

THAT staff examine possible refinements to zoning regulations and development permit process for detached secondary suites – to further incentivize rental coach houses as a sensitive form of infill housing, while supporting District efforts to improve housing choice and affordability, and preserve established neighbourhood character, and report back to Council in mid 2016.

CARRIED
BYLAWS


MOVED by Soprovič, seconded by Lewis:

THAT proposed “Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4851, 2015” be read a second time.

Discussion ensued. The question was called on the motion.

CARRIED

MOVED by Soprovič, seconded by Lewis:

THAT proposed “Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4851, 2015” be read a third time.

CARRIED

MOVED by Soprovič, seconded by Gambioli:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4852, 2015” be read a second time.

CARRIED

MOVED by Soprovič, seconded by Booth:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4852, 2015” be read a third time.

CARRIED

MOVED by Soprovič, seconded by Booth:

THAT proposed “Phased Development Agreement Authorization Bylaw No. 4853, 2015” be read a second time.

L. Berg (Senior Community Planner) responded to queries of Council. The question was called on the motion.

CARRIED

MOVED by Soprovič, seconded by Booth:

THAT proposed “Phased Development Agreement Authorization Bylaw No. 4853, 2015” be read a third time.

CARRIED


MOVED by Booth, seconded by Lewis:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4854, 2015” be adopted.

CARRIED

Councillor Soprovič voted in the negative
8. Proposed Development Procedures Bylaw No. 3984, 1996, Amendment Bylaw No. 4827, 2015 (to establish procedures regarding Temporary Use Permits) (File: 1610-20-4827)

MOVED by Lewis, seconded by Gambioli:

THAT proposed “Development Procedures Bylaw No. 3984, 1996, Amendment Bylaw No. 4827, 2015” be adopted.

CARRIED

Councillor Soprovich voted in the negative

9. Proposed Road Closure and Removal of Highway Dedication Bylaw No. 4856, 2015 (land adjacent to 1086 23rd Street) (File: 1610-20-4856)

MOVED by Gambioli seconded by Soprovich:

THAT proposed “Road Closure and Removal of Highway Dedication Bylaw No. 4856, 2015” be adopted.

CARRIED

Councillor Cassidy voted in the negative

PUBLIC QUESTIONS AND COMMENTS

10. Public Questions and Comments

C. Reynolds spoke relative to the process regarding community amenity contributions including the gap in time, assessments, and appraisals.

ADJOURNMENT

11. Adjournment of November 30, 2015 Special Council Meeting

MOVED by Cassidy, seconded by Booth:

THAT the November 30, 2015 special Council meeting be adjourned.
(8:58 p.m.)

CARRIED

Certified Correct:

________________________________________________________________________

MAYOR

________________________________________________________________________

MUNICIPAL CLERK
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