



**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, SEPTEMBER 8, 2025 AT 6:00 PM**

---

Watch Livestream at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming)  
View complete Agenda Package at [cnv.org/CouncilMeetings](https://cnv.org/CouncilMeetings)

*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, September 8, 2025

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, July 14, 2025
3. Special Council Meeting Minutes, July 21, 2025
4. Council Workshop Minutes, July 21, 2025

**PUBLIC INPUT PERIOD**

**CONSENT AGENDA**

Items \*5 and \*6 are listed in the Consent Agenda and may be considered separately or in one motion.

**BYLAWS – ADOPTION**

- \*5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094” (DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768)
- \*6. “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14<sup>th</sup> Street)

**PRESENTATIONS**

- A. Public Safety – Fire and Bylaws – 2024 Annual Report – Director, Public Safety and Fire Chief, and Manager, Bylaw Services

*Information Report, August 18, 2025 – “North Vancouver City Fire Department Annual Report 2024”*

*Information Report, August 20, 2025 – “Bylaw Services Overview 2024”*

*Continued...*

**PRESENTATIONS – Continued**

- B. 2025 Mid-Year Report – Chief Financial Officer  
*Information Report, September 8, 2025 – “2025 Mid-Year Report Update”*
- C. 2026-2030 Budget Outlook – Chief Financial Officer  
*Information Report, August 27, 2025 – “2026-2030 Budget Outlook”*

**REPORTS**

7. 2025 FireSmart Grant Application for Wildfire Risk Reduction Initiatives
8. Federation of Canadian Municipalities Green Municipal Fund – Growing Canada’s Community Canopies Grant Application

**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, September 8, 2025

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, July 14, 2025
3. Special Council Meeting Minutes, July 21, 2025
4. Council Workshop Minutes, July 21, 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 5:50 pm on the day of the Council meeting.
- 2) **ELECTRONICALLY VIA WEBEX:** Speakers who choose to participate electronically must pre-register by 12:00 pm 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 pm 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”.

## **CONSENT AGENDA**

Items \*5 and \*6 are listed in the Consent Agenda and may be considered separately or in one motion.

### **RECOMMENDATION:**

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

## **START OF CONSENT AGENDA**

### **BYLAWS – ADOPTION**

- \*5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094”  
(DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9094”  
(DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- \*6. “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”, 311 West 14<sup>th</sup> Street)

### **RECOMMENDATION:**

THAT “Heritage Designation Bylaw, 2024, No. 9095” (“Follis Residence”,  
311 West 14<sup>th</sup> Street) be adopted, signed by the Mayor and Corporate Officer  
and affixed with the corporate seal.

## **END OF CONSENT AGENDA**

## **PRESENTATIONS**

- A. Public Safety – Fire and Bylaws – 2024 Annual Report – Director, Public Safety  
and Fire Chief, and Manager, Bylaw Services

*Information Report, August 18, 2025 – “North Vancouver City Fire Department  
Annual Report 2024”*

*Information Report, August 20, 2025 – “Bylaw Services Overview 2024”*

- B. 2025 Mid-Year Report – Chief Financial Officer

*Information Report, September 8, 2025 – “2025 Mid-Year Report Update”*



## **PRESENTATIONS – Continued**

### **C. 2026-2030 Budget Outlook – Chief Financial Officer**

*Information Report, August 27, 2025 – “2026-2030 Budget Outlook”*

## **REPORTS**

### **7. 2025 FireSmart Grant Application for Wildfire Risk Reduction Initiatives – File: 12-6300-01-0001/2025**

Report: Supervisor, Parks Operations, August 20, 2025

#### **RECOMMENDATION:**

PURSUANT to the report of the Supervisor, Parks Operations, dated August 20, 2025, entitled “2025 FireSmart Grant Application for Wildfire Risk Reduction Initiatives”:

THAT staff be directed to submit the application for the 2025 FireSmart Community Funding and Supports (FCFS) grant from the Union of BC Municipalities (UBCM) to support wildfire risk mitigation efforts in the community;

AND THAT the proposed FireSmart project, as detailed in the report, confirming its alignment with the City's strategic vision and priorities be endorsed.

### **8. Federation of Canadian Municipalities Green Municipal Fund – Growing Canada's Community Canopies Grant Application – File: 11-5280-10-0001/2025**

Report: Environmental Technician, August 20, 2025

#### **RECOMMENDATION:**

PURSUANT to the report of the Environmental Technician, dated August 20, 2025, entitled “Federation of Canadian Municipalities Green Municipal Fund – Growing Canada's Community Canopies Grant Application”:

THAT staff be directed to prepare and submit an application for the Growing Canada's Community Canopies (GCCC) grant, as described in the report;

AND THAT staff be directed to receive and manage the grant funding as part of the Urban Forest operational program.

## **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*, Section 90(2)(b) [intergovernmental relations].

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

## **ADJOURN**



**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, JULY 14, 2025**

---

**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard\*  
Councillor J. McIlroy  
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  
D. Van Heerden, Manager, Financial Planning  
H. Granger, City Solicitor  
K. Magnusson, Director, Engineering, Parks and Environment  
D. Hutch, Deputy Director, Parks and Public Spaces  
J. Hall, Manager, Public Realm Infrastructure  
A. Man-Bourdon, Manager, Parks and Natural Spaces  
B. Green, Transportation Engineer  
S. Galloway, Director, Planning and Development  
M. Friesen, Manager, Planning (Urban Regeneration and Analytics)  
J. Greig, Manager, Planning (Development Planning)  
H. Sherlock, Development Planner  
S. Rasooli, Development Planner  
M. Chan, Director, Real Estate, Facilities and Economic Development  
A. Marginson, Manager, Business Services  
E. Doran, Director, People, Culture and Transformation  
A. Gibbs, Senior 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 Back, seconded by Councillor Valente

1. Regular Council Meeting Agenda, July 14, 2025

**CARRIED UNANIMOUSLY**

R2025-07-14/1

**ADOPTION OF MINUTES**

Moved by Councillor Bell, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, July 7, 2025

**CARRIED UNANIMOUSLY**

R2025-07-14/2

## **PUBLIC INPUT PERIOD**

- Mathieu de Chalvron, North Vancouver, spoke with concern regarding development cost charge.
- Euan McLean, North Vancouver, spoke with concern regarding parking changes in the City.
- Denise Philippe, North Vancouver, spoke with concern regarding parking changes in the City.

## **BYLAWS – ADOPTION**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Shahriari opposed.

R2025-07-14/3

4. “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Shahriari opposed.

R2025-07-14/4

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

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9066” (Inspired Architecture Inc., 648 West 14<sup>th</sup> Street, CD-767) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Bell opposed.

R2025-07-14/5

## **BYLAWS – ADOPTION – Continued**

6. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Back, Councillor Bell and Councillor Shahriari opposed.

R2025-07-14/6

## **DELEGATION**

David Brun, Treasurer, Board of Directors, Cypress Gardens

Re: Cypress Gardens Redevelopment Vision

David Brun, Cypress Gardens, provided a PowerPoint presentation regarding the “Cypress Gardens Redevelopment Vision” and responded to questions from Council.

## **CORRESPONDENCE**

7. David Brun, Treasurer, Board of Directors, Cypress Gardens, May 22, 2025  
– File: 01-0230-01-0001/2025

Re: Cypress Gardens Redevelopment Vision

Moved by Councillor Valente, seconded by Councillor Bell

THAT the correspondence from David Brun, Treasurer, Board of Directors, Cypress Gardens, dated May 22, 2025, regarding the “Cypress Gardens Redevelopment Vision”, be received for information with thanks.

**CARRIED UNANIMOUSLY**

R2025-07-14/7

## **PRESENTATION**

Stella Jo Dean Plaza and East 14<sup>th</sup> Streetscape Refresh – Manager, Parks and Natural Spaces

Engineering, Parks and Environment staff provided a PowerPoint presentation regarding the “Stella Jo Dean Plaza and East 14<sup>th</sup> Streetscape Refresh” and responded to questions from Council.

## **PRESENTATION**

Mobility Update – Director, Engineering, Parks and Environment

Engineering, Parks and Environment staff provided a PowerPoint presentation regarding the “Mobility Update” and responded to questions from Council.

## **REPORT**

8. Eastside Connector – File: 11-5330-20-0074/1

Report: Manager, Public Realm Infrastructure, June 25, 2025

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Manager, Public Realm Infrastructure, dated June 25, 2025, entitled “Eastside Connector”:

THAT staff be directed to close West Grand Boulevard between East 13<sup>th</sup> and 15<sup>th</sup> Streets to vehicle access to improve the linkage between Ray Perrault and Grand Boulevard Parks.

Moved by Mayor Buchanan, seconded by Councillor McIlroy

THAT the following clause be added to the resolution:

“AND THAT staff be directed to explore the feasibility of incorporating up to two tennis courts and one multi-sport court on West Grand Boulevard between 13<sup>th</sup> and 15<sup>th</sup> Streets or elsewhere within Ray Perrault Park and report back to Council.”

Amendment motion, **CARRIED**  
Councillor Shahriari opposed.

The vote on the main motion, as amended, was taken separately as follows:

Moved by Mayor Buchanan, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Public Realm Infrastructure, dated June 25, 2025, entitled “Eastside Connector”:

THAT staff be directed to close West Grand Boulevard between East 13<sup>th</sup> and 15<sup>th</sup> Streets to vehicle access to improve the linkage between Ray Perrault and Grand Boulevard Parks;

**CARRIED**  
Councillor Back, Councillor Bell and Councillor Shahriari opposed.

Moved by Mayor Buchanan, seconded by Councillor McIlroy

AND THAT staff be directed to explore the feasibility of incorporating up to two tennis courts and one multi-sport court on West Grand Boulevard between 13<sup>th</sup> and 15<sup>th</sup> Streets or elsewhere within Ray Perrault Park and report back to Council.

**CARRIED**  
Councillor Shahriari opposed.  
R2025-07-14/8

## **PRESENTATION**

Development Cost Charges Update – Chief Financial Officer

Finance staff provided a PowerPoint presentation regarding the “Development Cost Charges Update” and, along with Craig Binning, Partner, Hemson Consulting, responded to questions from Council.

## **REPORT**

9. 2025 Development Cost Charges Review and Update – File: 09-3900-30-0010/1

Report: Chief Financial Officer, June 25, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated June 25, 2025, entitled “2025 Development Cost Charges Review and Update”:

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be considered;

AND THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” and the Development Cost Charges (DCC) Background Study be sent to the Inspector of Municipalities for approval.

**CARRIED UNANIMOUSLY**

R2025-07-14/9

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

10. “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126”

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be given first, second and third readings.

**CARRIED UNANIMOUSLY**

R2025-07-14/10

## **REPORT**

11. Inclusionary Housing Framework – File: 10-5040-20-0017/1

Report: Manager, Planning (Urban Regeneration and Analytics), July 14, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Planning (Urban Regeneration and Analytics), dated July 14, 2025, entitled “Inclusionary Housing Framework”:

*Continued...*

## **REPORT – Continued**

### 11. Inclusionary Housing Framework – File: 10-5040-20-0017/1 – Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127” (Inclusionary Zoning Requirements for Residential Development) be considered for readings with no Public Hearing held, in accordance with Provincial guidance;

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

THAT the Inclusionary Housing Policy (2025) and Affordable and Special Needs Housing Funding Allocation – Terms of Reference be endorsed;

AND THAT staff be directed to review the City’s Affordable Housing Reserve Fund and prepare any changes necessary to ensure alignment with new Provincial legislation.

**CARRIED UNANIMOUSLY**

R2025-07-14/11

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT Item 14 be brought forward for consideration.

**CARRIED UNANIMOUSLY**

## **REPORT**

### 14. Jack Lonsdale’s Public House – Application for Outdoor Dining Liquor Service Area – File: 09-4320-50-0002/2025

Report: Manager, Business Services, June 25, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Business Services, dated June 25, 2025, entitled “Jack Lonsdale’s Public House – Application for Outdoor Dining Liquor Service Area”:

THAT the application from Jack Lonsdale’s Public House, located at Unit 127-1433 Lonsdale Avenue, to add a curbside patio to its licensed liquor service area through a licence amendment be supported on the basis that:

- the proposed licensed patio will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal; and
- the proposed licensed patio is consistent with the vision for the Central Lonsdale neighbourhood;

*Continued...*



## **REPORT – Continued**

14. Jack Lonsdale's Public House – Application for Outdoor Dining Liquor Service Area  
– File: 09-4320-50-0002/2025 – Continued

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to this application.

**CARRIED UNANIMOUSLY**

R2025-07-14/14

## **BYLAW – FIRST READING**

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127” (Inclusionary Zoning Requirements for Residential Development)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127” (Inclusionary Zoning Requirements for Residential Development) be given first reading.

**CARRIED UNANIMOUSLY**

R2025-07-14/12

## **REPORTS**

13. Housing Target Order Year One Progress Report – File: 10-4720-20-0001/1

Report: Planner 1, June 25, 2025

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Planner 1, dated June 25, 2025, entitled “Housing Target Order Year One Progress Report”:

THAT the City of North Vancouver's Housing Target Progress Report: July 1, 2024 – June 30, 2025 be received, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*;

AND THAT the City of North Vancouver's Housing Target Progress Report: July 1, 2024 – June 30, 2025 be submitted to the Minister of Housing and published to the City of North Vancouver website, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*.

**CARRIED UNANIMOUSLY**

R2025-07-14/13

14. Jack Lonsdale's Public House – Application for Outdoor Dining Liquor Service Area  
– File: 09-4320-50-0002/2025

Report: Manager, Business Services, June 25, 2025

This item was previously considered.

## **INFORMATION ITEM**

Board in Brief – Metro Vancouver Regional District, June 27, 2025

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES**

15. New Traffic Light – File: 01-0220-01-0001/2025

Inquiry by Councillor Bell

Councillor Bell requested information regarding the consideration of a traffic light at East 17<sup>th</sup> Street at East Grand Boulevard. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

R2025-07-14/15

16. Tenant Relocation – File: 01-0220-01-0001/2025

Inquiry by Councillor Shahriari

Councillor Shahriari requested information on how many people will be displaced due to the approval of the Housing Agreement bylaw for the property located at 144 West 21<sup>st</sup> Street. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

R2025-07-14/16

## **COUNCIL REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Shahriari, seconded by Councillor McIlroy

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(d) [security of City property] and 90(1)(e) [land matter].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 9:51 pm and reconvened at 10:43 pm with the following members of Council present: Mayor Buchanan, Councillor Back, Councillor Bell, Councillor McIlroy and Councillor Valente.

A motion was passed in the Closed Session to continue the meeting past 10:30 pm.

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

Moved by Councillor Back, seconded by Councillor Bell

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of July 14, 2025, be ratified:

17. Security of City Property – File: 13-6740-01-0001/2025

Report: Manager, The Shipyards and Waterfront, June 25, 2025

PURSUANT to the report of the Manager, The Shipyards and Waterfront, dated June 25, 2025, regarding security of City property:

THAT the wording of the resolution and the report of the Manager, The Shipyards and Waterfront, dated June 25, 2025, remain in the Closed session.

R2025-07-14/17

18. Land Matter – File: 08-3010-01-0001/2025

Report: Manager, Real Estate, and Director, Real Estate, Facilities and Economic Development, June 25, 2025

PURSUANT to the report of the Manager, Real Estate, and the Director, Real Estate, Facilities and Economic Development, dated June 25, 2025, regarding a land matter:

THAT the wording of the resolution and the report of the Manager, Real Estate, and the Director, Real Estate, Facilities and Economic Development, dated June 25, 2025, remain in the Closed session.

R2025-07-14/18

**CARRIED UNANIMOUSLY**  
(by remaining members present)

### **ADJOURN**

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**  
(by remaining members present)

The meeting adjourned at 10:44 pm.

*“Certified Correct by the Corporate Officer”*

---

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK



**MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD IN  
CONFERENCE ROOM A/B, CITY HALL, 141 WEST 14<sup>TH</sup> STREET,  
NORTH VANCOUVER, BC, ON **MONDAY, JULY 21, 2025****

---

**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor J. McIlroy  
Councillor S. Shahriari  
Councillor T. Valente

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
A. Cifarelli, Corporate Officer  
L. Sawrenko, Chief Financial Officer  
H. Granger, City Solicitor  
K. Magnusson, Director, Engineering, Parks and Environment  
E. Doran, Director, People, Culture and Transformation

**ABSENT**

Councillor A. Girard

The meeting was called to order at 4:03 pm.

**APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor McIlroy

1. Special Council Meeting Agenda, July 21, 2025

**CARRIED UNANIMOUSLY**

S2025-07-21/1

**RECESS TO SPECIAL CLOSED SESSION**

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT Council recess to the Special Committee of the Whole, Closed Session pursuant to the *Community Charter*, Sections 90(1)(g) [legal matter] and 90(1)(i) [legal advice].

**CARRIED UNANIMOUSLY**

The meeting recessed to the Special Committee of the Whole, Closed Session at 4:03 pm and reconvened at 5:01 pm with the same members of Council present.

## **REPORT**

2. Naming a New Park at 16<sup>th</sup> Street and St. Andrews Avenue  
– File: 12-6120-01-0001/2025

Report: Manager, Parks and Natural Spaces, July 11, 2025

Moved by Councillor McIlroy, seconded by Councillor Shahriari

PURSUANT to the report of the Manager, Parks and Natural Spaces, dated July 11, 2025, entitled “Naming a New Park at 16<sup>th</sup> Street and St. Andrews Avenue”:

THAT staff be directed to proceed with the recommended park name “Topo Park” for the new park at 16<sup>th</sup> Street and St. Andrews Avenue.

**CARRIED**

Councillor Shahriari and Councillor Valente opposed.  
S2025-07-21/2

## **MOTION**

3. FCM – Non-Board Committee Member – File: 01-0230-20-0017/2025

Submitted by Councillor McIlroy

Moved by Councillor Bell, seconded by Councillor Valente

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction;

AND WHEREAS FCM’s Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government;

THEREFORE BE IT RESOLVED THAT Council of the City of North Vancouver endorse Jessica McIlroy to serve as a committee member on committees of FCM’s Board of Directors, for the period starting June 2025 and ending June 2027, contingent on being re-elected to the City of North Vancouver Council in October 2026;

AND BE IT FURTHER RESOLVED THAT Council assumes all costs associated with Jessica McIlroy attending FCM meetings.

**CARRIED UNANIMOUSLY**

S2025-07-21/3

## **REPORT OF THE SPECIAL COMMITTEE OF THE WHOLE, CLOSED SESSION**

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT the following items from the Special Committee of the Whole, Closed Session of July 21, 2025, be ratified:

4. Legal Matter / Legal Advice – File: 06-2210-01-0001/2025

Report: City Solicitor and Chief Administrative Officer, July 7, 2025

PURSUANT to the report of the City Solicitor and Chief Administrative Officer, dated July 7, 2025, regarding a legal matter and legal advice:

THAT the wording of the resolution and the report of the City Solicitor and Chief Administrative Officer, dated July 7, 2025, remain in the Closed session.

**CARRIED UNANIMOUSLY**

S2025-07-21/4

## **ADJOURN**

Moved by Councillor Back, seconded by Councillor Shahriari

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 5:12 pm.

*“Certified Correct by the Corporate Officer”*

---

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK





**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, JULY 21, 2025**

---

**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor J. McIlroy  
Councillor S. Shahriari  
Councillor T. Valente

**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  
K. Magnusson, Director, Engineering, Parks and Environment  
S. Galloway, Director, Planning and Development  
D. Fergusson, Manager, Planning (City Design and Planning)  
E. Doran, Director, People, Culture and Transformation  
A. Gibbs, Sr. Manager, Communications and Engagement

**ABSENT**

Councillor A. Girard

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

**APPROVAL OF AGENDA**

Moved by Councillor Bell, seconded by Councillor Valente

1. Council Workshop Agenda, July 21, 2025

**CARRIED UNANIMOUSLY**

W2025-07-21/1

**MOTION TO SUSPEND THE RULES OF PROCEDURE**

Moved by Councillor Valente, seconded by Councillor Shahriari

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

**CARRIED UNANIMOUSLY**

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

Moved by Councillor Shahriari, seconded by Councillor Back

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/proposed service].

**CARRIED UNANIMOUSLY**

The workshop recessed to the Committee of the Whole, Closed Workshop at 6:01 pm.

At 9:00 pm, Mayor Buchanan declared the Workshop adjourned.

*“Certified Correct by the Corporate Officer”*

---

CORPORATE OFFICER

Document Number: 2695921

THIS PAGE INTENTIONALLY LEFT BLANK

# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 9094

### 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, 2024, No. 9094**” (DLP Architecture Inc., 311 West 14<sup>th</sup> Street, CD-768).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 311 West 14<sup>th</sup> Street and legally described below as henceforth being transferred, added to and forming part of CD-768 (Comprehensive Development 768 Zone):

PID: 015-143-023	LOT 9 BLOCK 64 DISTRICT LOT 548 PLAN 750
------------------	--

from zone RS-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Adding the following Comprehensive Development Zone to Section 1100 in numerical order:

“CD-768 Comprehensive Development 768 Zone” (311 West 14<sup>th</sup> Street).

In the CD-768 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-2 Zone, except that:

- (1) Two Principal Buildings shall be permitted on one Lot;
- (2) The permitted Principal Use on the Lot shall be limited to:
  - (a) One-Unit Residential Use in the northernmost Principal Building (the heritage building);
    - i. Accessory Secondary Suite Use, subject to Section 507(11) of this Bylaw;
    - ii. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
    - iii. Accessory Home Office Use;
  - (b) Two-Unit Residential Use in the southernmost Principal Building (the infill building);
    - i. Accessory Lock-Off Unit Use, subject to Section 507(15) of this Bylaw;

- ii. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
  - iii. Accessory Home Office Use;
- (3) Section 507(11)(e) requiring the owner to reside on the property shall be waived;
- (4) Section 507(15)(a) requiring an Accessory Lock-Off Unit Use to be accessory to a Townhouse Use or Apartment Use shall be varied to allow the Accessory Lock-Off Unit Use to be Accessory to a Two-Unit Residential Use;
- (5) Gross Floor Area (One-Unit and Two-Unit Residential):
  - (a) The total combined Gross Floor Area (One-Unit and Two-Unit Residential) for both Principal Buildings shall not exceed 0.67 times the Lot Area (5,655 square feet);
  - (b) Notwithstanding section (5)(a) of this zone, Basements (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential) up to 2,761 square feet;
  - (c) Notwithstanding section (5)(a) of this zone, bicycle storage lockers and garbage and recycling storage shall be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
- (6) The Principal Buildings shall be sited as follows:
  - (a) The northernmost Principal Building (heritage house) shall be not less than:
    - i. 6.7 metres (22 feet) from the Front Lot Line;
    - ii. 22.5 metres (73.8 feet) from the Rear Lot Line;
    - iii. 4.4 metres (14.4 feet) from the west Interior Lot Line;
    - iv. 4.7 metres (15.5 feet) from the east Interior Side Lot Line;
  - (b) The southernmost Principal Building (infill building) shall be not less than:
    - i. 25.1 metres (82.3 feet) from the Front Lot Line;
    - ii. 6.096 metres (20.0 feet) from the Rear Lot Line;
    - iii. 2.3 metres (7.5 feet) from Interior Side Lot Lines;
  - (c) Where unenclosed Porches or steps project beyond the face of a Principal Building, the minimum distance to an abutting Lot Line may be reduced by:
    - i. 3.048 metres (10 feet) from the Front Lot Line and Rear Lot Line;
  - (d) Where Bay Windows or chimneys project beyond the face of the northernmost Principal Building (the heritage building), the minimum distance to an abutting Lot Line may be reduced by:
    - i. 0.67 metres (2 feet) from the Interior Side Lot Lines;

(7) Height

- (a) The northernmost Principal Building (the heritage building) shall not exceed a maximum building height of 8 metres (26.25 feet) as measured from the average Building Grades along the north property line;
  - (b) The southernmost Principal Building (the infill building) shall not exceed a maximum overall building height of 9.3 metres (30.51 feet) as measured from the average Building Grades along the north property line;
  - (c) Section 509B(4)(c) requiring a minimum First Storey height of 0.76 metres (2.5 feet) above the reference grade shall be waived;
- (8) Every Primary Dwelling Unit and Accessory Secondary suite shall have access to 2 Bicycle Parking Spaces and a total of 8 Bicycle Parking Spaces shall be provided;
- (9) Overhead clearance of bicycle parking shall be no less than 1.2 metres;
- (10) Garbage and Recycling shall be screened on all sides and shall not be located in required Emergency Access Pathways, driveways, or Parking Spaces.

READ a first time on the 2<sup>nd</sup> day of December, 2024.

READ a second time on the 2<sup>nd</sup> day of December, 2024.

READ a third time on the 27<sup>th</sup> day of January, 2025.

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

---

MAYOR

---

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

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

**BYLAW NO. 9095**

**A Bylaw to Designate Property as Protected Heritage Property**

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 “**Heritage Designation Bylaw, 2024, No. 9095**” (“**Follis Residence**”, **311 West 14<sup>th</sup> Street**).
2. Pursuant to Section 611 and 612 of the *Local Government Act*, the following lands, buildings and structures are, in their entirety, designated as protected heritage property:

**Street Address:** 311 West 14<sup>th</sup> Street, North Vancouver

**Common Name / Description:** Follis Residence

**Legal Description:** PID: 015-143-023  
LOT 9 BLOCK 64 DISTRICT LOT 548 PLAN 750

3. Pursuant to the *Local Government Act*, the property designated as protected heritage property by this bylaw is subject to the requirements set out in the *Local Government Act* and the City of North Vancouver’s “Heritage Conservation Procedures Bylaw, 2013, No. 8292”, as may be amended or superseded from time to time.
4. This bylaw comes into force on the date of adoption.

READ a first time on the 2<sup>nd</sup> day of December, 2024.

READ a second time on the 2<sup>nd</sup> day of December, 2024.

READ a third time on the 27<sup>th</sup> day of January, 2025.

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

---

MAYOR

---

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK



# Public Safety Fire and Bylaw 2024 Annual Report



**Presented September 8, 2025**

Public Safety – Fire Department

Public Safety – Bylaws

**city**  
of north  
vancouver

# Public Safety Division





# Fire Services Highlights 2024



- Service Delivery
- Community Partnering



- Emergency Management
- Extreme Weather Preparedness



# Fire Services Highlights 2024 Cont.



- Fire Prevention and Education
- Social Media
- Community Engagement



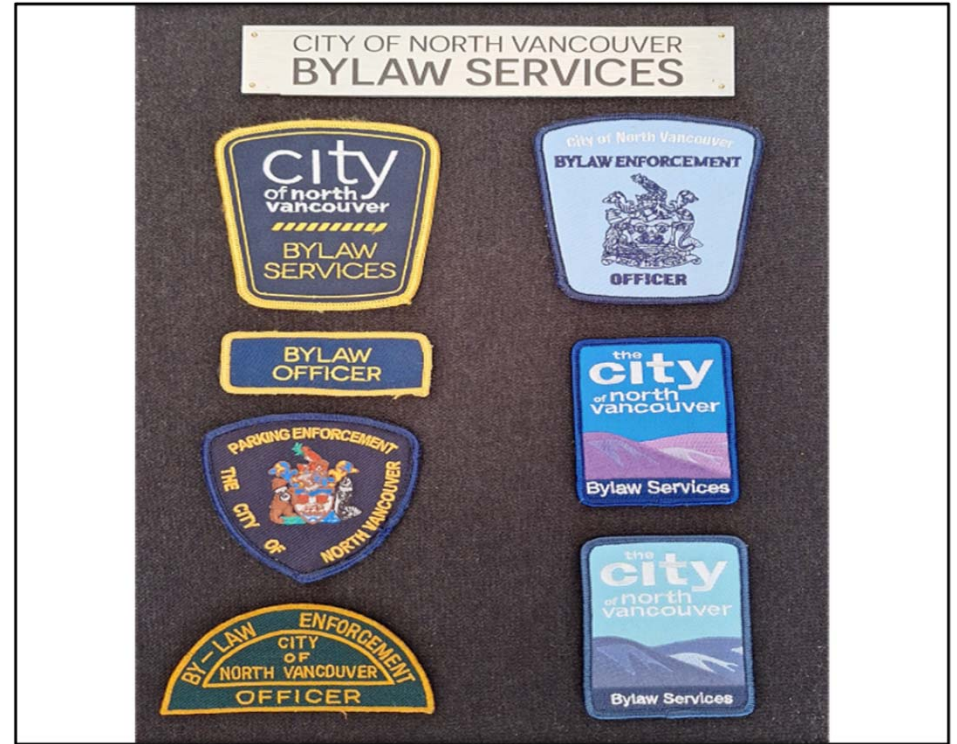
- Fire Operations
- Training



# Bylaw Services Highlights 2024



- Voluntary Compliance
- Education



- Respectful Enforcement
- Community Issues








Thank you.





 Department Manager	 Director	 CAO
--	---	--

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**FIRE DEPARTMENT**

**INFORMATION REPORT**

---

To: Mayor Linda Buchanan and Members of Council

From: Greg Schalk, Public Safety Director and Fire Chief

Subject: NORTH VANCOUVER CITY FIRE DEPARTMENT ANNUAL REPORT  
2024

Date: August 18, 2025 File No: 14-7000-01-0001/2025

---

**ATTACHMENTS**

1. North Vancouver City Fire Department Annual Report 2024 (CityDocs [2708486](#))

**Message from the Fire Chief**

It is my honour to present the North Vancouver City Fire Department's (NVCFD) 2024 Annual Report, a record of another remarkable year in which team members of this department upheld the highest standards of public service. Every call was met with the professionalism that has defined this organization for more than a century.

Our blend of reactive response and proactive engagement remained the cornerstone of public safety throughout the year. Fire Prevention Officers led safety workshops, school visits, and code-enforcement inspections that reduced risk long before sirens sounded.

At the same time, strategic investments in specialty equipment, training and modern skills, enhanced our operational effectiveness and ensured efficient, reliable protection for our residents and visitors as well as public spaces and critical infrastructure, from the Shipyards Pier to Lions Gate Hospital.

Public safety is, and always will be, a team endeavour. Long standing partnerships with BC Emergency Health Services, the North Vancouver RCMP, and North Shore Emergency Management allowed us to provide seamless assistance whenever a resident dialed 911, while the ongoing work of the Public Safety Committee sharpened our collective approach to risk management and coordinated holistic response.

None of these results would be possible without the professionalism and commitment of our professional staff, nor without the vigilance of the city's residents and business owners who maintain smoke alarms, practice evacuation plans, and support community risk reduction initiatives. Your cooperation sustains the resilience for which this city is known, and I offer my sincere gratitude for that partnership.

Guided by our mission to protect lives, property, and the environment, we will continue investing in training, prevention, and modern firefighting skills while upholding the values of trust, integrity, respect, teamwork, and professionalism that the community expects and deserves. It is a privilege to lead such an exceptional team, and together with our employees, our partners, and our citizens we will continue to protect and enhance the quality of life in the City of North Vancouver.

RESPECTFULLY SUBMITTED:



---

Greg Schalk  
Public Safety Director and Fire Chief





# ANNUAL REPORT

**NORTH VANCOUVER  
CITY FIRE DEPARTMENT**

**2024**





# MESSAGE FROM THE FIRE CHIEF

It is my honour to present the North Vancouver City Fire Department's (NVCFD) 2024 Annual Report, a record of another remarkable year in which team members of this department upheld the highest standards of public service. Every call was met with the professionalism that has defined this organization for more than a century.

Our blend of reactive response and proactive engagement remained the cornerstone of public safety throughout the year. Fire prevention officers led safety workshops, school visits, and code-enforcement inspections that reduced risk long before sirens sounded.

At the same time, strategic investments in specialty equipment, training and modern skills, enhanced our operational effectiveness and ensured efficient, reliable protection for our residents and visitors as well as public spaces and critical infrastructure from the Shipyards Pier to Lions Gate Hospital.

Public safety is, and always will be, a team endeavour. Long standing partnerships with BC Emergency Health Services, the North Vancouver RCMP, and North Shore Emergency Management allowed us to provide seamless assistance whenever a resident dialed 911, while the ongoing work of the Public Safety Committee sharpened our collective approach to risk management and coordinated holistic response.

None of these results would be possible without the professionalism and commitment of our professional staff, nor without the vigilance of the city's residents and business owners who maintain smoke alarms, practice evacuation plans, and support community risk reduction initiatives. Your cooperation sustains the resilience for which this city is known, and I offer my sincere gratitude for that partnership.

Guided by our mission to protect lives, property, and the environment, we will continue investing in training, prevention, and modern firefighting skills while upholding the values of trust, integrity, respect, teamwork, and professionalism that the community expects and deserves. It is a privilege to lead such an exceptional team, and together with our employees, our partners, and our citizens, we will continue to protect and enhance the quality of life in the City of North Vancouver.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Schalk". The signature is fluid and cursive, written over a light background.

**GREG SCHALK**

**FIRE CHIEF AND  
PUBLIC SAFETY DIRECTOR**





## LAND ACKNOWLEDGEMENT

*We respectfully acknowledge that we live and work on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə́lilwətaʔ (Tsleil-Waututh) Nations. The City of North Vancouver is committed to reconciliation with these Nations, who have lived on these lands since time immemorial.*

*At the City, we humbly acknowledge that our commitment to reconciliation is growing and evolving. Through meaningful engagement and education, we advocate for greater diversity and inclusion and strive to implement the Truth and Reconciliation Commission's calls to action in the workplace.*

On November 6 and 7th, 2024, the First Nations' Emergency Services Society (FNESS) delivered another impactful Youth Fire Prevention Bootcamp—an immersive, two-day experience designed to introduce students to the world of firefighting while teaching essential life and safety skills. The City of North Vancouver Fire Department is proud to participate in this collaborative opportunity, joining forces with SD44, the District of North Vancouver Fire and Rescue Services, West Vancouver Fire Rescue, and Indigenous community leaders to support the event. The boot camp offered hands-on exposure to fire service operations, safety education, and team-building exercises.





# Table of Contents

---

## 5

### **Our Mission, Core Values**

NVCFD's mandate, mission, and guiding principles.

## 6

### **2024 Highlights**

Key incident, response, and containment statistics.

## 7

### **Fire Prevention**

Inspections, enforcement, and property protection.

## 8

### **Public Education**

Community programs teaching safety and preparedness.

## 9

### **Social Media**

Online outreach for safety, updates, and engagement.

## 10-14

### **In the Community, Partnering, Training**

Volunteer programs, partnerships, and firefighter training.

## 15-18

### **Staff Engagement, Strategic Planning and Training Readiness, 2024 Emergency Plans**

Wellness, planning, and updated emergency response plans.



## City of North Vancouver, Your Fire Department

At just 11.8 km<sup>2</sup>, the City of North Vancouver squeezes a metropolitan risk profile into a compact waterfront footprint. Every shift, NVCFD safeguards a core population of 58,120 residents that swells dramatically once the workday starts. Roughly 118,000 vehicles cross the Ironworkers Memorial Bridge on Highway 1, funnelling commuters and commercial traffic through our City. On the water side, the SeaBus transports 15,000 passengers a day at Lonsdale Quay, while Lower Lonsdale's Shipyards Night Market can draw many thousands of visitors on a single summer evening. These converging corridors routinely push the daytime head-count past 100,000 people—double the census figure and a standing test of the department's all-hazards readiness.

Our department protects critical infrastructure that magnifies consequence. Lions Gate Hospital's regional trauma centre depends on unobstructed corridors for ambulance and first responder access. Just beyond the Quay, an active industrial waterfront sits bulk terminals, shipyards, and rail spurs which move millions of tonnes of cargo each year. The Shipyards District itself houses the region's largest covered outdoor rink and a programmable plaza hosting concerts, farmers' markets, and waterfront festivals that concentrate thousands of guests.

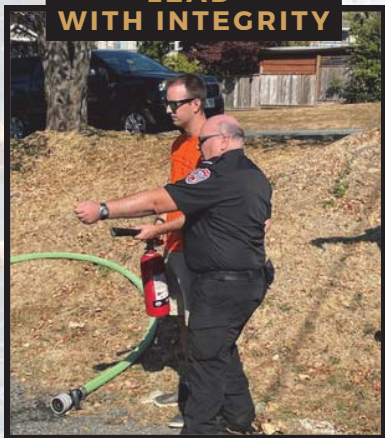
NVCFD's mandate extends far beyond fire suppression; it is the daily guardian of a compact, fast-moving hub where residential life, international trade, regional healthcare, and tourism intersect, very often all within the same city block.

### Our Mission

To safeguard and serve our community through the promotion and provision of education, prevention, emergency medical and fire services in protecting life, property, and the environment.

### Core Values

**LEAD  
WITH INTEGRITY**



**NEVER  
COMPROMISE SAFETY**

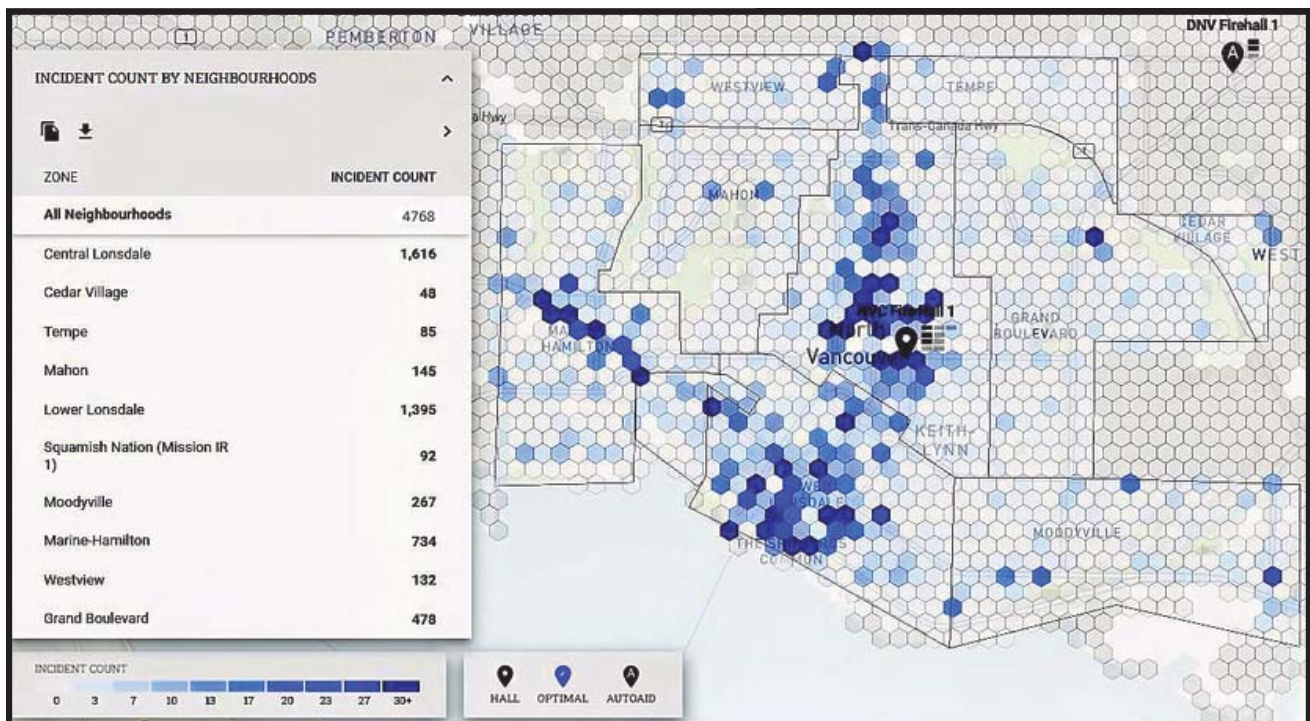


**SERVE  
WITH COMPASSION**





# 2024 HIGHLIGHTS

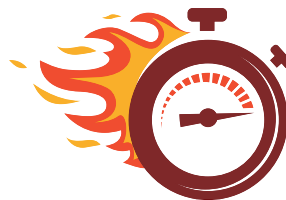


Map grid of the City of North Vancouver Fire response area, sorted by incident count by neighbourhood. Data and mapping were provided using Darkhorse Emergency software, which NVCFD utilizes for strategic planning. Data-driven insights help us better understand the current and evolving risk landscape.



**4,768**

Incidents  
Responded To



**6 mins 11 seconds**

90<sup>th</sup> percentile  
response time



**94% of time**

Fire Contained to  
Area of Origin

# FIRE PREVENTION

## Building Safety Inspections



**3,647**

Routine fire safety inspections completed



**989**

Other Inspection Types



**322**

Building Plan Reviews



**356**

Business License Inspections

## Fire Loss



**\$1.5M**

Fire Loss due to Damage



**\$664.8M**

Value of Property Saved

## Miscellaneous



**47**

Nuisance Fires (Garbage Cans/Bark Mulch)



**56**

Burning Complaints responded to

## Fire Investigations



**140**

Fire Investigations



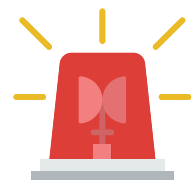
**\$355,500**

Plans review Permit



**\$17,800**

Fire re-inspection costs recovered



**\$26,000**

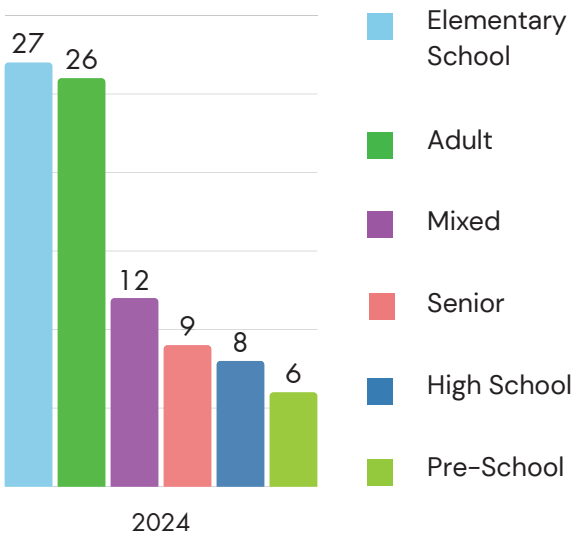
False Alarm Fees

# PUBLIC EDUCATION

Public education is a key service priority for NVCFD. We believe in equipping residents with the knowledge and confidence to prevent emergencies and respond safely when they happen.

From school visits and community events to fire extinguisher training and safety talks, our team is committed to sharing life safety skills that can make a difference. By building relationships and offering practical guidance, we help create a stronger, more resilient North Vancouver.

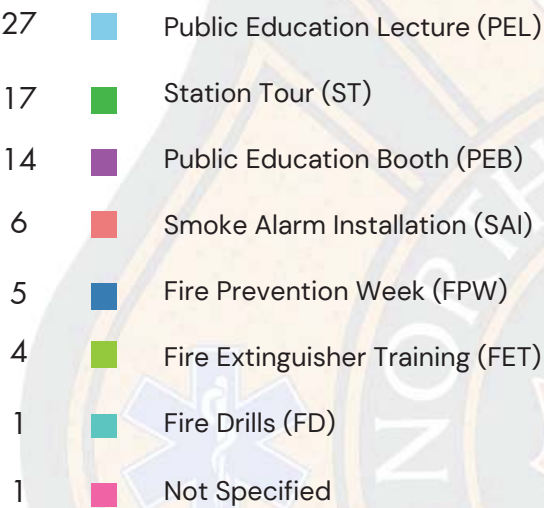
## By Age Group



### Top Focus:

Elementary and Adult education comprised **70%** of all sessions

## By Event Type



### Most Common:

Offsite lectures & station tours. Hosted **280** children through Hall Tours.



**75**

Public Education  
Events Attended



**987**

Smoke alarms checked/ confirmed  
in residential dwellings



**44**

Warming Kits  
provided to unhoused



# SOCIAL MEDIA

For our fire department, social media platforms and messaging have become a successful tool for public safety, community engagement, and transparency. Our social platforms, Facebook and Instagram, continue to grow our audience, allowing us to broadcast real-time emergency updates such as evacuation notices, to a broad audience faster than traditional methods. Social media platforms continue to strengthen public trust by highlighting our training activities, prevention programs, and operational readiness, while supporting education campaigns on seasonal hazards, fire safety tips, as well as recruitment opportunities.



**708**

Posts

↗ 79.2% from **395**



**270,354**

Impressions

↗ 49.2% from **181,261**



**882**

Shares

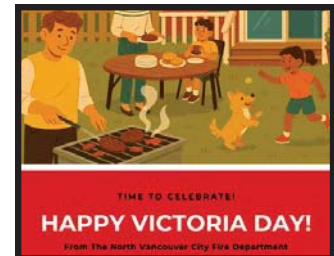
↗ 69.3% from **521**



**8,136**

Reactions

↗ 13.9% from **7,145**



# IN THE COMMUNITY



## Community Engagement

In 2024, the North Vancouver City Fire Department continued its strong commitment to community safety through a robust public education program. Our Fire Prevention staff, firefighters and C.A.P.S. volunteers engaged with residents of all ages through school visits, fire hall tours, and community events, promoting fire prevention, emergency preparedness, and life-saving skills such as smoke alarm safety and home escape planning. These initiatives are critical in reducing fire risks and empowering the public to take proactive steps to ensure their safety and resilience



## North Vancouver City Fire Department Little Library

Launched as part of our ongoing commitment to community engagement and public education, the North Vancouver City Fire Department Little Library is a valuable resource for residents of all ages. It offers free access to various fire prevention and public safety materials and allows the community to borrow, take or leave books.



In 2024, the library provided **274 mixed educational materials**, such as fire safety brochures, emergency preparedness workbooks, emergency information cards, and safety-themed bookmarks. Since its inception, the little library has given out approximately 145 books. The library supports literacy and enhances our fire prevention outreach by making safety information accessible to the community





## C.A.P.S. Volunteer Program

The C.A.P.S. (Community Awareness Public Safety) volunteer program had a productive and impactful 2024, growing its team and presence across our city through consistent community engagement and education. This year, the program welcomed nine new volunteers, strengthening its ability to support public safety outreach. The team participated in numerous events, including Hot Summer Nights, Shipyards 5th Anniversary, Earth Day, and Halloween at the Shipyards, reaching thousands of residents and families.

The team was active in door-to-door outreach, completing over 265 home visits across several neighbourhoods. Through these visits, volunteers gathered valuable data on smoke alarms, monthly testing and the Alertable app. With growing volunteer capacity and a record of meaningful community engagement, C.A.P.S. continues to play a vital role in fostering a safer, more informed community



**9** New C.A.P.S.  
Volunteers



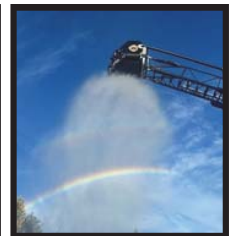
**15+** Events  
Attended



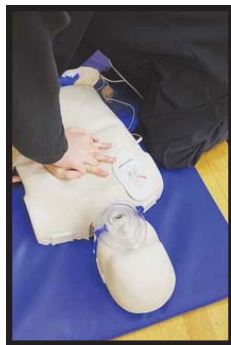
**1,100** Residents  
Engaged

## Hot Summer Nights

Hot Summer Nights is a joint summer outreach program by all three North Shore fire departments, bringing fire safety education and community connection to local parks and neighbourhoods. Families can tour fire trucks, try hose lines, explore equipment, and learn timely safety tips—like campfire rules, BBQ safety, and smoke alarm use—in a relaxed, family-friendly setting. The events build trust between residents and firefighters, foster neighbourhood connections, and highlight the departments' shared commitment to prevention, preparedness, and engagement.



# COMMUNITY PARTNERING



## SD44 CPR-C Program

The NVCFD partnered with SD44 to offer students the opportunity to complete CPR-C training, delivered by certified firefighter instructors under Red Cross guidelines during regular school hours. This course equips students with essential CPR skills to recognize and respond to cardiac emergencies and choking incidents involving adults, children, and infants, depending on the certification level.



**154** Students Trained

The program meets provincial workplace safety legislation and insurance board requirements, and includes training on the use of automated external defibrillators (AEDs), following the most up-to-date CPR protocols. Our internal instructors worked closely with SD44 to reach as many students as possible. In 2024, we successfully trained **154 students** from both Carson Graham and Sutherland Secondary Schools.

## Smoke Alarm Program

Improving the reliability of smoke alarms aligns directly with the goals of Community Risk Reduction (CRR), as laid out in NFPA 1300. CRR is built on data-driven, proactive prevention, targeting the risks that cause the greatest harm with strategies that are cost-effective and sustainable. CNV fire crews either tested, installed or confirmed the presence of just shy of 1000 smoke alarms in 2024



## G3

G3 Terminals Vancouver generously provided funding to support a critical public safety initiative by covering the costs to wrap a fire prevention vehicle and five fire trucks with eye-catching smoke alarm messaging. This initiative aims to raise awareness about the importance of working smoke alarms in every home. By turning these emergency vehicles into mobile billboards, G3 has helped spread life-saving information throughout the community, reinforcing the message that functioning smoke alarms save lives.

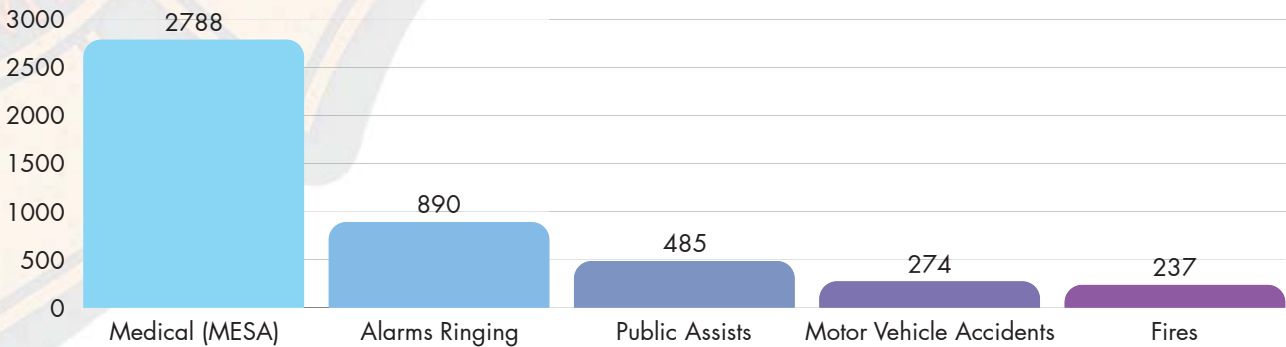
# TRAINING

At NVCFD, training is a core commitment. In 2024, CNV firefighters logged over **20,000 hours of training**, striking a balance between hands-on practice and classroom learning. Nearly 2,500 hours were dedicated specifically to medical response, the department’s most frequent call type. This training investment supports our readiness across every emergency discipline.



Every hour represents hands-on preparation and ongoing learning in core emergency response skills, aligned with our 24-month high-risk training cycle.

## Top 5 Incident Responses | 2024



These five call types accounted for the majority of NVCFD’s 2024 responses. Our internal training priorities are built to match the real emergencies our teams face every day.



## Core Training Disciplines

Our firefighters continued to sharpen their skills across **high-risk disciplines** that reflect the real-world emergencies we face most often. From structure fires to technical rescues and hazardous materials, our members train year-round on a 24-month rotational schedule that ensures every firefighter is ready to respond: safely, confidently, and effectively.

 <p><b>Blue Card</b> Command and Control (Incident Command training)</p>	 <p><b>EVO</b> Emergency Vehicle Operator training</p>
 <p><b>High-Rise Attack</b> Operations for multi-storey structure fires</p>	 <p><b>Wildland Fire Response</b> Interface zone firefighting, bush and brush fires</p>
 <p><b>HazMat Response</b> Decontamination, containment and PPE</p>	 <p><b>Fire Ground Operations</b> Understanding fire growth, flow paths, flashover and tactical fire suppression techniques</p>
 <p><b>Technical Rescue</b> Ropes, structure collapse, entrapments</p>	 <p><b>Confined Space</b> Search and rescue in limited-access environments</p>
 <p><b>Swift Water Rescue</b> Flood and river rescue operation</p>	 <p><b>Auto Extrication</b> Vehicle stabilization and rescue techniques</p>

# STAFF ENGAGEMENT

## Truth and Reconciliation

This year, sessions for all shifts and staff were held at the Capilano Longhouse, where in-person discussions focused on recent changes in government relations with First Nations, Métis, and Inuit Peoples. These sessions also explored how such changes impact CNV Fire and other municipal organizations.

Firefighters had the opportunity to engage directly with Squamish Nation Elders and Knowledge Keepers, learning about the cultural significance of the Longhouse and its traditions. This marked the third consecutive year of Truth and Reconciliation training for our members.

Looking ahead to 2025, we are building on the foundation laid over the past three years. The Department applied for the 2024 CEPF: Indigenous Cultural Safety and Cultural Humility Training grant through UBCM and we are proud to share that we have been successful in securing this funding.

Training will take place in May 2025 in partnership with the Squamish Ocean Canoe Family. This program will focus on the intergenerational trauma experienced by Indigenous Peoples and explore how the Fire Service can adopt a more empathetic and informed approach. It will also provide insight into the historical experiences that have contributed to mistrust in uniformed services and identify ways we can help rebuild that trust moving forward.



## Mental Health Family Night (Tri-Municipal)

This year, we had the privilege of hosting the Tri-Municipal Family Night at the Polygon Gallery. This special evening brought together employees and their families from across the three North Shore Fire Departments for a night focused on wellness, connection, and support.

The event featured impactful presentations from Dr. Ben Garrett and Susi Bolender, who shared their professional expertise and personal experiences on mental health challenges, resilience, and health solutions. It was a meaningful night that reinforced the importance of taking care of ourselves and each other—both at our place of work and in our personal lives.

# STRATEGIC PLANNING AND TRAINING READINESS

In today's evolving public safety landscape, strategic planning and collaboration are essential. Our department works closely with municipal departments, provincial agencies, Indigenous leadership, health authorities, and emergency management partners to ensure our service is proactive, responsive, and ready for any challenge. From high-risk infrastructure and industrial interface hazards to community-level threats, we know operational readiness begins long before a call comes in.

A key part of this preparedness is our robust fire training program, aligned with strategic planning initiatives and including emergency exercises for:

- Dam failures
- Wildland-urban interface fires
- Marine incidents
- Active threat scenarios

By developing realistic, scenario-based training with our partners, we ensure firefighters are both technically proficient and fully integrated into the broader emergency response framework. This strengthens community protection, enhances service delivery during major events, and fosters strong relationships with partner agencies. In an era of increasingly complex emergencies, our ongoing investment in training and planning reflects our commitment to safeguarding the people and infrastructure of the City of North Vancouver.

## Key Partnerships

### Community



### Municipal



### Provincial





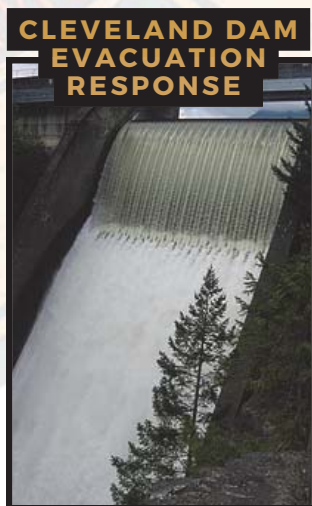
# EMERGENCY PLANS COLLABORATIVELY UPDATED IN 2024

In 2024, the City of North Vancouver Fire Department worked collaboratively with North Shore Emergency Management (NSEM), Metro Vancouver, and emergency responders and engineering departments from all three North Shore municipalities to evaluate and update critical emergency response plans. This collective effort focused on high-risk infrastructure and hazard scenarios, including the Capilano and Seymour Dams, which are vital components of the region's water supply and pose significant downstream risk in the event of failure.

For the fire department, this work was more than a planning exercise—it was a strategic necessity. Updated plans enhance our situational awareness, clarify roles during multi-agency responses, and ensure that fire suppression, rescue operations, and public notifications are conducted swiftly and effectively. It also sharpens inter-agency coordination, improving our ability to operate seamlessly with police, BC Emergency Health Services, public works, and emergency operations staff under high-pressure conditions.

These updates directly support our operational readiness and reinforce our commitment to all-hazards planning. In addition to infrastructure-related emergencies, our department has advanced its efforts in Active Deadly Threat planning and inter-agency training, ensuring we are prepared for the realities of modern-day risks. We have also begun preliminary work to address the growing impacts of extreme weather events, such as heat domes, atmospheric rivers, and severe winter storms. By strengthening plans across these diverse threat scenarios, we ensure that our firefighters are not only tactically prepared but also integrated into a coordinated, regional response framework.

These efforts enhance public safety, build regional resilience, and reaffirm the fire department's vital role in protecting our community in times of crisis.



## EMERGENCY PLANNING EXERCISES



**Scenario:**  
North Shore  
Wildland-Urban  
Interface Fire  
Threat

### Full-Scale EOC Evacuation Exercise

**Type:** Full Emergency Operations Centre (EOC) Activation, Neighbourhood evacuations + alerts

**Developed & Facilitated by:** NSEM

**Participants:** Over 35 professionals from:

- The City of North Vancouver, District of North Vancouver and District of West Vancouver (Fire, Police, Engineering, IT)
- RCMP, West Vancouver Police
- Vancouver Coastal Health, Lions Gate Hospital, HEMBC
- Squamish Nation, Tsleil-Waututh Nation
- Grouse Mountain, North Shore Rescue, RCM-SAR



**Scenario:**  
Internal Fire  
Emergency at  
LGH

### LGH Hospital Fire Tabletop Exercise

**Type:** Tabletop Field Management Exercise at Lions Gate Hospital (LGH)

**Focus:** Hospital incident command, patient care continuity, interagency coordination

**Participants:**

- All three North Shore fire departments
- Lions Gate Hospital Engineering & Nursing
- HEMBC
- Vancouver Coastal Health
- RCMP

## EMERGENCY RESPONSE IN ACTION

### Extreme Weather Response

A multi-jurisdictional response was initiated to manage the impacts of extreme weather across the North Shore.

Key components included:

- Rapid deployment and coordination with NSEM
- Community damage assessments
- Infrastructure stabilization
- Emergency call response across multiple agencies



Atmospheric  
River Event

## Join the

**The City of North Vancouver and the Districts of North and West Vancouver jointly recruit Firefighters.**

**Together we employ over 275 Firefighters who serve our communities of over 200,000 residents.**

**Visit the North Shore Tri-Municipal Firefighter Recruitment website to learn about the requirements, and application and recruitment process:**  
<https://northshorefirerecruiting.ca/>



**Contact Info**  
**North Vancouver City Fire Department**  
165 East 13th Street, North Vancouver  
Office: 604-980-5021  
(Monday to Friday, 8:00-4:30pm)  
Email: [fire@cnv.org](mailto:fire@cnv.org)

## **Today's Firefighter is a skilled professional able to face every kind of emergency**

We will provide training on preferred methods for various job tasks. Through this training and experience you will learn the latest developments in firefighting, rescue techniques, medical emergency procedures, and control of hazardous materials, communication systems, fire prevention legislation and public education.



Working as a Firefighter you will be exposed to prolonged hours of physical and mental exertion. You will experience sleep deprivation and may be awake for up to 24 hours at a time. You will be exposed to stressful situations that will be mentally, physically and emotionally challenging.

**We are looking for qualified candidates who are pursuing a demanding, exciting and rewarding career in firefighting to join our team**

THIS PAGE INTENTIONALLY LEFT BLANK



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

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**BYLAW SERVICES, PUBLIC SAFETY**

**INFORMATION REPORT**

---

To: Mayor Linda Buchanan and Members of Council

From: Paul Duffy, Manager, Bylaw Services

Subject: BYLAW SERVICES OVERVIEW 2024

Date: August 20, 2025 File No: 09-3900-01-0001/2025

---

**SUMMARY**

This report provides Council with an overview on Bylaw Services' enforcement activities in 2024. The goal of Bylaw enforcement is to achieve compliance with municipal bylaws through fair, consistent, transparent and measured enforcement practices that support building a healthy, safe and prosperous community.

**BACKGROUND**

During 2024, Bylaw Services provided effective service to the community with officers available seven days a week. The department's priorities include parking enforcement, animal control, construction complaints, unauthorized suites and people experiencing homelessness.

Bylaw Services supports Council's vision in the 2022-2026 Strategic Plan of being the "Healthiest Small City in the World" by prioritizing public safety and improving accessible, sustainable ways for people, goods, and services to move within the City.

Three additional bylaw enforcement staff were hired in 2024. Two of the officers are dedicated to parking enforcement, while the 3<sup>rd</sup> officer's primary role is to address encampments associated with people experiencing homelessness. In this role, the bylaw officer has provided consistency in the coordinating efforts among all departments and agencies responding to homelessness in the City. This consistency has also supported – and, in some cases, fostered – relationships between bylaw staff and encampment occupants.

The investigation statistics provided in Tables 1, 2, 3 and 4 relate to a variety of bylaws enforced in the city, including but not limited to, parking related offences/ticketing and animal control related complaints.

## **DISCUSSION**

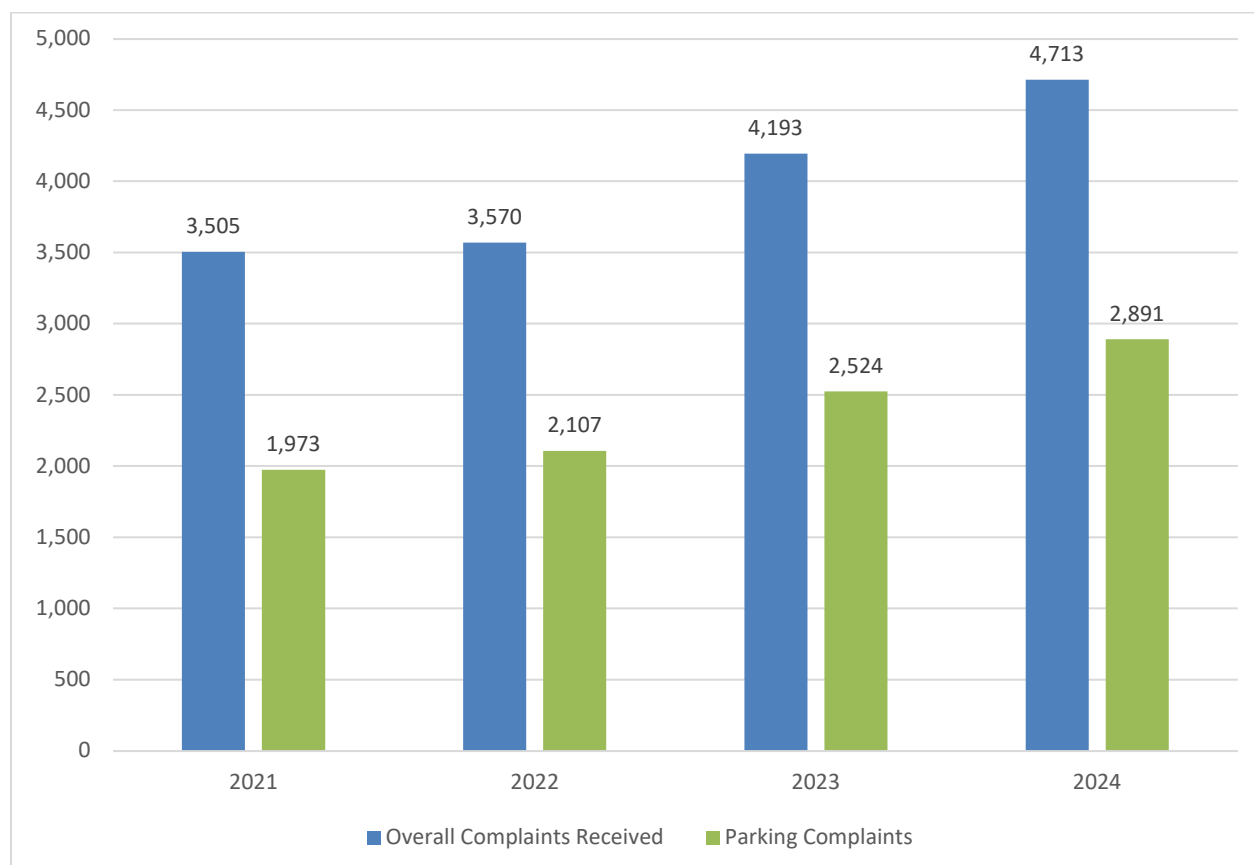
### **Bylaw Services**

Bylaw Services, comprised of thirteen full-time employees, consists of a Manager, Supervisor, Bylaw Enforcement Officers, and Bylaw Support/Screening Clerks. The department supplements the screening clerks and parking enforcement staff with a small pool of auxiliary staff.

### **Bylaw Enforcement Officer – Hours of Operation**

Bylaw Enforcement Officers provide enforcement services seven days per week, generally available between 6:30am to 9:00pm. Bylaw Support staff provide services during standard City Hall operating hours, Monday to Friday from 8:30am to 5:00pm. After-hour complaints are monitored by the Manager, Bylaw Services, and are addressed on a priority basis.

### **Community Issues Raised to Bylaw Services**





## Parking Enforcement

The City continues to face increasing competition for limited curb space, driven by evolving transportation demands and shifting urban needs. This competition intensifies year over year, further strained by the rise of e-commerce, which has significantly increased the demand for commercial and passenger loading zones in both residential and commercial areas.

Parking complaints currently represent approximately 60% of all bylaw complaints received. To support proactive enforcement efforts, Parking Enforcement staff operate two automatic license plate reader (ALPR) vehicles. While complaints remain a valuable tool for identifying issues and helping the City design safe, accessible streets for all users, they can reduce the capacity for proactive enforcement initiatives.

Enforcing time-limited parking regulations remains particularly challenging in densely populated urban environments. However, with regulatory changes coming into effect this Fall, there is an opportunity to foster a stronger culture of compliance, better aligning curbside use with the needs of a rapidly evolving transportation landscape.

Table 1 provides data from parking related tickets issued from 2021 through 2024.

<b>Table 1: Parking Related Ticket Data</b>				
<b>Bylaw Tickets Details</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<i>Total Bylaw Notices Issued (Tickets)</i>	13,067	9,441	13,693	15,578
<i>Warning Tickets Issued</i>	2,739	1,953	2,094	1,900
<i>Total Tickets Voided (Errors/Lack of Evidence)</i>	1,465	858	1,126	1,229
<i>* Is considered a ticket but removed from unpaid total</i>				

## Non-Parking Bylaw Enforcement

Bylaw Enforcement Officers are responsible for enforcing several bylaws, including the Street and Traffic Bylaw, and respond to calls for service related to the following:

- **Construction Regulation** – compliance with construction-related bylaws;
- **Zoning** – use of property, including structures and unapproved suites;
- **Nuisance Abatement** – addressing unsightly or unsanitary conditions;
- **Business Licence** – assisting the Licence Inspector as required;
- **Minimum Maintenance Standards** – exterior physical condition of private property;
- **Rental Premises Standards of Maintenance and Prevention of Nuisances** – interior condition of residential rental properties and measures to mitigate impacts on the surrounding neighborhood;
- **Rodent Control** – prevention and enforcement related to rodent infestations;
- **Noise Control** – managing noise complaints under the bylaw;
- **Parks Regulation** – enforcement related to animals at large and camping in parks;

- **Solid Waste Management Service** – issues related to garbage pickup and waste bins
- **Environmental Regulations** – enforcement under the *Sewerage and Drainage Utility Bylaw* and the *Stream and Drainage System Protection Bylaw*, particularly for substances entering the City’s catch basins;
- **Wharf Regulation** – activities such as crab traps and other waterfront uses;
- **Smoking Regulation** – smoking in prohibited areas;
- **Real Property Regulations** – matters relate to the use and maintenance of City-owned land

Table 2 provides data on bylaw complaints investigated in 2021 through 2024.

<b>Table 2: Bylaw Complaint Data</b>				
<b>Call-for-Service Description</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<i>Minimum Maintenance (Fence in disrepair)</i>	0	3	4	6
<i>Graffiti</i>	27	23	27	15
<i>Noise (Other than construction)</i>	130	103	89	124
<i>Construction Noise</i>	172	180	172	123
<i>Nuisance Abatement (Debris/untidy)</i>	306	361	361	437
<i>Unhoused Individuals<sup>1</sup></i>	73	144	194	229
<i>Zoning Bylaw (Structures / Setbacks)</i>	84	48	51	77
<i>Stream and Drainage</i>	28	28	24	32
<i>Standard of Maintenance</i>	24	24	11	19
<i>Sprinkling/Water</i>	34	35	159	78
<i>Street and City Land (Sidewalk obstructions)</i>	163	151	191	278
<i>Wharf Bylaw</i>	2	6	10	5
<i>Business Licenses (Operating Without a Licence)</i>	2	6	10	17
<b>Total</b>	<b>1,168</b>	<b>1,139</b>	<b>1,295</b>	<b>1,440</b>

Due to a significant increase in unhoused persons, Bylaw Services, in collaboration with various service providers on the North Shore, assists in connecting unhoused individuals with available community supports while maintaining livability and accessibility for all residents.

## Noise Complaints

Staff continue to advance efforts to mitigate noise in the City while monitoring the impact of each change. Although urban noise may seem inevitable and unavoidable, the City takes proactive steps to manage these challenges. Staff focus on identifying, measuring, and mitigating urban noise to support a healthier and more livable community environment.

<sup>1</sup> 100 of these investigations can be attributed to two individuals, and while both individuals have been offered assistance and temporary housing/support, they continue to choose to live outdoors.



The following noise complaint data remains consistent with previous reporting periods, except for construction-related complaints, which have shown a measurable decline.

Table 3 provides data on noise complaints investigated in 2022, 2023 and 2024.

<b>Table 3: Bylaw Noise Complaint Data</b>			
<b>Noise Type</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<i>Construction<sup>2</sup></i>	180	165	123
<i>Vehicle Noise</i>	6	6	9
<i>Residential Noise</i>	7	7	11
<i>Busking</i>	16	10	19
<i>Garbage Pick Up</i>	3	10	5
<i>Garden Equipment Noise</i>	0	5	7
<i>Commercial Business</i>	18	15	38
<i>HVAC Noise</i>	16	15	27
<i>Noise Other</i>	37	21	18
<b>Total</b>	<b>283</b>	<b>254</b>	<b>247</b>

## **Animal Control Services**

Animal Control Services is regulated through several bylaws, including the Dog Tax Regulation Bylaw, Small Creatures Limitation Bylaw, and Parks Regulation Bylaw. The majority of calls for service related to animal control concern contraventions of the Dog Tax Regulation Bylaw. Documentation of Animal Control staff park patrol attendance has shown an increase since 2022.

<b>Year</b>	<b>Patrols</b>
<b>2024</b>	975
<b>2023</b>	830
<b>2022</b>	330

Table 4 provides data on animal-related complaints responded to by Bylaw staff from 2021 through 2024.

<b>Table 4: Animal Related Complaints</b>				
<b>Call-for-Service Description</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<i>Stray Dogs Picked Up</i>	9	16	13	14
<i>Dogs Returned</i>	7	13	12	14
<i>Adopted Dogs</i>	2	3	1	0
<i>Dogs Euthanized</i>	0	0	0	0
<i>Off-Leash Education Interactions</i> <i>(City promotional dog leash provided)</i>	48	25	70	72
<i>Written Warning Tickets</i>	8	13	21	21

---

<sup>2</sup> Noise associated to construction continues to account for the majority of noise complaints

**Table 4: Animal Related Complaints**

<i>Call-for-Service Description</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>
<i>Verbal Warnings</i>	256	93	187	268
<i>Tickets Issued</i>	41	33	44	52
<i>Dog Attack/Bites</i>	42	35	35	36
<i>Dogs Declared as Vicious</i>	1	0	0	1
<i>Noisy Dog Complaints</i>	18	26	24	14
<i>Animal Carcass Picked Up</i>	99	88	124	85
<i>Chicken Complaints</i>	0	2	3	0

## Bylaw Support/Screening Staff

Two Bylaw support and screening staff receive and respond to approximately 800 emails and phone calls from the public each month. They create follow-up files for Bylaw Officers and conduct an initial review (screening) of any disputed tickets.

<b>Year</b>	<b>Screened Tickets</b>
<b>2024</b>	841
<b>2023</b>	741
<b>2022</b>	724
<b>2021</b>	478

## Bylaw Adjudication Registry

The City of North Vancouver resolves minor bylaw disputes locally through a Bylaw Adjudication System, which includes a provincially appointed adjudicator centrally located at City Hall. Previously, disputes over bylaw tickets had to be addressed in BC Provincial Court – a process that can be expensive, intimidating, and time-consuming.

<b>Year</b>	<b>Adjudication Hearings</b>	<b>Ticket Disputes</b>
<b>2024</b>	1	13
<b>2023</b>	2	14
<b>2022</b>	1	18
<b>2021</b>	3	55

## FINANCIAL IMPLICATIONS

The primary goal of Bylaw Enforcement is compliance. While ticket and fine revenue is a by-product rather than a primary objective, it helps offset enforcement costs. Additional resources for parking enforcement will enhance a safe mobility network and increase ticketing revenue.

## INTER-DEPARTMENTAL IMPLICATIONS

Bylaw Services, in collaboration with internal City departments and external agencies, takes a measured approach to addressing arising issues. Shared approaches include, but are not limited to:

- Effectively managing large construction sites in the City through a collaborative team approach with Building Inspections, Engineering Development Services staff, and the Construction Ambassador.
- Addressing environmental initiatives and issues, including responding to dumping complaints near drainage systems, catch basins, and creeks.
- Supporting engineering with traffic control efforts, such as street occupancy/use data collection, data entry, monitoring the Resident Exempt parking program, and participating in coordinated elementary school traffic safety campaigns.
- Responding to Land Use or other Zoning Bylaw concerns in partnership with Planning Division staff.
- Handling park-related complaints, including homeless camp clean-ups and off-leash dog issues.
- Providing support for large festivals and events in the City.
- Collaborating with the RCMP regarding homelessness and nuisance properties.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Bylaw staff support the City's priorities under the current Strategic Plan to provide infrastructure and improve flow throughout the City. These priorities include:

- **"A Prosperous City"**, where parking management supports new and existing businesses;
- **"A Connected City"**, where parking management enables sustainable movement of people, goods, and services within the City;
- **"A City for the People"**, which is accessible to all;
- **"A Resilient City"**, enhancing and protecting environmental health; and
- **"A Vibrant City"**, ensuring public spaces are as safe as possible.

RESPECTFULLY SUBMITTED:



---

Paul Duffy  
Manager, Bylaw Services

THIS PAGE INTENTIONALLY LEFT BLANK

# 2025 Mid-Year Report

An update on the progress made towards delivering the 2025 Action Plans advancing Council's 2022-2026 Strategic Plan.



**Presented September 8, 2025**

Finance

# Outline

- Background
- Planning & Reporting Framework
- Highlights from Mid-Year Report
- Next Steps

# Background

- **2024 Annual Municipal Report**

- The 2024 AMR was presented to Council in June 2025, as per Community Charter
- The AMR includes the planned actions for 2025

- **Mid-Year Update for 2025**

- This report informs Council on six months of progress against those planned actions
- Actions include initiatives introduced in 2025 as well those carried over from 2024





# Planning & Reporting Framework

# Work Plan Framework

## Council's Priorities

A Connected City | A Resilient City | A Vibrant City | A Prosperous City | A City for People

## Organization Enablers

A Responsible Organization  
A Modern Organization  
A Human Organization

## City Services & Operations

Development Services | Public Safety  
Utilities | Health, Social Services, & Housing  
Transportation & Transit | Parks, Recreation & Culture

The Mid-Year Update informs Council about the first six months of progress on the 2025 Action Plans that advance Council's 2022-2026 Strategic Plan. It includes new initiatives that were introduced in 2025 as well items carried over from 2024.



A person in a striped jacket stands on a pier, holding a camera to their eye, capturing the Vancouver skyline across the water at sunset. The city's iconic towers are silhouetted against the warm, golden light of the setting sun. The water is calm, reflecting the soft light.

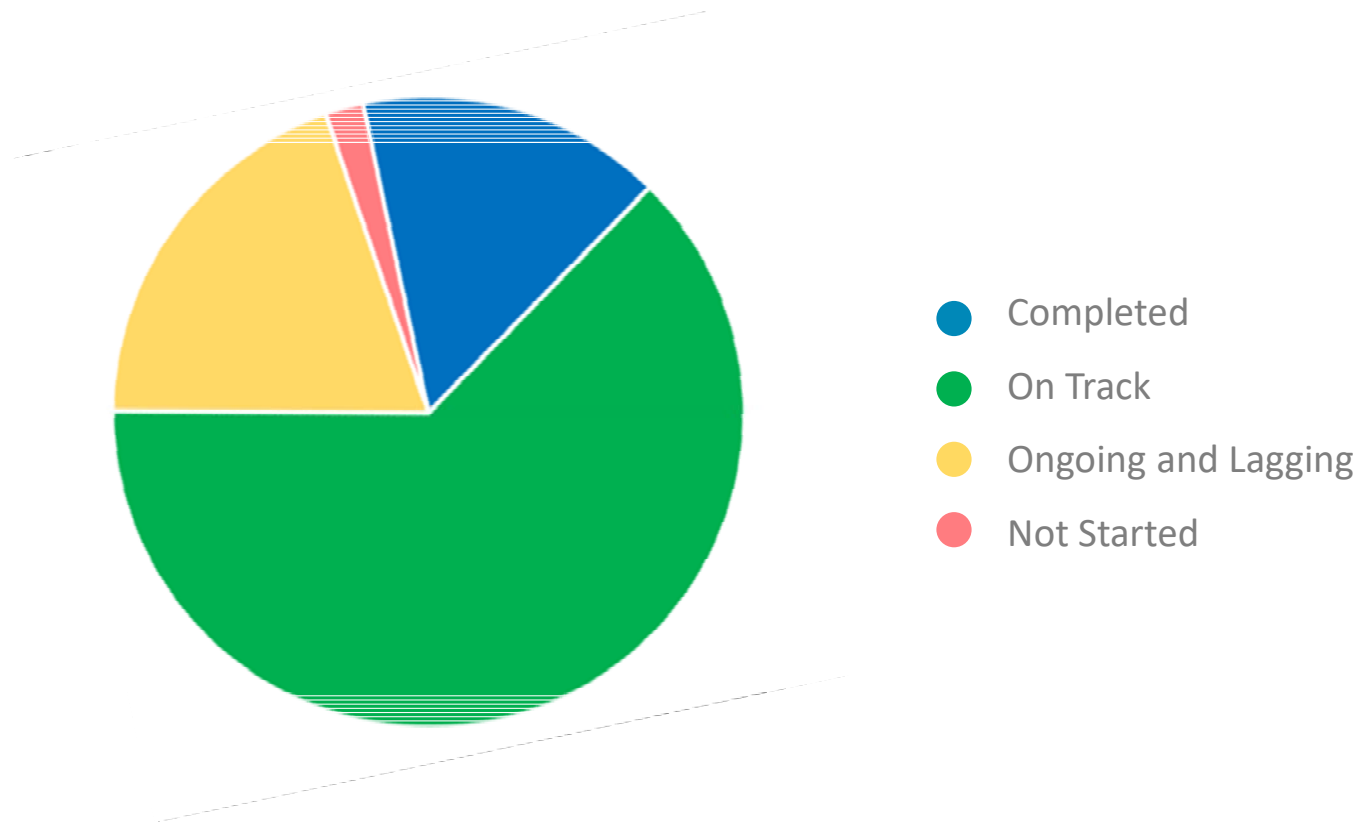
# Highlights from the Mid-Year Report

# By the numbers

- **51** of 51 action items have received a status update
- **8** of 51 items have been completed
  - Diversity, Equity and Inclusion Framework
  - Accessibility Plan
  - Community Engagement Framework
  - Community Safety Advisory Committee
  - Enhance Emergency Preparedness Program
  - Access Improvements to City Hall
  - Information Technology Master Plan
  - Business Support and Transformation
- More than \$24 million in external funds attained to advance these 51 items

# Summary of Progress

- **51** action items are reported on in the Mid-Year update



- The majority of action items are **Completed** or **Ongoing and On Track**



## North Shore Neighbourhood House P2 - *Ground Breaking*

- This phase includes an 18-storey mass timber building with 179 rental homes, including 30% below-market rentals
- Site demolition, including the community garden and a residential house is complete
- Ground breaking ceremony held Apr 4, 2025 with Mayor, Council, Province of BC, BC Builds, Catalyst, Kindred, CNV staff

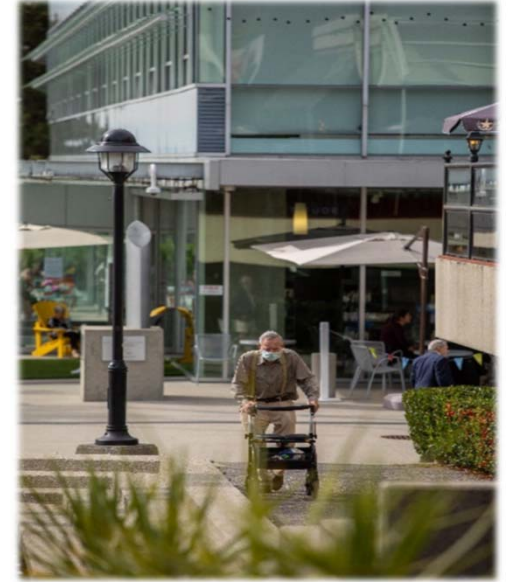
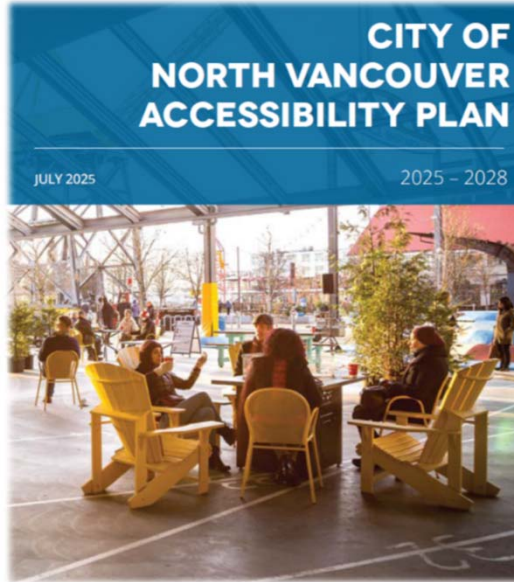




## Diversity, Equity and Inclusion Framework - Completed

- Staff completed development of the City's Diversity, Equity and Inclusion Framework to support decision-making across policies and programs
- Staff resources and training were developed to support application in daily work
- Council endorsed the Diversity, Equity and Inclusion Framework on July 7





## Accessibility Plan - Completed

- The CNV Accessibility Plan was developed to enhance accessibility across City programs, services, and spaces
- Aligned with the Accessible BC Act, the plan identifies actions and priorities focused on removing and preventing barriers to promote inclusion for people with disabilities
- Council endorsed the plan on July 7, 2025



## Community Engagement Framework - Completed

- Council endorsed the City's first Community Engagement Framework in July 2025
- The framework was developed via two phases of public and interest holder engagement, a review of recent engagement findings, as well as research into leading practices



## Community Safety Advisory Committee - **Completed**

- The creation of this committee was endorsed by Council and established in 2025
- Committee meets regularly in accordance with terms of reference and supports the City's ongoing public safety efforts





## Access Improvements to City Hall - Completed

- A centralized Gateway counter at City Hall was implemented to enhance customer experience and streamline services
- Continued enhancements are ongoing through other initiatives, such as the City-wide Customer Service Strategy and the Development Approval Process Review





## Enhance Emergency Preparedness Program - **Completed**

- North Shore Emergency Management finalized the North Shore Disaster and Climate Risk and Resilience Assessment and the North Shore Disaster Risk Profile (StoryMap)
- This program supports the requirements outlined in the new Emergency and Disaster Management Act (EDMA)



## Information Technology Master Plan- **Completed**

- The plan is now in the delivery phase
- Multiple high-priority and foundational projects were launched in Q1 2025
- The complete IT Master Plan will be delivered over the next three years



## Business Support and Transformation- **Completed**

- Business Support and Transformation function established
- 2025 work focused on leading the *Development Application Process Review* action plan





## Mahon Park Childcare Centre & Fieldhouse - *Opening*

- An opening ceremony was held on July 3<sup>rd</sup> with Mayor, Council and CNV Staff
- Interim occupancy granted with Final occupancy scheduled for mid-August.
- The YMCA will be the operator



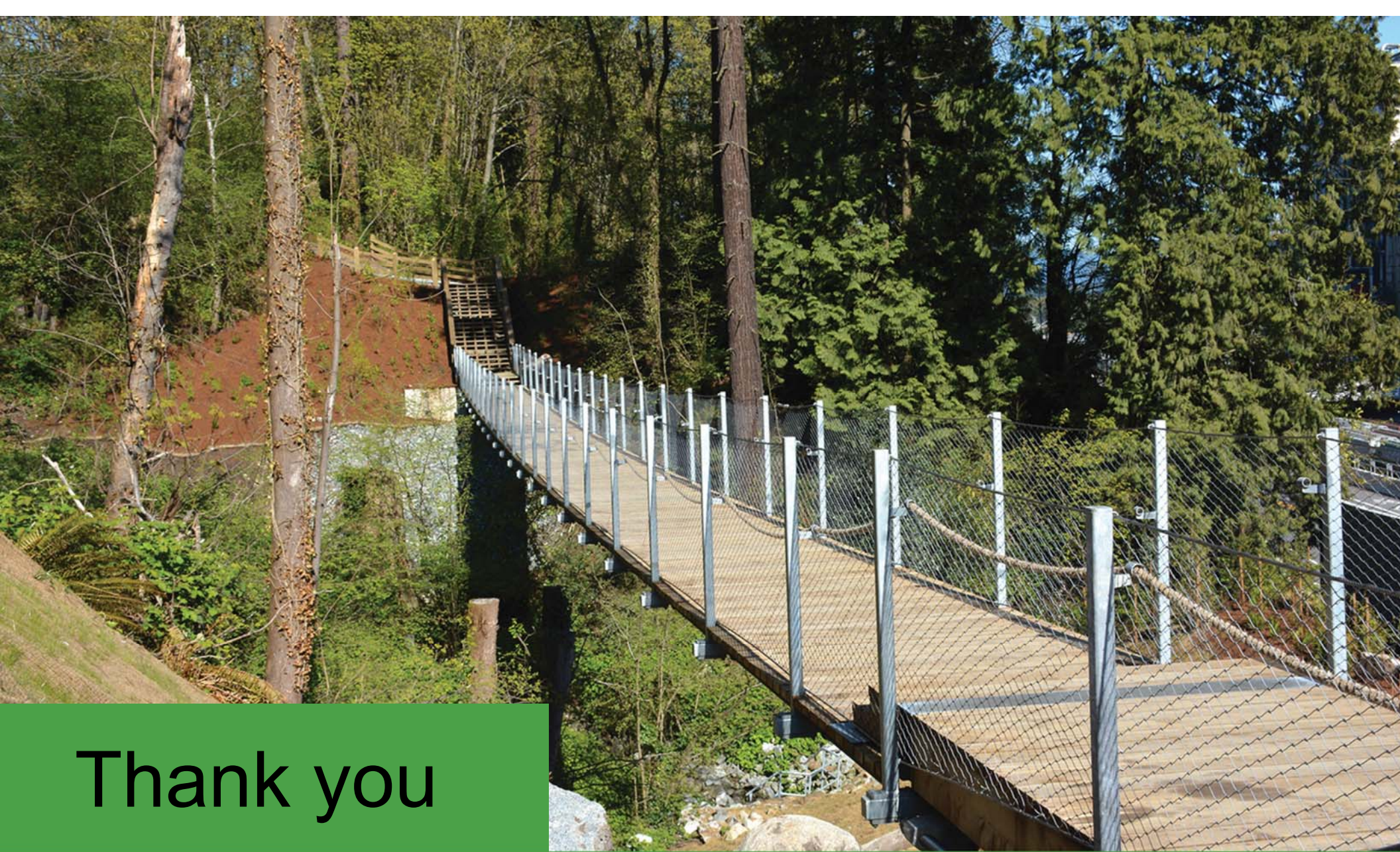
# Next Steps



# Next Steps

- Incorporate feedback received today from Council into the 2026 planning cycle
- Continue to execute on Council's Strategic Direction and priorities
- Proceed with the development of the 2026-2030 Financial Plan as scheduled

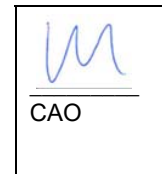




Thank you



THIS PAGE INTENTIONALLY LEFT BLANK



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**FINANCE DEPARTMENT**

**INFORMATION REPORT**

---

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2025 MID-YEAR REPORT UPDATE

Date: September 8, 2025 File No: 01-0620-20-0008/2025

---

**ATTACHMENTS**

1. 2025 Mid-Year Report (CityDocs [2681256](#))

**SUMMARY**

The purpose of the 2025 Mid-Year Report is to update Council on the progress made in the first part of 2025 towards delivering the 2025 Action Plans that are advancing Council's 2022-2026 Strategic Plan.

**BACKGROUND**

On September 25<sup>th</sup>, 2023, Council launched the 2022-2026 Strategic Plan. Staff have since developed annual action plans to implement that direction. Council also receives a Mid-Year Report and End-of-Year Report to track progress and guide the City's efforts.

The key 2025 action items are identified in CNV's 2024 Annual Municipal Report and reported on in the 2025 Mid-Year Report.

**DISCUSSION**

A 2025 Mid-Year Report (**Attachment 1**) updates Council on the progress made in the first part of 2025. It contains 51 action items. Results to date can be summarized as follows:

	Complete	Ongoing & On Track	Ongoing & Lagging	Not Started
<b>Action Items</b>	8	32	10	1



The completed action items are as follows:

- Diversity, Equity and Inclusion Framework
- Accessibility Plan
- Community Engagement Framework
- Community Safety Advisory Committee
- Enhance Emergency Preparedness Program
- Access Improvements to City Hall
- Information Technology Master Plan
- Business Support and Transformation

Items noted as “Ongoing & Lagging” or “Not Started” are typically those affected by unexpected turnover of key staff, external project partners not being ready, or key staff being redirected to projects of higher priority.

An end-of-year update will be provided to Council by way of the 2025 Annual Municipal Report.

## **FINANCIAL IMPLICATIONS**

The City was able to attain more than \$24 million in external funds to advance these 51 action items. Federal and Provincial grants represented about half of the funding.

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

A list of previously completed action items advancing Council’s 2022-2026 Strategic Plan are provided below:

<b>Year Completed</b>	<b>Item Completed</b>	<b>Council Priority</b>
<b>2024</b>	Community Wellbeing Strategy	A City for People
	Public Realm Accessibility Improvements	A City for People
	Housing Needs Report	A City for People
	Climate & Environment Strategy	A Resilient City
	Economic Development Strategy	A Prosperous City
	Consolidated Fees Bylaw	A Fiscally Responsible Organization
	Work Planning	A Fiscally Responsible Organization
<b>2023</b>	Ensure City Staff Preparedness for Active Threat Events	A Safe & Secure Community
	North Vancouver Lawn Bowling Facility	A Healthy & Welcoming Community
	Adopt a North Shore Poverty Reduction Strategy	A Healthy & Welcoming Community
	Improve the Comfort and Safety of all Roadway Users in Priority Locations Throughout the City	A Connected & Accessible Community
	Improve the Financial Planning Public Engagement Process for Budgeting to Provide More Opportunities for the Community to Share their Ideas and Point of View to Inform Decisions	A Fiscally Responsible Organization
	Create a Respectful Communication Policy	A Cooperative & Collaborative Organization

	Establish a Council Code of Conduct	A Cooperative & Collaborative Organization
	Ensure City Staff Preparedness for Active Threat Events	A Safe & Secure Community
	North Vancouver Lawn Bowling Facility	A Healthy & Welcoming Community
	Adopt a North Shore Poverty Reduction Strategy	A Healthy & Welcoming Community
	Improve the Comfort and Safety of all Roadway Users in Priority Locations Throughout the City	A Connected & Accessible Community
2022	Establish Joint-Rescue Task Force with RCMP and District of North Vancouver Fire and Rescue Services	A Safe & Secure Community
	Complete the Mobility Strategy	A Connected & Accessible Community
	Facilitate the 2022 General Local Election	A Functional Community
	Complete Development Process Review, including Targeted Bylaw Change	A Functional Community
	Complete Phase 1 of the Dog-Friendly Strategy	A Vibrant Community
	Support and Expand the City's Urban Forest Canopy	An Environmentally Responsible Community
	Complete Development Process Review, including Targeted Bylaw Change	A Functional Community
	Collaborate on the North Shore Homelessness Action Initiative	A Cooperative & Collaborative Organization
	Expand Online City Services, including CityServe, CityFix and Parking Permits	A Dynamic Organization
	Establish Joint-Rescue Task Force with RCMP and District of North Vancouver Fire and Rescue Services	A Safe & Secure Community
	Facilitate the 2022 General Local Election	A Functional Community

RESPECTFULLY SUBMITTED:



Larry Sawrenko  
Chief Financial Officer

July 2025

CITY OF NORTH VANCOUVER | BRITISH COLUMBIA

# 2025 MID-YEAR REPORT

This report presents a mid-year update on the progress CNV staff have achieved delivering the key 2025 Action Plans presented in CNV's 2024 Annual Municipal Report, together with one of our four assigned ratings as defined below.

- COMPLETED
- ONGOING AND ON TRACK
- ONGOING AND LAGGING
- NOT STARTED

## Department Abbreviations Used Throughout the Report:

- DCAO:** Office of the Deputy CAO
- EPE:** Engineering, Parks & Environment
- FIN & IT:** Financial & Information Technology Services
- LEC:** Lonsdale Energy Corporation
- PC&T:** People, Culture & Transformation
- P&D:** Planning & Development
- PS:** Public Safety
- REFED:** Real Estate, Economic Development & Facilities

# 2025 MID-YEAR REPORT

## A CITY FOR PEOPLE

A City for People is welcoming, inclusive, safe and accessible and supports the health and well-being of all.

- **Harry Jerome Community Recreation Centre/Silver Harbour Senior Activity Centre (DCAO)**

The construction of the new HJCRC is roughly 70% complete and is in the final year of construction. Major structural components, including concrete, steel and mass timber, are completed with roughly 30% of the exterior envelope, mainly atrium glazing, remaining to be installed. Mechanical and electrical systems are 80% completed, with permanent power and LEC energy connections in place. All of the roofs are now watertight with approximately 50% completed with insulation and membrane. Pool tank water tightness testing is complete and waterproof membrane and tiling can commence in the aquatic spaces, including change rooms. Silver Harbour structural framing is complete with exterior envelope work underway. Exterior on-site grading, and off-site civil and landscape works are underway. Off-site scope is scheduled to complete in 10 weeks, with all soft and hard landscaping anticipated by end of 2025. The project currently remains within the \$230 million budget and is scheduled for completion in Q2 2026.

- **Mickey McDougall Community Recreation Centre Upgrades (DCAO)**

In Q4 2024 CNV began construction on the renovation. The gymnastics foam pit concrete works are ongoing, as is replacement of the gymnasium roof. Electrical and Mechanical rough-ins are well progressed inside, and areas are starting to have drywall installed. Construction is on track for completion in Q1 2026.

- **Mahon Park Childcare Centre & Fieldhouse (DCAO)**

Construction of the new childcare centre and fieldhouse is 95% completed with Interim Occupancy granted. An opening ceremony was held on July 3<sup>rd</sup>. Remaining works include the completion of landscape stairs, seat wall, ramp and remediation of sidewalk works at the childcare entrance. Final occupancy will be granted upon completion of exterior works, anticipated for mid-August. YMCA as the operator is undergoing VCH reviews and final deficiencies are being addressed by the contractor. Exterior patio furniture is being procured by EPE for the covered plaza space and the washrooms and changerooms are anticipated to be open later this summer.

- **North Shore Neighbourhood House Phase 2 (DCAO)**

This phase of The Hub Redevelopment includes an 18-storey mass timber building with 179 rental homes, including 30% below-market rentals, on top of a three-storey podium housing a new North Shore Neighbourhood House. In February 2024, the Province of BC announced funding through the BC Builds Program for the non-profit housing component delivered by Catalyst Community Development Society. In July 2024, CNV's financing for the construction of the North Shore Neighbourhood House was approved. The detailed design was completed and building permit was granted in under one year. A ground breaking ceremony was held on April 4, 2025 with Mayor and Council, the Province of BC, BC Builds, Catalyst, Kindred and CNV staff. Site demolition, including the community garden and a residential house, is complete, with perimeter shoring and deep excavation underway. The tenant improvement ("TI") portion of the project housing the North Shore Neighbourhood House has completed detailed design and final coordination with the base building design is underway through to the end of August.



- **Supportive Funding Review (P&D)**

Information gathering and analysis as well as external research of funding trends and other municipal processes has been completed. Project progress and draft framework principles have been shared with internal departments for input. Leadership Team and Council review and input are targeted for fall 2025.

- **Development Application Process Review (P&D)**

The City has taken steps to improve transparency by publishing processing times and has introduced a more efficient intake process to provide applicants with earlier feedback. Work continues to streamline planning and permitting workflows, supported by new technology. This project has also been the focus of CNV's Business Support & Transformation action plan (See update under a "Human Organization" below).

- **Zoning Bylaw Update (P&D)**

The project was launched and the engagement, information gathering, and analysis phase was completed in 2023. The comprehensive Zoning Bylaw Update project has been sequenced to continue in 2026 once staff have updated the Bylaw to meet Provincial requirements announced in late 2023, as well as HAF project commitments. (See the project listed at the end of this section entitled, Provincial Legislative Changes & Housing Accelerator Fund Commitments).

- **Indigenous Relations Initiatives (DCAO)**

Planning is underway for protocol activities with Tsleil-Waututh Nation and Squamish Nation.

- **Strategic Communications (DCAO)**

CNV moved toward a comprehensive approach to planning, monitoring, and evaluating its communications efforts. This work included regular tracking and reporting on media and social media coverage, public input, and interest holder relations.

- **Community Engagement Framework (DCAO)**

Council endorsed the City's first Community Engagement Framework in July 2025. The framework was developed via two phases of public and interest holder engagement, a review of recent engagement findings, as well as research into leading practices. The report to Council included a high-level implementation plan to be delivered over the coming three years. Quick start actions by the end of 2025 will include: internal capacity building and toolkits and an annual report to Council.

- **Community Safety Advisory Committee (PS)**

This committee was fully endorsed by council and established in 2025. It continues to meet regularly in accordance with its terms of reference and supports the City's ongoing public safety efforts.

- **Enhance CNV's Emergency Preparedness Program (PS)**

North Shore Emergency Management finalized the North Shore Disaster and Climate Risk and Resilience Assessment and the North Shore Disaster Risk Profile (StoryMap) that support the requirements outlined in the new Emergency and Disaster Management Act (EDMA).

- **Provincial Legislative Changes and Housing Accelerator Fund Commitments (P&D)**

This action is comprised of the 5 bodies of work noted below:

- Pre-zoning Residential level R5 properties to align with the Official Community Plan is on track.
- Work to Incentivize and remove barriers for the complete and partial construction of Alternative Housing Construction (i.e. pre-fabricated buildings) is on track.
- Work to reduce vehicle parking required to improve affordability of development is complete.
- CNV's Affordable Housing Funds Terms of Reference is complete. As part of the work to incorporate the Province's new Inclusionary Zoning legislation into CNV's current approach, Council endorsed a new Inclusionary Zoning Policy (2025) and Affordable and Special Needs Housing funding Allocation.
- Work to update the Mid-Market Rental Policy is on track.

---

## **A RESILIENT CITY**

A Resilient City leads the way in climate action and acts as a steward of the environment for future generations.

- **Forest Planning (P&D)**

The draft Urban Forest Plan is projected to be presented to Council for consideration in Q3 2025.

- **Lonsdale Energy Corporation Decarbonization (LEC)**

Lonsdale Energy is implementing two major decarbonization projects – a 5MW Sewer Heat Recovery Plant to be located on a site owned by CNV, and a 3MW electrical boiler plant. These two projects combined will provide more than 40% low carbon energy for the system. The Sewer Heat Recovery Plant, planned for operation in 2027, has reached the 60% design stage. The electrical boiler plant is currently under construction and is expected to be operational in late 2025. LEC is also developing a long-term decarbonization strategy (CLEAR), of which the discovery phase (Phase 1) was completed in the first half of 2025.

- **Storm Water Management (EPE)**

Storm water management continued with modelling of the system for resiliency planning, construction of missing gaps in the piped conveyance system, and introduction of new raingardens through developer and CNV Capital project changes to CNV streets. In 2025 improvements have been made on operations and maintenance procedures to improve performance of oil-grit separators. Design and preparation for remedial works on Thain Creek is complete and construction is scheduled for the summer fish window.

- **Living Tree Program (EPE)**

All trees from the 2024 Living Tree Program were planted. This program was moved to the Urban Forest Group within Parks Planning, where a new improved notification process to reduce individual site negotiation and minimize rejected sites/species was being developed. 2025 program plantings will begin in fall 2025 and continue through spring 2026.

- **Urban Forest Operational Plan (EPE)**

Progress made includes organizational prioritization with the creation of an Urban Forest and Watershed Section within the Park and Public Spaces Division of EPE. Enhancing biodiversity now goes beyond growing our urban forest canopy within our city parks and streets and now considers rain water management and

creek health as a system approach. Continued wildfire mitigation and hazard tree abatement progressed in early 2025 and the street tree planting begins again in the fall to complete the 2024 program.

- **Noise Monitoring (PS)**

Three Noise Monitoring stations were installed in various areas of the City in October of 2024. Two of three monitors have since been move in May of 2025 to other areas in the City to assist in identifying, measuring and subsequently mitigating the negative effects of noise pollution in our City. This initiative fosters a healthier, more sustainable urban life for our residents.

---

## **A CONNECTED CITY**

A Connected City provides active and sustainable ways for people and goods to move to, from, and within the City safely and efficiently.

- **Casano-Loutet Overpass (EPE)**

Construction of the Casano-Loutet Pedestrian and Bicycle Overpass is underway. The north site, adjacent to Casano Drive, has been cleared and structural fill has been placed in anticipation of the construction of the bridge's north abutment and retaining wall. The south site, located in Loutet Park, will be cleared of trees and other vegetation in late in July/early August followed by the placement of fill and the construction of the south abutment. The Contractor's current schedule anticipates the bridge being installed in January 2026, with project completion expected by July 2026.

- **Mobility Network (EPE)**

The detailed design of the Eastside Connector (EC) is underway. The EC is the eastern segment of the Midtown Connector and, at 2 kilometers long, includes West Grand Boulevard and E 17<sup>th</sup> Street. The project focuses on providing a clear connection between the Casano-Loutet Overpass and Grand Boulevard. It includes intersection improvements, upgrades to the bi-directional cycle path along W Grand Boulevard and improved lighting.

- **Lonsdale Highway Overpass Mobility Improvements (EPE)**

In April 2024, Council supported staff combining the Overpass Improvements scope of work with the first phase of the Upper Levels Greenway and to proceed with undertaking an options analysis, concept design, and public engagement for the project. Staff are engaged in ongoing discussions with MoTT to finalize project scope and potential.

- **Bus Rapid Transit (EPE)**

The three North Shore Municipalities, Squamish Nation and Tsleil-Wauthuth Nation continue to coordinate to support TransLink's delivery of the R2 extension service improvement and the work through the early stage design for the BRT, including station locations, station amenities and transit priority measures for the alignment.

- **Curbside Management (EPE)**

In April 2025, Council endorsed the Curb Access and Parking Plan that will improve the reliability of finding parking in high-demand areas of the City, update CNV's parking policies to promote fairness, and support businesses through improved curb space management. The plan will be implemented in phases beginning in September 2025 focusing on areas with the highest parking use – Lower and Central Lonsdale.

---

## **A PROSPEROUS CITY**

A Prosperous City supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.

- **Lonsdale Great Street (REFED)**

This project aims to strengthen the economic vitality of Central Lonsdale by fostering a thriving, locally-serving main street that supports existing businesses, attracts new commercial activity, and creates a safe, attractive, and accessible environment. The team anticipates completing the comprehensive plan around Q1 2026. Additional public engagement is tentatively planned for fall 2025, together with a Council presentation. Work is also being conducted now on identifying potential pilot projects / temporary activations.

- **Modernized Business Licensing System (REFED)**

Work is underway to create a modernized business licensing bylaw, revised procedures for business inquiries related to opening a new business in the City, and a new digital application process.

- **Health and Life Science Cluster (REFED)**

Staff engaged a consultant to complete a situational assessment of the Health and Life Sciences sector in the City. The next phase of this work will align with the forthcoming deliverables from the Lonsdale Great Street project. Over the next six months, the final output from the Lonsdale Great Street consultant is expected, which will include a Business Attraction and Retention Strategy with a specific focus on growing the Health and Life Sciences sector. Following the completion of this final consultant deliverable for Lonsdale Great Street, staff will evaluate the next steps for additional consultant work specifically focused on attracting businesses and investment in the Health and Life Sciences sector.

- **Strategic Land Stewardship Model (REFED)**

Funds have been allocated to work on this initiative and work has been sequenced to enable staff's clear focus on other major real estate initiatives including North Shore Neighbourhood House Phase 2 project. Work will be progressing during 2025 and 2026.

- **Inter Municipal Business Licensing (REFED)**

To respond to economic uncertainty created by US tariffs, an interdepartmental staff team is investigating potential changes to the North Shore's existing Inter Municipal Business Licensing regime to streamline business licensing requirements for new and existing businesses. The interdepartmental team's work has commenced and will continue through 2025 and 2026.



- **Regulatory Review (REFED)**

This initiative considers potential changes to broader business-related regulations and processes. The intent is to identify opportunities to reduce the regulatory requirements and steps for new and existing businesses, particularly given the current uncertain economic climate. Work is underway with an interdepartmental team and will continue through 2025 and 2026.

---

## **A VIBRANT CITY**

A Vibrant City is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.

- **Shipyards Operational Plan & Business Model (EPE)**

The project is progressing with comprehensive research, consultation and analysis, including additional data acquired on consumer spending to inform an economic impact analysis. Potential scenarios for the future are being developed to facilitate discussion and decisions on objectives, guiding principles and a preferred economic model.

- **Phase 2 of the Dog Friendly Plan (EPE)**

Updated language for regulatory and information signage has been sequenced to include the outcomes of the City Wayfinding and Identify project. Subject to graphic format generated as part of this project, dog signage in parks will be designed and deployed. Staff are continuing to advance other action items from the Dog Friendly City Guidelines through by-law updates expected to be brought to Council in Q3 2025, and by piloting dog boulevard design interventions at Stella Jo Dean and East 14<sup>th</sup> Street as presented to Council in July.

- **City Wide Parks and Public Space Comprehensive Plan (EPE)**

Early in Q3, the project team retained an experienced consultant team to collaborate with staff on the development of the comprehensive plan. The plan takes a systems-based and data-driven approach to city-wide parks and public space planning. Initial phases of work in Q3 & Q4 this year will focus on developing baseline data and understanding of the city.

- **Kings Mill Walk Park (EPE)**

The project team, made up of the developer and City staff, have finalized plans for foreshore habitat reconstruction, site densification, and sea level rise mitigation. Construction on these elements is set to begin in early 2026. Park construction will begin following this work.

- **Flight PS752 Memorial (EPE)**

Staff are formalizing a memorandum of understanding with the Association of the Families of Flight PS752 Victims steering committee to clarify roles and fundraising responsibilities and developing a project webpage in advance of posting the call for the external advisory panel in Q3 2025.

- **Monuments and Memorials Policy (EPE)**

Staff are bringing forward a policy framework report for Council's consideration in Q3 of 2025.

- **City Wayfinding (EPE)**

A Request for Expression of Interest to procure a consultant team was undertaken in early 2025 and a subsequent RFP process is now underway with the shortlisted firms. Work is anticipated to commence in Q4 2025 with the ambition of prototyping wayfinding elements at The Shipyards and Waterfront in early 2026.

- **Activate Public Spaces (EPE)**

The Shipyards and Waterfront team is currently working on a variety of events and activations around the city on top of a full summer calendar at The Shipyards. Areas of focus are Civic Plaza, Gran Boulevard, Waterfront Park, and Open Streets.

---

## **A MODERN ORGANIZATION**

A modern organization delivers services with innovation and efficiency, adapting to the evolving needs of the community and ensuring seamless, responsive experiences for all.

- **Information Technology Master Plan (Fin&IT)**

Council endorsed an original IT Master Plan in 2023. The plan is now in the delivery phase with high-priority and foundational projects funded and started in Q1 2025. The Master Plan will be delivered over the next three years.

- **Enterprise Development Applications & Permits Software (P&D)**

The City has initiated the procurement process to acquire a modern software solution that will support the transformation of its Development Approval Process (DAP). This system will help streamline internal workflows, improve transparency, and enhance the overall customer experience.

- **Innovation Incubator (Fin&IT)**

A citywide innovation “hackathon” is planned for Q4 2025 where staff will spend time working on fostering and building their innovative ideas into prototype solutions that is the starting point to address business problems. A hackathon provides an opportunity to experiment and try new technologies to solve problems in different ways e.g. chatbots, artificial intelligence (AI) solutions and the latest cloud offerings.

---

## **A RESPONSIBLE ORGANIZATION**

A responsible City manages resources efficiently and sustainably, ensuring long-term value and support for the community’s needs.

- **Asset Management (EPE)**

In Q3 2024, Council endorsed adoption of the Asset Management BC framework to guide the City's asset management practices and the proposed approach for developing CNV's Asset Management Strategy. In Q4 2024, a refined State of the Assets report was delivered alongside the Draft Capital Plan, providing an updated overview of asset condition and outlining anticipated future investments. Staff are finalizing the first-generation asset management plans for the City's core utility assets. These plans incorporate a risk-based approach to support long-term, strategic investment planning. Data from recent inventory and condition assessments, covering waterfront assets, pavement, and bridges, are now being analyzed to

inform future planning and prioritization. Planning has also begun for detailed condition assessments of sidewalks and retaining walls.

- **Privacy Management Program (DCAO)**

Privacy awareness training courses are being written. Launch of the training is planned for late 2025 or early 2026.

- **Key Performance Indicators (Fin&IT)**

A KPI framework that is customized to municipality operations is being finalized. That framework, along with individual KPIs that the City can begin using this year and that advance the Council's priorities will be reviewed with Council in October.

- **Development Cost Charges and Amenity Cost Charges (Fin&IT)**

A consultant to support the development of updated Development Cost Charges and new Amenity Cost Charges had been engaged. The 2025 DCC Review was approved by Council on July 14, 2025 and will be sent to the Ministry of Housing and Municipal Affairs for Review. Final reading with Council and implementation of new rates is scheduled for Q3 2025. Based on deadlines changing from the Province of BC, the ACC component of this review will be completed by Q2 2026.

---

## **A HUMAN ORGANIZATION**

A Human organization fosters a progressive, collaborative, inclusive, and effective workplace, empowering employees to thrive and continuously improve how we work to better serve the community.

- **People Strategy (PC&T)**

This work has been sequenced to follow the development of Key Performance Indicators and the next strategic plan, which will provide a foundation and guidance for the development of a People Strategy.

- **Diversity, Equity and Inclusion Framework (PC&T)**

Staff completed development and began implementation of the City's Diversity, Equity and Inclusion Framework to guide its approach to DEI. Aligned with Council's vision, it supports decision-making across policies and programs. Staff resources and training were created to support application in daily work, with learning already underway and continuing over time.

- **Business Support and Transformation (PC&T)**

CNV's primary Business Support & Transformation work has been to lead the "Development Application Process Review" action plan in 2025 (See update under a "City for People" above).

- **Leadership Development Framework (PC&T)**

An in-house Leadership Development program has been delivered with two cohorts of Divisional and front line leaders. A comprehensive Leadership competency framework with toolkit has been developed and will continue to be incorporated into key people programs.

- **Access improvements to City Hall, Online and In-Person Services** (REFED)

A centralized Gateway counter at City Hall to enhance customer experience and streamline services has been implemented. Continued enhancements are ongoing through other work projects (ie City-wide Customer Service Strategy, Development Approval Process Review (Transformation Project)).

- **Accessibility Plan** (PCT)

Staff completed development of the CNV Accessibility Plan to enhance accessibility across City programs, services, and spaces. Aligned with the Accessible BC Act, the plan reflects the City's commitment to accessibility and equity by identifying actions and priorities focused on removing and preventing barriers to promote inclusion for people with disabilities. Council endorsed the plan on July 7, with communication, implementation, and ongoing learning underway.



THIS PAGE INTENTIONALLY LEFT BLANK

# 2026-2030 Budget Outlook



**Presented September 8, 2025**

Finance

**city**  
of north  
vancouver

# Outline

- Financial Plan Drivers
- Preliminary Tax Rate Forecast
- Next Steps





# Financial Plan Drivers





# Inflation

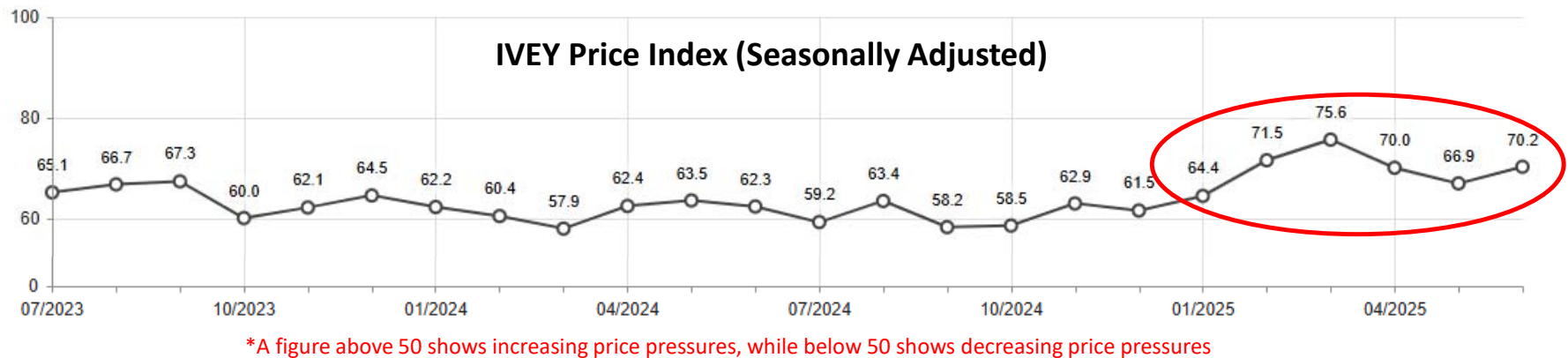
Product Group (BC)	June '24 YoY Increase	June '25 YoY Increase
Food	3.3%	3.1%
Shelter	6.9%	2.6%
Transportation	(0.8%)	1.7%
Health/Personal Care	3.0%	2.1%
Recreation & Education	1.0%	0.1%
Energy	(4.1%)	(8.4%)
Goods	(0.6%)	1.3%
Services	4.9%	2.7%
<b>All Items</b>	<b>2.6%</b>	<b>2.1%</b>

Construction (Vancouver)	Q2 2024 YoY Increase	Q2 2025 YoY Increase
Non-Residential Building	6.3%	4.0%

- Services inflation (2.7%) remains above target levels
- Collective agreements are in bargaining. Recent wage and benefit increases have been above inflation.
- Construction prices, a key municipal cost driver, still increasing 4% p.a., well over Bank of Canada inflation target levels of 1-3% p.a.

# Procurement



- Month over month prices continue to increase at an increasing rate in 2025, potentially reflecting the impacts of tariffs.
- Inflation is anticipated to “return to target in 2025” (Bank of Canada Monetary Policy Report)

# Metro Vancouver

Description	2026 increase*
Water Services/GVWD	6.5%
Liquid Waste/GVS&DD	26.6%
Solid Waste/Tipping Fees	5.0%

*Provided October 17, 2024*



- Utilities budgets will once again be under pressure from Metro increases.
- Early indications are for 2026 increases to be consistent with those projected in the 2025-2029 Financial Plan brought to Council in November 2024.
- Potential for updated DCC rates to offset CNV capital costs and offset required rate increases over the long term, pending approval by Ministry of Housing and Municipal Affairs.

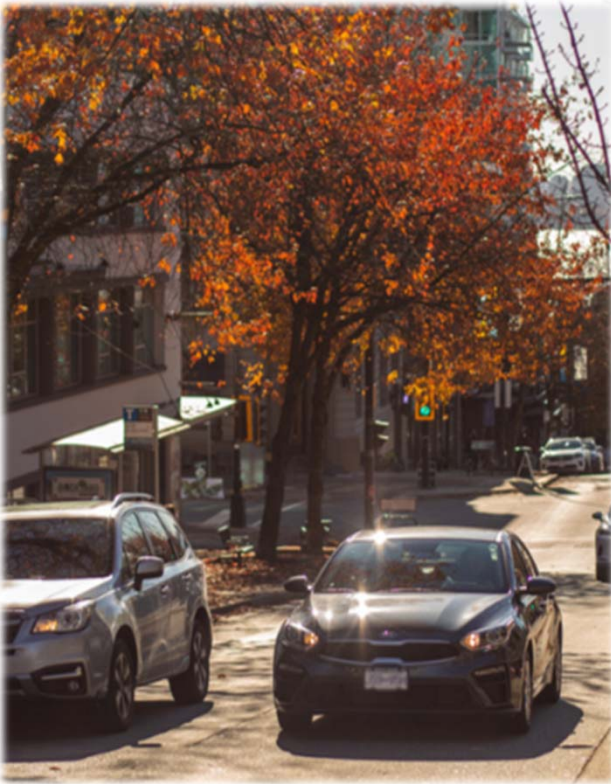
# Financing Growth

## Bill 46

- Expands capital programs that can be included in the DCC bylaw
  - Water & Sewer, Transportation, Park Improvements, Protection Services (New), Solid Waste & Recycling (New)
  - **2025 DCC Review complete and with Minister of Housing and Municipal Affairs for review.**
- Introduces ability to levy ACCs against residential development
  - Community Centres, Libraries, Daycare Facilities, Other (social, cultural, heritage, recreational, environmental)
- Notable projects in the 2025-2029 Financial Plan funded by CAC's include:
  - Upper Levels Greenway, King's Mill Walk Master Plan, Priority Mobility Network Improvements, and more...



# Curbside Access & Parking Planning (CAPP)



Council adopted the following resolution at its Regular Meeting on April 14, 2025:

*“... THAT a Parking Revenue Reserve Fund [Parking Fund] be created to collect net parking revenues and **fund public safety programs and asset management including road and sidewalk improvements...**”*

Net parking revenue can offset property taxes needed to fund public safety, **potentially reducing the required property tax increase by 1 1/2%**



# Preliminary Tax Rate Forecast





# 2025 Capital and Operating Expenses

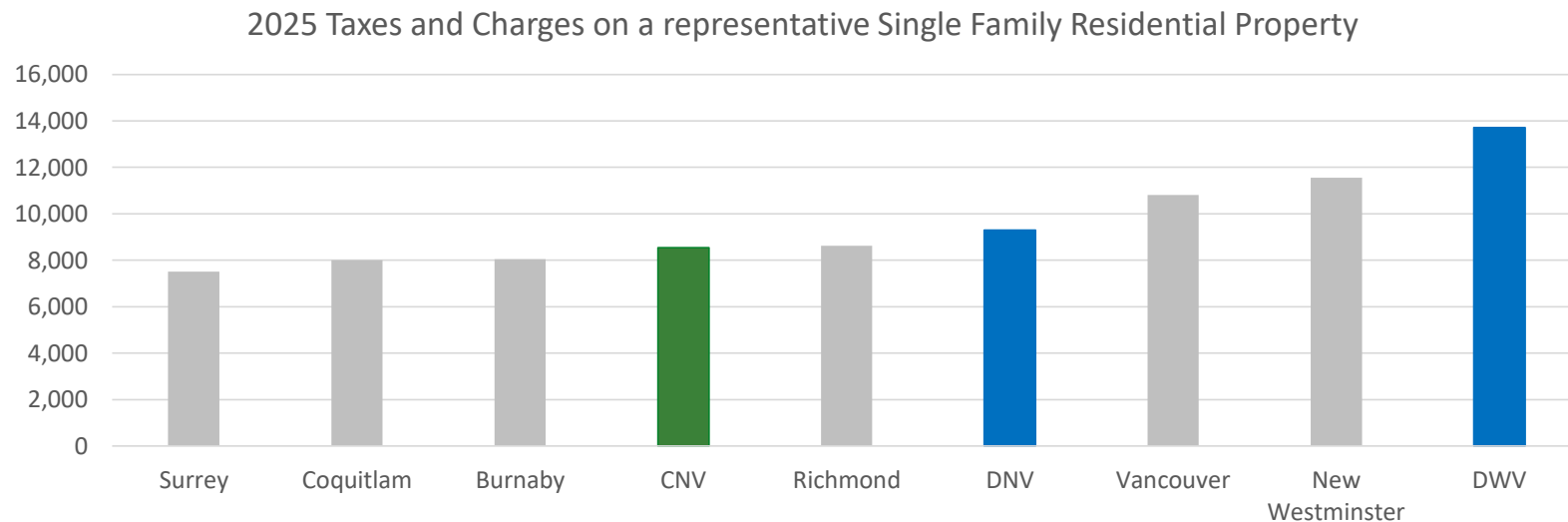


*\*Technology Services, Economic Development, Finance, Human Resources, etc.*

*CNV's General Government costs are in line with other similar sized municipalities*

- The revenue received by the CNV through taxes and utility charges are used to pay for public services, such as roads, sewers, policing, parks, fire services and more.
- Taxes and charges also contribute in paying for capital projects, along with external contributions, grants, debt and other funding sources.

# 2025 Taxes and Charges



*Per The Province of BC's LGDE schedule 704 – Taxes and Charges on a Representative House 2025*

***CNV's Taxes and Charges compare favourably across the region and are the lowest on the North Shore.***



# 2026 Tax Rate Drivers

Increasing Budget Pressure	Decreasing Budget Pressure
1) Salaries & benefits from collective agreements	1) Improving non-tax revenues from fees and charges
2) RCMP Multi-Year financial Plan	2) Tax roll growth from development
3) Decreased revenue from development	3) CAPP revenue offsetting Public Safety costs
4) Major external agencies increasing operations	4) Updated DCC's to fund capital projects
5) North Shore Neighbourhood House Levy	
6) Infrastructure renewal & construction inflation	

## Draft Tax Rate – Early Indication to maintain service levels, no new items

Delivery of existing services 4-5%

NSNH 1%

Infrastructure levy (1% Capital)

**Total ~7%**

Potential for CAPP to reduce this by ~1 1/2%

*NSNH requires an additional tax rate increase of 3% between now and 2028, an average of 1% per year*

# Next Steps

# Next Steps

Description	Date
Budget Outlook (Council)	September 8, 2025
Fees & Charges Annual Update	October 6, 2025
Financial Plan Engagement	October 2025
Finance Committee Meeting (Council)	November 2025
Utility Rates and Asset Management Update	November 2025
Financial Planning Update (Council)	December 2025/January 2026

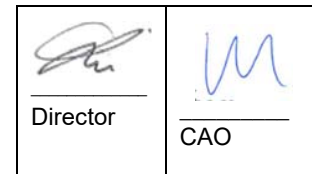




Thank you.



THIS PAGE INTENTIONALLY LEFT BLANK



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**FINANCE DEPARTMENT**

**INFORMATION REPORT**

---

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2026-2030 BUDGET OUTLOOK

Date: August 27, 2025 File No: 05-1700-02-001/2026

---

**PURPOSE**

The purpose of this report is to introduce a “2026-2030 Budget Outlook” presentation.

**DISCUSSION**

The subject presentation provides Council with a summary of the external trends and developments providing opportunities and challenges for CNV.

The presentation provides Council with an update on the main fiscal pressures facing CNV as the development of the 2026-2030 Financial Plan begins, and provides an initial outlook on how these pressures may influence 2026 property tax rates.

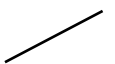


RESPECTFULLY SUBMITTED:

---

Lawrence Sawrenko  
Chief Financial Officer

THIS PAGE INTENTIONALLY LEFT BLANK



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

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Jonathan Budgell, Supervisor, Parks Operations

Subject: 2025 FIRESMART GRANT APPLICATION FOR WILDFIRE RISK  
REDUCTION INITIATIVES

Date: August 20, 2025 File No: 12-6300-01-0001/2025

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

**RECOMMENDATION**

PURSUANT to the report of the Supervisor, Parks Operations, dated August 20, 2025, entitled "2025 FireSmart Grant Application for Wildfire Risk Reduction Initiatives":

THAT staff be directed to submit the application for the 2025 FireSmart Community Funding and Supports (FCFS) grant from the Union of BC Municipalities (UBCM) to support wildfire risk mitigation efforts in the community;

AND THAT Council endorse the proposed FireSmart project as detailed in this report, confirming its alignment with the City's strategic vision and priorities.

**SUMMARY**

This report seeks Council's endorsement for the 2025 application for FireSmart Community Funding and Supports (FCFS) grant up to \$100,000 annually. This endorsement is required to satisfy UBCM guidelines and authorize submission of the application aimed at mitigating wildfire risks in our community.

**BACKGROUND**

The FireSmart framework provides a strategy for reducing wildfire risk, particularly where urban areas meet forested natural areas. It focuses on enhancing community resilience through education, vegetation management, and emergency planning.



The FCFS program helps local governments and First Nations undertake FireSmart activities. The City of North Vancouver has previously utilized funding for a comprehensive Community Wildfire Protection Plan (CWPP), identifying high-risk areas and implementing key initiatives such as fuel reduction and public education.

## DISCUSSION

The City is committed to wildfire preparedness through responsible resource allocation. With an evolving wildfire threat, it is now required to update our CWPP to the Community Wildfire Resiliency Plan (CWRP) in order to align with the new terms of the grant program, which includes:

- Analyzing wildfire threats and vulnerabilities.
- Strengthening integration of FireSmart principles into land-use decisions.
- Enhancing emergency planning and community engagement.

To manage these initiatives effectively, staff would engage a FireSmart Program Coordinator consultant that would guide recommendations and activities related to the new CWRP and community education.

The application for additional FireSmart grant funding must be submitted by September 30, 2025. Council's approval is necessary for the application process, affirming our commitment to creating a wildfire-resilient community in line with City priorities.

## Project Description

The 2025 FireSmart grant will support:

1. Development of the comprehensive Community Wildfire Resiliency Plan.
2. Fuel reduction in 3.4 hectares across high-risk areas.
3. Engage a FireSmart Program Coordinator.
4. Public education initiatives.

## FINANCIAL IMPLICATIONS

The FCFS program offers 100% funding for eligible activities, contingent upon a Council resolution. The proposed project cost is \$99,503. Funding will support the CWRP, fuel reduction efforts, and public education.

FireSmart Project Activities	Costs
Community Wildfire Resiliency Plan	\$30,878
Fuel reduction treatment	\$49,640
Public education and engagement	\$4,800
FireSmart coordination	\$11,985
Interagency cooperation	\$2,200
<b>Total Costs</b>	<b>\$99,503</b>

## INTER-DEPARTMENTAL IMPLICATIONS

Successful implementation of FireSmart initiatives requires collaboration among various municipal departments, particularly between the Fire Department and Parks.

## STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This FireSmart initiative aligns with the City's 2022-2026 Strategic Plan's goal of fostering a resilient city and adheres to the Climate and Environment Strategy, addressing climate adaptation and resilience to wildfire risks. This directly supports the objectives of enhancing community safety and protecting infrastructure from climate-related hazards.

RESPECTFULLY SUBMITTED:

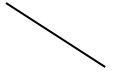




---

Jonathan Budgell  
Supervisor, Operations - Urban Forestry

THIS PAGE INTENTIONALLY LEFT BLANK



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

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

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Madyson Adams, Environmental Technician

Subject: FEDERATION OF CANADIAN MUNICIPALITIES GREEN MUNICIPAL  
FUND – GROWING CANADA’S COMMUNITY CANOPIES GRANT  
APPLICATION

Date: August 20, 2025 File No: 11-5280-10-0001/2025

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

**RECOMMENDATION**

PURSUANT to the report of the Environmental Technician, dated August 20, 2025, entitled “Federation of Canadian Municipalities Green Municipal Fund – Growing Canada’s Community Canopies Grant Application”:

THAT staff be directed to prepare and submit an application for the Growing Canada’s Community Canopies (GCCC) grant, as described in the report, and that staff be endorsed to receive and manage the grant funding as part of the Urban Forest operational program.

**PURPOSE**

The purpose of this report is to seek Council support for a grant application to the Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF) Growing Canada’s Community Canopies (GCCC) initiative for matching funds to support the implementation of the City’s urban forest operational program.

The application highlights endorsement from Council as a means of strengthening the application, demonstrating the City’s support for the urban forest operational program and alignment with municipal priorities.



## DISCUSSION

The City has a proven record of successful tree-planting grant applications, such as the 2 Billion Trees Program (April 2022) and smaller, annual grant programs such as BC Hydro Community ReGreening and Tree Canada. These grants support the City’s efforts to maintain and grow a healthy, well-managed urban forest.

The [Growing Canada’s Community Canopies](#) (GCCC) initiative, led by the Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF), is a nation-wide program designed to support urban tree planting projects that maximizes benefits such as carbon sequestration, enhanced biodiversity, climate resilience, and improved community well-being. The GCCC initiative will fund 500 tree-planting projects in municipalities across Canada, with the ultimate goal of supporting planting 1.2 million trees nation-wide by March 2031.

The GCCC grant presents a significant opportunity for the City support urban forest operations and accelerate urban canopy expansion efforts through the availability of matching funding. The GCCC initiative will support additional operational work that will include:

- Increasing canopy coverage to reduce urban heat island effects in key locations, and provide equitable access to shade across the City;
- Plant 350 climatically suitable trees in boulevards that have low existing canopy coverage; and,
- Significantly increase the City's tree canopy cover and forest ecosystem health through 75 hectares of natural area restoration.

The project will prioritize locations with increased urban heat island impacts, critical mobility corridors and high pedestrian-use areas.

Leveraging opportunities such as GCCC will advance City-supported environmental initiatives that benefit both community and the natural spaces that contribute to a greener, more resilient City.

## FINANCIAL IMPLICATIONS

The Growing Canada’s Community Canopies (GCCC) grant could contribute up to \$1,025,000 to the Urban Forest operational program. The matched funding with existing City operational and capital costs will result in a total program budget of \$2,050,000.

Funding Source	Amounts
Growing Canada’s Community Canopy (GCCC)	\$1,025,000
City of North Vancouver (2025 urban forestry operating and capital budgets combined)	\$1,025,000
<b>Total Urban Forest Budget (inc. grant)</b>	<b>\$2,050,000</b>

The successful grant pre-application has confirmed the City's eligibility to proceed with a full application.

## **INTER-DEPARTMENTAL IMPLICATIONS**

Park operations leads the urban forest operational program with support from the environment team. Support from Finance and Communications and Engagement are determined by the Growing Canada's Community Canopies (GCCC) grant application and reporting requirements.

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

The urban forest operational program directly aligns with Council's vision and priority to be a Resilient City and a City for People. This work aligns with the goals of the Climate and Environment Strategy, particularly its focus on growing the City's tree canopy, and restoring, protecting, and enhancing natural areas and biodiversity.

## **NEXT STEPS**

With Council's endorsement of proceeding with the application, staff will work with consultants to finalize and submit the grant application by September 18, 2025. Notification from FCM representatives is anticipated for early 2026, with each successful grant having a tenure of three years from grant disbursement to project completion.

RESPECTFULLY SUBMITTED:



---

Madyson Adams  
Environmental Technician,  
Engineering, Parks & Environment