



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 20, 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 20, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, October 6, 2025

PROCLAMATION

Sister City Chiba – 55th Anniversary

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *3. “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees)
- *4. “Taxation Exemption Bylaw, 2025, No. 9130”
- *5. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144” (2025 Capital Plan Funding)

PRESENTATION

Cultural Programming Support Recommendations – Manager, The Shipyards and Waterfront

REPORTS

6. Cultural Programming Support Recommendations
7. Provincial Legislation Alignment: Regional Context Statement

BYLAW – FIRST READING

8. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement)

REPORT AND BYLAW – THIRD READING, AS AMENDED

9. Development Cost Charges Reserve Funds (“Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126”)

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142”

NOTICE OF MOTION

11. Veterans License Plate Parking Fee Exemption – Councillor Bell

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

COUNCIL REPORTS

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 20, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, October 6, 2025

PROCLAMATION

Sister City Chiba – 55th Anniversary

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

Items *3, *4 and *5 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

- *3. “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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “Taxation Exemption Bylaw, 2025, No. 9130”

RECOMMENDATION:

THAT “Taxation Exemption Bylaw, 2025, No. 9130” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *5. “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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

PRESENTATION

Cultural Programming Support Recommendations – Manager, The Shipyards and Waterfront

Item 6 refers.

REPORTS

6. Cultural Programming Support Recommendations – File: 01-0360-20-0117/2025

Report: Manager, The Shipyards and Waterfront, October 1, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, The Shipyards and Waterfront, dated October 1, 2025, entitled “Cultural Programming Support Recommendations”:

THAT staff be directed to undertake three pilot initiatives to support local cultural organizations in event and festival production, which include:

- Contribute: Establish a grant program to support local cultural organizations;
- Facilitate: Offer information sessions and collaborative workshops to build capacity and strengthen local participation; and
- Amplify: Launch a City-led marketing campaign to showcase cultural impact and engage residents;

AND THAT, following grant criteria development, staff return to Council as part of the 2026-2030 Financial Planning process, with a request for the additional funds to support the pilot project.

7. Provincial Legislation Alignment: Regional Context Statement
– File: 13-6500-20-0001/1

Report: Manager, Planning (City Design and Planning), October 1, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated October 1, 2025, entitled “Provincial Legislation Alignment: Regional Context Statement”:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be considered for readings and referred to a Public Hearing;

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

Item 8 refers.

BYLAW – FIRST READING

8. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be given first reading.

REPORT AND BYLAW – THIRD READING, AS AMENDED

9. Development Cost Charges Reserve Funds (“Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126”) – File: 09-3900-30-0010/1

Report: Chief Financial Officer, October 1, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated October 1, 2025, entitled “Development Cost Charges Reserve Funds”:

THAT third reading of “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be rescinded;

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be amended as follows:

(a) In Section 3.B., by deleting the words “prior to the approval” and replacing them with “at the time of approval”;

(b) in Schedule “A”, by deleting the words “Protection Services (Fire & Police)” and replacing them with “Fire Services”;

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be given third reading, as amended;

AND THAT “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142” be considered for readings.

Item 10 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

10. “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142”

RECOMMENDATION:

THAT “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142” be given first, second and third readings.

NOTICE OF MOTION

11. Veterans Licence Plate Parking Fee Exemption – File: 11-5480-08-0001/2025

Submitted by Councillor Bell

RECOMMENDATION:

WHEREAS the dedication, sacrifice and service veterans have made and continue to make to and for our Country are recognized in many ways, including the provision for Veterans Vehicle Licence Plates in many provinces in Canada;

WHEREAS the Province of British Columbia provides such vehicle licence plates to eligible veterans in our province;

AND WHEREAS several municipalities in the Metro Vancouver area provide special exclusion from municipal paid parking programs;

THEREFORE BE IT RESOLVED THAT the City of North Vancouver exempt veterans with BC Veterans Vehicle Licence Plates from City pay parking fees and requirements, while time limits and any other posted regulations would still apply.

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

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(j) [information privacy] and 90(1)(k) [contract negotiations/proposed service].

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 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, OCTOBER 6, 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, Director, Legislative Services/Corporate Officer
J. Peters, Manager, Legislative and Election Services
L. Sawrenko, Chief Financial Officer
A. Pogosjan, City Solicitor
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
M. Chan, General Manager, Planning, Development & Real Estate
S. Galloway, Director, Planning
T. Ryce, Director, Development
D. Fergusson, Manager, Planning (City Design and Planning)
E. Doran, General Manager, Corporate Services
G. Schalk, General Manager, Public Safety & Fire Chief
A. Gibbs, Director, Communications & Engagement
S. Wood, Manager, Finance, Lonsdale Energy
J. Linsangan, Communications Officer, Lonsdale Energy
S. Peters, Manager, Special Projects & Initiatives
T. Huckell, Legislative Services Advisor

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Back

1. Regular Council Meeting Agenda, October 6, 2025

CARRIED UNANIMOUSLY

R2025-10-06/1

ADOPTION OF MINUTES

Moved by Councillor Shahriari, seconded by Councillor Back

2. Regular Council Meeting Minutes, September 15, 2025

CARRIED UNANIMOUSLY

R2025-10-06/2

PUBLIC INPUT PERIOD

- Louise Nicholson, North Vancouver, spoke with concern regarding parking spots permitted in towers.
- Hans Potter, North Vancouver, spoke with concern regarding additional traffic congestion near residential buildings.
- Tass Kanakos, North Vancouver, spoke with concern regarding the proposed TransLink / Moodyville development site.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAW – ADOPTION

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

Moved by Councillor Back, seconded by Councillor Shahriari

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.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-10-06/3

END OF CONSENT AGENDA

PUBLIC MEETING – Lonsdale Energy 2025 Rate Review

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT the meeting recess to the Public Meeting regarding “Lonsdale Energy 2025 Rate Review”.

CARRIED UNANIMOUSLY

The meeting recessed to the Public Meeting at 6:09 pm and reconvened at 6:49 pm with all members of Council present.

REPORT

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

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

Moved by Councillor McIlroy, seconded by Councillor Shahriari

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.

CARRIED

Councillor Back opposed.

R2025-10-06/4

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)

Moved by Councillor McIlroy, seconded by Councillor Shahriari

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.

CARRIED UNANIMOUSLY

R2025-10-06/5

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

Moved by Councillor McIlroy, seconded by Councillor Back

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:

Continued...

REPORT – Continued

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

- “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).

CARRIED UNANIMOUSLY

R2025-10-06/6

BYLAWS – FIRST READING

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

Moved by Councillor Shahriari, seconded by Councillor McIlroy

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.

CARRIED UNANIMOUSLY

R2025-10-06/7

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

Moved by Councillor Valente, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

R2025-10-06/8

BYLAWS – FIRST READING – Continued

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

Moved by Councillor Valente, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

R2025-10-06/9

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

Moved by Councillor Valente, seconded by Councillor Back

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

CARRIED UNANIMOUSLY

R2025-10-06/10

REPORT

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

Report: Chief Financial Officer, September 17, 2025

Moved by Councillor McIlroy, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

R2025-10-06/11

BYLAW – FIRST, SECOND, AND THIRD READINGS

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

Moved by Councillor Back, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

R2025-10-06/12

REPORT

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

Report: Chief Financial Officer, September 17, 2025

Moved by Councillor Bell, seconded by Councillor Shahriari

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.

CARRIED UNANIMOUSLY

R2025-10-06/13

BYLAW – FIRST, SECOND, AND THIRD READINGS

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

Moved by Councillor Bell, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

R2025-10-06/14

REPORT

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

Report: Chief Financial Officer, September 17, 2025

Moved by Councillor McIlroy, seconded by Councillor Valente

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;

Continued...

REPORT – Continued

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

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.

CARRIED UNANIMOUSLY

R2025-10-06/15

BYLAW – FIRST, SECOND, AND THIRD READINGS

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

Moved by Councillor Back, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

R2025-10-06/16

INFORMATION ITEM

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

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

17. Distribution of SPAC Reports – File: 01-0220-01-0001/2025

Inquiry by Councillor Valente

Councillor Valente requested that the three reports presented to the Social Planning Advisory Committee, regarding youth feedback, be circulated to Council members.

R2025-10-06/17

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Councillor Bell advised of his intention to bring forward a Notice of Motion at a future Regular Council meeting regarding a provision for free parking to veterans in the City.

Councillor Valente advised of his intention to bring forward a Notice of Motion at a future Regular Council meeting regarding micromobility safety.

RECESS TO CLOSED SESSION

Moved by Councillor Shahriari, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(j) [information privacy].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 7:46 pm and reconvened at 8:09 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Bell, seconded by Councillor Back

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of October 6, 2025, be ratified:

18. Information Privacy – File: 01-0360-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, September 17, 2025

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated September 17, 2025, regarding information privacy:

THAT the wording of the resolution and the report of the Director, Legislative Services and Corporate Officer, dated September 17, 2025, remain in the Closed session.

R2025-10-06/18

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:10 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

SISTER CITY CHIBA – 55TH ANNIVERSARY

Whereas

2025 marks the 55th anniversary of our Sister City relationship and lasting friendship with the people of Chiba, Japan;

Whereas

the City of North Vancouver and City of Chiba have enjoyed the rewards of a sister city relationship for 55 years, encouraging a mutual exchange in the fields of culture, economy and otherwise, in recognition of the contribution to international understanding and friendship;

And Whereas

the City of North Vancouver wishes to commemorate the 55th anniversary of our sister city relationship with Chiba, Japan, and continue the furtherance of goodwill between the nations of Canada and Japan;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim that the City of North Vancouver, on the traditional territories of the Squamish and Tsleil-Waututh Nations, proudly agrees to continue its relationship with City of Chiba as Sister Cities.

So proclaimed on Monday, October 20, 2025

Mayor Linda Buchanan

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9116

**A Bylaw to amend the City of North Vancouver
“Hydronic Energy Service Bylaw, 2004, No. 7575”**

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 **“City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees)**.
2. “Hydronic Energy Service Bylaw, 2004, No. 7575” is amended as follows:
 - A. Under Schedule B and the Standard Fees and Charges Schedule applicable to Service Connection Installation Fees and Charges, by deleting “97.29 per kilowatt” and replacing it with “\$99.04 per kilowatt”.
 - B. Under Schedule B and the Standard Fees and Charges Schedule applicable to Service Connection Installation Fees and Charges, by deleting “with a minimum fee of \$75,000” and replacing it with “with a minimum fee of \$78,825”.
 - C. By deleting Schedule “C” in its entirety and replacing it with the Schedule “C” attached to this bylaw.
3. This Bylaw shall be effective as of the 1st day of November, 2025.

READ a first time on the 6th day of October, 2025.

READ a second time on the 6th day of October, 2025.

READ a third time on the 6th day of October, 2025.

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

MAYOR

CORPORATE OFFICER

SCHEDULE “C” FEES, RATES AND CHARGES

The rates, fees and charges payable in respect of the Service defined in “Hydronic Energy Service Bylaw, 2004, No. 7575” are as set out below.

Except as otherwise stated, capitalized terms in this Schedule “C” shall have the meaning defined in the General Terms and Conditions of “Hydronic Energy Service Bylaw, 2004, No. 7575” attached as Schedule “B”.

PROVISION OF HEATING TO PREMISES:

The rates payable for the provision of Hydronic Energy Heating Service to Premises are a combination of the meter charge, capacity charge and commodity charge.

RESIDENTIAL SERVICE

RATE SCHEDULE 1

- (a) **Meter Charge** – A monthly charge of \$37.07 for each Service Connection serving the Premises.
- (b) **Capacity Charge** – A monthly charge of \$5.6107 per kilowatt multiplied by the energy capacity of the Premises, as determined by a professional engineer qualified for such purposes and described in kilowatts.
- (c) **Commodity Charge** – A charge per kilowatt hour of Hydronic Energy provided to the Premises calculated by multiplying \$0.03398 by the percentage increase or decrease in the price of 1,000 GJ/month under FortisBC rate schedule 3 from the price established as of July 1, 2016.

RATE SCHEDULE 2

- (a) **Meter Charge** – A monthly charge of \$199.64 for each Service Connection serving the Premises.
- (b) **Capacity Charge** – A monthly charge of \$5.6107 per kilowatt multiplied by the energy capacity of the Premises, as determined by a professional engineer qualified for such purposes and described in kilowatts.
- (c) **Commodity Charge** – A charge per kilowatt hour of Hydronic Energy provided to the Premises calculated by multiplying \$0.02871 by the percentage increase or decrease in the price of 1,000 GJ/month under FortisBC rate schedule 3 from the price established as of July 1, 2016.

COMMERCIAL SERVICE

RATE SCHEDULE 1

- (a) **Meter Charge** – A monthly charge of \$37.07 for each Service Connection serving the Premises.
- (b) **Capacity Charge** – A monthly charge of \$5.6107 per kilowatt multiplied by the energy capacity of the Premises, as determined by a professional engineer qualified for such purposes and described in kilowatts.
- (c) **Commodity Charge** – A charge per kilowatt hour of Hydronic Energy provided to the Premises calculated by multiplying \$0.03398 by the percentage increase or decrease in the price of 1,000 GJ/month under FortisBC rate schedule 3 from the price established as of July 1, 2016.

RATE SCHEDULE 2

- (a) **Meter Charge** – A monthly charge of \$199.64 for each Service Connection serving the Premises.
- (b) **Capacity Charge** – A monthly charge of \$5.6107 per kilowatt multiplied by the energy capacity of the Premises, as determined by a professional engineer qualified for such purposes and described in kilowatts.
- (c) **Commodity Charge** – A charge per kilowatt hour of Hydronic Energy provided to the Premises calculated by multiplying \$0.02871 by the percentage increase or decrease in the price of 1,000 GJ/month under FortisBC rate schedule 3 from the price established as of July 1, 2016.

LOW-CARBON ENERGY COMMODITY RATE

- (a) **Commodity Charge** – A charge per kilowatt hour of Hydronic Energy provided to the Premises calculated by multiplying \$0.06174 by the percentage increase or decrease in the price of 1,000 GJ/month under FortisBC rate schedule 3 and Cost of Renewable Natural Gas from the price established as of November 1, 2025. This is an optional rate, the customer must request this rate from the Service Provider in writing prior to December 31, 2025, to receive this rate for the following year.

PROVISION OF COOLING TO PREMISES:

The rates payable for the provision of Hydronic Energy Cooling Service to Premises shall be determined by Council for each Premises which connects to and uses the Hydronic Energy Cooling Service.

In addition to the foregoing rates the fees and charges set out in the Standard Fees and Charges attached as a schedule to the General Terms and Conditions will apply to the provision of the Service.

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9130

A Bylaw to exempt certain lands and improvements in the City of North Vancouver from taxation for the year 2026

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 “**Taxation Exemption Bylaw, 2025, No. 9130**”.
2. Tax exemptions under section 224 of the *Community Charter*, as amended.

The following lands situated, lying and being in the Corporation of the City of North Vancouver, Province of British Columbia, and any and all improvements thereon are hereby exempt from taxation imposed by the Corporation of the City of North Vancouver under section 224 of the *Community Charter, as amended*, for the year 2026:

A. land or improvements that:

- i. are owned or held by a charitable, philanthropic or other not for profit corporation; and
- ii. the council considers are used for a purpose that is directly related to the purposes of the corporation:
 1. Anavets Senior Citizens' Housing, District Lot 274 Block 142 Lot 1 Plan BCP48496, PID: 028-616-260, 245 East 3rd Street, registered in the name of Anavets Senior Citizens' Housing Society, Roll # 142001.100;
 2. Army, Navy, Air Force Veterans in Canada, District Lot 274 Block 141 Lot 11 Plan 878, PID: 015-077-179, 119 East 3rd Street, registered in the name of Army, Navy Air Force Veterans in Canada, Roll # 141011.000;
 3. Auxiliary to the Lions Gate Hospital, Thrift Shop, Portion of District Lot 548 Block 30 Lot L Plan 1085, PID: 004-086-392, 132 16th Street West, registered in the name of Royal Trust Corporation of Canada Limited, managed by Goodwood Property Investments Ltd., leased to The Auxiliary to the Lions Gate Hospital, Roll # 030021.000;
 4. BC Photography and Media Arts Society, Portion of District Lot 271 Lot A Plan EPP30713, and excluding the commercial retail space, PID 029-093-554, 101 Carrie Cates Court, registered in the name of the Corporation of the City of North Vancouver and leased to The British Columbia Photography and Media Arts Society, Roll # 177035.301;
 5. Catalyst Community Developments Society, District Lot 274 Lot A Plan EPP130457, PID 032-071-949, 221 East 2nd Street, registered in the name of the Corporation of the City of North Vancouver leased to Catalyst Community Developments Society, Roll # 154001.100;

6. Catalyst Community Developments Society, District Lot 274 Lot B Plan EPP130457, PID 032-071-965, 204 East 1st Street, registered in the name of the Corporation of the City of North Vancouver leased to Catalyst Community Developments Society, Roll # 154001.200
7. Chesterfield House Society, District Lot 548 Block E.48 Lot A Plan 12729 PID: 008-811-946, excluding land and improvement portions relating to market rental units #202 and #204, 1415 Chesterfield Avenue, registered in the name of Marineview Housing Society, Roll # 048019.000;
8. Community Living Society, District Lot 274 Block 116 Lot 4 Plan 878, PID: 015-131-548, 317-319 East Keith Road, registered in the name of Community Living Society, Roll # 116003.000;
9. Community Living Society, District Lot 544 SL21 Plan LMS531, PID: 017-957-826, 1003-555 West 28th Street, registered in the name of Community Living Society, Roll # 990531.021;
10. Family Services North Shore, Portion of District Lot 548/549 Block 86 LotG Plan LMP29334, PID: 023-499-486, Suite 203 and 206, 1111 Lonsdale Avenue, registered in the name of Djavad Mowafaghian Foundation leased to Family Services North Shore, Roll # 086015.100;
11. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 1 Plan BCS2790, PID: 027-428-613, 170 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.001;
12. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 2 Plan BCS2790, PID: 027-428-621, 168 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.002;
13. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 3 Plan BCS2790, PID: 027-428-630, 166 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.003;
14. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 4 Plan BCS2790 PID: 027-428-648, 164 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.004;
15. Fraternal Order of Eagles, North-West Aerie 2638, District Lot 274 Lot 5 Plan BCS2790 PID: 027-428-656, 162 West 3rd Street, registered in the name of Fraternal Order of Eagles, North-West Aerie 2638, Roll # 992790.005;
16. Girl Guides of Canada, District Lot 271 Lot 220 Plan EPS4482 PID 030-250-218, Unit 107-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll # 994482.220;
17. Girl Guides of Canada, District Lot 271 Lot 221 Plan EPS4482 PID 030-250-226, Unit 108-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll # 994482.221;

18. Girl Guides of Canada, District Lot 271 Lot 222 Plan EPS4482 PID 030-250-234, Unit 109-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll # 994482.222;
19. Girl Guides of Canada, District Lot 271 Lot 22, Plan EPS4482 PID 030-250-307, Unit 207-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll # 994482.229;
20. Girl Guides of Canada, District Lot 271 Lot 230 Plan EPS4482 PID 030-250-315, Unit 208-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll # 994482.230;
21. Girl Guides of Canada, District Lot 271, Lot 231 Plan EPS4482 PID 030-250-323, Unit 209-252 Esplanade W, registered in the name of Girl Guides of Canada, Roll # 994482.231;
22. Hiŷám ta Sŷwŷ wú7mesh Housing Society, District Lot 274/548 Block 120 Lot A PL 13200, PID 008-707-111, 165 West 6th Street, registered in the name of Hiŷám ta Sŷwŷ wú7mesh Housing Society, Roll # 120003.000;
23. Hollyburn Community Services Society, District Lot 550 Block 34 Lot 8 Plan 1698, PID: 014-409-941, 439 East 17th Street, registered in the name of Hollyburn Community Services Society, Roll # 034008.000;
24. Hollyburn Community Services Society, District Lot 548 Lot 4 Plan BCS4407 PID: 028-810-317, 104-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver and leased to Hollyburn Community Services Society, Roll # 994407.004;
25. Hollyburn Community Services Society, District Lot 548 Lot 6 Plan BCS4407, PID: 028-810-333, 106-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.006;
26. Hollyburn Community Services Society, District Lot 548 Lot 7 Plan BCS4407, PID: 028-810-341, 107-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.007;
27. Hollyburn Community Services Society, District Lot 548 Lot 13 Plan BCS4407, PID: 028-810-406, 205-210 West 13th Street, registered in the name the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.013;
28. Hollyburn Community Services Society, District Lot 548 Lot 14 Plan BCS4407, PID: 028-810-414, 206-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.014;

29. Hollyburn Community Services Society, District Lot 548 Lot 15 Plan BCS4407, PID: 028-810-422, 207-210 West 13th Street, registered in the name of the Corporation of the City of North Vancouver leased to Hollyburn Community Services Society, Roll # 994407.015;
30. HYAD Housing for Young Adults with Disabilities, District Lot 545 Block 206 Lot C Plan BCP44933, PID: 028-231-619, 2130 Chesterfield Avenue, registered in the name Provincial Rental Housing Corporation leased to HYAD Housing for Young Adults with Disabilities, Roll # 206011.400;
31. Intellectual Disabilities (North & West Vancouver) Society, District Lot 547 Block 4 Lot 2 Plan 14515, PID: 007-780-591, 1924 Jones Avenue, registered in the name of Intellectual Disabilities (North & West Vancouver) Society, Roll # 004045.000;
32. Kiwanis North Shore Housing Society, District Lot 271/274 Block 139 Lot D Plan 13604, PID: 008-538-191, 170 West 2nd Street, registered in the name of Kiwanis North Shore Housing Society, Roll # 139026.000;
33. Kiwanis North Shore Housing Society, District Lot 550 Block 52 Lot 1 Plan BCP23494 PID: 026-683-211, 1480 St. Andrews, registered in the name of Kiwanis North Shore Housing Society, Roll # 052100.100;
34. Lighthouse Harbour Ministries, District Lot 274 SL1 Plan VR786, PID: 005-892-244, 1 - 260 East Esplanade, registered in the name of Lighthouse Harbour Ministries, Roll # 980786.001;
35. North Shore Disability Resource Centre Association, District Lot 616 Block B Lot 218 Plan 20292, PID: 006-672-728, 2412 Wilding Way, registered in the name of North Shore Disability Resource Centre Association, Roll # 950001.218;
36. North Shore Multicultural Society, Portion of District Lot 549 Block 50 Lot B Plan 15169, PID: 007-671-032, 123 East 15th Street, Units 100, 202, 203, 204, 204A, 205, 207, 301, 302, 303, 304 and 305 only, registered in the name of Horizon Square Properties Ltd. leased to North Shore Multicultural Society, Roll # 050010.000
37. North Vancouver Chamber of Commerce, District Lot 274 Lot 2 Plan LMS4443, PID: 025-073-591, 102-124 West 1st Street, registered in the name of North Vancouver Chamber of Commerce, Roll # 994443.002;
38. North Vancouver Royal Canadian Legion, District Lot 548 Lot 1 Plan LMS4102, PID: 024-750-638, 123 West 15th Street, registered in the name of North Vancouver Royal Canadian Legion, Roll # 994102.001;
39. North Vancouver Royal Canadian Legion, District Lot 548 Lot 2 Plan LMS4102, PID: 024-750-646, 121 West 15th Street, registered in the name of North Vancouver Royal Canadian Legion, Roll # 994102.002;
40. Silver Harbour Seniors' Activity Centre, District Lot 545 Block 207 Lot C Plan 15014, PID: 007-711-280, 144 East 22nd Street, registered in the name of Silver Harbour Seniors' Activity Centre, Roll # 207050.000;

41. St Leonard's Society of North Vancouver, District Lot 547 Block 67 Lot 26 Plan 750, PID: 015-141-926, 312 Bewicke Avenue, registered in the name of St Leonard's Society of North Vancouver, Roll # 067027.000;
42. The Cascadia Society for Social Working, District Lot 547 Block 4 Lot G 3846, PID: 012-111-902, 348 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 004081.000;
43. The Cascadia Society for Social Working, District Lot 547 Block 21 Lot F Plan 20141, PID: 003-683-702, 351 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021004.001;
44. The Cascadia Society for Social Working, District Lot 547/548 Block 21 Lot H Plan 20988, PID: 005-163-064, 325 West 19th Street, registered in the name of The Cascadia Society for Social Working, Roll # 021010.001;
45. The Vancouver Waldorf School Society, District Lot 273 Block 19 Lot 20 Plan 1063, PID: 010-410-872, 532 East 4th Street, registered in the name of The Vancouver Waldorf School Society, Roll # 719020.000;
46. Young Women's Christian Association, District Lot 549, Block 61, Lot ASP5, Plan EPP68325, PID 030-180-741, 125 East 14th Street, registered in the name of Young Women's Christian Association, Roll # 061011.600;

B. land or improvements that:

- i. are owned or held by a municipality, regional district or other local authority; and,
- ii. the council considers are used for a purpose of the local authority:
 1. City of North Vancouver - Pipe Shop, District Lot 274 Block 176 Lot 4 Plan BCP39824, PID: 027-842- 215, 115 Victory Ship Way, registered in the name of 366466 B.C. Ltd., leased to the Corporation of the City of North Vancouver, operated by Quay Property Management Corp., Roll # 175100.400;
 2. City of North Vancouver - The Shipyards, Office Space, Public Support Space, and Public Plaza District Lot 274, Block 176, Portion of Lot 5, Plan BCP 39824, PID 027-842-223, 125 Victory Ship Way, registered in the name of the Corporation of the City of North Vancouver leased to Shipyards Development Ltd., includes 1,317 ft2 Office Space and 6,290 ft2 Public Support Space and 28,310 ft2 Public Plaza SRW, leased back to the Corporation of the City of North Vancouver, Roll # 175100.500;
 3. North Vancouver Museum and Archives Commission, District Lot 271 Lot 131 Plan ELSP6231, PID: 030-942-667, 115 Esplanade W, registered in the name of the Corporation of the City of North Vancouver, leased by the North Vancouver Museum and Archives Commission, Roll# 996231.131;

C. land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] of the *Community Charter*, as amended, were it not for a secondary use:

1. Lonsdale Creek Day Care Society, operating in Lonsdale Annex Elementary School, Portion of District Lot 545 Block 205 Lot 8/14 Plan 3181, PID: 013-068-831, 230 West 21st Street, registered in the name of Board of School Trustees, leased to Lonsdale Creek Day Care Society, Roll # 205008.000;
- D. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a public authority or local authority; and,
 - ii. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
1. Lookout Housing and Health Society, District Lot 265 Lot 2 Plan BCP8797, PID: 025-819-828, 705 West 2nd Street, registered in the name of the Corporation of the City of North Vancouver, leased to Lookout Housing and House Society, Roll # 510061.300;
 2. Navy League of Canada, District Lot 547, Block 27, Lot 27, Plan 12205, PID 008-935-629, 1555 Forbes Avenue, registered in the name of the Corporation of the City of North Vancouver, leased to the Navy League of Canada, Roll # 003004.000;
 3. North Shore Neighbourhood House, District Lot 274 Lot C Plan EPP130457, 225 East 2nd Street, PID 032-071-973, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House Roll # 154001.300;
 4. North Shore Neighbourhood House - Centre View Child Care, District Lot 549, Block 61, Lot ASP 4, Plan EPP68325, PID 030-180-732, 143 East 14th Street, registered in the name of the Corporation of the City of North Vancouver, leased to North Shore Neighbourhood House, Roll # 061011.500;
 5. North Shore Neighbourhood House – Innova Child Care, District Lot 274 Block 129 ASP 2 Plan EPP141822, PID: 032-584-083, 250-422 East 3rd Street, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Neighbourhood House, Roll # 129006.102
 6. North Shore Neighbourhood House – Programming Space, District Lot 274, Lot 63, Plan EPS 1235, PID 029-140-676, 113 East 3rd Street, registered in the name of the Corporation of the City of North Vancouver, licenced to use by North Shore Neighbourhood House, Roll # 991235.063;
 7. North Vancouver Community Arts Council, District Lot 274, Lot 9, Plan LMS3740, PID 024-324-523, 335 Lonsdale Avenue, registered in the name of the Corporation of the City of North Vancouver, leased to the North Vancouver Community Arts Council, Roll #993740.009;

8. Presentation House Cultural Society, District Lot 271/274 Block 134 Lot 12-20 and portion of Lot 21 Plan 735/750/879, PIDs 023-309-172, 015-142-451, 015-142-523, 015-132-536, 016-762-363, 015-132-552, 016-762-380, 015-142-540, 015-143-031, 015-143-074, 015-143-007, 015-143-163, 333 Chesterfield Avenue, registered in the name of the Corporation of the City of North Vancouver leased to Presentation House Cultural Society, Roll # 134013.000;
 9. Vancouver Coastal Health - Margaret Fulton Centre, District Lot 547 Lot A Plan LMP42825, PID: 024-562-874, 1601 Forbes Avenue, registered in the name of the Corporation of the City of North Vancouver leased to North Shore Health Region, Roll # 003002.100;
 10. YMCA BC – Mahon Park Child Care, District Lot 271/547 Lot 1 Plan BCP49414, PID: 028-706-129, 438 West 16th Street, registered in the name of the Corporation of the City of North Vancouver leased to YMCA BC, Roll # 003001.101
- E. the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if:
- i. the land or improvements are owned by a person who is providing a municipal service under a partnering agreement;
 - ii. an exemption under section 225 [partnering and other special tax exemption authority] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service;
 - iii. the partnering agreement expressly contemplates that the council may provide an exemption under this provision; and,
 - iv. the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization:
- NIL
- F. in relation to property that is exempt under section 220(1)(h) [buildings for public worship] of the *Community Charter*, as amended:
- i. an area of land surrounding the exempt building;
 - ii. a hall that the council considers is necessary to the exempt building and the land on which the hall stands; and,
 - iii. an area of land surrounding a hall that is exempt under subparagraph (ii):
1. Holy Trinity Catholic Church, District Lot 545 Block 239 Lot 3 Plan BCP45481, PID: 028-295-943, 2705 Lonsdale Avenue, registered in the name Roman Catholic Archbishop of Vancouver, Roll # 239066.100;

2. King's Temple Missionary Society – North Shore Christian Centre, District Lot 616 Block 12 Lot C Plan 21170, PID: 006-853-838, 1400 Sutherland Avenue, registered in the name of King's Temple Missionary Society – North Shore Christian Centre, Roll # 912009.001;
 3. North Shore Alliance Church, District Lot 545 Block 208 Lot 1 Plan 20958, PID: 005-061-563, 201 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.001;
 4. North Shore Alliance Church, District Lot 545/546 Block 208 Lot 2 Plan 20958, PID: 005-061-571, 241 East 23rd Street, registered in the name of Christian and Missionary Alliance (Canadian Pacific District), Roll # 208001.002;
 5. North Shore Bethel Christian Mennonite Brethren Church, District Lot 274 Block 114 Lot 19 Plan 878, PID: 015-069-141, 185 East Keith Road, registered in the name of The B.C. Conference of the Mennonite Brethren Churches, Roll # 114025.000;
 6. Parish of St. Agnes Anglican Church, District Lot 550 Block 78 Lot A Plan LMP40523, PID: 024-355-712, 530 East 12th Street, registered in the name of Synod of the Diocese of New Westminster, Roll # 078014.100;
 7. Parish of St. John, The Evangelist Anglican Church, District Lot 548 Block 72 Plan 20861, PID: 004-364-970, 209 West 13th Street, registered in the name of Parish of St. John, The Evangelist Anglican Church, Roll # 072001.001;
 8. Salvation Army North Vancouver Community Church, District Lot 548/549 Block 86 Lot C Plan 1464, PID: 014-606-950, 105 West 12th Street, registered in the name of Salvation Army, Roll # 086009.001;
 9. St. Andrew's & St. Stephen's Presbyterian Church, District Lot 545 Block 227A Lot A Plan 2836, PID: 013-525-409, 2641 Chesterfield Avenue, registered in the name of Trustees of St. Andrew's/St. Stephen's Church, Roll # 227100.000;
 10. St. Andrew's United Church, District Lot 549 Block 88 Lot B Plan 750 PID: 015-136-931, 1046 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088003.000;
 11. St. Andrew's United Church, District Lot 549 Block 88 Lot 27/28/29 Plan 4328, PID: 011-642-483, 1044 St. Georges Avenue, registered in the name of The Trustees of the Congregation of St. Andrew's United Church, Roll # 088038.000;
 12. The Way Church, District Lot 550 Block 12 Lot C Plan 9445, PID: 009-653-309, 630 East 19th Street, registered in the name of The Way Church, Roll # 012028.000;
- G. land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied:

NIL

- H. in relation to property that is exempt under section 220(1)(i) [seniors' homes], (j) [hospitals] or (l) [private schools] of the *Community Charter*, as amended, any area of land surrounding the exempt building:

NIL

- I. land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:

1. North Vancouver Lawn Bowling Club, Portion of District Lot 546 Block 217 Lot B Plan 18193, PID: 007-204-001, 249 East 24th Street, registered in the name of the Corporation of the City of North Vancouver leased to the North Vancouver Lawn Bowling Club, (Includes 60,170 sq. ft. for Licensed Area 1, 2, 2A and 3 per Schedule A of License Agreement) Roll # 217000.002;

- J. land or improvements owned or held by a person or organization and operated as a licensed community care facility and registered assisted living residence under the *Community Care and Assisted Living Act*:

1. Marineview Housing Society, District Lot 550, Block 91, Lot 8, Plan 1647, PID 005-751-454, 1053 Grand Boulevard, registered in the name of Marineview Housing Society, Roll #091008.000;
2. Marineview Housing Society, District Lot 272 Block 5 Lot 12 Plan 3875 PID: 005-751-390, 1057 Cloverley Street, registered in the name of Marineview Housing Society, Roll # 605012.000;
3. Vancouver Coastal Health Authority - Magnolia House, District Lot 616 Block 6 Lot 73 Plan 1763, PID: 004-276-914, 720 East 17th Street, registered of in the name of Provincial Rental Housing Corporation leased to Vancouver Coastal Health Authority, subleased to Magnolia House Residential Mental Health Facility, Roll # 906073.000;

- K. land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal:

NIL

3. The effective date of this bylaw is January 1, 2026, with an expiration date of December 31, 2026.

READ a first time on the 6th day of October, 2025.

READ a second time on the 6th day of October, 2025.

READ a third time on the 6th day of October, 2025.

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

MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9144

A Bylaw to authorize the expenditure of monies from the Development Cost Charge (Parks) Reserve Fund for the 2025 Capital Plan Appropriations

WHEREAS the entire City is listed in “Development Cost Charges Bylaw, 2016, No. 8471” as an area where development cost charges for parks will be levied;

AND WHEREAS the development of park land is a capital cost permitted to be paid using Development Cost Charge funds under Section 566 of the Local Government Act;

NOW THEREFORE 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 “**Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144**” (2025 Capital Plan Funding).
2. The following amount is hereby appropriated from the Development Cost Charge (Parks) Reserve Fund for the purpose of funding:
 - A. \$4,207,500 for the “Kings Mill Walk Park” project.

READ a first time on the 6th day of October, 2025.

READ a second time on the 6th day of October, 2025.

READ a third time on the 6th day of October, 2025.

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

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

A photograph of four young women standing in a row, smiling at the camera. They are wearing traditional Romanian folk costumes, which include white long-sleeved blouses with intricate embroidery, dark vests with red and white patterns, and white aprons. Their hair is styled in long braids, some adorned with red ribbons. They are standing in front of a building with a corrugated metal roof and a window with a grid pattern. A semi-transparent white box is overlaid on the image, containing the title and presentation information.

Cultural Programming Support Recommendations

Presented October 20, 2025
The Shipyards and Waterfront

Agenda

Key findings and recommendations from the Multicultural Festival Task Force and Needs Assessment project

- Project History
- Needs Assessment Project – rationale, intent and process
- Key Takeaways
- Recommendations (Contribute, Facilitate, Amplify)
- Next Steps



Project History

Jan 2022 Council motion - a model for a 'City of North Vancouver Multicultural Community Festival' which seeks to:

- **Reflect the diversity** of North Vancouver
- **Promote education, encourage positive interactions, and celebrate** cultural heritage
- Engage residents in **volunteerism**
- Support economic development and tourism through **destination events**, and
- **Include local cultural organizations**

Mid 2022 - The Multicultural Community Festival Task Force (MCFTF) created

Project History

Oct 2023 - Task Force Recommendations Report

Objectives recommended:

- **Learning:** provide a way for community members to learn about the City's cultural context
- **Celebrating:** acknowledge and honour the City's diversity in a fun and engaging manner
- **Showcasing:** provide a platform for local creatives to share their talents, skills and crafts.

2024 – Reflected on the recommendations and ongoing City cultural initiatives

Needs Assessment Project

Early 2025 – Explored the current Multicultural Festival Landscape

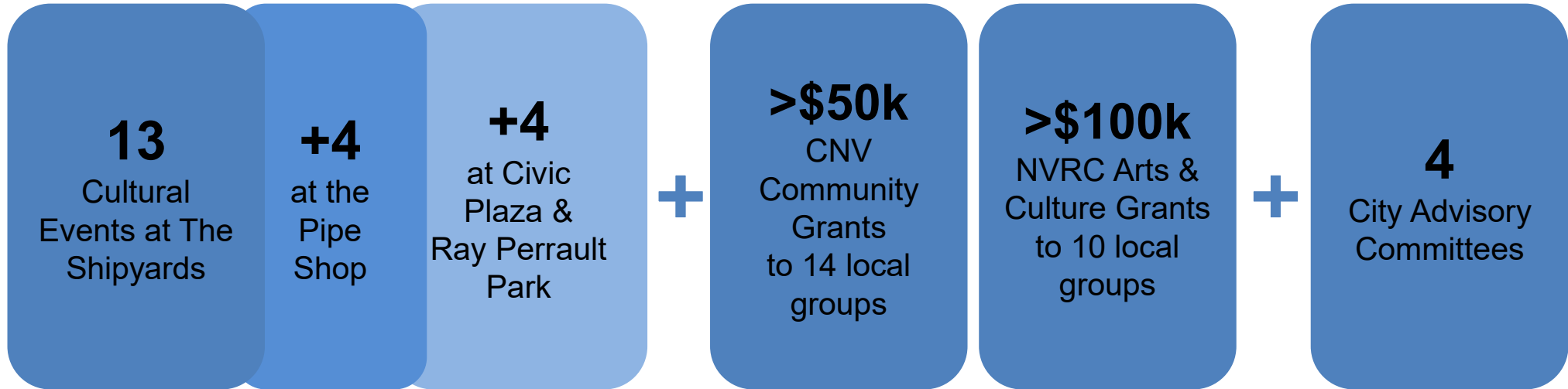
- How has the multicultural events landscape has changed post-COVID?
- What do community cultural groups need?
- What would make the biggest impact on learning, showcasing and celebrating culture?

Interviews and workshops with festival experts & local community cultural event organisers



2024 Cultural Events and Programs

Activities which encourage learning, celebrating and showcasing multiculturalism:



Needs Assessment Project

Mid 2025 – Identified key findings

- Expand opportunities for immersive cultural experiences to meet rising community needs
- Ensure authentic cultural representation by empowering community cultural groups to lead.
- Facilitate workshops that foster interaction, collaboration, and knowledge exchange among community groups.
- Address resourcing challenges by tackling rising costs, limited volunteers, and unstable funding sources head-on.
- Balance finances by managing between delivering free events and recouping costs.

Needs Assessment Project

Late 2025 – Identified impactful opportunities to support celebration, learning and showcasing culture

The City can best serve residents and the region by building on the efforts of local community-based cultural organizations who would benefit from **strengthened capabilities, enhanced skills and resources, and improved resilience.**

The City should serve as conveners, facilitators and funders

Recommendations

A celebration of multiculturalism, throughout 2027.

Support local cultural organizations to produce programming for, with and about their community, including:

1. **Contribute** – a grant to help reduce cost barriers
2. **Facilitate** – information and collaboration workshop to increase capacity and grassroots participation
3. **Amplify** – a marketing campaign to communicate impact and engage residents



1 – Contribute

Provide new grant funding to local community organizations

for the purpose of:

- Building the capacity and sustainability of groups to host their own events
- Helping to address financial barriers (priorities identified by groups)



2 – Facilitate

Support capacity of local community groups to host cultural programming, by:

- Facilitating an annual 'Community Cultural Programming Workshop'
- Highlighting available resources and opportunities
- Provide information to support successful event production (e.g. guides, toolkits, support through permit process/requirements, marketing and communication etc.)



3 - Amplify

Promote cultural experiences and celebrate the resulting showcase of diversity

A marketing campaign to:

- Build a City marketing campaign that highlights cultural events
- Promote cultural grant opportunity
- Raise awareness of workshop opportunities for community groups to learn and collaborate with each other
- Celebrate the impact of grant funding by promoting the resulting programming **throughout 2027**
- Encourage attendance by raising awareness through social media and other channels

Examples



Canada Strong Pass – raises awareness of opportunities for iconic Canadian experiences



Neighbourhood Small Grants

Neighbourhood Small Grants – funding with knowledge sharing, toolkits and facilitation, promotion of impact via social media

**CALGARY.CA/
CULTUREDAYS**

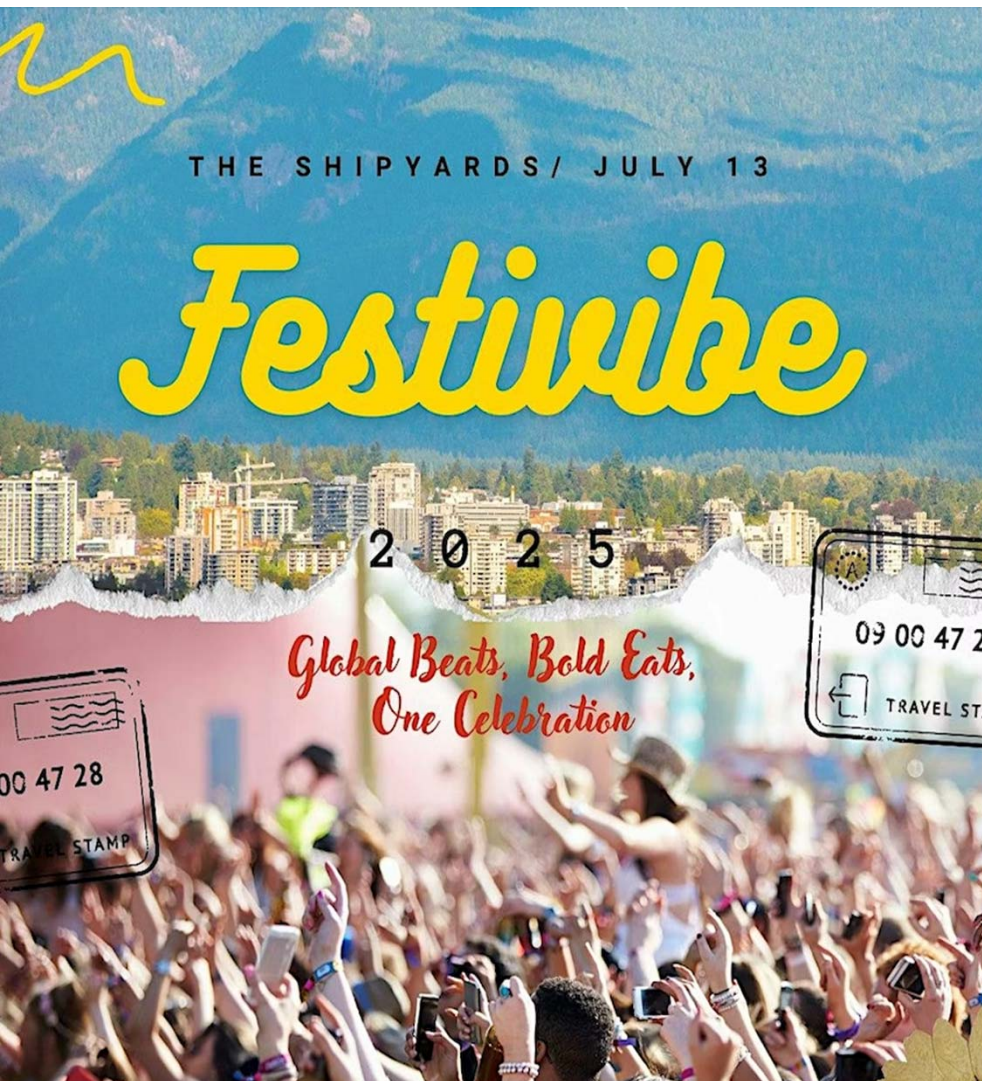
**CALGARY
CULTURE
DAYS** SEPT
1-30

Calgary Culture Days – provincial initiative providing a platform for community organizations to host and promote events that allow people to experience and celebrate culture.

Next Steps

- Design and plan marketing campaign Q1–Q2 2026
- Cultural event programmers workshop Q2 2026
- Initiate grant program and marketing campaign Q2 2026
- Open grant applications (along City's annual EOI for Major Events) Q2 2026
- Award grant applications Q3 2026
- On-going marketing campaign Throughout 2027



A poster for the Festivibe festival. The top half features a scenic view of a city (Vancouver) with mountains in the background. The text 'THE SHIPYARDS / JULY 13' is in the upper left. The word 'Festivibe' is written in a large, yellow, cursive font across the center. Below it, the year '2025' is displayed. The bottom half shows a large crowd of people at a festival, with some holding up phones. The text 'Global Beats, Bold Eats, One Celebration' is written in a red, cursive font. There are also some travel stamp graphics, including one that says '09 00 47 2' and 'TRAVEL STA'.Two posters are shown side-by-side. The top poster is for 'CEILIDH AT THE SHIPYARDS' by the North Shore Celtic Ensemble. It features a group of musicians playing instruments. The bottom poster is for the '5TH ANNUAL TURKIC FESTIVAL' on June 15, 2025, at The Shipyards, North Vancouver. It features a collage of people in traditional Turkic attire, a horse, and a bird. The text 'An Unmissable Experience Featuring Live Music, Folkloric Shows, Turkic Cuisine, Raffles, Competitions and Much More!' is at the bottom. The Turkic Festival logo is also present.



Thank you.



 Director	 General Manager	 CAO
---	--	--

The Corporation of **THE CITY OF NORTH VANCOUVER**
INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Magda Kwaterska, Manager The Shipyards and Waterfront

Subject: CULTURAL PROGRAMMING SUPPORT RECOMMENDATIONS

Date: October 1, 2025 File No: 01-0360-20-0117/2025

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

RECOMMENDATION

PURSUANT to the report of the Manager, The Shipyards and Waterfront, dated October 1, 2025, entitled "Cultural Programming Support Recommendations":

THAT staff be directed to undertake three pilot initiatives to support local cultural organizations in event and festival production, which include:

- Contribute: Establish a grant program to support local cultural organizations;
- Facilitate: Offer information sessions and collaborative workshops to build capacity and strengthen local participation; and
- Amplify: Launch a City-led marketing campaign to showcase cultural impact and engage residents;

AND THAT, following grant criteria development, staff return to Council as part of the 2026-2030 Financial Planning process, with a request for the additional funds to support the pilot project.

ATTACHMENTS

1. Festival Concept and Delivery Model Recommendations Report (CityDocs [2724054](#))
2. Multicultural Programming Needs Assessment Report, Patrician Huntsman Culture + Communication (CityDocs [2726083](#))

SUMMARY

Building on the work and recommendations of the Multicultural Community Festival Task Force (MCFTF), this report explores how the City can best celebrate diversity, foster inclusion, and deepen cultural awareness. Established to consider potential models for an annual, multi-day festival, the Task Force also examined how the City could more effectively support community-led cultural events.

This direction was reinforced through a comprehensive needs assessment, which confirmed the value of cultural programming while also revealing the significant challenges many local cultural groups face in producing events. The findings make clear that the City's greatest impact lies in strengthening these organizations directly, while enhancing their capacity, skills, and resilience, so they can continue to lead meaningful cultural celebrations.

To address these opportunities, three pilot initiatives are recommended for 2027:

- **Contribute** – establish a grant program to reduce cost barriers for local cultural event organizers.
- **Facilitate** – offer an annual workshop to foster collaboration, increase capacity, and encourage grassroots participation.
- **Amplify** – launch a marketing campaign to showcase the impact of local cultural events and strengthen community engagement.

Together, these initiatives build on the Task Force's values of learning, celebrating, and showcasing culture, while ensuring local organizations have the tools and resources to thrive.

BACKGROUND

In January 2022 Council passed a motion to create a task force for the purpose of investigating a potential model for a 'Multicultural Community Festival' which seeks to:

- Reflect the diversity of North Vancouver residents
- Align with the City's Cultural and Diversity Policy
- Promote education, encourage positive interactions, and celebrate the various cultural heritage of North Vancouver residents
- Engage residents in volunteerism
- Support economic development and tourism through destination events, and
- Include local cultural organizations whose work is to promote cultural heritage

On July 25, 2022, Council established the Multicultural Community Festival Task Force (MCFTF) and appointed 14 members with a mandate of the MCFTF to "investigate a potential model for a coordinated, annual, multi-day multicultural festival offered by cultural societies or organizations".

The resulting report was completed in October 2023, it recommended the following objectives:

- **Learning:** provide a way for community members to learn about the City's cultural context
- **Celebrating:** acknowledge and honour the City's diversity in a fun and engaging manner
- **Showcasing:** provide a platform for local creatives to share their talents, skills and crafts.

Following the pandemic, as events at The Shipyards began to resume, there was a notable, corresponding rise in cultural festivities at The Shipyards. This included continued learning from local cultural organizations and event producers. This process highlighted the uniqueness of each community's contributions, including the symbolic timing of events, the authenticity of their programming, and the production challenges they face.

To explore this further, the City initiated a study to:

- Identify opportunities for learning, celebrating, and showcasing culture in North Vancouver and the wider North Shore area.
- Understand the specific needs and barriers experienced by culturally and linguistically diverse communities within the City.
- Explore impactful ways to achieve the festival's purpose in the context of the evolving cultural festival landscape.

Cultural Development Consultant Patricia Huntsman (Culture + Communication), who also facilitated the initial Task Force work, led this subsequent study. The first phase involved a comprehensive context scan, drawing on research. Followed by second phase comprised of consultation through interviews with cultural festival and event subject matter experts, municipal colleagues and a focus group with local cultural organizations.

DISCUSSION

The Needs Assessment built on the MCFTF's work by identifying priorities where City resources can have the greatest impact for both the community and local cultural event organizers. It provided guidance on best-practice approaches to reducing barriers, supporting cultural expression, and increasing community participation. Consistent with these priorities, cultural programming in City's public spaces continues to offer residents opportunities to engage with diverse traditions and to showcase the talents of local artists, performers, and makers.

In 2024, this was demonstrated through the City's hosting of 21 cultural events and markets at The Shipyards, The Pipe Shop, Civic Plaza and Ray Perrault Park.

Also included:

- Supporting 14 non-profit local cultural organizations' operations and programming through >\$50k in Community Grants.
- Supporting 10 non-profit community cultural organizations' operations, programming and major events through >\$100k in Arts and Culture Grants (administered by NVRC).

- Convening 4 Advisory Committees with mandates to promote cultural awareness, understanding and connection (Community Safety, Social Planning, Heritage and Public Art).
- Nurturing on-going major partnerships with MONOVA, Lower Lonsdale BIA, North Vancouver Chamber, North Shore Immigrant Inclusion Partnership (NSIIP), North Shore Neighbourhood House, Impact North Shore, NVRC, and the North Vancouver City Library, to deliver high quality programming and services related to cultural diversity.

Key findings of the needs assessment

The cultural events landscape has changed significantly recently and post-COVID, to respond effectively, the findings highlight several priorities:

- Expand opportunities for immersive cultural experiences to meet rising community needs.
- Ensure authentic cultural representation by empowering community cultural groups to lead.
- Facilitate workshops that foster interaction, collaboration, and knowledge exchange among community groups.
- Address resourcing challenges by tackling rising costs, limited volunteers, and unstable funding sources head-on.
- Balance finances by managing between delivering free events and recouping costs.

The report suggests that the City can best serve residents and the region by building on the efforts of local community-based cultural organizations who would benefit from strengthened capabilities, enhanced skills and resources, and improved resilience.

In terms of role, it recommends that the City serve as **conveners, facilitators** and **contributors**.

Recommendations

Based on the outcomes of this research and key findings, staff are recommending three pilot initiatives to support of local cultural organizations in the production events:

1. **Contribute** – a grant to help reduce cost barriers
2. **Facilitate** – information and collaboration to increase capacity and grassroots participation
3. **Amplify** – a marketing campaign to communicate impact and engage residents

Each described in more detail below:

1 - Contribute

Provide new grant funding to local community organizations, for the purpose of:

- Building the capacity and sustainability of groups to host their own events, thereby ensuring authentic and community-rooted expression of diversity
- Helping to address financial barriers related to events being experienced by community-led groups

Work in conjunction with local groups to identify their own priority needs to lessen the burden of event costs from production to promotion (examples include: infrastructure rental, safety/security, waste management, staffing, marketing etc.)

2 - Facilitate

Facilitate knowledge sharing, foster collaboration between groups, and support navigating City processes and resources.

Support capacity of local community groups to host cultural programming, by:

- Facilitating an annual 'Community Cultural Programming Workshop' for shared learning, and to foster connection of groups to each other
- Highlighting available resources and opportunities
- Provide information (including training, information sessions, templates, guidelines, and toolkits) to support successful event production including on permit process and requirements, marketing and communication, etc.

3 - Amplify

Promote support opportunities and celebrate the resulting programming showcasing North Vancouver's rich cultural diversity, fostering pride of place, learning, and celebration.

The City can optimize the impact of these initiatives by increasing awareness of the grant and education supports offered to community cultural groups. Then by promoting the resulting multicultural programming the City can amplify the impact and engagement with these opportunities, to the entire community.

Develop and implement a marketing campaign to:

- Promote cultural grant opportunity
- Raise awareness of annual workshop opportunities for local community groups to learn and collaborate with each other
- Celebrate the impact of grant funding by promoting the resulting programming throughout 2027
- Encourage attendance at grant recipient events by raising awareness through a dedicated marketing campaign and online information hub.

Review of Program Direction with Members of the Former Multicultural Task Force

In early October staff met with the members of the former Multicultural Task Force. We reviewed the findings of the work they had supported creating, we reviewed the subsequent work undertaken with the original consultant to ground truth the findings

with the local cultural events producers and we discussed the proposed direction forward. The group was supportive of the new direction reflecting on the City's role to support and amplify cultural events and liked the idea of an overarching program with supportive grants to help local groups participate. Individuals shared ideas about the importance of immersive experiences, intercultural opportunities and ways to utilize public spaces outside of the shipyards to host events of different and smaller scales. These thoughts will be woven into the fork moving forward.

Pilot Project Timeline

The following describes the anticipated tasks and time frame to complete the work outlined in this report:

Tasks	Timing
Design and plan the marketing campaign	Q1 – Q2 2026
Commence information sessions to support community event organizers	Q2 2026
Initiate grant program and marketing campaign	End of Q2 2026
Open grant applications (alongside City's annual Expression of Interest for Major Events process)	Q2 2026
Award grant applications	Q3 2026
On-going marketing campaign and social media	Throughout 2027

FINANCIAL IMPLICATIONS

Funding of \$30,000 has already been appropriated to fund work to date. Funding of \$100,000 (\$50k in 2025 and \$50k in 2026) is identified in the City's 2025-2029 Financial Plan to deliver these recommendations. It is expected that an additional \$50K will be required in 2027, which is anticipated to be brought forward for Council consideration as part of the process to develop a 2026-2030 Financial Plan.

\$60,000 of this funding is anticipated to be offered as net new grant funding to local community organizations with remainder towards a launch of a marketing campaign to support the grant.

INTER-DEPARTMENTAL IMPLICATIONS

The needs assessment and resulting recommendations have been developed collaboratively by the City's Shipyards and Waterfront, Communications, Planning and Finance teams. Implementation of the recommended actions would be shared by these departments.

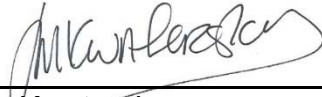
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

These recommended actions will support local community organizations to deliver opportunities for the community to learn, celebrate and showcase the diverse North Shore culture. Building the capacity out in the community will be a critical pathway to

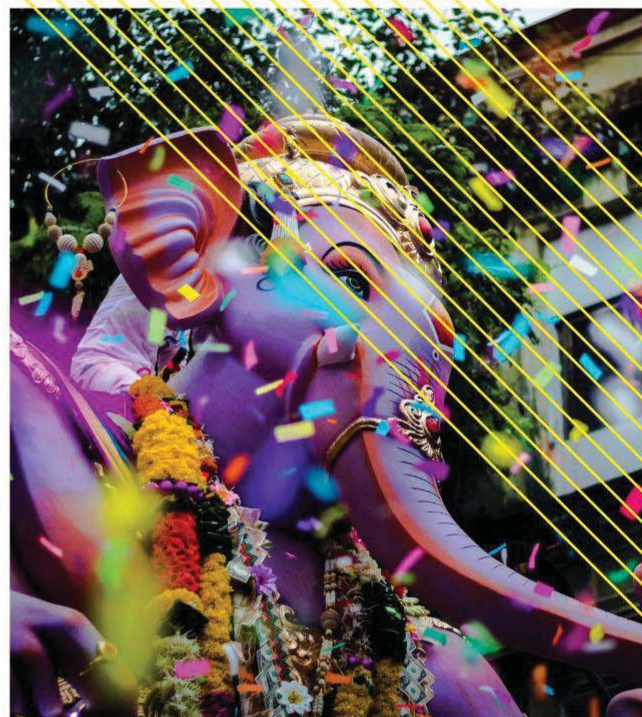
sustainable volunteer-led multicultural and intercultural events and activities, and contribute to delivering on all of Council Strategic Plan Priorities:

- A City for People
- A Livable City
- A Vibrant City
- A Prosperous City

RESPECTFULLY SUBMITTED:



Magda Kwaterska
Manager, The Shipyards and Waterfront



CITY OF NORTH VANCOUVER—MULTICULTURAL FESTIVAL TASK FORCE

FESTIVAL CONCEPT & DELIVERY MODEL RECOMMENDATIONS REPORT (DRAFT)

October 2023

PREPARED BY:

Patricia Huntsman Culture + Communication with the Multicultural Festival Task Force

Message from Task Force Co-Chairs



Our City is made up of residents from a milieu of cultural and multi-ethnic backgrounds from over 100 different countries with distinct languages and traditions, including peoples from Squamish and Tsleil-Waututh Nations who have lived on this land which we call the City of North Vancouver since time immemorial. Many residents made this City their home a generation ago, and others may have only just recently arrived. This richness in our cultural backgrounds and ancestries with distinct languages and traditions brings a vibrancy to the fabric of our everyday life and we often don't take the opportunity to meet and learn more about each other's traditions.

It was my pleasure and privilege to bring forward a motion with former City Councillor Tina Hu to form a task force to explore a potential model to deliver a Multicultural Community Festival, to break down barriers between us, and to promote inclusion and community member engagement and participation through official celebrations of our ethnic and cultural diversity.

This festival creates opportunities to bring our community together through official celebrations while enhancing our intercultural understanding of each other, and promoting neighbour-to-neighbour connections and a 'community spirit' so needed in our polarizing world. This festival also has the potential of becoming a tourism 'destination' event with financial and economic spin-offs from tourism dollars spent at local businesses that should not be underestimated. I am very excited to see what is possible for our community through this festival! – **Councillor Angela Girard**



Located on the traditional territories of Squamish and Tsleil-Waututh nations, the City of North Vancouver encompasses a unique array of diverse cultures. A rich tapestry of visual, performing, and culinary traditions hails from around the world right here in North Vancouver. While celebrating this diversity of culture in a fun and engaging manner, the North Vancouver Multicultural Festival promises to be a catalyst for community volunteers to connect and make new friendships. The festival will undoubtedly generate economic benefits by drawing crowds and visitors while offering a platform for visual, performing and culinary artists to showcase their talents.

I am super excited that the City of North Vancouver is considering holding a Multicultural Festival that will celebrate the mosaic of cultures that are present here in North Vancouver. We live in a volatile world and there is no better time to raise our level of appreciation and understanding of one another's cultures and traditions. – **Councillor Shervin Shahriari**

Acknowledgements

The City of North Vancouver would like to acknowledge and thank the Multicultural Community Festival Task Force members who have helped shape the following report.

Active Multicultural Community Festival Task Force Members at the time of the writing of this report:

Councillor Angela Girard, Co-Chair
Councillor Shervin Shahriari, Co-Chair
Alka Goel-Stevens, North Shore Folk Fest Society
Amir Hazfi, North Vancouver City Library
Benny Ng, City Representative
Catalina Soriano, City Representative
Jon Bevan, Lower Lonsdale Business Improvement
Mahshid Rezaei, City Representative
Rose Greene, School District No. 44
Svetlana Ischenko, City Representative
Ying (Echo) Xie, City Representative

Former Multicultural Community Festival Task Force Members & Alternate Representatives:

Greg Holmes, Lower Lonsdale Business Improvement
Laurel Lawry, North Vancouver Museum and Archives
Nancy Cottingham-Powell, North Van Arts
Olivia Bornik, Impact North Shore
Sherry Huang (alternate), North Shore Folk Fest
Tina Hu, Former City of North Vancouver Council Member, Former Co-Chair
Tony Sun (alternate), Lower Lonsdale Business Improvement

Key Takeaways

Through an 18-month process, the Multicultural Community Festival Task Force (MCFTF) with support from a cultural development consulting team, has generated the following lead festival concept and festival delivery model. Recommendations are included below including the next steps and key considerations.

Festival Concept Overview

Festival Purpose	1. Learning: Provide a way for community members to learn about the City of North Vancouver's rich cultural context in an educational and entertaining way. 2. Celebrating: Create an atmosphere to publicly acknowledge and honour the City of North Vancouver's diversity in a fun and engaging manner. 3. Showcasing: Provide a platform for local creatives to share their talents, skills, and crafts.
Festival Programming Elements	● Culinary Arts ● Performing Arts ● Visual Arts
Festival Model	● Multiple indoor and outdoor locations (e.g. Living Lane, Fun Alley, Shipyards, Civic Plaza, Rogers Plaza) ● Events for all ages ● Inclusion of free events ● Inclusion of an anchor and headliner artist or artist group ● Emphasis on participatory and learning events such as workshops, drop-in classes, and artist shows/panels ● All paid events are priced "sliding scale"* ● Inclusion of a unique and compelling branding and communications identity
Time of Year	Spring (March, April, May)
Duration	2-3 days over a weekend

**sliding scale price structures include a range of prices that an audience member, visitor, or participant can select based on their self-identified economic need for low-barrier access. It is recommended that paid events also include a "pay-it-forward" option to provide community members with an option to pay the fees so that another community member can participate for free.*

The lead festival concept differs from the existing festival landscape in the following ways:

- It is planned during a time of the year when the North Shore does not have many events and festivals taking place and coincides with many ethnocultural spring celebrations (e.g. Spring Equinox, Nowruz, Vaisakhi)
- The recommended scale — with an anchor performing artist or headliner and multiple locations — is at a higher calibre that is not currently available for multicultural events in the city.
- The festival intentionally embeds celebrating diversity and multiculturalism programming elements (e.g., art forms and artist groups, program development, vendor procurement, etc.) that also aim to meaningfully reflect North Vancouver's diverse communities and demographic makeup.
- The proposed delivery model is rooted in collaboration with local organizations to ensure the process is uniquely City of North Vancouver and is guided by community members.

Recommendations for the Festival Delivery Model

It is recommended that the City explores a **Service Agreement model** to deliver the festival. Through a procurement process (e.g. Request for Proposals [RFP]), the City can set funding and timing parameters for the scope of work while externalizing the capacity and resources needed to organize the festival. While a third-party organizer will lead festival planning activities through the Service Agreement model, there is an opportunity to leverage local volunteers to engage local North Vancouver residents in the process.

The RFP design and evaluation process should include community representatives in the evaluation committee including but not limited to: North Van Arts, Impact North Shore, and the Lower Lonsdale Business Improvement Association. It is recommended that each representative is compensated for their time and contribution to the RFP evaluation process (e.g. honorarium; as modelled at other municipalities).

For timing, it is anticipated that the pilot year for the festival will take place in Spring 2025 with festival planning starting in Spring 2024.

Budget Considerations

The funding and budget suggested through interviews with interest holders is recommended at a minimum base of \$250,000 in total including service fees and costs as a starting point for a pilot/test year. It is recommended that the City secure its budget through a combination of internal resources, intergovernmental resources, and arts and culture grant sources in keeping with other local government practices that generally contribute at least 60% of a festival budget.

External sponsorships or in-kind donations are possible but it is discouraged to rely on sponsorships due to scarcity and precarity as recently experienced by Lower Mainland festivals.

A budget breakdown the City may wish to consider to ensure a successful festival production is as follows (based on 2023 budgets, and inflationary costs should be considered):

Revenues

Ticket sales 20%
Federal grants 10%
Provincial grants 10%
Municipal contribution 50%
Donations 5%
Sponsorship 5%

Expenses

Administration 1%
Advertising 5%
Contracted services (festival producer retainer) 16%
Contract—production (additional production team, crew, marketing, etc) 45%
Workshops—contracts and production 5%
Performer fees and support 15%
Rentals and Supplies—production 13%

Economic Impacts and Social Returns

There are numerous sources of data supporting both the economic impacts and social returns to cities that engage in cultural development, particularly through festivals and participatory events which are cited by Canadians as the number one preferred form of arts and culture participation.¹

Further to this, festivals also yield direct, indirect and induced economic impacts in their local and regional economies. The economic health of communities—which means the economic health of each individual within that community—is crucial to a community’s collective and individual success, happiness, and progress. Arts and culture are significant economic drivers, both in terms of actual economic impact (which accounts for 4% of B.C.’s GDP) and business competitiveness, growth, and sustainability.²

Investing in festivals is an investment in job creation for local arts and cultural workers, as well as the participants spending in the local economy. When festivals are established (i.e. operating year after year), they can impact property values (increased), further tax revenues, competitiveness in economic development, and partnerships between arts and culture and local businesses. Perhaps most importantly, the presence of established festivals tends to shift the perceptions of a community toward being more innovative, creative and open.

¹ See Value of Presenting Study, Canadian Association for the Performing Arts.

² Americans for the Arts Impact Explorer.

Vibrant communities understand the importance of cultural participation and the presence of artists and cultural organizations to:³

- improve residents' sense of belonging and attachment,
- build community identity and pride,
- build interpersonal ties and promote volunteering,
- relieve stress,
- build social networks,
- increase tolerance of others,
- improve resiliency and skills-building for youth,
- foster “a creative milieu that spurs economic growth in creative industries”, and to
- increase the attractiveness of the area to tourists, businesses, new residents and investors.

The above social and economic impact considerations will be critical measures to evaluate over time should the City proceed with a multicultural festival.

Moving Forward

In keeping with the original motion to explore a model for a multicultural festival in the City of North Vancouver (see motion in Section 1: Introduction), the recommended festival model and delivery meets all of the intentional criteria cited in the motion including to:

- Reflect the diversity of City of North Vancouver residents
- Align with the City's Cultural and Diversity Policy
- Promote education, encourage positive interactions, and celebrate the various cultural heritage of City residents
- Engage residents in volunteerism (festivals need volunteers!)
- Support economic development and tourism through a destination event, and to
- Include local cultural organizations whose work is to promote cultural heritage.

Going forward, it will be important to continue to build relationships with local First Nations of the Skwxwú7mesh Úxwumixw (Squamish Nation) and səilwətaʔ (Tsleil-Waututh Nation) as well as the Metis Nation British Columbia, to listen and learn as to how they may wish to celebrate and share their cultural heritage within a multicultural festival. Organizers should be aware of observing protocols, remunerating time and knowledge sharing from First Nations representatives in the absence of a cultural or economic development lead. There is also the opportunity for the festival to align with the Calls to Action on Education in the Truth and Reconciliation Report (2015), and to support B.C.'s adoption of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).

³ Various cultural plans authored by Patricia Huntsman Culture + Communication.

1. Introduction

1.1. Motion to explore a model for a City of North Vancouver Multicultural Community Festival (carried unanimously on January 24, 2022)

On January 23, 2022, Councillor Girard and then Councillor Hu submitted a motion to strike a Multicultural Community Festival Task Force to develop a proposed festival model, estimated cost implications, and the role of the City.

Original Motion:

WHEREAS the City of North Vancouver is made up of residents from diverse cultures, multi-ethnic backgrounds and ancestries with distinct languages and traditions that enrich the lives of all residents within the City;

WHEREAS the 2018-2022 Council Strategic Plan reflects that 38% of the City's population have emigrated from more than 100 countries;

WHEREAS the City's Cultural and Diversity Policy, adopted by Council on June 1, 1998, sets out objectives to promote and reflect a positive and proactive attitude towards community diversity among City employees and representatives, promote inclusion and welcome the participation of community members from various backgrounds in community and civic life;

WHEREAS multicultural events provide opportunities to: 1) promote awareness and education for residents to learn more about another culture in positive ways; 2) enhance intercultural interactions and breaking down barriers by celebrating the ethic and cultural diversity of our residents through official celebrations; and 3) engage residents through volunteerism and participation in the delivery of such events;

WHEREAS other cities in Canada, which have hosted 'destination' multicultural festivals, have demonstrated there to be financial and economic spin-offs through additional tourism dollars spent at local businesses during such festivals;

AND WHEREAS there are numerous cultural organizations and societies, within Metro Vancouver and beyond, whose mission is to celebrate and preserve cultural traditions through the delivery of performances at such festivals;

THEREFORE BE IT RESOLVED THAT staff be directed to create a Task Force for the purpose of investigating a potential model for a coordinated, annual, multi-day,

Multicultural Festival, for the celebration of cultural performances and presentations, offered by cultural organizations and societies, and utilizing a variety of City-wide community spaces and participation from community members;

AND THAT the Task Force report back to Council on a proposed model, estimated cost implications and the role for the City.

1.2. About the Multicultural Community Festival Task Force

The role of the Multicultural Community Festival Task Force (MCFTF) was to investigate and recommend a potential model for an annual, multi-day multicultural festival that aims to celebrate the City Of North Vancouver's diversity and build inclusion and cultural understanding.

Purpose: The Multicultural Cultural Festival Task Force was established at the direction of Council to:

- Establish a positive and proactive attitude towards community diversity and inclusion;
- Promote education and awareness of cultural diversity;
- Celebrate the diverse ethnicities and cultures of our residents; and
- Welcome the participation of community members from all cultural backgrounds in community and civic life.

Mandate:

- Investigate a potential model for a coordinated, annual, multi-day multicultural festival offered by cultural societies or organisations;
- Promote cultural awareness and education for residents to learn more about other cultures in positive ways;
- Enhance intercultural interactions and break down barriers by celebrating the ethnic and cultural diversity of our residents through official celebrations; and
- Engage residents through volunteerism and participation in the delivery of such events.

Membership: The Task Force was composed of up to 14 voting members, as appointed by Council, and included resident representation from the local community and interest holders from local non-profit cultural organizations.

Term of Office: The Multicultural Community Festival Task Force has been in effect on the date of appointment(s) by Council for a period of approximately 18 months, starting September 2022.

The Task Force's Terms of Reference is included in **Appendix A**.

1.3. Report Development Process

This report is informed by a series of MCFTF meetings, workshops, and interviews with community advisors including existing festival/event organizers, City of North Vancouver staff, and North Vancouver Recreation and Culture Commission (NVRCC) staff. The City of North Vancouver contracted facilitation and process support from Patricia Huntsman Culture + Communication to help the MCFTF develop a lead festival concept, alternative options, and discuss comprehensively the granular considerations to organize a multi-day multicultural festival in North Vancouver.

The process included:

- Five MCFTF meetings
- Seven interviews with community advisors
- Local context research including festival landscape, population and demographic research, and jurisdictions mapping

The process took place over the span of 16 months (September 2022 to December 2023), and the report development took place between March 2023 and fall 2023. MCFTF meeting minutes are included in **Appendix B**.

2. Local Context

2.1. Festival Landscape

North Vancouver is home to a budding and vibrant cultural events and programming landscape including a number of signature recurring festivals. These include the North Shore Folk Fest, the Shipyards BIA Festival, the Bridge Festival, the Brewhalla Beer & Music Festival, the North Vancouver Culture Days, the North Shore Art Crawl, and the Spirit of the Season Festival to name a few. There is additionally the established Harmony Arts Festival, West Vancouver's multicultural festival that programs along the North Shore.

In addition to festivals, a number of events colour North Vancouver's cultural fabric including National Indigenous Peoples Day celebrations, Canada Day celebrations, Polish Festival, Pakistani Event Expo, Philippines Day Festival, Tibetan Fest, the Iranian Market, and many more multicultural events throughout the year.

As a result, it is clear that there is a desire to *organize* and *attend* cultural events in North Vancouver for residents, visitors, and tourists.

In developing this recommendations report, all festivals and events have been taken into consideration to generate a lead Festival Concept (Section 4) that leverages, bridges, and aligns the existing energy for multicultural events while filling a gap in the festival landscape.

2.2. Population & Demographic Context

A snapshot of North Vancouver's population and demographic context has been generated to frame the socio-cultural conditions of the area today and for years to come. This snapshot sources information for Census Statistics Canada, City of North Vancouver, and District of North Vancouver datasets.

Key Takeaways

- While North Vancouver is not an outlier in the majority of demographic data sets below, North Vancouver is positioned to be an economic driver for cultural groups, artists, and vendors across the lower mainland given its higher-than-regional average income.
- Out of ethnic or cultural origins included in Census Canada, North Vancouver has significantly higher than average population percentages for people of English, Irish, Scottish, German, Iranian, Persian, Filipino ethnic or cultural origin.

- Festival planning and promotion should balance sourcing vendors and artists local to North Vancouver and across the region.
- Population projections should be considered when planning and budgeting for the festival long-term to ensure programming and capacity align with anticipated demand.
- The City of North Vancouver's low-income metric is similar to the Vancouver Metropolitan Area thus festival planning can consider financial accessibility measures akin to comparable festivals in the area (see Section 2.1)

Population and Population Projections				
Population	2016 Actual	2021 Actual (% growth)	2031 Projection	2041 Projection
City of North Vancouver	52,898	58,120 (5.2%)	62,000	68,000
District Municipality of North Vancouver	85,649	88,168 (2.9%)	104,800	114,000
Combined	138,547	146,288 (7.5%)	166,800	182,000
Demographics (Census Data)				
Metric		City of North Vancouver (% of population)	District of North Vancouver	Vancouver Census Metropolitan Area
Median Age		42	43	41
Indigenous Identity		1,230 (2.1%)	1,580 (1.8%)	63,345 (2.4%)
Newcomer (Immigrant 2016-2021)		3,590 (6.2%)	3,805 (4.4%)	288,735 (11.1%)
Immigrant (Total)		22,020 (38.3%)	28,200 (32.3%)	1,089,185 (41.8%)
Racialized Population (Visible Minority)		20,855 (36.3%)	25,415 (29.1%)	1,420,270 (54.5%)
Ethnic or Cultural Origin (groups with higher than average percentage as)	English	21.1% of population	25%	14%
	Irish	13.3% of population	14.9%	9.1%

compared to the lower mainland) ⁴	Scottish	15.9% of population	18.6%	10.8%
	German	8.4% of population	11%	7.1%
	Iranian	9.7% of population	7.4%	1.8%
	Persian	3.1% of population	2.9%	0.7%
	Filipino	6.2% of population	2.4%	5.4%
	The complete comparative dataset is included in Appendix B			
Average Annual Individual Income (after tax)		\$41,600	\$44,400	\$37,200
Prevalence % of Low Income based on Low-Income Measure, After Tax (LIM-AT)		11.% of population	8.2%	11.1%

2.3. Economic Spin-Offs from a Multicultural Community Festival

The cultural sector—of which tangible and intangible ethnocultural heritage as well as cultural organizations—is a key economic driver in B.C. that contributes to local economies; builds strong, vibrant communities; and creates civic engagement and provincial pride.

According to the Provincial and Territorial Culture Indicators, 2014 produced by Stats Canada:

- In 2014, B.C.'s growth in culture gross domestic product (GDP) was higher than the national average.
- B.C. consistently has the third-highest culture GDP and jobs in the country, ahead of Alberta and behind Ontario and Quebec.
- B.C.'s total culture GDP in 2014 was about \$6.7 billion, a \$1 billion increase since 2010.
- B.C.'s culture GDP represents 3% of B.C.'s economy and 12.2% of culture GDP in Canada.

⁴ Note: The demographic identities included in ethnic and cultural origins follow Census Statistics Canada's nomenclature.

- Approximately 88,000 volunteers and 126,000 donors support arts and culture in B.C.
- The United Nations has identified the creative economy as one of the world's fastest-growing sectors for income generation, job creation and export earnings.

Investing in festivals is an investment in job creation for local arts and cultural workers, as well as the induced audience spending in the local economy. When festivals are established (i.e. operating year after year), they can impact property values (increased), further tax revenues, competitiveness in economic development, and partnerships between arts and culture and local businesses. Perhaps most importantly, the presence of established festivals tends to shift the perceptions of a community toward being more innovative, creative and open.

Multicultural Festival Economic Impact Examples

Heritage Festival, Edmonton, AB

The Heritage Festival is considered one of the largest multicultural events in the world. Held annually in William Hawrelak Park, Edmonton, Alberta, it boasts of approximately 50 outdoor pavilions, representing 60 countries and cultures. Thousands of visitors flock to this festival to sample delicious food, enjoy entertainment, and celebrate Canada's multiculturalism. Admission is free to view more than 900 cultural dance shows, arts, crafts and historical displays. The festival generates \$5,123,801 in economic impact for Edmonton.

TD Mosaic Fest- South Asian Festival, Mississauga, ON

With around 70,000 visitors from across Ontario, the TD Mosaic Fest is billed as the largest, longest-running, award-winning festival showcasing South Asian art, culture and cuisine. Held annually at the Celebration Square in Mississauga, it features an impressive lineup of popular South Asian, Canadian and international musicians, singers, and dancers. Presentations include Pakistani folk dances and Bollywood shows. It also features a Children's arts and crafts workshop, a food court showcasing delicious South Asian cuisine, face painting, and a henna competition. The festival generates \$9,654,956 in visitor spending.

Fusion Festival, Surrey, BC

Established in 2008, the Surrey Fusion Festival has become the largest free multicultural festival in British Columbia and a major event in Canada. This festival features over 50 different cultures from African, Asian, Caribbean, Latin American, European, and North American countries. It also includes an Indigenous Village, a Kids World & Sports Zone and numerous exotic ethnic

food vendors. The pavilions offer international foods, artifacts and textile displays, and multiple stages showcasing musical and dance performances. With over 90,000 attendees, the festival generated over \$7 million in economic impact from consumer and tourism spending.

Folklorama, Winnipeg, MB

In 1970, Folklorama was inaugurated as a one-time multicultural event to celebrate Manitoba's Centennial. Due to its tremendous success, it has become an annual event and is now recognized as the world's biggest and longest-running multicultural festival. Folklorama runs for two weeks every year in Winnipeg, Manitoba and attendees get to sample ethnic dishes and learn about cultural traditions and history. The festival generates more than \$12.9 million in economic benefits for the province.

2.4. Health and Wellbeing Benefits of a Multicultural Community Festival

Vibrant communities understand the importance of cultural participation and the presence of artists and cultural organizations, including festivals, events, and cultural heritage groups, to:

- Build community identity and pride.
- Relieve stress and help well-being.
- Improve residents' sense of belonging and attachment.
- Build interpersonal ties and promote volunteering.
- Build social networks.
- Increase inclusion and celebrate diversity.
- Foster "a creative milieu that spurs economic growth in creative industries."
- Increase area attractiveness to tourists, businesses, new residents and investors.

2.5. Acknowledging City of North Vancouver & North Vancouver Recreation and Culture Commission Alignment for a Multicultural Community Festival

Through interviews with the City of North Vancouver (CoNV) and North Vancouver Recreation and Culture Commission (NVRC) staff, we are including a high-level alignment understanding of how the CoNV and NVRC initiatives or departments might be engaged or involved with the festival planning process.

City of North Vancouver (Shipyards and Waterfront Unit)

- Delivers annual programming including City-led and community-led events, as well as programming that is contracted out by cultural producers.
- Navigates venue booking, permitting, event infrastructure, city staffing, washroom management, waste management and other logistics related to events and activations at the Shipyards and Waterfront locations.
- Collaborates with local organizations including the Lower Lonsdale BIA, partners, interest holders, cultural organizations, Squamish Nation and Tsleil-Waututh Nation.

North Vancouver Recreation and Culture Jurisdiction (Events and Outdoor Activations)

- Oversees community events and program permits (excluding the Shipyards, Rogers Plaza, Civic Plaza and Stella JoDean Plaza which are booked through CoNV)
- Delivers annual recreation and culture programming and events in the City of North Vancouver and the District of North Vancouver including concerts, pop-up events and other outdoor activations
- Collaborates with local municipal governments, non-profit organizations, the arts and culture community and both local First Nations in the delivery of recreation and culture programming and events
- Provides administration and maintenance of the public art collection
- Provides administration for the Arts and Culture Grant program
- Oversees programming (rentals and produced series) at Centennial Theatre



Photos description: The photo is that of the national dance of the Philippines, called "Tinikling" - the bamboo folk dance, as performed by youth dancers of the La Riva Dance Group at the Philippine Days Festival. Riva Oquendo, proprietor and well-known in the Filipino Community as among the very few proponents of preserving the Filipino

culture of folk dances, teaches kids from as early as 5-year olds, to the youth, and all the way to seniors. Her students are not just Filipinos, but of a multicultural mix, and appreciated by the general public.

DRAFT

3. The Process to Develop a Festival Concept

3.1. Festival Concept Considerations

The following festival concept considerations were taken as the key considerations when developing recommendations and the lead festival concept:

Festival Purpose: What is the goal(s) of having this festival?

Programming Elements: What artistic and cultural disciplines do we want to showcase at this festival?

Festival Model: How might the festival be designed?

Time of Year: When will this festival be scheduled?

Length: How long will this festival be?

Operational Structure: How might the festival be planned and delivered? What are our priorities for logistics, locations, and presentation?

Partnerships: What are the potential partnerships and collaborations?

Piloting: How might we test the festival model and expand the delivery model into the future?

3.2. What We Heard—Engagement

In identifying our recommendations for the multicultural festival, two facilitated MCFTF workshops and six interviews were conducted.

Individuals interviewed as part of this process include:

- Alka Goel-Stevens, North Shore Folk Fest
- Karen Pighin, North Vancouver Recreation and Culture Commission
- Magda Kwaterska, City of North Vancouver, Shipyards & Waterfront Unit
- Nancy Cottingham Powell, North Van Arts
- Olivia Bornik, Impact North Shore, North Shore Immigrant Inclusion Partnership
- Robin Wilson, North Vancouver Recreation and Culture Commission

Workshop 1: Multicultural Community Festival Task Force

In the first MCFTF workshop, the objective of our session was to collate conversations to date and generate ideas for a festival concept. A number of ways in which a festival can be organized and designed were generated. Task Force members were asked to vote (via ‘Dot’mocracy) on the different festival components. Out of this workshop and conversation, the beginnings of our lead festival concept (Section 4) were generated. Workshop 2 and one-on-one interviews continued to refine this concept.

Meeting Minutes for Workshop 1 are included in **Appendix C**.

Workshop 2: Multicultural Community Festival Task Force

The second MCFTF workshop focused on uncovering more granular details of the festival including deeper conversations on locations, partnerships, collaborations, interest holders, and programming elements.

Key Takeaways from Workshop 2

- Task Force envisions a “participatory” component or theme. Providing workshops, classes, and experiences for the community to practice art, learn something new, and interact with cultures.
- For the first year or so, festival events will be concentrated in the Lower Lonsdale area and possibly host events midtown on Lonsdale along 11th to 23rd Street at restaurants or public spaces.
- Possible activities include large-format public activations/art and a headlining/anchor performing artist (or artist group).
- A high-level list of potential partners, collaborators and interest holders was generated. While some were translated into the lead festival concept, more efforts in building relationships and exploring potential interest holders are needed leading up to festival planning.

Meeting minutes for Workshop 2 are included in **Appendix C**.

One-on-one Interviews

The one-on-one interviews took a deeper dive with key interest holders already delivering multicultural or arts events and festivals in the area. The interviews focused on festival planning processes and where interest holders may fit into the delivery model for the multicultural festival. Conversations also led to conversations about potential funding sources and funding models. As a result of the interviews, three potential delivery models were identified and discussed:

Potential Delivery Models

1. **City-led Initiative:** The City of North Vancouver secures funding and additional resources to organize, program, and deliver the festival with engagement and insight from the community.
2. **Service Agreement:** Through a “Request for Proposals” process, the City can bring the scope of work out to tender for potential festivals and event organizers to bid to organize, program, and deliver the festival.
3. **Community-led Initiative:** The City of North Vancouver works to support, convene, and facilitate cultural groups to organize, program, and deliver the festival. While the City may provide funding, decision-making on the festival concept and program is in the control of community groups.

Additional Key Takeaways

- There is a risk that a multicultural festival can potentially be more tokenistic than a celebration of diversity. The festival organizer(s) should ensure adequate representation of North Vancouver’s diverse communities in the festival planning process, festival vendors, and festival artists/performers.
- Festival communications, marketing, and promotion planning should consider language translation and communications through word-of-mouth community networks so that information can reach a broader and more diverse population.
- There are limited grant and sponsorship funding options for the festival. Grants and sponsorships are already a competitive market and should be factored in when developing recommendations for funding and delivery models.
- Key comparable models that have found success in the lower mainland include the City of Surrey’s Fusion Festival, the Bridge Festival, and the City of West Vancouver’s Harmony Arts Festival.
- North Van Arts and Impact North Shore expressed interest in participating further to help shape the festival as subject matter experts (with honoraria or FFSA).
- There are significant health and well-being benefits from creating a Multicultural Community Festival that includes creating a sense of place and potential economic spin-offs and opportunities for the local economy.

A summary of interview questions is included in **Appendix D**.



Source: Kat Motyl - Peter "Not So" White performing at the VIMFF Summer Fest 2023



Source: Kat Motyl - Born to Bhangra performing at the VIMFF Summer Fest 2023

4. Recommendations

Based on engagement and a review of the festival concept, a *lead* festival concept has been generated. The term lead, in this context, refers to the primary recommendation for a festival concept and delivery model. The festival concept is followed by alternative options for consideration.

4.1. Lead Festival Concept & Delivery Model Recommendation

Festival Purpose

- **Learning:** Provide a way for community members to learn about North Vancouver's rich cultural context in an educational and entertaining way.
- **Celebrating:** Create an atmosphere to publicly acknowledge and honour North Vancouver's diversity in a fun and engaging manner.
- **Showcasing:** Provide a platform for local creatives to share their talents, skills, and crafts.

Programming Elements

1. Culinary arts:

- a. Highlighting local restaurants and food businesses
- b. Highlighting Coast Salish cuisines
- c. Showcasing different cultural cuisines
- d. Participatory culinary arts experiences (e.g. cooking classes)

2. Performing arts:

- a. Including an anchor performer/headliner
- b. Highlighting Squamish, and Tsleil-Waututh performing arts
- c. Highlighting local artists
- d. Participatory performing arts experiences (e.g. dance lessons, pottery studio classes)

3. Visual arts:

- a. Large format outdoor activations
- b. Showcasing Indigenous visual art forms
- c. Diversity of artistic mediums
- d. Participatory visual art experiences (e.g. panels, crafts workshops, painting classes)

Recommended Festival Model

- The Multicultural Community Festival will be a stand-alone event
- The Festival will include multiple indoor and outdoor locations
- The Festival will have programming for different and all ages
- The Festival will strive to be accessible by selecting accessible facilities, providing free events, and providing sliding scale paid events
- Inclusion of an anchor and headliner artist or artist group
- Emphasis on participatory and learning events such as workshops, drop-in classes, and artist shows/panels
- Inclusion of a unique and compelling branding and communications campaign that also aligns with the CoNV's municipal communications and marketing position

Time of Year

Spring (March, April May) in alignment with cultural springtime celebrations (e.g. Spring Equinox, Nowruz, Vaisakhi)

The festival context on the North Shore and the Metro Vancouver area broadly is saturated in summer and winter months. Through conversations with the Task Force and interviews, it is suggested that any new festival concept be delivered during the “shoulder seasons” (Spring and Fall).

Festival Length

The festival will be 2-3 days taking place over a weekend.

Operational Structure

The recommended operating structure to deliver the festival is a Service Agreement with strategic advice from the City of North Vancouver, the North Vancouver Recreation & Culture Commission, and relevant community groups.

Partnerships

Key interest holders were reviewed and some were sorted into the following three categories:

1. **Lead:** The group(s) acting as the primary festival organizer
2. **Supporting:** The group(s) essential to the meaningful success in festival planning and delivery

3. **Adjacent:** The group(s) who could be engaged and informed through the festival planning process, the promotion and outreach, or day-of activities.

As such, the three categories include:

- **Lead:** The City of North Vancouver with support from an external festival organizer/programmer through a Service Agreement/RFP.
 - **Alternative:** City of North Vancouver in partnership with the NVRC.
- **Supporting organizations:** (in alphabetical order): Impact North Shore, Lower Lonsdale Business Improvement Association, Metis Nation British Columbia, North Van Arts, Skwxwú7mesh Úxwumixw (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation)
- **Adjacent** (in alphabetical order): Destination BC (Vancouver, Coast & Mountains team), Museum of North Vancouver, North Vancouver Public Libraries, North Vancouver School District, and Polygon Gallery

Other key groups or categories for consideration include local businesses, social services organizations and operators, and potential anchor sponsorships from local private sector contacts (no one specifically identified).

Festival Pilot Phase Structure

For the first one or two years (2025 and 2026), festival events and programs will be concentrated in the Lower Lonsdale area with possible restaurant activations mid-town along Lonsdale Ave.

Key areas for activations include the Shipyards, Fun Alley, Living Lane, Civic Plaza and Rogers Plaza. Based on secured partnerships, activations can include arts and cultural institutions including the Polygon Gallery, Inuit Gallery of Vancouver, Presentation House Theatre, Seymour Art Gallery, and Museum and Archives of North Vancouver.

Recommended Lead Festival Delivery Model

It is recommended that the City explores a **Service Agreement model** to deliver the festival. Through a “Request for Proposal”, the City can set funding and timing parameters for the scope of work while externalizing the capacity and resources needed to organize the festival. In addition to festival planning and organizing, the RFP will also outline expectations for the external party to develop a unique and compelling branding, marketing, and communications campaign for the festival with consultation with the CoNV’s communications department.

The RFP process should prioritize to include representatives from the community for the evaluation committee including but not limited to: North Van Arts, Impact North Shore, North Shore Folk Festival, and the Lower Lonsdale Business Improvement Association. Each representative is to be compensated for their time and contribution to the RFP evaluation process.

Recommended Lead Festival Funding Model

The funding and budget suggested through interviews with interest holders is recommended at \$250,000 in total including service fees and costs. It is recommended that the City secure its budget through a combination of internal resources, intergovernmental resources, and arts and culture grant sources. External sponsorships or in-kind donations are possible, however, scarcity and precarity on sponsorship as the Lower Mainland region sees a general lack of leadership in cultural sector sponsorship and giving.

Based on additional follow-up conversations with key interest holders, a budget breakdown is created below that the City may wish to consider to ensure a successful festival production is as follows (based on 2023 budgets, and inflationary costs should be considered):

Revenues	Expenses
Ticket sales 20%	Administration 1%
Federal grants 10%	Advertising 5%
Provincial grants 10%	Contracted services (festival producer retainer) 16%
Municipal contribution 50%	Contract—production (additional production team, crew, marketing, etc) 45%
Donations 5%	Workshops—contracts and production 5%
Sponsorship 5%	Performer fees and support 15%
	Rentals and Supplies—production 13%

4.2. Alternatives Concepts & Delivery Models

Alternative Concept: Fall Festival

While the Winter and Summer festival landscape is saturated, the Fall also presents a potential opportunity for the multicultural community festival. There are also a number of cultural milestones in the Fall and there might be an opportunity to co-program with culture days or the culture crawl.

Alternative Delivery: City-led Initiative

The City can explore a delivery model where increased funding and staffing capacity are secured in the Events Office or the Shipyards and Waterfront unit

to deliver the festival. It is recommended that this include at minimum two additional staff members with a similar festival budget as the lead concept. It is recommended that the process includes a community-engaged decision-making process where decisions and directions include input from community members.

Alternative Delivery: City and NVRC Collaborative Initiative

The City and the NVRC can develop a Project Charter to collaborate on organizing the festival. It is recommended that this include at minimum one additional full-time equivalent staff member (co-funded by the City and NVRC) with a similar festival budget as the lead concept. It is recommended that the process includes a community-engaged decision-making process where decisions and directions include input from community members.

5. Conclusion

This report has demonstrated how the MCFTF has completed its original objective of developing a proposed festival model, exploring costing implications, and articulating the City's potential role (working with a third-party festival organizer through a Service Agreement Model) in the development of City of North Vancouver's Multicultural Cultural Festival.

In keeping with the original motion to explore a model for a multicultural festival in North Vancouver (see motion on page 6), the recommended festival model and delivery meets all of the intentional criteria cited in the motion including:

- Reflect the diversity of North Vancouver residents
- Align with the City's Cultural and Diversity Policy
- Promote education, encourages positive interactions, and celebrate the various cultural heritage of North Vancouver residents
- Engage residents in volunteerism (festivals need volunteers!)
- Support economic development and tourism through a destination event, and
- Include local cultural organizations whose work is to promote cultural heritage.

Moving forward, it is suggested that the City proceed with the recommended service delivery model while further involving local First Nations as key advisors and participants in the multicultural festival's creation.

Appendix A: Multicultural Community Festival Task Force Terms of Reference

https://drive.google.com/drive/folders/1fGpHTCP8l-B4m5UHsFIFQwBfFUhByBEV?usp=share_link

DRAFT

Appendix B: Population and Demographic Context—Complete Census Canada Data Set

Link to complete data set:

<https://drive.google.com/file/d/1l0FMNVGyavocnasZRwKMQ6kkkTTP4FxY/view?usp=sharing>

DRAFT

Appendix C: Multicultural Community Festival Task Force Meeting Minutes

DRAFT

Appendix D: Questions for One-on-One Interviews

DRAFT



CITY OF NORTH VANCOUVER
Multicultural Programming
Needs Assessment Report

PREPARED BY
Patricia Huntsman Culture + Communication
September 2025

CONTENTS

KEY TAKEAWAYS FOR THE CITY	3
1 INTRODUCTION	6
Project Background	7
Process	9
Engagement Framework	11
2 CONTEXT CONSIDERATIONS AND TRENDS	13
Overall Festival Landscape and Trends	15
Post-Pandemic Festival Trends and Impacts	15
Audience Engagement and Innovation Trends	16
Ensuring Authentic Representation	17
Alternative Models for Cultural Celebration	18
3 HOW MULTICULTURALISM IS CELEBRATED AT THE CITY OF NORTH VANCOUVER	19
Multiculturalism Linkages and Key Activities	20
4 ENGAGEMENT SUMMARY—WHAT WE HEARD	23
What We Heard	24
Challenges in Engaging Cultural Partners and Volunteers	24
Budget and Resource Considerations	25
Clear Value Proposition and Branding	26
5 RECOMMENDATIONS AND NEXT STEPS	27
Recommendations	28
GLOSSARY	34
APPENDIX: COMPANION DOCUMENTS AND REPORTS	37
Festival Landscape Context Report	38
Document Review Matrix—Multiculturalism Linkages	38
City of North Vancouver Multi/Intercultural Activities Review Matrix	38



KEY TAKEAWAYS FOR THE CITY

1

Project Background and Process

- In 2025 the City of North Vancouver (the City) launched this study to understand community needs, and to identify the most impactful initiatives to support multiculturalism. This study:
 - ▶ builds on work by the Multicultural Festival Task Force in 2023 that explored themes, costs, and City's potential role.
 - ▶ identifies opportunities for learning, celebrating and showcasing culture in North Vancouver and in the wider North Shore area.
 - ▶ considers the specific needs and barriers experienced by culturally and linguistically diverse people within the City.
 - ▶ explore impactful ways to achieve the festival's purpose in the context of the evolving cultural festival landscape.

2

Context Considerations and Trends

Overall Festival Landscape

- Preference for immersive, distributed cultural experiences over large one-off events.
- Demand for interactive, tech-enabled programming.
- Rising costs, safety needs, and volunteer shortages push toward smaller formats.
- Climate change, economic uncertainty, increased demand for public safety measures, and hate incidents add challenges.
- Need to ensure authentic representation via community-led, partnership-first, inclusive leadership, balancing tradition and innovation, and trust-building.
- Alternative models are potentially more impactful: smaller events distributed throughout a city, placemaking, food-based festivals, virtual platforms, ongoing conversations, and symbolic actions (e.g., flag-raising).

3

How Multiculturalism is Celebrated at the City

- The City produces, hosts, permits and supports a wide variety of multicultural programming initiatives.
- The City's efforts to provide public space for events and to support local groups has served the community well in accessing opportunities for cultural celebration.
- The City has a strong policy framework supportive of multiculturalism and has been an early initiator of multiculturalism policy.

4

Engagement Summary—What We Heard

Insights

- Festivals face challenges in scope, authenticity, and cultural differences.
- Increased interest towards inter-cultural exchange.
- Not all initiatives need to be festivals—placemaking and events distributed throughout the City are effective.
- “Nothing about us without us:” authentic representation requires direct partnerships.
- Shift toward smaller, immersive, free, and accessible experiences.
- Safety, climate change, and high costs are pressing concerns.
- Food, youth programming, and interactive experiences drive participation.
- Branding and clear value proposition are essential for success.

Challenges

- Local groups are struggling: volunteer burnout, resource limitations, transactional relationships with cities.
- Diverse representation among volunteers is a strength.
- Training on diversity and creating inter-cultural activities, managing political sensitivities, conflict and creating cultural safety.

Budget & Resources

- A municipal multicultural festival is estimated to cost between approximately \$400K–\$1.5M, and is not anticipated to produce the greatest impact from the perspective of community cultural groups.
- Post-pandemic inflation, increasing costs for security, and supplier issues impact the feasibility of producing events and festivals.
- Grants and collaborative funding models are recommended in response to community needs.

Value Proposition & Branding

- Clear identity needed to stand out in a crowded event landscape.
- Success requires authentic programming, community partnerships, and strong marketing.



5

Recommendations

There are exciting opportunities for gathering and showcasing North Vancouver's rich ethno-cultural diversity in keeping with the Task Force's 2023 aims of learning, sharing and celebrating culture.

LEAD RECOMMENDATION:

A Celebration of Multiculturalism Throughout 2027

Support local multicultural organizations to produce programming for, with and about their community, including:

1. **CONTRIBUTE**—a grant to help reduce costs
2. **FACILITATE**—information and collaboration to increase capacity and grassroots participation
3. **AMPLIFY**—a marketing campaign to communicate impact and engage residents





1 INTRODUCTION

INTRODUCTION

Project Background

The City of North Vancouver (the City) undertook a needs assessment process in 2025 to explore the ways in which initiatives (such as a potential multicultural festival event) may be effective to showcase diverse cultures in the City of North Vancouver and the wider North Shore.

This analysis builds on previous work carried out in 2023 by a Council-directed Multicultural Community Festival Task Force (MCFTF) who engaged Patricia Huntsman Culture + Communication (PHCC) to help generate a new festival concept and delivery model, identifying major themes, exploring high-level costing implications, and articulating the City's potential role in the development of City of North Vancouver's Multicultural Cultural Festival.

The following Needs Assessment expands on the work of the MCFTF and will help the City to prioritize and direct resources towards projects which are likely to provide the most benefit to the community. It identifies directions to support sound decisions regarding best-practice approaches to respond to needs and reduce barriers in multicultural expression and participation.

THE NEEDS ASSESSMENT REPORT:

- Outlines gaps in opportunities for learning, celebrating and showcasing culture in North Vancouver and in the wider North Shore area.
- Considers the specific needs and barriers experienced by culturally and linguistically diverse people within the City including:
 - ▶ Groups from diverse ethnic or cultural origins (primarily those groups with population higher than average percentage compared with the lower mainland—English, Irish, Scottish, German, Iranian, Persian, and Filipino)
 - ▶ Newcomers/recent immigrants
- Outlines existing opportunities for learning, celebrating and showcasing culture in the City of North Vancouver and the wider North Shore.
- Considers the viability of initiating a Multicultural Festival event today, given the current trends and precarious landscape of festivals in North America (a change from the 2023 report development).



- Recommendations for adaptations to current conditions, and explorations of alternative service models and opportunities to best learn, celebrate and showcase culture.
- Considers the role of City-led approaches to support cultural expression and community development within the ecosystem of other existing opportunities, operators and providers
- Expected benefits and outcomes outlining specific near-term actions and future considerations, and how these can inform policy, planning, development and investment decisions.

Objectives articulated by the Task Force¹:

Learning: provide a way for community members to learn about the City of North Vancouver's rich cultural context in an educational and entertaining way.

Celebrating: create an atmosphere to publicly acknowledge and honour the City of North Vancouver's diversity in a fun and engaging manner.

Showcasing: provide a platform for local creatives to share their talents, skills and crafts.

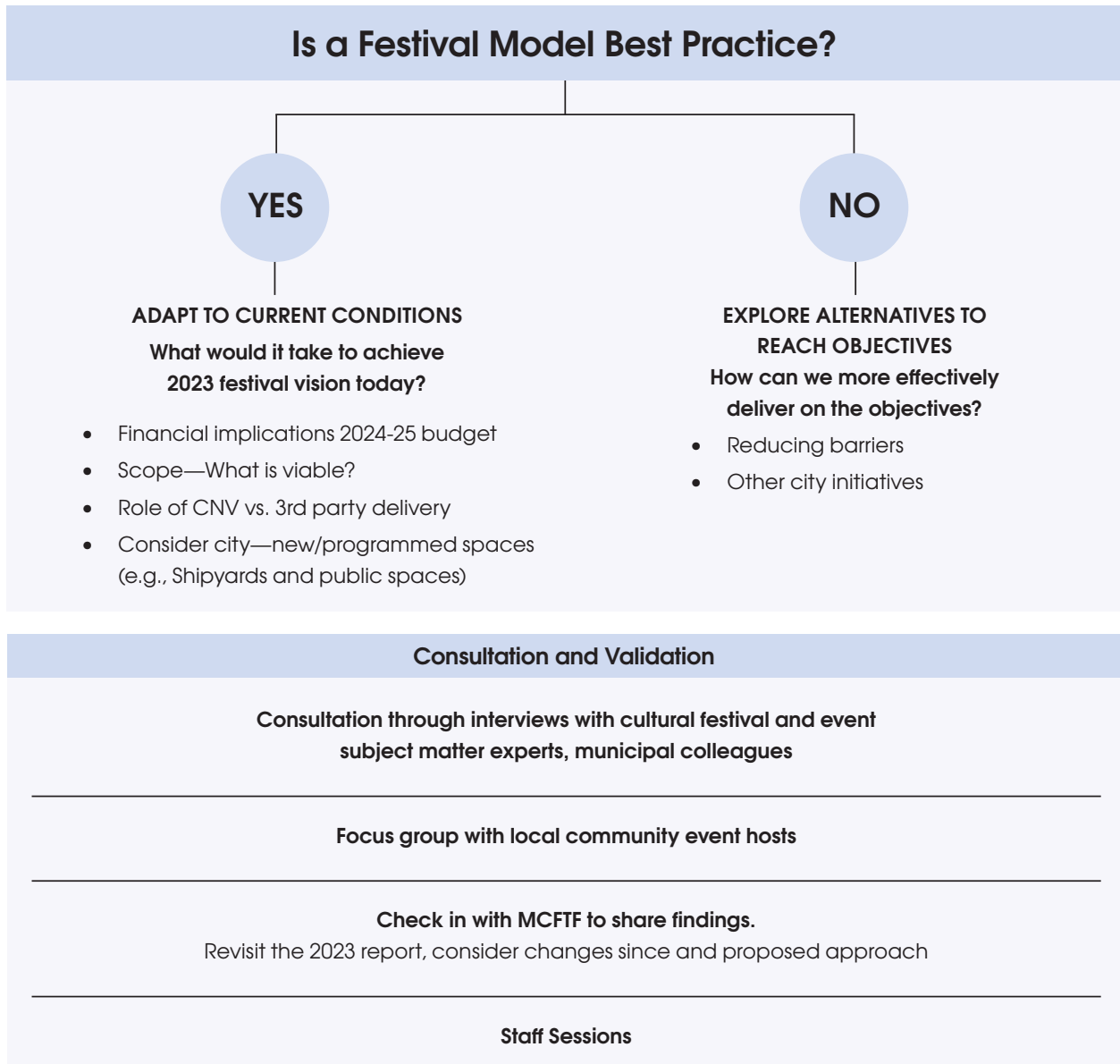


¹ These objectives are informed by the original 2023 Council motion and the MCFTF.

Process

The team began by revisiting data collected in 2023 and gathering new perspectives to generate an up-to-date understanding of the rich, multicultural landscape and context of multicultural festivals in Canada.

By bringing current the earlier research and consultation, the research team then assessed whether or not a festival model is still viable for showcasing diversity in the City and the wider North Shore and/or what alternatives the City could consider to achieve its objectives.



APPROACH AND OBJECTIVES



PHASE 1

Revisit 2023 Report

(December 2024—March 2025)

OBJECTIVE

- Desk Research—context-setting and existing culture and expressions of multiculturalism and interculturalism

KEY ACTIVITIES

- Jurisdictional Scan & Festival Trends Research
- Context Report with current description of the culture of the North Shore, including culturally and linguistically diverse communities, a matrix of linkages to other City initiatives (policies, programs, grants, events) and a media scan. See [Appendix: Companion Reports and Documents](#).

PHASE 2

Needs and Gap Analysis

(March—May 2025)

Consultation and validation with the Festival Community and Interest Holders. See *Festival Context Report* in the [Appendix](#) for the list of Festival Experts, Municipal Colleagues and Interest Holders interviewed along with the interview guide used in this consultation.

OBJECTIVE

- Engagement—Discover if a multicultural festival is desirable and what are other/more effective opportunities that work elsewhere

KEY ACTIVITIES

- Carry out engagement and summarize findings
- Identify key themes and draft recommendations

PHASE 3

Recommendations

(May—September 2025)

OBJECTIVES

- Share and refine the recommendations with City Staff and Multicultural Event Organizations to obtain feedback that will help shape the final report, keeping in mind resource considerations

KEY ACTIVITIES

- Draft report

Engagement Framework

An engagement framework was created for each phase of the project to identify all interest holder and subject matter expert groupings, engagement intention, and general Level of Participation, based on the International Association for Public Participation (IAP2) Spectrum and Principles* used to develop the City of North Vancouver's own Community Engagement Framework.

*The IAP2 Levels of Participation fall on a spectrum of increasing impact on the decision-making:

Inform: To provide an interest holder group with balanced and objective information.

Consult: To obtain feedback on analysis, alternatives and/or decisions.

Involve: To work directly with an interest holder group to ensure that public concerns and aspirations are understood and considered.

Collaborate: To partner with an interest holder group in the development of alternatives and the identification of the preferred solution.

Empower: To place final decision making in the hands of an interest holder group.



GUIDING QUESTIONS FOR THE RESEARCH PROCESS INCLUDED:

CURRENT CONTEXT & CULTURAL LANDSCAPE



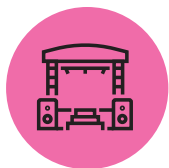
- What is the current context of multiculturalism locally and more broadly in festivals?
- How do we best describe the culture of the North Shore, including culturally and linguistically diverse communities? (from which to identify gaps in opportunities for expression of this)
- What does expression of multiculturalism look like currently?
- Is the list of existing opportunities complete? Did we miss anything?
- What other celebrations, showcases, and learning opportunities are out there?

COMMUNITY PERCEPTIONS & NEEDS



- What do the community think of what is currently available for learning, celebrating and showcasing specific cultures?
- Where do people go to find out what events are going on in their community?
- What opportunities have been seen elsewhere or have you thought of that could be in demand/more effective?
- How could we easily add support for enhanced multicultural expression to things we already do? (events, community calendar, partnerships, programs, etc.)

FESTIVAL MODELS & DESIGN



- Is a multicultural festival desirable, and if yes, what would be the purpose and planned outcomes?
- Does it feel authentic/accessible? What, why, and how makes it feel authentic (or not)?
- Does the “food court” model feel good?
- Does an event with multiple cultures represented feel diluted? Compared to a single culture focus.
- How to best showcase CNV’s unique cultural make-up?

FEASIBILITY & DELIVERY



- What is the reality of delivering these ideas?
- What is a suitable budget?
- What does it take to deliver successfully?
- Of the short list of recommended approaches, what does this look like in reality of CNV?

IMPACT & COMMUNITY OWNERSHIP



- Is it impactful/of benefit to the community and the ethnic groups being represented? How do you know?
- What level of support or friction do these ideas receive from the community? Is it easy to generate interest if not led by the community themselves? (city-led vs community-led)



2

CONTEXT CONSIDERATIONS AND TRENDS

CONTEXT CONSIDERATIONS AND TRENDS

The following section summarizes the *Festival Context Report* which is a comprehensive analysis of the current Canadian festival environment, focusing specifically on opportunities and challenges related to producing multicultural celebrations and in showcasing cultural expression and diversity.

As festivals navigate the complexities of post-pandemic recovery, economic uncertainty, increased logistical demands, and evolving audience expectations, the context report identified key themes influencing contemporary multicultural festival planning, including authentic cultural representation, innovative audience engagement, inclusivity, accessibility, and sustainable operational models.

Through a detailed review of trends and best practices, the Context Report serves as a resource to support the development of impactful, inclusive, and resilient multicultural festival experiences for the diverse communities of North Vancouver. **The reader can find the full *Festival Context Report* in the [Appendix](#).**

Building on data and insights gathered through previous consultations with the City of North Vancouver, Festival Interest Holders, and the Multicultural Community Festival Task Force, six additional festival and event experts were interviewed to help illuminate the current festival landscape. **See *Festival Context Report* in the [Appendix](#) for the full list of interviewees.**

A media scan of articles related to the current status of festivals in Canada, as well as desk research of festival-related information from organizations—such as the Creative City Network of Canada, Biz Bash Magazine and Festivals and Major Events Canada (FAME) among others—plus the insights gathered from the expert interviews, provided the data that has been synthesized in the creation of this report.

“**Multicultural festivals face unique challenges in defining scope, managing expectations, and navigating cultural differences in planning processes.**”



Overall Festival Landscape and Trends

There is a noticeable shift in the festival landscape, moving away from large, one-off events toward more immersive, distributed cultural experiences. Audiences are increasingly drawn to fluid, interactive events that extend beyond traditional one-day formats, with technology such as Virtual Reality (VR), apps, and AI-enhanced experiences playing a larger role in engagement.

Demographic diversity is growing, especially in urban areas, with many attendees eager to experience cultures beyond their own. This trend has led to a wider variety of cultural events, ranging from standalone festivals to multicultural gatherings.

To address rising costs and volunteer limitations, many events are adopting smaller, more efficient “plug and play” market models. Safety requirements have also increased due to growing instances of hate and intolerance, while leadership challenges persist in organizing successful multicultural events.

There is a growing preference for free events, particularly among first-generation immigrants and families. Following the pandemic, some festivals are struggling to rebuild audiences, while established festivals like the *Winnipeg Folk Festival* continue to see strong attendance.

Climate change is also affecting outdoor events, necessitating new mitigation strategies. This coupled with economic uncertainty, is impacting the industry, with established festivals navigating challenges more effectively than newer events.

Efforts to attract younger and more diverse attendees are ongoing, while funding relies heavily on earned revenue, modest government support, and pandemic-related federal funding.

Post-Pandemic Festival Trends and Impacts

Post-pandemic, festivals are facing significant challenges, including increased costs across all areas of event production. Health, safety, and security

measures have become a greater focus, with heightened public health expectations, such as the availability of sanitizers and optional masks. Sponsorship has shifted from a focus on brand exposure to a more meaningful engagement with audiences. New initiatives now face less room for risk, needing to demonstrate success more quickly. While there is a renewed interest for in-person experiences, supply chain issues such as delays in rentals and portable facilities are exacerbating production challenges.

Established festivals are aiming to return “bigger and better” with mixed results while newer events are struggling to regain traction. Industry consolidation, including American companies purchasing local suppliers, has led to even higher costs. In response, many events are using payment plans and microgrants to stay afloat, and there is a growing need for new funding models and municipal support.

“There’s a clear shift away from large, one-off events towards smaller, immersive, distributed experiences.”

Growing geopolitical tensions and the rise of hate and intolerance have also heavily impacted multicultural festivals and events. The recent Lapu Lapu Day festival tragedy in Vancouver highlighted the need for festival and event organizers to incorporate increased safety measures to protect attendees. Many event organizers and municipalities are actively revisiting and/or creating new Hostile Vehicle Mitigation (HVM) strategies to protect members of the public, resulting in increased costs and organizational complexities for festivals and events to absorb and incorporate.

As festivals work to rebuild audiences, the reintroduction of health and safety measures, as well as selective programming, remains a key consideration for organizers.

Audience Engagement and Innovation Trends

Creative programming and a variety of activities are essential to maintain audience interest and encourage continued participation. Effective audience engagement is increasingly driven by partnerships with arts communities, which foster strong youth programs and inclusive environments. The introduction of safer spaces, such as quiet zones or “tap out zones,” is enhancing accessibility for neurodivergent attendees. Festivals are also focusing on storytelling and cultural history to break down barriers and build empathy among diverse audiences.

“Youth programs, quiet zones, and interactive experiences enhance audience engagement and inclusivity.”

Additionally, leveraging technology for practical purposes, such as location planning, weather forecasting, and cashless transactions, is improving overall event experience and efficiency.

Festivals are adopting innovative approaches to enhance audience engagement and adapt to changing needs. Programs like the Winnipeg Folk Festivals’ *Guest For a Day* are attracting new audiences by offering free access to experience the festival. Workshop stages provide curated, diverse experiences that encourage discovery and learning.

Focused community engagement is key, with festivals selectively reintroducing and enhancing programs post-pandemic to better connect with audiences. The *Young Performers Program* at the Winnipeg Folk Festival supports the development of new talent through mentorship and performance opportunities.

Technology integration is becoming more prevalent, with a shift towards app-driven programs, although challenges remain with off-site connectivity. Overall, innovative elements such as youth programs, quiet zones, and interactive experiences are playing a crucial role in enhancing engagement and inclusivity.

Multicultural festivals remain important tools for celebrating diversity and building community cohesion, but their success depends on authenticity, accessibility, and adaptability. In today’s environment, flexible models, strong partnerships, and community-led approaches are more viable than large, traditional, top-down festivals.

“Free events attract more diverse audiences, especially first-generation immigrants and families.”

Other insights from the Context Report include:

OPPORTUNITIES

- **Representation & Belonging:** Festivals help residents see themselves reflected and celebrated in public space.
- **Accessibility:** Free admission reduces barriers, particularly for first-generation immigrants and families.
- **Food as a Connector:** Culinary experiences remain one of the strongest entry points for cultural engagement.

“Food remains an effective way to engage diverse communities—unique food and drinks are key event or festival attractions.”
- **Flexible Models:** Distributed events (for example, Folklorama pavilions) and community-embedded initiatives (for example, Pedestrian Sundays) demonstrate scalable approaches.
- **Technology:** Digital platforms extend reach and keep conversations alive beyond a single event day.

CHALLENGES

- **Rising Costs & Logistics:** Inflation, safety requirements, and supply chain pressures are driving a shift to smaller, more efficient formats.
- **Clarity of Purpose:** Defining what “multiculturalism” means in practice is essential to guide programming and partnerships.
- **Human Resource Limitations:** Many cultural groups and volunteers are already stretched thin and struggling with burnout, making sustainability a concern.
- **Navigating Complexity:** Geopolitical contexts and inter-group dynamics require skilled facilitation and clear expectations.

Ensuring Authentic Representation

- **Partnership First:** Success depends on collaboration with cultural organizations and leaders.
- **Community-Led Models:** Elevating existing initiatives, led by community, rather than imposing new, top-down structures.
- **Inclusive Leadership:** Festival teams should reflect the diversity of the community they serve.
- **Balance & Adaptability:** Blending traditional and contemporary practices, and evolving over time. For example, Toronto’s *Taste of the Danforth* shifted from a mono-cultural (Greek-inspired) event to a multicultural celebration.
- **Trust & Collaboration:** Meeting groups “where they are” builds stronger, lasting relationships.

“Nothing about us without us”—ensuring authentic representation means partnerships with cultural organizations and community leaders.”



Alternative Models for Cultural Celebration

Cultural celebrations can take various forms beyond traditional festivals, offering interactive and immersive experiences that foster engagement and understanding. Events like *Doors Open Toronto* provide opportunities for cultural exploration, while food festivals effectively showcase diversity, though they may not always facilitate deeper cultural connections. Community-embedded initiatives, such as *Kensington Market Pedestrian Sundays*, create dynamic, organic experiences that integrate culture into everyday life.

Placemaking efforts, including public art installations, offer passive yet powerful ways to celebrate cultural heritage in shared spaces. Virtual and electronic engagement platforms extend participation beyond physical events, enabling broader and more sustained community involvement.

A shift toward long-term cultural conversations rather than one-time events can deepen impact, while alternative formats—such as interactive experiences, flag-raising ceremonies, youth forums, and community celebrations—offer flexible and inclusive ways to recognize and celebrate cultural diversity.





3

HOW MULTICULTURALISM IS
CELEBRATED AT THE CITY OF
NORTH VANCOUVER

HOW MULTICULTURALISM IS CELEBRATED AT THE CITY OF NORTH VANCOUVER

Multiculturalism Linkages and Key Activities

The City of North Vancouver currently celebrates and supports community diversity and multiculturalism in a myriad of ways from higher-level planning and strategic initiatives through to a blend of activities, initiatives, on-going events, partnerships, funding and programs.

The consulting team reviewed over twenty major plans and key strategic initiatives at the City of North Vancouver and evaluated their linkages to multiculturalism. These can be found in the accompanying Multiculturalism Linkages Matrix in the [Appendix](#). A summary is provided in the table below.

Overall, the City has a long history of supporting multiculturalism with most key policies and major plans reflecting multiculturalism and making efforts to support cultural diversity.

Activities, Programs and Events

The consulting team and City staff also reviewed at a more detailed level the programs, events, and services that are already being run in the City, and were evaluated based on their capacity to build up the overall cultural development in the community.

The following types of initiatives were reviewed:

- Programming (events and activations)
- Services
- Memorials/Commemorations
- Social Media Posts/Campaigns
- Partnerships/Collaborations
- Committees/Coalitions
- Grants/Direct Investments
- Fee-for-Service/Operating Agreements
- Permissive Tax Exemptions

The City produces multicultural initiatives, and supports the community to create most of the opportunities to showcase and celebrate the diversity of cultures in the North Shore. The City's role in providing public space for events and convening partners has served the community well in accessing opportunities for cultural celebration.



In 2024, the City of North Vancouver:

- Co-hosted 21 cultural and multicultural events (some multi-day) at the Shipyards, Civic Plaza and Ray Perrault Park (other events were hosted by community members in venues such as the Capilano Mall).
- Supported 14 non-profit organizations' operations and programming through \$57,047 in Community Grants.
- Supported 10 non-profit organizations' operations, programming and major events through \$142,792 in Arts and Culture Grants awarded by the NVRC.
- Convened 4 Advisory Committees with mandates to promote cultural awareness, understanding and connection (Community Safety, Social Planning, Heritage and Public Art).
- Nurtured their on-going major partnerships with the NVRC, MONOVA, Lower Lonsdale BIA, North Vancouver Chamber, North Shore Immigrant Inclusion Partnership (NSIIP), North Shore Neighbourhood House, Impact North Shore and the North Vancouver City Library, to deliver high quality programming and services related to cultural diversity.

The full evaluation can be found in the accompanying Multicultural Activities Matrix in the [Appendix](#).

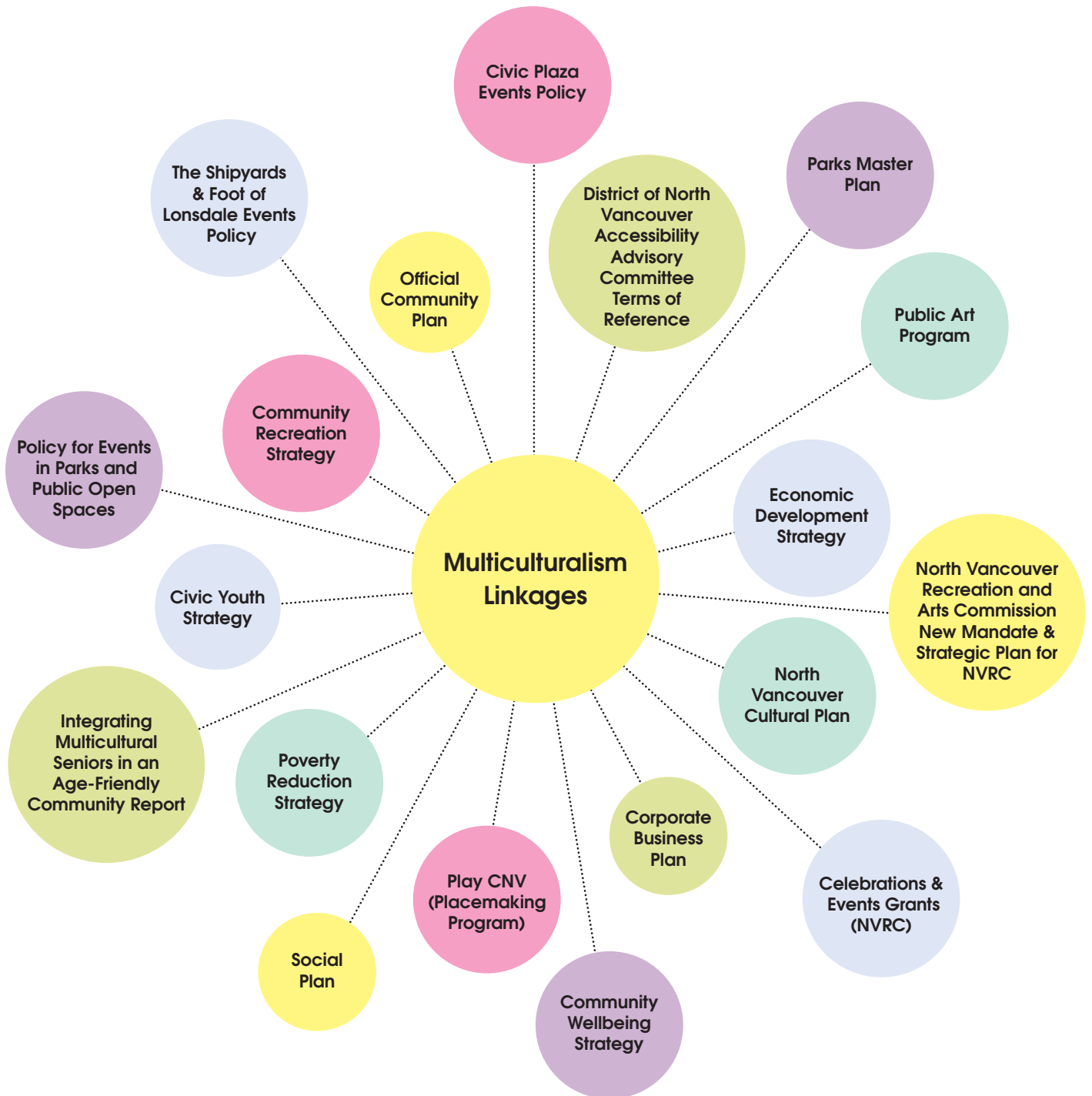
Plans, Policies and Strategic Initiatives

North Vancouver has a strong foundation of plans, policies and strategic initiatives that support multiculturalism and cultural celebration. Most emphasize the City's role as a *convener and funder*, with fewer positioning it as a *producer*. While many documents are rated "Good", there are clear "**Opportunities to improve**" in areas like equitable distribution of celebration spaces, youth and seniors' engagement, accessibility, and the integration of cultural diversity into public art and placemaking.

Main Points

- **Clarity and definitions:** High-level policies recognize multiculturalism but could more clearly define heritage and placemaking goals.
- **City's Role:** North Vancouver is primarily positioned as a *convener and funder* of cultural programming, with some direct production.
- **Equity & Inclusion:** Gaps remain in engaging youth, seniors, low-income residents, and ensuring accessibility in celebrations.
- **Spaces & Distribution:** ensure a balance of space use and opportunities for events across the city.
- **Programs & Renewal:** Existing grants, placemaking, and art programs support cultural diversity but require updates and stronger emphasis on multicultural representation.

MULTICULTURALISM LINKAGES AT CITY OF NORTH VANCOUVER FROM PLAN/INITIATIVE





4

ENGAGEMENT SUMMARY— WHAT WE HEARD

ENGAGEMENT SUMMARY— WHAT WE HEARD

What We Heard

Quotations from interviews held with Festival Experts and Municipal Colleagues and Local Interest Holders. See the full list in *Festival Context Report* in the [Appendix](#).

"Not every initiative needs to be an event or festival... placemaking can offer fluid, passive cultural experiences."

"Municipalities should provide convening power, expertise, and facilitation to support community-led initiatives, rather than just funding."

"The festival team's diversity should reflect the community it serves to ensure authenticity and cultural sensitivity."

"Increased safety requirements due to growing intolerance mean additional costs and logistical considerations for event organizers."

"Climate change is significantly impacting outdoor festivals, requiring new mitigation strategies."

"Realistically, budget \$750k-\$1.5M for a quality multicultural festival—this accounts for proper year-round staffing and admin costs."

"Post-pandemic impacts include increased costs, supply chain issues, and heightened public health expectations."

"Marketing and promotions must clearly articulate a solid value proposition, differentiating festivals within a crowded landscape."

Challenges in Engaging Cultural Partners and Volunteers

Engaging cultural partners and volunteers presents several challenges, particularly for volunteer-run organizations facing financial constraints. Transactional relationships with municipal governments can create barriers, highlighting the need for cities to play a more supportive role in festival production by leveraging their convening power, expertise, and facilitation capacity to strengthen community-led initiatives.

Establishing a dedicated cultural event fund could provide community groups with greater access to resources. Volunteers often represent a more diverse demographic than the general audience, underscoring the importance of inclusive training programs focused on diversity, anti-racist bias, and inclusive language. Strong partnerships with community organizations can enhance guest programming and outreach efforts, ensuring deeper and more meaningful engagement in cultural events.



Budget and Resource Considerations

The budget for a municipal-level event with quality programming can typically start at approximately \$400,000 and scale upwards to \$1.5 million or more for a city-wide, day-long multicultural festival featuring high-calibre performance with costs varying based on scale and programming choices. For example, *Cavalcade of Lights* in Toronto operates on a \$450,000 budget, covering lighting installations, staging, road closures, and other production supplies. Other key budget considerations include curator fees, production teams, health and safety measures, and sponsorship deliverables. Additional cost factors include staging, food services, electricity, event duration, and the complexity of hosting activities across multiple locations.

The post-pandemic environment has intensified financial pressures on events and festivals, making them increasingly reliant on unstable funding sources. At the same time, corporate sponsorships are shifting from brand visibility towards meaningful audience engagement as noted above, resulting in reduced investment, further threatening festivals' financial sustainability.

Calgary's support for *Culture Days* serves as a successful model, providing micro-grant opportunities, enhanced programming, and marketing support to strengthen cultural initiatives. Transparent and fair processes for funding and subsidies are essential for supporting cultural organizations and ensuring equitable access to resources. However, challenges persist in fostering collaboration between different cultural groups, often requiring city mediation to facilitate constructive dialogue and cooperation.

As shared through the above research, planning for and introducing a new multiculturalism festival (even at a smaller scale as considered by the MCFTF in 2023) is not considered to be good value for City-resources, given the current and future economic outlook and political uncertainty over the next five years. The considerable rate of inflation since the original festival concept, generated through the MCFTF in 2023, alone is cause enough for reconsidering a festival model. Further to this, many of the festival infrastructure suppliers are U.S.-based which is not in-keeping with the current Canada-first procurement many municipalities and provinces are taking against the U.S.-imposed tariff threats.

Instead, the City can have a greater impact by continuing to support local cultural organizations and by expanding existing offerings, rather than potentially cannibalizing existing efforts, or impeding the already stretched capacity of these small organizations.



Clear Value Proposition and Branding

Clear value proposition and consistent brand messaging are critical to help define the event's purpose and attract attendees. Events that commit to building relationships, authentic programming, and that take the time to ensure representation by removing administrative barriers for community partners help establish an event's uniqueness and identity. It is crucial that this uniqueness is then effectively marketed, that communities are properly engaged, and that festival and event leaders implement proper data collection strategies to gather insights to inform future programming and initiatives.

Smaller non-profit organizations are typically under-resourced to develop their marketing and communications efforts. This is especially important considering the vast array of cultural and recreational activities competing for the attention of potential audiences.

Using these insights to regularly refresh programs, to properly invest in marketing and communications, and to implement new ideas prevents stagnation, ensures the event's value proposition remains relevant and that its brand continues to be unique amongst other cultural activities.





5

RECOMMENDATIONS AND NEXT STEPS

RECOMMENDATIONS AND NEXT STEPS

The recommendations outlined below are informed by the findings of the Needs Assessment and are intended to guide the City in carrying out near-term and future actions towards celebrating multiculturalism and encouraging interculturalism in keeping with Council's original 2023 motion to:

- *Reflect the diversity of North Vancouver residents*
- *Align with the City's Cultural and Diversity Policy*
- *Promote education, encourages positive interactions, and celebrate the various cultural heritage of North Vancouver residents*
- *Engage residents in volunteerism*
- *Support economic development and tourism through destination events, and*
- *Include local cultural organizations whose work is to promote cultural heritage.²*

The recommendations are proposed to strengthen the potential planning, capacity, delivery, and sustainability of existing and proposed multicultural and intercultural activities. The recommendations address identified gaps, build on existing strengths, and ensure that the City continues to meet the needs of its residents and the wider community. They focus on enhancing operational effectiveness, improving community impact, and ensuring the long-term viability of community-led multicultural organizations and activities.

The lead recommendation and its supporting recommendations are aligned with identified needs and municipal priorities, providing a framework for action that supports both cultural development and responsible resource management.

LEAD RECOMMENDATION:

A celebration of multiculturalism throughout 2027.

Support local multicultural organizations to produce programming for, with and about their community, including:

1. **Contribute**—a grant to help reduce cost barriers
2. **Facilitate**—information and collaboration to increase capacity and grassroots participation
3. **Amplify**—a marketing campaign to communicate impact and engage residents

Accompanied by supporting recommendations to support on-going learning internally.

² Motion to explore a model for a City of North Vancouver Multicultural Community Festival (carried unanimously on January 24, 2022)



RECOMMENDATION 1: Contribute

Provide new grant funding to local community organizations for the purpose of:

- Building the capacity and sustainability of groups to host their own events, thereby ensuring authentic and community-rooted expression of diversity.
- Helping to address financial barriers related to events being experienced by community-led groups.

Work in conjunction with local groups to identify their own priority needs to lessen the burden of event costs from production to promotion (*examples include: infrastructural rental, safety/security, waste management, staffing, marketing etc.*).

A spectrum of amounts ranging from:

- Micro-grants of \$500-800 for groups needing smaller amounts of support to get off the ground.
- Upwards to \$25,000 to support organizations with a history of quality event delivery to expand their impact.

Rationale

The City can best serve residents and the region by building on the tremendous efforts of local community organizations who would benefit from strengthened capabilities, enhanced skills and resources, and improved resilience. In short, ensuring these organizations and their events become more sustainable into the future.

This recommendation stems from both community input and current trends and research which advise against investing in and developing a larger scale festival at this time.

Through direct financial support from the City, leveraging existing community initiated interculturalism and multiculturalism programming will help to ensure an authentic and trusted approach that is rooted in the various cultural communities, practices, and organizations, and in turn, will help to build capacity in these organizations.

Funding towards programming can range from local site activations to more established events and initiatives. Implementation pathways should examine scales of impact of grant funding reflecting a spectrum of need ranging from micro-grants of \$500-800 for groups needing smaller amounts of support to get off the ground; upwards to \$25,000 could be considered to support those organizations with a history of quality event delivery to expand their impact.

Near-term actions:

- Provide new grant funding to local community organizations for the purpose of:
 - ▶ Building the capacity and sustainability of these local community groups to host their own events.
 - ▶ Helping to address financial barriers related to events being experienced by community-led groups.



- ▶ Lessening the burden of event costs from production to promotion.
 - ▶ Working in conjunction with local groups to identify their own priority needs regarding events (examples include: these costs are known to include infrastructural rental, safety/security, waste management, staffing, marketing and more).
 - ▶ Increasing ability to celebrate diversity and provide opportunities for intercultural learning and experiences.
 - ▶ Ensuring authentic and community-rooted expression of diversity.
- Support governance of the grant by developing granting policy and processes including policy purpose, guiding principles, evaluation and eligibility criteria, funding streams; supporting procedures, budgeting; etc)

RECOMMENDATION 2: Facilitate

Support capacity of local community groups to host cultural programming, by:

- Facilitating regular 'Community Cultural Programming Roundtable Workshop(s)' for shared learning, and to foster connection of groups to each other.
- Highlighting available resources and opportunities.
- Providing information (including training, information sessions, templates, guidelines, and toolkits) to support successful event production including on permit process and requirements, marketing and communication etc.

Rationale

Cities wear many hats in service to their community often functioning as convenors, promoters, facilitators and funders. Based on the above research and trends, and through local engagement, the City can optimize its role by amplifying the work already being carried out by local cultural organizations, facilitating knowledge sharing, fostering collaboration between groups, and supporting navigating City processes and resources. A further need that was identified by the multicultural event organizers was the need to help build capacity within these organizations, in particular to learn more about operating events and existing festivals at City sites.

A key sub-recommendation in this area is convening a Community Cultural Programming Roundtable either quarterly or every six months to foster interculturalism, knowledge sharing, and offer training opportunities to ensure multicultural groups and the City are continuing to collaborate well together, and to make existing offerings such as equipment rentals, better known amongst groups. In short, building the capacity out in the community will be a critical pathway to sustainable volunteer-led multicultural and intercultural events and activities.

Near-term actions:

- Regularly (annually) hold 'Community Cultural Programming Roundtable Workshop' sessions that convenes local multicultural groups to foster connection and shared learning.
- Provide training opportunities and information sessions to multicultural community event organizers.
- Offer guidance and facilitation as a 'one stop shop' connecting members of multicultural groups to other organizations and opportunities.



RECOMMENDATION 3: Amplify

Promote City support initiatives and celebrate the resulting showcase of North Vancouver's rich ethno-cultural diversity.

Develop a brand-based marketing campaign to:

- Promote the grant opportunity
- Raise awareness of opportunities for community groups to learn and collaborate with other community event producers.
- Celebrate the impact of grant funding by promoting the resulting programming throughout 2027.
- Encourage attendance at grant recipient events by raising awareness through a dedicated marketing campaign and online information hub.

Rationale

The City can optimize its role by amplifying the work already being carried out by multicultural organizations—all of whom would benefit from their events being more widely promoted and recognized by the City.

In keeping with the multicultural community's support towards identifying alternative ways of celebrating and promoting multiculturalism, a further lead recommendation is to develop a cohesive umbrella brand that celebrates multi- and intercultural events and programming. In short, creating a vehicle for engagement with culture and intercultural interaction.

Taking inspiration from Canada 150+ events delivered by many organizations throughout Canada under the federal brand, or the Vancouver Foundation's Neighbourhood Small Grants Program, the brand communications highlight activities delivered through grant support thereby amplifying the brand. Leveraging social media through a multiculturalism brand-based campaign that invites people to tag accounts at multicultural events and intercultural programs, is a key tactic to embody the brand out in the community fostering pride of place.

Local governments have restricted their communications, particularly social media, to their own events, programming and services. However, many local governments are now many are now resourcing their communication function to help local non-profit and community-based organizations through communications support—tools, resources and expertise these organizations often lack.

Near-term actions:

- Develop a cohesive umbrella brand that promotes programming which celebrates and raises awareness of intercultural programming carried out by community groups and City-initiated as a way to foster pride of place, learning, and celebration.
- Create a visual identity and marketing strategy for a 6 month campaign to:
 - ▶ Identify programming within the City which offers multicultural and intercultural experiences.
 - ▶ Communicate the impact of the City's grant funding (Recommendation 1).
 - ▶ Encourage engagement with cultural programming through awareness raising and other tactics such as a social media competition campaign (similar to a Canada Strong Pass however digital and social-media based).



- ▶ Identify low-barrier communication tactics such as FAQs, Did You Know?, and other digital storytelling tools.
- ▶ At the end of the campaign review impact produced and consider if the campaign could/should be repeated in the future, how often and in what format.

SUPPORTING RECOMMENDATIONS:

Build internal capacity to support interculturalism, cultural safety, and celebration of diversity.

Rationale

While “multiculturalism” may seem at first glance as to where a city may wish to focus its efforts towards the aims of inclusion, social cohesion, diversity, and celebration and sharing of cultures, it is actually an ‘interculturalism’ focus that aligns with the City of North Vancouver objectives of:

- *Learning, celebrating and showcasing culture, and*
- *Promoting cultural awareness and education for residents to learn more about other cultures in positive ways.*

Findings from interviews support the focus on interculturalism while also identifying ways to raise awareness around anti-racism. Many BC communities are also seeing a rise in racism and cultural safety issues. As such, the City is encouraged to place more emphasis on interculturalism to help bridge the many cultural identities that make up North Vancouver, rather than solely multiculturalism

which can lead to ‘siloes’ communities. Another finding is to ensure the City is keeping pace with event safety recommendations found in the recently released report by the Commission of Inquiry into Community Events Safety³ on behalf of the provincial government.

Near-term actions:

- Expand the City’s internal awareness and readiness for intercultural work through training, policy review and development, hiring and fostering internal cultural safety.
- Explore ways towards becoming less risk averse through internal leadership development, resource guides, and fostering an internal culture of innovation.
- Work towards developing a new cultural development plan (either NVRCC-led or City-led). While the 2002 cultural plan identifies the City as a convenor and funder for celebrating cultural diversity, it needs to be contemporized to a 2025 context and more clearly define the City’s role in providing spaces to hold celebrations of all kinds. The latter role may also be articulated in the forthcoming Parks and Public Spaces comprehensive plan.

³ To read the report visit: https://www2.gov.bc.ca/assets/gov/law-crime-and-justice/about-bc-justice-system/inquiries/commission_of_inquiry_into_community_events_safety-report_20250626.pdf



Future Considerations

- Include interculturalism focus within the next OCP update with a view to more clearly defining heritage, articulating whose heritage is celebrated, and outlining the City's placemaking objectives as they relate to gathering places and places of celebration.
- Develop an amalgamated City-wide events policy (applicable to events in City parks, public spaces and streets excluding The Shipyards) and update The Shipyards event policy (via The Shipyards Plan in 2026) to guide event organizers to create inter-cultural activities, manage political sensitivities, conflict and to create cultural safety, cultural equity and safety protocols.
- Resource new roles for Indigenous-liaison (inter-government) and intercultural relations in keeping with many BC local governments.
- Cultural plan outlining resource considerations and critical KPIs for cultural development
- Map out public spaces throughout the city that could be utilized for multicultural programming to foster gathering, inclusion, learning, sharing and celebration separate from larger scale venues such as The Shipyards.
- Continue to prioritize Creative Placemaking as a way to enhance existing and future sites through intercultural animation using existing programming budgets.
- Plan space activations with a safety and placemaking approach keeping in mind small spaces that are easy and friendly to help engagement and yield big impacts.
- Engage in deeper audience development beginning with audience analytics to better understand how existing and future audiences want to receive information,

their levels of awareness surrounding programming and venues, and programming preferences. Tie into future communications and brand strategy development.

- Resource a community cultural development manager role to bridge community connections and help build capacity out in the community.
- Develop creative placemaking programs at the City that prioritize small to larger gathering places and spaces for connection as part of a broader cultural development plan. Resource considerations would vary depending on site design, informed via community engagement.
- Carry out a Cultural Scorecard process to determine how best to resource cultural development in the future; and work towards a future cultural plan.





GLOSSARY

Cultural Appropriation: The adoption or use of elements from one culture by individuals outside of that culture—especially when done without understanding, respect, or acknowledgment, and particularly when the culture being borrowed from has been historically marginalized.

Cultural Development: The process of supporting and expanding access to arts, heritage, and cultural activities in ways that strengthen and celebrate community identity, promote creativity, and contribute to social and economic well-being. It includes investment in cultural institutions, support for local artists, preservation of traditions, and ensuring that diverse communities can participate in and shape cultural life.

Diversity: The presence of a range of different characteristics in a group of people, including but not limited to race, ethnicity, gender, age, religion, language, and cultural background.

Interculturalism: An approach that promotes meaningful interaction and exchange between different cultures. It emphasizes mutual understanding, dialogue, and the development of shared values across cultural boundaries.

Local Community Organizations or Groups:

Means a non-incorporated group composed of individuals joined together or a non-profit organization incorporated under the Society Act of BC and /or the Canada Business Corporations Act, Part II. The groups shall meet all the following criteria:

- At least 75% of the members are residents of North Vancouver or work at a business address in North Vancouver
 - Membership of the group is open and available to any North Shore resident
 - The purposes and practices of the group are not contrary to the BC Human Rights Code
 - The purpose of the group will enrich the liveability of the North Vancouver community
 - The group is not a registered political party
-

Mono-culturalism: A framework where a single culture is dominant, and individuals are generally expected to conform to that culture's norms, values, and traditions. Cultural differences are often minimized or discouraged.



Multicultural Group/Ethno-cultural Group: A group of people representing a distinct racial and/or ethnic background which contributes to the multicultural cultural mosaic of North Vancouver's community.

In Canadian cultural heritage, a "multicultural group" refers to a community or society that includes people from diverse racial and ethnic backgrounds who retain, celebrate, and share their unique cultural ways of life, languages, and traditions while coexisting within the larger national fabric, often conceptualized as a "cultural mosaic" rather than a "melting pot". Unlike the "melting pot" model where cultural differences are blended away, the Canadian model is a "cultural mosaic," where distinct cultural groups are recognized and accepted while being part of the whole society.

Multicultural Festival: An event that celebrates a community's rich cultural diversity. It offers opportunities for learning through engaging and educational experiences, creates space to publicly acknowledge, honour and enjoy different cultural traditions, and showcases the talents and creativity of local artists, performers, and makers.

Multiculturalism: A framework that supports the coexistence of diverse cultures within a society. Each cultural group maintains its unique identity, and cultural differences are acknowledged and respected, though interaction between groups may be limited.

Placemaking: An approach to designing and enhancing public spaces, in collaboration with the community, that focuses on the needs, identity, and aspirations of residents. It aims to create spaces that are welcoming, functional, and meaningful to the people who use them.

"Plug and Play": Originally a term from technology, in a cultural or urban development context it refers to pre-designed programs, events, or solutions that are implemented with minimal customization. These can sometimes overlook the unique characteristics or needs of a specific community.

Programming

The planning, scheduling, permitting, management and execution of events, activations and experiences within a public space.

- **Activation**—Casual or passive activities which generate activity, add vibrancy, interest, or fun to a public space. Can include busking, pop-up food trucks or interactive exhibitions.
 - **Event**—A gathering that brings people together (at a specific time/place) for a shared purpose or activity.
 - **Experiences**—enhancing the aesthetic qualities, function and comfort of public spaces by installing infrastructure, amenities, or assets. For example; seating, public art installations, murals, lighting etc.
-

Xenophobia: An irrational fear, distrust, or dislike of people perceived to be from other countries or cultures. It often results in prejudice or hostility toward people from different cultural or national backgrounds.



6 SEATS 公共小型巴士十六座位



APPENDIX: COMPANION
DOCUMENTS AND REPORTS

APPENDIX: COMPANION DOCUMENTS AND REPORTS

Festival Landscape
Context Report [here](#)

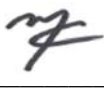
Document Review Matrix—
Multiculturalism Linkages [here](#)

City of North Vancouver
Multi/Intercultural Activities
Review Matrix [here](#)



THIS PAGE INTENTIONALLY LEFT BLANK



 Director	 General Manager	 CAO
--	--	--

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Daniella Fergusson, Manager, Planning (City Design and Planning)

Subject: PROVINCIAL LEGISLATION ALIGNMENT: REGIONAL CONTEXT STATEMENT

Date: October 1, 2025 File No: 13-6500-20-0001/1

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

RECOMMENDATION

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated October 1, 2025, entitled “Provincial Legislation Alignment: Regional Context Statement”:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be considered for readings and referred to a Public Hearing;

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

ATTACHMENTS

1. Annotated Version of “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (CityDocs [2722483](#))
2. Proposed “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) (CityDocs [2714568](#))

REFERENCE

1. [Metro 2050: Regional Growth Strategy](#)

SUMMARY

The purpose of this report is to introduce an amendment to the Official Community Plan (OCP) to update the Regional Context Statement.

BACKGROUND

The Regional Context Statement identifies the relationship between the City of North Vancouver's Official Community Plan (OCP) and *Metro 2050: Regional Growth Strategy*, including information about how the OCP will be made consistent with the Regional Growth Strategy over time.

Per the *Local Government Act*, municipalities in a Regional District with a Regional Growth Strategy are required to have a Regional Context Statement within their OCP. The City's current Regional Context Statement represents its consistency with the previous Regional Growth Strategy: *Metro 2040*. The updated Regional Context Statement proposed in this OCP amendment represents consistency with the current Regional Growth Strategy: *Metro 2050*.

The *Local Government Act* stipulates that member jurisdictions have two years after the adoption of the Regional Growth Strategy to develop and submit an RCS, giving a submission deadline of February 2025. In November 2023, the Provincial government passed a number of new pieces of housing legislation that require local governments to update their OCPs and Zoning Bylaws by December 31, 2025. Due to capacity and work plan challenges identified by many local governments to make these changes, Metro Vancouver has stated they may receive RCS submissions past the deadline.

DISCUSSION

[Metro 2050](#) is Metro Vancouver's Regional Growth Strategy (adopted February 2023). It represents the region's shared vision for how projected population, housing, and job growth will be managed over the next 30 years. It provides the land use framework for planning related to regional utilities (water, liquid waste, and solid waste), transportation, housing, and air quality. This includes a series of targets, goals, strategies, policies, and regional land use designations for member jurisdictions to incorporate into their Official Community Plans (OCP) in order to deliver on the shared regional vision.

Metro 2050 includes the following five regional planning goals:

- Goal 1: Create a Compact Urban Area
- Goal 2: Support a Sustainable Economy
- Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards
- Goal 4: Provide Diverse and Affordable Housing Choices
- Goal 5: Support Sustainable Transportation Choices

Key changes between Metro 2040 and Metro 2050 include:

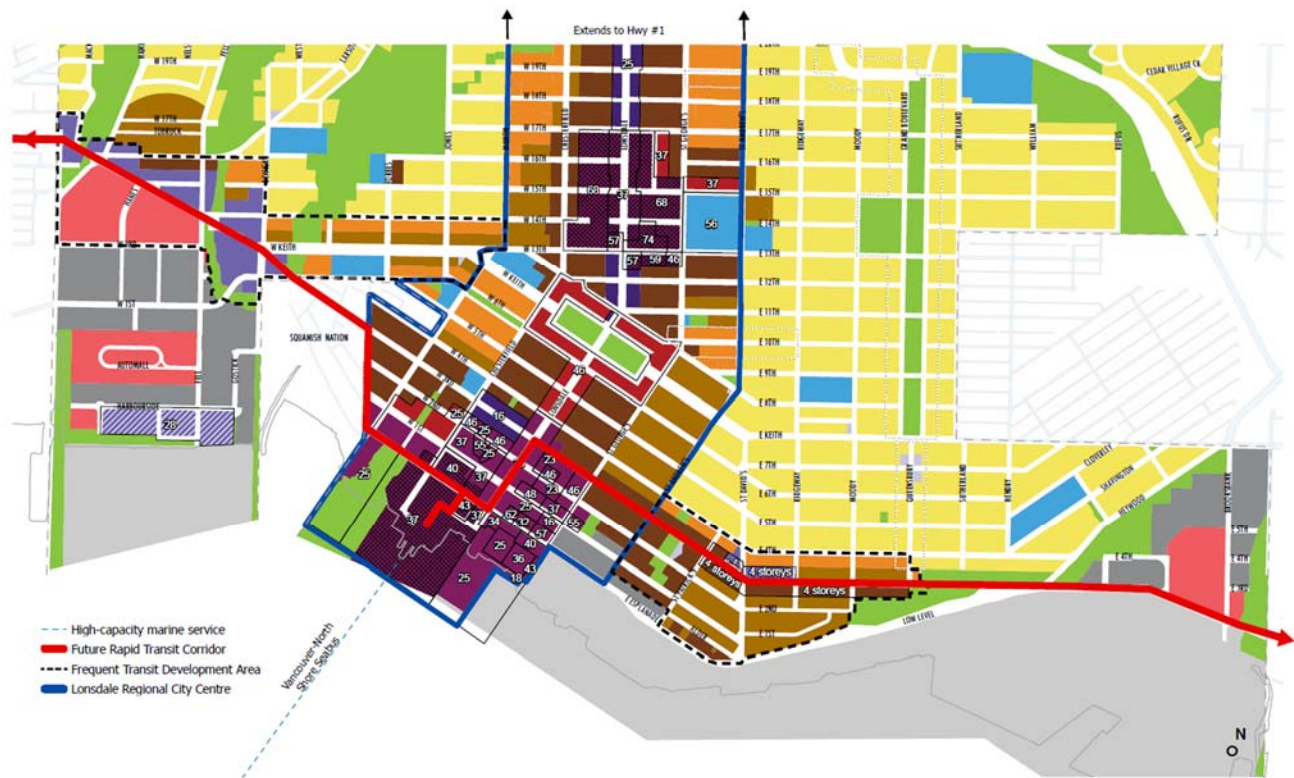
- New policies that support resilience to climate and natural hazards;
- Expanded policies on housing choice and affordability;
- New region-wide targets including:
 - Protecting 50% of the regional land base for nature;
 - Expanding tree canopy cover in the regional urban area from 32% to 40%, and;
 - Ensuring at least 15% of new and redeveloped housing units in regional urban centres and frequent transit development areas (FTDAs) are affordable rental housing;
- Tools to help the region direct more growth to transit-oriented locations and to protect the supply of trade-oriented industrial lands.

Developing the Draft RCS

To help member jurisdictions prepare their RCS, Metro Vancouver provides a *Regional Context Statement Template*. The template outlines the applicable Metro Vancouver target, goal or policy and then provides an opportunity for the City to demonstrate how they are achieving it through their OCP policies or other supplemental City documents. The City can alternatively explain how it intends to achieve the target, goal, or policy over time.

Because *Metro 2050* has new and expanded policy areas and targets compared to *Metro 2040*, the proposed Regional Context Statement does reference future work that may need to be done to achieve consistency with the Regional Context Statement. At the same time, the City has completed a significant amount of policy work since adoption of the 2014 OCP, including the Climate and Environment Strategy, the Community Wellbeing Strategy, the Mobility Strategy, the Economic Strategy, and Housing Needs Reports. These City policies and strategies help supplement the Regional Context Strategy and demonstrate consistency with the Regional Growth Strategy.

Additionally, to support proposed OCP amendments as part of the Provincial Legislation Alignment project, the Regional Context Statement includes an expanded Marine Drive Frequent Transit Development Area, shown in the map below. The expanded Frequent Transit Development Area connects the Lonsdale Regional City Centre with the existing Marine Drive Frequent Transit Development Area to support frequent transit service.



Staff have shared the draft Regional Context Statement informally with Metro Vancouver staff, and have received feedback. The Regional Context Statement included as the proposed OCP amendment bylaw (Attachment 1) reflects feedback from Metro Vancouver staff.

NEXT STEPS

After First Reading, the OCP amendment is referred to neighbouring municipalities, First Nations, and government agencies. Then, the City hosts a Public Hearing to gather input on the proposed OCP changes. After Third Reading, the City submits the Regional Context Statement to the Metro Vancouver Regional District Board for acceptance via Council Resolution. After Metro Vancouver Regional District Board accepts the Regional Context Statement, Council can give final reading and adopt the OCP amendments.

RESPECTFULLY SUBMITTED:

Daniella Fergusson
Manager, Planning (City Design and Planning)

Annotated version of "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141 (City Initiated Amendment to Update Regional Context Statement)"

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9141

A Bylaw to amend "Official Community Plan Bylaw, 2014, No. 8400"

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 **"Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141 (City Initiated Amendment to Update Regional Context Statement)"**
2. "Part 1 – Foundation" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by:
 - A. Replacing Subsection "Regional Priorities" and "Working With Neighbours and Community Partners" under Section "Plan Context" in its entirety and replacing it with "Regional Priorities" and "Working With Neighbours and Community Partners" attached to this Bylaw as Schedule A.
3. "Chapter 1 Land Use: Housing, Population & Employment" of "Part 2 Community Directions" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by:
 - A. Replacing Figure 7 "Frequent Transit Development Areas" under Section 2.4 "Area-Specific Planning Policies" with Figure 7 "Frequent Transit Development Areas" attached to this Bylaw as Schedule B.
4. "Schedule E Regional Context Statement" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by replacing Schedule E with "Schedule E Regional Context Statement" attached to this Bylaw as Schedule C.
5. Appendix 4.0 "Regional Context Statement" of "Official Community Plan Bylaw, 2014, No. 8400" is hereby amended by replacing Appendix 4.0 "Regional Context Statement" in its entirety with Appendix 4.0 "Regional Context Statement" attached to this Bylaw as Schedule D.

Commented [AK1]: Item 2A is a housekeeping change that updates references, tables, and figures to align with the new Regional Growth Strategy, *Metro 2050*. Demographic information is also updated based on data from Metro Vancouver.

Commented [AK2]: Item 3A updates Figure 7 to show the Marine Drive FTDA extension, and adoption of the Transit Oriented Area Bylaw and new land designations.

Commented [AK3]: Item 8 updates the Regional Context Statement map to show the Marine Drive FTDA extension.

Commented [AK4]: Item 9 replaces the previous Regional Context Statement (based on *Metro Vancouver 2040: Shaping our Future*) with a new Regional Context Statement (based on *Metro 2050*)

READ a first time on the <> day of <>, 20<>.

READ a second time on the <> day of <>, 20<>.

READ a third time on the <> day of <>, 20<>.

ADOPTED on the <> day of <>, 20<>.

MAYOR

CORPORATE OFFICER

SCHEDULE A

Regional Priorities

The Metro Vancouver region's Regional Growth Strategy (RGS), *Metro 2050*, was adopted on February 24, 2023. Metro 2050 is the regional federation's collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities.

Metro 2050 is the region's shared vision of how projected population, housing, and job growth will be managed over the next 30 years. The strategy considers significant drivers of change in the region and integrates closely with *Transport 2050*, the Regional Transportation Strategy.

There are five fundamental strategies within *Metro 2050* designed to achieve a more livable and balanced region:

Goal 1: Create a Compact Urban Area

Goal 2: Support a Sustainable Economy

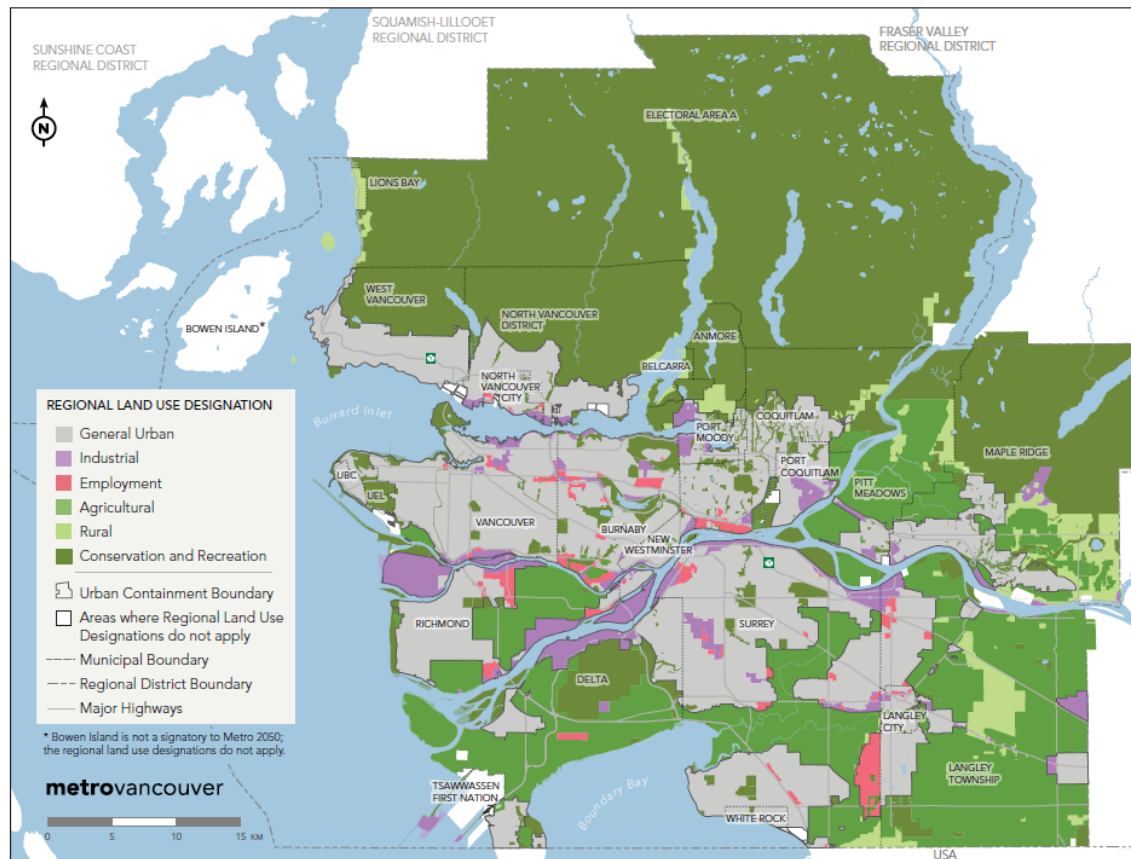
Goal 3: Protecting the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 5: Support Sustainable Transportation Choices

Like the predecessor Regional Growth Strategy, *Metro 2040*, *Metro 2050* establishes a hierarchy of urban centres (see Figure 2), urban land use designations and non-urban land use designations. Within this hierarchy the Lonsdale core is the only urban centre on the North Shore that is designated as a Regional City Centre. Urban centres are intended to be priority locations for employment, services, higher density housing, commercial, cultural, entertainment and institutional uses. It is in this context that the Lonsdale Regional City Centre acts as the "downtown" for the entire North Shore.

MAP 2 Regional Land Use Designations



This map is a small scale representation of the parcel-based Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land-use designation boundaries. The official Regional Land Use Designation Map can be found at metrovanancouver.org. Revised by Bylaw 1392, 2024

Figure 2 The Regional Context (Metro Vancouver 2050, Metro Vancouver 2024)

The *Local Government Act* requires that each municipality prepare a Regional Context Statement (RCS) as part of its OCP. This document identifies the relationship between the local plan and the Regional Growth Strategy (RGS), and is updated over time as new RGSs are adopted. The City’s OCP contains goals and objectives that support the fundamental strategies of the RGS, and specifically includes policies to meet the population, housing and employment projections set out in the RGS. An RCS map (Schedule E in Appendix 1.0), a summary chart (Table 2 on the following page) and complete document (Appendix 4.0) have been prepared to indicate how the City’s Plan supports the Regional Growth Strategy.

The RGS projections for the City are as follows:

Table 1 The Regional Context (Metro Vancouver 2050, Growth Projections 2024 Update)

	Census (Statistics Canada)		Metro Vancouver Medium Growth Scenario Projection		
	2011	2021	2030	2040	2050
Population	48,196	58,120	76,260	89,210	99,080
Dwelling Units	24,206	29,021	35,760	41,880	46,530
Employment	30,422	32,620	39,270	44,730	48,770

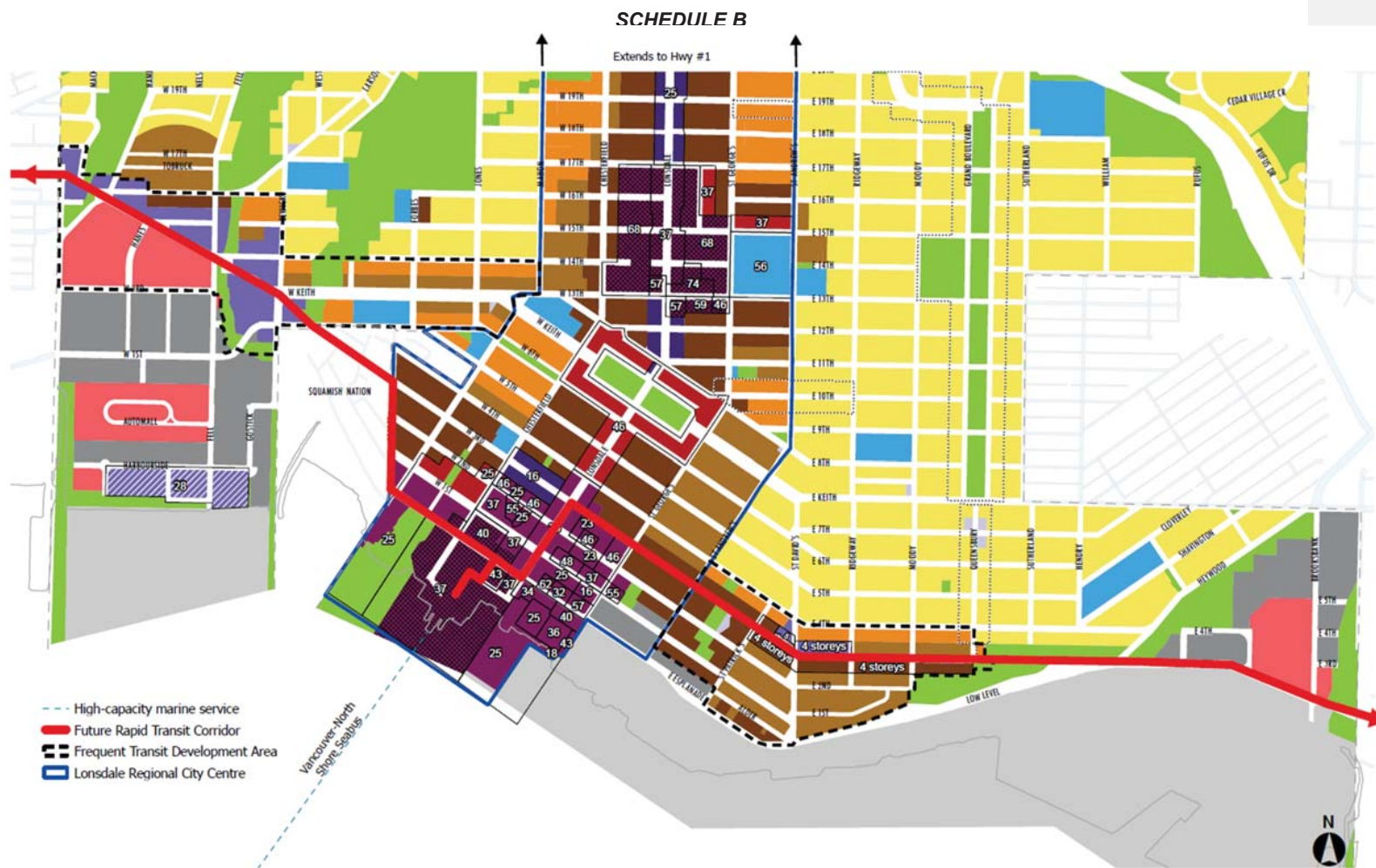
Per the 2024 Interim Housing Needs Report, the City’s 20-year housing need is 21,301 housing units. This is in addition to the existing 29,021 residential units within the City as recorded by the 2021 Census. A total of 50,322 units of capacity are needed to meet the City’s 20 year housing need. In early 2025, the City determined that the OCP land use designations provide for a gross residential capacity of more than 71,000 units. Growth is directed to the Regional City Centre and Frequent Transit Development Areas so that employment and housing options and are located within short distances to employment areas, services, and schools. In particular, a broader range of housing types, supported by local commercial uses is anticipated along the City’s current and planned transit routes. Figure 6 illustrates this basic City Structure.

Working With Neighbours and Community Partners

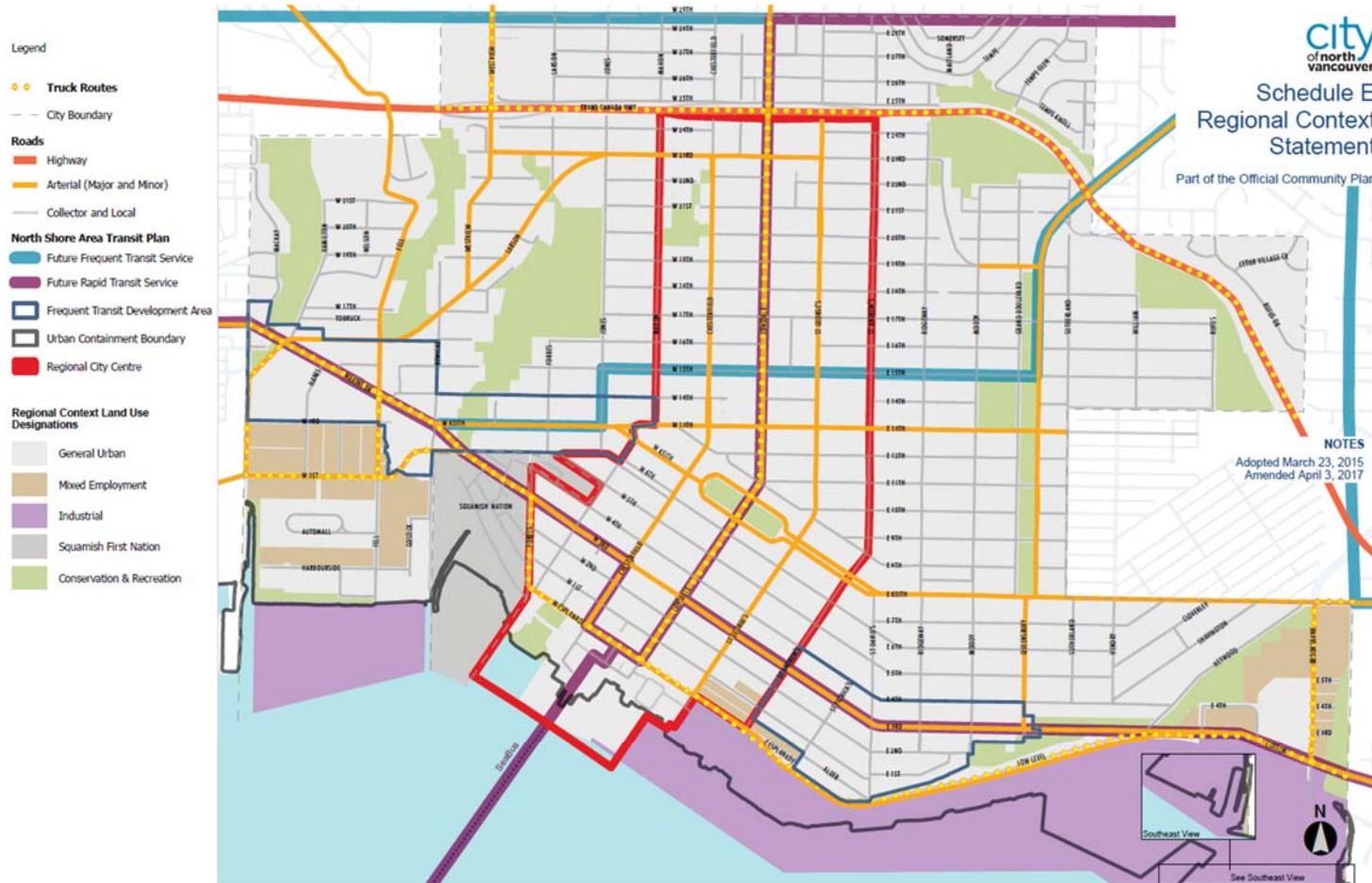
Success in the development and implementation of the OCP will be achieved through ongoing collaboration with our neighbouring jurisdictions, including the Squamish Nation, the District of North Vancouver and the District of West Vancouver. As well, ongoing collaboration will be needed with Vancouver Coastal Health, the North Vancouver School District and various community agencies that provide services to the community and support the development of the next generation.

Table 2 Regional Context Statement Summary Chart

		OCP Chapter & Goal							
		1	2	3	4	5	6	7	8
Regional Context Statement: Required Policies and Content		Housing, Population & Employment	Transportation, Mobility & Access	Community Well-being	Natural Environment, Climate & Energy	Parks, Recreation & Open Space	Arts, Culture & Heritage	Employment & Economic Development	Municipal Services & Infrastructure
RCS Policy									
Goal 1: Create a Compact Urban Area									
Contain urban development within the Urban Containment Boundary	1.1	Goal 1.1							Goal 8.2
Focus growth in Urban Centres and Frequent Transit Development Areas	1.2	Goal 1.1	Goal 2.2					Goal 7.2	Goal 8.2
Develop resilient, healthy, connected, and complete communities with a range of services and amenities	1.3	Goal 1.1 – 1.5	Goal 2.1, 2.3	Goal 3.1 – 3.5	Goal 4.3	Goal 5.2, 5.3	Goal 6.1 – 6.3	Goal 7.1	Goal 8.1, 8.2
Protect Rural lands from urban development	1.4				Goal 4.2				
Goal 2: Support a Sustainable Economy									
Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live	2.1	Goal 1.1						Goal 7.1, 7.2	
Protect the supply and enhance the efficient use of Industrial land	2.2	Goal 1.1			Goal 4.2			Goal 7.1, 7.2	
Protect the supply of agricultural land and strengthen Agricultural viability	2.3								
Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards									
Protect and enhance Conservation and Recreation lands	3.1	Goal 1.2			Goal 4.2	Goal 5.2			Goal 8.1
Protect, enhance, restore, and connect ecosystems	3.2				Goal 4.2	Goal 5.1			Goal 8.1
Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality	3.3	Goal 1.2	Goal 2.1 – 2.3		Goal 4.1				Goal 8.1, 8.3
Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards	3.4	Goal 1.2	Goal 2.1, 2.2	Goal 3.2, 3.3	Goal 4.1 – 4.3				Goal 8.1, 8.3
Goal 4: Provide Diverse and Affordable Housing Choices									
Expand the supply and diversity of housing to meet a variety of needs	4.1	Goal 1.1, 1.5							
Protect tenants and expand, retain, and renew rental housing supply	4.2	Goal 1.1, 1.5							
Meet the housing needs of lower income households and populations experiencing or at risk of homelessness	4.3	Goal 1.1, 1.5		Goal 3.1					
Goal 5: Support Sustainable Transportation Choices									
Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking	5.1		Goal 2.1, 2.2, 2.3			Goal 5.1			
Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services	5.2		Goal 2.1, 2.2, 2.3					Goal 7.2	



SCHEDULE C



SCHEDULE D

**Metro 2050
Implementation Guideline
Regional Context Statement**

July 2025

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050 Targets

In the following section please outline the Official Community Plan policies (or equivalent) that demonstrate your Member Jurisdiction's contribution to reaching the regional federation's Regional Growth Strategy targets. Please also provide supplementary information on how these policies, along with any other applicable plans or strategies, will work together to contribute to meeting these regional targets. For the environmental and housing targets, Metro 2050 recognizes that the targets are regional in scale and long term to the year 2050; Member Jurisdiction local context is expected.

Metro 2050 Regional Targets		
Goal 1 Create a Compact Urban Area Targets		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	The entirety of the City of North Vancouver is within the Urban Containment Boundary. Please see Table A for population, dwelling unit, and employment projections. Objectives 1.2.1, 4.2.2, 7.2.2, 8.1.1 speak to how projected growth will be directed within the Urban Containment Boundary.	Current population, dwelling unit, and employment projections indicate that the City of North Vancouver is making healthy progress in sustaining the medium growth scenario provided by Metro Vancouver (2024 Update).

Table A: Population, Dwelling Unit, Employment Projections

	2021	2030	2040	2050
Population	61,550	76,260	89,210	99,080
Dwelling Units	28,770	35,760	41,880	46,530
Employment	32,620	39,720	44,730	48,770

Source: Metro Vancouver Growth Projection Tables – June 2024 Update, Medium Growth Scenario.

Metro 2050 Policy with Target	Applicable OCP Policies	Supplementary Information
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location:	Sections 2.4.3 – 2.4.6 highlight the Lonsdale Regional City Centre and adjacent Frequent Transit Development Areas (FTDAs) as areas where growth will be concentrated into new multi-family and mixed-use developments to 2041 and beyond. Objectives 1.1.4, 1.3.1, 1.4.3, 1.4.5, 2.2.4, 6.2.1, 6.2.2, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards	The City of North Vancouver is planning a comprehensive OCP update, which will include a more detailed analysis and projections of population and employment growth by location. The OCP update will also include extending the Marine Drive Frequent Transit Development Area (FTDA) to accommodate and support the

• All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	the Regional City Centre and the Frequent Transit Development Areas, ensuring the primacy of the Regional City Centre in the City.	anticipated residential and employment growth. See OCP Schedule E Regional Context Statement Map which shows the proposed expansion to the Marine Drive FTDA.
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> <i>c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i>	Objectives 1.1.4, 1.3.1, 1.4.3, 1.4.5, 2.2.4, 6.2.1, 6.2.2, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards the Regional City Centre and the Frequent Transit Development Areas, ensuring the primacy of the Regional City Centre in the City. Please see OCP Schedule E Regional Context Statement Map for the boundaries of the Urban Containment Boundary, Regional City Centre, and the two FTDAs, where growth is focused with consistency to the guidelines in Metro 2050 Table 3.	The proposed extension of the Marine Drive Frequent Transit Development Area (FTDA) will accommodate and support the anticipated residential and employment growth.
<u>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature from 40% to 50% of the	Objectives 4.2.3, 4.2.9, and 4.2.12 speak to protecting the local ecosystem and environmentally sensitive areas, riparian and wetlands areas, and expanding the urban forest.	The Climate & Environment Strategy (2024) sets a canopy target of 22-24% by 2035. Pathway 1 of this strategy supports the protection of local ecosystems and the protection and expansion of tree canopy.

region's land base by the year 2050; and increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	The City of North Vancouver has identified lands protected for nature through its OCP, but recognizes Metro Vancouver's desire for lands that are protected for nature through more secure means. The City is working on identifying existing and potential lands for protection through means such as covenants and bylaws, and will be included in a future OCP update.	The City has an Urban Forest Implementation Project that aims to add canopy cover and biodiversity by funding density planting projects in Natural Areas. The City is developing an Urban Forest Plan that will provide a roadmap for protecting and enhancing the City's tree canopy.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Objective 4.1.1 states the City's greenhouse gas emissions target of reducing community-wide emissions by 15% below 2007 levels by 2020, and 50% below 2007 levels by 2050. These figures were adopted in 2014. Chapters 1 & 2 in the City's OCP contain land use and transportation policies that support the regional GHG emissions reduction target. The City's land use designations direct growth to the Regional City Centre and the Frequent Transit Development Areas, which brings homes, shops, jobs, and services close together to reduce trips and increase access to transit.	The City's Climate & Environment Strategy (2024) provides an updated target for reducing greenhouse gas emissions, committing to becoming net zero by 2050. Pathways 2 and 3 of this strategy support the reduction of GHG emissions. This is further supported by the City's Mobility Strategy (2022) which aims to increase mode share of active transportation and transit to 50% of all trips in the City by 2030.

Goal 4 Provide Diverse and Affordable Housing Choices Target

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Objectives 1.1.4, 1.3.1, 2.2.4, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards the Regional City Centre and the Frequent Transit Development Areas. Objectives 1.5.2 – 1.5.5, and 1.5.7 – 1.5.9 supports the development of a range of affordable housing options including non-market housing, non-profit and affordable	The City has a Housing Target Order that requires the completion of 3,320 net new housing units by June 2029, a portion of which will include below-market rental units. To meet the legislated 20-year housing needs set by the Province, the City's OCP and Zoning Bylaw has added additional housing capacity to meet the identified need.

	rental housing, supportive housing, and other tenure types. Section 2.2 provides additional support for acquiring rental housing by permitting density bonusing.	Council has recently endorsed an Inclusionary Housing policy and adopted Zoning Bylaw changes to adapt the City's existing Mid-Market Housing policy into the new Provincial legislative framework. Additional reports and policy documents published by the City that support the OCP in the provision of affordable rental include the Housing Needs Report (2021), Housing Action Plan (2016), Community Well-being Strategy (2024), North Shore Poverty Reduction Strategy (2023), and Inclusionary Housing Policy (2025).
--	---	---

Metro 2050 Goal 1: Create a Compact Urban Area

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The policies in the City of North Vancouver's OCP help direct growth and redevelopment into a compact urban form by focusing on the Lonsdale Regional City Centre and adjacent Frequent Transit Development Areas (FTDAs) as urban centres (Chapter 1). Subsequent chapters of the OCP support the concentration of this growth and redevelopment by ensuring that complementary transportation, environmental, recreational, social, and servicing infrastructure are provided (Chapters 2–8). Additional plans and policies that support the OCP include the **Housing Action Plan (2016)**, **Community Wellbeing Strategy (2024)**, and **Climate & Environment Strategy (2024)**.

Goal 1 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>

Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> <i>c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i>		
Strategy 1.1: Contain urban development within the Urban Containment Boundary		
Policy 1.1.9	Section	Policy
	Applicable OCP Policies	
	Adopt Regional Context Statements that:	
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)
	b)	Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers
		See OCP Schedule E Regional Context Statement Map , which indicates that the entirety of the City is located within the Metro Vancouver Urban Containment Boundary.
		<i>Please provide response in Targets section</i>
		This policy is not included in the current OCP but will be added in the next OCP update.

d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Objectives 2.3.4 and 4.2.2 relate to minimizing the effects of development to residents and the environment. There are no airports in the vicinity of the City of North Vancouver.
----	---	---

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP Policies
Policy 1.2.23	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please provide response in Targets section</i>
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	<i>See below</i>
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	See OCP Schedule E Regional Context Statement Map .
	ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	<i>Please provide response in Targets section</i>
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Objectives 1.1.4 and 1.1.5 identify the Lonsdale Regional City Centre as the commercial core of the City, encouraging a concentration of uses – including office, into this core. Objectives 7.2.1, 7.2.2, 7.2.9, 7.2.10, and 7.2.11 seek to increase the concentration of economic activity – including the provision of office space, in the Lonsdale Regional City Centre and FTDA's.
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	Objectives 2.2.2 and 7.2.10 support a modal shift by prioritizing sustainable forms of transportation and reducing

		parking requirements in areas in close proximity to transit. Action 8C of the City's Mobility Strategy (2022) further supports these objectives.
v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Objectives 1.1.4 and 1.5.1 support Lonsdale as the Regional City Centre and enable a wide range of housing types to allow for flexible infill densification. Objectives 1.3.1 – 1.5.9 , and 3.1.1 – 3.5.4 relate to the diversity, resiliency, equitability, and liveability of densification and development in the City. Pathways 1, 4 , and 5 of the City's Community Wellbeing Strategy (2024) , as well as the Residential Tenant Displacement Policy (2021) further support these objectives.
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Objectives 1.1.7 and 1.4.1 encourage child care services and amenities in residential areas and multi-family developments. Action 12 of the City's Child Care Action Plan (2020) further supports these objectives.
vii)	consider the implementation of green infrastructure	Objective 8.3.3 refers to the implementation of green infrastructure.
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	Objectives 1.4.5, 2.2.4, 8.1.1 , and 8.2.3 address the corresponding investment in and intensification of infrastructure in the Lonsdale Regional City Centre, FTDAs, and other locations along transit corridors experiencing growth. Objectives 1.1.2, 1.1.6, 1.4.3, 1.4.5 and 2.1.3 refer to the investment in commercial,

		residential, and cultural amenities in the Lonsdale Regional City Centre, FTDAs, and other locations along transit corridors experiencing growth. The City's Asset Management Plans support these objectives and are being updated in anticipation of future growth.
ix)	support the provision of community services and spaces for non-profit organizations	Objective 1.4.3 supports the provision of community services and spaces, particularly in high-density neighbourhoods. Pathway 6 of the City's Community Wellbeing Strategy (2024) further supports this objective.
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Objectives 1.1.3 – 1.1.5, 2.2.4, 7.2.2, 7.2.6 – 7.2.9, and 7.2.12 recognize and support the different uses of the overlapping areas between Urban Centre, FTDA, and Employment lands.
xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Objective 4.2.2 and 4.2.14 refer to minimizing environmental impacts and its effects on residents of new development. Action 7D of the City's Mobility Strategy (2022) further supports these objectives.
c)	Include policies for General Urban lands that:	See below.
i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	See OCP Schedule E Regional Context Statement Map .
ii)	exclude new non-residential Major Trip-Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	See OCP Schedule A Land Use Map which show the Urban Centre and FTDA, where Major-Trip-Generating Uses are permitted. Objectives 1.1.4, 7.1.5, and 7.2.2 support the concentration of Major-Trip-Generating Uses in the Urban Centre and FTDA.

	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Objective 2.2.4 encourages infill and intensification in appropriate locations within walking distance of FTDA's. The City's Community Wellbeing Strategy (2024) and Density Bonus and Community Benefits Policy (2018) further support this objective.
	iv)	encourage neighbourhood-serving commercial uses	Objective 1.1.6 supports the provision of strategically located neighbourhood-serving commercial uses.
	d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of "non-residential Major Trip Generating uses" that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	This definition is not in the current OCP but will be added in the next OCP update.
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	See OCP Schedule E Regional Context Statement Map which shows the proposed expansion to the Marine Drive FTDA.
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Objectives 2.1.5, 2.1.8, and 2.2.4 refer to the collaboration between different organizations in considering long-term growth and transportation planning.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

Policy 1.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	Objectives 2.1.1 – 2.3.10 support alternative modes of transportation across the City. Direction 1 of the City's Community Wellbeing Strategy (2024) supports building complete, connected, social active communities, where daily needs are met within a short walk or roll of every home.

		Action 8A of the City's Mobility Strategy (2022) further supports these objectives.
b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Objectives 1.4.3, 6.2.2, and 7.1.4 support Lonsdale Regional City Centre and other high-density neighbourhoods in accommodating a variety of community, arts, cultural, recreational, and other uses.
c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Objectives 1.4.3, 5.1.2, 5.1.4, 5.1.5, and 5.2.1 – 5.3.6 support the provision of public spaces and other place-making amenities and facilities for people of all ages and abilities in every season.
d)	respond to health and climate change-related risks by providing equitable access to:	See below.
i)	recreation facilities	Objective 5.1.2, 5.2.3, 5.2.4, and 5.2.5 promote accessibility to recreation facilities in the City. The City's Community Recreation Strategy (2020) further supports these objectives.
ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Objectives 1.3.10, 5.1.2, 5.2.3, 5.3.1, and 5.3.5 promote accessibility to green spaces and other public spaces in the City. The City's Parks Master Plan (2010) further supports these objectives.
iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Objectives 2.1.1, 2.3.2, and 2.3.5 support safe and accessible active transportation throughout the City. Strategy 1 of the City's Mobility Strategy (2022) further supports these objectives. The City is developing a city-wide sidewalk assessment which will identify and quantify the condition, function, and

			accessibility of existing sidewalks.
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Objectives 3.4.1 – 3.4.5 recognize the City's role in providing nutritious, healthy, and local food opportunities for its residents. The City's Community Wellbeing Strategy (2024) further supports these objectives.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Objectives 1.4.4, 1.3.10, and 5.2.8 relate to mitigating the negative social and health impacts of new development through thoughtful planning and design principles and practices. Pathways 1 and 4 of the City's Community Wellbeing Strategy (2024) further support these objectives.
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Objectives 1.3.10, and 3.2.1 – 3.2.3 promote social connectedness, accessibility, and crime prevention through thoughtful planning and design principles and practices. These objectives are supported by the Development Permit Guidelines in Division VII of the City's Zoning Bylaw (1995).
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	Objective 7.2.1 relates to the partnership and collaboration with Indigenous Groups to achieve economic objectives. The City's Community Wellbeing Strategy (2024) further supports this objective.
Strategy 1.4: Protect Rural lands from urban development			
Policy	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	N/A

	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	N/A
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	N/A
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	N/A
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	N/A

Metro 2050 Goal 2: Support a Sustainable Economy

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The policies within the City of North Vancouver's OCP recognize the importance of supporting and enhancing its existing local economy while fostering an environment that encourages new economic pursuits to create a diverse economy. The City is fortunate to have a vibrant urban centre, as well as a thriving port, which provide abundant economic opportunities. Chapters 2 and 8 of the OCP support the existing and future economy by directing economic growth to these hubs, optimizing the movement of people and goods, and aligning infrastructure and servicing needs accordingly. The OCP is strongly supported by the City's **Economic Development Strategy (2023)**, which provides updated guidance to support innovation-driven employment growth, marine and logistics sector expansion, and retention of commercial and office uses in key nodes. The Strategy also emphasizes workforce attraction, land intensification, and targeted support for key sectors including health, clean tech, and the creative economy.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP Policies
Policy 2.1.10	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Objectives 1.1.3 and 1.1.5 support economic support through provision of jobs and commercial uses. Objectives 1.1.4, 2.2.4, 7.2.2, and 7.2.8 support the concentration of economic growth around the Lonsdale Regional City Centre and FTDA's. Objectives 2.5.3, 7.2.6, 7.2.7, 7.2.9, and 7.2.12 provide support for the City's industrial and employment lands. Tactic 1.3 of the City's Economic Development Strategy (2023) further supports these objectives.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	Objectives 1.1.4, 1.1.5, and 7.2.2 support the appropriate development and expansion of office and commercial uses in the Urban Centre and FTDA's. Objective 7.2.8 encourages additional floor area devoted to employment-generating uses.

c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	Objectives 1.1.4, 7.1.5, and 7.2.2 support Lonsdale Regional City Centre and the FTDAs as the commercial and institutional cores of the City, discouraging development and expansion elsewhere.
----	--	--

Strategy 2.2 Protect the supply and enhance the efficient use of Industrial land

	Section	Policy Text	Applicable OCP Policies
Policy 2.2.9	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	See OCP Schedule E Regional Context Statement Map .
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	See OCP Schedule A Land Use Map , which identifies industrial lands situated around the City's waterfront port that are crucial in supporting inter-regional, provincial, national, and international trade.
	c)	include policies for Industrial lands that:	See below.
	i)	consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Objectives 7.2.6, 7.2.7, and 7.2.9 provide support to and protect the City's industrial land. Objective 7.2.12 ensures that uses on industrial lands are appropriate for their location and consistent with the intent of the industrial lands.
	ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Objectives 7.2.7 and 7.2.12 support auxiliary uses on these lands, such as limited-scale ancillary commercial spaces and caretaker units.
	iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	Objective 7.2.12 ensures that uses on industrial lands are appropriate for their location and consistent with the intent of the industrial lands.
	iv)	encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Objective 7.2.6, 7.2.9, and 7.2.12 refer to the improved utilization and increased intensification of industrial lands.
	v)	review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and	Objectives 2.2.2 and 7.2.10 support the strategic managing of parking and loading requirements to reflect changes in activities and demand,

	reflect improvements to transit service, in an effort to avoid the over- supply of parking	ensure better integration with surrounding character, encourage alternative modes of transportation, and avoid an over-supply of parking. Tactic 1.6 of the City's Economic Development Strategy (2023) further supports these objectives.
vi)	explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Objectives 7.2.9 and 7.2.12 influence land use planning to support the economic growth and intensification of industrial lands. Tactic 1.3 of the City's Economic Development Strategy (2023) further supports these objectives.
vii)	provide infrastructure and services in support of existing and expanding Industrial activities	Objective 7.2.9 provides infrastructure and servicing support for industrial activities. Additional support for industrial uses will be incorporated into future updates to the City's Asset Management Plans.
viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Objective 2.1.10 and 7.2.6 support the goods movement and infrastructure needs of the Port lands.
ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Objectives 1.2.1, 4.2.2, 4.2.3 and 4.2.5 address the relationship between industrial land uses and other land uses, aiming to minimize the effects of industrial uses and improve environmental resilience. The City does not have design guidelines for industrial lands.
x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	The current OCP does not prohibit the stratification or subdivision of Trade-Oriented lands, but will be added in the next OCP update.
d)	include policies for Employment lands that:	See below.
i)	support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	Section 2.4.4 identifies Lower Lonsdale as a mixed employment hub supporting industrial and small-scale commercial uses. Objectives 7.2.7, 7.2.9, and 7.2.12 support the City's mixed employment areas.
ii)	allow large and medium format retail, where appropriate, provided that such development will not	The current OCP does not explicitly support large and medium format retail development, but are implicitly

	undermine the broad objectives of the Regional Growth Strategy	encouraged to be located in the Urban Centre and FTDA's.
iii)	support the objective of concentrating larger-scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Objectives 1.1.4, 1.1.5, 7.2.2, and 7.2.8 support the concentration of larger-scale commercial, higher forms of residential, and other Major Trip-Generating Uses in the City's Urban Centre, and local-scale uses in FTDA's.
iv)	support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Objectives 1.1.4, 7.2.7, and 7.2.9 support the appropriate density forms and uses of development within the Urban Centre, FTDA's, and other lower density areas.
v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Objective 7.2.12 ensures that the permitted uses on these lands are the most appropriate for the location and land designation.
e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Objectives 4.1.1, 4.1.2, and 4.3.4 support existing and new businesses in reducing their climate footprint and improving environmental sustainability. Tactic 4.2 of the City's Economic Development Strategy (2023) further supports these objectives.
f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	Objectives 3.3.3 – 3.3.5, and 4.1.3 support existing and new businesses in adapting to climate change, reducing exposure to natural hazard risks, and responding to natural hazards. The City works together with North Shore Emergency Management (NSEM) to help residents and prepare for, respond to, and recover from emergencies and disasters.

Strategy 2.3 Protect the supply of agricultural land and strengthen Agricultural viability			
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	Metro 2050 does not identify Agricultural Lands within the City of North Vancouver.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	N/A
	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	N/A
	i)	assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	N/A
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	N/A
	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies	N/A
	iv)	protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	N/A
	v)	demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	N/A
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	N/A
PO	Section	Policy	Supplementary Information

		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	N/A
--	--	--	-----

Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver's parks, open spaces, and natural environment are key elements that contribute to the beauty and identity of the city. The policies within the OCP recognize the importance of the environmental features and functions these spaces provide and seek to protect, preserve, and reacquire them. Chapters 1, 2, 4 and 5 of our OCP aim to preserve, protect, enhance, and acquire existing and future conservation and recreation lands; reduce greenhouse gas emissions and energy consumption across transportation and development sectors; and mitigate challenges related to climate change and natural hazards. Additional plans and policies supporting the OCP include the **Climate & Environment Strategy (2024)**, **Community Energy and Emissions Plan (2010)**, **100-Year Sustainability Vision (2009)**, **Urban Forest Management Plans (2007)**, **Parks Master Plan (2010)**, **Stream and Drainage System Protection Bylaw (2003)**, **Integrated Stormwater Management Plan (2016)**, and **Streamside Protection & Enhancement Development Permit Guidelines (2022)**.

Goal 3 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>

Strategy 3.1: Protect and enhance Conservation and Recreation lands

	Section	Policy	Applicable OCP Policies
Policy 3.1.9		Adopt Regional Context Statements that:	
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	See OCP Schedule E Regional Context Statement Map .
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	See below.

i)	drinking water supply areas	Objectives 4.2.15, 8.1.7, and 8.2.1 support the drinking water supply areas within the City. The City is supportive of a Regional Water System Risk Assessment Plan with Metro Vancouver and the North Shore municipalities.
ii)	environmental conservation areas	Objectives 4.2.3 and 4.2.4 supports the identification and acquisition of environmentally sensitive properties, and the protection and enhancement of these areas.
iii)	wildlife management areas and ecological reserves	Objectives 4.2.3, 4.2.8, and 4.2.10 support the protection, enhancement, and restoration of environmentally sensitive areas and wildlife habitats. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives.
iv)	forests	Objective 4.2.12 supports the protection and expansion of the urban forest in the City. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives.
v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	Objectives 4.2.8 – 4.2.10 supports the protection and restoration of riparian and wetland areas in the City. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives. The City's Stream and Drainage System Protection Bylaw (2003) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	N/A
viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: o major parks and outdoor recreation areas;	Section 2.1.3 outlines the intent of the City's Parks, Recreation, and Open Space land use designation.

		- o education, research and training facilities, and associated uses that serve conservation and/or recreation users; - o commercial uses, tourism activities, and public, cultural, or community amenities; - o limited agricultural use, primarily soil-based; and - o land management activities needed to minimize vulnerability / risk to climate change impacts	Objectives 1.2.1, 4.2.2, 4.2.3, 5.1.1, and 5.1.9 support the intended uses of this designation. The City's Urban Forest Management Plans (2007), Parks Master Plan (2010), and Climate & Environment Strategy (2024) further support these objectives.
	c)	Include policies that:	See below.
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Objective 1.2.1, 4.2.2, and 4.2.3 ensure the protection of conservation and recreational land from activities from adjacent land uses. Special consideration will be given to Streamside Protection Areas outlined in Section 2.5 .
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Objectives 4.2.8, and 4.2.9 relate to the protection and restoration of isolated environmentally sensitive areas.
Strategy 3.2: Protect, enhance, restore, and connect ecosystems			
Policy 3.2.7	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>Please provide response in Targets section</i>
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	See below.
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	Objectives 4.2.4, 4.2.5, 5.1.1, and 5.1.9 support the protection, enhancement, and restoration of ecosystems through means like land acquisition, density bonusing, and other creative solutions.
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Objectives 4.2.4, 4.2.9, 4.2.10, and 5.1.3 relate to the acquisition, restoration, enhancement, protection, and collaboration with other jurisdictions and partners concerning conservation and recreation lands. The City's Biodiversity and Natural Areas Report (2023) identifies the natural habitat network which aligns with the Regional Green Infrastructure Network identified by Metro Vancouver.

iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Objectives 4.2.2 – 4.2.6 encourage sustainable development and growth that minimizes environmental impacts and place protections on environmentally sensitive areas.
iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	Section 2.5 and Objectives 4.2.3, 4.2.5, and 4.2.6 relate to the use of creative solutions and re-greening to manage ecological integrity between ecosystems and other land uses. The City's Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
c)	Include policies that:	See below.
i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Objective 8.3.3 supports the consideration of natural assets, green infrastructure, and other naturalized development strategies in land use decision-making and management. The City is planning on developing an inventory and valuation of existing ecosystem services to inform a natural asset management plan.
ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Objectives 4.2.3, 4.2.4, 4.2.10, and 4.2.12 support the protection, restoration, and expansion of urban forests through land acquisition and land use controls. The City's Climate & Environment Strategy (2024), Urban Forest Management Plans (2007), Parks Master Plan (2010), and Tree Bylaw (2022) further support these objectives.
iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Objectives 4.2.11 aims to reduce the density and distribution of invasive species to protect biodiversity and ensure public safety. The City's Invasive Plant Management Strategy (2013) further supports this objective. The City also conducts a city-wide Invasive Species Inventory every 5 years which is used on a yearly basis

			to inform invasive species treatment programs.
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Objectives 5.1.1, 5.1.3, and 5.1.4 support the continual maintenance, improvement, and expansion of the City's existing trail/greenway network that reflects the needs and expectations of the community.
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Objectives 1.3.9, 8.1.3, 8.1.7, 8.1.8, 8.2.1, 8.3.2, and 8.3.3 currently support watershed and ecosystem planning. The City's Integrated Stormwater Management Plan (2016) further supports these objectives. The City works together with the Provincial and Local governments, and the Tsleil-Waututh Nation to support the Burrard Inlet Water Quality Objectives, which help manage the water quality and protect the water values associated with the Burrard Inlet's marine waters and freshwater tributaries.
Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality			
Policy 3.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	<i>Please provide response in Targets section</i>
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such	Objectives 1.2.1 – 1.2.3 support the retrofitting of existing buildings and construction of new buildings to meet new energy, waste, and GHG standards and practices. Objective 8.3.1 ensures that new and retrofitted buildings are adapted and resilient to future climatic conditions throughout its lifespan. Pathway 2 of the City's Climate & Environment Strategy (2024) further supports these objectives.

	as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure; and community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	Objectives 1.1.1, 1.1.2, 1.1.4, 1.2.1, 1.4.4, and 1.4.5 refer to the design and infrastructure that supports active transportation. Objectives 1.3.10, 2.1.1, 2.1.4 – 2.1.9, 2.2.1 – 2.2.6, and 2.3.1 – 2.3.10 refer to the programs, initiatives, and supports that encourage a modal shift to sustainable transportation.
c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	Objectives 1.1.2, 1.1.6, 1.4.3, 1.4.5, 2.1.3, 2.2.4, 8.1.1, and 8.2.3 refer to the focus of infrastructure and amenity investments in the Urban Centre, FTDA, and other appropriate locations. The City's Asset Management Plans support these objectives and are being updated in anticipation of future growth.

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP Policies
Policy 3.4.5	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Objectives 1.2.1, 1.2.2d, and 8.3.1 ensure that new and existing development is adaptable, resilient, and informed by climate science in the face of climate change and natural hazards. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which provides protections for hazardous land within 200-year flood plains or steep areas. The City's Integrated Stormwater Management Plan (2016) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
	b)	include policies that discourage new development in current and future hazardous	Objectives 1.2.1, 3.2.4, 4.1.4, and 8.1.2 ensure that new developments

		areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	avoid hazardous areas where possible, and risks are mitigated through climate-proofing development and regular climate change research and consideration. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which provides protections for hazardous land within 200-year flood plains or steep areas.
Policy 3.4.6	Section	Policy	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Objectives 1.2.1, 4.1.3, 4.1.4, 4.2.16, and 8.1.2 support the continual, iterative process of integrating climate change research and natural hazard risk assessments into planning decisions. Utility modeling and IDF curve monitoring are examples of how the City incorporates climate change and natural hazard research into local planning and infrastructure decision making.
Policy 3.4.7	Section	Policy	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Objectives 3.3.1 – 3.3.6, 4.1.3, and 4.2.2 support the incorporation of mitigation and recovery strategies into broader plans and policy documents to support communities in the face of climate change and emergency events. Action 11D of the City's Mobility Strategy (2022) further supports these objectives. The City's Municipal Emergency Plan (2007) , created with North Shore Emergency Management (NSEM), further supports these objectives.
Policy 3.4.8	Section	Policy	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	Objective 4.1.4 relates to the management of development in relation to climate-related hazards such as unstable slopes and floods. Objective 8.3.3 relate to the use of green infrastructure or naturalized

			engineering strategies to mitigate risk of storms and flooding. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which guide development in hazardous areas. The City's Integrated Stormwater Management Plan (2016) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further supports these objectives.
--	--	--	--

Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver recognizes its role in providing diverse and affordable housing options in a market facing an affordability and supply crisis. The policies in the Official Community Plan (OCP), along with supporting plans and strategies, reflect the City's commitment to being a place where residents can afford to live, work, and play. Chapter 1 of the OCP contains policies that support the provision of a range of housing types and tenures, from non-market rental housing to supportive housing. Additional plans and policies that support the OCP include the **Housing Needs Report (2021)**, **Interim Housing Needs Report (2024)**, **Housing Action Plan (2016)**, **Community Well-being Strategy (2024)**, **Economic Development Strategy (2023)**, **North Shore Poverty Reduction Strategy (2023)**, **Residential Tenant Displacement Policy (2021)**, and **Mid-Market Rental Policy (2022)**.

Goal 4 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>

Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP Policies
Policy 4.1.8	Adopt Regional Context Statements that:		
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	Objectives 1.5.1 – 1.5.9 informed the City's Housing Needs Report (2021), which indicates the City's commitment to meeting current and future housing needs and demand. The City's Interim Housing Needs Report (2024) identified a 20-year housing unit need using Provincial methodology. The City is working to ensure that the Zoning Bylaw (1995) and OCP will allow the necessary capacity to accommodate the housing unit needs identified by the Province.

b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Objectives 1.5.1 – 1.5.9 support the provision of affordable and diverse housing options. Local plans and policies supporting the OCP include but are not limited to our: Housing Action Plan (2016), Housing Needs Report (2021), CNV4ME (2016), Mid-Market Rental Policy (2022), Adaptable Design Policy (1998), and Active Design Guidelines (2015). The City is working on an inclusionary housing framework, which will include a revised inclusionary housing policy, and the integration of inclusionary zoning into the City's Zoning Bylaw.
c)	identify policies and actions that contribute to the following outcomes	See below.
i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Objective 1.5.1 – 1.5.5, and 1.5.7 relate to increasing the diverse supply of adequate, suitable, and affordable housing along the housing continuum. Pathway 2 of the City's Community Wellbeing Strategy (2024) further supports these objectives.
ii)	increased supply of family-friendly, age-friendly, and accessible housing	Objectives 1.4.2, 1.5.1, 1.5.5 and 1.5.6 support the provision of family-friendly, age-friendly, and accessible housing. Actions under the City's CNV4ME (2016), Housing Action Plan (2016), and Community Wellbeing Strategy (2024) further support the provision of housing for all ages and abilities.
iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Objectives 1.5.1 – 1.5.5, and 1.5.8 support a range of options for housing tenures and types. The City's Housing Action Plan (2016) and Pathway 2 of the Community Wellbeing Strategy (2024) further support these objectives.
iv)	increased density and supply of diverse ground-oriented and infill housing forms in	Objectives 1.5.1 and 2.2.4a support increasing density in the urban core

		low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	and in proximity to transit with the development of infill housing forms.
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Objectives 1.1.4, 1.1.6, 2.2.1 and 2.2.3 relate to the integration of land use and transportation planning to reduce housing and transportation costs.
	vi)	increased social connectedness in multi-unit housing	Objectives 1.4.3 and 1.4.4 support the use of active-design principles and other recreational, cultural, and community spaces to enhance social connectedness. Objectives 3.1.1 and 3.1.2 foster social connectedness by encouraging inclusive environments, reducing barriers to participation, and empowering residents of the community. The City's Community Wellbeing Strategy (2024) and Active Design Guidelines (2015) further support these objectives.
	vii)	integrated housing within neighbourhood contexts and high quality urban design	Objectives 1.3.1, 1.3.5, and 1.3.6 ensure that new housing units are high quality and integrated within neighbourhood contexts in an appropriate way
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	Objectives 1.2.1 and 4.1.4 ensure that existing and future housing stock are resilient to climate change and related hazards. Pathway 2 of the City's Climate & Environment Strategy (2024) further supports these objectives.
Policy 4.1.9	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Please see the City of North Vancouver's Housing Action Plan (2016) , Housing Needs Report (2021) , Interim Housing Needs Report (2024) , and Pathway 2 of the Community Wellbeing Strategy (2024) . The City's Interim Housing Needs Report (2024) found that over the next 20 years, the City of North

		Vancouver will need 21,301 additional housing units to address both its underlying and future housing needs. The City's Community Wellbeing Strategy (2024) addresses housing need through Tactic 2.14 to enable and promote housing densities that reflect the City's housing need, as established through the City's Housing Needs Report.
b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), and Interim Housing Needs Report (2024). The City's Interim Housing Needs Report (2024) assesses the City's demographics and current and future housing context, with the following key takeaways: (1) the City is growing faster than the region, (2) housing needs in the City are evolving with changing demographics, and (3) housing affordability continues to be a significant issue in the City.
c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). The City's Interim Housing Needs Report (2024) identifies key statements of housing need, including the need for housing for seniors, housing for families, housing for Indigenous households, and special needs housing among others. These housing priorities are addressed in the City's Community Wellbeing Strategy (2024) tactics, including Tactic 2.18 to promote family friendly units, Tactic 2.20 to partner and collaborate with

			Skwxwu7mesh Úxwumixw (Squamish Nation) and səilwətał (Tsleil-Waututh Nation) to learn about housing needs of local First Nations members and the City's urban Indigenous population, and Tactic 2.22 to support accessibility and aging in place.
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). Pathway 2 in the City's Community Wellbeing Strategy (2024) to expand the supply and improve the quality, diversity, and affordability of housing in the City addresses actions set out in Action 4.1.8. Key tactics to support implementation include Tactic 2.7 to develop an inclusionary housing policy, Tactic 2.11 to leverage senior government funding and programs to deliver affordable housing, and Priority Project Two for Housing Supply, Affordability, Suitability + Adequacy Initiatives.
Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply			
Policy 4.2.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please provide response in Targets section</i>
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	The City's Residential Tenant Displacement Policy (2021) supports the OCP in mitigating impacts to tenants during displacement events through enhanced notice and financial assistance.

	c)	identify the use of regulatory tools that protect and preserve rental housing	Objective 1.5.4 supports the retention, renewal, and replacement of rental housing units. The City's Density Bonus and Community Benefits Policy (2018) provides additional support to the protection and preservation of rental housing.
	d)	identify policies and actions that contribute to the following outcomes:	See Below.
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Objectives 1.5.3 – 1.5.5 encourage the development of affordable rental housing through collaboration with housing partners, and using tools like density bonusing and density transfers. The City's Housing Action Plan (2016) and Density Bonus and Community Benefits Policy (2018) further support these objectives.
	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Objectives 1.5.2 – 1.5.5 support the provision of market and below-market housing, and preservation of existing rental units. The City's Density Bonusing and Community Benefits Policy (2018) and Community Wellbeing Strategy (2024) further support these objectives.
	iii)	protection and renewal of existing non-market rental housing	Objective 1.5.4 incentivizes the retention, renewal, and replacement of existing rental units with density bonusing and transfers. The City's Density Bonus and Community Benefits Policy (2018) further supports this objective.
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	The City's Residential Tenant Displacement Policy (2021) supports the OCP by requiring enhanced notice and financial assistance for renters displaced due to redevelopment.

Policy 4.2.8			Pathway 2 of the City's Community Wellbeing Strategy (2024) further supports this objective.
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Objectives 1.2.2, 1.2.3, and 4.1.1 support existing and future housing stock to be more energy-efficient, produce zero-waste, and reduce GHG emissions. The City's Climate & Environment Strategy (2024) further supports these objectives by providing a strategic framework to advance resilience and sustainability across housing typologies.
	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Density Bonus and Community Benefits Policy (2018). Pathway 2 of the City's Community Wellbeing Strategy (2024) supports developing inclusionary policies, regulations, and incentives to increase the supply of non-market housing in the City. Strategy 7 of the City's Housing Action Plan (2016) focuses on sustaining and enhancing non-market housing through support for non-profit societies in preserving existing stock and pursuing regeneration opportunities as they arise. The City's Density Bonus and Community Benefits Policy (2018) protects existing purpose-built rental housing and, when rental sites are rezoned, limits the future use to rental housing.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Please see the City of North Vancouver's Housing Action Plan (2016) , Housing Needs Report (2021) , Interim Housing Needs Report (2024) , and Pathway 2 of

			the Community Wellbeing Strategy (2024). The City's Community Wellbeing Strategy (2024) supports renters through Pathway 2 – Tactic 2.21, by using the City's Tenant Displacement Policy and other regulatory tools. The City's Residential Tenant Displacement Policy (2021) protects tenants who are displaced as a result of redevelopment of rental accommodations with enhanced notice and assistance beyond that required under the Residential Tenancy Act (RTA). Under the Inclusionary Housing Policy (2025), eligible tenants displaced by redevelopment are given first priority for 10% Inclusionary Housing Rental units in the new building.
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), and Interim Housing Needs Report (2024). The City's Housing Action Plan (2016) emphasizes cross-sector partnerships to advance housing initiatives in Strategy 6, including to collaborate with organizations including Metro Vancouver to support the development of diverse housing types and tenures.
Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness			
Policy 4.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Objective 1.5.8 refers to the collaboration with senior levels of government to produce new supportive housing units. The City is advancing nine housing initiatives, funded by the Federal Housing Accelerator Fund (HAF), to

Policy 4.3.8			increase the supply of and improve the quality, diversity, and affordability of housing. The City is coordinating with non-profit organizations and senior levels of government to lead capital projects on City-owned land that focus on expanding rental housing and community-based services through a not-for-profit model
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Objective 1.5.7 supports the provision of various housing options along the housing spectrum, including shelters, safe houses, transitional housing, and supportive housing. Objective 3.1.6 refers to the collaboration with community partners to provide support and assistance for people in need, including transitioning out from homelessness. Pathways 2 and 6 of the City's Community Wellbeing Strategy (2024) further support these objectives.
	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). Pathway 2 of the City's Community Wellbeing Strategy (2024) includes Tactic 2.11 to leverage senior government funding and programs for non-market housing and capitalize on partnership opportunities.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of

		the Community Wellbeing Strategy (2024). Pathway 2 of the City's Community Wellbeing Strategy (2024) includes the following relevant tactics: Tactic 2.6 to reduce the stigma associated with being unhoused by increasing awareness of the root causes, including the individual, economic, and societal factors. Tactic 2.26 to increase public access to the City's housing data, policies, and information. Tactic 5.5 to work with partners to de-stigmatize and raise awareness in the community about poverty, share information on available services and resources, and to motivate the community to take action.
c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), Pathway 2 of the Community Wellbeing Strategy (2024), and North Shore Poverty Reduction Strategy (2023). The City's Community Wellbeing Strategy (2024) includes the following relevant pathways and tactics to address Homelessness and reduce poverty: Pathway 2 includes several tactics to support individuals and families experiencing, or at risk of, homelessness. Tactic 6.10 under Pathway 6 focuses on strategic advocacy and financial support with senior levels of government to secure funding and partnership opportunities that address the needs of those at risk of, or experiencing, homelessness. Pathway 5 employs multiple tactics to build a people-centered local

			economy and foster collaboration to break the cycle of poverty. In 2023, the City endorsed the North Shore Poverty Reduction Strategy , a collaborative, cross-government initiative to reduce poverty through coordinated actions across the region.
Metro 2050 <u>Goal 5: Support Sustainable Transportation Choices</u>			
Describe how the OCP and other supporting plans and policies contribute to this Goal:			
The City of North Vancouver encourages sustainable mobility choices, as reflected in the Official Community Plan (OCP). In collaboration with partners such as TransLink and other municipalities, the City is committed to maintaining, enhancing, and expanding its transportation network to meet the objectives outlined in the OCP and the Mobility Strategy. Chapters 1 and 2 of the OCP aim to support sustainable modes of transportation—such as walking, cycling, micro-mobility, electric vehicles, car-sharing, and transit—optimize routes for all travel modes, and ensure accessibility for people of all backgrounds. Additional plans and policies that support the OCP include the Mobility Strategy (2022), Curb Access and Parking Plan (2025), Community Wellbeing Strategy (2024), Climate & Environment Strategy (2024), Economic Development Strategy (2023), Safe Mobility Strategy (2020), North Shore Area Transit Plan (2012), Electric Vehicle Strategy (2018), Walk CNV Pedestrian Plan Framework (2017), and Bicycle Master Plan (2012).			
Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking			
Policy 5.1.14	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	Objectives 2.1.1, 2.1.2, 2.1.4 – 2.1.9, 2.2.1, 2.2.2, and 2.2.4 – 2.2.7 support, encourage, and strive to improve sustainable transportation methods in the City. Action 8A of the City's Mobility Strategy (2022) further supports these objectives.
	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Objective 2.1.8 and 7.2.10 refer to the collaboration between the City and transportation partners to implement transportation demand strategies that simultaneously encourage active transportation and support local businesses with parking. Actions 4B, 4E, 6A, and 8B of the City's Mobility Strategy (2022), and the City's Curb Access and Parking Plan (2025) further support these objectives.

	c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	Objectives 1.1.2, 1.4.5, 2.1.1, 2.1.4, 2.1.6, 2.3.1 – 2.3.3, 2.3.5, and 2.3.9 refer to the management of sustainable transportation infrastructure, including their development, maintenance, improvement, and provision. Strategies 1, 2, 5, 6, and 7 of the City's Mobility Strategy (2022) further support these objectives.
	d)	support the transition to zero-emission vehicles	Objectives 2.2.2 and 2.3.8 support the transition to zero-emission vehicles. Actions 3Bii and 3Biii of the City's Mobility Strategy (2022) further support these objectives.
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	Objective 5.1.3 refers to connecting the City's trail/greenway network beyond municipal boundaries. Action 11Diii of the City's Mobility Strategy (2022) provides additional support to this objective. The City continues to work closely with TransLink and Metro Vancouver on the implementation of the Major Bikeway Network and Regional Greenway Network
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Objectives 2.1.1, 2.1.2, and 2.2.2 support investment in active transportation facilities to encourage people of all ages and abilities to pursue active transportation methods. Actions 1Bi, 1Diii, 1Div, and 1E of the City's Mobility Strategy (2022) provide additional support to these objectives.
Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services			
Polic	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		

a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	See the OCP Schedule E Regional Context Statement Map .
b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	Objective 2.1.10 and 2.3.10 refer to the collaboration with other municipalities and levels of government to optimize the efficiency and safety of trade routes. Strategy 9 of the City's Mobility Strategy (2022) provides additional support to these objectives.
c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Objectives 2.1.6, 2.1.10, 2.2.5, 2.3.10, and 7.2.6 refer to the collaboration with other municipalities to implement transportation system management strategies to improve overall traffic network efficiency. Strategy 10 of the City's Mobility Strategy (2022) provides additional support to these objectives.
d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Objective 7.2.6 supports the City's existing rail network and its role in delivering goods and services to the port. Strategy 9 of the City's Mobility Strategy (2022) provides additional support to this objective.
e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Objectives 2.3.3, 2.3.4, and 4.2.14 relate to mitigating the noise and air pollution impacts of development and infrastructure. Action 7D of the City's Mobility Strategy (2022) provides additional support to these objectives.
f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution	Objective 2.1.10, 2.3.8, 2.3.10, and 7.2.6 relate to the optimization of the City's transportation system and

		centres, and mitigate any negative impacts of these uses on neighbourhoods	options to improve goods movement and reduce environmental impacts. Strategy 9 and 10 of the City's Mobility Strategy (2022) provide additional support to these objectives.
--	--	--	--

Metro 2050 [Implementation](#)

Metro 2050 includes some policies that can be used if the Member Jurisdiction includes language permitting them, either below or in statements elsewhere in the RCS.

	Policy	Member Jurisdiction Response
Policy 6.2.7	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality's Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows: a) the Member Jurisdiction may re-designate land from one regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare; b) notwithstanding section 6.2.7 (a), for sites that are greater than one (1) hectare and less than three (3) hectares in area, the Member Jurisdiction may redesignate land: - from Industrial to General Urban regional land use designation, if the site is contiguous with an Industrial site and the developable portion of the site will be predominantly within 150 metres of an existing or approved rail rapid transit station; or - from Industrial to Employment regional land use designation if the developable portion of the site will be predominantly within 250 metres of an existing or approved rail rapid transit station, provided that: - the re-designation does not impede rail, waterway, road, or highway access for industrial uses; and - the aggregate area of all proximate sites so re-designated does not exceed three (3) hectares; c) the aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the Member Jurisdiction's total lands within each applicable regional land use designation as of July 29, 2011.	The City of North Vancouver's Regional Context Statement hereby permits this.
Policy 6.2.8	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the Regional Growth Strategy.	The City of North Vancouver's Regional Context Statement hereby permits this.

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9141

A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”

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 **“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement)**.
2. “Part 1 – Foundation” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:
 - A. Replacing Subsections “Regional Priorities” and “Working With Neighbours and Community Partners” under Section “Plan Context” in its entirety and replacing it with “Regional Priorities” and “Working With Neighbours and Community Partners” attached to this Bylaw as Schedule A.
3. “Chapter 1 Land Use: Housing, Population & Employment” of “Part 2 Community Directions” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by:
 - A. Replacing Figure 7 “Frequent Transit Development Areas” under Section 2.4 “Area-Specific Planning Policies” with Figure 7 “Frequent Transit Development Areas” attached to this Bylaw as Schedule B.
4. “Schedule E Regional Context Statement” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by replacing Schedule E with “Schedule E Regional Context Statement” attached to this Bylaw as Schedule C.
5. Appendix 4.0 “Regional Context Statement” of “Official Community Plan Bylaw, 2014, No. 8400” is hereby amended by replacing Appendix 4.0 “Regional Context Statement” in its entirety with Appendix 4.0 “Regional Context Statement” attached to this Bylaw as Schedule D.

READ a first time on the <> day of <>, 20<>.

READ a second time on the <> day of <>, 20<>.

READ a third time on the <> day of <>, 20<>.

ADOPTED on the <> day of <>, 20<>.

MAYOR

CORPORATE OFFICER

SCHEDULE A

Regional Priorities

The Metro Vancouver region's Regional Growth Strategy (RGS), *Metro 2050*, was adopted on February 24, 2023. Metro 2050 is the regional federation's collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities.

Metro 2050 is the region's shared vision of how projected population, housing, and job growth will be managed over the next 30 years. The strategy considers significant drivers of change in the region and integrates closely with *Transport 2050*, the Regional Transportation Strategy.

There are five fundamental strategies within *Metro 2050* designed to achieve a more livable and balanced region:

Goal 1: Create a Compact Urban Area

Goal 2: Support a Sustainable Economy

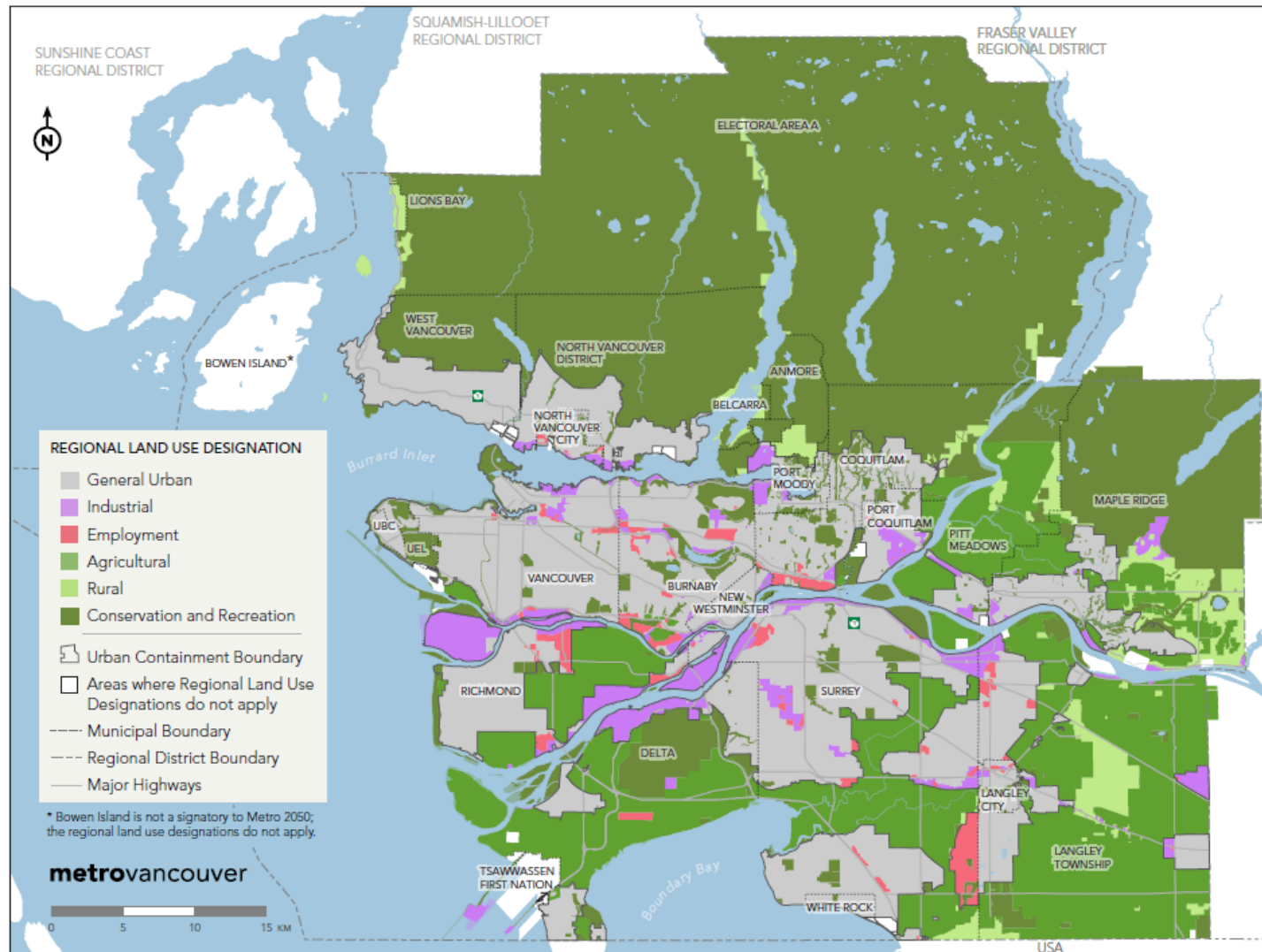
Goal 3: Protecting the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 5: Support Sustainable Transportation Choices

Like the predecessor Regional Growth Strategy, *Metro 2040*, *Metro 2050* establishes a hierarchy of urban centres (see Figure 2), urban land use designations and non-urban land use designations. Within this hierarchy the Lonsdale core is the only urban centre on the North Shore that is designated as a Regional City Centre. Urban centres are intended to be priority locations for employment, services, higher density housing, commercial, cultural, entertainment and institutional uses. It is in this context that the Lonsdale Regional City Centre acts as the "downtown" for the entire North Shore.

MAP 2 Regional Land Use Designations



This map is a small scale representation of the parcel-based Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land-use designation boundaries. The official Regional Land Use Designation Map can be found at metrovancover.org. Revised by Bylaw 1392, 2024

Figure 2 The Regional Context (Metro Vancouver 2050, Metro Vancouver 2024)

The *Local Government Act* requires that each municipality prepare a Regional Context Statement (RCS) as part of its OCP. This document identifies the relationship between the local plan and the Regional Growth Strategy (RGS), and is updated over time as new RGSs are adopted. The City's OCP contains goals and objectives that support the fundamental strategies of the RGS, and specifically includes policies to meet the population, housing and employment projections set out in the RGS. An RCS map (Schedule E in Appendix 1.0), a summary chart (Table 2 on the following page) and complete document (Appendix 4.0) have been prepared to indicate how the City's Plan supports the Regional Growth Strategy.

The RGS projections for the City are as follows:

Table 1 The Regional Context (Metro Vancouver 2050, Growth Projections 2024 Update)

	Census (Statistics Canada)		Metro Vancouver Medium Growth Scenario Projection		
	2011	2021	2030	2040	2050
Population	48,196	58,120	76,260	89,210	99,080
Dwelling Units	24,206	29,021	35,760	41,880	46,530
Employment	30,422	32,620	39,270	44,730	48,770

Per the 2024 Interim Housing Needs Report, the City's 20-year housing need is 21,301 housing units. This is in addition to the existing 29,021 residential units within the City as recorded by the 2021 Census. A total of 50,322 units of capacity are needed to meet the City's 20 year housing need. In early 2025, the City determined that the OCP land use designations provide for a gross residential capacity of more than 71,000 units. Growth is directed to the Regional City Centre and Frequent Transit Development Areas so that employment and housing options and are located within short distances to employment areas, services, and schools. In particular, a broader range of housing types, supported by local commercial uses is anticipated along the City's current and planned transit routes. Figure 6 illustrates this basic City Structure.

Working With Neighbours and Community Partners

Success in the development and implementation of the OCP will be achieved through ongoing collaboration with our neighbouring jurisdictions, including the Squamish Nation, the District of North Vancouver and the District of West Vancouver. As well, ongoing collaboration will be needed with Vancouver Coastal Health, the North Vancouver School District and various community agencies that provide services to the community and support the development of the next generation.

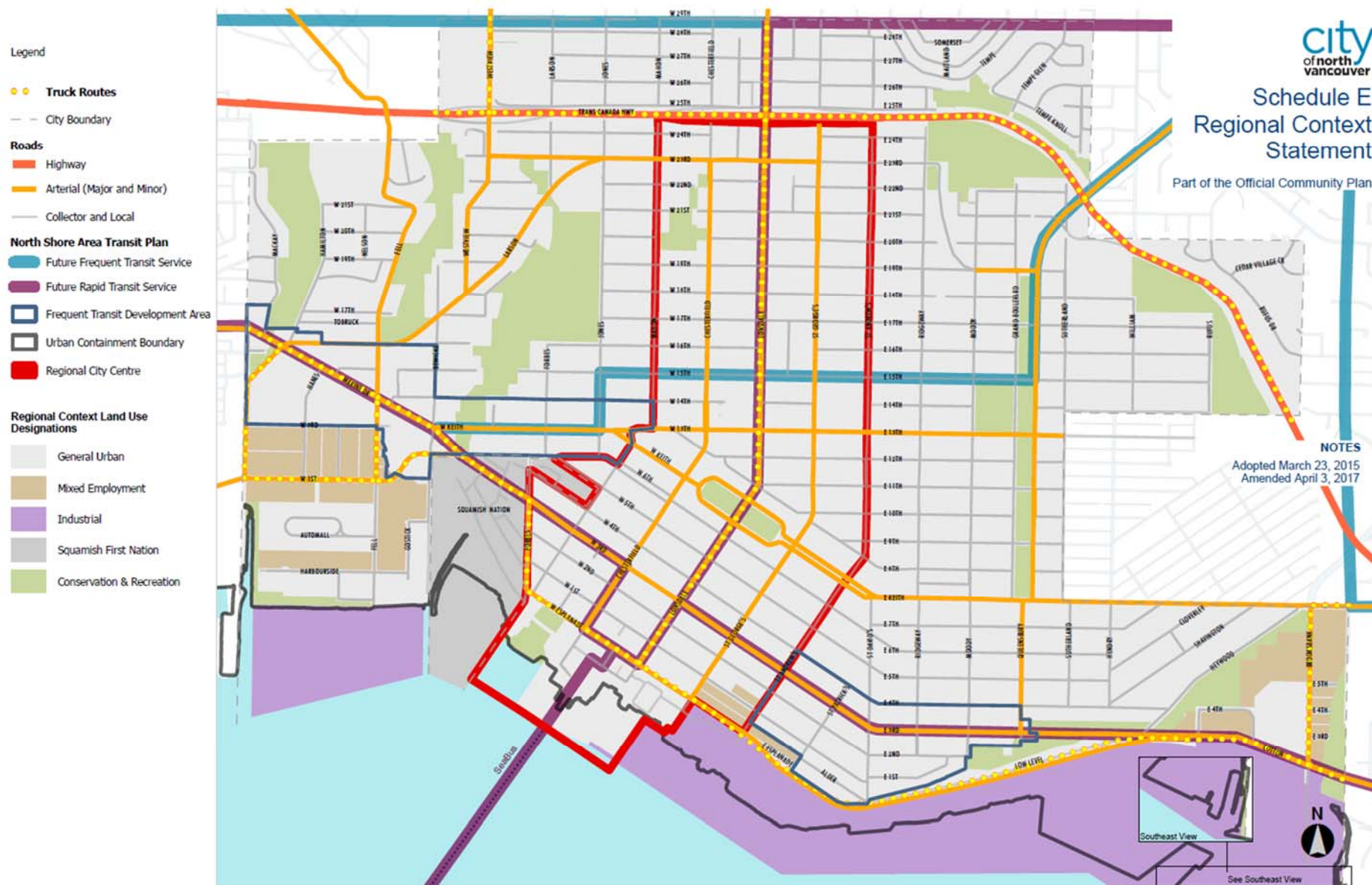
Table 2 Regional Context Statement Summary Chart

Regional Context Statement: Required Policies and Content		OCP Chapter & Goal							
		1	2	3	4	5	6	7	8
		Housing, Population & Employment	Transportation, Mobility & Access	Community Well-being	Natural Environment, Climate & Energy	Parks, Recreation & Open Space	Arts, Culture & Heritage	Employment & Economic Development	Municipal Services & Infrastructure
RCS Policy									
Goal 1: Create a Compact Urban Area									
Contain urban development within the Urban Containment Boundary	1.1	Goal 1.1							Goal 8.2
Focus growth in Urban Centres and Frequent Transit Development Areas	1.2	Goal 1.1	Goal 2.2					Goal 7.2	Goal 8.2
Develop resilient, healthy, connected, and complete communities with a range of services and amenities	1.3	Goal 1.1 – 1.5	Goal 2.1, 2.3	Goal 3.1 – 3.5	Goal 4.3	Goal 5.2, 5.3	Goal 6.1 – 6.3	Goal 7.1	Goal 8.1, 8.2
Protect Rural lands from urban development	1.4				Goal 4.2				
Goal 2: Support a Sustainable Economy									
Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live	2.1	Goal 1.1						Goal 7.1, 7.2	
Protect the supply and enhance the efficient use of Industrial land	2.2	Goal 1.1			Goal 4.2			Goal 7.1, 7.2	
Protect the supply of agricultural land and strengthen Agricultural viability	2.3								
Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards									
Protect and enhance Conservation and Recreation lands	3.1	Goal 1.2			Goal 4.2	Goal 5.2			Goal 8.1
Protect, enhance, restore, and connect ecosystems	3.2				Goal 4.2	Goal 5.1			Goal 8.1
Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality	3.3	Goal 1.2	Goal 2.1 – 2.3		Goal 4.1				Goal 8.1, 8.3
Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards	3.4	Goal 1.2	Goal 2.1, 2.2	Goal 3.2, 3.3	Goal 4.1 – 4.3				Goal 8.1, 8.3
Goal 4: Provide Diverse and Affordable Housing Choices									
Expand the supply and diversity of housing to meet a variety of needs	4.1	Goal 1.1, 1.5							
Protect tenants and expand, retain, and renew rental housing supply	4.2	Goal 1.1, 1.5							
Meet the housing needs of lower income households and populations experiencing or at risk of homelessness	4.3	Goal 1.1, 1.5		Goal 3.1					
Goal 5: Support Sustainable Transportation Choices									
Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking	5.1		Goal 2.1, 2.2, 2.3			Goal 5.1			
Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services	5.2		Goal 2.1, 2.2, 2.3					Goal 7.2	

Extends to Hwy #1



SCHEDULE C



SCHEDULE D

**Metro 2050
Implementation Guideline
Regional Context Statement**

July 2025

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050 Targets

In the following section please outline the Official Community Plan policies (or equivalent) that demonstrate your Member Jurisdiction's contribution to reaching the regional federation's Regional Growth Strategy targets. Please also provide supplementary information on how these policies, along with any other applicable plans or strategies, will work together to contribute to meeting these regional targets. For the environmental and housing targets, Metro 2050 recognizes that the targets are regional in scale and long term to the year 2050; Member Jurisdiction local context is expected.

Metro 2050 Regional Targets		
Goal 1 Create a Compact Urban Area Targets		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	The entirety of the City of North Vancouver is within the Urban Containment Boundary. Please see Table A for population, dwelling unit, and employment projections. Objectives 1.2.1, 4.2.2, 7.2.2, 8.1.1 speak to how projected growth will be directed within the Urban Containment Boundary.	Current population, dwelling unit, and employment projections indicate that the City of North Vancouver is making healthy progress in sustaining the medium growth scenario provided by Metro Vancouver (2024 Update).

Table A: Population, Dwelling Unit, Employment Projections

	2021	2030	2040	2050
Population	61,550	76,260	89,210	99,080
Dwelling Units	28,770	35,760	41,880	46,530
Employment	32,620	39,720	44,730	48,770

Source: Metro Vancouver Growth Projection Tables – June 2024 Update, Medium Growth Scenario.

Metro 2050 Policy with Target	Applicable OCP Policies	Supplementary Information
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location:	Sections 2.4.3 – 2.4.6 highlight the Lonsdale Regional City Centre and adjacent Frequent Transit Development Areas (FTDAs) as areas where growth will be concentrated into new multi-family and mixed-use developments to 2041 and beyond. Objectives 1.1.4, 1.3.1, 1.4.3, 1.4.5, 2.2.4, 6.2.1, 6.2.2, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards	The City of North Vancouver is planning a comprehensive OCP update, which will include a more detailed analysis and projections of population and employment growth by location. The OCP update will also include extending the Marine Drive Frequent Transit Development Area (FTDA) to accommodate and support the

• All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	the Regional City Centre and the Frequent Transit Development Areas, ensuring the primacy of the Regional City Centre in the City.	anticipated residential and employment growth. See OCP Schedule E Regional Context Statement Map which shows the proposed expansion to the Marine Drive FTDA.
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>b) focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i> <i>c) focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i>	Objectives 1.1.4, 1.3.1, 1.4.3, 1.4.5, 2.2.4, 6.2.1, 6.2.2, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards the Regional City Centre and the Frequent Transit Development Areas, ensuring the primacy of the Regional City Centre in the City. Please see OCP Schedule E Regional Context Statement Map for the boundaries of the Urban Containment Boundary, Regional City Centre, and the two FTDA's, where growth is focused with consistency to the guidelines in Metro 2050 Table 3.	The proposed extension of the Marine Drive Frequent Transit Development Area (FTDA) will accommodate and support the anticipated residential and employment growth.
<u>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: • increase the area of lands protected for nature from 40% to 50% of the	Objectives 4.2.3, 4.2.9, and 4.2.12 speak to protecting the local ecosystem and environmentally sensitive areas, riparian and wetlands areas, and expanding the urban forest.	The Climate & Environment Strategy (2024) sets a canopy target of 22-24% by 2035. Pathway 1 of this strategy supports the protection of local ecosystems and the protection and expansion of tree canopy.

region's land base by the year 2050; and increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	The City of North Vancouver has identified lands protected for nature through its OCP, but recognizes Metro Vancouver's desire for lands that are protected for nature through more secure means. The City is working on identifying existing and potential lands for protection through means such as covenants and bylaws, and will be included in a future OCP update.	The City has an Urban Forest Implementation Project that aims to add canopy cover and biodiversity by funding density planting projects in Natural Areas. The City is developing an Urban Forest Plan that will provide a roadmap for protecting and enhancing the City's tree canopy.
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	Objective 4.1.1 states the City's greenhouse gas emissions target of reducing community-wide emissions by 15% below 2007 levels by 2020, and 50% below 2007 levels by 2050. These figures were adopted in 2014. Chapters 1 & 2 in the City's OCP contain land use and transportation policies that support the regional GHG emissions reduction target. The City's land use designations direct growth to the Regional City Centre and the Frequent Transit Development Areas, which brings homes, shops, jobs, and services close together to reduce trips and increase access to transit.	The City's Climate & Environment Strategy (2024) provides an updated target for reducing greenhouse gas emissions, committing to becoming net zero by 2050. Pathways 2 and 3 of this strategy support the reduction of GHG emissions. This is further supported by the City's Mobility Strategy (2022) which aims to increase mode share of active transportation and transit to 50% of all trips in the City by 2030.
<u>Goal 4 Provide Diverse and Affordable Housing Choices Target</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Objectives 1.1.4, 1.3.1, 2.2.4, 7.1.5, 7.2.2, 8.1.1, and 8.2.3 support the concentration of growth towards the Regional City Centre and the Frequent Transit Development Areas. Objectives 1.5.2 – 1.5.5, and 1.5.7 – 1.5.9 supports the development of a range of affordable housing options including non-market housing, non-profit and affordable	The City has a Housing Target Order that requires the completion of 3,320 net new housing units by June 2029, a portion of which will include below-market rental units. To meet the legislated 20-year housing needs set by the Province, the City's OCP and Zoning Bylaw has added additional housing capacity to meet the identified need.

	rental housing, supportive housing, and other tenure types. Section 2.2 provides additional support for acquiring rental housing by permitting density bonusing.	Council has recently endorsed an Inclusionary Housing policy and adopted Zoning Bylaw changes to adapt the City's existing Mid-Market Housing policy into the new Provincial legislative framework. Additional reports and policy documents published by the City that support the OCP in the provision of affordable rental include the Housing Needs Report (2021), Housing Action Plan (2016), Community Well-being Strategy (2024), North Shore Poverty Reduction Strategy (2023), and Inclusionary Housing Policy (2025).
--	---	---

Metro 2050 Goal 1: Create a Compact Urban Area

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The policies in the City of North Vancouver's OCP help direct growth and redevelopment into a compact urban form by focusing on the Lonsdale Regional City Centre and adjacent Frequent Transit Development Areas (FTDAs) as urban centres (Chapter 1). Subsequent chapters of the OCP support the concentration of this growth and redevelopment by ensuring that complementary transportation, environmental, recreational, social, and servicing infrastructure are provided (Chapters 2–8). Additional plans and policies that support the OCP include the **Housing Action Plan (2016)**, **Community Wellbeing Strategy (2024)**, and **Climate & Environment Strategy (2024)**.

Goal 1 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
1.2.23 a) provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas) Regional Targets for Residential Growth by Location: • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% Regional Targets for Employment Growth by Location: • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27%	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>
1.2.23 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in	<i>Please see response in Targets section</i>	<i>Please see response in Targets section</i>

Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12 <i>1.2.12 Implement the strategies and actions of the Regional Growth Strategy that contribute to regional targets as shown on Table 2 to:</i> <i>a) focus 98% of the region’s dwelling unit growth to areas within the Urban Containment Boundary;</i> <i>b) focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and</i> <i>c) focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas.</i>			
Strategy 1.1: Contain urban development within the Urban Containment Boundary			
Policy 1.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	See OCP Schedule E Regional Context Statement Map , which indicates that the entirety of the City is located within the Metro Vancouver Urban Containment Boundary.
	b)	Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<i>Please provide response in Targets section</i>
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	This policy is not included in the current OCP but will be added in the next OCP update.

	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Objectives 2.3.4 and 4.2.2 relate to minimizing the effects of development to residents and the environment. There are no airports in the vicinity of the City of North Vancouver.
Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas			
Policy 1.2.23	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>Please provide response in Targets section</i>
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	<i>See below</i>
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	See OCP Schedule E Regional Context Statement Map .
	ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	<i>Please provide response in Targets section</i>
	iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Objectives 1.1.4 and 1.1.5 identify the Lonsdale Regional City Centre as the commercial core of the City, encouraging a concentration of uses – including office, into this core. Objectives 7.2.1, 7.2.2, 7.2.9, 7.2.10, and 7.2.11 seek to increase the concentration of economic activity – including the provision of office space, in the Lonsdale Regional City Centre and FTDA's.
	iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	Objectives 2.2.2 and 7.2.10 support a modal shift by prioritizing sustainable forms of transportation and reducing

		parking requirements in areas in close proximity to transit. Action 8C of the City's Mobility Strategy (2022) further supports these objectives.
v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Objectives 1.1.4 and 1.5.1 support Lonsdale as the Regional City Centre and enable a wide range of housing types to allow for flexible infill densification. Objectives 1.3.1 – 1.5.9, and 3.1.1 – 3.5.4 relate to the diversity, resiliency, equitability, and liveability of densification and development in the City. Pathways 1, 4, and 5 of the City's Community Wellbeing Strategy (2024) , as well as the Residential Tenant Displacement Policy (2021) further support these objectives.
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Objectives 1.1.7 and 1.4.1 encourage child care services and amenities in residential areas and multi-family developments. Action 12 of the City's Child Care Action Plan (2020) further supports these objectives.
vii)	consider the implementation of green infrastructure	Objective 8.3.3 refers to the implementation of green infrastructure.
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	Objectives 1.4.5, 2.2.4, 8.1.1, and 8.2.3 address the corresponding investment in and intensification of infrastructure in the Lonsdale Regional City Centre, FTDA's, and other locations along transit corridors experiencing growth. Objectives 1.1.2, 1.1.6, 1.4.3, 1.4.5 and 2.1.3 refer to the investment in commercial,

		residential, and cultural amenities in the Lonsdale Regional City Centre, FTDA's, and other locations along transit corridors experiencing growth. The City's Asset Management Plans support these objectives and are being updated in anticipation of future growth.
ix)	support the provision of community services and spaces for non-profit organizations	Objective 1.4.3 supports the provision of community services and spaces, particularly in high-density neighbourhoods. Pathway 6 of the City's Community Wellbeing Strategy (2024) further supports this objective.
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Objectives 1.1.3 – 1.1.5, 2.2.4, 7.2.2, 7.2.6 – 7.2.9, and 7.2.12 recognize and support the different uses of the overlapping areas between Urban Centre, FTDA's, and Employment lands.
xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Objective 4.2.2 and 4.2.14 refer to minimizing environmental impacts and its effects on residents of new development. Action 7D of the City's Mobility Strategy (2022) further supports these objectives.
c)	Include policies for General Urban lands that:	See below.
i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	See OCP Schedule E Regional Context Statement Map .
ii)	exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	See OCP Schedule A Land Use Map which show the Urban Centre and FTDA's, where Major-Trip-Generating Uses are permitted. Objectives 1.1.4, 7.1.5, and 7.2.2 support the concentration of Major-Trip-Generating Uses in the Urban Centre and FTDA's.

	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Objective 2.2.4 encourages infill and intensification in appropriate locations within walking distance of FTDA's. The City's Community Wellbeing Strategy (2024) and Density Bonus and Community Benefits Policy (2018) further support this objective.
	iv)	encourage neighbourhood-serving commercial uses	Objective 1.1.6 supports the provision of strategically located neighbourhood-serving commercial uses.
	d)	with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	This definition is not in the current OCP but will be added in the next OCP update.
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	See OCP Schedule E Regional Context Statement Map which shows the proposed expansion to the Marine Drive FTDA.
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Objectives 2.1.5, 2.1.8, and 2.2.4 refer to the collaboration between different organizations in considering long-term growth and transportation planning.

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP Policies
Policy 1.3.7	Adopt Regional Context Statements that:		
	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	Objectives 2.1.1 – 2.3.10 support alternative modes of transportation across the City. Direction 1 of the City's Community Wellbeing Strategy (2024) supports building complete, connected, social active communities, where daily needs are met within a short walk or roll of every home.

			Action 8A of the City's Mobility Strategy (2022) further supports these objectives.
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	Objectives 1.4.3, 6.2.2, and 7.1.4 support Lonsdale Regional City Centre and other high-density neighbourhoods in accommodating a variety of community, arts, cultural, recreational, and other uses.
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Objectives 1.4.3, 5.1.2, 5.1.4, 5.1.5, and 5.2.1 – 5.3.6 support the provision of public spaces and other place-making amenities and facilities for people of all ages and abilities in every season.
	d)	respond to health and climate change-related risks by providing equitable access to:	See below.
	i)	recreation facilities	Objective 5.1.2, 5.2.3, 5.2.4, and 5.2.5 promote accessibility to recreation facilities in the City. The City's Community Recreation Strategy (2020) further supports these objectives.
	ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Objectives 1.3.10, 5.1.2, 5.2.3, 5.3.1, and 5.3.5 promote accessibility to green spaces and other public spaces in the City. The City's Parks Master Plan (2010) further supports these objectives.
	iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Objectives 2.1.1, 2.3.2, and 2.3.5 support safe and accessible active transportation throughout the City. Strategy 1 of the City's Mobility Strategy (2022) further supports these objectives. The City is developing a city-wide sidewalk assessment which will identify and quantify the condition, function, and

			accessibility of existing sidewalks.
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Objectives 3.4.1 – 3.4.5 recognize the City's role in providing nutritious, healthy, and local food opportunities for its residents. The City's Community Wellbeing Strategy (2024) further supports these objectives.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Objectives 1.4.4, 1.3.10, and 5.2.8 relate to mitigating the negative social and health impacts of new development through thoughtful planning and design principles and practices. Pathways 1 and 4 of the City's Community Wellbeing Strategy (2024) further support these objectives.
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Objectives 1.3.10, and 3.2.1 – 3.2.3 promote social connectedness, accessibility, and crime prevention through thoughtful planning and design principles and practices. These objectives are supported by the Development Permit Guidelines in Division VII of the City's Zoning Bylaw (1995).
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	Objective 7.2.1 relates to the partnership and collaboration with Indigenous Groups to achieve economic objectives. The City's Community Wellbeing Strategy (2024) further supports this objective.
Strategy 1.4: Protect Rural lands from urban development			
Policy	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	N/A

	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	N/A
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	N/A
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	N/A
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	N/A

Metro 2050 Goal 2: Support a Sustainable Economy

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The policies within the City of North Vancouver's OCP recognize the importance of supporting and enhancing its existing local economy while fostering an environment that encourages new economic pursuits to create a diverse economy. The City is fortunate to have a vibrant urban centre, as well as a thriving port, which provide abundant economic opportunities. Chapters 2 and 8 of the OCP support the existing and future economy by directing economic growth to these hubs, optimizing the movement of people and goods, and aligning infrastructure and servicing needs accordingly. The OCP is strongly supported by the City's **Economic Development Strategy (2023)**, which provides updated guidance to support innovation-driven employment growth, marine and logistics sector expansion, and retention of commercial and office uses in key nodes. The Strategy also emphasizes workforce attraction, land intensification, and targeted support for key sectors including health, clean tech, and the creative economy.

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP Policies
Policy 2.1.10	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	Objectives 1.1.3 and 1.1.5 support economic support through provision of jobs and commercial uses. Objectives 1.1.4, 2.2.4, 7.2.2, and 7.2.8 support the concentration of economic growth around the Lonsdale Regional City Centre and FTDA's. Objectives 2.5.3, 7.2.6, 7.2.7, 7.2.9, and 7.2.12 provide support for the City's industrial and employment lands. Tactic 1.3 of the City's Economic Development Strategy (2023) further supports these objectives.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	Objectives 1.1.4, 1.1.5, and 7.2.2 support the appropriate development and expansion of office and commercial uses in the Urban Centre and FTDA's. Objective 7.2.8 encourages additional floor area devoted to employment-generating uses.

	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	Objectives 1.1.4, 7.1.5, and 7.2.2 support Lonsdale Regional City Centre and the FTDA's as the commercial and institutional cores of the City, discouraging development and expansion elsewhere.
Strategy 2.2 Protect the supply and enhance the efficient use of Industrial land			
Policy 2.2.9	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	See OCP Schedule E Regional Context Statement Map .
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	See OCP Schedule A Land Use Map , which identifies industrial lands situated around the City's waterfront port that are crucial in supporting inter-regional, provincial, national, and international trade.
	c)	include policies for Industrial lands that:	See below.
	i)	consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Objectives 7.2.6, 7.2.7, and 7.2.9 provide support to and protect the City's industrial land. Objective 7.2.12 ensures that uses on industrial lands are appropriate for their location and consistent with the intent of the industrial lands.
	ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Objectives 7.2.7 and 7.2.12 support auxiliary uses on these lands, such as limited-scale ancillary commercial spaces and caretaker units.
	iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	Objective 7.2.12 ensures that uses on industrial lands are appropriate for their location and consistent with the intent of the industrial lands.
	iv)	encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Objective 7.2.6, 7.2.9, and 7.2.12 refer to the improved utilization and increased intensification of industrial lands.
	v)	review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and	Objectives 2.2.2 and 7.2.10 support the strategic managing of parking and loading requirements to reflect changes in activities and demand,

	reflect improvements to transit service, in an effort to avoid the over- supply of parking	ensure better integration with surrounding character, encourage alternative modes of transportation, and avoid an over-supply of parking. Tactic 1.6 of the City's Economic Development Strategy (2023) further supports these objectives.
vi)	explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Objectives 7.2.9 and 7.2.12 influence land use planning to support the economic growth and intensification of industrial lands. Tactic 1.3 of the City's Economic Development Strategy (2023) further supports these objectives.
vii)	provide infrastructure and services in support of existing and expanding Industrial activities	Objective 7.2.9 provides infrastructure and servicing support for industrial activities. Additional support for industrial uses will be incorporated into future updates to the City's Asset Management Plans.
viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Objective 2.1.10 and 7.2.6 support the goods movement and infrastructure needs of the Port lands.
ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Objectives 1.2.1, 4.2.2, 4.2.3 and 4.2.5 address the relationship between industrial land uses and other land uses, aiming to minimize the effects of industrial uses and improve environmental resilience. The City does not have design guidelines for industrial lands.
x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	The current OCP does not prohibit the stratification or subdivision of Trade-Oriented lands, but will be added in the next OCP update.
d)	include policies for Employment lands that:	See below.
i)	support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	Section 2.4.4 identifies Lower Lonsdale as a mixed employment hub supporting industrial and small-scale commercial uses. Objectives 7.2.7, 7.2.9, and 7.2.12 support the City's mixed employment areas.
ii)	allow large and medium format retail, where appropriate, provided that such development will not	The current OCP does not explicitly support large and medium format retail development, but are implicitly

		undermine the broad objectives of the Regional Growth Strategy	encouraged to be located in the Urban Centre and FTDA's.
	iii)	support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	Objectives 1.1.4, 1.1.5, 7.2.2, and 7.2.8 support the concentration of larger-scale commercial, higher forms of residential, and other Major Trip-Generating Uses in the City's Urban Centre, and local-scale uses in FTDA's.
	iv)	support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	Objectives 1.1.4, 7.2.7, and 7.2.9 support the appropriate density forms and uses of development within the Urban Centre, FTDA's, and other lower density areas.
	v)	do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	Objective 7.2.12 ensures that the permitted uses on these lands are the most appropriate for the location and land designation.
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Objectives 4.1.1, 4.1.2, and 4.3.4 support existing and new businesses in reducing their climate footprint and improving environmental sustainability. Tactic 4.2 of the City's Economic Development Strategy (2023) further supports these objectives.
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	Objectives 3.3.3 – 3.3.5, and 4.1.3 support existing and new businesses in adapting to climate change, reducing exposure to natural hazard risks, and responding to natural hazards. The City works together with North Shore Emergency Management (NSEM) to help residents and prepare for, respond to, and recover from emergencies and disasters.

Strategy 2.3 Protect the supply of agricultural land and strengthen Agricultural viability			
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	Metro 2050 does not identify Agricultural Lands within the City of North Vancouver.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	N/A
	c)	include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	N/A
	i)	assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	N/A
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	N/A
	iii)	support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies	N/A
	iv)	protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	N/A
	v)	demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	N/A
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	N/A
PO	Section	Policy	Supplementary Information

		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	N/A
--	--	--	-----

Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver's parks, open spaces, and natural environment are key elements that contribute to the beauty and identity of the city. The policies within the OCP recognize the importance of the environmental features and functions these spaces provide and seek to protect, preserve, and reacquire them. Chapters 1, 2, 4 and 5 of our OCP aim to preserve, protect, enhance, and acquire existing and future conservation and recreation lands; reduce greenhouse gas emissions and energy consumption across transportation and development sectors; and mitigate challenges related to climate change and natural hazards. Additional plans and policies supporting the OCP include the **Climate & Environment Strategy (2024)**, **Community Energy and Emissions Plan (2010)**, **100-Year Sustainability Vision (2009)**, **Urban Forest Management Plans (2007)**, **Parks Master Plan (2010)**, **Stream and Drainage System Protection Bylaw (2003)**, **Integrated Stormwater Management Plan (2016)**, and **Streamside Protection & Enhancement Development Permit Guidelines (2022)**.

Goal 3 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1: - increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and - increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050.	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>
3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>

Strategy 3.1: Protect and enhance Conservation and Recreation lands

	Section	Policy	Applicable OCP Policies
Policy 3.1.9	Adopt Regional Context Statements that:		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	See OCP Schedule E Regional Context Statement Map .
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	See below.

	i)	drinking water supply areas	Objectives 4.2.15, 8.1.7, and 8.2.1 support the drinking water supply areas within the City. The City is supportive of a Regional Water System Risk Assessment Plan with Metro Vancouver and the North Shore municipalities.
	ii)	environmental conservation areas	Objectives 4.2.3 and 4.2.4 supports the identification and acquisition of environmentally sensitive properties, and the protection and enhancement of these areas.
	iii)	wildlife management areas and ecological reserves	Objectives 4.2.3, 4.2.8, and 4.2.10 support the protection, enhancement, and restoration of environmentally sensitive areas and wildlife habitats. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives.
	iv)	forests	Objective 4.2.12 supports the protection and expansion of the urban forest in the City. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives.
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	Objectives 4.2.8 – 4.2.10 supports the protection and restoration of riparian and wetland areas in the City. Pathway 1 of the City's Climate & Environment Strategy (2024) further support these objectives. The City's Stream and Drainage System Protection Bylaw (2003) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
	vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	N/A
	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: major parks and outdoor recreation areas;	Section 2.1.3 outlines the intent of the City's Parks, Recreation, and Open Space land use designation.

	- education, research and training facilities, and associated uses that serve conservation and/or recreation users; - commercial uses, tourism activities, and public, cultural, or community amenities; - limited agricultural use, primarily soil-based; and - land management activities needed to minimize vulnerability / risk to climate change impacts	Objectives 1.2.1, 4.2.2, 4.2.3, 5.1.1, and 5.1.9 support the intended uses of this designation. The City's Urban Forest Management Plans (2007), Parks Master Plan (2010), and Climate & Environment Strategy (2024) further support these objectives.
c)	Include policies that:	See below.
i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Objective 1.2.1, 4.2.2, and 4.2.3 ensure the protection of conservation and recreational land from activities from adjacent land uses. Special consideration will be given to Streamside Protection Areas outlined in Section 2.5 .
ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Objectives 4.2.8, and 4.2.9 relate to the protection and restoration of isolated environmentally sensitive areas.

Strategy 3.2: Protect, enhance, restore, and connect ecosystems

	Section	Policy Text	Applicable OCP Policies
Policy 3.2.7	Adopt Regional Context Statements that:		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>Please provide response in Targets section</i>
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	See below.
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	Objectives 4.2.4, 4.2.5, 5.1.1, and 5.1.9 support the protection, enhancement, and restoration of ecosystems through means like land acquisition, density bonusing, and other creative solutions.
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Objectives 4.2.4, 4.2.9, 4.2.10, and 5.1.3 relate to the acquisition, restoration, enhancement, protection, and collaboration with other jurisdictions and partners concerning conservation and recreation lands. The City's Biodiversity and Natural Areas Report (2023) identifies the natural habitat network which aligns with the Regional Green Infrastructure Network identified by Metro Vancouver.

	iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Objectives 4.2.2 – 4.2.6 encourage sustainable development and growth that minimizes environmental impacts and place protections on environmentally sensitive areas.
	iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	Section 2.5 and Objectives 4.2.3, 4.2.5, and 4.2.6 relate to the use of creative solutions and re-greening to manage ecological integrity between ecosystems and other land uses. The City's Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
	c)	Include policies that:	See below.
	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Objective 8.3.3 supports the consideration of natural assets, green infrastructure, and other naturalized development strategies in land use decision-making and management. The City is planning on developing an inventory and valuation of existing ecosystem services to inform a natural asset management plan.
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Objectives 4.2.3, 4.2.4, 4.2.10, and 4.2.12 support the protection, restoration, and expansion of urban forests through land acquisition and land use controls. The City's Climate & Environment Strategy (2024), Urban Forest Management Plans (2007), Parks Master Plan (2010), and Tree Bylaw (2022) further support these objectives.
	iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Objectives 4.2.11 aims to reduce the density and distribution of invasive species to protect biodiversity and ensure public safety. The City's Invasive Plant Management Strategy (2013) further supports this objective. The City also conducts a city-wide Invasive Species Inventory every 5 years which is used on a yearly basis

			to inform invasive species treatment programs.
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Objectives 5.1.1, 5.1.3, and 5.1.4 support the continual maintenance, improvement, and expansion of the City's existing trail/greenway network that reflects the needs and expectations of the community.
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	Objectives 1.3.9, 8.1.3, 8.1.7, 8.1.8, 8.2.1, 8.3.2, and 8.3.3 currently support watershed and ecosystem planning. The City's Integrated Stormwater Management Plan (2016) further supports these objectives. The City works together with the Provincial and Local governments, and the Tsleil-Waututh Nation to support the Burrard Inlet Water Quality Objectives, which help manage the water quality and protect the water values associated with the Burrard Inlet's marine waters and freshwater tributaries.

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

	Section	Policy	Applicable OCP Policies
Policy 3.3.7	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	<i>Please provide response in Targets section</i>
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such	Objectives 1.2.1 – 1.2.3 support the retrofitting of existing buildings and construction of new buildings to meet new energy, waste, and GHG standards and practices. Objective 8.3.1 ensures that new and retrofitted buildings are adapted and resilient to future climatic conditions throughout its lifespan. Pathway 2 of the City's Climate & Environment Strategy (2024) further supports these objectives.

		as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure; and community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	Objectives 1.1.1, 1.1.2, 1.1.4, 1.2.1, 1.4.4, and 1.4.5 refer to the design and infrastructure that supports active transportation. Objectives 1.3.10, 2.1.1, 2.1.4 – 2.1.9, 2.2.1 – 2.2.6, and 2.3.1 – 2.3.10 refer to the programs, initiatives, and supports that encourage a modal shift to sustainable transportation.
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	Objectives 1.1.2, 1.1.6, 1.4.3, 1.4.5, 2.1.3, 2.2.4, 8.1.1, and 8.2.3 refer to the focus of infrastructure and amenity investments in the Urban Centre, FTDA's, and other appropriate locations. The City's Asset Management Plans support these objectives and are being updated in anticipation of future growth.

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP Policies
Policy 3.4.5	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Objectives 1.2.1, 1.2.2d, and 8.3.1 ensure that new and existing development is adaptable, resilient, and informed by climate science in the face of climate change and natural hazards. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which provides protections for hazardous land within 200-year flood plains or steep areas. The City's Integrated Stormwater Management Plan (2016) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further support these objectives.
	b)	include policies that discourage new development in current and future hazardous	Objectives 1.2.1, 3.2.4, 4.1.4, and 8.1.2 ensure that new developments

		areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	avoid hazardous areas where possible, and risks are mitigated through climate-proofing development and regular climate change research and consideration. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which provides protections for hazardous land within 200-year flood plains or steep areas.
Policy 3.4.6	Section	Policy	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	Objectives 1.2.1, 4.1.3, 4.1.4, 4.2.16, and 8.1.2 support the continual, iterative process of integrating climate change research and natural hazard risk assessments into planning decisions. Utility modeling and IDF curve monitoring are examples of how the City incorporates climate change and natural hazard research into local planning and infrastructure decision making.
Policy 3.4.7	Section	Policy	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	Objectives 3.3.1 – 3.3.6, 4.1.3, and 4.2.2 support the incorporation of mitigation and recovery strategies into broader plans and policy documents to support communities in the face of climate change and emergency events. Action 11D of the City’s Mobility Strategy (2022) further supports these objectives. The City’s Municipal Emergency Plan (2007) , created with North Shore Emergency Management (NSEM), further supports these objectives.
Policy 3.4.8	Section	Policy	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	Objective 4.1.4 relates to the management of development in relation to climate-related hazards such as unstable slopes and floods. Objective 8.3.3 relate to the use of green infrastructure or naturalized

			engineering strategies to mitigate risk of storms and flooding. Section 2.5 contains the Hazard Lands (HZ) Development Permit Area designation which guide development in hazardous areas. The City's Integrated Stormwater Management Plan (2016) and Streamside Protection and Enhancement Development Permit Guidelines (2022) further supports these objectives.
--	--	--	--

Metro 2050 [Goal 4: Provide Diverse and Affordable Housing Choices](#)

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver recognizes its role in providing diverse and affordable housing options in a market facing an affordability and supply crisis. The policies in the Official Community Plan (OCP), along with supporting plans and strategies, reflect the City's commitment to being a place where residents can afford to live, work, and play. Chapter 1 of the OCP contains policies that support the provision of a range of housing types and tenures, from non-market rental housing to supportive housing. Additional plans and policies that support the OCP include the **Housing Needs Report (2021)**, **Interim Housing Needs Report (2024)**, **Housing Action Plan (2016)**, **Community Well-being Strategy (2024)**, **Economic Development Strategy (2023)**, **North Shore Poverty Reduction Strategy (2023)**, **Residential Tenant Displacement Policy (2021)**, and **Mid-Market Rental Policy (2022)**.

Goal 4 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please see response in Targets section.</i>	<i>Please see response in Targets section.</i>

Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Applicable OCP Policies
Policy 4.1.8	Adopt Regional Context Statements that:		
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	Objectives 1.5.1 – 1.5.9 informed the City's Housing Needs Report (2021), which indicates the City's commitment to meeting current and future housing needs and demand. The City's Interim Housing Needs Report (2024) identified a 20-year housing unit need using Provincial methodology. The City is working to ensure that the Zoning Bylaw (1995) and OCP will allow the necessary capacity to accommodate the housing unit needs identified by the Province.

	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Objectives 1.5.1 – 1.5.9 support the provision of affordable and diverse housing options. Local plans and policies supporting the OCP include but are not limited to our: Housing Action Plan (2016), Housing Needs Report (2021), CNV4ME (2016), Mid-Market Rental Policy (2022), Adaptable Design Policy (1998), and Active Design Guidelines (2015). The City is working on an inclusionary housing framework, which will include a revised inclusionary housing policy, and the integration of inclusionary zoning into the City’s Zoning Bylaw.
	c)	identify policies and actions that contribute to the following outcomes	See below.
	i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Objective 1.5.1 – 1.5.5, and 1.5.7 relate to increasing the diverse supply of adequate, suitable, and affordable housing along the housing continuum. Pathway 2 of the City’s Community Wellbeing Strategy (2024) further supports these objectives.
	ii)	increased supply of family-friendly, age-friendly, and accessible housing	Objectives 1.4.2, 1.5.1, 1.5.5 and 1.5.6 support the provision of family-friendly, age-friendly, and accessible housing. Actions under the City’s CNV4ME (2016), Housing Action Plan (2016), and Community Wellbeing Strategy (2024) further support the provision of housing for all ages and abilities.
	iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Objectives 1.5.1 – 1.5.5, and 1.5.8 support a range of options for housing tenures and types. The City’s Housing Action Plan (2016) and Pathway 2 of the Community Wellbeing Strategy (2024) further support these objectives.
	iv)	increased density and supply of diverse ground-oriented and infill housing forms in	Objectives 1.5.1 and 2.2.4a support increasing density in the urban core

		low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	and in proximity to transit with the development of infill housing forms.
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Objectives 1.1.4, 1.1.6, 2.2.1 and 2.2.3 relate to the integration of land use and transportation planning to reduce housing and transportation costs.
	vi)	increased social connectedness in multi-unit housing	Objectives 1.4.3 and 1.4.4 support the use of active-design principles and other recreational, cultural, and community spaces to enhance social connectedness. Objectives 3.1.1 and 3.1.2 foster social connectedness by encouraging inclusive environments, reducing barriers to participation, and empowering residents of the community. The City's Community Wellbeing Strategy (2024) and Active Design Guidelines (2015) further support these objectives.
	vii)	integrated housing within neighbourhood contexts and high quality urban design	Objectives 1.3.1, 1.3.5, and 1.3.6 ensure that new housing units are high quality and integrated within neighbourhood contexts in an appropriate way
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	Objectives 1.2.1 and 4.1.4 ensure that existing and future housing stock are resilient to climate change and related hazards. Pathway 2 of the City's Climate & Environment Strategy (2024) further supports these objectives.
	Section	Policy	Supplementary Information
Policy 4.1.9	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). The City's Interim Housing Needs Report (2024) found that over the next 20 years, the City of North

		Vancouver will need 21,301 additional housing units to address both its underlying and future housing needs. The City's Community Wellbeing Strategy (2024) addresses housing need through Tactic 2.14 to enable and promote housing densities that reflect the City's housing need, as established through the City's Housing Needs Report.
b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), and Interim Housing Needs Report (2024). The City's Interim Housing Needs Report (2024) assesses the City's demographics and current and future housing context, with the following key takeaways: (1) the City is growing faster than the region, (2) housing needs in the City are evolving with changing demographics, and (3) housing affordability continues to be a significant issue in the City.
c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). The City's Interim Housing Needs Report (2024) identifies key statements of housing need, including the need for housing for seniors, housing for families, housing for Indigenous households, and special needs housing among others. These housing priorities are addressed in the City's Community Wellbeing Strategy (2024) tactics, including Tactic 2.18 to promote family friendly units, Tactic 2.20 to partner and collaborate with

			Skwxwu7mesh Úxwumixw (Squamish Nation) and səliłwətał (Tsleil-Waututh Nation) to learn about housing needs of local First Nations members and the City's urban Indigenous population, and Tactic 2.22 to support accessibility and aging in place.
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). Pathway 2 in the City's Community Wellbeing Strategy (2024) to expand the supply and improve the quality, diversity, and affordability of housing in the City addresses actions set out in Action 4.1.8. Key tactics to support implementation include Tactic 2.7 to develop an inclusionary housing policy, Tactic 2.11 to leverage senior government funding and programs to deliver affordable housing, and Priority Project Two for Housing Supply, Affordability, Suitability + Adequacy Initiatives.

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply

	Section	Policy	Applicable OCP Policies
Policy 4.2.7	Adopt Regional Context Statements that:		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please provide response in Targets section</i>
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	The City's Residential Tenant Displacement Policy (2021) supports the OCP in mitigating impacts to tenants during displacement events through enhanced notice and financial assistance.

	c)	identify the use of regulatory tools that protect and preserve rental housing	Objective 1.5.4 supports the retention, renewal, and replacement of rental housing units. The City's Density Bonus and Community Benefits Policy (2018) provides additional support to the protection and preservation of rental housing.
	d)	identify policies and actions that contribute to the following outcomes:	See Below.
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Objectives 1.5.3 – 1.5.5 encourage the development of affordable rental housing through collaboration with housing partners, and using tools like density bonusing and density transfers. The City's Housing Action Plan (2016) and Density Bonus and Community Benefits Policy (2018) further support these objectives.
	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Objectives 1.5.2 – 1.5.5 support the provision of market and below-market housing, and preservation of existing rental units. The City's Density Bonusing and Community Benefits Policy (2018) and Community Wellbeing Strategy (2024) further support these objectives.
	iii)	protection and renewal of existing non-market rental housing	Objective 1.5.4 incentivizes the retention, renewal, and replacement of existing rental units with density bonusing and transfers. The City's Density Bonus and Community Benefits Policy (2018) further supports this objective.
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	The City's Residential Tenant Displacement Policy (2021) supports the OCP by requiring enhanced notice and financial assistance for renters displaced due to redevelopment.

			Pathway 2 of the City's Community Wellbeing Strategy (2024) further supports this objective.
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Objectives 1.2.2, 1.2.3, and 4.1.1 support existing and future housing stock to be more energy-efficient, produce zero-waste, and reduce GHG emissions. The City's Climate & Environment Strategy (2024) further supports these objectives by providing a strategic framework to advance resilience and sustainability across housing typologies.
Policy 4.2.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Density Bonus and Community Benefits Policy (2018). Pathway 2 of the City's Community Wellbeing Strategy (2024) supports developing inclusionary policies, regulations, and incentives to increase the supply of non-market housing in the City. Strategy 7 of the City's Housing Action Plan (2016) focuses on sustaining and enhancing non-market housing through support for non-profit societies in preserving existing stock and pursuing regeneration opportunities as they arise. The City's Density Bonus and Community Benefits Policy (2018) protects existing purpose-built rental housing and, when rental sites are rezoned, limits the future use to rental housing.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Please see the City of North Vancouver's Housing Action Plan (2016) , Housing Needs Report (2021) , Interim Housing Needs Report (2024) , and Pathway 2 of

			the Community Wellbeing Strategy (2024). The City's Community Wellbeing Strategy (2024) supports renters through Pathway 2 – Tactic 2.21, by using the City's Tenant Displacement Policy and other regulatory tools. The City's Residential Tenant Displacement Policy (2021) protects tenants who are displaced as a result of redevelopment of rental accommodations with enhanced notice and assistance beyond that required under the Residential Tenancy Act (RTA). Under the Inclusionary Housing Policy (2025), eligible tenants displaced by redevelopment are given first priority for 10% Inclusionary Housing Rental units in the new building.
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), and Interim Housing Needs Report (2024). The City's Housing Action Plan (2016) emphasizes cross-sector partnerships to advance housing initiatives in Strategy 6, including to collaborate with organizations including Metro Vancouver to support the development of diverse housing types and tenures.

Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness

	Section	Policy	Applicable OCP Policies
Policy 4.3.7	Adopt Regional Context Statements that:		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Objective 1.5.8 refers to the collaboration with senior levels of government to produce new supportive housing units. The City is advancing nine housing initiatives, funded by the Federal Housing Accelerator Fund (HAF), to

			increase the supply of and improve the quality, diversity, and affordability of housing. The City is coordinating with non-profit organizations and senior levels of government to lead capital projects on City-owned land that focus on expanding rental housing and community-based services through a not-for-profit model
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	Objective 1.5.7 supports the provision of various housing options along the housing spectrum, including shelters, safe houses, transitional housing, and supportive housing. Objective 3.1.6 refers to the collaboration with community partners to provide support and assistance for people in need, including transitioning out from homelessness. Pathways 2 and 6 of the City's Community Wellbeing Strategy (2024) further support these objectives.
Policy 4.3.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of the Community Wellbeing Strategy (2024). Pathway 2 of the City's Community Wellbeing Strategy (2024) includes Tactic 2.11 to leverage senior government funding and programs for non-market housing and capitalize on partnership opportunities.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), and Pathway 2 of

			the Community Wellbeing Strategy (2024). Pathway 2 of the City's Community Wellbeing Strategy (2024) includes the following relevant tactics: Tactic 2.6 to reduce the stigma associated with being unhoused by increasing awareness of the root causes, including the individual, economic, and societal factors. Tactic 2.26 to increase public access to the City's housing data, policies, and information. Tactic 5.5 to work with partners to de-stigmatize and raise awareness in the community about poverty, share information on available services and resources, and to motivate the community to take action.
c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness		Please see the City of North Vancouver's Housing Action Plan (2016), Housing Needs Report (2021), Interim Housing Needs Report (2024), Pathway 2 of the Community Wellbeing Strategy (2024), and North Shore Poverty Reduction Strategy (2023). The City's Community Wellbeing Strategy (2024) includes the following relevant pathways and tactics to address Homelessness and reduce poverty: Pathway 2 includes several tactics to support individuals and families experiencing, or at risk of, homelessness. Tactic 6.10 under Pathway 6 focuses on strategic advocacy and financial support with senior levels of government to secure funding and partnership opportunities that address the needs of those at risk of, or experiencing, homelessness. Pathway 5 employs multiple tactics to build a people-centered local

		economy and foster collaboration to break the cycle of poverty. In 2023, the City endorsed the North Shore Poverty Reduction Strategy , a collaborative, cross-government initiative to reduce poverty through coordinated actions across the region.
--	--	--

Metro 2050 [Goal 5: Support Sustainable Transportation Choices](#)

Describe how the OCP and other supporting plans and policies contribute to this Goal:

The City of North Vancouver encourages sustainable mobility choices, as reflected in the Official Community Plan (OCP). In collaboration with partners such as TransLink and other municipalities, the City is committed to maintaining, enhancing, and expanding its transportation network to meet the objectives outlined in the OCP and the Mobility Strategy. Chapters 1 and 2 of the OCP aim to support sustainable modes of transportation—such as walking, cycling, micro-mobility, electric vehicles, car-sharing, and transit—optimize routes for all travel modes, and ensure accessibility for people of all backgrounds. Additional plans and policies that support the OCP include the **Mobility Strategy (2022)**, **Curb Access and Parking Plan (2025)**, **Community Wellbeing Strategy (2024)**, **Climate & Environment Strategy (2024)**, **Economic Development Strategy (2023)**, **Safe Mobility Strategy (2020)**, **North Shore Area Transit Plan (2012)**, **Electric Vehicle Strategy (2018)**, **Walk CNV Pedestrian Plan Framework (2017)**, and **Bicycle Master Plan (2012)**.

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

	Section	Policy	Applicable OCP Policies
Policy 5.1.14	Adopt Regional Context Statements that:		
	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	Objectives 2.1.1, 2.1.2, 2.1.4 – 2.1.9, 2.2.1, 2.2.2, and 2.2.4 – 2.2.7 support, encourage, and strive to improve sustainable transportation methods in the City. Action 8A of the City's Mobility Strategy (2022) further supports these objectives.
	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Objective 2.1.8 and 7.2.10 refer to the collaboration between the City and transportation partners to implement transportation demand strategies that simultaneously encourage active transportation and support local businesses with parking. Actions 4B, 4E, 6A, and 8B of the City's Mobility Strategy (2022), and the City's Curb Access and Parking Plan (2025) further support these objectives.

	c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	Objectives 1.1.2, 1.4.5, 2.1.1, 2.1.4, 2.1.6, 2.3.1 – 2.3.3, 2.3.5, and 2.3.9 refer to the management of sustainable transportation infrastructure, including their development, maintenance, improvement, and provision. Strategies 1, 2, 5, 6, and 7 of the City's Mobility Strategy (2022) further support these objectives.
	d)	support the transition to zero-emission vehicles	Objectives 2.2.2 and 2.3.8 support the transition to zero-emission vehicles. Actions 3Bii and 3Biii of the City's Mobility Strategy (2022) further support these objectives.
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	Objective 5.1.3 refers to connecting the City's trail/greenway network beyond municipal boundaries. Action 11Diii of the City's Mobility Strategy (2022) provides additional support to this objective. The City continues to work closely with TransLink and Metro Vancouver on the implementation of the Major Bikeway Network and Regional Greenway Network
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Objectives 2.1.1, 2.1.2, and 2.2.2 support investment in active transportation facilities to encourage people of all ages and abilities to pursue active transportation methods. Actions 1Bi, 1Diii, 1Div, and 1E of the City's Mobility Strategy (2022) provide additional support to these objectives.
Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services			
Politic	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		

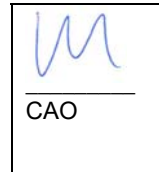
	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	See the OCP Schedule E Regional Context Statement Map .
	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	Objective 2.1.10 and 2.3.10 refer to the collaboration with other municipalities and levels of government to optimize the efficiency and safety of trade routes. Strategy 9 of the City's Mobility Strategy (2022) provides additional support to these objectives.
	c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Objectives 2.1.6, 2.1.10, 2.2.5, 2.3.10, and 7.2.6 refer to the collaboration with other municipalities to implement transportation system management strategies to improve overall traffic network efficiency. Strategy 10 of the City's Mobility Strategy (2022) provides additional support to these objectives.
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Objective 7.2.6 supports the City's existing rail network and its role in delivering goods and services to the port. Strategy 9 of the City's Mobility Strategy (2022) provides additional support to this objective.
	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Objectives 2.3.3, 2.3.4, and 4.2.14 relate to mitigating the noise and air pollution impacts of development and infrastructure. Action 7D of the City's Mobility Strategy (2022) provides additional support to these objectives.
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution	Objective 2.1.10, 2.3.8, 2.3.10, and 7.2.6 relate to the optimization of the City's transportation system and

		centres, and mitigate any negative impacts of these uses on neighbourhoods	options to improve goods movement and reduce environmental impacts. Strategy 9 and 10 of the City's Mobility Strategy (2022) provide additional support to these objectives.
--	--	--	--

Metro 2050 Implementation

Metro 2050 includes some policies that can be used if the Member Jurisdiction includes language permitting them, either below or in statements elsewhere in the RCS.

	Policy	Member Jurisdiction Response
Policy 6.2.7	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality's Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows: a) the Member Jurisdiction may re-designate land from one regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare; b) notwithstanding section 6.2.7 (a), for sites that are greater than one (1) hectare and less than three (3) hectares in area, the Member Jurisdiction may redesignate land: - from Industrial to General Urban regional land use designation, if the site is contiguous with an Industrial site and the developable portion of the site will be predominantly within 150 metres of an existing or approved rail rapid transit station; or - from Industrial to Employment regional land use designation if the developable portion of the site will be predominantly within 250 metres of an existing or approved rail rapid transit station, provided that: - the re-designation does not impede rail, waterway, road, or highway access for industrial uses; and - the aggregate area of all proximate sites so re-designated does not exceed three (3) hectares; c) the aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the Member Jurisdiction's total lands within each applicable regional land use designation as of July 29, 2011.	The City of North Vancouver's Regional Context Statement hereby permits this.
Policy 6.2.8	A Member Jurisdiction may include language in its Regional Context Statement that permits amendments to its Official Community Plan to adjust the boundaries of Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the Regional Growth Strategy.	The City of North Vancouver's Regional Context Statement hereby permits this.



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: DEVELOPMENT COST CHARGES RESERVE FUNDS

Date: October 1, 2025 File No: 09-3900-30-0010/1

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer, dated October 1, 2025, entitled "Development Cost Charges Reserve Funds":

THAT third reading of "Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126" be rescinded;

THAT "Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126" be amended as follows:

- (a) In Section 3.B., by deleting the words "prior to the approval" and replacing them with "at the time of approval";
- (b) in Schedule "A", by deleting the words "Protection Services (Fire & Police)" and replacing them with "Fire Services";

THAT "Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126" be given third reading, as amended;

AND THAT "Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142" be considered for readings.

ATTACHMENTS

1. Tracked Changes requested by Ministry – “Development Cost Charges Bylaw, 2016, No. 8471” (CityDocs [2723423](#))
2. Tracked Changes – “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” (CityDocs [2687400-v3](#))
3. Final version – “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” (CityDocs [2687400-v4](#))
4. Proposed “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142” (CityDocs [2717404](#))

SUMMARY

This report proposes that two minor amendments to the recently considered Development Cost Charge Bylaw that received three readings in July 2025 be made, to incorporate recent feedback from the Inspector of Municipalities. It also proposes that CNV’s DCC reserve funds be updated so that Development Cost Charges for each service category can be held separately as required by legislation.

BACKGROUND

In the Regular Council Meeting of July 14, 2025, Council considered “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126”. Shortly after the Bylaw received three readings, staff provided the Bylaw and the Development Cost Charges (“DCC”) Background Study to the Inspector of Municipalities (the “Inspector”) for consideration.

DISCUSSION

DCC Bylaw

On September 15, 2025, the Inspector provided the results of the review to CNV staff. Feedback from the Inspector is a normal part of the DCC approval process and staff understand that the feedback provided to CNV was very limited when compared to other municipalities who are also updating their bylaws according to the Province’s new Best Practice Guide. The Inspector’s feedback can be summarized as follows:

- The Inspector asked for “fire protection” and “police” services to be individually identified in CNV’s DCC Bylaw, instead of being combined into one “Protection Services” category. As CNV’s original “Protection Services” project list only identified one project related to fire protection, the Inspector suggested that Schedule A of the DCC bylaw be amended to reflect collection charges for “Fire Services” rather “Protection Services (Fire & Police)”.
- To better align with Section 559(4) of the *Local Government Act* that states “a development cost charge that is payable under a bylaw under this section must be paid at the time of the approval of the subdivision or the issue of the building permit”, the Inspector asked for CNV’s Bylaw to require payment “at the time of

approval of the subdivision or the issuance of the building permit” rather than “prior to the approval of the subdivision or the issuance of the building permit”.

Both of the above minor Bylaw changes are shown in track changes in the attached DCC Bylaw (**Attachments #1 and #2**), as well as in the clean version (**Attachment #3**) provided for Council’s consideration.

The Inspector also asked for some additional information on the scope of a few projects proposed to be funded by DCCs to confirm proposed spending is DCC eligible, and some DCC fund cash flow assumptions showing when DCCs are expected to be received/spent. This follow-up information has been provided to the Inspector by Staff.

DCC Reserve Funds

Section 188(2) of the *Community Charter* states as follows:

If a municipality receives money in respect of any one of the following, the Council must establish a reserve fund for the applicable purpose:

- (a) *money received from the imposition of a development cost charge, which must be placed to the credit of a reserve fund in accordance with section 566 [use of development cost charges] of the Local Government Act;*

CNV’s updated Development Cost Charges Bylaw (**Attachment #3**) includes the following service categories:

- A. Fire Services DCC Reserve
- B. Sanitary DCC Reserve
- C. Water DCC Reserve
- D. Storm Drainage DCC Reserve
- E. Parkland & Park Improvement DCC Reserve
- F. Solid Waste & Recycling DCC Reserve
- G. Transportation DCC Reserve

The “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142” (**Attachment #4**) includes the new and existing statutory DCC reserve funds required for CNV’s updated “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126”.

FINANCIAL IMPLICATIONS

DCCs provide a portion of the funding needed to deliver the projects included in CNV’s DCC Background Study, which Council directed staff to submit to the Inspector of Municipalities as part of CNV’s DCC application. Parkland and Park Improvement DCC’s also support the Council approved financial strategy for the new Harry Jerome Community Recreation Centre.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Any proposed use of DCC Reserve funds must be in alignment with CNV's Financial Plans, which support the delivery of Council's Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8471

A Bylaw to Impose Development Cost Charges for the City of North Vancouver

WHEREAS pursuant to the *Local Government Act*, Council of The Corporation of The City of North Vancouver may, by bylaw, impose development cost charges for the purpose of providing funds to assist the municipality to pay the capital cost of providing, constructing, altering, or expanding fire protection, police, solid waste, recycling, sewage, water, drainage, and highway facilities or of providing and improving park land, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

WHEREAS in fixing development cost charges imposed by this bylaw, Council has taken into consideration future land use patterns and development, the phasing of works and services, the provision of park land described in an official community plan, how development designed to result in a low environmental impact may affect the capital costs of infrastructure and whether the charges:

- a. are excessive in relation to the capital cost of prevailing standards of service in the municipality;
- b. will deter development in the municipality; and,
- c. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; or
- d. will discourage development designed to result in a low environmental impact;

AND WHEREAS in the opinion of Council the charges imposed by this bylaw are related to capital costs attributable to projects included in the capital expenditure program of the municipality;

NOW THEREFORE 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 “**Development Cost Charges Bylaw, 2016, No. 8471**”.

DEFINITIONS

2. In this bylaw:

“**Apartment with 5 or more Storeys**” means a building that is five or more storeys and containing more than one dwelling unit and that is not a multiple unit.

“**Building permit**” means a City building permit that authorizes the construction, alteration or extension of a building or structure.

“**City**” means The Corporation of the City of North Vancouver.

“**Commercial**” means a building intended to be used for a use that is not an industrial use or residential use, including, institutional uses, retail, professional services and office uses.

“Gross Floor Area” means Gross Floor Area, as defined in the Zoning Bylaw.

“Industrial” means a building intended to be used for an industrial use under the Zoning Bylaw.

“Multiple Unit” means a building that contains 2 or more dwelling units with each dwelling unit (other than lock-off suites) having a separate direct access to the outdoors.

“Other Apartment” means a building that is less than five storeys and containing more than one dwelling unit and that is not a multiple unit.

“Dwelling Unit” means “Dwelling Unit” as defined in the Zoning Bylaw.

“Secondary Suite” means “Accessory Secondary Suite” as defined in the Zoning Bylaw.

“Single Family” means a building that contains only one dwelling unit (and, for clarity, the building containing the dwelling unit does not also include a secondary suite).

“Subdivision” means a subdivision of land into two or more parcels, whether by plan, apt descriptive words or otherwise, under the *Land Title Act* or the *Strata Property Act*.

“Zoning Bylaw” means the City of North Vancouver “Zoning Bylaw, 1995, No. 6700”, as amended.

TIMING AND COLLECTION OF DEVELOPMENT COST CHARGES

3. Every person who obtains:
 - A. approval of a subdivision; or
 - B. a building permit authorizing the construction, alteration or extension of a building or structure;

shall pay to the City, at the time of approval of the subdivision or the issuance of the building permit, as the case may be, the applicable development cost charges as set out in **Schedule A** hereto attached.

Deleted: prior to

Deleted:

4. For a building intended to be used for more than one use type among residential, commercial and industrial uses, the development cost charges payable shall be calculated separately for each portion of the building containing a different use type.

EXEMPTIONS FROM DEVELOPMENT COST CHARGES

5. no development cost charges are payable in any of the following circumstances:
 - A. The building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under either of the following provisions of the *Community Charter*:

- i. Section 220 (1) (h) [statutory exemption for places of public worship];
 - ii. Section 224 (2) (f) [permissive exemptions in relation to places of public worship]; or
 - B. The building permit authorizes the construction, alteration or extension of a building if the value of the work authorized by permit does not exceed \$100,000; or
 - C. In relation to the construction, alteration or extension of self-contained dwelling units in a building authorized under a building permit if the size of each dwelling unit is 29 square metres or less and each dwelling unit is to be put to no other use other than the residential use in those dwelling units; or
 - D. A development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City; or
 - E. The building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four self-contained dwelling units and be put to no other use than the residential use in those dwelling units; or
 - F. The development does not impose any new capital cost burdens on the municipality
6. This bylaw shall come into full force and effect on and from the date of final adoption of this bylaw.

READ a first time by the Council on the 7th day of March, 2016.

READ a second time, as amended, by the Council on the 30th day of May, 2016.

READ a third time and passed by the Council on the 30th day of May, 2016.

RECEIVED APPROVAL FROM THE
INSPECTOR OF MUNICIPALITIES ON THE
15th DAY OF JULY, 2016.

ADOPTED by the Council, signed by the Mayor
and City Clerk and affixed with the Corporate
Seal on the 25th day of July, 2016.

"Darrell R. Mussatto"
MAYOR

"Karla D. Graham"
CITY CLERK

“Development Cost Charges Bylaw, 2016, No. 8471”

Schedule “A”

Service	Residential Charge per Dwelling Unit based on Building Type				Commercial	Industrial
	Single Family	Multiple	Other Apartments	Apartment with 5+ Storeys	Charge per Square Metre of Gross Floor Area	Charge per Square Metre of Gross Floor Area
Fire Services	\$1,098	\$921	\$779	\$637	\$8.56	\$8.56
Sanitary	\$1,101	\$923	\$781	\$639	\$8.58	\$8.58
Water	\$930	\$780	\$660	\$540	\$7.25	\$7.25
Storm Drainage	\$1,221	\$1,024	\$866	\$709	\$9.52	\$9.52
Parkland & Park Improvement	\$6,902	\$5,789	\$4,898	\$4,008	\$17.76	\$17.76
Solid Waste & Recycling	\$244	\$205	\$173	\$142	\$1.90	\$1.90
Transportation (Highways)	\$6,251	\$5,242	\$4,436	\$3,629	\$94.69	\$56.80
Total Charge Per Unit	\$17,747	\$14,884	\$12,593	\$10,304	\$148.26	\$110.37

Deleted: Protection Services (

Deleted: & Police)

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9126

A Bylaw to amend "Development Cost Charges Bylaw, 2016, No. 8471"

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 **"Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126"**.
2. "Development Cost Charges Bylaw, 2015, No. 8471" is amended as follows:

- A. By deleting the enacting clause in its entirety and replacing it with the following:

"WHEREAS pursuant to the *Local Government Act*, Council of the Corporation of The City of North Vancouver may, by bylaw, impose development cost charges for the purpose of providing funds to assist the municipality to pay the capital cost of providing, constructing, altering, or expanding fire protection, police, solid waste, recycling, sewage, water drainage, and highway facilities or of providing and improving park land, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

WHEREAS in fixing development cost charges imposed by this bylaw, Council has taken into consideration future land use patterns and development, the phasing or works and services, the provision of park land described in an official community plan, how development designed to result in a low environmental impact may affect the capital costs of infrastructure and whether the charges:

- a. are excessive in relation to the capital cost of prevailing standards of service in the municipality;
- b. will deter development in the municipality;
- c. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; or
- d. will discourage development designed to result in a low environmental impact;

AND WHEREAS, in the opinion of Council, the charges imposed by this bylaw are related to capital costs attributable to projects included in the capital expenditure program of the municipality;

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

- B. Immediately before Section 2, by adding the title "DEFINITIONS".
- C. In Section 2, by adding the following definitions:

"Apartment with 5 or more Storeys" means a building that is five or more storeys and containing more than one dwelling unit and that is not a multiple unit.

"Dwelling Unit" means Dwelling Unit as defined in the Zoning Bylaw.

"Multiple Unit" means a building that contains 2 or more dwelling units with each dwelling unit (other than lock-off suites) having a separate direct access to the outdoors.

"Other Apartment" means a building that is less than five storeys and containing more than one dwelling unit and that is not a multiple unit.

"Secondary Suite" means "Accessory Secondary Suite" as defined in the Zoning Bylaw.

"Single Family" means a building that contains only one dwelling unit (and, for clarity, the building containing the dwelling unit does not also include a secondary suite).

- D. In Section 2, by deleting the definition for "Building permit" in its entirety and replacing it with the following:

"Building permit" means a City building permit that authorizes the construction, alteration or extension of a building or structure.

- E. In Section 2, by deleting the definition for "Commercial" and replacing it with the following:

"Commercial" means a building intended to be used for a use that is not an industrial use or residential use, including institutional uses, retail, professional services and office uses.

- F. In Section 2, by deleting the definition for "Industrial" and replacing it with the following:

"Industrial" means a building intended to be used for an industrial use under the Zoning Bylaw.

- G. Immediately before Section 3, by adding the title "TIMING AND COLLECTION OF DEVELOPMENT COST CHARGES".

- H. In Section 3.B., by deleting the words "prior to the approval" and replacing them with "at the time of approval".

- I. After Section 3, by adding a new section as follows and renumbering subsequent section numbers:

"4. For a building intended to be used for more than one use type among residential, commercial and industrial uses, the development cost charges payable shall be calculated separately for each portion of the building containing a different use type."

- J. Immediately before Section 5, by adding the title "EXEMPTIONS FROM DEVELOPMENT COST CHARGES".

- K. In Section 5, by deleting the sentence in its entirety and replacing it with the following:

"No development cost charges are payable in any of the following circumstances:"

- L. In Section 5C, by deleting the paragraph in its entirety and replacing it with the following:

"In relation to the construction, alteration or extension of self-contained dwelling units in a building authorized under a building permit if the size of each dwelling unit is 29 square metres or less and each dwelling unit is to be put to no other use other than the residential use in those dwelling units; or"

- M. In Section 5E, by deleting the paragraph in its entirety and replacing it with the following:

"The building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four self-contained dwelling units and be put to no other use than the residential use in those dwelling units; or"

- N. In Section 5, by adding subsection F as follows:

F. "The development does not impose any new capital cost burdens on the municipality."

- O. By deleting Schedule "A" in its entirety and replacing it with the new Schedule "A" attached to this bylaw.

READ a first time on the 14th day of July, 2025.

READ a second time on the 14th day of July, 2025.

READ a third time on the 14th day of July, 2025.

RECEIVED APPROVAL FROM THE
INSPECTOR OF MUNICIPALITIES ON THE <>
DAY OF <>, 2025.

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

MAYOR

CORPORATE OFFICER

Schedule "A"

Service	Residential Charge per Dwelling Unit based on Building Type				Commercial	Industrial
	Single Family	Multiple	Other Apartments	Apartment with 5+ Storeys	Charge per Square Metre of Gross Floor Area	Charge per Square Metre of Gross Floor Area
Fire Services	\$1,098	\$921	\$779	\$637	\$8.56	\$8.56
Sanitary	\$1,101	\$923	\$781	\$639	\$8.58	\$8.58
Water	\$930	\$780	\$660	\$540	\$7.25	\$7.25
Storm Drainage	\$1,221	\$1,024	\$866	\$709	\$9.52	\$9.52
Parkland & Park Improvement	\$6,902	\$5,789	\$4,898	\$4,008	\$17.76	\$17.76
Solid Waste & Recycling	\$244	\$205	\$173	\$142	\$1.90	\$1.90
Transportation (Highways)	\$6,251	\$5,242	\$4,436	\$3,629	\$94.69	\$56.80
Total Charge Per Unit	\$17,747	\$14,884	\$12,593	\$10,304	\$148.26	\$110.37

Deleted: Protection Services (Fire & Police)

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9126

A Bylaw to amend “Development Cost Charges Bylaw, 2016, No. 8471”

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 “**Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126**”.
2. “Development Cost Charges Bylaw, 2015, No. 8471” is amended as follows:

- A. By deleting the enacting clause in its entirety and replacing it with the following:

“WHEREAS pursuant to the *Local Government Act*, Council of the Corporation of The City of North Vancouver may, by bylaw, impose development cost charges for the purpose of providing funds to assist the municipality to pay the capital cost of providing, constructing, altering, or expanding fire protection, police, solid waste, recycling, sewage, water drainage, and highway facilities or of providing and improving park land, in order to serve, directly or indirectly, the development in respect of which the charges are imposed;

WHEREAS in fixing development cost charges imposed by this bylaw, Council has taken into consideration future land use patterns and development, the phasing or works and services, the provision of park land described in an official community plan, how development designed to result in a low environmental impact may affect the capital costs of infrastructure and whether the charges:

- a. are excessive in relation to the capital cost of prevailing standards of service in the municipality;
- b. will deter development in the municipality;
- c. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; or
- d. will discourage development designed to result in a low environmental impact;

AND WHEREAS, in the opinion of Council, the charges imposed by this bylaw are related to capital costs attributable to projects included in the capital expenditure program of the municipality;

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

- B. Immediately before Section 2, by adding the title “DEFINITIONS”.
- C. In Section 2, by adding the following definitions:

“Apartment with 5 or more Storeys” means a building that is five or more storeys and containing more than one dwelling unit and that is not a multiple unit.

“Dwelling Unit” means Dwelling Unit as defined in the Zoning Bylaw.

- “Multiple Unit” means a building that contains 2 or more dwelling units with each dwelling unit (other than lock-off suites) having a separate direct access to the outdoors.
- “Other Apartment” means a building that is less than five storeys and containing more than one dwelling unit and that is not a multiple unit.
- “Secondary Suite” means “Accessory Secondary Suite” as defined in the Zoning Bylaw.
- “Single Family” means a building that contains only one dwelling unit (and, for clarity, the building containing the dwelling unit does not also include a secondary suite).
- D. In Section 2, by deleting the definition for “Building permit” in its entirety and replacing it with the following:
- “Building permit” means a City building permit that authorizes the construction, alteration or extension of a building or structure.
- E. In Section 2, by deleting the definition for “Commercial” and replacing it with the following:
- “Commercial” means a building intended to be used for a use that is not an industrial use or residential use, including institutional uses, retail, professional services and office uses.
- F. In Section 2, by deleting the definition for “Industrial” and replacing it with the following:
- “Industrial” means a building intended to be used for an industrial use under the Zoning Bylaw.
- G. Immediately before Section 3, by adding the title “TIMING AND COLLECTION OF DEVELOPMENT COST CHARGES”.
- H. In Section 3.B., by deleting the words “prior to the approval” and replacing them with “at the time of approval”.
- I. After Section 3, by adding a new section as follows and renumbering subsequent section numbers:
- “4. For a building intended to be used for more than one use type among residential, commercial and industrial uses, the development cost charges payable shall be calculated separately for each portion of the building containing a different use type.”
- J. Immediately before Section 5, by adding the title “EXEMPTIONS FROM DEVELOPMENT COST CHARGES”.
- K. In Section 5, by deleting the sentence in its entirety and replacing it with the following:
- “No development cost charges are payable in any of the following circumstances:”

- L. In Section 5C, by deleting the paragraph in its entirety and replacing it with the following:
- “In relation to the construction, alteration or extension of self-contained dwelling units in a building authorized under a building permit if the size of each dwelling unit is 29 square metres or less and each dwelling unit is to be put to no other use other than the residential use in those dwelling units; or”
- M. In Section 5E, by deleting the paragraph in its entirety and replacing it with the following:
- “The building permit authorizes the construction, alternation or extension of a building that will, after the construction, alteration or extension, contain fewer than four self-contained dwelling units and be put to no other use than the residential use in those dwelling units; or”
- N. In Section 5, by adding subsection F as follows:
- F. “The development does not impose any new capital cost burdens on the municipality.”
- O. By deleting Schedule “A” in its entirety and replacing it with the new Schedule “A” attached to this bylaw.

READ a first time on the 14th day of July, 2025.

READ a second time on the 14th day of July, 2025.

READ a third time on the 14th day of July, 2025.

RECEIVED APPROVAL FROM THE
INSPECTOR OF MUNICIPALITIES ON THE <>
DAY OF <>, 2025.

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

MAYOR

CORPORATE OFFICER

Schedule “A”

Service	Residential Charge per Dwelling Unit based on Building Type				Commercial	Industrial
	Single Family	Multiple	Other Apartments	Apartment with 5+ Storeys	Charge per Square Metre of Gross Floor Area	Charge per Square Metre of Gross Floor Area
Fire Services	\$1,098	\$921	\$779	\$637	\$8.56	\$8.56
Sanitary	\$1,101	\$923	\$781	\$639	\$8.58	\$8.58
Water	\$930	\$780	\$660	\$540	\$7.25	\$7.25
Storm Drainage	\$1,221	\$1,024	\$866	\$709	\$9.52	\$9.52
Parkland & Park Improvement	\$6,902	\$5,789	\$4,898	\$4,008	\$17.76	\$17.76
Solid Waste & Recycling	\$244	\$205	\$173	\$142	\$1.90	\$1.90
Transportation (Highways)	\$6,251	\$5,242	\$4,436	\$3,629	\$94.69	\$56.80
Total Charge Per Unit	\$17,747	\$14,884	\$12,593	\$10,304	\$148.26	\$110.37

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9142

A Bylaw to establish development cost charges reserve funds

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 “**Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142**”.
2. Pursuant to section 188 of the *Community Charter*, Council hereby establishes the following statutory development cost charges reserve funds:
 - A. Fire Services DCC Reserve
 - B. Sanitary DCC Reserve
 - C. Water DCC Reserve
 - D. Storm Drainage DCC Reserve
 - E. Parkland & Park Improvement DCC Reserve
 - F. Solid Waste & Recycling DCC Reserve
 - G. Transportation DCC Reserve
3. All monies paid to the City under “Development Cost Charge Bylaw, 2016, No. 8471” for fire services, sanitary, water, storm drainage, parkland and park improvement, solid waste and recycling, and transportation shall be deposited into the applicable DCC Reserve Fund that corresponds to the purpose for which the development cost charge was imposed.
4. In accordance with section 566(2) of the *Local Government Act*, money in the DCC Reserve Funds, including interest earned or accrued, may be used and expended only for the following:
 - A. To pay capital costs of projects or capital works related to the purpose for which the development cost charge was imposed;
 - B. To pay principal and interest on a debt incurred by the City as a result of an expenditure under paragraph 4(A); or
 - C. To pay in person subject to a development cost charge for some or all of the capital costs the person incurred in completing a project described in 4(A) if:
 - (1) the project was completed under an agreement between the person and the City; and
 - (2) the project is included in the calculation used to determine the amount of that development cost charge.

5. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the Bylaw is deemed to have been adopted without the severed section, subject, paragraph, subparagraph, clause or phrase.

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

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

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

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

MAYOR

CORPORATE OFFICER

NOTICE OF MOTION

11. Veterans Licence Plate Parking Fee Exemption – File: 11-5480-08-0001/2025

Submitted by Councillor Bell

RECOMMENDATION:

WHEREAS the dedication, sacrifice and service veterans have made and continue to make to and for our Country are recognized in many ways, including the provision for Veterans Vehicle Licence Plates in many provinces in Canada;

WHEREAS the Province of British Columbia provides such vehicle licence plates to eligible veterans in our province;

AND WHEREAS several municipalities in the Metro Vancouver area provide special exclusion from municipal paid parking programs;

THEREFORE BE IT RESOLVED THAT the City of North Vancouver exempt veterans with BC Veterans Vehicle Licence Plates from City pay parking fees and requirements, while time limits and any other posted regulations would still apply.