



**AGENDA FOR 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, JUNE 9, 2025 AT 6:00 PM**

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*The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə́lilwətaʔ (Tsleil-Waututh) Nations.*

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, June 9, 2025

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, May 12, 2025
3. Workshop Council Session Minutes, May 26, 2025

**PUBLIC INPUT PERIOD**

**PRESENTATION**

2025 Living City Awards Recipients – Mayor Buchanan

Information Report, May 21, 2025 – “2025 Living City Awards Recipients”

**PRESENTATION**

Cool It! 2024 Recipients – Mayor Buchanan

Information Report, May 21, 2025 – “2024 Cool It! Leadership Training Program Winners”

**DELEGATION**

Lisa Hubbard, Executive Director, Lea Howard, Community Program Manager, and Rebecca Knight, Community Solutions Navigator, North Shore Neighbourhood House – Community Solutions Navigators

**CORRESPONDENCE**

4. Lea Howard, Community Program Manager, North Shore Neighbourhood House – Community Solutions Navigators

## **PRESENTATION**

Lonsdale Energy 2025 Annual General Meeting – Manager, Finance, and Communications Officer, Lonsdale Energy

## **REPORTS**

5. Lonsdale Energy 2025 Annual General Meeting
6. Chiba Delegation Visit to Commemorate 55<sup>th</sup> Anniversary of Our Sister City Relationship 2025

## **PRESENTATION**

Small Scale Multi-Unit Housing – Director, Planning and Development

## **REPORT**

7. Zoning Bylaw Amendment to Comply with Provincial Small Scale Multi-Unit Housing Legislation

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

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031”  
(Amendments to Comply with Provincial Small Scale Multi-Unit Housing Legislation (Bill 44))

## **BYLAW – ADOPTION**

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031”  
(Amendments to Comply with Provincial Small Scale Multi-Unit Housing Legislation (Bill 44))

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

10. Street and Traffic Bylaw Update for the Curb Access and Parking Plan  
(Amendment Bylaw, 2025, No. 9088)

## **NOTICE OF MOTION**

11. Declaring Housing as a Human Right – Councillor McIlroy

**PUBLIC CLARIFICATION PERIOD**

**COUNCIL INQUIRIES**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**RECESS TO CLOSED SESSION**

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

**ADJOURN**

## **CALL TO ORDER**

## **APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, June 9, 2025

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, May 12, 2025
3. Workshop Council Session Minutes, May 26, 2025

## **PUBLIC INPUT PERIOD**

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.” The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers’ comments will be audio recorded, as well as live-streamed on the City’s website, and will form part of the public record.

Speakers may only speak on the same matter once in a 3-month period.

Speakers during the Public Input Period are permitted to join the meeting in person in the Council Chamber or electronically via Webex. There are 2 ways to sign up to speak during the Public Input Period.

- 1) IN PERSON: Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:50pm on the day of the Council meeting.
- 2) ELECTRONICALLY VIA WEBEX: Speakers who choose to participate electronically must pre-register by 12:00 noon on the day of the Council meeting by completing the online form at [cnv.org/PublicInputPeriod](http://cnv.org/PublicInputPeriod), or by phoning 604-990-4234. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

If a speaker has written material to accompany their comments, the material must be sent to the Corporate Officer at [clerks@cnv.org](mailto:clerks@cnv.org) no later than 12:00 noon on the day of the Council Meeting.

The Public Input Period provides an opportunity for comment only and places the speaker’s concern on record, without the expectation of a response from Council. Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2), including Zoning Bylaws for which a Public Hearing will not be held or is prohibited under section 464 of the *Local Government Act*.

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting or to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening’s agenda, as an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as “Your Worship” or “Mayor, followed by their surname”. Councillors should be addressed as “Councillor, followed by their surname”.



## **PRESENTATION**

2025 Living City Awards Recipients – Mayor Buchanan

*Information Report, May 21, 2025 – “2025 Living City Awards Recipients”*

## **PRESENTATION**

Cool It! 2024 Recipients – Mayor Buchanan

*Information Report, May 21, 2025 – “2024 Cool It! Leadership Training Program Winners”*

## **DELEGATION**

Lisa Hubbard, Executive Director, Lea Howard, Community Program Manager, and Rebecca Knight, Community Solutions Navigator, North Shore Neighbourhood House

Re: Community Solutions Navigators

*Item 4 refers.*

## **CORRESPONDENCE**

4. Lea Howard, Community Program Manager, North Shore Neighbourhood House, February 11, 2025 – File: 01-0230-20-0036/2025

Re: Community Solutions Navigators

## **RECOMMENDATION:**

THAT the correspondence from Lea Howard, Community Program Manager, North Shore Neighbourhood House, dated February 11, 2025, regarding the “Community Solutions Navigators”, be received for information with thanks.

## **PRESENTATION**

Lonsdale Energy 2025 Annual General Meeting – Manager, Finance, and Communications Officer, Lonsdale Energy

*Item 5 refers.*

## **REPORTS**

5. Lonsdale Energy 2025 Annual General Meeting – File: 01-0510-20-0004/2025

Report: Chief Executive Officer and Manager, Finance, Lonsdale Energy,  
May 21, 2025

### **RECOMMENDATION:**

PURSUANT to the report of the Chief Executive Officer and the Manager, Finance, Lonsdale Energy Corporation, dated May 21, 2025, entitled “2025 Annual General Meeting”:

THAT the 2024 Financial Statements be received and filed;

THAT the proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corporation be endorsed;

AND THAT the Mayor and Corporate Officer be authorized to sign and seal the resolution.

6. Chiba Delegation Visit to Commemorate 55<sup>th</sup> Anniversary of Our Sister City Relationship 2025 – File: 01-0110-01-0001/2025

Report: Manager, Projects and Initiatives, June 3, 2025

### **RECOMMENDATION:**

PURSUANT to the report of the Manager, Projects and Initiatives, dated June 3, 2025, entitled “Chiba Delegation Visit to Commemorate 55<sup>th</sup> Anniversary of Our Sister City Relationship 2025”:

THAT a budget of \$25,000 be approved from Sister Cities operating budget and Sister Cities Non-Statutory Reserve to support protocol activities for the upcoming delegation from Chiba to honour our 55<sup>th</sup> Sister City anniversary.

## **PRESENTATION**

Small Scale Multi-Unit Housing – Director, Planning and Development

*Items 7, 8, and 9 refer.*

## **REPORT**

7. Zoning Bylaw Amendment to Comply with Provincial Small Scale Multi-Unit Housing Legislation – File: 09-3900-30-0013/1

Report: Planner 2, June 9, 2025

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated June 9, 2025, entitled “Zoning Bylaw Amendment to Comply with Provincial Small Scale Multi-Unit Housing Legislation”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025 No. 9031” (Amendments to Comply with Provincial Small Scale Multi-Unit Housing Legislation (Bill 44)) be considered for readings;

THAT the Province be notified that the requirements outlined in section 481.3 of the *Local Government Act* have been satisfied;

AND THAT staff be directed to continue refining a draft zone that would enable more diverse forms of housing within low-density areas, consider standards that are in keeping with existing neighbourhood character, and return to Council with the refined zone and recommendations for areas of the City that are most suitable for its implementation.

*Items 8 and 9 refer.*

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

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031” (Amendments to Comply with Provincial Small Scale Multi-Unit Housing Legislation (Bill 44))

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031” (Amendments to Comply with Provincial Small Scale Multi-Unit Housing Legislation (Bill 44)) be given first, second and third readings.

*No Public Hearing held. Notice published on May 28 and June 4, 2025.*

## **BYLAW – ADOPTION**

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031”  
(Amendments to Comply with Provincial Small Scale Multi-Unit Housing  
Legislation (Bill 44))

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031”  
(Amendments to Comply with Provincial Small Scale Multi-Unit Housing  
Legislation (Bill 44)) be adopted, signed by the Mayor and Corporate Officer and  
affixed with the corporate seal.

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

10. Street and Traffic Bylaw Update for the Curb Access and Parking Plan  
(Amendment Bylaw, 2025, No. 9088) – File: 16-8350-20-0041/1

Report: Planner 2, May 21, 2025

### **RECOMMENDATION:**

PURSUANT to the report of the Planner 2, dated May 21, 2025, entitled “Street  
and Traffic Bylaw Update for the Curb Access and Parking Plan”:

THAT third reading of “Street and Traffic Bylaw, 1991, No. 6234, Amendment  
Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes) be  
rescinded;

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025,  
No. 9088” (Curb Access and Parking Plan Policy Changes) be amended as  
follows:

- (a) in Section 2.C.(3).4, at the end of the clause by removing the words “but  
no Metered Space shall be subject to a fee less than \$1.00 per hour”;  
and
- (b) in Section 2.C.(3).6, at the end of the clause by removing the words “but  
no Metered Space shall be subject to a fee less than \$1.00 per hour”;

AND THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025,  
No. 9088” (Curb Access and Parking Plan Policy Changes) be given third  
reading, as amended.

## **NOTICE OF MOTION**

11. Declaring Housing as a Human Right – File: 10-5040-01-0001/2025

Submitted by Councillor McIlroy

### **RECOMMENDATION:**

WHEREAS recognizing housing as a human right fundamentally shifts government motivations by adding critical urgency and responsibility to ensure access to affordable housing (meaning housing costs are aligned with income) through policies that prevent homelessness, address the escalating housing and homelessness crisis, eliminate discrimination, and prioritize the needs of vulnerable and marginalized populations;

AND WHEREAS the Government of Canada affirmed the right to housing as a matter of international law and enshrined it domestically through the *National Housing Strategy Act* (2019), recognizing housing as a human right and establishing mechanisms for accountability and inclusion;

THEREFORE BE IT RESOLVED THAT the UBCM call for the BC Government to enshrine housing as a human right in legislation and forthcoming housing and homelessness strategies, ensuring that housing policy in British Columbia is grounded in principles of equity, accessibility, accountability and the inherent dignity of all people.

*Background Information, May 23, 2025*

## **PUBLIC CLARIFICATION PERIOD**

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

## **COUNCIL INQUIRIES**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

## **RECESS TO CLOSED SESSION**

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

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

## **ADJOURN**

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**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, MAY 12, 2025**

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard  
Councillor J. McIlroy\*  
(joined at 6:05 pm)  
Councillor S. Shahriari  
Councillor T. Valente

*\*participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
A. Cifarelli, Corporate Officer  
J. Peters, Manager, Legislative and Election Services  
L. Sawrenko, Chief Financial Officer  
H. Granger, City Solicitor  
K. Magnusson, Director, Engineering, Parks and Environment  
J. Draper, Deputy Director, Transportation  
S. Tremblay, Transportation Planner  
S. Galloway, Director, Planning and Development  
J. Greig, Manager, Planning (Development Planning)  
M. Friesen, Manager, Planning (Urban Regeneration and Analytics)  
K. Pickett, Planning Assistant  
E. Doran, Director, People, Culture and Transformation  
A. Gibbs, Sr. Manager, Communications and Engagement  
S. Peters, Manager, Projects and Initiatives  
T. Huckell, Legislative Services Advisor

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

**APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor Girard

1. Regular Council Meeting Agenda, May 12, 2025

**CARRIED UNANIMOUSLY**

R2025-05-12/1

**ADOPTION OF MINUTES**

Moved by Councillor Shahriari, seconded by Councillor Valente

2. Special Council Meeting Minutes, May 5, 2025

**CARRIED UNANIMOUSLY**

R2025-05-12/2

Moved by Councillor Shahriari, seconded by Councillor Valente

3. Regular Council Meeting Minutes, May 5, 2025

**CARRIED UNANIMOUSLY**

R2025-05-12/3

## **PROCLAMATION**

Mayor Buchanan declared the following proclamation:

International Day Against Homophobia, Transphobia and Biphobia – May 17, 2025  
– read by Councillor Back

## **PUBLIC INPUT PERIOD**

- Dr. Andrew Robertson, North Vancouver, spoke in favour of Small Scale Multi-Unit Housing.
- Louise Nicholson, North Vancouver, spoke in opposition of increased density in Moodyville and other residential areas.
- Tass Kanakos, North Vancouver, spoke in opposition of the TransLink development proposal on East 3<sup>rd</sup> Street and increased density.
- Tami Paris, North Vancouver, spoke in opposition of the TransLink development proposal on East 3<sup>rd</sup> Street and increased density.

## **CONSENT AGENDA**

Moved by Councillor Back, seconded by Councillor Valente

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAW – ADOPTION**

4. “Tax Rates Bylaw, 2025, No. 9104”

Moved by Councillor Back, seconded by Councillor Valente

THAT “Tax Rates Bylaw, 2025, No. 9104” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2025-05-12/4

## **END OF CONSENT AGENDA**



## **BYLAWS – ADOPTION**

5. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112” (Revised Financial Plan)

Moved by Councillor Shahriari, seconded by Councillor Bell

THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9112” (Revised Financial Plan) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED UNANIMOUSLY**

R2025-05-12/5

6. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089” (Schedule H – Curb Access and Parking Plan Fees)

Moved by Councillor Valente, seconded by Councillor Girard

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9089” (Schedule H – Curb Access and Parking Plan Fees) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Back, Councillor Bell and Councillor Shahriari opposed.

R2025-05-12/6

## **DELEGATION**

Jon Bevan, Executive Director, and Faye Bednarczyk, President, Lower Lonsdale Business Improvement Area (LLBIA)

Re: LLBIA Update and Strategic Plan

Jon Bevan and Faye Bednarczyk, Lower Lonsdale Business Improvement Area (LLBIA), provided a PowerPoint presentation regarding the “LLBIA Update and Strategic Plan” and responded to questions from Council.

## **CORRESPONDENCE**

7. Jon Bevan, Executive Director, Lower Lonsdale Business Improvement Area (LLBIA), February 19, 2025 – File: 01-0230-20-0026/2025

Re: LLBIA Update and Strategic Plan

Moved by Councillor Back, seconded by Councillor Valente

THAT the correspondence from Jon Bevan, Executive Director, Lower Lonsdale Business Improvement Area (LLBIA), dated February 19, 2025, regarding the “LLBIA Update and Strategic Plan”, be received for information with thanks.

**CARRIED UNANIMOUSLY**

R2025-05-12/7

## **MOTION**

8. Development Variance Permit No. PLN2024-00012 (222 East 2<sup>nd</sup> Street)  
– File: 08-3400-20-0151/1

Moved by Councillor Valente, seconded by Councillor Back

THAT Development Variance Permit No. PLN2024-00012 (222 East 2<sup>nd</sup> Street) be issued to 2281140 Ontario Inc. No. A0092343 and 2278372 Ontario Inc. No. A0082985 (GWL Realty Advisors Inc.), in accordance with Section 498 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2024-00012 and any other necessary documentation to give effect to this resolution.

**CARRIED UNANIMOUSLY**

R2025-05-12/8

## **REPORT**

9. Parking for Affordable Housing Policy – File: 16-8330-01-0001/2025

Report: Transportation Planner, April 23, 2025

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Transportation Planner, dated April 23, 2025, entitled “Parking for Affordable Housing Policy”:

THAT the Parking for Affordable Housing Policy (2025) be endorsed.

**CARRIED UNANIMOUSLY**

R2025-05-12/9

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES**

10. Noise Monitoring Stations – File: 09-4020-03-0001/2025

Inquiry by Councillor Valente

Councillor Valente inquired regarding an update on the noise monitoring stations within the City. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

R2025-05-12/10

11. Parking Stall Widths in the City – File: 11-5480-01-0001/2025

Inquiry by Councillor Bell

Councillor Bell inquired regarding the width of parking stalls in the City and a comparison of parking stall widths in other municipalities. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

R2025-05-12/11

## **COUNCIL REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Girard, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter] and 90(2)(b) [intergovernmental relations].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 7:11 pm and reconvened at 7:52 pm.

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

Moved by Councillor Back, seconded by Councillor Valente

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of May 12, 2025, be ratified:

12. Official Community Plan Amendment Preliminary Community Benefits Consideration – 1540 St. Georges Avenue and 215-235 East 16<sup>th</sup> Street – File: 08-3400-20-0160/1

Report: Planner 2, May 12, 2025

PURSUANT to the report of the Planner 2, dated May 12, 2025, entitled “Official Community Plan Amendment Preliminary Community Benefits Consideration – 1540 St. Georges Avenue and 215-235 East 16<sup>th</sup> Street”:

THAT staff be directed to process the proposed Official Community Plan amendment and rezoning applications, including the contemplated community benefits package, as described in the report;

THAT the community benefits package be subject to the successful completion of an Official Community Plan amendment and zoning bylaw amendment;

AND THAT the report of the Planner 2, dated May 12, 2025, entitled “Preliminary Official Community Plan Amendment Community Benefits Consideration – 1540 St. Georges Avenue and 215-235 East 16<sup>th</sup> Street”, remain in the Closed session.

R2025-05-12/12

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

13. Support for Whey-ah-Wichen Canoe Festival – July 4-6, 2025  
– File: 01-0400-70-0002/2025

Report: Deputy Chief Administrative Officer, April 16, 2025

PURSUANT to the report of the Deputy Chief Administrative Officer, dated April 16, 2025, entitled “Support for Whey-ah-Wichen Canoe Festival – July 4-6, 2025”:

THAT the City provide support to the səliłwətał (Tsleil-Waututh Nation) for the Whey-ah-Wichen Canoe Festival in the amount of \$5,000, to be funded from the existing operating budget approved in the 2025-2029 Financial Plan;

AND THAT the report of the Deputy Chief Administrative Officer, dated April 16, 2025, entitled “Support for Whey-ah-Wichen Canoe Festival – July 4-6, 2025”, remain in the Closed session.

R2025-05-12/13

**CARRIED UNANIMOUSLY**

## **ADJOURN**

Moved by Councillor Bell, seconded by Councillor Girard

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 7:53 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER



**MINUTES OF THE COUNCIL WORKSHOP HELD IN CONFERENCE  
ROOM A/B, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER,  
BC, ON **MONDAY, MAY 26, 2025****

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard  
Councillor J. McIlroy  
Councillor S. Shahriari

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
A. Cifarelli, Corporate Officer  
T. Huckell, Legislative Services Advisor  
L. Sawrenko, Chief Financial Officer  
H. Granger, City Solicitor  
K. Magnusson, Director, Engineering, Parks and Environment  
A. Gibbs, Sr. Manager, Communications and Engagement  
K. Howard, Manager, Special Projects, The Shipyards and Waterfront  
M. Kwaterska, Manager, The Shipyards and Waterfront

**ABSENT**

Councillor T. Valente

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

**APPROVAL OF AGENDA**

Moved by Councillor Shahriari, seconded by Councillor Girard

1. Council Workshop Agenda, May 26, 2025

**CARRIED UNANIMOUSLY**

**MOTION TO SUSPEND THE RULES OF PROCEDURE**

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the Rules of Procedure be suspended for the purposes of informal consideration of the Workshop matters.

**CARRIED UNANIMOUSLY**

**VIDEO PRESENTATION**

The Shipyards 2024 Year in Review – Manager, The Shipyards and Waterfront

The Shipyards and Waterfront staff provided a video presentation regarding “The Shipyards 2024 Year in Review” and responded to questions from Council.

## **RECESS TO THE COMMITTEE OF THE WHOLE, CLOSED WORKSHOP**

Moved by Councillor Back, seconded by Councillor Shahriari

THAT Council recess to the Committee of the Whole, Closed Workshop pursuant to the *Community Charter*, Sections 90(1)(e) [land matter] and 90(1)(k) [contract negotiations].

**CARRIED UNANIMOUSLY**

At 9:45 pm, the Chair declared the workshop adjourned.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER

# 2025 Living City Awards Recipients

Presented June 9, 2025



## Ponnie Matin

Education & Awareness, Zero Waste, Urban  
Agriculture



## Mark Howard

Environmental Protection & Enhancement,  
Education & Awareness



city  
of north  
vancouver

3

## Ocean Ambassadors Canada

Education and Awareness






city  
of north  
vancouver

4







 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**ENGINEERING, PARKS & ENVIRONMENT DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Angela Negenman, Environmental Coordinator

Subject: 2025 LIVING CITY AWARDS RECIPIENTS

Date: May 21, 2025 File No: 01-0290-20-0005/2025

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**ATTACHMENTS**

1. Living City Award Summary for APC (CityDocs [2641809](#))
2. Advisory Planning Commission Meeting Minutes Excerpt, March 12, 2025 (CityDocs [2678521](#))

**SUMMARY**

The purpose of this report is to inform Council the 2025 Living City Awards recommendations provided by the Advisory Planning Commission (APC) and request Council present the awards to the winners.

**BACKGROUND**

Since 2014, the [Living City Award Program](#) honors City of North Vancouver individuals, businesses, schools, and community groups demonstrating exceptional leadership in environmental sustainability. The program aims to celebrate local champions of sustainability and inspire further action to safeguard the environment, reinforcing the City's commitment to fostering environmental stewardship and innovation.

Nominations are submitted by members of the community for consideration by the Advisory Planning Commission. Leadership is recognized in key areas such as energy conservation, environmental education and awareness, environmental protection and enhancement, waste reduction, sustainable transportation, water conservation and urban agriculture. The awards are an important part of the City's environmental sustainability program and provide a means of supporting and encouraging environmental leadership in the City.

## DISCUSSION

Nominations received for the 2025 Living City Awards were reviewed by members of the Advisory Planning Commission on March 12, 2025. The Commission unanimously recommended that the following be awarded in the respective categories:

### **1. Ponnie Matin – Education & Awareness, Zero Waste, Urban Agriculture (Individual)**

Ponnie Matin is a dedicated educator and community leader that is passionate about upcycling, mending and seed saving to foster a culture of environmental sustainability. Ms. Matin's initiative, [The Craft Pod](#), is a free seed and craft library that serves as a valuable community resource and hub for environmental stewardship and educational workshops. Through her efforts, Ms. Matin empowers individuals to learn practical skills that extend the life of materials, reduce waste, and contribute to a more sustainable lifestyle. She provides access to seeds, craft materials, and educational tools, while encouraging resource-sharing, creativity, and sustainability. Her efforts create tangible, lasting positive change within her community, making sustainable practices more accessible to people of diverse backgrounds.

### **2. Mark Howard - Environmental Protection & Enhancement, Education & Awareness (Individual)**

Mark Howard is the President of the [North Shore Community Garden Society](#) and is a passionate advocate for community gardens. He works tirelessly to raise awareness about the benefits of sustainable and organic community gardening. His efforts have helped to expand the society so more residents in the community have access to community garden plots. He has also started two new initiatives, including the Pollinator Paradise, a series of pollinator gardens, and the introduction of solitary bees into gardens. Both initiatives have a positive impact on the City's local ecosystems.

### **3. Ocean Ambassadors Canada – Education and Awareness (Community Group)**

[Ocean Ambassadors Canada](#) have worked directly with over 75 local businesses to provide zero waste coaching to help minimize each business's environmental footprint. They have completed 13 lunch and learn sessions, which empower individual employees with practical knowledge on sustainable practices, while fostering a culture of responsibility and action. Ocean Ambassadors Canada also actively engages with the community at local events, including multiple events at the Shipyards, offering education and awareness initiatives that inspire attendees to adopt more sustainable habits. Their collaboration with event organizers helps ensure that sustainability is a priority, guiding them toward greener practices that reduce waste and environmental impact.

## FINANCIAL IMPLICATIONS

The Living City Award has no financial implications.

## INTERDEPARTMENTAL IMPLICATIONS

Award winners will be recognized through the City's Communications team on the City's website and through social media. This report has been reviewed by the Communications Division.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The Living City Grant Program aligns with Council's Strategic Plan priorities of "A Resilient City," and "A Vibrant City," providing opportunities for the community to lead the way in climate adaptation, stewarding the environment for future generations and providing opportunities for community connection and engagement.

This program also advances key tactics in the Climate and Environment Strategy, including enhancing green spaces, biodiversity, and soil health, promoting sustainable consumption, waste reduction, local food systems, and community resource sharing. It also reflects the City's commitment to empowering community-led environmental action through education, incentives, and funding.

Additionally, the initiative supports objectives in the Community Well Being Strategy by fostering inclusive engagement, addressing food security, and strengthening partnerships with non-profits and community organizations through collaboration, capacity building, and advocacy.

RESPECTFULLY SUBMITTED:



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Angela Negenman  
Environmental Coordinator

**ENGINEERING, PARKS & ENVIRONMENT  
OPERATIONS DIVISION**

CITY OF NORTH VANCOUVER	T 604 987 7155
61 BEWICKE AVENUE	F 604 987 5379
NORTH VANCOUVER	ENG@CNV.ORG
BC / CANADA / V7M 3B6	CNV.ORG

## Memo

To: Advisory Planning Commission  
From: Angela Negenman, Environmental Coordinator  
Date: March 5, 2025  
Re: **2025 Living City Awards Nomination Summary**

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### Attachments

#### 1. Living City Award Nomination Forms

### Living City Award Program

Since 2014, the Living City Award Program honors City of North Vancouver individuals, businesses, schools, and community groups demonstrating exceptional leadership in environmental sustainability. The program aims to celebrate local champions of sustainability and inspire further action to safeguard the environment, reinforcing the City's commitment to fostering environmental stewardship and innovation.

Nominations are submitted by members of the community for consideration by the Advisory Planning Commission. Leadership is recognized in key areas such as energy conservation, environmental education and awareness, environmental protection and enhancement, waste reduction, sustainable transportation, water conservation and urban agriculture. The awards are an important part of the City's environmental sustainability program and provide a means of supporting and encouraging environmental leadership in the City. There is no limitation on the number of awards provided.

All nominations will be reviewed and selected by members of the Advisory Planning Commission (APC). Based on the discussion at APC, a report outlining the recommended awards will be submitted to City Council for final approval and a presentation will be made in Council to the award winners at a Council meeting in May.

## **Nominations**

There were six nominations received for the 2025 Living City Awards. Of the Living City Award nominations, three do not meet the evaluation criteria and therefore are not included for the committee's consideration. The three nominations that meet the criteria are described here as written by the nominator.

### **1. Ponnie Matin – Education & Awareness, Zero Waste, Urban Agriculture (Individual)**

Ponnie Matin is a dedicated educator and community leader passionate about environmental sustainability. She promotes upcycling, mending, and seed saving to foster a culture of sustainability. Through her efforts, Ponnie empowers individuals to learn practical skills that extend the life of materials, reduce waste, and contribute to a more sustainable lifestyle.

Her workshops teach sustainability techniques that inspire mindful consumption and self-sufficiency. Ponnie's initiative, The Craft Pod, is a free seed and craft library that serves as a community resource and hub for environmental stewardship. It provides access to seeds, craft materials, and educational tools, encouraging resource-sharing, creativity, and sustainability. This initiative not only reduces waste but also strengthens community bonds and promotes a deeper connection to the natural world.

Ponnie's work spans multiple categories of The Living City Awards, particularly in the areas of education and awareness, zero waste, and urban agriculture. Her efforts create tangible, positive change within her community, making sustainable practices more accessible to people of diverse backgrounds. As well, she leads by example, promoting sustainability and resource sharing, and inspires others to take action.

Recognizing Ponnie Matin for The Living City Awards would shine a light on the importance of grassroots initiatives in building a resilient and sustainable future. She is a true Living City champion, advocating for the power of small-scale, community-driven action to protect our environment and create lasting change.

### **2. Mark Howard – Environmental Protection & Enhancement, Education & Awareness (Individual)**

Mark, the President of the North Shore Community Garden Society, is a passionate advocate for community gardens. He works tirelessly to raise awareness about the benefits of sustainable and organic community gardening, helping the Society to expand its gardens so more members of the North Vancouver community can have

access to a plot. He has also been the driving force behind two new initiatives: Pollinator Paradise, a series of pollinator gardens, and the introduction of solitary bees into our gardens, both of which will have a positive impact on the local ecosystem. The North Shore Community Garden Society would not be what it is today without Mark.

### **3. Ocean Ambassadors Canada – Education and Awareness (Community Group)**

I am pleased to nominate [Ocean Ambassadors Canada](#) for the North Vancouver Living City Award in recognition of their outstanding efforts in sustainability and environmental education. Their commitment to reducing waste, fostering sustainable business practices, and engaging the community makes them a valuable leader in North Vancouver's environmental movement.

Ocean Ambassadors Canada works directly with small businesses, including cafés and restaurants, providing zero waste coaching to help them minimize their environmental footprint. Ocean Ambassadors has provided this service to more than 75 North Vancouver businesses. Their lunch & learn sessions for office workers empower individuals with practical knowledge on sustainable practices, fostering a culture of responsibility and action. To date, 13 businesses in North Vancouver have participated in lunch & learns.

Beyond the workplace, Ocean Ambassadors Canada actively engages with the community at local events, offering education and awareness initiatives that inspire attendees to adopt more sustainable habits. Additionally, their collaboration with event organizers helps ensure that sustainability is a priority, guiding them toward greener practices that reduce waste and environmental impact. Last year Ocean Ambassadors participated in several events at the Shipyards including Brewhalla and the Shipyards Night Market.



Corporation of the City of North Vancouver  
**Advisory Planning Commission**

---

## MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A,  
141 West 14<sup>th</sup> Street, North Vancouver, BC on March 12, 2025

*The City of North Vancouver respectfully acknowledges that this meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səlilwətaʔ (Tsleil-Waututh) Nations.*

---

### **Members Present**

Meghan Mathieson (Chair)\*  
Ryan Trudeau (Vice Chair)  
Bahare Eris\*  
Celeste Dempster  
Shelley Luce  
Krishna Raisinghani

Cllr. Don Bell  
Cllr. Holly Back

### **Absent**

Yusra Al-Nakeeb  
Anna Boltenko

Lailani Tumaneng (SD#44)

### **Staff Present**

Jennifer Draper, Deputy Director, Transportation  
Emily Macdonald, Planner 2  
Angela Negenman, Environmental Coordinator  
Eleanor Parrott, Committee Clerk – Secretary

*\*participated electronically*

The following is an excerpt from the Advisory Planning Commission Meeting Minutes of March 12, 2025:

## **6. LIVING CITY GRANTS**

- 6.1 The Environmental Coordinator provided an overview of the Living City Grants process and applications.
- 6.2 Members discussed their proposed allocations and reasoning for award amount suggestions.



6.3 It was moved and seconded:

THAT the Advisory Planning Commission has reviewed the 2025 Living City Grant applications and recommends that the grant funding be awarded as follows:

<b>Name of Applicant</b>	<b>Amount Recommended</b>
Carson Graham Secondary School	\$1,200
The Craft Pod	\$1,360
Get Out And Play	\$2,150
Queen Mary Community Elementary PAC	\$2,500
Vancouver Food Runners	\$3,000
Elements Society	\$3,000
Coho Society of the North Shore	\$10,000
North Shore Neighbourhood House	\$2,850
Green Bricks Education Society	\$3,940
<b>TOTAL</b>	<b>\$30,000</b>

AND THAT the grant funding for the following application is not funded:

<b>Name of Applicant</b>	<b>Amount Recommended</b>
North Shore Community Garden Society	\$0

**CARRIED**

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# Cool It! 2024 Recipients

Presented June 9, 2025



## Cool It! Climate Leadership Program

- Is a partnership between the City and the BC Sustainable Energy Association that has been delivering educational workshops for students in City schools since 2009.



## **The 2024 Cool It! Climate Leadership Program top prize for class-wide reductions goes to .....**




## **Ms. Hall's Grade 7 Class at Boundary Elementary School!**

- ✓ Took 313 actions
- ✓ Reduced estimated yearly greenhouse gas emissions by 10 tonnes!







 Department Manager	 Director	 CAO
-------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**ENGINEERING, PARKS & ENVIRONMENT DEPARTMENT**

**INFORMATION REPORT**

---

To: Mayor Linda Buchanan and Members of Council

From: Angela Negenman, Environmental Coordinator

Subject: 2024 COOL IT! LEADERSHIP TRAINING PROGRAM WINNERS

Date: May 21, 2025 File No: 11-5280-15-0001/2025

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**SUMMARY**

The purpose of this report is to advise Council of the winners of the [Cool It! Climate Leadership Training Program](#) delivered at local schools in partnership with the B.C. Sustainable Energy Association (BCSEA) for the spring and fall of 2024, and request Council present the award to the most recent winning class.

**DISCUSSION**

Since the 2008/2009 school year, the Cool It! Climate Leadership Training program engages City youth and their families on climate change and energy conservation, and empowers them to take action to reduce their household greenhouse gas emissions. The program results directly contribute to the City's community-wide emissions reduction targets.

The City has been partnering with the [B.C. Sustainable Energy Association](#) (BCSEA), a non-profit association committed to promoting the understanding, development and adoption of sustainable energy and energy conservation and efficiency in BC, to deliver climate change education to students in the municipality through the Cool It! Climate Leadership Training Program (the Cool It! Program). Each year the class that implements the highest class-wide reductions in carbon emissions receives an award from City Council and the BCSEA based on the student's actions. The program has established relationships with teachers and schools in the City and many teachers look forward to engaging their classes in the annual Cool It! Program and City wide challenge.

## The Program

The BCSEA's Cool It! Program includes three main activities for students:

- 1) Educational materials and preparatory exercises for teachers to introduce their students to the key ideas;
- 2) A workshop delivered by Environmental Educators with thought-provoking discussion, interactive activities and animated videos to encourage students to connect the choices they make today with the futures they will build; and
- 3) A take-home contest involving the entire family in which they participate in behaviour changing activities that reduce their environmental impact (such as energy and waste reduction and transportation alternatives) for one month.

Over the spring and fall of 2024, BCSEA delivered 14 elementary workshops (ten virtually and four in-person) to 381 students in grades four through seven at six elementary schools, resulting in over 2,528 actions focused on climate change and sustainability. Additionally, BCSEA delivered four secondary school workshops (two virtually and two in-person) to 91 students in one grade eleven, one grade eleven/twelve and two grade eight classrooms at Sutherland Secondary School, resulting in over 593 actions focused on climate change and sustainability.

## Greenhouse Gas Savings Achieved

A major strength of the Cool It! Program is that the contest is supported by pre- and post-workshop surveys, which are used to calculate the GHG emissions savings of students and families participating in the program. Over the course of the month long contest, the 2024 program resulted in the projected savings of **83.8 tonnes** of carbon dioxide emissions; the equivalent to taking 18 passenger vehicles off the road for a year. Lasting additional benefits are anticipated as students and their families sustain these behavioural changes.

## Contest Winner

All contest participants worked diligently to reduce their GHG emissions. The top prize for the Spring 2024 class-wide reductions went to **Ms. Eldon's Grade Six Class at Brooksbank Elementary School** who took 429 actions that reduced their emissions by **12.1 tonnes**, equivalent to the annual emissions of taking approximately three passenger vehicles off the road for a year.

The top prize for the Fall 2024 class-wide reductions went to **Ms. Hall's Grade Seven Class at Boundary Elementary School** who took 313 actions that reduced their emissions by **10.0 tonnes**, equivalent to the annual emissions of taking approximately 2.5 passenger vehicles off the road for a year.

The City would like to thank and congratulate Ms. Eldon's of 2023/2024 for all of their efforts, which won the top spring class-wide reduction! Ms. Hall's class will be recognized at an award presentation during the June 9, 2025 Council meeting. The winners will also be announced on the City's website to raise awareness of their contributions to the community.

## **FINANCIAL IMPLICATIONS**

The Cool It! Program is funded through the Environmental Stewardship Program 5040, with an annual operating budget provision of \$10,000.

## **INTER-DEPARTMENTAL IMPLICATIONS**

This report has been reviewed by the Communications Department.

## **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

The Cool It! Program aligns with Council's Strategic Plan priorities of "A Resilient City," and "A Vibrant City," providing opportunities for climate adaptation and stewarding the environment for future generations.

The BCSEA's Cool It! Climate Leadership Training program continues to effectively contribute to measurable community emissions reductions. Supporting this initiative aligns with the Empowered Choices tactics in the City's Climate and Environment Strategy by promoting a culture of waste reduction, resource sharing, and community-led climate action through education, leadership, and support.

RESPECTFULLY SUBMITTED:



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Angela Negenman  
Environmental Coordinator





*North Shore Neighbourhood House*

# Community Solutions Navigators



North Shore Neighbourhood House

## WHAT DO OUR NAVIGATORS DO?



The Navigators aim is to support North Shore residents facing or at risk of poverty with issues ranging from housing, food, basic needs and the multitude of barriers that may arise when navigating systems.



The Navigator program is free and there is no formal eligibility criteria. Clients can access the Navigators once or on an ongoing basis.



Since the start of this program in 2023, Navigators have served more than 630 clients in over 3,600 one-on-one appointments.



# Solutions Navigators Program & the City of North Vancouver

This program aligns with the Council's Strategic Plan and vision to become the healthiest small city in the world and reflects priorities in the City's **Community Well-Being Strategy**.



**FUNDED IN-PART THROUGH  
CORE-FUNDING FROM THE CITY  
OF NORTH VANCOUVER**

**Initiated in 2023, through  
priorities determined in the North  
Shore Poverty Reduction Strategy  
and continues to meet those  
priorities in moving the strategy  
to action**

**city  
of north  
vancouver**

DISTRICT OF  
**NORTH  
VANCOUVER**





# THE NEED IN OUR COMMUNITY IS INCREASING

HOUSING

HIGH COST OF LIVING

SENIORS FACING POVERTY

PRECARIOUSLY HOUSED INDIVIDUALS

FOOD INSECURITY

MENTAL HEALTH ISSUES



We offer an equitable approach that aims to provide participants with a sense of community while filling gaps in service that so often lead to isolation and the inability for change and growth.



# INDIVIDUALIZED CLIENT-CENTERED APPROACH

Direct support in  
completing and  
submitting  
applications for social  
services

Regular follow-ups  
and check-ins to keep  
clients on track

Navigators often  
advocate for client  
and work to empower  
clients to advocate for  
themselves



## MAKING A DIFFERENCE

- Many clients are facing poverty for the first time in their lives
- Bridge the gap – help people through crisis
- Emotional and accessibility support
- Action planning and empowerment
- Community service provider navigation and coordination
- Government services liaison



**NSEM**

**HOLLYBURN**  
Family Services  
Serve: North, Hout, East

**BC HOUSING**

**TurningPoint**

**Lookout**  
Housing + Health Society

**JUNCTION**  
COMMUNITY CENTRE  
NORTH SHORE

**Canadian Mental Health Association**  
North and West Vancouver  
*Mental health for all*

**North Shore Community Resources**  
CONNECT • EMPOWER • PARTICIPATE

**Impact**  
NORTH SHORE

**North Vancouver City Library**

**BRITISH COLUMBIA**  
Ministry of Social Development and Poverty Reduction

**Vancouver Coastal Health**

**HARVEST PROJECT**

**NORTH SHORE DISABILITY RESOURCE CENTRE**

**NORTH SHORE Crisis Services Society**

**North Shore Women's Centre**

**Navigators** are the thread that links many partners. We act as **community connectors** to share information about resources and services.



## Case Examples



# Thank You!





North Shore  
Neighbourhood  
House

Corporate Officer  
Legislative Services Division  
City of North Vancouver  
Via email: [clerks@cnv.org](mailto:clerks@cnv.org)

Reviewed by CAO  \_\_\_\_\_

February 11, 2025

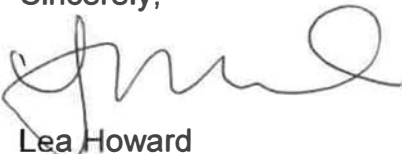
Please accept this letter as a request from the North Shore Neighbourhood House – Community Solutions Navigator Program to present to City Council as a delegation.

The Community Solutions Navigator Program provides one-on-one support to those facing poverty on the North Shore. We would like to provide Council with information regarding services provided, trends and metrics. In addition, we would like to share typical case profiles and the challenges faced by those served.

The presentation will be given by Lisa Hubbard, Executive Director NSNH, Lea Howard, Community Program Manager, and Rebecca Knight, Community Solutions Navigator. We will provide a copy of our PowerPoint presentation in advance of the Council meeting, as per the City of North Vancouver's direction.

Please let me know if any additional information is required to process our request. We look forward to presenting to Mayor Buchanan and members of Council.

Sincerely,



Lea Howard  
Community Program Manager  
North Shore Neighbourhood House

*North Shore Neighbourhood House respectfully honours and acknowledges that we live, work and play on the ancestral, traditional and unceded territories of the Squamish and the Tsleil-Waututh Nations.*







## 2024 KEY STATISTICS



**119**

Total building connections



**15.2 km**

Total network length



**17,900**

Total residents as customers



**9.93 million ft<sup>2</sup>**

Total gross floor area served



**8**

Number of energy centres



## OUR EVOLUTION IN ENERGY

### Community energy network established

Incorporated in 2003; first building connection in Lower Lonsdale, 2004



### Network expands to Central Lonsdale

Network expands north in 2007; solar panels added library in 2008; first renewable heating source



### Second renewable energy source added

Geoexchange energy centre built in 2012

### Shipyards District added

Recovered heat from the skating helps heat nearby homes

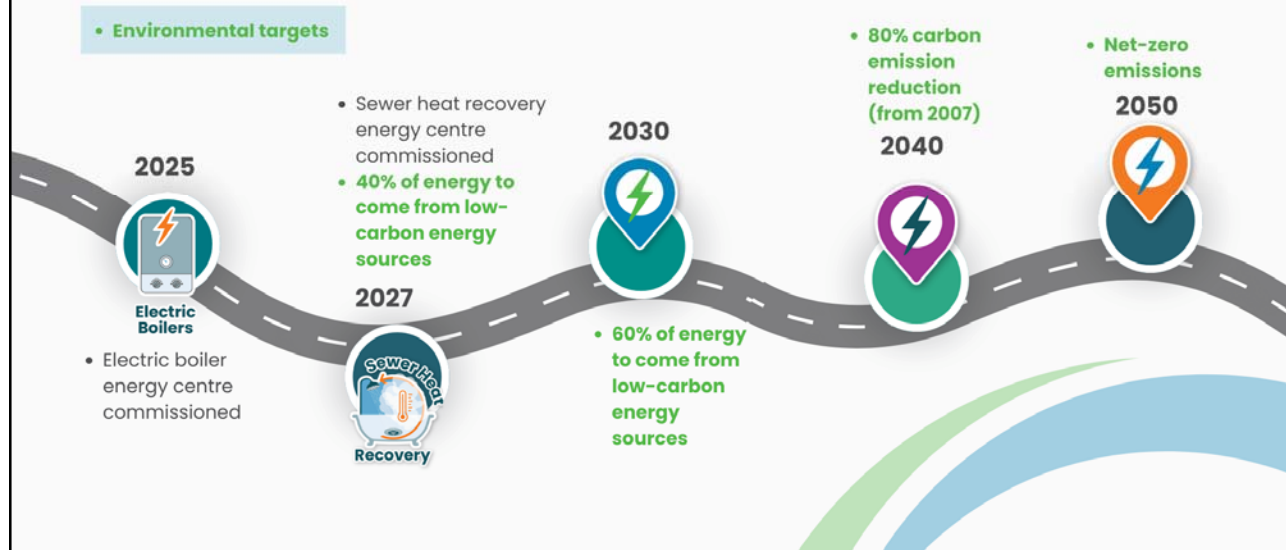


### 100th building added

100<sup>th</sup> building added to the community energy network



## LAYING THE GROUNDWORK FOR A GREENER TOMORROW



## HIGHLIGHTS FROM 2024

1

Record network expansion

2

Business plan completed

3

Grant for sewer heat recovery energy centre

4

New community initiatives and resources launched





**Lonsdale Energy runs Western Canada's largest municipal community energy network**

## Highlight #1 Record network expansion

Eleven new developments joined our network in 2024, adding over 1.67 million square feet of service area, nearly double the typical annual growth rates.

A notable addition was Lions Gate Hospital's new six-storey acute care tower, a facility that provides 108 private patient rooms and eight new operating rooms.



**Building types**

58 <small>Residential</small>	33 <small>Mixed Use</small>	16 <small>Institutional</small>	12 <small>Commercial</small>
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**Neighbourhoods served**





Lower Lonsdale, Central Lonsdale, Moodyville, Marine-Harbourside

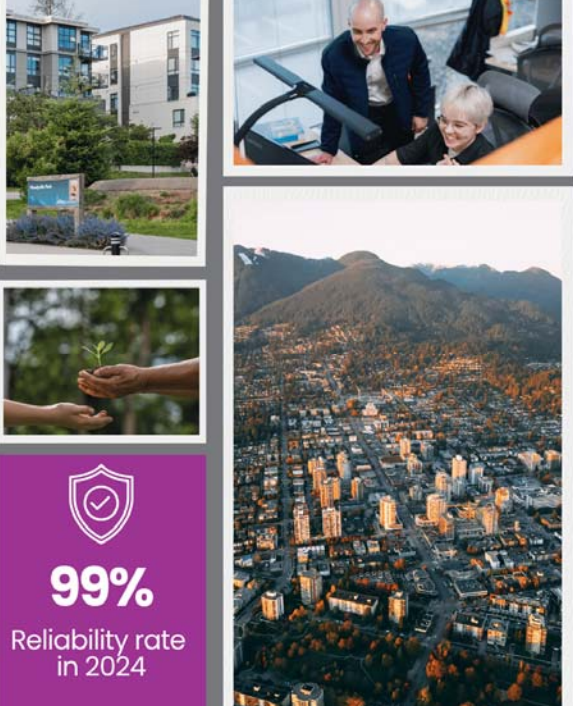
## Highlight #2 Corporate business plan completed


To achieve our vision for a sustainable, resilient energy future, Lonsdale Energy has identified key goals to shape priorities over the next five years.

These goals are supported by strategic initiatives to accelerate decarbonization, improve operations, ensure sustainability, and deliver exceptional customer service.

KEY GOALS

 <p><b>Goal 1</b> Lower greenhouse gas emissions</p>	 <p><b>Goal 2</b> Expand services and formalize community benefits</p>	 <p><b>Goal 3</b> Increase organizational efficiency and effectiveness</p>	 <p><b>Goal 4</b> Improve customer service and expand partnerships</p>
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99%

Reliability rate in 2024



**North Vancouver utility taps raw sewage to heat homes**

The new plant will provide the greenhouse gas reduction equivalent of taking 1,000 cars off the road.

**"This project represents a significant step towards our goal of building a low-carbon city for future generations."**

Linda Buchanan,  
Mayor of the City of  
North Vancouver

## Highlight #3

### Grant for sewer heat recovery energy centre

Lonsdale Energy received \$17.5 million in federal and provincial funding to build a sewer heat recovery centre in North Vancouver.

Opening in 2027, the facility will cut emissions by 40%, or 7,600 tonnes CO<sub>2</sub>e—equal to 2,700 cars removed.

**Public realm enhancements**

- Tree plantings after construction
- Restoration of area and removal of invasive species
- Enhanced habitat for wildlife
- Green roof to support pollinator meadows and boost biodiversity
- Public access and outdoor spaces for energy and environmental education

**26%**

Percentage of residents served by Lonsdale Energy

## Highlight #4

### New customer and communications resources launched

With a new communications lead hired in late 2023, Lonsdale Energy launched key tools in 2024—including a public website, newsletters, and brand guidelines—and strengthened its internal systems.

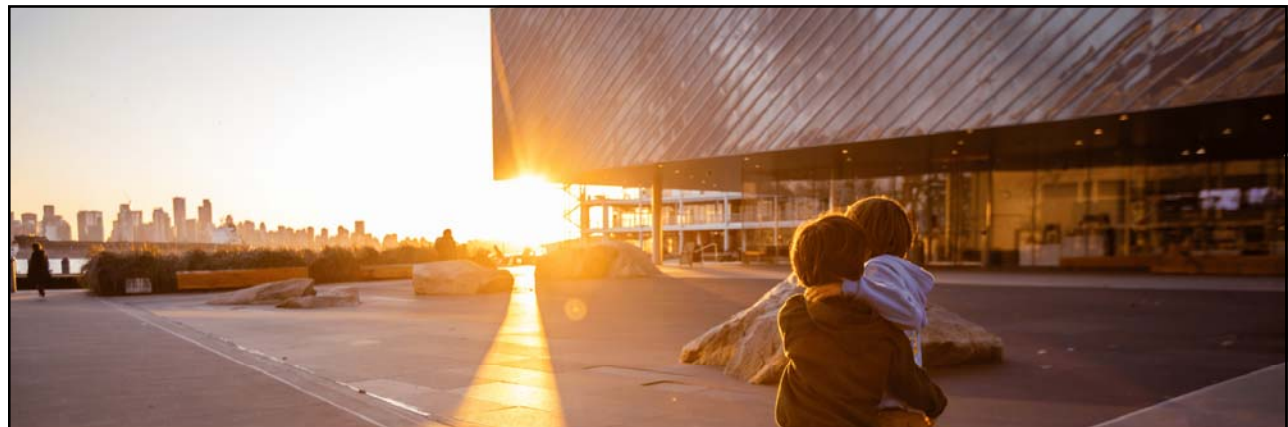
Increased outreach and community participation have already delivered positive feedback, stronger relationships, and more consistent communication.

**Key priorities**

- Establish communications and customer care within the company
- Provide greater customer support
- Improve public perception and understanding
- Build community connections

# Shared energy, shared benefits

- Customers first
- A local success story
- A future-focussed company



## Looking forward

In 2025, construction will begin on the new **sewer heat recovery energy centre**, following the completion of its detailed design. In parallel, we will complete the **new electric energy centre**. We will also finalize our **Clean Energy Action Roadmap (CLEAR)**, a comprehensive strategy that defines our path to net-zero emissions by 2050.





Financial Obligations		LONSDALE energy	
	Debt Servicing	2024	2023
	Principal Paid to City	\$1,020,000	\$1,080,000
	Interest Paid to City	\$810,000	\$798,000
	Funded Debt to Total Capital	0.26	0.06
	Debt Service Coverage Ratio	1.5	1.6
<ul style="list-style-type: none"> <li>Lonsdale Energy (LE) has met its financial obligations to the City and the commercial lender</li> <li>Covenanted by the commercial lender to not exceed 0.65 funded debt to total capital</li> <li>LE's debt service coverage ratio demonstrates available cash flow for debt obligation</li> </ul>			

## Income Statement



	2024	2023
Revenue	\$9,508,000	\$8,579,000
Net Income	\$297,000	\$157,000
Energy Sales (MWh)	82,702	75,935

- Revenue growth was driven by 11 new connections
- Profit margin increased from 2% to 3% in 2024
  - Gross Margin improved to 54% (2023 – 50%)
  - Consistent operating costs
- Financing costs increased due to commercial financing

## Balance Sheet



	2024	2023
Assets	\$56,275,000	\$45,751,000
Liabilities	\$51,205,000	\$40,922,000
Shareholders' Equity	\$5,070,000	\$4,829,000

- \$10M added in new assets – Harbourside energy centre, design, and infrastructure to connect 11 new customers
- New assets have primarily been financed by debt

## Corporate Business



### Re-appointment of Directors

Jessica McIlroy  
Leanne McCarthy  
Larry Sawrenko  
Karsten Veng



### Re-appointment of Officers

Larry Sawrenko as President  
Karsten Veng as Chief Executive Officer  
Sean Wood as Secretary-Treasurer



### Re-appointment of Auditor for 2025

BDO Canada LLP






# Thank you

[www.lonsdaleenergy.ca](http://www.lonsdaleenergy.ca)

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 CEO	 President	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**LONSDALE ENERGY CORPORATION**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Karsten Veng, CEO, Lonsdale Energy, and Sean Wood, Manager,  
Finance, Lonsdale Energy

SUBJECT: 2025 ANNUAL GENERAL MEETING

Date: May 21, 2025 File No: 01-0510-20-0004/2025

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION**

PURSUANT to the report of the Chief Executive Officer and the Manager, Finance, Lonsdale Energy Corporation, dated May 21, 2025, entitled "2025 Annual General Meeting":

THAT the 2024 Financial Statements be received and filed;

THAT the proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corporation be endorsed;

AND THAT the Mayor and Corporate Officer be authorized to sign and seal the resolution.

**ATTACHMENTS**

1. Lonsdale Energy's 2024 Annual Report (CityDocs [2673477](#))
2. Financial Statements of Lonsdale Energy Corp. for the period ended December 31, 2024 (CityDocs [2673478](#))
3. Proposed Unanimous Consent Resolutions of the Shareholder of Lonsdale Energy Corp. (in lieu of the annual general meeting) (CityDocs [2673480](#))
4. Historical Income Statements for Years of Operation: 2020 – 2024 (CityDocs [2673481](#))

## PURPOSE

This report presents Lonsdale Energy Corp's (Lonsdale Energy) Annual Report (**Attachment 1**) which summarizes the Company's activities over the past year. It also carries out the corporate business of the Company, which includes presenting the audited Financial Statements for the year ended December 31, 2024 (**Attachment 2**) and recommendation that a resolution (**Attachment 3**) be adopted by the City of North Vancouver (the City), the sole shareholder, in lieu of holding an Annual General Meeting.

## BACKGROUND

Commencing operations in 2004, Lonsdale Energy provides hydronic (water-based) space heating, domestic hot water, and cooling services to multi-family, commercial, and institutional buildings in the City of North Vancouver. The Company operates the district energy system (DES) to provide reliable and competitively priced thermal energy across four interconnected service areas within the City. Approximately 1 in 4 residents of the City are serviced by Lonsdale Energy. Based on its ambitious GHG targets (culminating in reaching carbon neutrality by 2050) Lonsdale Energy has been increasingly focused on exploring ways of reducing its carbon emissions.

As a municipally owned corporation (also known as a government business enterprise), Lonsdale Energy is required to operate for profit, while also carrying out government policy. Additionally, it is required to report its financial statements under the International Financial Reporting Standards (IFRS), as well as carry out regular corporate business, including holding an Annual General Meeting.

## DISCUSSION

### ***Annual Report***

Lonsdale Energy is proud to launch its inaugural 2024 Annual Report (Attachment 1)—a bold new format that reflects our innovative spirit and commitment to transparent, accessible communication. This report provides Council and stakeholders with an introduction to the Company, its history, and outlook, as well as a clear, concise, and engaging summary of this year's activities.

2024 was an important year for Lonsdale Energy, with its largest growth in operations to date (11 connections with 12.4 MW of capacity), and significant early steps on its decarbonization journey. Lonsdale Energy completed a corporate business plan which guides the Company over the next five years, aimed at decarbonization and increasing organizational effectiveness. Additionally, design commenced on a new sewer heat recovery energy centre, for which a \$17.5M grant was achieved from the Provincial and Federal governments. Several new communications, customer service, and public outreach initiatives were launched in 2024 to better serve and inform stakeholders. Please see **Attachment 1** for an overview of the year's activities.

### ***Financial Performance Overview***

It is important that the financial performance of the Company be viewed through a lens that balances a traditional return on investment with the goals of reducing carbon

emissions and maintaining competitively priced energy for customers. The prioritization of one of these factors will have an impact on the ability to achieve the others. Additionally, the Company remains committed to providing a reliable and safe utility service.

Due to higher capital and operating costs (in comparison to a base case of natural gas fired boilers) of low-carbon energy sources, as these sources are added and GHG emissions are reduced, the effective price to customers (cost per unit of energy delivered) is expected to increase. This is evident across thermal energy providers in the Lower Mainland and Canada. As a general conclusion, systems with lower emissions will also have the higher prices of energy, and Lonsdale Energy is no different. However, the Company strives to limit the impact on rates through strategic planning aimed at reaching emission goals in the most economic way possible, seeking financial support through grants (and other funding opportunities), and using innovative and alternative approaches to limit operating costs.

	2020	2021	2022	2023	2024
Effective Price	\$91	\$97	\$108	\$108	\$111
GHG Emission Intensity	218	218	187	189	179
Low-Carbon Heat Sales	1%	1%	15%	14%	19%
Net Income	\$1.172M	\$0.700M	\$0.267M	\$0.157M	\$0.297M

*Table 1.0: Lonsdale Energy 5-Year Performance Figures*

In 2024, the Company met all of its financial obligations to lenders and increased profits from \$156,878 in 2023, to \$296,887, while progressing on its decarbonization journey. Furthermore, Lonsdale Energy has limited the financial impact of its next significant low-carbon energy source, a sewer heat recovery energy centre, by achieving a grant of \$17.5M, as well as other incentives and low-interest financing for the project. Staff will continue to assess future low-carbon energy projects with consideration for providing a reasonable return on investment to the shareholder and maintaining competitive prices.

For details on the historical performance of the Company, a summary of Lonsdale Energy's financial results over the past 5 years is provided in **Attachment 4**.

### **Financial Obligations**

During 2024, Lonsdale Energy satisfied all of its loan obligations to the City per the agreed upon debt repayment schedule endorsed by Council on November 25, 2024. Key figures as of December 31, 2024, include:

	2024	2023
Principal Paid	\$1,020,000	\$1,080,282
Interest Paid	\$810,219	\$798,088
Debt Service Coverage Ratio	1.5	1.6

*Table 2.0: Key Debt Obligation Figures*

Additionally, the Company has a Debt Service Coverage Ratio (Earnings Before Interest, Taxes, Depreciation and Amortization [EBITDA] / Total Debt Service) of 1.5, which is indicative of the Company's ability to meet its debt obligations. This ratio means that Lonsdale Energy could adequately cover its debt obligations approximately

1.5 times. Per Moody's Rating Methodology for Regulated Electric and Gas Networks (dated April 13, 2022), a ratio of 1.5 aligns with an "A" credit rating, meaning of high quality and subject to very low credit risk. Additionally, \$54,000 in dividends were issued to the City, and profits of \$296,887 were contributed to retained earnings in shareholder's equity.

### **Financial Statement Analysis – Statement of Net and Comprehensive Income**

The Statement of Net and Comprehensive Income (or the Income Statement) provides a summary of the revenues, expenses, and financing activities contributing towards a profit (or loss). Lonsdale Energy's Revenue is earned from utility services while its Cost of Sales are the inputs (natural gas, renewable natural gas, and electricity) necessary to provide the services. Operating costs are made up of the servicing and maintenance contracts to operate the DES, as well as the General and Administrative expenses. Contributions are the portion of deferred revenue being recognized for the current year. Contributions are received from various sources and made towards the assets of the Company and are recognized over the life of these assets.

A vertical analysis of the Income Statement displays Lonsdale Energy's expenses as a function of revenue, allowing for a proportional comparison to the prior year. It also provides us with the ratios of Gross Margin and Profit Margin.

Income Statement	2024	% of Revenue	2023	% of Revenue
Revenue	\$ 9,508,282	100%	\$ 8,578,865	100%
Less: Cost of Sales	4,352,167	46%	4,305,995	50%
<b>Gross Margin</b>	<b>5,156,115</b>	<b>54%</b>	<b>4,272,870</b>	<b>50%</b>
Less: Operating Expenses	4,949,109	52%	4,451,963	52%
Net: Contributions & Financing Costs	89,881	1%	335,971	4%
<b>Net Income (\$) / Profit Margin (%)</b>	<b>\$ 296,887</b>	<b>3%</b>	<b>\$ 156,878</b>	<b>2%</b>

Table 3.0: Vertical Analysis of the 2024 Income Statement

Ratios	2024	2023	Description
Gross Margin	54%	50%	Revenue available after paying direct costs
Profit Margin	3%	2%	Revenue available to increase equity

Table 4.0: Income Statement Ratios

The following are key takeaways from the Income Statement:

- Revenues increased by almost \$1.0M to \$9.5M.  
**Management Analysis:** Revenue growth was driven by Lonsdale Energy's largest number of connections within one year since commencing operations. The company added 11 buildings with 12.4 MW of capacity, 1.67M sq. ft. of floor area, and 1,100 residential units. This resulted in 6,791 MWh of additional energy sales (2024 – 84,941 MWh; 2023 – 78,150 MWh).
- Gross Margin improved from 50% to 54%.  
**Management Analysis:** Gross margin improvement was the result of normalization of the natural gas market combined with successful use of an arbitrage strategy to save on natural gas costs. Additionally, rates have been

adjusted to consider RNG as an input since the rate adjustment dated Nov. 1, 2023.

3. Operating Costs remained constant at 52%.

**Management Analysis:** The lack of change is indicative of operations remaining largely the same from 2023 to 2024. Costs did increase, mostly in the form of added staff salaries, as the company expands operations to meet a growing customer base and achieve its decarbonization goals.

4. Contributions & financing costs dropped from \$335,971 to \$89,881.

**Management Analysis:** The net total of recognized contributions and financing costs in the year decreased as 2024 was the first year of the Company's transition towards commercial lending for capital projects. Commercial lending carries a higher interest cost compared to lending through the City and government sources. However, Lonsdale Energy's status as a GBE, gives it the opportunity to borrow commercially, and the addition of commercial lending will be necessary for the Company to reach its ambitious decarbonization goals.

The net impact of 2024 operations, resulted in an increase in Net Income to \$296,887 (3% profit margin). As Lonsdale Energy continues its decarbonization journey, projections indicate that profits will increase modestly next year with consideration for rate adjustments that facilitate higher capital and operating costs for low-carbon technologies.

### ***Financial Statement Analysis – Statement of Financial Position***

The Statement of Financial Position (or Balance Sheet) is a summary of Lonsdale Energy's assets, liabilities and shareholder's equity. It provides a snapshot of the assets owned by the Company's, and if they were sourced from liabilities or investment from the shareholder. The asset base is primarily made up of the Plant and Equipment used to generate and deliver energy to customers, as well as the materials for construction of future infrastructure. Additionally, liquid assets (cash, accounts receivable and prepaid expenses) are held for operating the Company. A loan from the City for construction of DES infrastructure is a significant portion of Lonsdale Energy's liabilities. With additional loans from a Canadian Bank, as the Company transitions to commercial lending. Deferred contributions from government entities, utilities, developers, etc. for asset construction are also a significant portion of liabilities, as the Company recognizes these contributions over the life of the corresponding asset. Current liabilities represent the outflow of resources due within one year.

A vertical analysis of the Balance Sheet displays Lonsdale Energy's Assets, Liabilities and Shareholder's Equity as a function of total assets, allowing for a proportional comparison to the prior year.

Balance Sheet	2024	% of Assets	2023	% of Assets
Current Assets	\$ 5,088,859	9%	\$ 4,191,716	9%
Long-term Assets	51,186,408	91%	41,559,436	91%
<b>Total Assets</b>	<b>56,275,267</b>	<b>100%</b>	<b>45,751,152</b>	<b>100%</b>
Current Liabilities	6,529,789	12%	7,620,683	17%
Long-term Liabilities	44,674,667	79%	33,301,176	73%
Shareholder's Equity	5,070,811	9%	4,829,294	11%
<b>Total Liability &amp; Shareholder's Equity</b>	<b>\$ 56,275,267</b>	<b>100%</b>	<b>\$ 45,751,152</b>	<b>100%</b>

Table 5.0: Vertical Analysis of the 2024 Balance Sheet

Ratios	2024	2023	Description
Current Ratio	0.78	0.55	Measures liquidity
Debt-to-Assets	0.91	0.89	Assets purchased through debt
Funded Debt to Total Capital	0.26	0.06	A measure of debt to the commercial bank in comparison to total capital. Per the credit agreement, it cannot be 0.65 or greater.

Table 6.0: Balance Sheet Ratios

The following are key takeaways from the Balance Sheet:

- Long-term assets increased by nearly \$10M (or 23%), but the ratio of current assets vs. long-term assets was unchanged.  
**Management Analysis:** This is once again indicative of operations remaining largely the same. Over the past couple years, the Company has dedicated its resources towards the expansion of the district energy system and building of significant assets. In 2024, in addition to building the infrastructure to connect 11 customers, the Company built a new energy centre at North Harbour, constructed approximately 1 km of piping on Harbourside Drive, and began design of its sewer heat recovery energy centre.
- Current liabilities decreased by 5% and long-term liabilities increased by 6%.  
**Management Analysis:** This is due to Lonsdale Energy drawing \$2.0M on a line of credit it secured in 2023 from a commercial bank. The \$2.0 million was drawn to facilitate cash flow while a second facility was secured. Once it was secured in 2024, the \$2.0M was transitioned to long-term debt.
- Lonsdale Energy's current ratio increased to 0.78.  
**Management Analysis:** With the reclassification of the \$2.0M to long-term debt, Lonsdale Energy's current ratio increased from 2023. A current ratio below 1.0 may indicate that there are not enough liquid assets on hand to settle current liabilities. However, the Company often carries some of the cost of projects in its working capital before drawing on its debt facilities in order to limit borrowing costs. Management regularly generates 24-month cash flow projections to monitor its cash balance and is confident in the organization's ability to meet its short-term obligations.
- Funded Debt to Total Capital increased to 0.26 and is covenanted to stay below 0.65  
**Management Analysis:** This ratio has increased as Lonsdale Energy used commercial lending to fund its capital projects in 2024. This ratio will continue

to increase as the Company primarily uses commercial lending in the near-term. The Company has mapped out its capital expenditures over the next three-years based on the funding provided by the Canadian Bank and projects to remain within the covenanted amount. Note, for this ratio, loans from the City are considered equity and funded debt is specific to the Canadian Bank.

Shareholder’s equity has increased with the addition of 2024’s Net Income (less dividends), but has proportionally decreased from 11% to 9%. This is likely to continue as a focus on decarbonization limits the net income that can be contributed and commercial debt is the primary source of funding, unless a further equity investment is made in the Company. Nevertheless, Lonsdale Energy has managed to increase its assets significantly in 2024 while improving its current ratio and taken steps towards adding more low-carbon energy sources.

**Annual General Meeting**

As the City is the sole shareholder of Lonsdale Energy, a Unanimous Consent Resolutions of the Shareholder (**Attachment 3**) has been submitted so the shareholder may consent to the resolutions of the AGM as required by Provincial legislation.

The consent resolution reappoints Jessica McIlroy, Leanne McCarthy, Karsten Veng, and Larry Sawrenko as the directors of the Company and appoints the following officers:

Name	Office
Larry Sawrenko	President
Karsten Veng	Chief Executive Officer
Sean Wood	Secretary-Treasurer

Additionally, the resolution names BDO Canada LLP as auditors of the Company until the next annual reference date or until a successor is appointed. The City and Lonsdale Energy issued a Request for Proposal for Professional Audit Services related to the Company’s financial statements from 2021-2025 and BDO was the successful proponent.

**FINANCIAL IMPLICATIONS**

Discussed throughout the report.

**STRATEGIC PLAN IMPLICATIONS**

Lonsdale Energy’s goals aligns with the 2022-2026 Council Strategic Plan, more specifically, Council’s Livable City commitment to creating a resilient city that leads the way in climate action and acts as a steward of the environment for future generations by:

- Supporting Lonsdale Energy Corporation in advancing its decarbonization strategy in order to transition to a net-zero emissions system.

RESPECTFULLY SUBMITTED:



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Karsten Veng, P.Eng., PMP  
Chief Executive Officer, Lonsdale Energy



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Sean Wood, CPA  
Manager, Finance, Lonsdale Energy





## OUR EVOLUTION IN ENERGY

Shifting toward cleaner energy for all



**LONSDALE**  
**energy**

# 2024 Annual Report

*For the year ending December 31, 2024*



# LAYING THE GROUNDWORK



**LARRY SAWRENKO**

Chair, Lonsdale  
Energy Board

On behalf of the Board of Directors, I'm pleased to welcome you to Lonsdale Energy's 2024 Annual Report. This past year stands out as one of the most significant in our company's 21-year history. We not only achieved the largest growth in our operations to date, but made significant strides as we embarked on our decarbonization journey.

The Board has been actively engaged in guiding Lonsdale Energy through the complexities of transitioning to cleaner energy sources, while continuing to manage the largest municipally-owned community energy system in Western Canada. We're proud of the work being done to enhance our network and expand access to sustainable energy options for our customers and community.

A major milestone in 2024 was securing \$17.5 million in funding from both the federal and provincial governments to support the development of a new renewable energy plant that will recover waste heat from sewage—an innovative and forward-thinking project for our city. Planning is also underway for the construction of an electric energy centre, which will further strengthen our low-carbon energy supply.

I'm equally proud to share that our financial performance remained strong, keeping pace with the rapid growth and scale of our operations. This positions us well to continue investing in the systems, technologies, and partnerships that will power a cleaner energy future for the City of North Vancouver. We look forward to building on this momentum in the year ahead.

# FOR A GREENER TOMORROW

As I reflect on the past year, I'm filled with pride at the remarkable progress our organization has made. 2024 was truly a pivotal year—an extraordinary amount of work was accomplished in just twelve months, and the momentum we've built is both exciting and inspiring.

This was a year of sharpening our focus and grounding our efforts in clearly defined core values: efficiency, sustainability, customer service, and innovation. These principles now guide everything we do. We made significant strides in identifying new low-carbon energy sources, expanding our network infrastructure, and deepening our presence in the community—all while maintaining the high standards our customers have come to expect.

With the continued support of the Mayor and Council, and growing support across all levels of government, we've seen strong validation of the role that community energy plays in creating a cleaner, more resilient future. The commitment shown by our City underscores the increasing importance of local energy solutions in meeting climate goals.

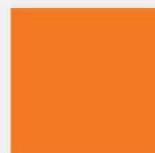
I am incredibly proud of our team, whose dedication and professionalism have made this progress possible. They've embraced every challenge with efficiency and innovation, keeping us on target with our energy transition.

Looking ahead, I'm excited to share more milestones as we shift further toward low-carbon energy sources and continue building a more sustainable future for North Vancouver—together.



**KARSTEN VENG**

Chief Executive  
Officer





# ABOUT LONSDALE ENERGY

In the City of North Vancouver, Lonsdale Energy is a cornerstone of community life, delivering reliable, efficient energy to residents, businesses, and public facilities.

Lonsdale Energy operates the City of North Vancouver's community energy network. By connecting to our system, buildings no longer need their own heating system. Instead, they receive heat from one of our eight energy centres located throughout the City. Our energy centres produce heat energy to keep our 17,900 customers warm and comfortable year-round, all with greater efficiency. We have proudly received numerous awards in recognition of our innovative approach and vital role in advancing key City projects.





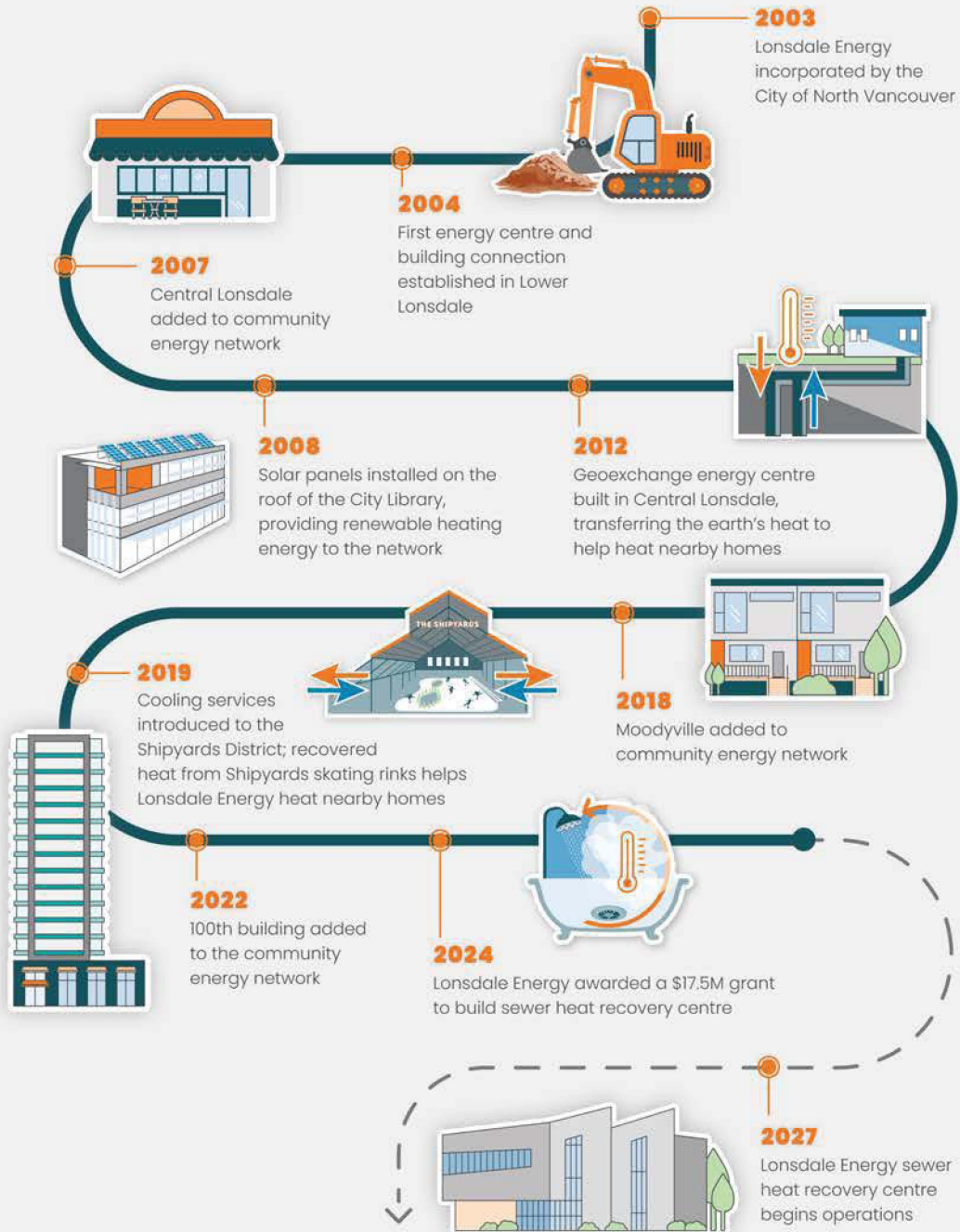


Notably, nearly all high-rise developments constructed in the City over the last two decades are part of our network. This includes prominent buildings like Centreview in Central Lonsdale, The Trophy at the Pier within the Shipyards District, and Founder's Block in Moodyville. These developments contribute to a sustainable and interconnected community, showcasing our commitment to providing efficient energy solutions that benefit everyone.



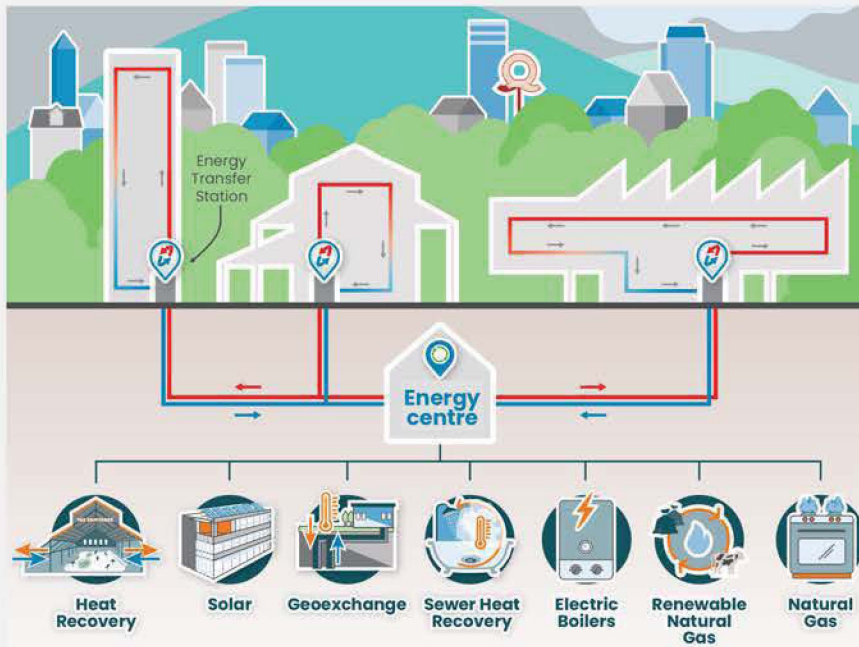


Building on milestones from previous years, this timeline highlights key moments that have shaped our continued progress and commitment to innovation.



# OUR ENERGY, OUR EVOLUTION

# SHARED ENERGY, SHARED BENEFITS



## What's a community energy network?

Also called district energy systems, it supplies heat from a central energy centre to multiple buildings in a neighbourhood.

Similar to how we share parks, libraries, and recreation centres, we can also share energy. It's a more innovative, sustainable way to heat our homes and buildings.

## How the community energy system works

### Step 1: Energy is produced

It all starts at one of our 8 energy centres, where we create heat using a mix of different sources, like natural gas, renewable natural gas, geoechange, solar energy, and even some recovered heat from the Shipyards skating rink. By 2025, we'll be adding electric boilers into the mix, and sewer heat recovery in 2027.

### Step 2: Heat energy is distributed to buildings

The heat travels through underground pipes, staying warm at about 75°C to 80°C, directly to all the buildings connected to our system.

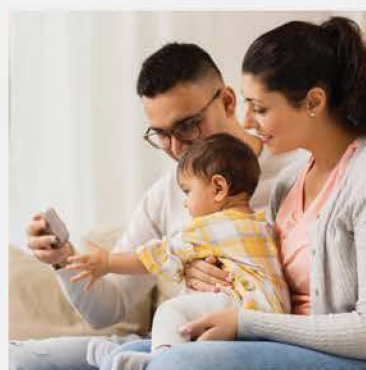
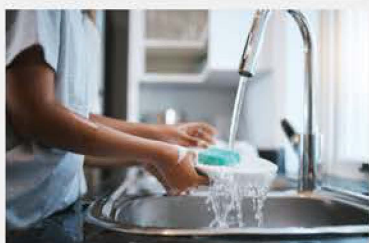
### Step 3: Customers use the heat energy

Inside each building, there's a heat exchanger that helps move that heat into the building's system. This means you have a cozy space, hot water, and your dishwasher running smoothly.

### Step 4: Unused heat is sent back

Any heat that isn't used gets sent back to the energy center. There, we reheat it and send it back out again, helping us reduce energy waste wherever we can.





## OUR GUIDING PRINCIPLES

### Mission

Considered an essential part of the City of North Vancouver, Lonsdale Energy delivers clean, reliable and competitively priced energy to our customers through our community energy system.

### Our Values

We are safe.  
Our service is reliable.  
We are committed to our customers.  
We are innovative.  
We care about our natural environment.  
We use resources efficiently.

### Vision

To be an environmental leader within the City of North Vancouver by using innovation and renewable energy to reach net zero emissions by 2050 while driving community resiliency.



# FLEXIBLE BY DESIGN

## Diverse energy sources

Our network is designed for flexibility, allowing us to incorporate a variety of energy sources. In 2024, about 16% of our energy came from low-carbon or renewable sources — a number that will keep growing as we add more clean energy options. Our ultimate goal is to achieve net-zero emissions by 2050.

As we transition to cleaner energy, every connected building benefits — from lower long-term costs to a reduced carbon footprint that will improve local air quality.

### CURRENT ENERGY SOURCES



**Solar heat**  
Energy from solar panels at the City Library



**Geoexchange**  
Heat from the ground



**Natural gas**  
A fossil fuel



**Renewable natural gas**  
Energy from organic waste



**Heat recovery**  
Waste heat from the Shipyards skating rink



Building energy use currently accounts for about half of the City's total greenhouse gas (GHG) emissions. Taking steps to decarbonize the community energy network is essential for achieving the City's climate target of reaching net-zero emissions by 2050.

### OUR ENVIRONMENTAL TARGETS

- 40% of energy to come from low-carbon sources by 2027
- 60% of energy to come from low-carbon sources by 2030
- 80% carbon emission reduction (from 2007 levels) by 2040
- Net-zero emissions by 2050



# A YEAR IN REVIEW

Lonsdale Energy experienced significant growth this year, both in the size of our network and the scope of our efforts. It was a record year in terms of the number of new developments connecting to Lonsdale Energy. This year also proved to be a significant year in launching new initiatives to enhance customer service and communications, and to kickstart our decarbonization journey.

The following four highlights will showcase the breadth and depth of our work and help explain why 2024 was a pivotal year for the company and the team at Lonsdale Energy.

**1**

## Largest year of growth

### Record network expansion

With 11 developments added to the community energy network, 2024 marked Lonsdale Energy's largest expansion year to date.

**2**

## Plan for progress

### Business plan completed

We finalized Lonsdale Energy's five-year business plan, which outlines our path for growth, our decarbonization strategy, and how we plan to increase organizational effectiveness.

**3**

## Big boost for green energy

### Grant for sewer heat recovery energy centre

Lonsdale Energy received a \$17.5 million grant from federal and provincial governments to support the design and construction of a new sewer heat recovery energy centre.

**4**

## Putting customers first

### New community initiatives and resources launched

A number of new initiatives were launched in an effort to better serve our customers and inform City residents about our community energy network.

# 1 Record network expansion

Eleven new developments joined our network in 2024, adding over 1.67 million square feet of service area, nearly double the typical annual growth rates.



## Lions Gate Paul Myers tower

A notable addition was Lions Gate Hospital's new six-storey acute care tower, a facility that provides 108 private patient rooms and eight new operating rooms.



## 2 Corporate business plan completed

To achieve our vision for a sustainable and resilient energy future, Lonsdale Energy identified key goals to shape our priorities over the next five years.

These goals will be supported by a series of strategic initiatives designed to accelerate decarbonization, improve operational effectiveness, ensure long-term financial and environmental sustainability and deliver exceptional service to our customers.

*The climate crisis, a growing population, and the rapid changes in technology and policy will require major investments in new, low-carbon energy sources.*

### **Goal 1: Lower greenhouse gas emissions**

Key initiatives include:

- Commission an electric boiler energy centre in 2025
- Commission a low-carbon sewer heat recovery energy centre in 2027
- Complete the Clean Energy Action Roadmap (CLEAR), our guide to reach net-zero emissions by 2050

### **Goal 2: Expand services and formalize community benefits**

Key initiatives include:

- Develop a policy for cooling services
- Develop a separate low-carbon heat offering (conditional on standards for new buildings or customer demand)



*Enhanced customer communications, community engagement and stronger partnerships are vital components in providing satisfactory service to our customers and ensuring organizational success.*

### **Goal 3: Increase organizational efficiency and effectiveness**

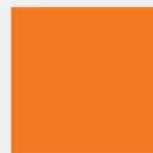
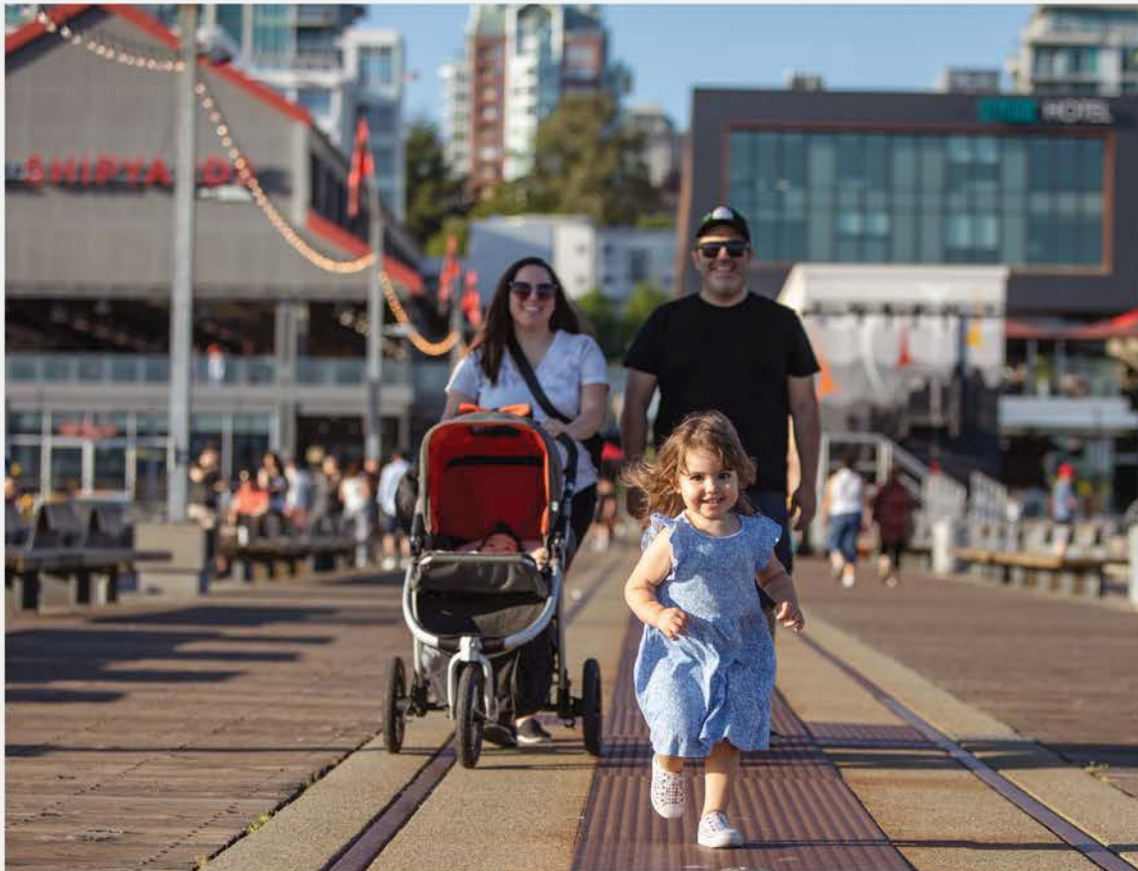
Key initiatives include:

- Improve the cost-of-service model to facilitate forecasting, rate setting and benefits sharing
- Develop staffing plan to support business plan initiatives

### **Goal 4: Improve customer service and expand partnerships**

Key initiatives include:

- Develop Lonsdale Energy's first public website
- Establish key internal functions for communications and customer service
- Develop resources to support residents, stratas, building managers, and developers





## 3 Grant for sewer heat recovery energy centre

In 2024, Lonsdale Energy was awarded a \$17.5 million grant from the federal and provincial governments to support the design and construction of a new sewer heat recovery centre in North Vancouver.

This innovative facility will harness thermal energy from raw sewage flowing through Metro Vancouver's North Vancouver Interceptor trunk line—capturing heat before the wastewater reaches the treatment plant.

The plant will feature high-temperature electric water-to-water heat pumps, delivering at least 5MW of thermal energy. In addition to supporting Lonsdale Energy's low-carbon energy goals, the project includes environmental and public realm enhancements near Mosquito Creek. Once operational in 2027, the plant is expected to reduce Lonsdale Energy's greenhouse gas emissions by 40%, cutting approximately 7,600 tonnes of CO<sub>2</sub>e annually—the equivalent of removing



*Tour at a Lonsdale Energy community energy centre with federal minister, the Honourable Jonathan Wilkinson (third from right).*

*Left to right: Sean Wood, Lonsdale Energy, Larry Sawrenko, Lonsdale Energy Board Chair, Luke Gillies, Lonsdale Energy, Uwe Fabert, Lonsdale Energy, Jessica McIlroy, City Councillor and Board director, Joanna Linsangan, Lonsdale Energy*





2,700 cars from the road each year. This project marks a significant leap toward advancing clean energy solutions in our community.

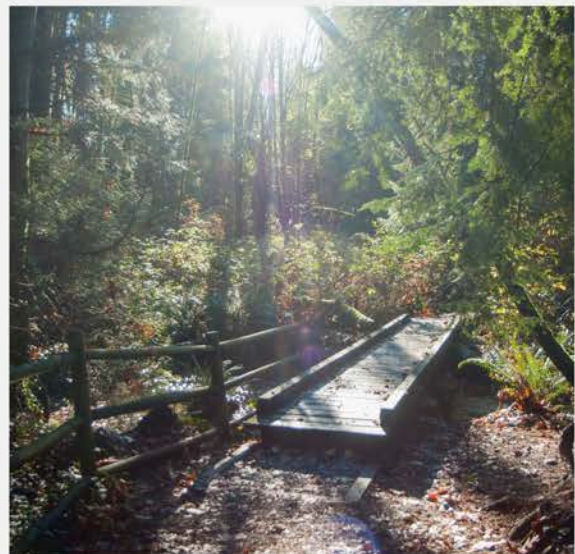
#### Public realm enhancements

To harmonize with the natural beauty of the city, wood will be incorporated both inside and outside the building. A curtain wall system is being considered to allow natural daylight into the facility, fostering a connection between the building and its surroundings. Low-carbon concrete will be used to support the primary mechanical spaces of the building on the ground and first floor.

Situated beside Mosquito Creek, the area already supports a rich habitat for spawning salmon, eagles, herons, otters and beavers. The project aims to complement and enhance this habitat by preserving existing trees, planting new ones post-construction, restoring previously disturbed ground, and removing invasive weeds from the surrounding area. These restoration

***"This project represents a significant step towards our goal of building a low-carbon city for future generations."***

*Linda Buchanan,  
Mayor of the City of North  
Vancouver*







efforts will improve ecosystem functions, such as stabilizing soils to prevent erosion and providing shade to cool both stream and air temperatures. Additionally, the centre will have a green roof, which will contribute to the City's pollinator meadows program, enhancing biodiversity and creating valuable habitat for bees, butterflies, and hummingbirds.

Finally, the site design incorporates a layout that facilitates public access and spaces for energy and environmental education.

*Karsten Veng, CEO of Lonsdale Energy, is featured in this screenshot from the North Shore News, highlighting the City of North Vancouver and Lonsdale Energy's receipt of a \$17.5 million grant, the largest in the City's history.*

## North Vancouver utility taps raw sewage to heat homes

The new plant will provide the greenhouse gas reduction equivalent of taking about 2,000 cars off the road forever.



**Brent Richter**

Sep 22, 2024 6:08 PM



1 / 2 Lonsdale Energy Corp. CEO Karsten Veng checks out one of the existing LEC heat transfer stations inside North Vancouver's Pinnacle Hotel. The public utility will soon be capturing heat from raw sewage and reusing it to warm homes and businesses. | Paul McGrath / North Shore News



## 4 New customer and communications resources launched

Lonsdale Energy has begun a new chapter by prioritizing customer service, community engagement, and partner relations. Our focus is on improving efficiency, reducing miscommunication, and strengthening connections with both customers and partners. We are inviting everyone to join us on our journey toward achieving a cleaner, greener North Vancouver.

A key milestone was the launch of our first public website, [www.lonsdaleenergy.ca](http://www.lonsdaleenergy.ca). This initiative aims to make service information more accessible, to showcase our commitment to sustainability, and to help customers, partners, and the broader community learn about the benefits of our community energy network. A related effort introduced email newsletters to expand communication with customers.



Screenshot of Lonsdale Energy's new website, [www.lonsdaleenergy.ca](http://www.lonsdaleenergy.ca)



Other highlights from the year include the release of our first Developer Guidelines and Requirements, a new resource designed to help developers optimize their projects when connecting to the network. We also established brand guidelines and messaging to ensure consistency in our public materials and clarity in our communications.

Internally, we improved our customer service processes by restructuring the contact database and implementing a ticketing system to track service requests. An employee intranet was developed to share company news and enhance communication and engagement among staff.

Externally, we participated in our first three community events, engaging with over 675 city residents and visitors.

Looking ahead, we will continue to build on these efforts, as well as introduce new initiatives such as a customer satisfaction survey and support materials for stratas and building managers. Together, these initiatives aim to build trust, enhance service, and raise awareness of the benefits of community energy networks.



### Customer care in action

*"Mourat, one of our valued customers, reported a loud noise, suspecting it might be from Lonsdale Energy's equipment.*

*We promptly went on-site to investigate and confirmed it wasn't our system but nearby construction. Mourat appreciated our swift response and shared that he's always been very happy with our service.*

*Another satisfied customer!"*

*- Randy, engineer*



# FINANCIAL PERFORMANCE

## Energy sales increase due to network growth

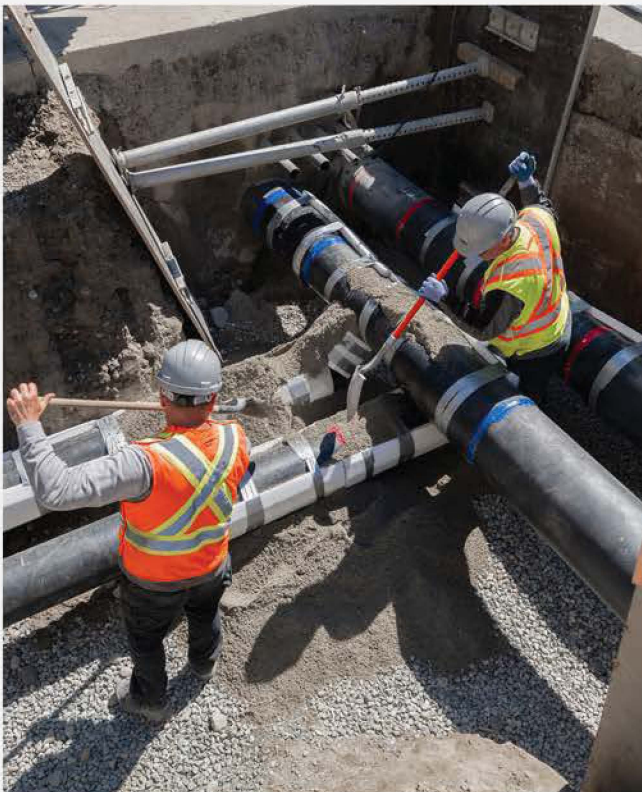
Due to the high volume of new connections made in 2024, energy sales increased to \$9,507,138 in 2024, up nearly \$1 million from 2023. Now serving over 17,000 residents, Lonsdale Energy delivered 84,941 MWh of thermal energy, up from 78,150 MWh in 2023. Of that, 16% of energy was from low-carbon sources – solar, geothermal, heat recovery and renewable natural gas.

## Growth in assets

Lonsdale Energy's asset base grew significantly in 2024, with nearly \$10 million in long-term infrastructure investments, including a new energy centre at North Harbour, 500 metres of new distribution piping, and the design of the sewer heat recovery energy centre.

## Big boost with government funding

A major finance highlight of the year was securing a \$17.5 million grant and additional incentives to support the development of a new sewer heat recovery energy centre. This project represents a key step in our clean energy transition. By reducing reliance on conventional energy sources, it will help mitigate future cost pressures on customers.



**\$10 million**

value of assets added in 2024  
(total assets, \$54 million)

**\$9.5 million**

total energy sales in 2024 (up from  
\$8.5 million in sales in 2023)

**\$17.5 million**

grant funding received for sewer  
heat recovery energy centre

**\$297,000**

net income in 2024 (up from  
\$157,00 net income in 2023)



# LOOKING FORWARD

Building on the momentum of recent accomplishments, Lonsdale Energy is entering 2025 with a clear focus on growth, innovation, and sustainability. The coming year will be pivotal as we continue to expand our low-carbon energy network and improve how we serve our customers, partners, and the broader community.

A key infrastructure milestone in 2025 will be the completion of major projects at Harbourside. Construction will begin on the new sewer heat recovery centre, following the completion of its detailed design. In parallel, we will complete the new electric energy centre, further enhancing the flexibility and resilience of our network.





In 2025, we will also finalize our Clean Energy Action Roadmap (CLEAR), a comprehensive strategy that defines our path to net-zero emissions by 2050. The roadmap will outline the investments, technologies, and partnerships needed to meet our long-term climate goals while maintaining reliable, affordable energy service.

To ensure we're meeting the needs of our customers, we will issue our first customer satisfaction survey in 2025. The feedback gathered will help us identify ways to improve service delivery and enhance the overall customer experience.

As we look to the future, Lonsdale Energy remains committed to delivering clean, reliable energy solutions that support the City's climate targets and benefit the people of North Vancouver. With innovation, collaboration, and a bold vision for 2025 and beyond, we are building a brighter, more sustainable tomorrow.



# KEY STATISTICS 2024

Each year, we track important numbers to monitor our growth, performance, and emissions.

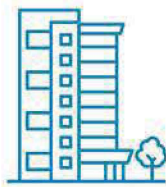
The following statistics are effective up to December 31, 2024.

## NETWORK CONNECTIONS



**119**

Total building connections



**58**

Residential



**33**

Mixed Use



**16**

Institutional

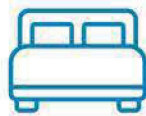


**12**

Commercial

**26%**

**CITY  
RESIDENTS  
SERVED**



**1,100**

Residential suites added



**2,310**

Residents added



**17,900**

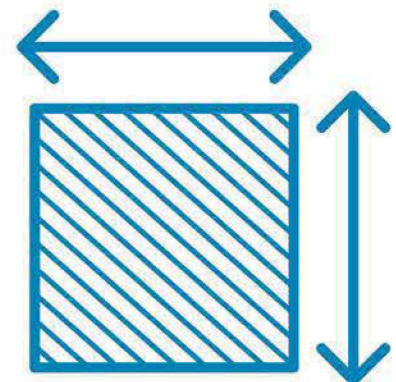
Total residents as customers

**1.67 million**

Gross floor area added in 2024 (sq. ft.)

**9.93 million**

Total gross floor area served (sq. ft.)





## CUSTOMER ENERGY USE



35 MW  
**Peak heating  
capacity**

82,600 MWh  
**Total heating  
delivered**

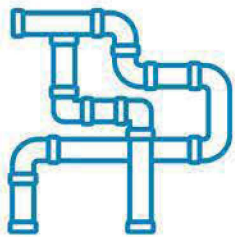


1.2 MW  
**Peak cooling  
capacity**

2,200 MWh  
**Total cooling  
delivered**



**99%**  
Reliability rate

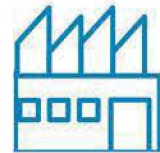


**500 metres**

Network length added in 2024

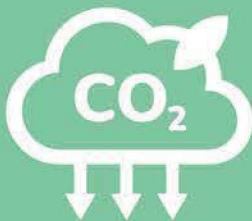
**15.2 kilometres**

Total network length



**8**  
Number of  
energy centres

LONSDALE ENERGY RUNS WESTERN CANADA'S LARGEST  
MUNICIPAL COMMUNITY ENERGY NETWORK.



Emission  
intensity  
(kg/CO<sub>2</sub>/MWh)

<b>218</b>	<b>218</b>	<b>187</b>	<b>189</b>	<b>179</b>
2020	2021	2022	2023	2024

GHG emission intensity tells us how much carbon dioxide (CO<sub>2</sub>) is released for every unit of energy we deliver, measured in kilograms per megawatt-hour (kg CO<sub>2</sub>/MWh).

It helps us understand how clean our energy is. The lower the number, the better — it means we're producing heat in a way that creates fewer emissions and has less impact on the environment.

As we add more clean energy sources, our GHG emission intensity will significantly decrease.





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[www.lonsdaleenergy.ca](http://www.lonsdaleenergy.ca)

Financial Statements of

**LONSDALE ENERGY CORP.**

Year ended December 31, 2024

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## Independent Auditor's Report

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### To the Shareholders of Lonsdale Energy Corporation

#### Opinion

We have audited the financial statements of Lonsdale Energy Corporation (the "Entity"), which comprise the Statement of Financial Position as at December 31, 2024, and the Statements of Net and Comprehensive Income, Changes in Equity and Cash Flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2024, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards and International Accounting Standards as issued by the International Accounting Standards Board (IASB) and Interpretations (collectively IFRS Accounting Standards).

#### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*BDO Canada LLP*

Chartered Professional Accountants

Vancouver, British Columbia  
April 25, 2025

# LONSDALE ENERGY CORP.

## Statement of Financial Position

December 31, 2024, with comparative information for 2023


	Note	2024	2023
<b>Assets</b>			
Current assets:			
Cash		\$ 2,006,235	\$ 1,758,100
Accounts receivable	5	2,945,376	2,292,410
Prepaid expenses		137,248	141,207
		5,088,859	4,191,717
Plant and equipment	6(a)	39,916,189	36,745,283
Plant and equipment under construction	6(b)	9,544,715	3,742,344
Supplies for the distribution system and general equipment	6(c)	583,365	481,149
Intangible assets	7	730,288	590,660
Right of use assets	8	411,851	-
		\$ 56,275,267	\$ 45,751,153
<b>Liabilities and Shareholder's Equity</b>			
Current liabilities:			
Accounts payable and accrued liabilities		\$ 2,350,552	\$ 1,772,895
Due to the City of North Vancouver	9(a)	1,036,415	1,107,755
Line of Credit	10	-	2,000,000
Security deposits		997,500	797,500
Current portion of loan from City of North Vancouver	9(b)	1,255,000	1,010,000
Current portion of deferred contributions	11	890,322	932,533
Current portion of lease liability	8	65,110	-
		6,594,899	7,620,683
Loan - City of North Vancouver	9(b)	25,062,804	25,612,804
Loans - Canadian bank	10	8,040,000	-
Deferred contributions	11	11,147,007	7,688,372
Lease liabilities	8	359,746	-
		51,204,456	40,921,859
Shareholder's equity:			
Share capital	12	2,000,010	2,000,010
Contributed surplus	13	2,299	3,669
Retained earnings		3,068,502	2,825,615
		5,070,811	4,829,294
Commitments and contingencies (Note 17)			
		\$ 56,275,267	\$ 45,751,153

See accompanying notes to financial statements.

Approved on behalf of the Board:



Director



Director

# LONSDALE ENERGY CORP.

## Statement of Net and Comprehensive Income

Year ended December 31, 2024, with comparative information for 2023

	<i>Note</i>	2024	2023
Revenue	14 & 15	\$ 9,508,282	\$ 8,578,865
Cost of sales		4,352,167	4,305,995
		5,156,115	4,272,870
Operating expenses:			
Plant operation and maintenance		305,209	347,137
Depreciation		1,979,442	1,911,242
General and administrative	16	2,664,458	2,193,584
		4,949,109	4,451,963
Contributions and financing costs:			
Contributions	15	973,051	1,040,587
Finance income		169,091	93,472
Finance costs	9(b) & 10	(1,052,261)	(798,088)
		89,881	335,971
Net income and comprehensive income		\$ 296,887	\$ 156,878

See accompanying notes to financial statements.

# LONSDALE ENERGY CORP.

## Statement of Changes in Equity

Year ended December 31, 2024, with comparative information for 2023

	Share capital	Contributed surplus	Retained earnings	Shareholder's equity
Balance, December 31, 2022	\$ 2,000,010	\$ 111,723	\$ 2,714,637	\$ 4,826,370
Net income and comprehensive income	-	-	156,878	156,878
Cash dividends	-	-	(45,900)	(45,900)
Contributed Surplus funded initiatives (Note 13)	-	(108,054)	-	(108,054)
Balance, December 31, 2023	2,000,010	3,669	2,825,615	4,829,294
Net income and comprehensive income	-	-	296,887	296,887
Cash dividends (Note 12)	-	-	(54,000)	(54,000)
Contributed Surplus funded initiatives (Note 13)	-	(1,370)	-	(1,370)
Balance, December 31, 2024	\$ 2,000,010	\$ 2,299	\$ 3,068,502	\$ 5,070,811

See accompanying notes to financial statements.



# LONSDALE ENERGY CORP.

## Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Cash provided by (used in)		
Operations:		
Net income	\$ 296,887	\$ 156,878
Adjustments for:		
Depreciation	2,008,573	1,911,242
Recognition of deferred contributions	(973,288)	(1,040,587)
Net finance cost	883,170	704,616
Loss on disposal of plant and equipment	23,745	30,197
Change in non-cash operating working capital:		
Accounts receivable	(652,966)	515
Prepaid expenses	3,959	(19,225)
Accounts payable and accrued liabilities	577,657	657,072
Due to the City of North Vancouver	(71,340)	(14,167)
Security deposits	200,000	140,000
Net cash from operating activities	2,296,397	2,526,541
Investing:		
Purchase of plant and equipment (including supplies for the distribution system put into use)	(10,860,874)	(4,538,853)
Change in supplies for distribution system	(102,217)	155,774
Purchase of intangible assets	(252,668)	(52,452)
Interest received	169,091	93,472
Net cash used in investing activities	(11,046,668)	(4,342,059)
Financing:		
Contributions received	4,388,343	1,738,524
Proceeds from loans from Canadian bank	8,040,000	-
Line of credit	(2,000,000)	2,000,000
Repayments of loans from the City of North Vancouver	(1,020,000)	(1,080,282)
Proceeds from loans from the City of North Vancouver	715,000	1,050,000
Dividends paid to the City of North Vancouver	(54,000)	(45,900)
Payments of lease liability	(26,595)	-
Interest paid	(1,044,342)	(798,088)
Net cash from financing activities	8,998,406	2,864,254
Increase in cash	248,135	1,048,736
Cash, beginning of year	1,758,100	709,364
Cash, end of year	\$ 2,006,235	\$ 1,758,100

See accompanying notes to financial statements.

# LONSDALE ENERGY CORP.

## Notes to Financial Statements

Year ended December 31, 2024

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### 1. Reporting entity:

Lonsdale Energy Corp. (the "Company") is domiciled in Canada and was incorporated under the Business Corporations Act (British Columbia) on July 7, 2003 and commenced development activities thereafter and commercial operations on March 1, 2004. Since inception, the efforts of the Company have been devoted to the development and operation of a district energy system in the City of North Vancouver which generates and distributes thermal energy to its customers. The Company is also dedicated to lowering greenhouse gas emissions in the community. The address of the Company's registered office is Suite E, 15 Chesterfield Place, North Vancouver, British Columbia, V7M 3K3.

The Company is a wholly owned subsidiary of The Corporation of the City of North Vancouver (the "City"), the parent organization. The full financial statements of the City are produced and made publicly available by the City.

Under Section 149(1)(d) of the Income Tax Act, the Company is exempt from income and capital taxes by virtue of the fact that it is a wholly owned subsidiary of the City.

### 2. Basis of presentation:

#### (a) Statement of compliance:

The financial statements have been prepared in accordance with International Financial Reporting Standards and International Accounting Standards as issued by the International Accounting Standards Board (IASB) and Interpretations (collectively IFRS Accounting Standards).

The financial statements were authorized for issue by the Board of Directors on April 24, 2025.

#### (b) Basis of measurement:

The financial statements have been prepared on the historical cost and a going concern basis. The going concern basis of presentation assumes the Company will continue in operation for the foreseeable future and will be able to realize its assets and settle its liabilities and commitments in the normal course of business.

Management believes that, based on its current cash flow forecasts and the continued and on-going availability of financing, when and if required, to fund future capital requirements that the Company will be able to operate for the foreseeable future.

#### (c) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is the Company's functional currency.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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## 2. Basis of presentation (continued):

### (d) Critical accounting judgements and estimates:

The preparation of the financial statements in conformity with IFRS Accounting Standards requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

Note 5 and 18 - valuation of accounts receivable

Note 4(a), 4(h), and 6 - useful lives of plant and equipment and valuation of plant and equipment

Note 4(b) and 7 - useful lives of intangible assets

## 3. Adoption of new accounting standards:

There are no new accounting standards, interpretations and/or amendments impacting the Company that have been adopted for the accounting year beginning on January 1, 2024 which have given rise to changes in the Company's accounting policies or resulted in any material changes to the measurement or presentation of any items in the Company's financial statements, but affect the disclosure of accounting policies of the Company.

## 4. Material accounting policies:

### (a) Plant and equipment, supplies for the distribution system:

#### (i) Recognition and measurement:

Items of plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets include the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and borrowing costs on qualifying assets.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 4. Material accounting policies (continued):

### (a) Plant and equipment, supplies for the distribution system (continued):

The supplies for the distribution system are capital items, not for resale, which have yet to be used in the construction of the distribution system infrastructure, and accordingly, are not amortized until installed and available for use.

Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When significant parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

Gains and losses on disposal of an item of plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of plant and equipment and are recognized net within other income in profit or loss.

### (ii) Depreciation:

Depreciation is calculated over the depreciable amount, which is the cost of an asset less its residual value.

Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Depreciation of the various components of the general equipment and sections of the distribution system starts once a component/section is available for use at the following rates on a straight-line basis for the current and comparative periods:

Asset	Rate
Distribution system	2.5%
Communication system	4.0%
General equipment	5.0%
Computer and office equipment	20.0%

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted if appropriate.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 4. Material accounting policies (continued):

### (b) Software assets:

Software assets, less their estimated residual values, are amortized on a straight-line basis. Depreciation of the software assets starts once the software is available for use at the following rate on a straight-line basis for the current and comparative periods:

Asset	Rate
Software	10.0%

The estimated useful lives, amortization method, and residual value of each asset are evaluated annually or more frequently if required, and are adjusted, if appropriate.

### (c) Right of use assets and lease liabilities:

For contracts that contain a lease, the Company recognizes a right-of-use asset and a lease liability on the Statement of Financial Position. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs, any costs to dismantle and remove the asset, and any payments made prior to the commencement of the lease net of any incentives received. The Company depreciates a right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. Depreciation of the right-of-use asset is recognized in profit or loss.

At the commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the Company's incremental borrowing rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It will be remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. Interest costs related to the lease liability are recognized in profit or loss.

### (d) Revenue recognition:

The Company recognizes revenue when it transfers control over a promised good or services, which constitutes a performance obligation under the contract, to a customer and where the Company is entitled to consideration as a result of completion of the performance obligation. Depending on the terms of the contract with the customer, revenue recognition can occur at a point in time or over time. When a performance obligation is satisfied, revenue is measured at the transaction price that is allocated to that performance obligation. Revenue is recognized over time generally using output as a measure or progress (i.e. kilowatt hours delivered) as the Company's customers simultaneously receive and consume energy. Energy sales are based on fixed rates and variable rates which are based on monthly meter readings and are billed on a cyclical basis. Revenue is accrued for energy delivered but not yet billed where collection of the relevant receivable is probable, persuasive evidence of an arrangement exists and the



# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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## 4. Material accounting policies (continued):

### (d) Revenue recognition (continued):

sales price is fixed or determinable and it is highly probable that a subsequent change in its estimate would result in a significant revenue reversal.

Application fees are calculated based on a percentage of the value of a development. Revenue is earned and recognized annually on an accrual basis over the three-year period services are provided.

Connection fee revenues are determined based on the capacity requirements planned for a development and are initially deferred and recognized in profit or loss on a systematic basis consistent with the depreciation of the asset.

### (e) Government grants:

Government grants are recognized initially as deferred contributions at fair value when there is reasonable assurance that they will be received, and the Company will comply with the conditions associated with the grant. Grants that compensate the Company for operating expenses incurred are initially deferred and recognized in statement of net and comprehensive income as other income in the same periods in which the expenses are recognized. Grants that compensate the Company for the cost of an asset are initially deferred and recognized in profit or loss on a systematic basis consistent with the depreciation of the of the asset, over the useful life of the asset when put into use.

### (f) Finance income and finance costs:

Finance income comprises of interest on funds invested. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions, and impairment losses recognized on financial assets. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in profit or loss using the effective interest method.

### (g) Financial instruments:

#### (i) Financial assets:

The Company has the following financial assets: cash and trade receivables.

The Company initially recognizes cash and accounts receivable on the date on which they are originated. Cash and trade receivable are initially measured at fair value and are subsequently classified and measured at amortized cost, using the effective interest rate method, because they solely meet the payments of principal and interest criterion and are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows. The carrying amount is reduced through the use of a loss allowance and the amount of the related loss allowance is recognized in profit or loss (Note 5(c)). Subsequent recoveries of receivables and unbilled service revenue previously provisioned are credited to profit or loss.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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## 4. Material accounting policies (continued):

### (g) Financial instruments (continued):

#### (i) Financial assets (continued):

Due to its short-term nature, the carrying amounts of accounts receivable approximates their fair value.

#### (ii) Financial liabilities:

The Company initially recognizes financial liabilities on the date that they are originated. All other financial liabilities are recognized initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

Such financial liabilities are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortized cost using the effective interest method.

The Company derecognizes a financial liability when its contractual obligations are discharged, cancelled or expire.

The Company has the following financial liabilities: accounts payable and accrued liabilities, due to the City of North Vancouver, security deposits, a line of credit, a loan from City of North Vancouver, and a loan from a Canadian bank.

Financial assets and liabilities are offset, and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

### (h) Impairment of long-lived assets:

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

The Company's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 4. Material accounting policies (continued):

### (h) Impairment of long-lived assets (continued):

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. The impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

### (i) New standards and interpretations not yet adopted:

At the date of authorization of these financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective and have not been adopted early by the Company. Management anticipates that all the relevant pronouncements will be adopted in the Company's accounting policies for the first period beginning after the effective date of the pronouncement.

The following is a summary of recent relevant accounting pronouncements which have not yet been adopted by the Company:

#### (i) IFRS 18 *Presentation and Disclosure in Financial Statements*

IFRS 18 Presentation and Disclosure in Financial Statements was issued in April 2024 to replace IAS 1 Presentation of Financial Statements. IFRS 18 aims to improve financial reporting by: requiring additional defined subtotals in the statement of profit or loss; requiring disclosures about management-defined performance measures; and adding new principles for the aggregation and disaggregation of items

It is mandatory to adopt IFRS 18 on or after January 1, 2027, however companies may choose to apply IFRS 18 before the mandatory effective date. The Company will assess IFRS 18 for material impact prior to adoption.

## 5. Accounts receivable:

	2024	2023
Trade receivables	\$ 2,947,331	\$ 1,883,717
Sales tax receivable	(1,955)	408,693
	<u>\$ 2,945,376</u>	<u>\$ 2,292,410</u>

The Company settles the receivables due from the City separate from its payment of the amounts due to the City (Note 9(a)). As a result, the outstanding receivables and payables due from/to the City are recorded on a gross basis. Included in trade receivables is a balance of \$251,427 (2023 - \$52,908) for amounts due to the Company for contracts for energy sales to City buildings and one-time contributions.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 5. Accounts receivable (continued):

The aging of trade receivables at the reporting date was:

	2024	2023
(a) Utilities		
Current	\$ 1,554,902	\$ 1,264,875
Past due 30-60 days	157,496	13,219
Past due 61-90 days	9,156	6,812
Past due greater than 90 days	39,941	51,951
(b) Application fees		
Current	\$ -	\$ -
Past due 30-60 days	-	-
Past due 61-90 days	65,002	-
Past due greater than 90 days	-	-
(c) Other		
Current	\$ 900,831	\$ 546,860
Past due 30-60 days	220,003	-
Past due 61-90 days	-	-
Past due greater than 90 days	-	-
	<b>\$ 2,947,331</b>	<b>\$ 1,883,717</b>

### (a) Utilities

Included in utilities are trade receivables for the monthly provision of space heating, space cooling and domestic hot water services.

### (b) Application fees

Included in application fees are trade receivables for 0.15% of the construction value of new developments connecting to the Company's district energy system. These trade receivables cover multiple phases of developments, and the developers are offered the option of paying fees separately by phase. Phased payments can result in the potential for longer aging of trade receivables. These trade receivables are still expected to be collected within one year.

### (c) Other

Included in other, are trade receivables such as the connection fees from new customers or contributions from developers for additional infrastructure.

The Company measures the loss allowance using the simplified method at an amount equal to the lifetime expected credit loss (ECL) for trade receivables. The ECL is an estimation of loss in the event of default of the trade receivable arising from default events occurring in the lifetime of the instrument. The lifetime ECL is estimated based on historical default rates and forward-looking trends in the energy and real estate industry.

No loss allowance has been made in relation to the collectability of accounts receivable as at December 31, 2024 and 2023 as the impact is expected to be trivial.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 6. Plant and equipment:

(a) The Company's plant and equipment consists of the following:

	Distribution system	General equipment	Total
<u>Cost</u>			
Balance as at December 31, 2023	\$ 31,722,641	\$ 19,938,136	\$ 51,660,777
Additions	4,107,540	950,963	5,058,503
Disposal	-	(23,745)	(23,745)
Balance as at December 31, 2024	\$ 35,830,181	\$ 20,865,354	\$ 56,695,535
<u>Accumulated depreciation</u>			
Balance as at December 31, 2023	\$ 6,086,296	\$ 8,829,198	\$ 14,915,494
Depreciation	934,988	928,864	1,863,852
Disposal	-	-	-
Balance as at December 31, 2024	\$ 7,021,284	\$ 9,758,062	\$ 16,779,346
<u>Net book value</u>			
At December 31, 2023	\$ 25,636,345	\$ 11,108,938	\$ 36,745,283
At December 31, 2024	\$ 28,808,897	\$ 11,107,292	\$ 39,916,189



# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 6. Plant and equipment (continued):

(b) The Company's plant and equipment under construction consists of the following:

	Distribution system	General equipment	Total
<u>Cost</u>			
Balance as at December 31, 2023	\$ 2,412,336	\$ 1,330,008	\$ 3,742,344
Additions	7,897,472	2,903,961	10,801,433
Reclassified to plant and equipment	(4,055,350)	(943,712)	(4,999,062)
Balance as at December 31, 2024	\$ 6,254,458	\$ 3,290,257	\$ 9,544,715

Assets under construction represent work completed on plant and equipment during the year for assets which have not yet been put into use. Consequently, they are not being amortized.

(c) Supplies for the distribution system and general equipment represent \$583,365 (2023 - \$481,149) of plant and equipment, which have not yet been installed or used for the district energy system. Consequently, they are not being amortized.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 7. Intangible assets:

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### Cost

Balance, at December 31, 2023	\$ 1,238,902
Additions	252,668
Balance, at December 31, 2024	\$ 1,491,570

### Accumulated Depreciation

Balance, at December 31, 2023	\$ 648,242
Depreciation	113,040
Balance, at December 31, 2024	\$ 761,282

### Net book value

At December 31, 2023	\$ 590,660
At December 31, 2024	\$ 730,288

In 2014, the Company initiated the replacement and upgrade of the central control system in the Lower Lonsdale service area as well as acquiring a new financial reporting system software. The new financial reporting system was put into service in March 2015 and is being amortized over its estimated useful life of 10 years. The control system was put into service in July 2016 and is being amortized over its estimated useful life of 10 years. In 2017, the Company undertook further controls upgrades for the Harbourside and Central Lonsdale service areas, which were put into service in September 2017 and January 2019, respectively. Since then, new customers have been added to the control system as they have been connected to the district energy system.

Historically, intangible assets have primarily been made up of customer software developed for the Company's Supervisory Control and Data Acquisition system (SCADA). In 2024, the Company began development of intellectual property to improve operations and develop strategy that will enhance financial and environmental benefits, which is also included as intangible assets.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 8. Right-of-use asset and lease liability:

### Right-of-use asset cost

Balance, at December 31, 2023	\$	-
Additions		443,532
Balance, at December 31, 2024	\$	443,532

### Accumulated Depreciation

Balance, at December 31, 2023	\$	-
Depreciation		(31,681)
Balance, at December 31, 2024	\$	(31,681)

### Net book value

At December 31, 2023	\$	-
At December 31, 2024	\$	411,851

The Company has entered into a lease for its office space at 15 Chesterfield Place. This lease is recognized on the Statement of Financial Position as a right-of-use asset and lease liability. The lease agreement is with the City of North Vancouver and restricts the use of the asset as office space. The lease provides terms to renew on an annual basis and the Company has assessed a 70-month term expiring in 2030 on the basis of five renewal options being exercised. An incremental borrowing rate of 4.35% has been assessed based on the borrowing available to the Company. The lease agreement requires that payments are adjusted annually by the Lower Mainland CPI, which was considered in the calculation of the lease liability.

	2024	2023
Lease liability, beginning of year	\$ 0	\$ 0
Additions	443,532	-
Interest expense	7,919	-
Lease payments	(26,595)	-
Lease liability, end of year	\$ 424,856	\$ 0

As at December 31, 2024, the Company is recognizing \$65,110 of the lease liability as current portion for next year's interest and payments, with the remaining \$359,746 classified as a long-term liability.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 9. Due to the City of North Vancouver:

### (a) Due to the City of North Vancouver:

The amount due to the City of \$1,036,415 (2023 - \$1,107,755) arises from operating expenses paid by the City on behalf of the Company. The amounts outstanding as at December 31, 2024 are expected to be repaid as part of the ongoing operations of the Company. The amount due to the City is non-interest bearing, unsecured and due on demand.

### (b) Loans from the City of North Vancouver:

	2024	2023
Demand promissory note	\$ 26,317,804	\$ 26,622,804

On August 1, 2023, a five-year non revolving demand term loan was issued by the City to borrow a maximum of \$35,632,966. This Promissory Note replaced and nullified all previous Promissory Notes issued by the City to the Company. The loan matures on August 1, 2028 and bears interest at 3.51% per annum. As at December 31, 2024 an amount of \$26,317,804 remains due to the City. During the year, the Company drew \$715,000 (2023 - \$1,050,000) from this promissory note. After considering the principal payments of \$5,389,162 made to date, the remaining funding available to the Company under the terms of the agreement is \$3,926,000, which the Company expects to draw on for future asset construction.

Although the term loans are due on demand or at loan maturity on August 1, 2028, with the exception of an amount of \$1,255,000 (2023 - \$1,010,000), the amounts have been classified as a non-current liability as the City has, per Council resolution, committed to providing the Company with a twelve-month notice period for any reimbursements of the loan requested in advance of the planned repayment schedule based on management's forecast.

In 2024, \$1,020,000 (2023 - \$1,080,282) was repaid to the City towards the principal of the loan. Interest expense of \$949,358 (2023 - \$798,088) related to amount Due to the City of North Vancouver are included in finance costs in the Statement of Net and Comprehensive Income.

## 10. Due to Canadian Bank:

In 2023, the Company negotiated a credit agreement with a Canadian Bank which was executed on December 22, 2023. Included in this credit agreement was a line of credit revolving facility. The borrowing purpose of this facility is for general corporate purposes. The Company may borrow, repay and reborrow up to \$2,000,000 of the amount of this facility. In 2023, the Company drew \$2,000,000 from the line of credit, which was extended on June 30, 2024, and repaid on December 11, 2024. The line of credit bears an interest rate at bank prime plus 0.30%



# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 10. Due to Canadian Bank (continued):

and the Bank may extend it on June 30, 2025, for not more than one year after the current maturity date.

Additionally, the credit agreement provides a revolving facility up to \$24,000,000, which is separated into two tranches of \$12,000,000. The first tranche provides funding for the Company's Green Projects only in accordance with the Green Loan Objective established by the Bank within the agreement. The objective is to reduce 8,067 tonnes of CO<sub>2</sub> emissions (tCO<sub>2</sub>e) in 2030 and 207,719 tCO<sub>2</sub>e over the expected 25 year life of the project related to the first tranche. During the year, the Company drew \$1,945,000 (2023 - \$0) from the first tranche. The second tranche provides funding to finance certain other capital expenditures of the Company. During the year, the Company drew \$6,095,000 (2023 - \$0) from the second tranche. The revolving facility bears an interest rate at bank prime plus 0.30%, as at December 31, 2024, the rate was 5.75%. On December 23, 2024, 3,035,000 was converted to a long-term loan with a term of 25 years and an interest rate of 4.13%. Repayment for borrowing under this facility commences at the earlier of 3 years from the advance date or project completion and is based on a maximum term of 25 years. It is expected that all of the projects related to this facility will be completed by the end of 2027.

Security for the borrowings include a general security agreement constituting a first ranking security interest in all personal property of the Company. The Company has also agreed to a financial covenant with the Bank that it will maintain a ratio of Funded Debt to Total Capital of not greater than 0.65:1. As at December 31, 2024, the Company was in compliance with this covenant. Additionally, the City entered into a subordination agreement in favour of the bank, which permits payments of principal, interest, and dividends to the City by the borrower provided that no default or event of default exists under the Company's agreement with the Bank.

## 11. Deferred contributions:

	2024	2023
(a) Green Municipal Investment Fund Project Grant	\$ 575,883	\$ 657,377
(b) Gas Tax Agreement – Innovation Fund	651,253	675,651
(c) Infrastructure Stimulus Fund Grant	69,228	71,311
(d) Solar Water Installation	68,301	81,961
(e) CleanBC Communities Fund Grant	275,181	-
(f) Contributions from developers and new customers	10,078,683	6,930,977
(g) Contributions from utility companies	318,800	203,628
	12,037,329	8,620,905
Current portion	(890,322)	(932,533)
Non-current portion	\$ 11,147,007	\$ 7,688,372

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 11. Deferred contributions (continued):

### (a) Green Municipal Investment Fund Project Grant:

In 2005, the City and the Federation of Canadian Municipalities (FCM) entered into an agreement whereby FCM provides a grant from the Green Municipal Investment Fund. The grant provides for 25% of the eligible costs, to a maximum of \$2,000,000, related to the construction of the mini-plants, distribution system and project soft costs such as those related to intangible assets, development costs and pre-operating costs. The Company has received the maximum eligible grant of \$2,000,000.

The contribution is recognized over the useful life of the related assets. The portion of the grant that is not recognized as revenue is recorded as deferred contribution.

The following table summarizes the amount recognized as of December 31:

	2024	2023
Deferred contribution - FCM Grant, beginning of year	\$ 657,377	\$ 738,869
Revenue recognized from grant	(81,494)	(81,492)
Deferred contribution - FCM Grant, end of year	\$ 575,883	\$ 657,377

### (b) Gas Tax Agreement - Innovation Fund:

In 2009, the City and the Union of British Columbia Municipalities (UBCM) entered into an agreement whereby UBCM provided a grant from the Gas Tax Innovation Fund. The grant provides for 100% of the eligible costs, to a maximum of \$973,750 related to the construction of a section of the distribution system in Central Lonsdale. The Company has received the maximum eligible grant of \$973,750.

The contribution is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date the section covered under the grant is available for use. The portion of the grant that is not recognized as revenue is recorded as deferred contribution.

The following table summarizes the amount recognized as of December 31:

	2024	2023
Deferred contribution - Gas Tax Grant, beginning of year	\$ 675,651	\$ 700,049
Revenue recognized from grant	(24,398)	(24,398)
Deferred contribution - Gas Tax Grant, end of year	\$ 651,253	\$ 675,651

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 11. Deferred contributions (continued):

### (c) Infrastructure Stimulus Fund Grant:

In 2011, the City and the Province of British Columbia (Province) entered into agreement whereby the Province provides a grant from the Infrastructure Stimulus Fund. The grant provides for 66.66% of the eligible costs, to a maximum of \$83,332 related to the construction of a section of the distribution system in Central Lonsdale. The maximum contribution of \$83,332 was received in 2011.

The contribution is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date the section completed under the grant is available for use. Depreciation of this section of the distribution system started to be recognized as of November 1, 2017 resulting in the commencement of revenue recognition.

The following table summarizes the amount recognized as of December 31:

	2024	2023
Deferred contribution - Infrastructure Stimulus Fund Grant, beginning and end of year	\$ 71,311	\$ 73,395
Revenue recognized from grant	(2,083)	(2,084)
Deferred contribution – Infrastructure Stimulus Fund Grant, end of year	\$ 69,228	\$ 71,311

### (d) Solar Water Installation:

In 2010, the City transferred the ownership of the Solar Panels to the Company which involved the transfer of all costs incurred and contributions received that were associated with the project.

The City had incurred a total of \$347,150 in project costs and received two grant contributions from the Federal Government and the Province towards the project for a total of \$273,202. The contributions are recognized over the useful life of the solar panels at rate of 5% per year.

The following table summarizes the amount recognized as of December 31:

	2024	2023
Deferred contribution - Solar Water Installation, beginning of year	\$ 81,961	\$ 95,621
Revenue from contributions recognized	(13,660)	(13,660)
Deferred contribution - Solar Water Installation, end of year	\$ 68,301	\$ 81,961

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 11. Deferred contributions (continued):

### (e) CleanBC Communities Fund Grant:

In 2024, the Company and the Province of British Columbia (Province) entered into agreement whereby the Province provides a grant from the Clean BC Communities Fund. The grant provides for 73.33% of the eligible costs, to a maximum of \$17,548,602 related to the construction of the North Vancouver Interceptor Sewer Heat Recovery Project.

The contributions will be recognized over the useful life of the plant at a rate of 5.0% per year from the date the plant is put into use.

The following table summarizes the portion of eligible costs that has been contributed as of December 31:

	2024	2023
Deferred contribution – CleanBC Communities Fund		
Grant, beginning and end of year	\$ -	\$ -
Contributions	275,181	-
Revenue recognized from grant	-	-
Deferred contribution – CleanBC Communities Fund		
Grant, end of year	\$ 275,181	\$ -

### (f) Contributions from developers and new customers:

Prior to connection of a development, the Company receives contributions from developers, in the form of application fees, for engineering services rendered during the permitting process, as well as for a period of eighteen months after occupancy has been achieved to monitor the building system's performance. This period is to ensure the in-building system performs in accordance with the Hydronic Heat Energy Bylaw (Bylaw No. 7575) and meets the Company's district energy system requirements. The contributions are recognized over a three-year period which includes eighteen months for services during the permitting process and eighteen months for performance monitoring and related activities.

The Company also includes the connection fees received as part of the initial connection of a building to the system in the contributions from developers and new customers. These fees and general contributions (see below) are linked to the cost of the initial connection including installation of the building heat exchanger. The contributions are recognized over the useful life of the general equipment at a rate of 5% per year from the date of connection of the building. This amount includes compensation of \$98,493 and \$23,676 received in 2016 and 2017 respectively, from the City for service connection rebates granted to rental buildings.

The Company recognizes general contributions received as part of initial connection, such as the amounts reimbursed by developers to the Company for costs to construct or acquire property and equipment, in deferred contributions from developer and new customers. Revenue from the contribution is recognized over the useful life of the distribution system (at a

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 11. Deferred contributions (continued):

rate of 2.5%) or equipment (at a rate of 5%) asset on an annual basis from the date the asset is put into use.

The following table summarizes the amount recognized as of December 31:

	2024	2023
Deferred contribution from developers and new customers, beginning of year	\$ 6,930,977	\$ 6,190,603
Contributions	3,978,161	1,531,561
Revenue recognized from contributions	(830,455)	(791,187)
Deferred contribution, end of year	\$ 10,078,683	\$ 6,930,977

### (g) Contribution from utility companies:

- (i) In 2009, the City received funding under the Efficient Boiler Program administered by Fortis Gas Inc. of \$54,586. The contribution is recognized over the useful life of the boilers at a rate of 5% per year.
- (ii) In 2023, the Company received funding under the Product Rebate Program administered by FortisBC of \$71,964 and \$135,000 for boilers added to the district energy system. These contributions are recognized over the useful life of the respective boilers at a rate of 5% per year.
- (iii) In 2024, the Company received funding under the Product Rebate Program administered by FortisBC of \$135,000 for boiler additions. These contributions are recognized over the useful life of the respective boilers at a rate of 5% per year.

The following table summarizes the amount recognized as of December 31:

	2024	2023
Deferred contribution from utility companies, beginning of year	\$ 203,628	\$ 16,376
Contributions	135,000	206,964
Revenue recognized from contributions	(19,828)	(19,712)
Deferred contribution from utility companies, end of year	\$ 318,800	\$ 203,628



# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 12. Share capital:

The authorized capital of the Company consists of an unlimited number of voting common shares without par value. As of December 31, 2024, a total of 2,001,000 shares were issued and outstanding to the Company's sole shareholder, the City, for a value of \$2,000,010 (2023 - \$2,000,010). There were no changes in share capital during the year.

Dividends issued amounted to \$54,000 (2023 - \$45,900), were approved by the Board on December 13, 2024, and were paid to the City.

## 13. Contributed Surplus:

### (a) Contributed Surplus – Corporate

In July 2008, the City provided a \$100,000 contribution to the Company for the purpose of investigating business opportunities outside the municipality. During 2024, the Company spent \$1,370 on related activities and recognized this amount in the year.

	2024	2023
Deferred contribution - Solar Water Installation, beginning of year	\$ 3,669	\$ 100,000
Revenue from contributions recognized	(1,370)	(96,331)
Deferred contribution - Solar Water Installation, end of year	\$ 2,299	\$ 3,669

### (b) Contributed Surplus – Community Energy Promotion

In April 2008, the City provided a \$11,722 in surplus funds from the Community Energy Conference to the Company for the purpose of funding promotional initiatives. During 2023, the Company spent more than this amount on related activities and recognized the full amount during that year.

	2024	2023
Deferred contribution - Solar Water Installation, beginning of year	\$ -	\$ 11,723
Revenue from contributions recognized	-	(11,723)
Deferred contribution - Solar Water Installation, end of year	\$ -	\$ -

## 14. Related parties:

The City has incurred expenses, including sales taxes, on behalf of the Company in the year of approximately \$2,976,895 (2023 - \$2,504,543) by providing staff, IT support, payroll support, purchasing material, and assisting in installation of the distribution system for the Company's benefit. These expenses are included in plant operation and maintenance, general and

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 14. Related parties (continued):

administrative, and additions to plant and equipment. Of this amount \$133,688 (2023 - \$106,344) has been capitalized to plant and equipment. Specifically, City staff has been involved in purchasing materials and backfill, disposal of site waste, and assisting in installation of components of the distribution system. Included in revenue for 2024 is \$309,160 (2023 - \$275,513) for heating and cooling services rendered by the Company to the City. Included in accounts receivable is a balance of \$251,427 (2023 - \$52,908) for amounts due to the Company for contracts for energy sales to City buildings and one-time contributions.

Included in the services provided to the Company by the City is key management personnel compensation, comprised of the chief executive officer; deputy director, customer connections and innovation; deputy director, project management and delivery; manager – engineering; manager – finance; and communications officer. These key management personnel are directly employed by the City and contracted to the Company based on an allocation of their compensation. For the year ended December 31, 2024, key management personnel compensation of \$1,133,779 (2023 - \$1,061,086) was included in the costs charged to the Company by the City. This includes services by key management personnel necessary to bring assets to working condition. Costs for services to bring assets to working condition have been attributed to the acquisition cost of the asset.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

## 15. Revenue:

	Note	2024	2023
Revenue from contracts with customers			
Energy sales		\$ 9,507,138	\$ 8,564,155
Miscellaneous revenue		1,144	14,710
		\$ 9,508,282	\$ 8,578,865
Revenue recognized from contributions			
Contributions from government	11(a)–(e), 13	\$ 123,004	\$ 229,688
Contributions from developers	11(f)	108,991	80,828
Connection fees	11(f)	256,142	224,992
Application fees	11(f)	465,086	485,367
Contributions from utility companies	11(g)	19,828	19,712
Total revenue recognized from contributions		\$ 973,051	\$ 1,040,587
Total revenue and contributions		\$10,481,333	\$ 9,619,452

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 16. General and administrative expenses:

	2024	2023
Administrative support	\$ 59,307	\$ 68,659
Financial services	58,408	49,425
Insurance	252,153	240,628
IT support	53,010	68,605
Miscellaneous	107,176	122,567
Professional services	189,712	142,210
Communications and marketing	36,819	-
Rent	43,366	49,379
Salaries	1,864,507	1,452,111
Total general and administrative expenses	\$ 2,664,458	\$ 2,193,584

## 17. Commitments and contingencies:

- (a) As at December 31, 2024, the Company has approximately \$4,731,955 (2023 - \$4,559,560) in open purchase and work orders relating to operation of the district energy system and construction of new assets.
- (b) On October 5, 2017, the Company entered in an agreement with Greater Vancouver Sewerage and Drainage District for the purchase of thermal energy from the new North Shore wastewater treatment plant currently under construction. Under the agreement, the Company will be obligated to purchase minimal quantities of energy from the new plant at a mutually agreed upon date between both parties when thermal energy will be available. The initial term of the agreement expires on the first of the month following the twentieth anniversary date of the first energy delivery; the agreement may be renewed for up to a maximum of four renewal terms. The cost of this future energy is based on an agreed upon pricing model. Due to delays in construction of the wastewater treatment plant no energy was delivered as at December 31, 2024.

## 18. Fair values:

### Financial Assets and Liabilities:

The Company uses the following hierarchy to determine and disclose fair value of financial instruments:

Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities;

Level 2 – Inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly; and

Level 3 – Inputs that are not based on observable market data, which are unobservable inputs.

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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## 18. Fair values (continued):

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company does not have any financial assets or liabilities that are carried at fair value.

The fair values of cash, accounts receivable, accounts payable and accrued liabilities, due to the City of North Vancouver, line of credit, and security deposits approximate their carrying values due to their short-term nature.

The fair value of the loan from the City of North Vancouver is equal to its carrying amount as the loan is due on demand.

## 19. Financial risk management:

### Overview

The Company has exposure to the following risks from its use of financial instruments:

- operational risk
- credit risk
- liquidity risk
- market risk

### Risk management framework:

Management has overall responsibility for the establishment and oversight of the Company's risk management framework.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits.

### Operational risk:

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's processes, personnel, technology, and infrastructure, and from external factors other than credit, market, and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Company's operations.

The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management. This responsibility is supported by the development of overall Company standards for the management of operational risk in the following areas:

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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## 19. Financial risk management (continued):

- requirements for appropriate segregation of duties, including the independent authorization of transactions;
- requirements for the reconciliation and monitoring of transactions;
- compliance with regulatory and other legal requirements;
- documentation of spending authority;
- ethical and business standards; and
- risk mitigation, including insurance when this is effective.

### Credit risk:

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Company's receivables from customers.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. Management has established a credit policy under which each new customer and developer must provide a security deposit that is held for 18 months following the issuance of a building occupancy permit.

As at December 31, 2024, \$39,941 (2023 - \$51,951) of accounts receivable exceeded 90 days. Management has performed an assessment on the collectability of these amounts and determined these amounts are collectible. The Company continues to actively monitor its exposure to credit risk.

### Liquidity risk:

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The financial statements have been prepared on a going concern basis, which contemplates the realization of assets and the settlement of liabilities in the normal course of business. The Company anticipates that its cash flows from operations and current grant agreements will be sufficient to satisfy its current obligations. The City provides financing to the Company through its formal related party loan which has a specified rate of interest and is repayable on demand with, as approved by Council, a twelve-month notice period for any reimbursements of the loan requested in advance of the planned repayment schedule. A Canadian Bank has provided financing through a commercial credit agreement, for which repayment will commence at the earlier of 3 years from the advance date or project completion.



# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

## 19. Financial risk management (continued):

As at December 31, 2024, financial liabilities have been classified as follows:

As at December 31, 2024	Carrying amount	Total contractual cash flows	Less than one year	1 to 5 years	More than 5 years
Loan - City of North Vancouver	\$ 26,317,804	\$ 26,317,804	\$ 1,255,000	\$ 25,062,804	-
Loans – Canadian bank	8,040,000	8,040,000	-	8,040,000	-
Accounts Payable and accrued liabilities	2,350,552	2,350,552	2,350,552	-	-
Due to the City of North Vancouver	1,036,415	1,036,415	1,036,415	-	-
Security deposits	997,500	997,500	-	997,500	-

As at December 31, 2023	Carrying amount	Total contractual cash flows	Less than one year	1 to 5 years	More than 5 years
Loan from City of North Vancouver	\$ 26,622,804	\$ 26,622,804	\$ 1,010,000	\$ 25,612,804	-
Loans – Canadian bank	2,000,000	2,000,000	2,000,000	-	-
Accounts Payable and accrued liabilities	1,772,895	1,772,895	1,772,895	-	-
Due to the City of North Vancouver	1,107,755	1,107,755	1,107,755	-	-
Security deposits	797,500	797,500	-	797,500	-

# LONSDALE ENERGY CORP.

Notes to Financial Statements (continued)

Year ended December 31, 2024

---

## 19. Financial risk management (continued):

### Market risk:

Market risk is the risk that changes in market prices, such as energy prices, interest rates and other rate risks, will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

- *Interest rate risk:*

In respect of financial assets, the Company's policy is to invest cash at fixed rates of interest in order to maintain liquidity. The loan from the City of North Vancouver bears a fixed rate of interest of 3.51%. The loan from the City of North Vancouver matures on August 1, 2028 and the Company is aware that the interest rate may be adjusted in line with market pricing at that time. The revolving credit facility bears a variable rate, however given it is the Company policy to take out funding for completed projects to fixed-term loans, the interest rate risk of this facility is mitigated.

- *Energy price risk:*

The Company is exposed to price risk associated with the purchase of natural gas. An increase of 10% of the cost of natural gas would generate a corresponding annualized increase to the Company's expenses of \$414,219 (2023 - \$410,344). The risk of energy price fluctuations is mitigated by the Company's policy of adjusting its commodity rates by an equal percentage of the energy price changes in accordance with the City's Bylaw No. 7575.

## 20. Capital management:

The Company's objective when managing capital is to safeguard the Company's ability to continue as a going concern to sustain future development of the business, so that it can provide returns for the shareholder and benefits for other stakeholders.

The Company considers the items included in shareholder's equity as capital. There were no changes in the Company's approach to capital management during the year.

**UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER**

**OF**

**LONSDALE ENERGY CORP.**

(the "Company")

in lieu of the annual general meeting

The undersigned, being the sole shareholder of the Company, hereby consents to and adopts in writing the following resolutions:

**ANNUAL MEETING MATTERS**

**RESOLVED THAT:**

1. the financial statements of the Company for the period ended December 31, 2024, made up of the statement of financial position, statement of comprehensive income, statement of changes in equity and statement of cash flows as at the end of that period and the report of the auditors thereon are hereby received and filed;
2. all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;
3. the number of Directors of the Company is hereby fixed at 4;
4. the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:  
  

Jessica McIlroy	Leanne McCarthy	Karsten Veng	Larry Sawrenko
-----------------	-----------------	--------------	----------------
5. BDO Canada LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the Directors; and
6. June 14, 2025, be and is hereby selected as the annual reference date for the Company for its current annual reference period.

**APPOINTMENT OF OFFICERS:**

**RESOLVED THAT:**

- I. The following persons be and are hereby confirmed as the officers of the Company holding the office or offices set out opposite their respective names at the pleasure of the shareholder or until they resign:

<u>Name</u>	<u>Office</u>
Larry Sawrenko	Chairperson of the Board and President
Jessica Ann McIlroy	Vice-Chair of the Board and Director at Large
Karsten Veng	Chief Executive Officer
Sean Wood	Secretary-Treasurer

**BE IT RESOLVED THAT** any one (1) director or officer of the Company be and is hereby authorized and directed for and on behalf of and in the name of the Company to do all such acts and things and to execute and deliver all such documents, instruments and writings which in the opinion of such officer or director may be necessary or advisable in order to give full effect to these resolutions and any such acts, executions or deliveries that have occurred prior to the date of these resolutions are hereby ratified and confirmed.

**DATED**, as of the 9<sup>th</sup> day of June, 2025.

**THE CORPORATION OF THE CITY OF NORTH  
VANCOUVER**

Per: \_\_\_\_\_  
Name:  
Title:

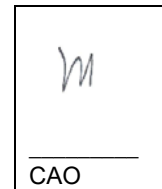
Per: \_\_\_\_\_  
Name:  
Title:

**Historical Income Statements for Years of Operation - 2020 to 2024**

Income Statement line description	2020	2021	2022	2023	2024
Revenue	\$ 6,418,511	\$ 7,538,894	\$ 8,796,481	\$ 8,578,865	\$ 9,508,282
Cost of Sales	\$ 2,405,710	\$ 3,292,352	\$ 4,734,300	\$ 4,305,995	\$ 4,352,167
Gross margin	\$ 4,012,801	\$ 4,246,542	\$ 4,062,181	\$ 4,272,870	\$ 5,156,115
Plant Operation and Maintenance	\$ 382,410	\$ 382,831	\$ 325,009	\$ 347,138	\$ 305,209
Depreciation	\$ 1,627,878	\$ 1,751,491	\$ 1,834,262	\$ 1,911,242	\$ 1,979,442
General and Administrative	\$ 895,126	\$ 1,435,982	\$ 1,834,991	\$ 2,193,584	\$ 2,664,458
Total - Operating Expenses	\$ 2,905,414	\$ 3,570,304	\$ 3,994,262	\$ 4,451,964	\$ 4,949,109
Income (loss) before other expenses	\$ 1,107,387	\$ 676,238	\$ 67,919	\$ (179,094)	\$ 207,006
Contributions	\$ 669,309	\$ 655,380	\$ 785,413	\$ 1,040,587	\$ 973,051
Finance income	\$ 94,106	\$ 82,709	\$ 120,585	\$ 93,472	\$ 169,091
Finance costs	\$ (698,885)	\$ (714,798)	\$ (706,877)	\$ (798,088)	\$ (1,052,261)
Subtotal	\$ 64,530	\$ 23,291	\$ 199,121	\$ 335,971	\$ 89,881
<b>Net Income and Comprehensive</b>					
<b>Income</b>	<b>\$ 1,171,917</b>	<b>\$ 699,529</b>	<b>\$ 267,040</b>	<b>\$ 156,877</b>	<b>\$ 296,887</b>
Cash Dividends	\$ (34,000)	\$ (33,000)	\$ (53,900)	\$ (45,900)	\$ (54,000)
<b>Retained Earnings (Net Accumulated Surplus/loss)</b>	<b>\$ 1,834,969</b>	<b>\$ 2,501,498</b>	<b>\$ 2,714,638</b>	<b>\$ 2,825,615</b>	<b>\$ 3,068,502</b>
Sales (MWh)	69,488	76,641	80,925	78,150	84,941
<b>Assets</b>	<b>\$ 40,147,661</b>	<b>\$ 41,048,701</b>	<b>\$ 42,189,615</b>	<b>\$ 45,751,153</b>	<b>\$ 56,275,267</b>
<b>Effective Price to Customers (\$/MWh)</b>	<b>\$ 91</b>	<b>\$ 97</b>	<b>\$ 108</b>	<b>\$ 108</b>	<b>\$ 111</b>
<b>GHG Emission Intensity (kgCO2/MWh)</b>	<b>218</b>	<b>218</b>	<b>187</b>	<b>189</b>	<b>179</b>
<b>Heat Sales from Low-Carbon Sources</b>	<b>1%</b>	<b>1%</b>	<b>15%</b>	<b>14%</b>	<b>19%</b>



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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER**  
**COUNCIL REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Shawna Peters, Manager, Projects and Initiatives

Subject: CHIBA DELEGATION VISIT TO COMMEMORATE 55<sup>TH</sup> ANNIVERSARY  
OF OUR SISTER CITY RELATIONSHIP 2025

Date: June 3, 2025 File No: 01-0110-01-0001/2025

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## **RECOMMENDATION**

PURSUANT to the report of the Manager, Projects and Initiatives, dated June 3, 2025, entitled "Chiba Delegation Visit to Commemorate 55<sup>th</sup> Anniversary of Our Sister City Relationship 2025":

THAT a budget of \$25,000 be approved from Sister Cities operating budget and Sister Cities Non-Statutory Reserve to support protocol activities for the upcoming delegation from Chiba to honour our 55<sup>th</sup> Sister City anniversary.

## **ATTACHMENT**

1. Timeline of the Sister City Relationship – Highlights (CityDocs [2550676](#))

## **SUMMARY**

Since 1970, the City of North Vancouver has enjoyed a Sister City relationship with the City of Chiba, Japan. Over the past 54 years, this long-standing relationship has been celebrated through delegations, youth exchange programs, and the exchange of gifts. 2025 will mark our 55<sup>th</sup> anniversary. A delegation from Chiba is coming in October 2025. A timeline of the Sister City relationship is in Attachment 1.

## **BACKGROUND**

The City will host a delegation from our Sister City, Chiba, in October. The primary purpose of this visit is to reaffirm the relationship between our cities and to exchange information regarding waterfront cities. This exchange will strengthen our international ties and provide valuable insights for both municipalities on waterfront development and

management. This report outlines the planned activities, responsibilities, and funding requirements for this important diplomatic event.

## **DISCUSSION**

The City is responsible for organizing and implementing various protocol activities during the visit, including:

- A learning session and formal delegation ceremony at City Hall
- A welcome reception and dinner
- Tours of waterfront amenities and Chiba Gardens
- Exchange of protocol gifts

### **Relationship Recognition Initiatives**

City staff will explore ways to honour the relationship with our Sister City through collaboration with local institutions such as:

- MONOVA
- North Vancouver City Library
- NVRC (North Vancouver Recreation & Culture)

These initiatives will showcase our commitment to the Sister City relationship and highlight our cultural connections.

## **FINANCIAL IMPLICATIONS**

A budget of \$25,000, recommended to be funded from Sister Cities operating budget and Sister Cities Non-Statutory Reserve, is requested to support the delegation and for any activities related to City celebrations. Funding will support protocol activities associated with the delegation visit.

The annual operating budget includes \$10,000 for Sister Cities, and CNV's not-statutory reserves include \$20,000 for visits from Sister Cities. The combined funding is adequate to support the \$25,000 recommendation.

## **INTER-DEPARTMENTAL IMPLICATIONS**

In addition to the participation of elected officials, in the past representatives of City departments and agencies participate in Sister City activities. These may include presentations or/and site tours of City facilities.

## **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

Sister cities indirectly add value to City for People, as the City welcomes and celebrates the culture and friendship of the residents of Chiba.

## **CONCLUSION**

This Sister City delegation visit represents an important opportunity to strengthen international relations and share valuable knowledge about waterfront city management. The planned activities will showcase our city's hospitality while facilitating meaningful exchanges between our municipalities.

RESPECTFULLY SUBMITTED:



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Shawna Peters  
Manager, Projects and Initiatives



## CITY CLERK'S DEPARTMENT

CITY OF NORTH VANCOUVER

141 WEST 14TH STREET

NORTH VANCOUVER

BC / CANADA / V7M 1H9

T 604 985 7761

F 604 990 4202

INFO@CNV.ORG

CNV.ORG

## TIMELINE OF THE SISTER CITY RELATIONSHIP – HIGHLIGHTS

**June 1969** – Twinning was initiated by a letter from the Mayor of Chiba expressing an interest in becoming a Sister City.

**October 6, 1969** – City Council recommended that “the Mayor of Chiba City, Japan, be advised the City of North Vancouver would be very pleased to twin with his City.”

**February 10, 1970** – Mayor Thomas H. Reid signed a Proclamation officially agreeing to affiliate the City of North Vancouver with Chiba City as Sister Cities during his visit to Chiba.

**1970** – North Shore Lions Club began administering a youth exchange program between North Vancouver and Chiba. Every year, 4-5 North Shore students go live with host families in Chiba for two weeks and then, in return, their families host Japanese students from Chiba the following year.

**July 1971** – Visit of Kazushige Araki, Mayor of Chiba City, and delegation, to the City of North Vancouver.

**River Otters – April 1985** – Visit of Mayor Loucks to Chiba for the opening of Chiba City Zoological Park. The City of North Vancouver gifted Chiba City two river otters for their newly-opened municipal zoo to commemorate the 10<sup>th</sup> anniversary of the Sister City relationship.

An exchange of live animals was suggested in 1980 by Chiba officials to commemorate the opening of the new zoo as well as the Sister City anniversary. The City of North Vancouver provided three options of Canadian animals which could be gifted to the zoo (beavers, harbour seals, or river otters) and Chiba selected the pair of river otters as their gift. The river otters were sent to Japan in November 1984. Instead of live animals, the City of North Vancouver suggested that Chiba gift the City an item for their newly-named Chiba Gardens.

**Stone Lanterns / Chiba Gardens – October 28-29, 1985** – Visit of Mayor Asahi Matsui and delegation on the occasion of the 15<sup>th</sup> anniversary of the Sister City relationship. Mayor Matsui presented the City of North Vancouver two Japanese Stone Lanterns. These were installed in a portion of Waterfront Park which was named “Chiba Gardens” to commemorate the anniversary of the Sister City relationship.

**Solar Clock – November 1989** – Visit of Mayor Asahi Matsui and delegation on the occasion of the 20<sup>th</sup> anniversary of the Sister City relationship. On November 4, 1989, Mayor Matsui presented the City of North Vancouver with a solar clock in recognition of the anniversary. This clock was installed in the centre of the pond in Civic Plaza.



**Totem Pole – April 1990** – Visit of Mayor Loucks and Council Members to Chiba in honour of the 20<sup>th</sup> anniversary. A twenty-one foot hand carved BC totem pole was presented to Chiba City and erected in Chiba City Zoological Park in recognition of the anniversary.

**1992** – Handsworth Secondary began administering a student exchange with Inage High School, its sister school in Chiba.

**30<sup>th</sup> Anniversary – April 1999** – Visit of Mayor Loucks, Council Members, and City Manager to Chiba to commemorate the 30<sup>th</sup> anniversary of the Sister City relationship. A hand-carved bear statue by North Vancouver artist Michael Binkley was presented to Chiba City in recognition of the anniversary.

**July 2000** – Visit of Deputy Mayor Inaba and delegation on the occasion of the 30<sup>th</sup> anniversary. A statue named “Commemoration of the Peace City Declaration” was presented to the City of North Vancouver in recognition of the anniversary.

**35<sup>th</sup> Anniversary – October 2004** – Visit of Mayor Sharp, Council Members, and City Manager to Chiba City to commemorate the 35<sup>th</sup> anniversary of the Sister City relationship. A carved wooden bowl by artist/carver Sandy Dougal was presented to Chiba City in recognition of the anniversary.

**November 2004** – Visit of Chiba City delegation to the City of North Vancouver on the occasion of the 35<sup>th</sup> anniversary. Framed artworks (including *Kocyoran*, a framed metal orchid, and *Fujzakura*, metal representation of Mt. Fuji and cherry blossoms) were presented as gifts.

**2007** – Chiba City presents the City of North Vancouver the “Quantum Leap” statue (currently on display on the upper floor of City Hall, near the Gateway area) to commemorate the City’s centennial.

**40<sup>th</sup> Anniversary – October 2009** – Visit of Mayor Mussatto, Council Members, and City Manager to Chiba on the occasion of the 40<sup>th</sup> anniversary of the Sister City relationship. A print entitled “The Waterfront, City of North Vancouver” by artist Hilary Morris was presented to Chiba City in recognition of this anniversary.

**November 2010** – Visit of Mayor Toshihito Kumagai and delegation from Chiba on the occasion of the 40<sup>th</sup> anniversary. A stuffed red plush mascot of Chiba City and a framed artwork from the Thirty-Six Views of Mount Fuji collection were presented as gifts to the City of North Vancouver.

**July 2017** – Visit of Chamber of Commerce and Industry delegation from Chiba. A painted fan was presented as a gift to the City of North Vancouver.

**50<sup>th</sup> Anniversary – August 2019** – Visit of a representative from the City of Chiba for the occasion of the 50<sup>th</sup> anniversary of the Sister City relationship. A Japanese woodcut print was presented to the City of North Vancouver in recognition of the anniversary.

**November 18, 2019** – The friendship and Sister City relationship between the City of North Vancouver and Chiba City were reaffirmed on the occasion of the 50<sup>th</sup> anniversary of the Sister City Relationship.

# Small Scale Multi-Unit Housing

**Presented June 9, 2025**  
Planning & Development



## Introduction

At the May 5, 2025, Regular Council Meeting, Council made the following motion:

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031" (Low Rise Small Scale Multi-Unit Housing Zone) and "Advisory Design Panel Bylaw, 1997, No. 6839, Amendment Bylaw, 2025, No. 9108" (Terms of Reference) be referred back to staff for consideration of standards that are more in keeping with the existing character of the affected neighbourhoods while achieving the legislative requirements of Provincial unit requirements, as outlined in the *Local Government Act*;

THAT staff be directed to scan other municipalities who have already implemented Small Scale Multi-Unit Housing to consider how cities are encouraging the right areas for low density as well as for townhouses and 6-storey apartment buildings;

THAT staff be directed to undertake public consultation on the new standards and gather feedback on the Small Scale Multi-Unit Housing Zone policy changes;

THAT staff report back to Council with the findings;

AND THAT the Chief Administrative Officer write a letter to the Ministry of Housing and Municipal Affairs to advise them of the revised timing in implementing the Small Scale Multi-Unit Housing Zone.

# Introduction

1

we are here

Achieve Compliance  
with Provincial  
Legislation



2

Consider broader  
approach that fits in  
with the look, feel and  
liveability of the City's  
neighbourhoods

## Achieving Compliance with Provincial Legislation

### Restricted Zone:

- Detached single-family dwelling
- Detached single-family dwelling with secondary suite or coach house
- Duplex
- Duplexes with secondary suites

### Not a Restricted Zone:

- Detached single-family dwelling with secondary suite and coach house

## Which Properties are Affected?

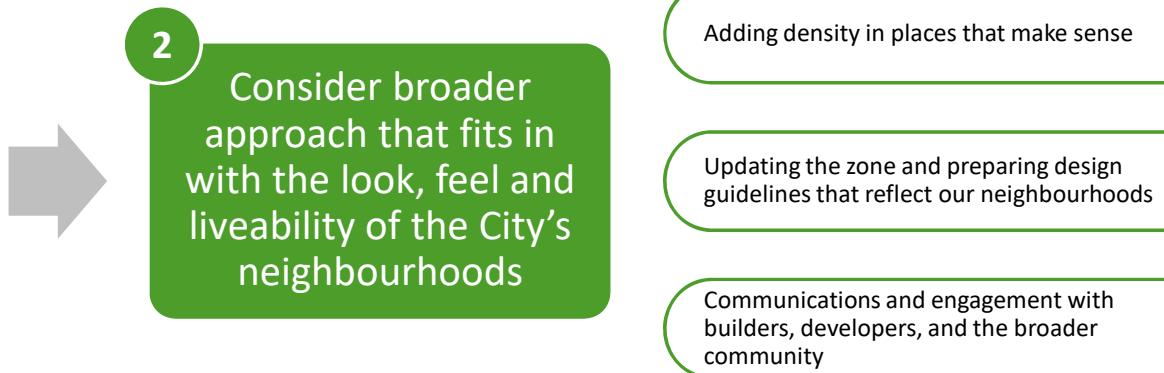
### Specific Comprehensive Development Zones

- 19 CD zones to be amended by the proposed bylaw to allow 3, 4 or 6 units

### Coach House Restrictions

- Change in “General Provision” to more broadly allow coach houses

## Next Steps










Thank you.



 Department Manager	 Director	 CAO
-------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Emily Macdonald, Planner 2

Subject: ZONING BYLAW AMENDMENT TO COMPLY WITH PROVINCIAL  
SMALL SCALE MULTI-UNIT HOUSING LEGISLATION

Date: June 9, 2025 File No: 09-3900-30-0013/1

*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated June 9, 2025, entitled “Zoning Bylaw Amendment to Comply with Provincial Small Scale Multi-Unit Housing Legislation”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025 No. 9031” (Amendments to Comply with Provincial Small Scale Multi-Unit Housing Legislation (Bill 44)) be considered for readings;

THAT the Province be notified that the requirements outlined in section 481.3 of the *Local Government Act* have been satisfied;

AND THAT staff be directed to continue refining a draft zone that would enable more diverse forms of housing within low-density areas, consider standards that are in keeping with existing neighbourhood character, and return to Council with the refined zone and recommendations for areas of the City that are most suitable for its implementation.

**ATTACHMENTS**

1. Map of Affected Properties (CityDocs [2673445](#))
2. Timeline showing OCP update and growth scenarios (CityDocs [2672780](#))
3. Proposed “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031” (CityDocs [2672009](#))

## SUMMARY

This report presents a bylaw that amends various zones that have been confirmed to be “Restricted Zones” as defined under Section 481.3 of the *Local Government Act* (the “Act”). The amendments will bring these zones into compliance with the Act.

## BACKGROUND

The City has long been a leader in the region with respect to enabling more density to meet high housing demands. It has done so while retaining exceptional livability through the provision of community facilities, strong urban design and careful consideration of the placement of new housing density. Thoughtful planning has ensured that new density is supported by existing or planned utility infrastructure and amenities, and that the new density both fits within the fabric of established neighbourhoods and supports their future vitality.

In late 2023, the Province amended the Act and introduced the *Local Government Zoning Bylaw Regulation* with the intent to improve the diversity of housing available in cities’ low-density neighbourhoods throughout British Columbia. These legislative changes are known as the Small Scale Multi-Unit Housing (SSMUH) requirements. As part of SSMUH, section 481.3 of the *Local Government Act* defines a “restricted zone” and prescribes a minimum number of units that must be permitted on restricted zone lots. Zones that permit a single-family dwelling with a suite and a coach house are not considered restricted zones under the legislation.

At the May 5, 2025, Regular Council Meeting, staff were directed as follows:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031” (Low Rise Small Scale Multi-Unit Housing Zone) and “Advisory Design Panel Bylaw, 1997, No. 6839, Amendment Bylaw, 2025, No. 9108” (Terms of Reference) be referred back to staff for consideration of standards that are more in keeping with the existing character of the affected neighbourhoods while achieving the legislative requirements of Provincial unit requirements, as outlined in the *Local Government Act*;

THAT staff be directed to scan other municipalities who have already implemented Small Scale Multi-Unit Housing to consider how cities are encouraging the right areas for low density as well as for townhouses and 6-storey apartment buildings;

THAT staff be directed to undertake public consultation on the new standards and gather feedback on the Small Scale Multi-Unit Housing Zone policy changes;

THAT staff report back to Council with the findings;

AND THAT the Chief Administrative Officer write a letter to the Ministry of Housing and Municipal Affairs to advise them of the revised timing in implementing the Small Scale Multi-Unit Housing Zone.

In order to achieve this direction, the City will achieve compliance with the Provincial requirements, followed by a broader body of work to look at the right areas for increasing housing options in low-density areas, as well as design guidelines to help make sure that new development fits in with the look, feel and liveability of the City's neighbourhoods.

The next section describes how the City determined compliance, which properties are affected, and what the proposed Zoning Bylaw amendment (Attachment #1) will accomplish.

## **DISCUSSION**

The proposed Zoning Bylaw amendment will bring 19 "restricted zones" into compliance with the Act and will remove minimum lot width requirements for coach houses.

Staff reviewed the Zoning Bylaw for zones that strictly meet the definition of a "restricted zone". Nineteen zones meet the definition of a restricted zone by limiting residential use to duplexes or duplexes with secondary suites. The nineteen zones affect 35 properties. The amendments to each of the restricted zones will increase the permitted number of residential units to 3, 4 or 6, depending on their location and size, and will remove minimum parking requirements for those properties that are within 400 metres of a prescribed bus stop.

Additionally, restrictions on where coach houses may be built need to be relaxed. The proposed Zoning Bylaw amendment will remove a general provision minimum lot width requirement for coach houses.

The proposed changes are not likely to result in significant changes in building permit volumes.

## **NEXT STEPS**

At the May 5, 2025 Regular Council meeting, Council directed staff to consider standards that better manage growth and accommodate more housing in the City. Staff will continue to refine the draft zone presented at this meeting, as well as where it could apply. The draft zone will be revised to better accommodate various design outcomes for ground-oriented and infill urban housing. The zone will be brought forward with Development Permit Guidelines that help new development better fit in with the existing character and liveability of the City's neighbourhoods. Through the Zoning Bylaw Update, further work will be undertaken to draft zones that will help to facilitate appropriate design outcomes for "missing middle" building forms, such as townhouses and multiplexes.

In order to help refine the proposed zone, staff will engage with representatives from the development and building industries. A workshop with designers and developers is planned for June 2025. The workshop will help to test the draft zone and inform changes to it. Additionally, visual materials and plain language descriptions will be made available to residents on the City's website and via various outreach opportunities to help convey how the regulations and guidelines will shape small-scale housing.

## **CONCLUSION**

In conclusion, the proposed Zoning Bylaw amendment amends 19 zones to achieve SSMUH compliance for 35 properties. In addition, a change to general provisions will relax restrictions on where coach houses may be built. Staff will continue to refine the draft zone, consider where it could apply, prepare design criteria to help new development fit in and strengthen existing neighbourhoods, and will continue to engage with industry partners and residents.

RESPECTFULLY SUBMITTED:



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Emily Macdonald  
Planner 2





## DISCLAIMER

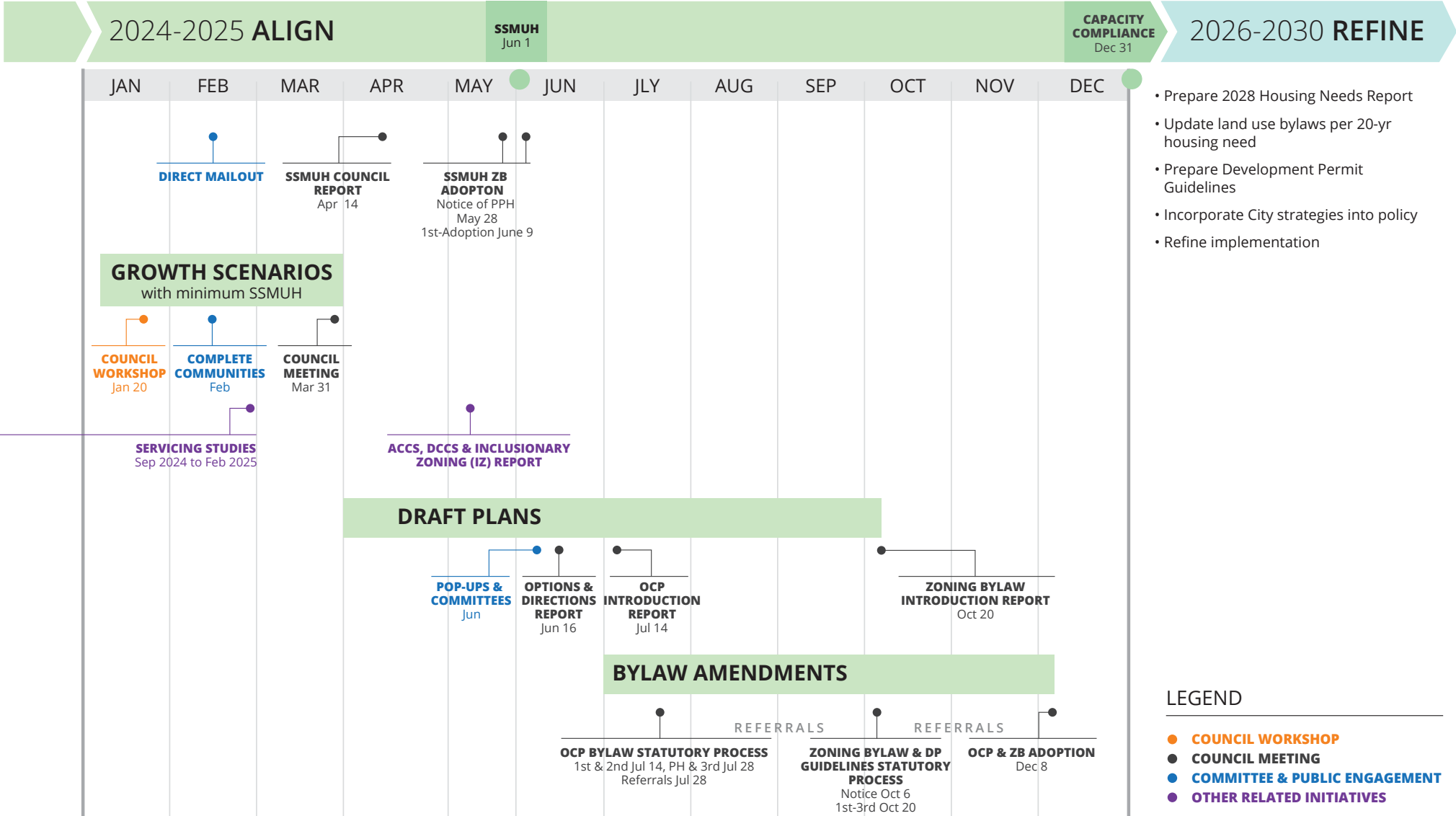
**GIS Division, Information Technology,  
City of North Vancouver**

PUBLISHED: May 23, 2025  
FILE: ZoningAmendmt\_SSMUH  
PATH: H:\CIV Projects\Com\_Development\SmallScaleMultiUnitHousing\CouncilReport\_9June2025\

2024

2025

2026



# Notice of Proposed Zoning Amendment Bylaw

## PUBLIC HEARING PROHIBITED (S. 464(4) LOCAL GOVERNMENT ACT)

**"Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031"**  
**Amendments to Comply with Provincial Small Scale**  
**Multi-Unit Housing Legislation (Bill 44)**

**PURPOSE:** The purpose of the proposed Bylaw is to amend the City's "Zoning Bylaw, 1995, No. 6700" in order to rezone properties impacted by new rules for Small Scale Multi-Unit Housing (SSMUH) announced by the BC Provincial Government in 2023.

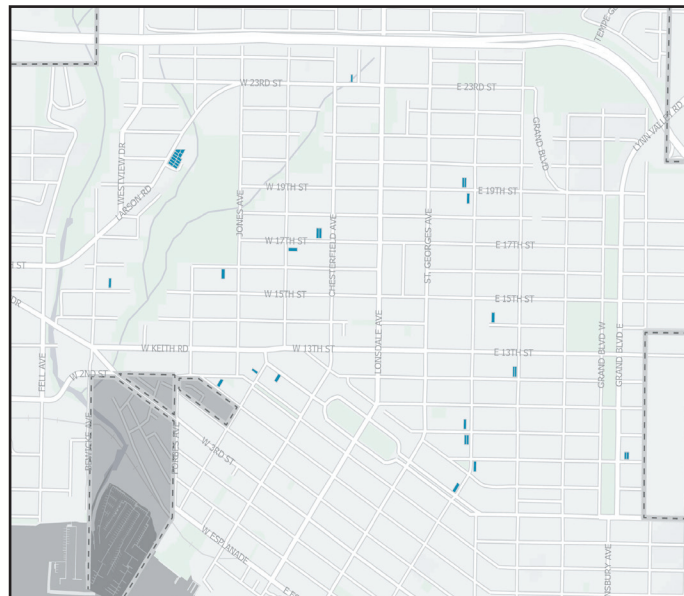
**SUBJECT LANDS:** The lands that are the subject of the proposed Bylaw are shown in blue on the inset map and are in the zones listed in the adjacent table.

**BYLAW READINGS:** Consideration of first, second, third and final readings of the proposed Bylaw will be at the Regular Council Meeting on **Monday, June 9, 2025**.

**ACCESS DOCUMENTS:** A copy of the map and the proposed Bylaw is available for inspection online at [cnv.org/PublicNotices](https://cnv.org/PublicNotices) from **May 28, 2025 to June 9, 2025**.

**PROVIDE INPUT:** As the purpose of the proposed Bylaw is to comply with the requirements for SSMUH, local governments are not permitted to hold a Public Hearing in accordance with Section 464(4) of the *Local Government Act*. Written submissions, including your name and address, are permitted and may be addressed to the Corporate Officer and sent by email to [input@cnv.org](mailto:input@cnv.org), or by mail or delivered to City Hall, **no later than noon on Monday, June 9, 2025. No Public Input Period submissions on this matter will be heard at the Council meeting.**

**QUESTIONS?** Contact the Planning Department at [zoningupdate@cnv.org](mailto:zoningupdate@cnv.org).



CD-135 216 West 17th Street	CD-615 252 East 19th Street
CD-140 725 St. Andrews Ave	CD-615 254 East 19th Street
CD-149 220 West 17th Street	CD-616 615 Mahon Avenue
CD-196 1644 Mahon Avenue	CD-633 2002 Carson Court
CD-208 421 West 16th Street	CD-633 2006 Carson Court
CD-273 431 West 6th Street	CD-633 2010 Carson Court
CD-301 260 East 10th Street	CD-633 2014 Carson Court
CD-343 255 West Keith Road	CD-633 2020 Carson Court
CD-457 265 East 10th Street	CD-633 2022 Carson Court
CD-457 269 East 10th Street	CD-633 2000 Larson Road
CD-472 261 East 19th Street	CD-633 2004 Larson Road
CD-491 818 St. Andrews Ave	CD-633 2008 Larson Road
CD-546 142 West 23rd Street	CD-633 2012 Larson Road
CD-573 652 West 15th Street	CD-633 2016 Larson Road
CD-575 328 East 14th Street	CD-633 2018 Larson Road
CD-596 360 East 12th Street	CD-682 608 East 9th Street
CD-596 362 East 12th Street	CD-682 614 East 9th Street

Watch the meeting online at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming) or in person at City Hall

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# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 9031

### A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9031” (Amendments to Comply with Provincial Small Scale Multi-Unit Housing Legislation (Bill 44))**.
2. Division III: Zone Standards of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended as follows:
  - A. In Section 509, by deleting subsection (6)(a) in its entirety.
3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
  - A. In Comprehensive Development 135 (CD-135) Zone, making the following changes:
    - (1) Deleting section (1) and replacing it with the following:
      - (1) The permitted Principal Uses shall include up to six Dwelling Units
    - (2) Deleting section (7) and replacing it with the following:
      - (7) No Accessory Off-Street Parking Spaces shall be required.
  - B. In Comprehensive Development 140 (CD-140) Zone, making the following changes:
    - (1) Deleting section (1) and replacing it with the following:
      - (1) The permitted Principal Uses shall include up to four Dwelling Units
  - C. In Comprehensive Development 149 (CD-149) Zone, making the following changes:
    - (1) Deleting section (1) and replacing it with the following:
      - (1) The permitted Principal Uses shall include up to six Dwelling Units
    - (2) Deleting section (7) and replacing it with the following:
      - (7) No Accessory Off-Street Parking Spaces shall be required.



- D. In Comprehensive Development 196 (CD-196) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Uses shall include up to six Dwelling Units
  - (2) Adding, after section (5), the following:
    - (6) No Accessory Off-Street Parking Spaces shall be required.
- E. In Comprehensive Development 208 (CD-208) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Uses shall include up to six Dwelling Units
  - (2) Adding, after section (5), the following:
    - (6) No Accessory Off-Street Parking Spaces shall be required.
- F. In Comprehensive Development 273 (CD-273) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Uses shall include up to six Dwelling Units
  - (2) Deleting section (5) and replacing it with the following:
    - (5) No Accessory Off-Street Parking Spaces shall be required.
- G. In Comprehensive Development 301 (CD-301) Zone, making the following changes:
- (1) Deleting subsection (1)(a) and replacing it with the following:
    - (1)(a) On Site A, as shown on Schedule 44: up to four Dwelling Units;
- H. In Comprehensive Development 343 (CD-343) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Uses shall include up to six Dwelling Units
  - (2) Adding, after section (4), the following:
    - (5) No Accessory Off-Street Parking Spaces shall be required.
- I. In Comprehensive Development 457 (CD-457) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Uses on each Lot shall include up to four Dwelling Units;

- J. In Comprehensive Development 472 (CD-472) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Uses shall include up to six Dwelling Units
  - (2) Deleting subsection (6)(d);
  - (3) Deleting section (7) and replacing it with the following:
    - (7) No Accessory Off-Street Parking Spaces shall be required.
- K. In Comprehensive Development 491 (CD-491) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Uses shall include up to four Dwelling Units
- L. In Comprehensive Development 546 (CD-546) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Uses shall include up to four Dwelling Units
- M. In Comprehensive Development 573 (CD-573) Zone, making the following changes:
- (1) Deleting section (3) and replacing it with the following:
    - (3) The permitted Principal Uses shall include up to six Dwelling Units
  - (2) Deleting section (8) and replacing it with the following:
    - (8) No Accessory Off-Street Parking Spaces shall be required.
- N. In Comprehensive Development 575 (CD-575) Zone, making the following changes:
- (1) Deleting section (1) and replacing it with the following:
    - (1) The permitted Principal Use shall include up to six Dwelling Units
  - (2) Deleting subsection (2)(d);
  - (3) Deleting section (7) and replacing it with the following:
    - (7) No Accessory Off-Street Parking Spaces shall be required.
- O. In Comprehensive Development 596 (CD-596) Zone, making the following changes:
- (1) Deleting section (1)

- P. In Comprehensive Development 615 (CD-615) Zone, making the following changes:
- (1) Deleting section (2) and replacing it with the following:
    - (2) The permitted Principal Uses shall include up to four Dwelling Units
- Q. In Comprehensive Development 616 (CD-616) Zone, making the following changes:
- (1) Deleting section (3) and replacing it with the following:
    - (3) The permitted Principal Uses shall include up to six Dwelling Units
  - (2) Deleting section (8) and replacing it with the following:
    - (8) No Accessory Off-Street Parking Spaces shall be required.
- R. In Comprehensive Development 633 (CD-633) Zone, making the following changes:
- (1) Deleting section (3) and replacing it with the following:
    - (3) Up to four Dwelling Units shall be permitted on Lots with an area greater than 280 square metres and up to three units shall be permitted on Lots with an area of 280 square metres or less.
  - (2) Deleting section (4).
- S. In Comprehensive Development 682 (CD-682) Zone, making the following changes:
- (1) Deleting section (3).

READ a first time on the <> day of <>, 2025.

READ a second time on the <> day of <>, 2025.

READ a third time on the <> day of <>, 2025.

ADOPTED on the <> day of <>, 2025.


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MAYOR

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CORPORATE OFFICER



 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**ENGINEERING, PARKS & ENVIRONMENT DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Blair Underhill, Planner 2

Subject: STREET AND TRAFFIC BYLAW UPDATE FOR THE CURB ACCESS  
AND PARKING PLAN

Date: May 21, 2025 File No: 16-8350-20-0041/1

*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION**

PURSUANT to the report of the Planner 2, dated May 21, 2025, entitled “Street and Traffic Bylaw Update for the Curb Access and Parking Plan”:

THAT third reading of “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes) be rescinded;

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes) be amended as follows:

- (a) in Section 2.C.(3).4, at the end of the clause by removing the words “but no Metered Space shall be subject to a fee less than \$1.00 per hour”; and
- (b) in Section 2.C.(3).6, at the end of the clause by removing the words “but no Metered Space shall be subject to a fee less than \$1.00 per hour”;

AND THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes) be given third reading, as amended.

## ATTACHMENTS

1. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088" (Curb Access and Parking Plan Policy Changes) (tracked changes) (CityDocs [2673179](#))
2. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088" (Curb Access and Parking Plan Policy Changes) (CityDocs [2568272](#))

## SUMMARY

This report presents an updated Street and Traffic Bylaw amendment to reflect revised recommendations to the endorsement of the Curb Access and Parking Plan that was carried on April 14, 2025.

## BACKGROUND

In order to implement the Curb Access and Parking Plan, an amendment to the Street and Traffic Bylaw is required. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088" (Curb Access and Parking Plan Policy Changes) was given three readings and was carried during the Council meeting on April 14, 2025 (Item #8).

The motion that was moved for Council endorsement of the Curb Access and Parking Plan requires an update to Street & Traffic Amendment Bylaw No. 9088, presented below, to reflect the revised recommendations that were carried during the Council meeting on April 14, 2025 (Item #7).

## DISCUSSION

Street & Traffic Amendment Bylaw No. 9088 adds a new section called 1308 Meter Rates. In sections 1308.4 and 1308.6, there is a minimum hourly fee that is associated with a Metered Space. This minimum fee has been removed to reflect the revised recommendations that were carried during the Council meeting on April 14, 2025 (Item #7).

The changes can be seen in Attachment 1 with track changes showing the deleted sections, with a clean version shown in Attachment 2.

No financial implications, inter-departmental implications, or strategic plan or policy implications differ from the initial intent of the Street and Traffic Bylaw amendment.

RESPECTFULLY SUBMITTED:



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Blair Underhill  
Planner 2



**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 9088**

**A Bylaw to amend “Street and Traffic Bylaw, 1991, No. 6234”**

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes)**.

2. “Street and Traffic Bylaw, 1991, No. 6234” is amended as follows:

A. In Part 3 – Definitions, section 302:

- (1) By deleting the definition of “Resident Exempt Zone” and replacing it with the following definition, in alphabetical order:

“Resident Exempt Parking Permit Area” means an area on a Roadway in which Resident Exempt Parking Permit Spaces are designated in accordance with the Resident and Visitor Parking Policy.

- (2) By replacing “Resident Exempt Zone” with “Resident Exempt Parking Permit Area” wherever it appears in the Bylaw.

- (3) By adding the following definitions in alphabetical order:

“Metered Space” means any lawful Parking Space on a Street where Parking Meters regulate the use of such space.

“Pay Parking Zone” means an area of Street in which Metered Spaces are established by Parking Meters, including time-limited pay parking and pay parking except with permit.

“Peak Daytime Curbside Occupancy Rate” is the ratio of the number of occupied Metered Spaces in a Pay Parking Zone during the hours of 9:00 am to 6:00 pm to the total number of Metered Spaces in a Pay Parking Zone, expressed as a percentage that is calculated based on all data collected by the City within a 30 day period.

“Peak Evening Curbside Occupancy Rate” is the ratio of the number of occupied Metered Spaces in a Pay Parking Zone during the hours of 6:00 pm to 9:00 pm to the total number of Metered Spaces in a Pay Parking Zone, expressed as a percentage that is calculated based on data collected by the City within a 30-day period.

“Resident Exempt Parking Permit Space” means a section of the Roadway indicated by Traffic Control Devices that exempts resident parking permit holders from time limits for up to 72 hours.

B. In Part 5 – Parking and Stopping Vehicles:

- (1) In section 506, by deleting “4,500 kg” and replacing it with “5,500 kg”;
- (2) By deleting section 510.2 in its entirety and replacing it with the following:

“The City Engineer is hereby authorized to grant an exemption from the parking time restrictions in a Resident Exempt Parking Permit Area for up to 72 hours to:

  - (a) a person who holds a valid permit issued in accordance with the Resident and Visitor Parking Policy and pays a permit fee as set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000”, and
  - (b) a Shared Vehicle Organization which applies for such an exemption and pays an annual application fee as set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000” per shared vehicle in the Shared Vehicle Organizations’ fleet of Shared Vehicles.”
- (3) By deleting section 520.2 in its entirety and replacing it with the following:

“Except for Accessible Passenger Directed Vehicles, a Transportation Network Services provider must not cause, allow, or permit any Passenger Directed Vehicles being operated under the licence issued to them under the *Passenger Transportation Act* to stop to pick up or drop off any passengers on any Highway within the City of North Vancouver between the hours of 7:00 a.m. and 9:00 p.m. unless they hold a valid Congestion and Curbside Management Permit, in which case the Passenger Directed Vehicles may stop at any place where stopping is permitted at such times for the purposes of picking up or dropping off passengers.”

C. In Part 13 – Parking Meters:

- (1) By deleting section 1301 in its entirety and replacing it with the following:

**“1301 Authorization**

It shall be lawful for the Council by Resolution from time to time to designate Streets or portions thereof where Metered Spaces may be installed, and to install such Parking Meters.”
- (2) By deleting section 1304.4 in its entirety and replacing it with the following:

“No vehicle shall be parked in a Metered Space on which Parking Meters are installed except in compliance with the provisions of this Bylaw.”
- (3) After section 1307, by adding new sections 1308, 1309 and 1310 as follows:

**“1308 Meter Rates**

.1 The initial metered rates for all parking spaces in an existing Pay Parking Zone shall, prior to adjustment in accordance with this section 1308, be the

rate shown for that Pay Parking Zone as set out in Schedule "H" of the "Fees and Charges Bylaw, 2024, No. 9000".

- .2 Every new Parking Meter installed in a Pay Parking Zone shall be subject to same rate at the time of installment as the present rate imposed set out in Schedule "H" of the "Fees and Charges Bylaw, 2024, No. 9000" for the closest Parking Meter already operating when installment began.
- .3 If the Peak Daytime Curbside Occupancy Rate for Metered Spaces in a Pay Parking Zone exceeds 85% in a calendar year, then the fee between 9 AM and 6 PM for the subsequent calendar year shall be increased as set out in Schedule "H" of the "Fees and Charges Bylaw, 2024, No. 9000".
- .4 If Peak Daytime Curbside Occupancy Rate for Metered Spaces in a Pay Parking Zone is less than 60% in a calendar year, then the fee between 9 AM and 6 PM for the subsequent calendar year shall be decreased as set out in Schedule "H" of the "Fees and Charges Bylaw, 2024, No. 9000".
- .5 If the Peak Evening Curbside Occupancy Rate for Metered Spaces in a Pay Parking Zone exceeds 85% in a calendar year, then the fee between 6 PM and 9 PM for the subsequent calendar year shall be increased as set out in Schedule "H" of the "Fees and Charges Bylaw, 2024, No. 9000".
- .6 If the Peak Evening Curbside Occupancy Rate for Metered Spaces in a Pay Parking Zone is less than 60% in a calendar year, then the fee between 6 PM and 9 PM for the subsequent calendar year shall be decreased as set out in Schedule "H" of the "Fees and Charges Bylaw, 2024, No. 9000".

**Deleted:** , but no Metered Space shall be subject to a fee less than \$1.00 per hour

**Deleted:** , but no Metered Space shall be subject to a fee less than \$1.00 per hour

### 1309 Exemptions

- .1 The following vehicles are exempt from the provisions of Section 1308 of this Bylaw:
  - (a) Shared vehicles belonging to a Shared Vehicle Organization that are parked in a Pay Parking Zone by a member at the end of their rental period, provided that the Shared Vehicle Organization has an agreement with the City Engineer to pay:
    - i. for Zero-emission Vehicles, 5% of the Parking Meter fees for parking time that is less than the parking time limit,
    - ii. for vehicles that are not Zero-emission Vehicles, 65% of the Parking Meter fees for parking time that is less than the parking time limit, and,
    - iii. 100% of the Parking Meter fees for parking time that exceeds the parking time limit.

The Shared Vehicle may remain parked in the Metered Space, without time limit, as long as it is not in contravention of any other stopping or parking regulations.

### 1310 Lost Revenue

Where a Special Parking Permit Zone, Temporary Street Occupancy Zone, or Film Zone occupy Metered Spaces, the permit holder must pay for all lost Metered Space revenue, at the rates set out in Schedule "H" of the "Fees and Charges Bylaw, 2024, No. 9000."

READ a first time on the 14<sup>th</sup> day of April, 2025.

READ a second time on the 14<sup>th</sup> day of April, 2025.

READ a third time on the 14<sup>th</sup> day of April, 2025.

ADOPTED on the <> day of <>, 2025.

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MAYOR

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CORPORATE OFFICER

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 9088

### A Bylaw to amend “Street and Traffic Bylaw, 1991, No. 6234”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088**” (Curb Access and Parking Plan Policy Changes).
2. “Street and Traffic Bylaw, 1991, No. 6234” is amended as follows:
  - A. In Part 3 – Definitions, section 302:
    - (1) By deleting the definition of “Resident Exempt Zone” and replacing it with the following definition, in alphabetical order:
 

“Resident Exempt Parking Permit Area” means an area on a Roadway in which Resident Exempt Parking Permit Spaces are designated in accordance with the Resident and Visitor Parking Policy.
    - (2) By replacing “Resident Exempt Zone” with “Resident Exempt Parking Permit Area” wherever it appears in the Bylaw.
    - (3) By adding the following definitions in alphabetical order:
 

“Metered Space” means any lawful Parking Space on a Street where Parking Meters regulate the use of such space.

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“Peak Evening Curbside Occupancy Rate” is the ratio of the number of occupied Metered Spaces in a Pay Parking Zone during the hours of 6:00 pm to 9:00 pm to the total number of Metered Spaces in a Pay Parking Zone, expressed as a percentage that is calculated based on data collected by the City within a 30-day period.

“Resident Exempt Parking Permit Space” means a section of the Roadway indicated by Traffic Control Devices that exempts resident parking permit holders from time limits for up to 72 hours.



B. In Part 5 – Parking and Stopping Vehicles:

- (1) In section 506, by deleting “4,500 kg” and replacing it with “5,500 kg”;
- (2) By deleting section 510.2 in its entirety and replacing it with the following:

“The City Engineer is hereby authorized to grant an exemption from the parking time restrictions in a Resident Exempt Parking Permit Area for up to 72 hours to:

- (a) a person who holds a valid permit issued in accordance with the Resident and Visitor Parking Policy and pays a permit fee as set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000”, and
  - (b) a Shared Vehicle Organization which applies for such an exemption and pays an annual application fee as set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000” per shared vehicle in the Shared Vehicle Organizations’ fleet of Shared Vehicles.”
- (3) By deleting section 520.2 in its entirety and replacing it with the following:

“Except for Accessible Passenger Directed Vehicles, a Transportation Network Services provider must not cause, allow, or permit any Passenger Directed Vehicles being operated under the licence issued to them under the *Passenger Transportation Act* to stop to pick up or drop off any passengers on any Highway within the City of North Vancouver between the hours of 7:00 a.m. and 9:00 p.m. unless they hold a valid Congestion and Curbside Management Permit, in which case the Passenger Directed Vehicles may stop at any place where stopping is permitted at such times for the purposes of picking up or dropping off passengers.”

C. In Part 13 – Parking Meters:

- (1) By deleting section 1301 in its entirety and replacing it with the following:

**“1301 Authorization**

It shall be lawful for the Council by Resolution from time to time to designate Streets or portions thereof where Metered Spaces may be installed, and to install such Parking Meters.”

- (2) By deleting section 1304.4 in its entirety and replacing it with the following:

“No vehicle shall be parked in a Metered Space on which Parking Meters are installed except in compliance with the provisions of this Bylaw.”

- (3) After section 1307, by adding new sections 1308, 1309 and 1310 as follows:

**“1308 Meter Rates**

- .1 The initial metered rates for all parking spaces in an existing Pay Parking Zone shall, prior to adjustment in accordance with this section 1308, be the

rate shown for that Pay Parking Zone as set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000”.

- .2 Every new Parking Meter installed in a Pay Parking Zone shall be subject to same rate at the time of installment as the present rate imposed set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000” for the closest Parking Meter already operating when installment began.
- .3 If the Peak Daytime Curbside Occupancy Rate for Metered Spaces in a Pay Parking Zone exceeds 85% in a calendar year, then the fee between 9 AM and 6 PM for the subsequent calendar year shall be increased as set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000”.
- .4 If Peak Daytime Curbside Occupancy Rate for Metered Spaces in a Pay Parking Zone is less than 60% in a calendar year, then the fee between 9 AM and 6 PM for the subsequent calendar year shall be decreased as set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000”.
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### **1309 Exemptions**

- .1 The following vehicles are exempt from the provisions of Section 1308 of this Bylaw:
  - (a) Shared vehicles belonging to a Shared Vehicle Organization that are parked in a Pay Parking Zone by a member at the end of their rental period, provided that the Shared Vehicle Organization has an agreement with the City Engineer to pay:
    - i. for Zero-emission Vehicles, 5% of the Parking Meter fees for parking time that is less than the parking time limit,
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The Shared Vehicle may remain parked in the Metered Space, without time limit, as long as it is not in contravention of any other stopping or parking regulations.

### **1310 Lost Revenue**

Where a Special Parking Permit Zone, Temporary Street Occupancy Zone, or Film Zone occupy Metered Spaces, the permit holder must pay for all lost Metered Space revenue, at the rates set out in Schedule “H” of the “Fees and Charges Bylaw, 2024, No. 9000.”

READ a first time on the 14<sup>th</sup> day of April, 2025.

READ a second time on the 14<sup>th</sup> day of April, 2025.

READ a third time on the 14<sup>th</sup> day of April, 2025.

ADOPTED on the <> day of <>, 2025.

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MAYOR

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CORPORATE OFFICER

## **NOTICE OF MOTION**

12. Declaring Housing as a Human Right – File: 10-5040-01-0001/2025

Submitted by Councillor McIlroy

### **RECOMMENDATION:**

WHEREAS recognizing housing as a human right fundamentally shifts government motivations by adding critical urgency and responsibility to ensure access to affordable housing (meaning housing costs are aligned with income) through policies that prevent homelessness, address the escalating housing and homelessness crisis, eliminate discrimination, and prioritize the needs of vulnerable and marginalized populations;

AND WHEREAS the Government of Canada affirmed the right to housing as a matter of international law and enshrined it domestically through the National Housing Strategy Act (2019), recognizing housing as a human right and establishing mechanisms for accountability and inclusion;

THEREFORE BE IT RESOLVED THAT the UBCM call for the BC Government to enshrine housing as a human right in legislation and forthcoming housing and homelessness strategies, ensuring that housing policy in British Columbia is grounded in principles of equity, accessibility, accountability and the inherent dignity of all people.

*Background Information, May 23, 2025*

Background Information, May 23, 2025

## Declaring Housing as a Human Right

**WHEREAS** recognizing housing as a human right fundamentally shifts government motivations by adding critical urgency and responsibility to ensure access to affordable housing (meaning housing costs are aligned with income) through policies that prevent homelessness, address the escalating housing and homelessness crisis, eliminate discrimination, and prioritize the needs of vulnerable and marginalized populations;

**AND WHEREAS** the Government of Canada affirmed the right to housing as a matter of international law and enshrined it domestically through the *National Housing Strategy Act* (2019), recognizing housing as a human right and establishing mechanisms for accountability and inclusion;

**THEREFORE, BE IT RESOLVED** that the UBCM call for the BC Government to enshrine housing as a human right in legislation and forthcoming housing and homelessness strategies, ensuring that housing policy in British Columbia is grounded in principles of equity, accessibility, accountability, and the inherent dignity of all people.

## Identifying the Issue: Why Housing as a Human Right?

British Columbia is in the midst of an ongoing housing crisis. From skyrocketing rents to expanding encampments, the failure to provide adequate and affordable housing has become one of the province's most pressing human rights issues. While the federal government enshrined the right to housing in 2019, BC has yet to follow suit – despite mounting evidence that recognition of housing as a human right leads to more effective, equitable housing policy.

Housing as a Human Right has been legislated in Canada at the federal level since 2019 and is included in the *National Housing Strategy*.<sup>1</sup> This legislation is Canada's commitment to recognizing the right to housing under international human rights law. According to the United Nations, this means recognizing that all people have the right to not only a roof over their heads but a place to live in security, peace, and dignity.<sup>2</sup> Without corresponding recognition at the provincial level, the federal right to housing remains a promise without a pathway. Provinces hold the primary responsibility for housing policy and funding. Until BC enshrines this right in law, it will be difficult to ensure that housing strategies are guided by rights-based principles and accountable to those they affect most.

All provincial and territorial human rights codes include protections against the denial of housing and/or discrimination in the housing sphere. Yet, no Canadian province or territory currently enshrines housing as a stand-alone right in its human rights code or other laws.

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<sup>1</sup> *National Housing Strategy Act*: <https://laws-lois.justice.gc.ca/eng/acts/n-11.2/FullText.html>

<sup>2</sup> United Nations. Special Rapporteur on the Right to Adequate Housing. "The Human Right to Adequate Housing." <https://www.ohchr.org/en/special-procedures/sr-housing/human-right-adequate-housing#:~:text=The%20United%20Nations%20Committee%20on,in%20security%2C%20peace%20and%20dignity> Aspects for enacting and evaluating housing as a human rights from the UN Special Rapporteur on Housing include: security of tenure, affordability, habitability, accessibility, non-discrimination, participation, empowerment, safety, and reconciliation.



Access to housing is a crisis in British Columbia. Rates of homelessness and those living in precarious or inadequate housing continue to rise. The housing crisis and housing precarity impacts everyone and disproportionately impacts persons with disabilities, Indigenous peoples, racialized people, new Canadians, women leaving domestic violence, queer and trans youth, sex workers, and seniors.

As [noted](#) by the BC Office of the Human Rights Commissioner, homeless encampments “are a result of structural conditions, including the failure of all levels of government to uphold the right to adequate housing.”<sup>3</sup> If homelessness is viewed as a measure of systemic failure, then the experiences of people living in encampments should be seen as an even more acute indicator of multi-system failure.

It is crucial that the Government act not only to build more housing but also to build housing that is actually affordable to the people who need to access it and specifically addresses the needs of systematically marginalized and disadvantaged groups.<sup>4</sup> For example, The Village in Duncan, BC is a model that provides wrap-around care for people experiencing homelessness that is so successful that communities across the country have expressed interest in replicating it and have sent delegations to Duncan to learn more about it. In 2023, UBCM passed [a resolution](#) (2023-NR26) that urged the province to implement Duncan’s Village model as part of its supportive housing continuum to be funded through BC Housing.

### **At the Intersections: Right to Housing, Indigenous rights, and Gender-inclusive Housing**

Housing is not a one-size-fits-all solution. We need a diversity of housing options to respond to the specific needs and rights of BC residents experiencing the impacts of the housing crisis<sup>5</sup> in different ways and across the whole housing spectrum.

Although Indigenous peoples make up 2.2% of Vancouver’s population, they compose approximately 39% of people experiencing homelessness.<sup>6</sup> As the province plans to build new housing, legislation and policy must ensure that social and market housing development includes meaningful consultation and inclusion of Indigenous peoples. The needs of Indigenous women, trans, and Two-Spirit peoples, who are uniquely impacted by homelessness and housing precarity, must be considered in provincial housing plans and actions through the application of the Indigenous GBA+ model.<sup>7</sup> Upholding housing as a human right at the provincial level compliments

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<sup>3</sup> BC Office of the Human Rights Commissioner. “*Responding to Homeless Encampments: Local Governments’ Human Rights Obligations*.” [https://bchumanrights.ca/wp-content/uploads/2023.09.13\\_Encampment-Brief.pdf](https://bchumanrights.ca/wp-content/uploads/2023.09.13_Encampment-Brief.pdf)

<sup>4</sup> According to CMHC, housing is considered “affordable” if it costs less than 30% of a household’s before-tax income. The term “affordable housing” is a very broad term that can include housing provided by the private, public and non-profit sectors. It also includes all forms of housing tenure : rental, ownership and co-operative ownership, as well as temporary and permanent housing.

<sup>5</sup> The Federal Housing Advocate released a document outlining the human rights and calls to action regarding encampments and residents of encampments. [https://www.housingchrc.ca/sites/housing/files/2024-02/Final%20report%20-%20Federal%20Housing%20Advocate%27s%20review%20of%20encampments%20-%20EN\\_1.pdf](https://www.housingchrc.ca/sites/housing/files/2024-02/Final%20report%20-%20Federal%20Housing%20Advocate%27s%20review%20of%20encampments%20-%20EN_1.pdf)

<sup>6</sup> According to data from the Homeless Hub, Indigenous rates of homelessness occur at 82% in Prince George in 2021; 35% in Victoria in 2020; 47% in Kamloops in 2021. [https://homelesshub.ca/community\\_profile/abbotsford/](https://homelesshub.ca/community_profile/abbotsford/)

<sup>7</sup> Chastity Davis and Natalie Clark. “Indigenous Gender Based Analysis Plus (IGBA+) Toolkit.” <https://www2.gov.bc.ca/gov/content/governments/indigenous-people/minister-s-advisory-council-on-indigenous-women-maciw/gender-bases-analysis>

the legislative commitments made through BC's DRIPA action plan to ensure social, cultural and economic well-being of Indigenous people in BC.

[Data](#) from the Women's Legal Education and Action Fund, women and gender-diverse people who experience inadequate or precarious housing become more vulnerable to exploitation, as well as intimate and domestic violence.<sup>8</sup> When trying to leave abusive and violent relationships, women experience significant barriers in accessing safe shelter. The National Women's Housing and Homelessness Network has submitted [a human rights claim](#) that identifies a number of gender-based housing inequities and discriminatory outcomes which stem from a common systemic issue: the invisibilization of unique circumstances, needs, dignity, and rights as women, girls, and gender-diverse people. This has resulted in violations of women's right to housing and substantive equality.<sup>9</sup>

## What Housing as a Human Right Means to BC

When we recognize Housing as a Human Right, it motivates governments to allocate the maximum of resources to address the problem.<sup>10</sup> Governments are required to deliver on housing units and ensure that housing is adequate and appropriate to people's unique needs. For example, ensuring that housing is affordable based on income and shelter rates, that homes are safe during extreme weather, that housing is accessible and meets the standards of universal design, and that housing accommodates family circumstances like family size, pets, proximity to essential services and community supports.

Acknowledging housing as a human right at the federal level contributed to the creation of housing funds and the Federal Housing Advocate; however, the Advocate [has said](#) that this needs to be replicated at the provincial and municipal levels to break down barriers between jurisdictions and create a commitment that motivates whole-government action.<sup>11</sup>

Recognizing housing as a human right lays the groundwork for rights-based housing legislation. Within a rights-based legislative framework, governments must fulfill their obligations to meet their communities' housing needs.

Early lessons from Manitoba's Housing First policies demonstrate that a rights-based housing policy framework can lead to myriad positive outcomes, including:

- Clarity around responsibilities for housing and responding to homelessness;
- Analysis of how policies, programs, planning decisions, and budgets affect access to adequate housing;
- Development and implementation of a plan to ensure the right to housing for every resident, over time, with priority to those who are most vulnerable;

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<sup>8</sup> Legal Education and Action Fund. "Gender and Poverty Backgrounder."

<https://www.leaf.ca/wp-content/uploads/2023/08/Gender-and-Poverty-Backgrounder.pdf>

<sup>9</sup> Women's National Homelessness and Housing Network. "The Crisis Ends With Us: Request for Review into the Systemic Denial of the Equal Right to Housing of Women and Gender-Diverse People in Canada."

<https://womenshomelessness.ca/wp-content/uploads/WNHHN-Claim-15-June-2022.pdf>

<sup>10</sup> The National Right to Housing Network. "Progressive Realization of the Right to Adequate Housing: A Literature Review." [https://housingrights.ca/wp-content/uploads/NHC-Progressive-Realization-Paper\\_EN.pdf](https://housingrights.ca/wp-content/uploads/NHC-Progressive-Realization-Paper_EN.pdf)

<sup>11</sup> BC Office of the Human Rights Commissioner. "Beyond the Headlines: Housing and Human Rights." <https://bchumanrights.ca/resources/beyond-the-headlines/>

- Coordination of local housing and homelessness service providers to ensure a systemic response to housing is being enacted;
- Meaningful engagement with individuals and communities directly affected when developing, implementing, and monitoring policies and programs on housing and homelessness;
- Integration with higher orders of government to fulfill their obligations and provide the resources and powers municipalities need to end homelessness and ensure access to adequate housing for all residents.

## Conclusion

Enshrining housing as a human right in BC would anchor housing policy in principles of equity, participation, and accountability. It would require the government to measure success not only in units built but also in whether those units meet people's needs. This measure will provide more actionable, nuanced, and localized direction to the province, municipalities, developers, and non-for-profit housing suppliers on pathways for addressing the housing crisis and encampments.

The provincial government has both the responsibility and opportunity to lead. By enshrining the right to housing in legislation, BC can align itself with national and international human rights standards, address systemic inequalities, and deliver housing that meets the needs of all residents. Now is the time for BC to recognize that housing is not just a commodity – it is a human right.

## Previous UBCM Resolutions

### **2020-NR70: Declaring a Homelessness Emergency: Making an Emergency Plan to Drastically Reduce Homelessness**

Whereas British Columbia has at least 7,655 homeless people, and homelessness robs people of their security, dignity, rights and lives, as homeless people have about half the life expectancy as housed people;

And whereas Bill C-97 June 21, 2019 containing the *National Housing Strategy Act*, and the federal right to housing legislation enshrines the need to recognize that the right to adequate housing is a fundamental human right affirmed in international law.

Therefore, be it resolved that the UBCM call upon the Province to declare a Homelessness Emergency and work with all orders of governments, BC Housing and other partners on a Homelessness Emergency Plan to build or find dignified, affordable housing for homeless people across BC.

### **Provincial Response**

Ministry of Attorney General and Minister responsible for Housing Across the Province, homelessness is being exacerbated by the dual public health emergencies of the COVID-19 pandemic and the overdose crisis, as well as an affordable housing crisis. The Province is

committed to working with all orders of government, BC Housing, health authorities and community partners to prevent and reduce homelessness, to increase affordable housing and to provide dignified health, cultural and social supports for vulnerable people.

The Province has partnered with the federal government to implement the 70-billion National Housing Strategy, which aims to eliminate chronic homelessness, build 125,000 new homes and bring half a million families out of core housing need over 10 years. In Budget 2018 the provincial government committed to a 10-year affordable housing plan, Homes for BC, which includes partnering to deliver 114,000 new units of affordable housing, including supportive housing, and increasing security for renters.

This plan includes a historic investment of 7 billion over 10 years to build 39,110 units of affordable housing, including 14,350 rental units for low-to-middle income families and individuals; 4,900 new units of supportive housing for individuals who are experiencing or at risk of homelessness; 1,750 units of social housing for Indigenous people; and 1,500 units for women fleeing problematic domestic situations. The 4,900 units of supportive housing for the homeless include 2,000 units funded through the Rapid Response to Homelessness Program, 2,500 units with 247 support services through the Building BC: Supportive Housing Fund, and an additional 200 units funded in Budgets 2019 and 2020. Of these, over 2,600 have been completed so far, with hundreds more in the development phases in communities across the province.

In response to the COVID-19 pandemic, the province has supported the addition of over 80 emergency response centres and 3,500 additional spaces to support safe sheltering, isolation, transitional housing, and the orderly disbanding of several encampments consisting of hundreds of people across the province, including several large encampments in Victoria and Vancouver. Budget 2021 includes an additional 265 million in 2021-22 to extend supports and services for people experiencing or at risk of homelessness. This will maintain 3,000 temporary emergency shelter and hotel spaces made available to these communities during the pandemic.

In November 2020, the Province issued new mandates to ministries to address homelessness. The Ministry of Attorney General and Minister Responsible for Housing is mandated to lead the development of a provincial Homelessness Strategy. In support of this Strategy, the Ministry and BC Housing are planning the transition of the people in these 3,500 spaces to appropriate, permanent options over time when the COVID restrictions are removed. The Ministries of Social Development and Poverty Reduction, Health, Mental Health and Addictions, Municipal Affairs, and Children and Family Development are co-mandated to support this work. A new Cabinet Working Group on Mental Health, Addictions and Homelessness has been formed to support coordinated efforts. The Ministry of Social Development and Poverty Reduction continues to lead the Poverty Reduction Plan, TogetherBC, released as part of Budget 2019, which includes key actions to reduce poverty long-term and to provide opportunities for jobs and skills training.

Convention Decision: Not Considered - Automatic Referral to Executive  
Executive Decision: Endorsed as Amended