



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, NOVEMBER 3, 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, November 3, 2025

PROCLAMATIONS

Veterans' Week – November 5-11, 2025

Indigenous Veterans' Day – November 8, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, October 20, 2025
3. Council Workshop Minutes, October 27, 2025

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *4, *5 and *6 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAWS – ADOPTION

- *4. "Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126"
- *5. "Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142"

REPORT

- *6. Advisory Committee Terms of Reference Updates

FINANCE COMMITTEE MEETING

Draft 2026-2030 Financial Plan

REPORTS

7. Draft 2026-2030 Financial Plan
8. 2025-2029 Revised Financial Plan

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan)

REPORTS

10. Central Lonsdale Business Improvement Area Formation Bylaw and Petition Process

Correspondence from the Lonsdale Centre Business Improvement Area Society, October 15, 2025

11. Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street

BYLAWS – FIRST READING

12. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)
13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)
14. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

REPORT

15. 2026 General Local Election Planning Update

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 3, 2025

PROCLAMATIONS

Veterans' Week – November 5-11, 2025

Indigenous Veterans' Day – November 8, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, October 20, 2025
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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 *4, *5 and *6 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAWS – ADOPTION

- *4. “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126”

RECOMMENDATION:

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *5. “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142”

RECOMMENDATION:

THAT “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

REPORT

- *6. Advisory Committee Terms of Reference Updates – File: 01-0360-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, October 15, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 15, 2025, entitled “Advisory Committee Terms of Reference Updates”:

THAT the revised Terms of Reference for the following Advisory Committees be approved:

- Advisory Design Panel;
- Advisory Planning Commission;
- Community Safety Advisory Committee;
- Heritage Advisory Committee;
- Integrated Transportation Committee; and
- Social Planning Advisory Committee.

END OF CONSENT AGENDA

FINANCE COMMITTEE MEETING

Re: Draft 2026-2030 Financial Plan – File: 05-1700-01-0001/2025

Chair: Mayor Linda Buchanan

Purpose: The purpose of the Finance Committee Meeting is to present the City of North Vancouver's Draft 2026-2030 Financial Plan for consideration.

AGENDA

1. Presentation – Draft 2026-2030 Financial Plan – Chief Financial Officer

2. Public Comments – 3 minutes per speaker

Members of the community are provided an opportunity to submit written comments prior to the Finance Committee Meeting or attend the meeting in person, by phone or by Webex.

3. Questions and Comments from the Finance Committee

4. Adjourn

Recommendation to be considered under Item 7.

REPORTS

7. Draft 2026-2030 Financial Plan – File: 05-1700-01-0001/2026

Report: Chief Financial Officer, October 15, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated October 15, 2025, entitled "Draft 2026-2030 Financial Plan":

THAT Council provide feedback on the 2026 Draft Operating Budget, 2026 Draft Shipyards Budget, 2026 Draft Curb Access and Parking Budget, and Proposed New Items that reflect a baseline tax rate increase of 0.68%, transfers to Capital of 2.0% and New Items of 0.24%;

THAT Council provide feedback on the 2026 Draft Cemetery Budget;

THAT Council provide feedback on the 2026-2030 Draft Capital Plan;

AND THAT the 2026 Draft Operating Budget, 2026 Draft Curb Access and Parking Budget, 2026 Draft Shipyards Budget, 2026 Draft Cemetery Budget, and 2026-2030 Draft Capital Plan be adjusted on the basis of feedback received and brought back at a subsequent meeting for consideration.

REPORTS – Continued

8. 2025-2029 Revised Financial Plan – File: 05-1715-20-0020/2025

Report: Chief Financial Officer, October 15, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated October 15, 2025, entitled “2025-2029 Revised Financial Plan”:

THAT the amendments to the 2025-2029 Financial Plan for emerging priority projects to be funded from the General Capital Reserve Fund and Civic Amenity Reserve Fund be endorsed;

THAT (Funding Appropriation #2530) an amount of \$50,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT (Funding Appropriation #2531) an amount of \$375,000 be appropriated from the General Capital Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT (Funding Appropriation #2533) an amount of \$4,950,000 be appropriated from the Parkland and Park Improvements DCC Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT funding in an amount of \$200,000 be transferred to the “HJCRC Outside Consulting” project from the “Fire Hall Dormitory” project;

AND THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan) be considered for readings.

Item 9 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan)

RECOMMENDATION:

THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan) be given first, second and third readings.

REPORTS

10. Central Lonsdale Business Improvement Area Formation Bylaw and Petition Process – File: 13-6750-20-0006/1

Report: Manager, Economic Development, October 15, 2025

RECOMMENDATION:

Option 1 – City-Led Process:

PURSUANT to the report of the Manager, Economic Development, dated October 15, 2025, entitled “Central Lonsdale Business Improvement Area Formation Bylaw and Petition Process”:

THAT staff be directed to initiate a petition against process, in accordance with Section 213 of the *Community Charter*, for the proposed creation of the Central Lonsdale Business Improvement Area;

AND THAT “Central Lonsdale Business Improvement Area Service Establishment Bylaw, 2025, No. 9138” be considered for first, second and third readings.

OR

Option 2 – Society-Led Process:

PURSUANT to the report of the Manager, Economic Development, dated October 15, 2025, entitled “Central Lonsdale Business Improvement Area Formation Bylaw and Petition Process”:

THAT staff be directed to inform the Lonsdale Centre Business Improvement Area Society of the Petition for a Local Area Service process under Section 212 of the *Community Charter*.

Correspondence from the Lonsdale Centre Business Improvement Area Society, October 15, 2025

REPORTS – Continued

11. Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street – File: 08-3400-20-0160/1

Report: Planner 2, October 15, 2025

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated October 15, 2025, entitled “Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street”:

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

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306);

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

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be considered for readings;

AND THAT the community benefits listed in the sections “Density Bonus and Community Benefits” and the off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades” be delivered or secured through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

Items 12, 13 and 14 refer.

BYLAWS – FIRST READING

12. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)

RECOMMENDATION:

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change) be given first reading.

BYLAWS – FIRST READING – Continued

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132”
(1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132”
(1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) be given first
reading.

14. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and
215-235 East 16th Street, CD-306, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue
and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be given
first reading.

REPORT

15. 2026 General Local Election Planning Update – File: 09-4200-20-0077/1

Report: Director, Legislative Services and Corporate Officer, October 15, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate
Officer, dated October 15, 2025, entitled “2026 General Local Election Planning
Update”:

THAT the report of the Director, Legislative Services and Corporate Officer,
dated October 15, 2025, entitled “2026 General Local Election Planning Update”,
be received for information.

PUBLIC CLARIFICATION PERIOD

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

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

The purpose of **Public Hearings** is to provide members of the public an opportunity to provide written submissions and make representations to Council regarding proposed changes to zoning bylaws, heritage designations or the Official Community Plan (OCP). Public Hearings are included as part of a Regular Council agenda and governed by the provisions of the *Local Government Act*. Recent changes to the *Act* provide that Public Hearings are prohibited in respect of some zoning bylaws and not required in respect of others.

The purpose of **Public Meetings** is to provide members of the public an opportunity to make representations to Council regarding various issues and/or proposed changes that have never required a Public Hearing, such as a Development Variance Permit or Temporary Use Permit. North Vancouver residents can participate in the civic process of a Public Meeting on such permit matters that may affect their community, property and interests. These opportunities are generally held in conjunction with Regular Council Meetings.

Subject to the provisions of the *Act* prohibiting or otherwise not requiring a Public Hearing on certain zoning bylaws, all persons who believe their interest in property is affected by a proposed bylaw or permit are afforded a reasonable opportunity at a Public Hearing or Public Meeting to be heard, voice concerns or present written submissions regarding matters contained within the bylaw/permit. **Where a zoning bylaw will not be going to Public Hearing, written submissions are the only means by which the public may address the bylaw.**

All written submissions, regardless of whether a Public Hearing or Public Meeting is held, and all representations made at a Public Hearing or Public Meeting, will form part of the official public record. Minutes of any Public Hearing or Public Meeting and a video recording of the proceedings will be posted on the City's website at cnv.org.

To provide written input: All written submissions must include your name and address. If this information is not provided, it cannot be included as part of the public record. Email submissions addressed to the Corporate Officer at input@cnv.org are preferred, and hand-delivered or mailed submissions will also be accepted. **The deadline for submit written submissions is 12:00 noon on the day of the Public Hearing/Public Meeting or, in the case of no Public Hearing on a zoning bylaw, at a 12 noon on the day of the Council Meeting set for first reading of the bylaw.**

To speak at a Public Hearing or Public Meeting:

In person at City Hall: On the day of the meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, from 5:30 to 5:50 pm. Enter City Hall through the doors at the southwest corner of the building (off 13th Street) after 5:30pm.



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Via Webex/Phone: Pre-register by completing the online form at cnv.org/PublicHearings, or by phoning 604-990-4234 to provide contact details, so call-in instructions can be forwarded to you. **All Webex/phone pre-registration must be submitted no later than 12:00 noon on the day of the Public Hearing/Public Meeting.**

Non-registered speakers: Speakers who have not pre-registered will also have an opportunity to provide input.

PUBLIC HEARING / PUBLIC MEETING GUIDELINES

Comments from the public must specifically relate to the proposed bylaw/permit or subject of the Public Hearing/Public Meeting. Speakers are asked to avoid repetitive comments and not to divert to other matters.

Speakers will be asked to confirm their name for the record and will be provided one 5-minute opportunity to present their comments. Everyone will be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known.

Procedural rules for the conduct of a Public Hearing/Public Meeting are set at the call of the Chair. Council's main function is to listen to the views of the public regarding the change of land use in the proposed bylaw/permit. It is not the function of Council to debate the merits of an application with speakers. Questions from members of the public and Council must be addressed through the Chair.

Once the Public Hearing/Public Meeting concludes, no further information or submissions can be considered by Council until the bylaw or permit is approved or rejected.

Following adjournment of the Public Hearing/Public Meeting, the Regular meeting of Council reconvenes and the bylaw/permit is discussed and debated by members of Council, followed by consideration of third reading of the bylaw or approval of the permit.