



AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, OCTOBER 6, 2025 AT 6:00 PM

Watch Livestream at cnv.org/LiveStreaming
View complete Agenda Package at 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, October 6, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, September 15, 2025

PUBLIC INPUT PERIOD

CONSENT AGENDA

Item *3 is listed in the Consent Agenda for consideration.

BYLAW – ADOPTION

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

PUBLIC MEETING – Lonsdale Energy 2025 Rate Review

REPORT

4. Lonsdale Energy – 2025 Rate Review and Bylaw Amendment

BYLAW – FIRST, SECOND, AND THIRD READINGS

5. “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees)

PRESENTATION

Provincial Legislation Alignment Land Use Bylaw Amendments – Manager,
Planning (City Design and Planning)

REPORT

6. Land Use Bylaw Amendments for Provincial Legislation Alignment

BYLAWS – FIRST READING

7. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements)
8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements)
9. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements)
10. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements).

REPORT

11. 2026 Permissive Tax Exemptions

BYLAW – FIRST, SECOND, AND THIRD READINGS

12. “Taxation Exemption Bylaw, 2025, No. 9130”

REPORT

13. Annual Review of Fees and Charges – 2026

BYLAW – FIRST, SECOND, AND THIRD READINGS

14. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J)

REPORT

15. 2025 Appropriation #3 – Final

BYLAW – FIRST, SECOND, AND THIRD READINGS

16. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144” (2025 Capital Plan Funding)

INFORMATION ITEM

Information Report, September 17, 2025 – “Resolution from the Community Safety Advisory Committee”

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, October 6, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, September 15, 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, 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 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

Item *3 is listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAW – ADOPTION

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

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127”
(Inclusionary Zoning Requirements for Residential Development) be adopted,
signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

PUBLIC MEETING – Lonsdale Energy 2025 Rate Review

Lonsdale Energy has applied to its regulator, the City of North Vancouver, for permission to modify its rates.

AGENDA

Staff presentation

Representations from the public

Questions and comments from Council

Motion to conclude the Public Meeting

REPORT

4. Lonsdale Energy – 2025 Rate Review and Bylaw Amendment
– File: 01-0510-20-0004/2025

Report: Manager, Finance, Lonsdale Energy, October 1, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Finance, Lonsdale Energy, dated
October 1, 2025, entitled “2025 Rate Review and Bylaw Amendment”:

THAT “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575,
Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees) be considered
for readings.

Item 5 refers.

BYLAW – FIRST, SECOND, AND THIRD READINGS

5. “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees)

RECOMMENDATION:

THAT “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees) be given first, second, and third readings.

PRESENTATION

Provincial Legislation Alignment Land Use Bylaw Amendments – Manager, Planning (City Design and Planning)

Item 6 refers.

REPORT

6. Land Use Bylaw Amendments for Provincial Legislation Alignment
– File: 09-3900-30-0015/1

Report: Manager, Planning (City Design and Planning), September 17, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated September 17, 2025, entitled “Land Use Bylaw Amendments for Provincial Legislation Alignment”:

THAT the following bylaws be considered for readings and referred to a Public Hearing:

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements);

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

AND THAT the following bylaws be considered for readings:

- “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements);
- “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements).

Items 7, 8, 9 and 10 refer.

BYLAWS – FIRST READING

7. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

9. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements)

RECOMMENDATION:

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

10. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements)

RECOMMENDATION:

THAT “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

REPORT

11. 2026 Permissive Tax Exemptions – File: 05-1970-07-0001/2025

Report: Chief Financial Officer, September 17, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated September 17, 2025, entitled “2026 Permissive Tax Exemptions”:

THAT “Taxation Exemption Bylaw, 2025, No. 9130” be considered for readings.

Item 12 refers.

BYLAW – FIRST, SECOND, AND THIRD READINGS

12. “Taxation Exemption Bylaw, 2025, No. 9130”

RECOMMENDATION:

THAT “Taxation Exemption Bylaw, 2025, No. 9130” be given first, second and third readings.

REPORT

13. Annual Review of Fees and Charges – 2026 – File: 05-1810-01-0001/2025

Report: Chief Financial Officer, September 17, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated September 17, 2025, entitled “Annual Review of Fees and Charges – 2026”:

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J) be considered for readings.

Item 14 refers.

BYLAW – FIRST, SECOND, AND THIRD READINGS

14. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J) be given first, second and third readings.

REPORT

15. 2025 Appropriation #3 – Final – File: 05-1705-30-0019/2025

Report: Chief Financial Officer, September 17, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated September 17, 2025, entitled “2025 Appropriation #3 – Final”:

THAT (Funding Appropriation #2527) an amount of \$1,430,000 be appropriated from the General Capital Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT (Funding Appropriation #2525) an amount of \$85,000 be appropriated from the Public Art Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT (Funding Appropriation #2528) an amount of \$185,000 be appropriated from the Civic Amenity Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT (Funding Appropriation #2526) an amount of \$611,871 be appropriated from the Harry Jerome Civic Amenity Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT (Funding Appropriation #2529) an amount of \$4,292,500 be appropriated from the NSNH and City Parks Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144” (2025 Capital Plan Funding), a bylaw to appropriate an amount of \$4,207,500 from the DCC (Parks) Reserve Fund to fund the 2025 Capital Plan, be considered for readings;

AND THAT should any of the amounts remain unexpended as at December 31, 2028, the unexpended balances shall be returned to the credit of the respective reserves.

Item 16 refers.

BYLAW – FIRST, SECOND, AND THIRD READINGS

16. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144” (2025 Capital Plan Funding)

RECOMMENDATION:

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144” (2025 Capital Plan Funding) be given first, second and third readings.

INFORMATION ITEM

Information Report, September 17, 2025 – “Resolution from the Community Safety Advisory Committee”

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(1)(j) [information privacy].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN