



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 Skw̓w̓ú7mesh (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
3. Council Workshop Minutes, October 27, 2025

PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

CONSENT AGENDA

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.

THIS PAGE INTENTIONALLY LEFT BLANK



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

VETERANS' WEEK

Whereas

Canada has grown into a vibrant country, a nation shaped by its people, their courage and their commitment to protecting and defending human rights whenever and wherever they are threatened;

Whereas

Peace and Freedom are not just words; they are values and beliefs worthy of sacrifice yesterday, today and tomorrow;

Whereas

Canada has a long history of helping defend and maintain peace around the world, with more than 125,000 Canadian Armed Forces members having served in international peacekeeping efforts in dozens of countries;

And Whereas

Canadian sacrifice and valour will be remembered for the extraordinary efforts and sacrifices to offer a rich legacy of peace, freedom and identity;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **November 5 to 11, 2025** as **Veterans' Week** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, November 3, 2025

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

INDIGENOUS VETERANS' DAY

Whereas

on Indigenous Veterans' Day, we commemorate Indigenous veterans who, throughout their history of service, have made incredible contributions to Canada and countries around the world;

Whereas

Indigenous peoples have a long and deep history of military service. Approximately 12,000 First Nations, Inuit and Metis people served in the First and Second World Wars as well as the Korean War. Today, there are as many as 2,700 Indigenous peoples in uniform;

Whereas

among those who returned from combat overseas, many faced discrimination, such as denial of benefits, loss of Indian Status and expropriation of their land. For generations, Indigenous veterans were not recognized for their service;

And Whereas

the City of North Vancouver acknowledges Indigenous veterans, whose bravery, courage, service and sacrifice helps protect the peace and freedom we enjoy today. We pause, remember and honour all Indigenous veterans who have served and continue to serve;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **November 8, 2025** as **Indigenous Veterans' Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, November 3, 2025

Linda C. Buchanan

Mayor Linda Buchanan



**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 20, 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

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. Kwaterska, Manager, The Shipyards and Waterfront
M. Chan, General Manager, Planning, Development & Real Estate
S. Galloway, Director, Planning
D. Fergusson, Manager, Planning (City Design and Planning)
G. Schalk, General Manager, Public Safety & Fire Chief
A. Gibbs, Director, Communications & Engagement
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 Back, seconded by Councillor Shahriari

1. Regular Council Meeting Agenda, October 20, 2025

CARRIED UNANIMOUSLY

R2025-10-20/1

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor Valente

2. Regular Council Meeting Minutes, October 6, 2025

CARRIED UNANIMOUSLY

R2025-10-20/2

PROCLAMATION

Mayor Buchanan declared the following proclamation:

Sister City Chiba – 55th Anniversary

PUBLIC INPUT PERIOD

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT the Public Input Period be extended to hear all the speakers listed on the sign-up sheet.

CARRIED UNANIMOUSLY

- Tony Rudner, North Vancouver, spoke regarding the upfront construction costs and the impact on small construction companies.
- Lesley Henry, North Vancouver, spoke in opposition to the proposed TransLink development site.
- Louise Nicholson, North Vancouver, spoke regarding the quality of life in North Vancouver.
- Mike Tancredi, North Vancouver, spoke regarding a skate park feasibility study.
- Wendy Chivers, North Vancouver, expressed concerns regarding the effects of installing parking meters.
- Tooranj Amiri, North Vancouver, expressed concerns regarding the effects of installing parking meters.
- Dariush Mehregan, North Vancouver, expressed concerns regarding the effects of installing parking meters.
- John Christie, North Vancouver, spoke in opposition of the proposed TransLink development site.
- Mohammed Rajaeieh, North Vancouver, expressed concerns regarding the effects of installing parking meters.
- Patricia McClung, North Vancouver, spoke in opposition of the proposed TransLink development site.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

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)

Moved by Councillor Back, 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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-10-20/3

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

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

Moved by Councillor Back, seconded by Councillor Shahriari

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

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-10-20/4

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

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-10-20/5

END OF CONSENT AGENDA

PRESENTATION

Cultural Programming Support Recommendations – Manager, The Shipyards and Waterfront

Infrastructure, Transportation and Parks staff provided a PowerPoint presentation regarding “Cultural Programming Support Recommendations” and responded to questions from Council.

REPORTS

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

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

Moved by Councillor Girard, seconded by Councillor Shahriari

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:

Continued...

REPORTS – Continued

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

- 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.

CARRIED UNANIMOUSLY

R2025-10-20/6

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

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

Moved by Councillor Valente, seconded by Councillor Back

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*.

CARRIED UNANIMOUSLY

R2025-10-20/7

BYLAW – FIRST READING

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

Moved by Councillor Valente, seconded by Councillor Shahriari

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.

CARRIED UNANIMOUSLY

R2025-10-20/8

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

Moved by Councillor Bell, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

R2025-10-20/9

BYLAW – FIRST, SECOND AND THIRD READINGS

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

Moved by Councillor Bell, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

R2025-10-20/10

NOTICE OF MOTION

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

Submitted by Councillor Bell

Moved by Councillor Bell, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

R2025-10-20/11

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

COUNCIL REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Valente

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].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 7:26 pm and reconvened at 8:22 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of October 20, 2025, be ratified:

12. Community Safety Advisory Committee – Pilot Extension – File: 01-0360-20-0120/2025

Report: Public Safety General Manager and Fire Chief and Director, Legislative Services and Corporate Officer, October 1, 2025

PURSUANT to the report of the Public Safety General Manager and Fire Chief and the Director, Legislative Services and Corporate Officer, dated October 1, 2025, entitled “Community Safety Advisory Committee – Pilot Extension”:

THAT the Community Safety Advisory Committee pilot be continued until December 31, 2026;

THAT staff be directed to make the necessary changes to the Community Safety Advisory Committee Terms of Reference to reflect the extension to the pilot;

AND THAT the wording of the resolution be released and the report of the Public Safety General Manager and Fire Chief and the Director, Legislative Services and Corporate Officer, dated October 1, 2025, entitled “Community Safety Advisory Committee – Pilot Extension”, remain in the Closed session.

R2025-10-20/12

13. Contract Negotiations/Proposed Service – File: 01-0230-20-0016/2025

Report: Public Safety General Manager and Fire Chief, October 1, 2025

PURSUANT to the report of the Public Safety General Manager and Fire Chief, dated October 1, 2025, regarding contract negotiations/proposed service:

THAT the wording of the resolution and the report of the Public Safety General Manager and Fire Chief, dated October 1, 2025, remain in the Closed session.

R2025-10-20/13

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

14. Land Matter – File: 06-2380-01-0001/2025

Report: Manager, Real Estate, and General Manager, Planning, Development and Real Estate, October 1, 2025

PURSUANT to the report of the Manager, Real Estate, and the General Manager, Planning, Development and Real Estate, dated October 1, 2025, regarding a land matter:

THAT the wording of the resolution and the report of the Manager, Real Estate, and the General Manager, Planning, Development and Real Estate, dated October 1, 2025, remain in the Closed session.

R2025-10-20/14

15. Land Matter / Contract Negotiations/Proposed Service – File: 02-0890-20-0044/1

Report: Manager, Real Estate, and General Manager, Planning, Development and Real Estate, October 1, 2025

PURSUANT to the report of the Manager, Real Estate, and the General Manager, Planning, Development and Real Estate, dated October 1, 2025, regarding a land matter and contract negotiations/proposed service:

THAT the wording of the resolution and the report of the Manager, Real Estate, and the General Manager, Planning, Development and Real Estate, dated October 1, 2025, remain in the Closed session.

R2025-10-20/15

16. Land Matter – File: 06-2360-01-0001/2025

Report: Manager, Development Services, October 1, 2025

PURSUANT to the report of the Manager, Development Services, dated October 1, 2025, regarding a land matter:

THAT the wording of the resolution and the report of the Manager, Development Services, dated October 1, 2025, remain in the Closed session.

R2025-10-20/16

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Girard

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:23 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



**MINUTES OF THE COUNCIL WORKSHOP HELD IN CONFERENCE
ROOM A/B, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER,
BC, ON **MONDAY, OCTOBER 27, 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

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
A. Cifarelli, Director, Legislative Services & Corporate Officer
J. Peters, Manager, Legislative & Election Services
L. Sawrenko, Chief Financial Officer
R. McRaven, Manager, Corporate Planning
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
M. Chan, General Manager, Planning, Development & Real Estate
E. Doran, General Manager, Corporate Services
S. Peters, Manager, Projects & Initiatives

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Valente

1. Council Workshop Agenda, October 27, 2025

CARRIED UNANIMOUSLY

W2025-10-27/1

MOTION TO SUSPEND THE RULES OF PROCEDURE

Moved by Councillor Bell, seconded by Councillor Valente

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

CARRIED UNANIMOUSLY

PRESENTATION

Performance Measurement Framework Update – Manager, Corporate Planning

Finance and Economic Development staff provided a PowerPoint presentation regarding the “Performance Measurement Framework Update” and responded to questions from Council.

RECESS TO THE COMMITTEE OF THE WHOLE, CLOSED WORKSHOP

Moved by Councillor Shahriari, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Workshop pursuant to the *Community Charter*, Section 90(1)(k) [contract negotiations / proposed service].

CARRIED UNANIMOUSLY

The workshop recessed to the Committee of the Whole, Closed Workshop at 7:09 pm.

At 9:16 pm, Mayor Buchanan declared the Workshop adjourned.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER

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.

RESCINDED third reading on the 20th day of October, 2025.

READ a third time, as amended, on the 20th day of October, 2025.

RECEIVED APPROVAL FROM THE
INSPECTOR OF MUNICIPALITIES, pursuant
to section 560 of the *Local Government Act*, on
the 23rd day of October, 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 20th day of October, 2025.

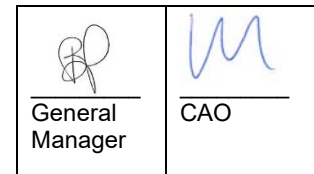
READ a second time on the 20th day of October, 2025.

READ a third time on the 20th day of October, 2025.

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

MAYOR

CORPORATE OFFICER



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Amelia Cifarelli, Director, Legislative Services and Corporate Officer

Subject: ADVISORY COMMITTEE TERMS OF REFERENCE UPDATES

Date: October 15, 2025 File No: 01-0360-01-0001/2025

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

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.

ATTACHMENTS

Tracked Changes versions of Terms of Reference for:

1. Advisory Design Panel (CityDocs [2610760](#))
2. Advisory Planning Commission (CityDocs [2607085](#))
3. Community Safety Advisory Committee (CityDocs [2610716](#))
4. Heritage Advisory Committee (CityDocs [2607236](#))
5. Integrated Transportation Committee (CityDocs [2606328](#))
6. Social Planning Advisory Committee (CityDocs [2608214](#))

SUMMARY

The purpose of this report is to introduce proposed changes to six Advisory Committee Terms of Reference for Council's consideration.

BACKGROUND

Currently, the City's guidelines for Advisory Committee members require the community members to be City residents. The Terms of Reference did not specify what was to occur when a member moved outside the City of North Vancouver. The current practice has been to allow members to remain on the Committee until they complete their term. Staff propose to formalize the process by adding language in each of the Terms of Reference to allow a member to choose to either remain on the Advisory Committee until the end of their current term or resign if they move outside of North Vancouver.

Additionally, Council passed the following resolution at the October 20, 2025 meeting regarding the extension to the pilot of the Community Safety Advisory Committee (CSAC):

PURSUANT to the report of the Public Safety General Manager and Fire Chief and the Director, Legislative Services and Corporate Officer, dated October 1, 2025, entitled "Community Safety Advisory Committee – Pilot Extension":

THAT the Community Safety Advisory Committee pilot be continued until December 31, 2026;

THAT staff be directed to make the necessary changes to the Community Safety Advisory Committee Terms of Reference to reflect the extension to the pilot;

AND THAT the wording of the resolution be released and the report of the Public Safety General Manager and Fire Chief and the Director, Legislative Services and Corporate Officer, dated October 1, 2025, entitled "Community Safety Advisory Committee – Pilot Extension", remain in the Closed session.

DISCUSSION

Staff have added proposed language to the six Terms of Reference, attached to this report, for Council's consideration that states the following:

"Membership is contingent on residing within the City or District of North Vancouver. If a member moves outside of North Vancouver during their term, the member can either complete their current term or resign from the Committee by providing written notice to the Committee Clerk. The Corporate Officer or Chief Administrative Officer may permit an exception under special circumstances."

Additionally, the CSAC Terms of Reference have been updated to reflect the extension to the Committee's pilot.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the proposed new Terms of Reference.

INTER-DEPARTMENTAL IMPLICATIONS

The proposed new Terms of Reference provides clarity for the members and staff in the case of when a member moves during their term of service. Departmental staff from Planning, Development & Real Estate, as well as Infrastructure, Transportation & Parks, have concurred on the changes to the Terms of Reference.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The updated Terms of Reference is consistent with the Vision and Goals in the Official Community Plan, as well as the Community Wellbeing Strategy to promote Council's strategic priority for a Prosperous, Vibrant City for People.

RESPECTFULLY SUBMITTED:



Amelia Cifarelli

Director, Legislative Services and Corporate Officer



Advisory Design Panel Terms of Reference

Committee Name	Advisory Design Panel (ADP)
Vision / Goal Statement	To encourage a high-quality built environment throughout the community in support of Council's strategic priority to foster a well-built City for People.
Mandate	The ADP's role is to consider and made recommendations on all applications for renovations, additions, or new construction for all development, except residential development of less than 6 dwelling units (other than those specifically referred by Council or staff), based on the following considerations: 1. the relationship of the building(s) to one another, to the site and to other properties in the immediate vicinity; 2. the impact upon the subject property and upon both natural and man-made elements (rock outcrops, steep slopes, ravines, watercourses, soil & trees, existing buildings and structures, etc.); 3. the mass or bulk and scale of the building(s); 4. architectural or design consistency; 5. the role and quality of the landscape architecture; 6. the impact in design terms, upon adjacent properties; 7. type and quality of exterior finishing and colours to be employed; 8. crime prevention through environmental design. The ADP may make recommendations regarding Zoning Bylaw amendments while undertaking the foregoing considerations. If requested by Council or staff, the ADP may also consider and make recommendations in respect of major development proposals on public streets, parks, and other public properties, as well as sign applications not covered or allowed by the Sign Bylaw.

Voting Members	The Advisory Design Panel will be comprised of up to 10 voting members in accordance with the following provisions: 1. Architect Members (up to 3, preferably living and working in the CNV, recommended by the AIBC and appointed by Council) 2. Landscape Architect Members (up to 2, preferably living and working in the CNV, recommended by the BCSLA and appointed by Council) 3. Representative from the Business Community (1 appointed by Council from either the Urban Development Institute or the CNV Business Community) 4. Representative from the Construction Industry (1, preferably working within the CNV, or at least on the North Shore, and not a member of UDI, appointed by Council) 5. Representative from the Community at Large (1 CNV resident appointed by Council) 6. Representative of the North Shore Arts Community (1 recommended by NVRCC's public art advisory committee and appointed by Council) 7. Representative from the North Vancouver RCMP detachment (1 designated by Officer in Command)
Non-Voting Members	The ADP will include 1 seat for the following non-voting members: 1. Council Liaison (1 appointed annually by Council)
Terms of Service	The following terms are applicable to the Voting and Non-Voting Members of the Advisory Design Panel: 1. Terms for all Voting Members other than the RCMP designate are for 2 years to a maximum of 2 terms (Architect members subject to AIBC consent for 2nd term). Mid-term vacancies may be addressed immediately or at the end of a term. 2. <u>Membership is contingent on residing within the City or District of North Vancouver. If a member moves outside of North Vancouver during their term, the member can either complete their current term or resign from the Committee by providing written notice to the Committee Clerk. The Corporate Officer or Chief Administrative Officer may permit an exception under special circumstances.</u> 3. Terms for Council Liaisons and RCMP members are continuous, revolving 1-year terms, subject only to: a. the elected office or good standing of the member; and b. the designation of the member as the organization's representative for the year or portion thereof.

Advisory Design Panel Resources	The Panel shall have the following resources: 1. Internal: a. Primary staff support and oversight will be the responsibility of the Director of Planning and Development. The Director or their designate will act as liaison between the Panel and an applicant b. Secondary staff support may be provided by other departments c. Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office 2. External: As appropriate, representatives may be invited by staff from external governments or agencies to provide specialized knowledge and perspectives to the Panel.
Chair	A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Panel will select from amongst its voting members an Acting Chair.
Quorum	A quorum shall consist of 4 voting members, 1 of whom must be an Architect. If no Landscape Architect present, meeting may be postponed <i>or</i> landscape matters deferred to the next meeting.
Attendance	Members shall advise the Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the ADP without leave of absence from the Panel, or a reason satisfactory to the Panel, shall by Panel resolution cease to be a member of the ADP. Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.
Meeting Frequency	The Panel shall meet monthly subject to cancellation by the Clerk due to impending lack of quorum or matters for consideration by the Commission.
Reporting	ADP recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per City of North Vancouver Advisory Body Procedures, as amended from time to time.
Governance*	<i>Community Charter</i> and "Advisory Design Panel Bylaw, 1997, No. 6839", as amended. <i>*Any conflict between this Terms of Reference and Bylaw 6839 shall be governed by the Bylaw.</i>

Rules of Procedure and Conduct	City of North Vancouver Advisory Body Procedures, as amended from time to time, including but not limited to: 1. Advisory Body Appointee Agreement, to be signed at 1st meeting; 2. Respectful Communication Policy; 3. Respectful Workplace Policy No. 203; 4. Social Media Policy No. 212; 5. "Council Procedure Bylaw, 2015, No. 8500" (excerpts applicable to Advisory Bodies).
--------------------------------	--

Adopted on February 10, 2025



Advisory Planning Commission Terms of Reference

Committee Name	Advisory Planning Commission (APC)
Vision / Goal Statement	To provide a community perspective on general planning and land use issues in support of Council's strategic priority to foster a Prosperous, Vibrant City for People.
Mandate	The Commission's role is to provide advice on the community planning aspects of the following: (a) the Official Community Plan, including proposed amendments; (b) Federal, Provincial, regional or neighbouring municipality development plans which may affect the City's Official Community Plan; (c) zoning bylaws and amendments which are referred to the Advisory Planning Commission by the Director of Planning and Development under the authority of Development Procedures Bylaw, 2001, No. 7343; (d) matters respecting proposed bylaws and permits under Part 14, Divisions 4-14 and section 546 of the <i>Local Government Act</i> that are referred to it by Council or the Director of Planning and Development; (e) any other Community Planning matter referred by Council.
Voting Members	The Commission will be comprised of up to 9 voting members in accordance with the following provisions: (a) Members of the Community at Large reflecting the demographic diversity of the City, at least 2/3 of whom are City residents (up to 9 appointed by Council)
Non-Voting Members	The Commission will include 3 seats for the following non-voting members: (a) Council Liaisons (up to 2 appointed annually by Council) (b) Representative from School District No.44 (1 designated annually by SD44)

Terms of Service	The following terms are applicable to the Voting and Non-Voting Members of the Commission: (a) <u>Terms for Community Members are for 3 years to a maximum of 2 terms. Mid-term vacancies may be addressed immediately or at the end of a term.</u> (b) <u>Membership is contingent on residing within the City or District of North Vancouver. If a member moves outside of North Vancouver during their term, the member can either complete their current term or resign from the Committee by providing written notice to the Committee Clerk. The Corporate Officer or Chief Administrative Officer may permit an exception under special circumstances.</u> (c) Terms for Council Liaisons and School District 44 members are continuous, revolving 1 year terms, subject only to: (i) the elected office or good standing of the member; and (ii) the designation of the member as the organization's representative for the year or portion thereof.
Commission Resources	The Commission shall have the following resources: (a) Internal: (i) Primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of: A. annual work plans in alignment with the Committee's mandate, and B. agendas and meeting materials reflecting the annual work plans, in general support of the Committee; (ii) Secondary staff support may be provided by other departments (iii) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office (b) External: As appropriate, representatives may be invited from external governments, agencies or organizations to provide specialized knowledge and perspectives to the Committee.
Chair	A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Commission will select from amongst its voting members an Acting Chair.

Quorum	A quorum shall consist of a majority of the Commission's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.
Attendance	Members shall advise the Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the Committee without leave of absence from the Commission, or a reason satisfactory to the Commission, shall by Commission resolution cease to be a member of the Commission. Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.
Meeting Frequency	The Commission shall meet monthly on the second Wednesday of each month, subject to cancellation by the Clerk due to impending lack of quorum or matters for consideration by the Commission as determined by the Director, Planning and Development.
Reporting	Committee recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the CNV Advisory Body Procedures Manual.
Governance*	Section 461 of the <i>Local Government Act</i> Advisory Planning Commission Bylaw, 1990, No. 6138, as amended <i>*Any conflict between this Terms of Reference and Bylaw 6138 shall be governed by the Bylaw.</i>
Rules of Procedure and Conduct	City of North Vancouver Advisory Body Procedures Manual, including but not limited to: 1. Advisory Body Appointee Agreement, to be signed at first meeting 2. Respectful Communication Policy 3. Respectful Workplace Policy No. 203 4. Social Media Policy No. 212 5. "Council Procedure Bylaw, 2015, No. 8500" (excerpts applicable to Advisory Bodies) <i>*This refers to the most recent version.</i>



Community Safety Advisory Committee Terms of Reference

Committee Name	Community Safety Advisory Committee (CSAC)
Vision / Goal Statement	To facilitate Council decision making on matters of public safety to advance Council's Priority of being A City for People: an equitable, accessible and healthy community that is inclusive, welcoming and safe.
Mandate	The Committee's role is to develop and test new ways to support the following longer-term goals: 1. Help inform the development and implementation of a Community Safety Strategy; 2. Increase the community's feelings of safety; 3. Improve health and wellness through the reduction of safety risk; 4. Improve community resilience through collaboration of community networks and resources; 5. Increase the delivery of public education to support safety mindfulness; 6. Develop both physical and perceived safe spaces within the community; 7. Build community capacity and empower our citizens with life safety education and awareness; 8. Support vulnerable populations; 9. Develop and foster initiatives that focus on cultivating community and cultural relationships to enhance cross-cultural and other bonds which promote safety within the community; and 10. Provide the community with a forum for public input and the ability to contribute to discussions on community safety priorities, initiatives and safety issues.
Voting Members	The Committee will be comprised of up to 11 voting members in accordance with the following provisions: 1. Members of Council (2 appointed by Council) 2. Members of the Community at Large reflecting the demographic diversity of the City (up to 5 appointed by Council with preference given to Indigenous applicants) 3. Representative of the City of North Vancouver's Public Safety Division (1 designated by Director/Fire Chief) 4. Representative from the North Vancouver RCMP detachment (1 designated by Officer in Command) 5. Squamish Nation Public Safety Director (1 designated by SN) 6. Community Safety Manager from Tsleil-Waututh Nation (1 designated by TWN)

Non-Voting Members	None
Terms of Service	The following terms are applicable to the Voting and Non-Voting Members of the Committee: 1. Terms for Community Members are for 2 years to a maximum of <u>2</u> terms*. (*For the pilot extension in 2026, Committee appointments will only be one year. Following the pilot extension, the terms of appointment will follow provision 1, listed above.) Mid-term vacancies may be addressed immediately or at the end of a term. 2. Terms for Council Liaisons are for 1 year. 3. All other terms are ongoing (after pilot extension is completed at the end of 2026). 4. <u>Membership is contingent on residing within the City or District of North Vancouver. If a member moves outside of North Vancouver during their term, the member can either complete their current term or resign from the Committee by providing written notice to the Committee Clerk. The Corporate Officer or Chief Administrative Officer may permit an exception under special circumstances.</u>
Committee Resources	The Committee shall have the following resources: 1. Primary staff support and oversight will be the responsibility of the Public Safety Director and Fire Chief or their designate 2. Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office
Chair	One of the Council members will serve as Chair and the other will serve as Vice-Chair.
Quorum	A quorum shall consist of a majority of the Committee's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Committee Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.
Attendance	Any representative member who, without an excused absence, fails to attend three (3) consecutive meetings will have their membership reviewed by the Chair. A request for an excused absence must be submitted to the Chair at least 24 hours prior to a scheduled meeting of the Committee and may be reviewed by the Committee at the discretion of the Chair. Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.

Deleted: First year pilot – if continued, second year for CMs

Deleted: 1st year

Meeting Frequency	The Committee shall meet monthly on the second Tuesday of each month, subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee.
Reporting	Committee recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per CNV Advisory Body Procedures.
Governance	<i>Community Charter</i> ; section 142
Rules of Procedure and Conduct	City of North Vancouver Advisory Body Procedures*, including but not limited to: 1. Advisory Body Appointee Agreement, to be signed at first meeting 2. Respectful Communication Policy 3. Respectful Workplace Policy No. 203 4. Social Media Policy No. 212 5. Council Procedure Bylaw, 2015, No. 8500 (excerpts applicable to Advisory Bodies); <i>*This refers to the most recent version.</i>

Adopted on <>



Heritage Advisory Committee Terms of Reference

Committee Name	Heritage Advisory Committee (HAC)
Vision / Goal Statement	To provide community perspectives on heritage awareness and conservation in support of Council's strategic priority to foster a Vibrant City where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.
Mandate	The Committee's role is to provide recommendations on matters referred by Council or staff related to the City's Heritage Program including: (a) support for heritage education and public awareness through programs such as Heritage Week displays, heritage awards, and the heritage plaque program; (b) maintenance of the community heritage register; (c) planning applications pertaining to heritage property; (d) land use and planning matters that have potential heritage implications.
Voting Members	The Committee will be comprised of up to 5 voting members in accordance with the following provisions: (a) members of the Community at Large reflecting the demographic diversity of the City and being either residents of the City or owners of property listed in the City of North Vancouver Heritage Register (up to 4 appointed by Council); (b) member of the AIBC (1 recommended by AIBC and appointed by Council)
Non-Voting Members	The Committee will include 1 seat for the following non-voting member: (a) Council Liaison (1 appointed annually by Council)
Terms of Service	The following terms are applicable to the Voting and Non-Voting Members of the Committee: (a) Terms for Architect Members are for 2 years (renewable once, subject to AIBC consent). (b) Terms for Community Members are for 2 years to a maximum of 4 terms. (c) Terms for Council Liaisons are for 1 year. <u>(d) Mid-term vacancies may be addressed immediately or at the end of a term.</u> <u>(e) Membership is contingent on residing within the City or District of North Vancouver. If a member moves outside of North</u>

	<u>Vancouver during their term, the member can either complete their current term or resign from the Committee by providing written notice to the Committee Clerk. The Corporate Officer or Chief Administrative Officer may permit an exception under special circumstances.</u>
Committee Resources	The Committee shall have the following resources: (a) Primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of: (i) annual work plans in alignment with the Committee's mandate, and (ii) agendas and meeting materials reflecting annual work plans, in general support of the Committee; (b) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office
Chair	A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Committee will select from amongst its voting members an Acting Chair.
Quorum	A quorum shall consist of a majority of the Committee's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Committee Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.
Attendance	Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the Committee without leave of absence from the Committee, or a reason satisfactory to the Committee, shall by Committee resolution cease to be a member of the Committee. Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.
Meeting Frequency	The Committee shall meet monthly subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee, as determined by the Director, Planning and Development.
Reporting	Committee recommendations shall be communicated through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per City of North Vancouver Advisory Body Procedures, as amended from time to time.

Governance	<i>Community Charter</i>, section 142; and Heritage Advisory Committee Bylaw, 2025, No.9109 <i>*Any conflict between this Terms of Reference and Bylaw 9109 shall be governed by the Bylaw.</i>
Rules of Procedure and Conduct	Procedure and conduct shall be in accordance with the City of North Vancouver Advisory Body Procedures, as amended from time to time, including but not limited to: (a) Advisory Body Appointee Agreement, to be signed at first meeting (b) Respectful Communication Policy (c) Respectful Workplace Policy No. 203 (d) Social Media Policy No. 212 (e) “Council Procedure Bylaw, 2015, No. 8500” (excerpts applicable to Advisory Bodies)

Adopted on January 27, 2025

Integrated Transportation Committee (ITC)

Terms of Reference

Committee Name	Integrated Transportation Committee (ITC)
Vision / Goal Statement	To provide input and feedback to the City on multi-modal transportation related matters in support of Council's strategic priority for a Connected City, which provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently.
Mandate	The Committee's role is to provide advice on multi-modal transportation matters within the City, including active transportation (walking, rolling and cycling), transit, vehicles and goods movement, as well as multi-modal integration. Items that may be referred to the Committee by Council or staff include: (a) Transportation or transportation-related capital and policy projects, pilots and programs to: (i) seek feedback on their alignment with the Mobility Strategy; and (ii) test or shape education and engagement materials for the public; (b) Unique, major or complex development applications that: (i) fall outside of established City policy, such as the Official Community Plan or Mobility Strategy; and (ii) include unique opportunities for public realm improvements or active transportation.
Voting Members	The Committee will be comprised of up to 11 voting members in accordance with the following provisions: (a) Members of the Community at Large reflecting the demographic diversity of the City and the perspectives of pedestrians, cyclists, new mobility users, transit users, drivers, those in the goods movement industry, those who use mobility devices and other modes of transportation (9 appointed by Council) (b) Representative from the City of North Vancouver Business Community (1 appointed by Council) (c) Representative from School District No.44 (1 designated annually in September by SD44)

Non-Voting Members	The Committee will include 4 seats for the following non-voting members: (a) Council Liaison (1 appointed annually by Council) (b) Representative from Squamish Nation (1 designated annually by Skwxwú7mesh) (c) Representative from Port of Vancouver (1 designated annually by Vancouver Fraser Port Authority) (d) Representative from North Vancouver RCMP (1 designated annually by NV RCMP)
Terms of Service	The following terms are applicable to the Voting and Non-Voting Members of the Committee: (a) Terms for Community Members and the Business Community representative are for 2 years to a maximum of 2 terms. Mid-term vacancies may be addressed immediately or at the end of a term at the option of the supporting staff Director(s). (b) <u>Membership is contingent on residing within the City or District of North Vancouver. If a member moves outside of North Vancouver during their term, the member can either complete their current term or resign from the Committee by providing written notice to the Committee Clerk. The Corporate Officer or Chief Administrative Officer may permit an exception under special circumstances.</u> (c) All other terms for voting and non-voting members are continuous, subject only to: (i) the elected office or good standing of the member; and (ii) the designation of the member as the organization's representative for the year or portion thereof.
Committee Resources	The Committee shall have the following resources: (a) Internal: (i) Primary staff support and oversight will be the shared responsibility of the Director of Planning and Development and the Director of Engineering, Parks and Environment through their designated professional staff for the provision of the following in general support of the Committee: A. annual work plans in alignment with the Committee's mandate, and B. agendas and meeting materials reflecting the annual work plans, (ii) Secondary staff support may be provided by other departments; (iii) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office.

	(b) External: Intergovernmental partners and transportation advocacy groups may be invited as appropriate to provide specialized knowledge and perspectives to the Committee.
Chair	A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Committee will select from amongst its voting members an Acting Chair.
Quorum	A quorum shall consist of a majority of the Committee's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Committee Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.
Attendance	Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the Committee, without leave of absence from the Committee, or a reason satisfactory to the Committee, shall by Committee resolution cease to be a member of the Committee. Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.
Meeting Frequency	The Committee shall meet monthly subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee.
Reporting	Committee recommendations shall be communicated regularly through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time.
Governance	<i>Community Charter</i> , Section 142
Rules of Procedure and Conduct	City of North Vancouver Advisory Body Procedures Manual, as amended from time to time, including but not limited to: (a) Advisory Body Appointee Agreement, to be signed at first meeting; (b) Respectful Communication Policy; (c) Respectful Workplace Policy No. 203; (d) Social Media Policy No. 212; (e) "Council Procedure Bylaw, 2015, No. 8500" (excerpts applicable to Advisory Bodies).



Social Planning Advisory Committee Terms of Reference

Committee Name	Social Planning Advisory Committee (SPAC)
Vision / Goal Statement	To provide community input on advancing the pathways of the Community Wellbeing Strategy, especially Pathway 6: Partnerships, Advocacy & Financial Supports with respect to the Committee's role in reviewing community grants, helping promote Council's strategic priorities for a Prosperous, Vibrant City for People.
Mandate	The Committee will: (a) Advise Council on community social needs (facilities, programs, etc.), appropriate responses, and the allocation of community grants. (b) Review, monitor and advise on the City's social and community planning goals, objectives, policies and priorities as guided by Council's Strategic Plan, including consideration of the Community Wellbeing Strategy and implications of major City-led planning and development projects.
Voting Members	The Committee will be comprised of up to 9 voting members in accordance with the following provisions: (a) Members of the Community at Large reflecting a diversity of experiences and perspectives and the demographic diversity of the City and (9 appointed by Council).
Non-Voting Members	The Committee will include 1 seat for the following non-voting member: (a) Council Liaison (1 appointed annually by Council – member to be excluded from consideration of grant applications)
Terms of Service	The following terms are applicable to the Voting and Non-Voting Members of the Committee: (a) Terms for Community Members are for 2 years to a maximum of 3 terms. Mid-term vacancies may be addressed immediately or at the end of a term at the option of the supporting staff Director(s). <u>(b) Membership is contingent on residing within the City or District of North Vancouver. If a member moves outside of North Vancouver during their term, the member can either complete their current term or resign from the Committee by providing written notice to the Committee Clerk. The Corporate Officer or Chief Administrative Officer may permit an exception under special circumstances.</u>

	(c) All other terms for voting and non-voting members are continuous, subject only to: (i) the elected office or good standing of the member; and (ii) the designation of the member as the organization's representative for the year or portion thereof.
Committee Resources	The Committee shall have the following resources: (a) Internal: (i) Primary staff support and oversight will be the responsibility of the Director of Planning and Development through their designated professional staff for the provision of: A. annual work plans in alignment with the Committee's mandate, and B. agendas and meeting materials reflecting the annual work plans, - in general support of the Committee; (ii) Secondary staff support may be provided by other departments; (iii) Clerical staff support will be provided by the Legislative Services Division of the DCAO's Office (b) External: As appropriate, representatives may be invited from external agencies and community serving organizations to provide specialized knowledge and perspectives to the Committee.
Chair	A Chair is to be chosen annually from amongst the voting members. In the event of the Chair's absence, the Committee will select from amongst its voting members an Acting Chair.
Quorum	A quorum shall consist of a majority of the Committee's voting members. If a quorum is not present within 15 minutes following the time at which the meeting was to commence, the Committee Clerk shall record the names of the members present at the meeting, and the meeting shall stand adjourned.
Attendance	Members shall advise the Committee Clerk of their intent to attend or to be absent from a meeting. Any member who is absent from three consecutive meetings of the Committee without leave of absence from the Committee, or a reason satisfactory to the Committee, shall by Committee resolution cease to be a member of the Committee. Section 144 of the <i>Community Charter</i> gives Council the power to rescind an appointment at any time.

Meeting Frequency	The Committee shall meet monthly, subject to cancellation by the Committee Clerk due to impending lack of quorum or lack of matters for consideration by the Committee.
Reporting	Committee recommendations shall be communicated regularly through staff along with annual reporting on work plan accomplishments, expenses and alignment of Council priorities with planned work for the coming year per the City of North Vancouver Advisory Body Procedures Manual, as amended from time to time.
Governance	<i>Community Charter</i> , Section 142
Rules of Procedure and Conduct	City of North Vancouver Advisory Body Procedures Manual, as amended from time to time, including but not limited to: (a) Advisory Body Appointee Agreement, to be signed at first meeting; (b) Respectful Communication Policy; (c) Respectful Workplace Policy No. 203; (d) Social Media Policy No. 212; (e) "Council Procedure Bylaw, 2015, No. 8500" (excerpts applicable to Advisory Bodies).

Adopted on January 27, 2025

2026-2030 Financial Plan

Finance Committee Meeting



Presented November 3, 2025

Finance

city
of north
vancouver

Summary

- A new Council Strategic Plan was completed in mid-2023
- A 2026-2030 Financial Plan is needed to support a 2026 Tax Rate Bylaw, which must be passed before May 15
- A Draft 2026-2030 Financial Plan has been prepared and is summarized in this presentation



The **Capital Plan is fully funded** and maintains reasonable reserves to ensure financial resilience



Increased **non-tax revenue** and **tax roll growth** keep the property tax increase lower than would otherwise be the needed



Net parking revenues invested in **public safety programs**

Outline

- Background
- Key 2026 Initiatives
- Financial Plan Overview
- Draft 2026 Operating Budget
- Draft 2026-2030 Capital Plan
- Summary and Next Steps

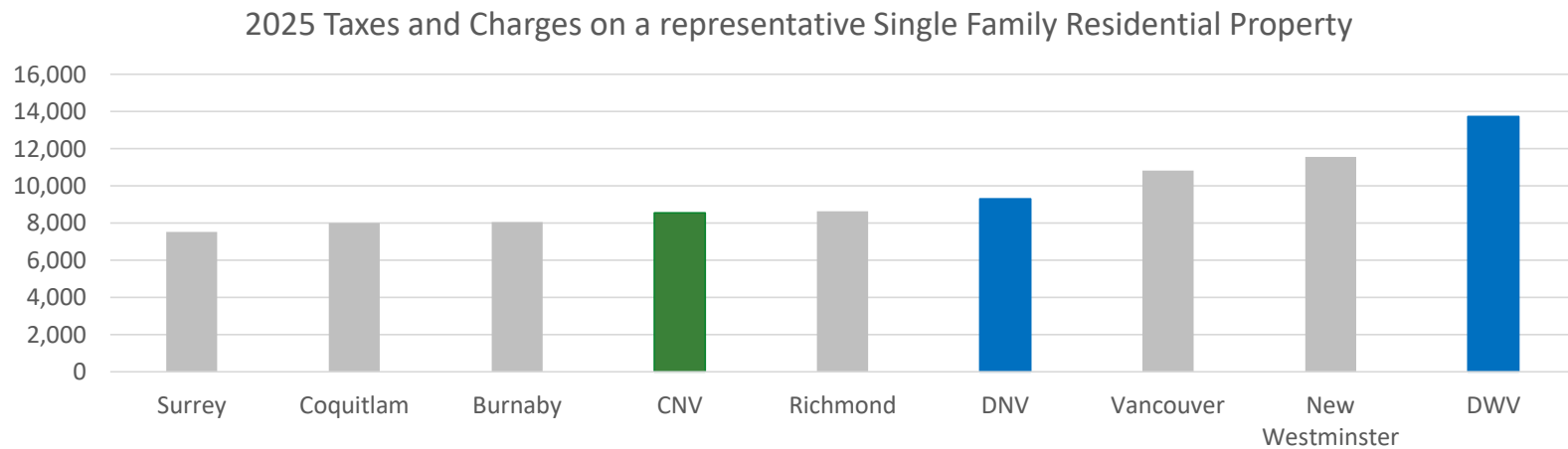


Background



Background

- CNV's taxes are competitive in the region



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

Background

- Staff Presented a 2026-2030 Budget Outlook to Council in September that noted key 2026 tax rate drivers, most creating increasing budget pressures
- Council provided feedback to staff:
 - Taxpayer ability to pay in this economic climate is a primary concern
 - Look to find efficiencies
 - No appetite to decrease service levels
 - Not looking to defer needed work (ie asset management)
 - Not looking to stop projects already underway, but be cautious with new initiatives
- Staff have prepared a draft 2026-2030 Financial Plan that advances Council's Strategic Plan with the above feedback in mind

Key Initiatives



CNV Workplan Framework

Council's Priorities

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

Organization Enablers

A Responsible Organization
A Modern Organization
A Human Organization

City Services & Operations

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

The 2026-2030 Financial Plan funds initiatives that advance all of Council's Strategic Priorities.



A City for People



Harry Jerome Community Recreation & Silver Harbour Senior Activity Centre

- Scheduled for completion in Q2 2026
- Project remains within \$230 million budget



North Shore Neighbourhood House Phase 2

- Includes 18-storey mass timber building with 179 rental homes (30% below-market rentals)
- Construction expected to complete in 2028.



Development Approval Process Review Continuation

- Streamlining internal workflows, improving transparency, and enhancing customer experience; including acquiring new software to support these changes

A Vibrant City



Kings Mill Walk Park Implementation

- Park construction beginning in 2026 with flood protection works and foreshore enhancements



Lonsdale Great Street

- Reimagine, revitalize and repurpose Central Lonsdale Avenue as a “great street” to support commercial activity, enhance esthetics, walkability, vibrancy and history



City Wide Parks & Public Spaces Comprehensive Plan

- Taking a systems-based and data-driven approach to city-wide parks and public space planning. Currently collecting baseline data.

A Resilient City



Urban Forest Plan

- In addition to tree planting, includes wildfire mitigation, hazard tree abatement, rain water management, and creek health



Noise

- Monitoring stations were installed to measure noise pollution in the city and identify mitigations that contribute to a healthier urban life for residents



Rain Garden Program

- Modelling the system for resiliency planning; Closing gaps in the piped conveyance system, and introducing new raingardens

A Connected City



Eastside Connector

- Provides a clear connection between the Casano-Loutet Overpass and Grand Boulevard, including intersection improvements, upgrades to the cycle path and improved lighting.



Overpass from Casano to Loutet

- A new pedestrian and cycling overpass over Highway 1, linking the city's Loutet and Cedar Village neighbourhoods



Priority Mobility: Lonsdale Highway 1 overpass

- Upgrades being explored to improve accessibility, safety and comfort for people using active modes of transportation

A Prosperous City



Health & Life Science Cluster

- Focused on attracting businesses and investment in the Health and Life Sciences sector in the Lonsdale area



Business Licensing

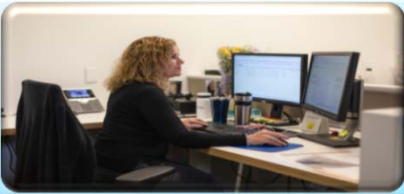
- Modernize the business licensing system and support continuous innovations in the delivery of City services to support businesses and attract investments



Strategic Land Stewardship Model

- Developing a list of target acquisition sites and identifying CNV properties for disposition, development or public use

Organizational Enablers



Modern Organization

- Website Replacement
- Land Data Management



Responsible Organization

- Corporate Planning Enhancements
- Asset Management



Human Organization

- Customer Experience Strategy
- E-Learning

Financial Plan Overview



2026-2030 Financial Plan Highlights

Harry Jerome CRC



Biggest project in CNV's history continues on budget and on track for opening in mid-2026

Revenue Growth



Curbside Management to fund public safety improvement and to take pressure off tax rate increases

DCCs



Updated Bylaw unlocks ability to fund Council's priority projects

Affordability



Tax rate increase of 0.9% for operating programs, plus 2% for capital

Efficiency Initiatives Underway

- Development Application Process Review Program Implementation
- Delegation of Authority Update
- Project Management, Creating a Centre of Excellence
- Business Transformation Division Establishment
- Pool Vehicle Centralization
- Revenue Management Modernization
- Purchasing Cards Software Upgrade

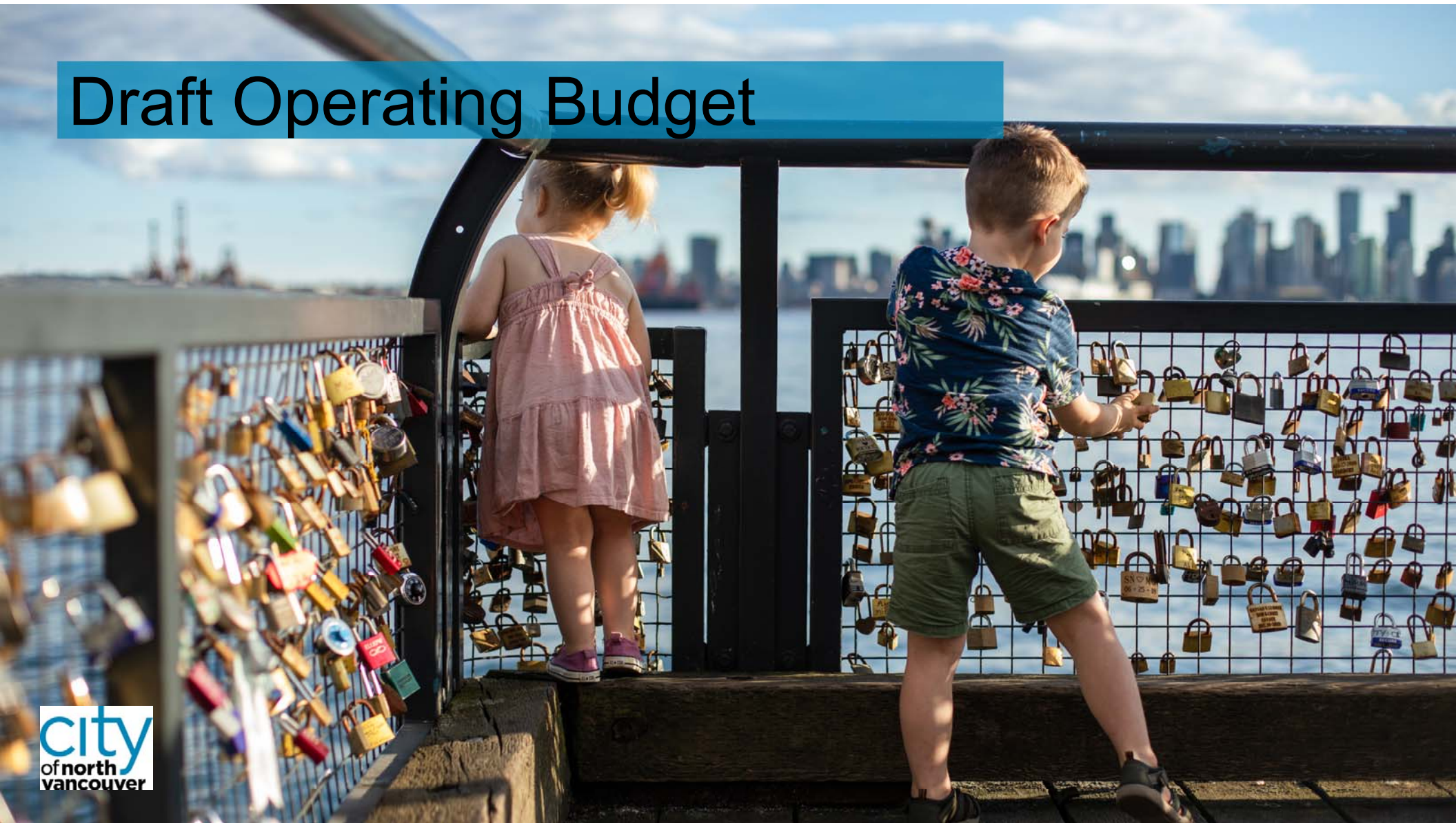
Financial Plan Components

- 2026 Operating Budget informed by recent collective agreements
- Capital Plan decreasing due to large projects (HJCRC, NSNH, Kings Mill Walk, etc) being funded in prior years.

\$M's	2025	2026	Increase/ (Decrease)
Operating	109.5	114.2	4.7
Curb Access & Parking	0.7	1.5	0.8
Water*	21.5	21.5	-
Sewerage & Drainage*	36.1	36.1	-
Solid Waste*	4.4	4.4	-
Shipyards	2.7	3.2	0.5
Cemetery	0.6	0.7	0.1
Capital Plan	87.7	64.1	(23.6)
Collection for Other Organizations	61.6	66.2	4.6
Other Items	37.1	33.1	(4.0)
Total	361.9	345.0	(16.9)

**Utility Rate Review anticipated to come to Council on November 17, 2025*

Draft Operating Budget



Draft Revenue

- Revenues excluding property taxes are increasing **4%** in 2026

Revenues (\$000s)	2025 Budget	2026 Budget	Variance \$	% Increase	% of total
Property Value Tax	87,500	90,300	2,800	3.20%	38.04%
Licenses and Permits	6,200	6,400	200	3.23%	2.72%
Fines and Fees	3,100	5,100	2,000	64.52%	27.17%
Rent	1,200	1,200	0	0%	0.00%
Interest and Penalties	5,000	5,200	200	4.00%	2.72%
Sale of Services	1,100	1,100	0	0%	0.00%
Rebates and Recoveries	100	100	0	0%	0.00%
Grants	4,100	4,300	200	4.88%	2.72%
Transfers	1,100	500	-600	-54.55%	-8.15%
External Contributions	1,000	1,000	0	0%	0.00%
Total Revenues	110,400	115,200	4,800	4.35%	100%

Property tax increase assumptions on slide 22

New parking revenue as well as annual update to Fees & Charges.

Draft Operating Expenses

- Departmental operating expenses are increasing **4%** in 2026

Department (000's)	2025 Budget	2026 Budget	Variance	% Increase
Corporate Services	11,216	11,030	(187)	(2.5%)
Finance & Economic Development	19,507	22,734	3,227	42.5%
Infrastructure, Transportation & Parks	12,851	12,985	135	1.8%
Office of the Deputy CAO	3,261	3,317	101	1.3%
Planning, Development & Real Estate	10,715	10,827	111	1.5%
Public Safety - Bylaw	1,250	1,263	13	0.2%
Public Safety - Fire	14,852	15,014	163	2.1%
Public Safety - Police	20,739	21,500	760	10.0%
The Offices of the CAO & Mayor	16,113	16,430	317	4.2%
Total Operating Expenses	110,460	115,101	4,641	4.2%

Provisions for salary increases CNV wide, and 2% increase of Tax Levy to Capital and NSNH

RCMP Contract, Specialized Policing Units, & IHIT increases

Inflationary increases in funding to major external agencies (IE NVRC, NVCL, Monova)

New Items are not included and are discussed separately on slide 21

Draft Property Tax Impact

	\$(000's)	Tax Impact
Salary and Other Provisions	2,230	2.88%
RCMP – Contract, Wages and Benefits	805	1.04%
Major Agencies and Community Agencies	360	0.46%
New Capital Infrastructure Maintenance	63	0.08%
Curbside Access & Parking Plan	(1,378)	(1.78%)
Updated Fees & Charges	(178)	(0.23%)
Increase in Non-Tax Revenues	(331)	(0.43%)
Other Items (various)	(331)	(0.43%)
Tax Roll Growth	(714)	(0.92%)
2025 Net Operating Program Increase	526	0.68%
Increase of Annual Tax Levy to Capital	775	1.00%
NSNH + City Parks Levy	775	1.00%
2025 Draft Tax Rate Increase before New Items	2,076	2.68%
New Items	185	0.24%
2025 Draft Tax Rate Increase after New Items	2,261	2.92%

RCMP, Special Police Unit, & IHIT increases (slide 23)

Curb Access & Parking Plan revenues (slides 24-5)

To ensure funding for Infrastructure Replacement and debt servicing (slide 26-7)

New items, include Health & Safety, public engagement, and volunteer appreciation.

RCMP Contract and E-COMM

	\$(000's)	Tax Impact
RCMP Contract Costs ¹	440	0.57%
Specialized Police & IHIT ²	207	0.27%
Sub-total RCMP	647	0.83%
Tele-com (net) ³	140	0.18%
Police Shared Services	4	0.00%
Other Changes	14	0.02%
Sub-total Civilian Costs	158	0.20%
Total	805	1.04%

1. **Police Contract** cost increases driven by the National Police Federation Agreement contract, primarily covering RCMP wages and benefits.
2. **Specialized Police & IHIT** – Integrated Homicide Investigation Team (IHIT) services are delivered by the Province of BC and the increase of 26.9% at \$148,400 driven by two new investigative teams and one new surveillance team being added to the unit over the next 3 years
3. **Tele-com (net)** - E-COMM provides this service, and has indicated costs will increase \$300K (6.3%) in 2026.

Curbside Access & Parking Plan – 2026 Forecast

- Preliminary draft forecast before going live was for a 2026 tax rate offset of 1 ½%
- Figures have now been revised based on actual experience.
- Net surplus projected to create a **1.8%** tax rate offset

(\$000's)	2025	2026	Change
Revenue	1,298	3,516	2,218
Expenses	705	1,546	841
Net	593	1,970	1,378

Curbside Access & Parking Plan

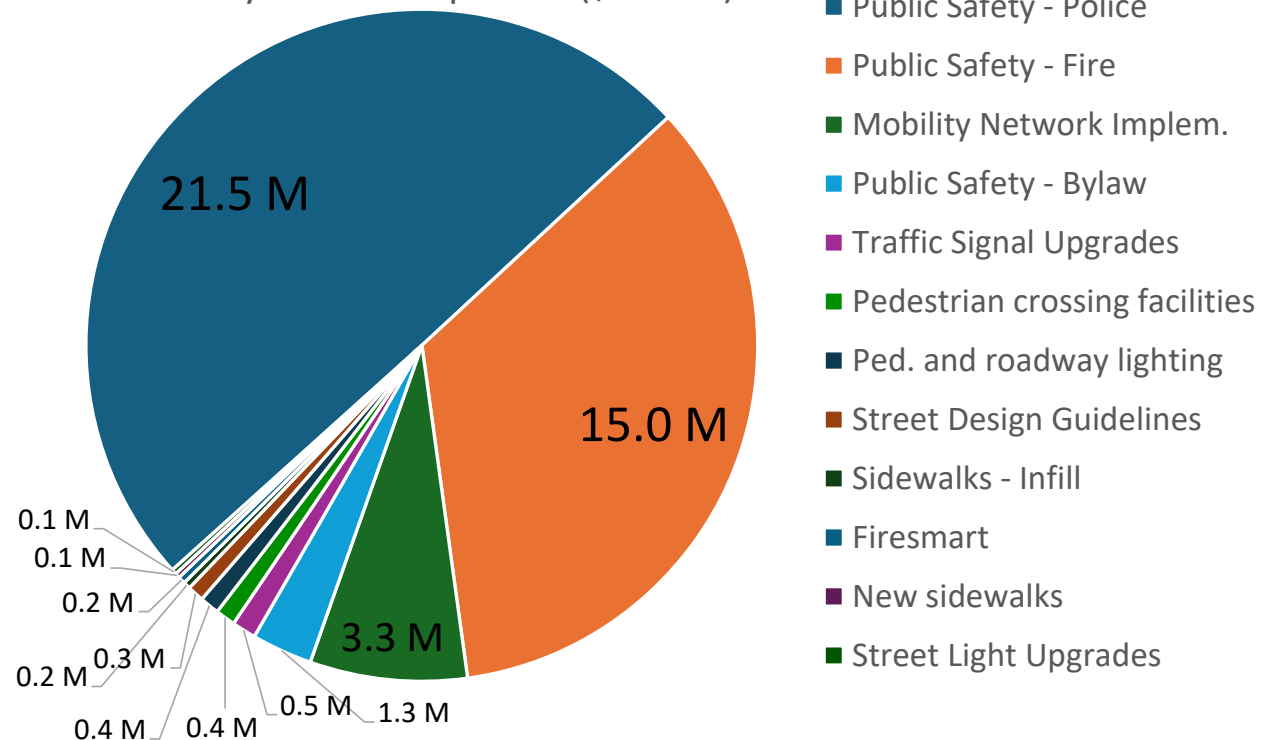
Surplus to Public Safety

As part of Council's endorsement, the following resolution was adopted:

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

The use of net curbside management revenues was to be considered as part of the 2026-2030 financial planning process.

2025 Safety Related Expenses (\$43.3M)



Surplus revenues help fund these important program and services

Transfer to Capital

- Common municipal practice to increase 1% each year to fund infrastructure deficits.
- CNV's 10-year average for the levy increase is **0.8%**
- The transfer to Capital provides general/unrestricted funds, which are often the only eligible funding source for maintenance and replacement projects.
- Removing 1% takes \$4M of general funds out of the 5-year Capital plan.

Year	General Capital
2017	1%
2018	-
2019	2%
2020	-
2021	-
2022	2%
2023	1%
2024	-
2025	1%
2026	1%
Average	0.8%

1% tax rate increase raises \$775K

NSNH & City Parks Levy

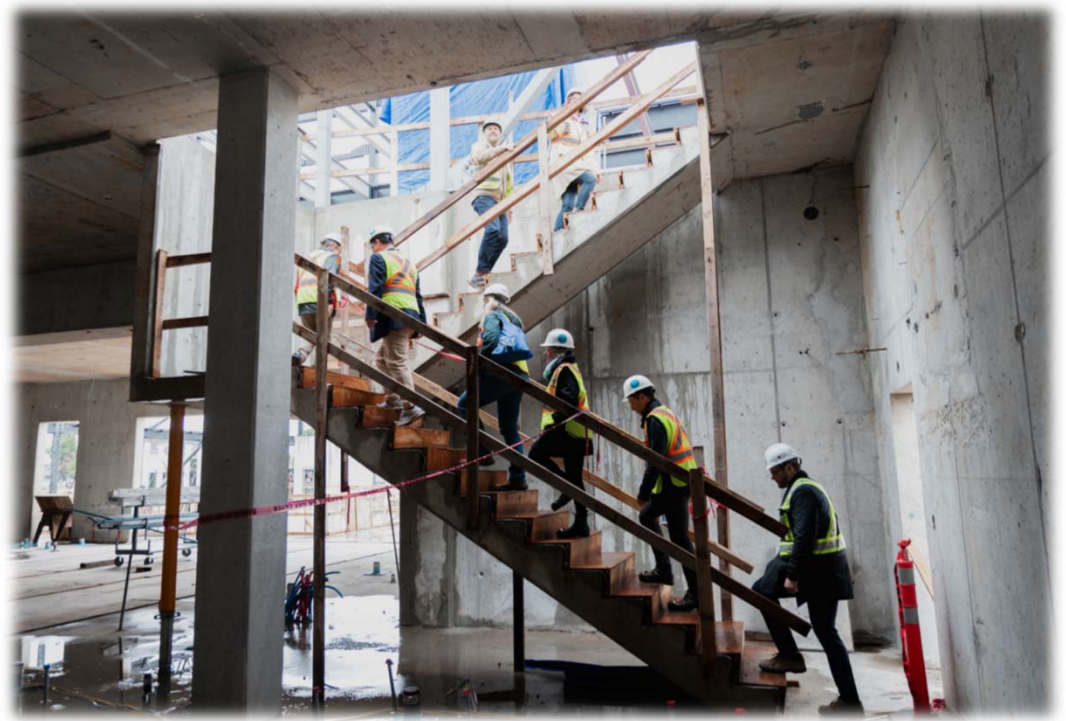
- A portion of the NSNH and City Park debt can be paid with the Housing Accelerator Fund, to take pressure off of the tax rate.
- Assuming the full 2028 HAF surplus balance of \$15.3M is used to offset the debt, the amount required to be borrowed will drop from \$55.7M to **\$38.6M**.
- Additional tax rate increases totaling 2.7% will be needed from 2026 to 2028 to support debt repayment costs
- An increase of **1.00%** is recommended at this time.

Year	NSNH
2022	-
2023	-
2024	0.5%
2025	0.25%
2026	1.0%
Total	1.75%

Draft Capital Plan

Capital Plan Overview

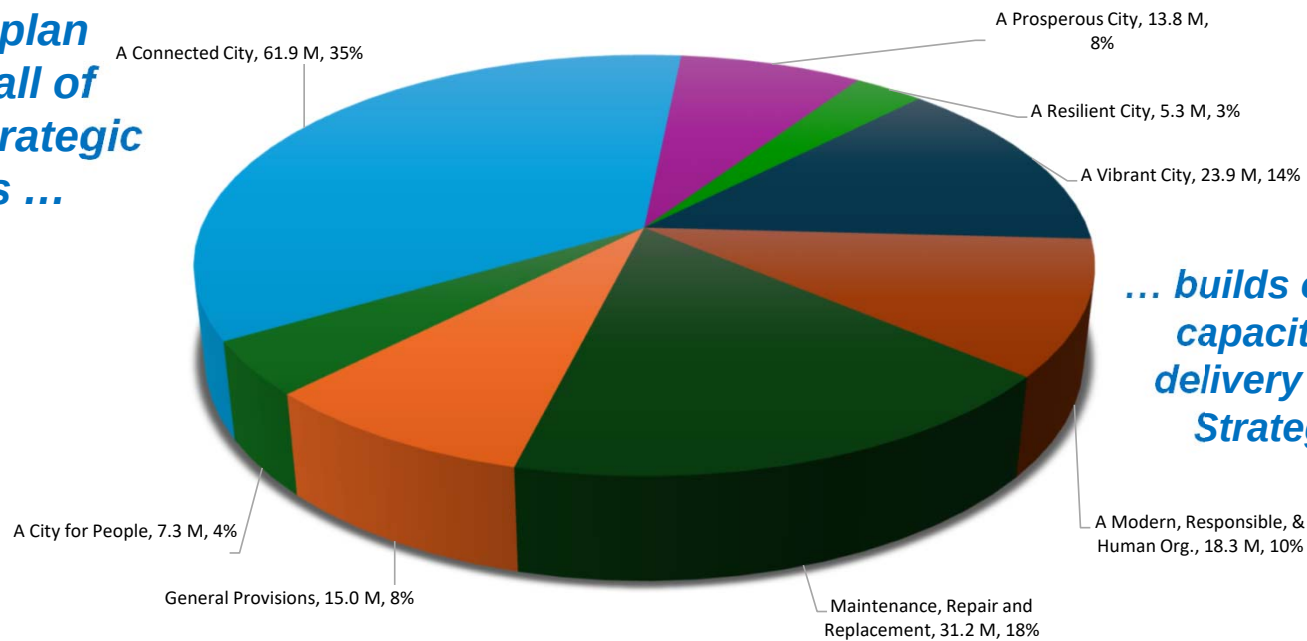
- 2026-2030 spending of **\$177M** covering each of Council's Priorities.
- The Draft Capital plan is **fully funded**



2026-2030 Capital Plan Overview

Vision & Priorities

The draft plan supports all of Council's Strategic Priorities ...



... builds organizational capacity to enable delivery of Council's Strategic Plan ...

... and enables infrastructure replacement.

2026 Capital Plan Summary

Project Name (\$ Millions)	2026	% of '26	2026-30
Mobility Network Implementation	3.3	5%	25.0
New Sidewalks To Complete The Pedestrian Network	1.7	3%	8.1
Operations Vehicle/Equipment Replacement Program	1.6	3%	5.5
Pavement Management: Streets & Lanes	1.5	2%	9.0
IT Disaster Recovery (DR)	1.1	2%	1.1
Marine Structures Repairs & Proactive Maintenance	0.8	1%	2.2
Enterprise Development Applications and Permits Software	0.8	1%	1.6
Land Management Strategy & Implementation	0.7	1%	2.4
Other Projects	17.5	27%	86.3
General Provisions	35.1	55%	35.4
Total*	64.1	100%	176.6

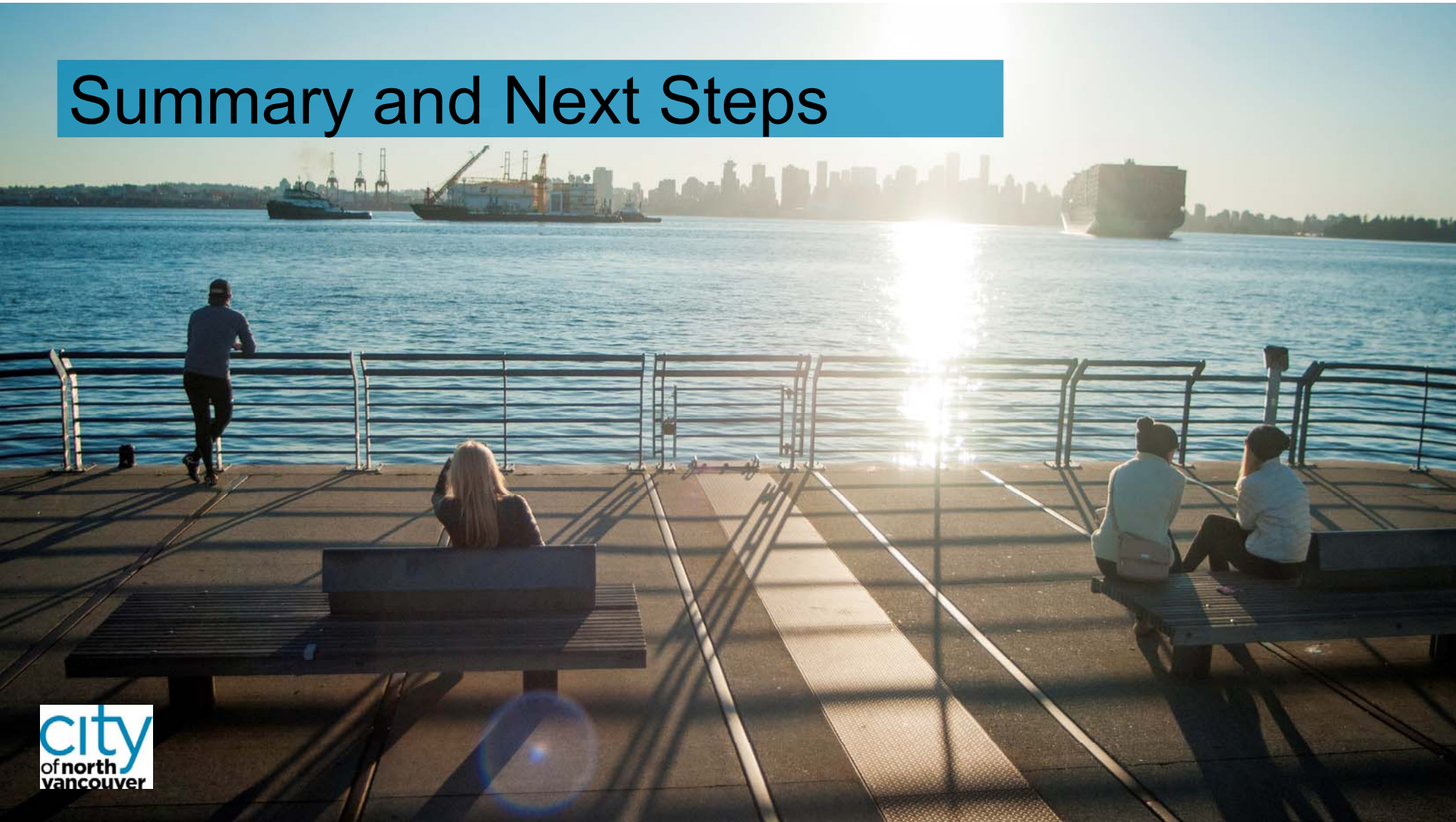
- Other key projects (HJCRC, NSNH, etc.) are already funded

Key Funding Assumptions

Item	Details
Tax Sale Land Principle Reserve	Balances above \$20M to maintain a “Financial Safety Net”
DCCs	Accounts for updates made through the 2025 DCC Rates Review.
Growing Communities Fund	Supports a number of Council initiatives and fully allocated in 2026
NSNH & City Parks	Remaining amounts in the Housing Accelerator Fund offset future financing costs
Debt Funding	\$109M of debt to be repaid through disposition of Harry Jerome Neighborhood Lands, consistent with the Harry Jerome Financing Strategy endorsed by Council in January 2022. No new debt planned.

Overall, the Financial Plan is fully funded

Summary and Next Steps



Summary

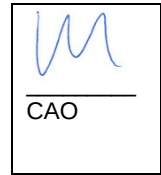
- The Draft 2026-2030 Financial Plan
 - Incorporates Council's feedback
 - Supports the delivery of Council's Strategic Plan
 - Is fully funded
 - Relies on a tax rate increase of only **0.9%** for operating programs, and includes an optional 2% for capital

Next Steps

- Adjust the 2026-2030 Financial Plan based on Council feedback and direction
- Present an updated plan to Council for further consideration



Thank you.



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: DRAFT 2026-2030 FINANCIAL PLAN

Date: October 15, 2025 File No: 05-1700-01-0001/2026

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 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.

ATTACHMENTS

1. 2026 Draft Operating Budget (CityDocs [2729512](#))
2. 2026 Draft Curb Access & Parking Budget (CityDocs [2728349](#))
3. 2026 Draft Shipyards Budget (CityDocs [2728345](#))
4. 2026 Draft Cemetery Budget (CityDocs [2728340](#))
5. 2026-2030 Draft Capital Plan (CityDocs [2725384](#))

SUMMARY

The Draft 2026–2030 Financial Plan balances affordability with the City of North Vancouver’s current and future needs. It proposes an operating property tax rate increase of 0.92%—below inflation—without reducing services levels, along with an additional 2.0% dedicated to capital investments that will sustain infrastructure and protect community assets over the long term.

The Financial Plan strengthens public safety by allocating \$1.97 million from the new Curb Access & Parking Plan (“CAPP”) fund to public safety programs and asset management, including road and sidewalk improvements, while also advancing CNV’s goal of diversifying revenues and reducing reliance on property taxes.

The proposed Capital Plan, fully funded, supports all of Council’s strategic priorities as outlined in the 2022–2026 Strategic Plan.

BACKGROUND

In mid 2023, Council created its 2022-2026 Strategic Plan, which was published on November 1, 2023. The 2026-2030 Draft Financial Plan has been developed to advance the priorities in Council’s currently adopted 2022-2026 Strategic Plan.

CNV’s Financial Plan is based on an Operating Budget, a 5-year Capital Plan, 3 Utility Budgets (Water, Sewerage & Drainage, and Solid Waste), accompanied by budgets for the Curb Access & Parking Plan, the Shipyards, the Cemetery, as well as other items such as Collections for Other Organizations and Depreciation. CNV strives to develop a Financial Plan that balances the needs of residents, maintains services in light of increasing costs, and keeps taxes at a reasonable level. The Financial Plan addresses current issues as well as longer-term issues and needs. The amount of specificity is greatest for the earliest years, yet the Financial Plan remains a valuable tool enabling CNV to be proactive in meeting infrastructure maintenance, replacement, and other challenges.

The *Community Charter* requires that Council adopt a five-year Financial Plan to include both operating and capital items before May 15 in each year.

Finance and departmental staff have worked together to prepare and review all budgetary forecasts, with the goal of funding the delivery of the initiatives in Council’s 2022-2026 Strategic Plan, while keeping the base tax rate increase at a minimum level and adhering to CNV’s budget objectives that emphasize efficiency, accountability, and value for money. Included in this process is a review of all revenue programs to determine best estimates into the future.

DISCUSSION

The 2026-2030 Draft Financial Plan includes 2026 expenditures totalling \$345M, which are comprised of the following:

	2025	2026	Increase/ (Decrease)
Operating ^{1,2}	\$109.5	\$114.2	\$4.7
Curb Access & Parking Plan ⁴	0.7	1.5	0.8
Water ³	21.5	21.5	-
Sewerage & Drainage ³	36.1	36.1	-
Solid Waste ³	4.4	4.4	-
Shipyards ^{2,4}	2.7	3.2	0.5
Cemetery ⁴	0.6	0.7	0.1
Capital Plan	87.7	64.1	(23.6)
Collection for Other Organizations	61.6	66.2	4.6
Other Items	37.1	33.1	(4.0)
Total	\$ 361.9M	\$ 345.0M	(\$16.9M)

¹ Operating Budget figures displayed do not yet include proposed New Items of \$184.5K.

² Contribution to Shipyards from the tax base (\$955.7K in 2026) is shown within "Shipyards Budget" in this table. In Attachment 1, this contribution is also included within Infrastructure, Transportation & Parks operating budget resulting in a total operating budget of \$115.1M.

³ Utilities budgets to be brought to Council for consideration as a part of the 2026 Utility Rate Review and Asset Management Update at the Regular Meeting of November 17, 2025.

⁴ Curbside, Shipyard and Cemetery rows include related capital, which was previously consolidated in the Capital Plan.

Operating Budget

The Draft 2026 Operating Budget (**Attachment #1**) includes operational expenditures, such as salaries, maintenance, on-going programs, and energy costs, which are relatively continuous and are funded by property taxation revenue and other non-tax revenue sources. The Draft 2026 Operating Budget provides detailed accounts at the Department level, including where there have been transfers of budget and budget responsibility between departments. The discussion below explains changes year over year that are driving the annual tax rate increase.

The annual tax rate increase is driven primarily by increased operating expenditures and offset by increased non-tax revenue. It is also impacted by items outside of the Draft Operating Budget, such as changing funding requirements for the Shipyards and Capital Plan, as well as changes to the size of the tax roll. The following table provides a summary of the proposed tax rate increase:

Current Overall Increases and Decreases from 2025 to 2026

	\$ (000's)	Tax Rate Impact
2026 General Operating Plan Increase		
Salary and other wage provisions	2,230	2.88%
RCMP and Civilian programs	805	1.04%
Major and Community Agencies	360	0.46%
New Capital Infrastructure Maintenance	63	0.08%
Other Items - Net	(331)	(0.43%)
Curb Access & Parking	(1,378)	(1.78%)
Provision for updated Fees & Charges	(178)	(0.23%)
Non-Tax Revenues	(331)	(0.43%)
Tax Roll Growth	(714)	(0.92%)
2026 Draft Base Tax Rate Increase	\$526	0.68%
Increase of annual tax levy to capital ²	775	1.00%
Increase of annual tax levy to NSNH/City parks loan	775	1.00%
2026 Draft Tax Rate Increase before New Items	\$2,076	2.68%
New Items - Operating	185	0.24%
2026 Draft Tax Rate Increase	\$2,261	2.92%

¹ A 1% tax rate increase generates approximately \$775,000 in tax revenue for CNV

1. General Operating Plan Increases: 0.68%

Salary and Other Wage Provisions – \$2,230,000 increase

The Draft 2026 Operating Budget provides for 2026 contractual (unsettled) commitments, benefit premiums and other corporate provisions. Additional drivers of this increase include New Items approved in 2025 (\$271,500 or 0.35%) providing additional resources for the development of CNV's project management framework for managing IT projects for the organization, and additional resources to lead modernization of the Business Licensing System.

RCMP and Civilian Programs – \$805,300 net increase

The Police budget adjustment includes two components:

RCMP Contract Increase ¹	\$647,200
Civilian Programs Increase ²	<u>\$158,200</u>
Total	\$805,300

1. RCMP Contract, Specialized Police Teams and Integrated Homicide Investigations Team ("IHIT") – \$647,200 increase:

This increase is the combined amount of a projected inflationary cost increase for member pay and direct operating costs, including the Specialized Police Teams and IHIT.

	2025 Budget	2026 Budget	Increase (\$)	Increase (%)
RCMP Contract Costs	13,291,600	13,719,000	427,400	3.2%
Specialized Police & IHIT	1,896,900	2,116,700	219,800	11.6%
Total	15,188,500	15,835,700	647,200	4.3%

The \$647,200 increase can be attributed to a 3.5% personnel wage contract increase, and a general inflationary increase of 2.2% that has been applied to other program costs.

Specialized Police – An increase of \$71,400 for the Integrated Teams and the Real Time Intelligence Centre is an overall net inflationary increase for these specialized units.

Integrated Homicide Investigation Team (“IHIT”) services are delivered by the Province of BC and the increase of 27% at \$148,400 is driven by the added cost of two new investigative teams and one new surveillance team being added to the unit over the next 3 years.

2. RCMP Civilian Costs - \$158,200 increase:

Civilian services are the police operations outside of the RCMP. Funds for these services are shared with District of North Vancouver (“DNV”) on an agreed sharing formula basis. The \$158,200 cost increase is primarily driven by an increased E-COMM levy to improve system capacity and resiliency, and due to an annual adjustment of the cost share allocation % between CNV and DNV, which is a function of population growth, calls for service, and criminal code offenses in each municipality.

Major and Community Agencies – \$360,000 increase

The increase in funding is mainly due to inflationary impacts. The net Agency increases are summarized as follows:

North Vancouver Recreation & Culture (net) ¹	195,567
City Library ²	117,875
North Vancouver Museum & Archives ³	18,964
Community Agencies ⁴	<u>27,116</u>
Total	\$359,522

¹ The North Vancouver Recreation & Culture Commission’s (“NVRC”) operating costs are split between CNV and DNV as outlined in “North Vancouver Recreation and Culture Commission Establishing Bylaw, 2009, No. 8020, Amendment Bylaw, 2014, No. 8380”. The bulk of the costs are shared based on CNV and DNV resident use of the facilities and services. CNV’s share of the budgeted increase, not including the new Harry Jerome Community Recreation Centre (“HJCRC”), is \$195,567 (2.7% increase over 2024), which is primarily being driven by inflationary increases, offset by increased revenue. This increase was reduced from \$314,357 (4.3%) due to event planning and HJCRC grounds keeping work being returned to CNV. The event planning increment of \$34,000 is shown in the Shipyards 2026 budget (**Attachment #3**) and the HJCRC

grounds keeping work will primarily be an Infrastructure, Transportation & Parks Department 2027 budget addition for New Capital Infrastructure Maintenance.

Starting in 2013, CNV used a 1% tax rate increase to set aside funds for the HJCRC. This funding is contributing \$2.6M per year into the Civic Amenity – Harry Jerome Reserve in 2026 as part of the HJCRC Financing Strategy. Starting in 2027, this \$2.6M in annual revenues will be converted into annual operating budget revenues and can be used to cover the incremental operating costs of the new, larger facility starting in 2027.

² The City Library's municipal contribution increase (2.10%) is due to salary obligations (0.99%), demand for library materials (0.79%) and utilities and insurance expense increases (0.46%), offset by increases in sales and rentals (-0.18%).

³ The North Vancouver Museum & Archives ("M&A") is 50% funded by CNV. The municipal contribution increase (2.33%) is driven by inflation.

⁴ Contributions to Community Agencies are budgeted to increase by 1.79%. Community Agencies included in the budget are the same as currently approved by Council. Actual contributions are typically considered by Council in mid-2026 and can be adjusted at that time.

New Capital Infrastructure Maintenance – \$62,700 increase

It is CNV's practice to budget for increased maintenance costs for new/enhanced infrastructure and equipment after the capital projects have been completed and implemented. The 2026 increase can be summarized as follows:

Engineering Infrastructure ¹	\$52,700
Facilities ²	<u>10,000</u>
Total	\$62,700

¹ Engineering Infrastructure's increase is comprised of Street Lighting (\$24K), New Traffic Signals (\$3K), Mahon Park Washrooms (\$12K) and landscape maintenance previously done by NVRC (\$12K).

² Facilities' increase is the 2026 component of a 2025 capital maintenance increase relating to EV infrastructure, including electrical upgrades for the Operations Centre and Fire Hall.

Other Items - Net – \$330,700 decrease

The other items include various reductions, summarized by department below:

Corporate Services ¹	(\$184,900)
Offices of the CAO and Deputy CAO	(4,700)
Finance & Economic Development ²	(193,200)
Infrastructure, Transportation & Parks	(19,000)
Planning, Development & Real Estate ³	(34,100)
Public Safety – Fire & Bylaw ⁴	71,200
Shipyards ⁵	<u>34,000</u>
Other Non-Wage Expenses	(\$330,700)

¹ Corporate Services decreases relate to increased recoveries from CNV Utilities for services provided annually, which fluctuate in relation to Utilities' proportion of overall staffing costs.

² Finance decreases are related to interest (i.e. paid on pre-authorized property tax payments) resulting from lower interest rates and increased recoveries from CNV Utilities. These decreases are offset by increased insurance rates driven by factors including increased replacement cost asset values and increased probability of claims stemming from climate change impacts, and increased banking charges due to higher volumes.

³ Planning, Development & Real Estate is impacted by decreased investment income being generated in the Lower Lonsdale Legacy Reserve fund resulting in decreased Community Services Grant funds available for distribution.

⁴ Public Safety – Fire and Bylaw is increasing by \$71K, driven by increasing fuel cost for Fire Apparatus, as well as insurance costs.

⁵ Event programming previously performed by NVRC has been discontinued and will be administered by the Shipyards going forward. Accordingly, \$34K of CNV funding contributions have been reallocated from NVRC to the Shipyards. There is \$nil property tax impact. See **Attachment #3** for additional information.

Curb Access & Parking – \$1,377,000 property tax-offset

On April 14, 2025, Council endorsed the City of North Vancouver Curb Access and Parking Plan ("CAPP"), which requires capital for implementation, operating budget for staffing, maintenance and equipment fees, as well as amendments to the Fees and Charges Bylaw. As directed by Council, a Parking Revenue Fund was subsequently created to manage new revenue and expenses relating to CAPP. Based on that approval and experience to date, a draft 2026 budget has been prepared for the new fund, and has been included as **Attachment 2**. That budget, as well as an explanation of the underlying assumptions, is provided below:

Parking Revenue Reserve Fund (\$000's)	2025	2026	Increase (\$)	Increase (%)
Revenue:				
Parking meters ¹	321	1,843	1,522	474%
Permit parking ²	90	323	233	260%
Fees/fines ³	887	1,350	463	52%
Total Operating Revenue:	1,298	3,516	2,218	171%
Expenses:				
Wages & benefits	107	317	210	197%
Pay station & sign maintenance	75	233	158	212%
Internal loan repayment ⁴	17	181	164	974%
Transfer to capital ⁵	-	150	150	-
Wages & benefits	507	665	158	31%
Total Operating Expenses:	706	1,546	840	119%
Surplus	592	1,970	1,378	233%

¹ Parking meters – 1,306 pay parking stalls were activated starting September 15, 2025. Revenue for 2026 is based on actual usage in the first month of operations.

² Permit parking – Based on anticipated permits from households in the permit areas (resident monthly rate of \$8.33 for a 1st vehicle and \$12.50 for a 2nd vehicle).

³ Fees/fines – Assumptions are informed by historical ticket revenue with an increase proportional to the new meters.

⁴ Internal loan repayment – as a part of the 2025-2029 Revised Financial Plan Council Report (dated April 16, 2025), CAPP implementation was initially funded through internal borrowing from the Civic Amenity Reserve in an amount of \$1.073M. Since then, \$250K has been returned to reserves as the capital portion of the project was delivered under budget. The remaining \$823K is to be repaid with interest over 5 years.

⁵ Transfer to capital – Funding for asset management, including future occupancy studies and/or installation of new meters, as anticipated.

As part of Council's endorsement of CAPP, it also adopted the following resolution:

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

The use of net parking revenues was to be considered as part of the 2026-2030 financial planning process.

Public safety is of utmost importance to residents and is a pillar of municipal government. Related expenses accounted for 35% of CNV's 2025 operating budget at a total cost of \$37M. The 2026 operating budgets for the RCMP, Police Support Services, Bylaw, and the Fire Department (including provision for wage increases not yet collectively bargained) are anticipated increase by approximately \$2.5M in 2026.

CNV also funds a number of infrastructure items, including its mobility network, traffic signals, pedestrian crossings, roadway lighting, and sidewalks. The \$1.97M surplus generated by CAPP in 2026 will be able fund a portion of the increases required by these areas to protect residents and fund its asset management program.

Provision for Updated Fees & Charges – \$178,100 increase

At the regular Council meeting of July 22, 2024, CNV established a single Fees & Charges Bylaw to improve the visibility of, and transparency behind, fees and charges. The Fees & Charges Bylaw also provided Staff and Council with an improved tool to implement annual fee recommendations, helping to ensure CNV's fiscal responsibility.

The latest annual review and update of CNV's Fees & Charges was presented to Council on October 6, 2025. The 2026 adjustments included a 1.7% inflationary increase to keep pace with rising costs, and in a few cases included changes by amounts differing from inflation, typically to align fee changes with partners (i.e. DNV, Technical Safety BC), or incent certain behaviour.

Council's approved changes to CNV's Fees and Charges Bylaw reduced CNV's needed tax rate increase in 2026 by ¼%.

Non-Tax Revenue – \$331,100 increase

The following table summarizes non-tax revenue adjustments:

Interest and Penalties on Taxes ¹	\$125,000
Grants in Lieu ²	94,000
Finance & Economic Development (various) ³	82,700
Infrastructure, Transportation & Parks (various) ⁴	20,000
Public Safety - Fire ⁵	<u>9,400</u>
Non-Tax Revenue Increase (net)	\$331,100

¹ Interest and Penalties on Taxes – Driven by higher assessed values of properties within the city and the application of prescribed rates for interest and penalties.

² Grants in Lieu – Higher assessed values of properties within the city have resulted in increased Grants in Lieu (Provincial Government - \$46K, Port Authority - \$38K, Federal Government - \$10K).

³ Finance & Economic Development (various) – This group includes increases of \$78K in investment income and \$5K for issuance of Tax certificates.

⁴ Infrastructure, Transportation & Parks (various) – Increased Grants (Translink - \$10K) as well as volume-based increases in Streets use permits and Parks user fees.

⁵ Fire – Fees for False Alarms and Fire Inspections for building permits revenues are increasing \$4.8K and \$4.6K respectively based on increasing volume over the past years.

Tax Roll Growth – \$714,000 property tax offset

The budget assumes CNV will receive approximately \$714,000 more in property taxes in 2026 than 2025 from new growth. This estimate is based on the 5-year average annual growth. The BC Assessment final revised roll will be received in the spring.

2. Increase of Annual Tax Levy to Capital: 1.00%

Staff recommend that \$13.4M (15% of the City's 2026 annual tax levy) be used to fund the 2026-2030 Capital Plan; a \$775,000 increase. It has been CNV's practice to prioritize funding for projects that maintain base infrastructure and this funding transfer aims to address increasing costs for infrastructure maintenance. This increase is consistent with common municipal practice to fund infrastructure replacement and has added importance given the recently elevated inflationary environment (Vancouver's Non-Residential Building Construction price index increased 4.0% year over year Q2 2025). With this recommended 1% transfer, CNV's Annual Tax Levy to General Capital will have increased an average of 0.8% per annum over the past decade.

3. Increase in Annual Tax Levy to NSNH/ City Parks Loan: 1.00%

On July 8, 2024, Council Adopted Bylaw No. 9032, a bylaw to authorise temporary borrowing for the purpose of the design and construction of a new North Shore Neighbourhood House and City Parks (Kings Mill Walk Park and 1600 Eastern Park) in the amount of \$55.7M.

The NSNH Redevelopment Program (the "HUB") is a multiphase redevelopment of an existing CNV owned site. The NSNH site will support the provision of a range of services aimed at improving the lives of community members, with a special focus on those who are most vulnerable. The services will include seniors' respite care, childcare and children's programs, as well as community programs and services that service diverse needs, including food security, service navigators, edible gardens, lunch programs for new parents, seniors, and teens. The site will also support a new park for all.

Kings Mill Walk Park is getting a major upgrade as part of the revitalization of the Harbourside neighbourhood and climate-resilient shoreline improvements.

1600 Eastern Park is being developed to help achieve a goal in CNV's Parks Master Plan that all CNV residents are within a 5-minute walk from any park or public open space.

At the September 23, 2024 Regular Meeting of Council, the following motion was carried unanimously:

THAT staff be directed to review the Housing Accelerator Fund to determine if a portion of the fund can be used for the North Shore Neighbourhood House project to cover the estimated 1.6% per annum financing costs of providing social housing infrastructure.

The Housing Accelerator Fund (“HAF”) contribution agreement allows for HAF funding to be used for community related infrastructure that supports housing, for which CMHC has indicated the North Shore Neighbourhood House would qualify. Based on the schedule of advances, withdrawals to date and anticipated interest, there is \$15.3M forecasted to be available in the HAF reserve as of December 31, 2027. Advances of HAF funding are dependent on CNV meeting its obligations as outlined in the Housing Accelerator Fund Contribution Agreement; in general, these obligations include the satisfactory progress of project milestones as well as achievement of CNV’s Housing Supply Growth Target. Should CNV not be able to meet the obligations outlined in the agreement, CMHC may reduce or withhold funds that have not yet been provided, or in some cases require repayment of funds that have already been issued.

After debt is drawn during the construction period and offset using HAF funds, the remainder is expected to be converted to long-term debt. The annual debt servicing costs would be approximately \$2.6 M, assuming current borrowing rates. Additional tax rate increases totaling 2.7% will be needed from 2026 to 2028 to support debt repayment costs.

A further tax rate increase for the NSNH of 1.0% is recommended at this time.

4. New Items – Operating: 0.24%

Only the highest priority New Items are being brought forward to Council to manage tax rate impacts on property owners. The complete New Items listing in **Attachment #1** (page 3) provides detailed information on each of the proposed items.

2026 Shipyards Budget

The Shipyards is a vibrant public space on the city’s waterfront, offering year-round events, activities, and a variety of shopping and dining experiences. Popularity has increased consistently since it opened in 2021.

Shipyards Revenues (\$000’s)	2025	2026	Increase	%
Rent	920	1,000	80	8.7%
Parking and Filming Agreements	325	331	6	1.6%
Sale of Services	260	304	44	17.1%
Other Revenues	235	234	(1)	-0.5%
City Contribution	922	956	34	3.7%
Total	2,662	2,825	162	6.1%

Shipyards Expenses (\$000’s)	2025	2026	Increase	%
Shipyards Admin	344	351	7	2.1%
Events & Programming	500	655	154	30.8%
Marketing & Promotion	52	53	1	2.1%
Operations & Maintenance	1,579	1,579	0	0%
Site Hosts	187	187	0	0%
Total	2,662	2,825	162	6.1%

In response to its growing popularity, The Shipyards plans to enhance its public events and services in 2026. To support this enhancement, a new program manager position is planned to strengthen event planning, delivery and oversight.

The Shipyard's expenses are primarily funded from externally generated revenues (2/3) with the remaining expenses tax-funded (1/3) by way of a City Contribution (\$922,000 in 2025). In 2026, the tax-funded proportion of the Shipyards expenses is projected to decrease slightly from 34.6% of expenses, to 33.8% of expenses.

See **Attachment #3** for further detail.

2026 Cemetery Budget

The primary objective established for the development of the Cemetery budget is that the Cemetery will generate annual surpluses sufficient so that, when the Cemetery's inventory of plots are projected to be exhausted in the 2060s, there will be sufficient funds in the Cemetery's Perpetual Care Fund to support ongoing operations. The Cemetery does not require financial support from the tax base.

Cemetery Revenues	2025	2026	Increase	%
Cemetery Administration	620,389	661,182	40,793	6.6%
Filming Admin - Cemetery	27,050	27,050	0	0.0%
Total	\$647,439	\$688,232	40,793	6.3%

Cemetery Expenses	2025	2026	Increase	%
Cemetery Administration	189,642	244,930	55,288	29.2%
Cemetery Operations	457,797	443,302	(14,495)	-3.2%
Total	\$647,439	\$688,232	40,793	6.3%

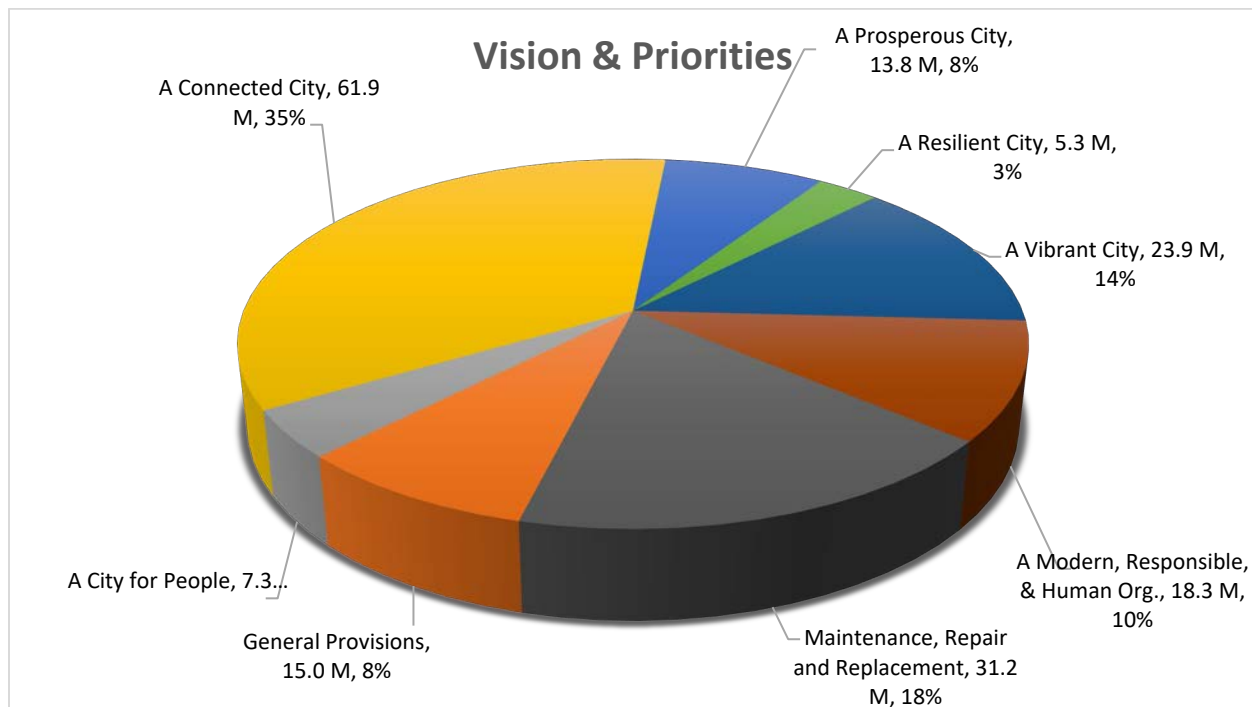
Year over year, changes to Cemetery revenues and expenses incorporate inflationary increases and changes in the expected sales of plots.

See **Attachment #4** for further detail.

Capital Plan

The Draft 2026-2030 Capital Plan includes proposed projects totaling \$177M. The 2026 proposed projects total \$64M and are funded by CNV reserves, debt funding, and leverage external contributions.

The 2026-2030 Draft Capital Plan lists the projects proposed by staff for inclusion, and includes projects that, over the next 5 years, advance all of the Strategic Priorities in Council's Strategic Plan, as illustrated below:



The projects proposed for the 2026-2030 Capital Plan are summarized by type, as follows:

<i>\$ millions</i>	2026	2026-2030
Land/Major Investments	34.8	34.8
Buildings	2.7	10.3
Structures*	13.8	85.4
IT/Vehicle & Equipment/Block Funding	9.1	39.7
Studies and Other	3.7	6.4
Total	64.1	176.6

*Includes Streets & Transportation, and Parks & Environment

Highlights for 2026 are shown below:

Land/Major Investments (\$34.8M)

This section of the Plan includes provisions for strategic land (\$11.6M) and park acquisition (\$7.9M) projects from dedicated reserves, should opportunities present themselves, which would then be brought forward for Council consideration. It also allows for receipt of external funding to support major investments (\$15.0M) if made available.

Buildings (\$2.7M)

- **Council Chambers Update (\$0.7M)**
 - o To update and re-configure Council Chambers to make meetings more accessible.

- **EV Fleet Transition Infrastructure (\$0.3M)**
 - o Implementation of the required electrical upgrades and associated infrastructure for the Operations Centre and Fire Hall to enable CNV's transition to an EV fleet as detailed in the EV Fleet Transition roadmap and report.
- **Mickey McDougal Building Retrofit and Flicka Renovation (\$0.1M)**
 - o This project is the renovations to the existing facility to improve the overall energy efficiency, accessibility, and fire life safety systems of the building, along with interior renovations to accommodate the Flicka Gymnastics Club. The \$100,000 amount represents the last tranche of senior government funding.

Structures (\$13.8M)

- **Mobility Network Implementation (\$3.3M)**
 - o This project will execute on the community engagement, design and construction of priority corridors identified in the Council approved Priority Mobility Network Strategy (2019) and continue to prioritize future work based on approved evaluation criteria. This work will result in infrastructure tailored to the unique street context and suitable for a broad range of human and electrified mobility devices like bicycles and scooters with users of All Ages and Abilities. Focus for the 2026 will be on the portion of the Mid-town Corridor from West Grand Boulevard to the overpass from Casano to Loutet, known as the East Side Connector.
- **Eastview Park Improvements (\$0.3M)**
 - o Phase II public consultation and the conceptual design for a neighbourhood scale disc golf course has highlighted additional opportunities to improve accessibility for all park users.

IT, Vehicles & Equipment, and Block Funding (\$9.1M)

- **EPE Operations Vehicle/Equipment Replacement Program (\$1.6M)**
 - o Funding for the ongoing replacement of vehicles and equipment to ensure Infrastructure, Transportation & Parks Operations has reliable vehicles and equipment to meet operational needs.
- **IT Disaster Recovery (\$1.1M)**
 - o This project will set up new full-service alternate Data Centre that provides faster IT continuity in the event of a disaster.
- **Block Funding (\$0.6M)**
 - o To enable maintenance and replacement of equipment under \$10,000 across CNV.

Studies and Other (\$3.7M)

- **Community Engagement Framework Implementation (\$0.3M)**
 - o As part of the implementation of the CNV Community Engagement Framework, CNV needs dedicated resources for the implementation of the Community Engagement Action Plan, including the development of guidelines, tools and enhanced analysis and reporting.
- **Implementation of the Customer Experience Strategy (\$0.2M)**
 - o A one-time increase to the 2026 General Local Election Budget, based on historical costs.

For a full listing of Projects with descriptions in the plan, please refer to ***Attachment #5***.

Funding Sources

The 2026-2030 Draft Capital Plan is funded from various sources, including the annual tax transfer (discussed above), reserves and their anticipated future contributions (including grants and proceeds from land sales), as well as short-term low-cost debt from the Municipal Finance Authority (“MFA”).

Reserves:

Primarily, the project in the Capital Plan is funded from various reserves. Reserves are financial tools used to set aside funding, therefore guaranteeing funding availability for specific purposes such as for items of a significant value like fire trucks, bridge replacements, and community centres. Smaller items are often funded on a pay-as-you-go basis. When funds are set aside in reserves, they are “locked-in” for the purpose for which the reserve was established. Consequently, funding should be set aside in reserves only if a use and timeline for appropriation has been identified. Funding for the HJCRC project is a good example. Here, CNV had set aside funding in the Civic Amenity Reserve Fund for the project for several years prior to construction. This strategy, implemented at Council’s previous direction, reduced the need for borrowing and kept CNV’s financial risk profile low (borrowing under the HJCRC Financial Strategy was only 20% of the amount that CNV could qualify for under legislation at the time).

The General Capital Reserve is CNV’s most flexible reserve and provides unrestricted funding for Capital Plan projects. The reserve is primarily funded from portions of the annual tax levy and annual operating surpluses when they materialize (\$3.5M included from 2024). This reserve typically funds maintenance and replacement capital projects and is typically fully utilized over any planning period.

The Capital Plan also includes a provision funded from the Tax Sale Land Principle Reserve for CNV to be able to take advantage of strategic land purchases, should the opportunity arise. This Capital Plan make a total of \$11.6M available by way of a provision for this purpose, ensuring minimum balances in the reserve are always maintained at levels (\$20M) that enable CNV to retain financial flexibility as approved by Council in the HJCRC Financial Strategy.

The Civic Amenity Reserve, which holds the Civic Amenity Contributions received from developments, is used for many of the new initiatives included in the Plan. Annual Civic Amenity Contributions of \$4.8M, based on prior year actuals, are budgeted annually in this Plan from 2027-2030, with none conservatively being assumed in 2026. Consistent with the assumptions in the 2025-2029 Financial Plan, the 2026-2030 Financial Plan assumes the monetization of the Harry Jerome Neighborhood Lands in 2027 (as Council has previously directed in the HJCRC Financial Strategy).

The Affordable Housing Reserve was established in 1998 to support affordable housing and housing for those with special needs and respond to community-based initiatives related to CNV's housing goals. Monies in this fund are intended for capital projects and land, including the extension or renewal of existing capital works, or finishes or fixtures relating to the provision of projects or units of affordable housing or housing for those with special needs as defined by CNV Policy, and consistent with CNV's Housing Policy objectives. In 2024, the Affordable Housing Reserve Fund Bylaw was amended to allow CNV to withdraw the foregone rent or market value of land contributed to affordable housing, to disperse amongst other civic projects. This reserve only funds a provision in the 2026-2030 Capital Plan should an opportunity present itself. Material draws from this reserve are not anticipated until the reserve's Terms of Reference and any associated bylaws are updated (Housing Accelerator Fund Initiative #4 noted below).

Development Cost Charge ("DCC") Reserves hold levies collected by local governments to assist in financing the costs of infrastructure required to service new growth. Section 559 of the Local Government Act ("LGA") provides the authority for municipalities to collect DCCs through its DCC bylaw. The intent of a DCC program is to ensure that new development pays their equitable share of growth-related costs. DCCs are a dedicated source of funding and must be used to acquire or construct the works for which they were intended for. Any funds collected through DCCs must be retained in a separate reserve fund and, together with the earned interest, set aside for future DCC projects. The Province recently passed legislation to amend the LGA to facilitate increased housing supply as part of the Province's Homes for People Action Plan. This legislation, specifically Bill 46 – 2023 Housing Statutes (Development Financing), expands the scope of eligible services to be funded through DCC's by adding new categories of infrastructure (fire protection, police, solid waste and recycling, highway facilities cost-shared with the Province). CNV is in the process of updating its DCC rates and categories, which will unlock funding in these reserves to fund Council's priorities.

On February 10, 2023, the Ministry of Municipal Affairs (the "Ministry") announced the Growing Communities Fund ("GCF"), a \$1 billion one-time investment in B.C.'s 188 local governments. The objective of the GCF is to support communities that are increasing housing supply with funding to help them make new investments in infrastructure and amenities. CNV's grant was received on March 23, 2023, and is expected to be deployed within 5 years (i.e. by March 2028). The 2026-2030 Capital Plan allocates CNV's GCF funding to projects as outlined in the table below.

GCF Appropriations (\$000's):	2023	2024	2025	2026	Total
Opening Balance	10,986	9,610	7,441	695	10,986
Interest	374	671	429	0	1474
Available Balance	11,360	10,281	7,870	695	12,460
Lonsdale Great Street	360	1,640	-	-	2,000
Mobility Network Implementation	400	1,000	6,875	695	8,970
Waterfront Connections & Wayfinding	800	0	400	0	1,200
Enhanced Bicycle Parking Facilities	100	0	(100)*	0	0
Lonsdale Highway Overpass Mobility Improvements	90	200	0	0	290
	1,750	2,840	7,175	695	12,460
Closing balance	9,610	7,441	695	0	-

*Budget returned Oct 7, 2025.

On March 1, 2024, CNV was awarded an \$18.6M grant from the Federal Housing Accelerator Fund ("HAF"). CNV's application was focused on expanding the supply and improving the quality, diversity, and affordability of housing in the city. To achieve these goals, CNV developed nine initiatives (see table below) to build more homes faster.

HAF Appropriations (\$000's):	2024	2025	2026	2027	Total
Opening Balance	-	1,084	6,008	10,940	0
Contributions	4,650	4,650	4,650	4,650	18,600
Interest	109	274	282	0	391
Available Balance	4,759	6,008	10,940	15,590	18,991
1. Multi-Plex Housing	375	-	-	-	375
Previously "Legislated Infill Changes"					
2. Prezoning R5	_*	-	-	-	-
Previously "Pre-Zoning Opportunities"					
3. Parking	60	-	-	-	60
4. Affordable Housing Reserve Fund	80	-	-	-	80
5. Mid-Market Rental Policy	100	-	-	-	100
6. Alternative Housing Construction	250	-	-	-	250
7. Zoning Bylaw	225	-	-	-	225
8. Inclusionary Housing Policy	200	-	-	-	200
9. Development Approval Process	675	-	-	-	675
Resources to Deliver Housing Initiatives*	1,710	-	-	-	1,710
NSNH	-	-	-	15,590	15,316
	3,675	-	-	15,590	18,991
Closing balance	1,084	6,008	10,940	-	-

* Initiative number 2 is supported by internal resources funded by "Resources to Deliver Housing Initiatives"

Advances of HAF funding are dependent on CNV meeting its obligations as outlined in the Housing Accelerator Fund Contribution Agreement. In general, these obligations include satisfactory progress reaching project milestones as well as achievement of CNV's Housing Supply Growth Target. Should CNV not be able to meet the obligations outlined in the agreement, CMHC may reduce or withhold funds that have not yet been provided, or in some cases require repayment of funds that have already been issued.

At its meeting on September 23, 2024, Council directed staff to “review the Housing Accelerator Fund to determine if a portion of that fund can be used for the North Shore Neighborhood House project to cover the estimated 1.6% per annum financing costs of providing that social housing infrastructure”. This Financial Plan allocates CNV's HAF funding remaining after funding delivery of the 9 HAF initiatives to repaying debt drawn to deliver the NSNH project when the risk of HAF funding being withdrawn is eliminated.

See **Attachment #5** (pg 24-9) for more information on CNV's Capital Reserves.

Municipal Financing Authority (“MFA”) Debt:

MFA Debt (\$M's)	Harry Jerome CRC	NSNH + City Park
Total Authorized Borrowing	109	55.7
Total Advances (as of October 14, 2025)	(34.4)	(4.2)
Remaining Borrowing	74.6	51.5

The HJCRC Financing Strategy, which was endorsed by Council on January 21, 2022, recommended that CNV borrow short-term debt to its then full capacity of \$109M within its ascent free zone in order to fund construction of the facility. The disposition of the Harry Jerome Neighbourhood Lands (“HJNL”) is planned for 2026 (consistent with the assumptions in the 2024-2028 Financial Plan) and would enable retirement of this MFA loan. The first advances on the \$109M HJCRC loan were made in Q1 2025.

On January 22, 2024, Council considered a report on the North Shore Neighbourhood House & City Parks Loan Authorization Bylaw. This report initiated the process to obtain \$55.7M of low-cost debt financing from the MFA to fund CNV's portion of the NSNH Phase 2 Redevelopment, Kings Mill Walk Park, and 1600 Eastern Park projects. The borrowing under this bylaw that is not retired from available Housing Accelerator Fund balances can be converted to long-term debt following the construction period.

No new debt is proposed in the 2026-2030 Financial Plan.

2026 Collections for Other Organizations

CNV collects approximately \$66M in taxes on behalf of other organizations, including BC Assessment, Metro Vancouver, Translink, the MFA, and any Business Improvement Association (“BIA”) operating in the city. CNV also collects the Provincial School Tax from property owners. These taxes are generally set by the other governments and agencies and taxation levels are outside of CNV's control. The exception is any BIA levy, which is approved by Council.

2026 Other Items

The *Community Charter* requires that all proposed expenditures be set out in the Financial Plan, including non-cash depreciation expenses and transfers to or between funds:

	2025	2026	Increase/ (Decrease)
Depreciation ¹	\$18.2	\$18.5	\$0.3
Non-statutory Reserve Transfers ²	18.9	14.6	(4.3)
Total	\$37.1 M	\$33.1 M	(\$4.0 M)

¹ Depreciation items are accounting entries driven by past capital spending and are not future capital expenditures, which are included in CNV's other budgets and capital plans. 2026 depreciation is based on actual 2024 depreciation of \$17.7M and inflationary estimates for 2025 and 2026.

² The non-statutory reserve transfers include possible amounts needed for emergency/unexpected expenditures or are set aside for specific known future spending already approved by Council. The year-over-year decrease is largely due to reduced transfers required to (1) fund/provision for collective agreement settlements already approved by Council, (2) manage transfers to/from the Permit Revenue Reserve expected in 2026, and (3) allocate Safe Restart Grant funding as that program winds down.

The above amounts have also been incorporated into the proposed 2026-2030 Financial Plan.

FINANCIAL IMPLICATIONS

Financial implications are discussed throughout the report and in additional materials provided.

INTER-DEPARTMENTAL IMPLICATIONS

The 2026-2030 Draft Financial Plan is a reflection of CNV's policies and the work plans of all CNV departments. Finance staff relied on their close working relationships with staff in other departments and CNV's shared-cost agencies when developing this Plan. The draft Plan presented here has been reviewed by the Leadership Team.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The preparation and approval of this Financial Plan is consistent with the requirements of the *Community Charter*, with several of the objectives of CNV's 2014 Official Community Plan, is consistent with CNV's emerging Strategies, and was prepared with consideration of the 2022-2026 Council Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

2026 DRAFT OPERATING BUDGET

October 15, 2025



Table of Contents

2026 Departmental Financial Summaries

Executive Summary	1
All Departments Financial Summary	5
Corporate Services	6
Finance & Economic Development	9
Infrastructure, Transportation & Parks	14
Office of the Deputy Chief Administrative Officer	19
Planning, Development & Real Estate	22
Public Safety – Bylaw	27
Public Safety – Fire	30
Public Safety – Police	33
The Offices of the Chief Administrative Officer and Mayor	38

Executive Summary

In mid-2023, Council created its 2022-2026 Strategic Plan, which was published on November 1, 2023. The 2026-2030 Draft Financial Plan has been developed to advance the priorities in Council's currently adopted 2022-2026 Strategic Plan.

Finance and departmental staff have worked together to prepare and review all budgetary forecasts, with the goal of funding the delivery of the initiatives in Council's 2022-2026 Strategic Plan, while keeping the base tax rate increase at a minimum level and adhering to CNV's budget objectives that emphasize efficiency, accountability, and value for money. Included in this process is a review of all revenue programs to determine best estimates into the future.

The Draft 2026 Operating Budget includes operational expenditures, such as salaries, maintenance, on-going programs, and energy costs, which are relatively continuous. The Operating Budget is funded by property taxation revenue and other non-tax revenue sources.

The Operating Budget is balanced, relying on an overall tax rate increase of 2.92% as follows:

Item	Tax Rate Impact	Details
Base Increase for Existing Operations	0.68%	Inflationary provisions, RCMP costs, external agencies and other, offset by increased non-tax revenue and tax roll growth
New Items	0.24%	Additions for items as listed below
Increase of Annual Tax Levy to Capital	1.00%	Funding for increased costs of maintaining base infrastructure and infrastructure replacement
North Shore Neighbourhood House Levy	1.00%	Funding for the North Shore Neighbourhood House Redevelopment Program.
Overall 2026 Draft Tax Rate Increase	2.92%	

Base Increase for Existing Operations – Significant Drivers:

The Draft 2026 Operating Budget provides for 2026 contractual (unsettled) commitments, benefit premiums and other corporate provisions. Additional drivers of this increase include New Items approved in 2025.

The Budget also accounts for RCMP contract increases that can be attributed to two main factors: a rise in RCMP contract costs due to the recently negotiated National Police Federation Agreement contract and an increment from negotiated contracts related to the Integrated Homicide Investigations Team and other specialized teams, primarily covering RCMP wages and benefits.

CNV actively seeks out ways to reduce its reliance on property tax by increasing non-tax revenue. Highlights in 2026 include Curbside Access & Parking Planning which allocates \$1.97M of net revenue to public safety and infrastructure programs, and updates to the Fees & Charges bylaw, created in 2024, which allows for inflationary increases to be more easily implemented to user fees, offsetting the need for further property tax increases.

Staff forecast that CNV will receive additional taxes from new development in 2025. The final revised roll will be received from BC Assessment in the spring.

New Items:

Only the highest priority New Items are being brought forward to Council to manage tax rate impacts on property owners. The table below provides detailed information on each of the proposed items, including costs and benefits.

2026 NEW ITEMS LISTING

Department & Division	Description	2026 Budget	2026 Tax Impact	Annual Cost
Office of the Deputy CAO				
Legislative Services	Legislative Services conducts the General Local Elections for the City of North Vancouver. This request is to increase the annual contribution to the General Local Elections account to cover the 2030 Election cost.	80,000	0.10%	80,000
Legislative Services	Legislative Services annually hosts City Council's Volunteer Appreciation Event for the advisory committee volunteers. The additional funding would support Legislative Services in maintaining the same level of service for the 2026 event.	9,400	0.01%	9,400
Communications & Engagement	This funding is dedicated to a pillar in the CNV Community Engagement Framework Action Plan. Digital engagement plays a critical and growing role for the public when it comes to expanding participation in community engagement. Those who may have barriers to physical participation, limited time or resources can now participate at their convenience. City staff are working on securing a new software platform with enhanced functionality.	15,000	0.02%	15,000
		104,400	0.13%	104,400
Finance & Economic Development				
Finance	Support the accurate and reliable processing of payroll services include legislative and provincial filings.	40,000	0.05%	40,000
Finance	Municipalities are required to produce an Annual Municipal Report (AMR) and financial plan which state their goals and objectives for the coming year and demonstrates what progress has been made toward the preceding year's goals and objectives. This project supports the production, design and distribution of these documents with the goal of providing increased transparency to the public and producing these documents at Government Finance Officers Association award winning levels.	25,000	0.03%	25,000
		65,000	0.08%	65,000
Corporate Services				
People & Culture Services	Ensuring compliance with WorkSafe BC's changes to occupational first aid certification requirements.	15,100	0.02%	15,100
		15,100	0.02%	15,100
Grand Total		184,500	0.24%	184,500

Increase of Annual Tax Levy to Capital:

It has been Council policy to prioritize funding for projects that maintain base infrastructure and this funding transfer aims to address increasing costs for infrastructure maintenance and replacement. This increase is consistent with common municipal practice and has added importance in given current inflationary environment experienced over the past few years.

North Shore Neighbourhood House and City Parks Loan Levy:

On July 8, 2024, Council Adopted Bylaw No. 9032, a bylaw to authorize temporary borrowing for the purpose of the design and construction of a new North Shore Neighbourhood House and two City Parks (Kings Mill Walk Park and 1600 Eastern Park). A further tax rate increase is recommended at this time to offset the financial impact to CNV anticipated when this borrowing converts to long-term debt upon completion of the projects.

ALL DEPARTMENTS FINANCIAL SUMMARY

	2025 * Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
REVENUES			
Property Tax	87,491,545	90,281,213	2,789,668
Finance & Economic Development	12,943,815	13,696,419	752,604
Infrastructure, Transportation & Parks	1,573,720	1,198,220	-375,500
Planning, Development & Real Estate	6,620,870	7,150,200	529,330
Public Safety - Bylaw	125,500	139,300	13,800
Public Safety - Fire	450,200	611,600	161,400
Public Safety - Police	1,160,400	1,965,681	805,281
The Offices of the CAO & Mayor	94,252	94,252	0
Total Operating Revenues	110,460,302	115,136,885	4,676,583
EXPENSES			
Corporate Services	11,216,167	11,029,579	-186,588
Finance & Economic Development	19,506,992	22,733,734	3,226,742
Infrastructure, Transportation & Parks	12,850,558	12,987,243	136,685
Office of the Deputy CAO	3,216,300	3,317,300	101,000
Planning, Development & Real Estate	10,715,954	10,826,670	110,716
Public Safety - Bylaw	1,250,183	1,263,283	13,100
Public Safety - Fire	14,851,558	15,014,558	163,000
Public Safety - Police	20,739,205	21,533,686	794,481
The Offices of the CAO & Mayor	16,113,385	16,430,832	317,447
Total Operating Expenses	110,460,302	115,136,885	4,676,583

*The 2025 Annual Budget in the table above is the same total amount as the Revised 2025 Operating Budget dated May 12, 2025 approved by Council. Some 2025 accounts in the table above have however been reallocated between departments to reflect CNV's current organizational structure so that the numbers presented for 2026 are comparable to those for 2025.

Detailed information on the changes impacting each departments' budgets are outlined in the following pages.

Corporate Services

Corporate Services provides a range of services to support and enable the organization through its People & Culture, IT, Facilities, Business transformation and Diversity, Equity and Inclusion divisions. The Department works closely with all other groups to deliver effective and efficient services so that they may achieve their priorities in delivering City services.

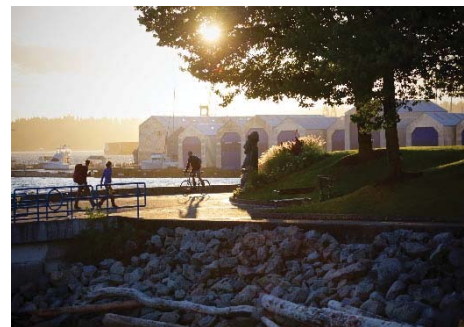
KEY RESPONSIBILITIES

- Talent Acquisition
- Talent Management
- Learning & Development
- Employee Engagement
- Health, Safety and Wellness
- Compensation and Benefits Management
- Employee and Labour Relations
- Diversity, Equity and Inclusion
- Organization Development & Change Management
- Continuous Improvement & Transformation Support
- Civic facilities management & operations
- Civic facilities asset management
- Enterprise technology
- Improve client experience through the use of information systems
- Deliver mapping and reporting services to support Council and CNV departments
- Connect the City through core technology communication services
- Provide City agencies with information technology systems and services



DIVISIONS

- People & Culture Services
- Diversity, Equity & Inclusion
- Information Technology & Data
- Business Support & Transformation
- Facilities



CORPORATE SERVICES EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
ADMINISTRATION AND SUPPORT				
P&C Management Services	1510	2,594,030	2,582,230	-11,800
P&C Dept Administration	1513	4,500	4,500	0
Total Administration And Support		2,598,530	2,586,730	-11,800
PEOPLE & CULTURE SERVICES				
Recruitment	1520	95,000	50,000	-45,000
Wellness & Disability Management	1545	50,500	50,500	0
Organizational Training	1561	138,000	138,000	0
Education & Career Development	1564	35,000	35,000	0
Professional Memberships	1565	55,000	120,000	65,000
Employee Engagement	1570	30,000	30,000	0
Health & Safety	1590	61,440	61,440	0
Total People & Culture Services		464,940	484,940	20,000
INFORMATION TECHNOLOGY & DATA				
IT Administration	2510	-18,346	-448,734	-430,388
IT Enterprise Platforms	2530	2,661,703	2,940,303	278,600
IT Data Services	2540	842,856	883,656	40,800
IT Infrastructure & Operations	2550	2,657,670	2,657,270	-400
IT Security Services	2560	351,314	493,014	141,700
Total Information Technology		6,495,197	6,525,509	30,312
FACILITIES MANAGEMENT				
Property Management	1971	164,100	144,100	-20,000
Conference "A" Vending	2135	3,500	3,500	0
Facilities Management	2140	914,900	767,100	-147,800
FM - Janitorial	2148	430,000	372,700	-57,300
FM - Security	2149	205,000	205,000	0
Facility Capital OH Recovery	2151	-60,000	-60,000	0
Total Facilities Management		1,657,500	1,432,400	-225,100
Total Corporate Services Expenses				
		11,216,167	11,029,579	-186,588

2026 Operating Budget Analysis - Corporate Services

2025 Expenditure Budget	11,216,167	
Salaries Obligation	(133,200)	
Facilities Management Expenses	(87,200)	
Facilities Recoveries	(59,000)	
Information Technology Recoveries	(33,788)	
Capital Cost Impacts	10,000	
Other	(4,900)	
Expenditure Budget Increase/(Decrease)	(308,088)	-2.75%
		% change
Budget Transfers to/from other City Departments	121,500	
2026 Expenditure Budget	11,029,579	
2026 Expenditure Budget Increase/(Decrease)	(186,588)	-1.66%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	(308,088)	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	-0.40%	

Finance & Economic Development

Finance & Economic Development provides services to City Council, CNV departments, and the business community.

KEY RESPONSIBILITIES

- Annual Municipal Report
- Financial Plan
- Property Taxes
- Permissive Tax Exemptions
- Statement of Financial Information
- Utility Fees
- Procurement
- Risk Management and Claims Handling
- Payroll
- Business licensing & services
- Organizational Workplans



DIVISIONS

- Financial Accounting
- Financial Planning & Analysis
- Treasury
- Purchasing
- Risk Management
- Internal Control & Performance
- Economic Development
- Corporate Planning

FINANCE & ECONOMIC DEVELOPMENT REVENUES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
PURCHASING & RISK MANAGEMENT				
Purchasing	2130	67,000	67,000	0
Risk Liability and Insurance	2150	78,800	78,800	0
Total Purchasing & Risk Management Revenues		145,800	145,800	0
FINANCIAL SERVICES				
Taxes	2302	4,869,200	5,093,850	224,650
Other Revenues	2303	3,000	3,050	50
Payroll	2200	2,000	2,000	0
Total Financial Services Revenues		4,874,200	5,098,900	224,700
FINANCIAL PLANNING AND ANALYSIS				
Treasury	2192	4,614,115	4,692,300	78,185
Total Financial Planning and Analysis Revenues		4,614,115	4,692,300	78,185
ECONOMIC DEVELOPMENT				
Intermunicipal Program	1800	40,000	40,000	0
Business License	1900	1,677,200	1,704,200	27,000
Total Economic Development		1,717,200	1,744,200	27,000
Total Finance Programs Revenues		11,351,315	11,681,200	329,885
FINANCE CORPORATE PROGRAMS				
Financial Planning Contingency	2401	1,000,000	1,000,000	0
Curbside Surplus to Public Safety		592,500	1,015,219	422,719
Total Finance Corporate Programs Revenues		1,592,500	2,015,219	422,719
Total Finance & Economic Development Revenue:		12,943,815	13,696,419	752,604

FINANCE & ECONOMIC DEVELOPMENT EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
FINANCE ADMIN				
Management and Support	2110	594,000	610,300	16,300
Fin Budget Savings	2117	-15,000	-15,000	0
Total Finance Admin Expenses		579,000	595,300	16,300
PURCHASING & RISK MANAGEMENT				
Purchasing	2130	427,100	422,700	-4,400
Risk Liability and Insurance	2150	361,600	365,392	3,792
Total Purchasing & Risk Management Expenses		788,700	788,092	-608
FINANCIAL SERVICES				
Taxes	2302	884,200	697,950	-186,250
Payroll	2200	364,075	367,575	3,500
Financial Accounting	2170	598,300	578,600	-19,700
Accounts Payable	2180	224,576	201,776	-22,800
Total Financial Services Expenses		2,071,151	1,845,901	-225,250
FINANCIAL PLANNING & ANALYSIS				
Treasury	2192	304,700	314,600	9,900
Financial Planning	2400	769,300	775,200	5,900
Total Financial Planning & Analysis Expenses		1,074,000	1,089,800	15,800

FINANCE & ECONOMIC DEVELOPMENT EXPENSES (continued)

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
INTERNAL CONTROL & PERFORMANCE				
Internal Controls	2195	185,200	185,200	0
Total Internal Control & Performance Expenses		185,200	185,200	0
ECONOMIC DEVELOPMENT				
Economic Development	1150	575,100	437,700	-137,400
Tourism Development Fund	1151	20,000	20,000	0
Intermunicipal Program	1800	20,700	20,700	0
Business License	1900	197,300	200,200	2,900
NV Chamber of Commerce	8500	15,000	15,000	0
Total Economic Development Expenses		828,100	693,600	-134,500
Total Finance Programs Expenses		5,526,151	5,197,893	-328,258
FINANCE CORPORATE PROGRAMS				
Financial Planning Contingency	2401	1,000,000	1,000,000	0
Planning	2420	12,980,841	16,535,841	3,555,000
Total Finance Corporate Programs Expenses		13,980,841	17,535,841	3,555,000
Total Finance & Economic Development Expense:		19,506,992	22,733,734	3,226,742

2026 Operating Budget Analysis - Finance & Economic Development

2025 Revenue Budget	12,943,815	
Grants in Lieu	94,000	
Interest & Penalties on Taxes	125,000	
Interest Income	78,185	
Provision - Annual Fees & Charges Review	28,300	
Curbside Surplus to Public Safety	422,719	
Other	4,400	
Revenue Budget Increase/(Decrease)	752,604	5.81%
		% change
2026 Revenue Budget	13,696,419	
2026 Revenue Budget Increase/(Decrease)	752,604	5.81%
		% change
2025 Expenditure Budget	19,506,992	
Provisions and Other Obligations	1,991,600	
Increased Transfer to Capital and Reserves	1,550,000	
Interest Expense	(185,000)	
Treasury Service Charges	10,000	
Other	(18,150)	
Expenditure Budget Increase/(Decrease)	3,348,450	17.17%
		% change
Budget Transfers to/from other City Departments	(121,708)	
2026 Expenditure Budget	22,733,734	
2026 Expenditure Budget Increase/(Decrease)	3,226,742	16.54%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	2,595,846	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	3.35%	

Infrastructure, Transportation & Parks

The Infrastructure, Transportation & Parks department provides and maintains essential municipal services, public spaces and infrastructure.

KEY RESPONSIBILITIES

To create safe, resilient, inviting and cost effective public infrastructure that supports the community and enables it to thrive.

DIVISIONS

- Infrastructure Management
- Parks & Public Spaces
- Shipyards and Waterfront
- Public Works
- Transportation
- Project Delivery



INFRASTRUCTURE, TRANSPORTATION & PARKS REVENUES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
PARKS & PUBLIC SPACES				
Parks & Natural Spaces				
Parks Film Restoration Contrib	5062	10,000	5,000	-5,000
Parks Operations	5070	190,000	200,000	10,000
Sports Fields Users	5073	62,220	62,220	0
Parks Admin	5075	48,200	49,000	800
Total Parks & Natural Spaces		310,420	316,220	5,800
Shipyards & Waterfront				
Filming Administration	1360	189,000	193,400	4,400
Total Shipyards & Waterfront		189,000	193,400	4,400
Total Parks & Public Spaces Revenues		499,420	509,620	10,200
TRANSPORTATION				
Transportation Planning				
Congestion & Curbside Mgmt	1931	15,600	46,800	31,200
Total Transportation Planning		15,600	46,800	31,200
Public Realm				
Public Realm	5171	4,000	4,000	0
Commercial Bike Racks	3260	5,000	6,000	1,000
Total Public Realm		9,000	10,000	1,000
Total Transportation Revenues		24,600	56,800	32,200
INFRASTRUCTURE MANAGEMENT				
Streets Operations	5160	480,000	490,000	10,000
Streets Admin	5165	569,700	141,800	-427,900
Total Infrastructure Management Revenues		1,049,700	631,800	-417,900
Total Infr, Transp & Parks Revenues		1,573,720	1,198,220	-375,500

INFRASTRUCTURE, TRANSPORTATION & PARKS EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
ADMINISTRATION AND SUPPORT				
NS Adv Cmt Disability I	3120	7,000	7,000	0
Admin Engineering	5010	506,452	237,352	-269,100
Engineering Budget Savings	5017	-30,000	-30,000	0
Survey	5170	33,031	25,031	-8,000
Total Administration and Support Expenses		516,483	239,383	-277,100
PARKS & PUBLIC SPACES				
Parks & Natural Spaces				
Environment Stewardship	5040	68,200	58,500	-9,700
Parks Film Restoration Contrib	5062	5,000	0	-5,000
Parks Operations	5070	3,095,756	3,123,000	27,244
Special Event Support	5071	85,022	85,022	0
Sports Fields Users	5073	263,325	263,325	0
Streetscapes Greenways	5074	1,051,565	1,051,565	0
Parks Admin	5075	1,581,936	1,591,944	10,008
Overhead Parks Capital	5077	-15,000	-15,000	0
Total Parks & Natural Spaces		6,135,804	6,158,356	22,552
Shipyards & Waterfront				
Shipyards Contribution	1130	921,700	955,700	34,000
Filming Administration	1360	140,200	140,200	0
School Anti-Violence	8231	20,000	20,000	0
Child Youth & Family Friendly	8300	17,000	17,000	0
Studio in the City	8301	50,000	50,000	0
Youth Services	8305	29,650	29,650	0
Youth Initiatives Grants	8360	20,500	20,500	0
Family Events in Civic Plaza	8370	20,000	20,000	0
Total Shipyards & Waterfront		1,219,050	1,253,050	34,000
Total Parks & Public Spaces Expenses		7,354,854	7,411,406	56,552

INFRASTRUCTURE, TRANSPORTATION & PARKS EXPENSES (continued)

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
INFRASTRUCTURE MANAGEMENT				
Streets Operations	5160	2,568,023	2,507,037	-60,986
Streets Extreme Weather	5161	0	86,951	86,951
Streets Admin	5165	1,687,228	1,823,266	136,038
Overhead Streets Capital	5167	-66,100	-66,100	0
Traffic and Transp Operations	5180	9,700	9,700	0
Vehicle Fleet Admin	2160	31,700	33,600	1,900
Total Infrastructure Management Expenses		4,230,551	4,394,454	163,903
TRANSPORTATION				
Transportation Planning				
Public Transportation Alternatives	1543	7,500	7,500	0
Transportation	1930	502,300	696,600	194,300
Bicycle Promotions	3261	1,970	0	-1,970
Integrated Transportation Committee	2805	8,800	8,800	0
School Crossing Guard	8232	93,800	93,800	0
Total Transportation Planning		614,370	806,700	192,330
Public Realm				
Public Realm	5171	129,300	129,300	0
Commercial Bike Racks	3260	5,000	6,000	1,000
Total Public Realm		134,300	135,300	1,000
Total Transportation Expenses		748,670	942,000	193,330
Total Infr, Transp & Parks Expenses				
		12,850,558	12,987,243	136,685

2026 Operating Budget Analysis - Infrastructure, Transportation & Parks

2025 Revenue Budget	1,573,720	
Grants	10,000	
User Fees	5,000	
Permits	4,000	
Commission Bike Rack Program	1,000	
Provision - Annual Fees & Charges Review	38,200	
Revenue Budget Increase/(Decrease)	58,200	3.70%
		% change
Budget Transfers to/from other City Departments	(433,700)	
2026 Revenue Budget	1,198,220	
2026 Revenue Budget Increase/(Decrease)	(375,500)	-23.86%
		% change
2025 Expenditure Budget	12,850,558	
Salaries Obligation	76,668	
Capital Cost Impacts	52,700	
Street Operations	(89,442)	
Streets Extreme Weather	86,951	
Shipyards Contribution	34,000	
Parks Film Restoration Contribution	(5,000)	
Other	(11,550)	
Expenditure Budget Increase (Decrease)	144,327	1.12%
		% change
Budget Transfers to/from other City Departments	(7,642)	
2026 Expenditure Budget Operating	12,987,243	
2026 Expenditure Budget Increase/(Decrease)	136,685	1.06%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	86,127	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	0.11%	

Office of the Deputy Chief Administrative Officer

The Office of the Deputy Chief Administrative Officer leads key services that provide support to the organization, Mayor and Council, and the public. Key services include supporting Council decision-making processes, delivery of timely and relevant communications to the public, planning and construction of new civic infrastructure, and provision of legal advice and service to the organization.

KEY RESPONSIBILITIES

- Deliver public development projects from inception to completion, including the Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Activity Centre
- Responsible for statutory requirements regarding conduct of Council operations, advisory bodies, and general location elections
- Manage and deliver City information to both the public and organization including:
 - Corporate records management services
 - Information and records regarding Council business
 - *Freedom of Information and Protection of Privacy Act* requests
 - Media relations, communications, and issues management
 - Civic engagement on City initiatives
- Deliver legal services, including provision of advice, legal agreements, policies, and by-law reviews
- Support the City's inter-governmental relationships



DIVISIONS

- Strategic Initiatives
- Civic Development
- Legislative Services
- Legal Services
- Communications and Engagement

OFFICE OF THE DEPUTY CHIEF ADMINISTRATIVE OFFICER EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
MANAGEMENT AND SUPPORT				
Management and Support	1710	181,800	182,600	800
DCAO Dept Savings	1717	-15,000	-15,000	0
Total Management and Support Expenses		166,800	167,600	800
LEGISLATIVE SERVICES				
Clerk's Admin	1310	931,300	946,900	15,600
Legal Advertising	1162	29,000	29,000	0
Volunteer Appreciation	1341	7,600	7,600	0
Election Administration	1350	70,000	70,000	0
Records Management	1380	16,200	16,200	0
Board of Variance	2750	500	500	0
Total Legislative Services Expenses		1,054,600	1,070,200	15,600
LEGAL SERVICES				
Legal Services	1410	379,600	372,500	-7,100
Total Legal Services Expenses		379,600	372,500	-7,100
COMMUNICATIONS & ENGAGEMENT				
Communications & Engagement	1160	971,900	1,063,600	91,700
Design & Production	1161	20,500	20,500	0
Awareness Campaigns	1163	48,100	48,100	0
Photography	1164	18,800	18,800	0
Total Communications & Engagement Expenses		1,059,300	1,151,000	91,700
STRATEGIC INITIATIVES				
Strategic Initiatives	1140	556,000	556,000	0
Total Strategic Initiatives		556,000	556,000	0
Total Office of the DCAO Expenses				
		3,216,300	3,317,300	101,000

2026 Operating Budget Analysis - Office of the Deputy Chief Administrative Officer

2025 Expenditure Budget	3,216,300	
Salaries Obligation	105,400	
Expenditure Budget Increase/(Decrease)	105,400	3.28%
		% change
Budget Transfers to/from other City Departments	(4,400)	
2026 Expenditure Budget	3,317,300	
2026 Expenditure Budget Increase/(Decrease)	101,000	3.14%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	105,400	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	0.14%	

Planning, Development & Real Estate

Planning and Development assists Mayor and Council in setting community goals and objectives, creating plans, and implementing these plans through policies, bylaws, regulations and development. Real Estate oversees, plans and manages municipally-owned lands, including management, acquisition, and disposition.

KEY RESPONSIBILITIES

- Long range and land use planning
- Community and social planning
- Environmental planning and sustainability
- Development planning
- Building permits
- Zoning administration
- Code interpretation and regulation
- Construction approvals
- Subdivision
- Strata Applications
- Off-site Works
- Engineering Works and Coordination
- Urban Design
- Heritage Planning
- Data and Analytics
- Municipal lands acquisition and disposition
- Developer negotiations
- Leases & licenses
- Property management



DIVISIONS

- Planning
- Development Services
- Development Planning
- Real Estate

PLANNING, DEVELOPMENT & REAL ESTATE REVENUES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
DEVELOPMENT SERVICES				
Client & Processing Services				
Permits and Fees	1770	3,911,400	4,428,500	517,100
Total Client & Processing Services		3,911,400	4,428,500	517,100
Development Services				
Development Services	1725	463,120	471,000	7,880
Total Development Services		463,120	471,000	7,880
Total Development Services Revenues		4,374,520	4,899,500	524,980
PLANNING				
City Planning & Design				
EV Charging Stations	1976	60,000	61,000	1,000
Total City Planning & Design		60,000	61,000	1,000
Development Planning				
Development Approvals	1730	164,200	166,900	2,700
Tree Bylaw	1941	30,400	30,900	500
Total Development Planning		194,600	197,800	3,200
Urban Regeneration & Analytics				
Community Services Grant	2731	160,000	104,800	-55,200
Total Urban Regeneration & Analytics		160,000	104,800	-55,200
Total Planning Revenues		414,600	363,600	-51,000
REAL ESTATE				
City Lands	1960	0	5,350	5,350
Parking	1973	582,400	632,400	50,000
Real Estate	1980	1,249,350	1,249,350	0
Total Real Estate Revenues		1,831,750	1,887,100	55,350
Total Planning, Dev't & Real Estate Revenues		6,620,870	7,150,200	529,330

PLANNING, DEVELOPMENT & REAL ESTATE EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
MANAGEMENT AND SUPPORT				
Management & Support	1910	770,049	1,115,320	345,271
PD Dept Savings	1917	-15,000	-15,000	0
Advisory Design Panel	2720	6,649	6,649	0
Social Planning Advisory Committee	2730	3,266	3,266	0
Advisory Planning	2740	5,582	5,582	0
Heritage Advisory	2760	3,637	3,637	0
Substance Use Committee	3310	1,000	1,000	0
Total Management and Support Expenses		775,183	1,120,454	345,271
DEVELOPMENT SERVICES				
Building Services				
Permits and Inspections	1760	2,101,721	2,068,400	-33,321
Total Building Services		2,101,721	2,068,400	-33,321
Client & Processing Services				
Permits and Fees	1770	1,112,400	1,077,900	-34,500
Client & Processing Services	1771	62,400	62,400	0
Total Client & Processing Services		1,174,800	1,140,300	-34,500
Development Services				
Development Services	1725	493,800	460,200	-33,600
Total Development Services		493,800	460,200	-33,600
Total Development Services Expenses		3,770,321	3,668,900	-101,421
PLANNING				
City Planning & Design				
City Planning	1920	803,550	803,300	-250
Urban Regeneration & Analytics	1940	568,300	572,800	4,500
EV Charging Stations	1976	50,000	50,000	0
Total City Planning & Design		1,421,850	1,426,100	4,250
Development Planning				
Development Planning	1720	1,028,600	1,045,900	17,300
Tree Bylaw	1941	10,000	0	-10,000
Heritage Planning	1950	1,500	1,500	0
Total Development Planning		1,040,100	1,047,400	7,300

PLANNING, DEVELOPMENT & REAL ESTATE EXPENSES (continued)

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
Urban Regeneration & Analytics				
Community Services Grant	2731	260,000	204,800	-55,200
Homeless Prevention Program	8150	76,400	76,400	0
NV Restorative Justice	3360	42,005	42,845	840
Family Services North Shore	8112	59,955	61,154	1,199
Capilano Community Services	8120	13,591	13,591	0
Cap Community Svcs - Youth Worker	8121	77,465	77,465	0
NS Community Resources Society	8125	63,920	65,198	1,278
Silver Harbour Centre	8130	190,200	194,000	3,800
NSNH - NS Neighbourhood House	8140	80,316	81,922	1,606
NSNH - Young Parent Program	8311	13,550	13,821	271
NSNH - Queen Mary School	8312	91,611	93,443	1,832
NSNH - Youth Lounge Operating	8313	11,055	11,276	221
NSNH - Youth Worker	8314	135,278	137,984	2,706
NSNH - Youth Lounge Youth Worker	8317	67,639	68,992	1,353
NSNH - Golden Circle	8318	4,464	4,553	89
NSNH - Learning Together	8319	6,701	6,835	134
NSNH - QM Community Project	8320	20,011	20,411	400
NSNH - Community Schools Prog	8321	25,332	25,839	507
NSNH - Solutions Navigator	8322	76,500	78,030	1,530
NS Crisis Services Society	8351	12,004	12,244	240
NS Women's Centre	8352	14,705	14,999	294
Harvest Project	8353	11,769	12,125	356
NSNH - John Braithwaite Com Ctr	8604	422,979	431,439	8,460
Total Urban Regeneration & Analytics		1,777,450	1,749,366	-28,084
Total Planning Expenses		4,239,400	4,222,866	-16,534
REAL ESTATE				
City Lands	1960	747,000	598,300	-148,700
Parking	1973	157,000	207,000	50,000
Real Estate	1980	1,027,050	1,009,150	-17,900
Total Real Estate Expenses		1,931,050	1,814,450	-116,600
Total Planning, Dev't & Real Estate Expenses		10,715,954	10,826,670	110,716

2026 Operating Budget Analysis - Planning, Development & Real Estate

2025 Revenue Budget	6,620,870	
Community Services Grant - interest revenue from LL Legacy Reserve	(55,200)	
Provision - Annual Fees & Charges Review	95,480	
Off-Street Parking	50,000	
Other	5,350	
Revenue Budget Increase/(Decrease)	95,630	1.44%
		% change
Budget Transfers to/from other City Departments	433,700	
2026 Revenue Budget	7,150,200	
2026 Revenue Budget Increase/(Decrease)	529,330	7.99%
		% change
2025 Expenditure Budget	10,715,954	
Salaries Obligation	84,200	
Community Services Grant - use of LL Legacy Reserve interest revenue	(55,200)	
Core Funded Agencies	27,116	
Insurance	12,100	
Other	9,000	
Expenditure Budget Increase/(Decrease)	77,216	0.80%
		% change
Budget Transfers to/from other City Departments	33,500	
2026 Expenditure Budget	10,826,670	
2026 Expenditure Budget Increase/(Decrease)	110,716	1.15%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	(18,414)	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	-0.02%	

Public Safety – Bylaw Services

Bylaw Services is responsible for the enforcement of the City's Bylaws. Bylaw Officers work to educate the community about bylaws, enforce fairly and consistently, and resolve any bylaw conflicts in a collaborative way.

KEY RESPONSIBILITIES

- Parking Enforcement
- Bylaw Enforcement
- Animal Control



PUBLIC SAFETY - BYLAW REVENUES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
BYLAW MANAGEMENT				
Bylaw Enforcement	1392	62,000	62,000	0
Animal Control	8210	63,500	64,600	1,100
Curbside Surplus to Public Safety		0	12,700	12,700
Total Bylaw Management Revenues		125,500	139,300	13,800
Total Bylaw Revenues		125,500	139,300	13,800

PUBLIC SAFETY - BYLAW EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
BYLAW MANAGEMENT				
Bylaw Enforcement	1392	986,595	973,195	-13,400
Bylaw Dispute Registry	1396	6,000	6,000	0
Animal Control	8210	247,588	274,088	26,500
VCH - Municipal Services	3350	10,000	10,000	0
Total Bylaw Management Expenses		1,250,183	1,263,283	13,100
Total Bylaw Expenses		1,250,183	1,263,283	13,100

2026 Operating Budget Analysis - Public Safety - Bylaw

2025 Revenue Budget	125,500	
Provision - Annual Fees & Charges Review	1,100	
Curbside Surplus to Public Safety	12,700	
Revenue Budget Increase/(Decrease)	13,800	11.00%
		% change
2026 Revenue Budget	139,300	
2026 Revenue Budget Increase/(Decrease)	13,800	11.00%
		% change
2025 Expenditure Budget	1,250,183	
Salaries Obligation	12,700	
Other	1,100	
Expenditure Budget Increase/(Decrease)	13,800	1.10%
		% change
Budget Transfers to/from other City Departments	(700)	
2026 Expenditure Budget	1,263,283	
2026 Expenditure Budget Increase/(Decrease)	13,100	1.05%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	-	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	0.00%	

Public Safety – Fire Department

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

KEY RESPONSIBILITIES

- Operations and Support
- Fire Prevention and Public Education
- Emergency Management and Planning
- Public Safety and Community Service
- Administration



PUBLIC SAFETY - FIRE REVENUES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
FIRE PREVENTION & PUBLIC SAFETY				
Fire Prevention	4040	450,200	465,400	15,200
Curbside Surplus to Public Safety		0	146,200	146,200
Total Fire Prevention & Public Safety Revenues		450,200	611,600	161,400
Total Fire Revenues		450,200	611,600	161,400

PUBLIC SAFETY - FIRE EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
FIRE ADMINISTRATION				
Admin Fire Department	4010	1,750,942	1,755,742	4,800
Fire Budget Savings	4017	-15,000	-15,000	0
Total Fire Administration		1,735,942	1,740,742	4,800
FIRE OPERATIONS & SUPPORT				
Fire Apparatus	4020	385,000	436,900	51,900
Fire Operations	4030	10,667,029	10,774,229	107,200
Dispatch Services	4044	394,662	394,662	0
General Preparedness	3010	15,000	15,000	0
North Shore Emergency Management	8205	449,661	449,661	0
North Shore Rescue	8208	19,301	19,301	0
Total Fire Operations & Support Expenses		11,930,653	12,089,753	159,100
FIRE PREVENTION & PUBLIC SAFETY				
Fire Prevention	4040	1,184,963	1,184,063	-900
Total Fire Prevention & Public Safety Expenses		1,184,963	1,184,063	-900
Total Fire Expenses		14,851,558	15,014,558	163,000

2026 Operating Budget Analysis - Public Safety - Fire

2025 Revenue Budget	450,200	
False Alarms	4,800	
Fees Fire Inspection	4,600	
Provision - Annual Fees & Charges Review	5,800	
Curbside Surplus to Public Safety	146,200	
Revenue Budget Increase/(Decrease)	161,400	35.85%
		% change
2026 Revenue Budget	611,600	
2026 Revenue Budget Increase/(Decrease)	161,400	35.85%
		% change
2025 Expenditure Budget	14,851,558	
Salaries Obligation	91,300	
Goods & Supplies, including Fuel	45,000	
Other	25,100	
Expenditure Budget Increase/(Decrease)	161,400	1.09%
		% change
Budget Transfers to/from other City Departments	1,600	
2026 Expenditure Budget	15,014,558	
2026 Expenditure Budget Increase/(Decrease)	163,000	1.10%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	-	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	0.00%	

Public Safety – Police

The RCMP, with Police Support Services, serves and protects the City.

KEY RESPONSIBILITIES

- Municipal traffic enforcement
- Investigative services
- Crime reduction and prevention
- Community policing
- Youth intervention
- Mental Health Integrated Outreach Team
- Integrated First Nations Unit



PUBLIC SAFETY - POLICE (RCMP) REVENUES

Programs	2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
NON-SHARED (CNV ONLY) PROGRAMS			
Police Finance & Administration			
Administrative Police Non-Shared	4710	785,400	794,600
			9,200
Curbside Surplus to Public Safety		0	148,836
			148,836
Total Police Finance & Administration		785,400	943,436
			158,036
Police Contract			
Transfer from Reserves	4700	375,000	375,000
			0
Curbside Surplus to Public Safety		0	647,245
			647,245
Total Police Contract		375,000	1,022,245
			647,245
Total Non-Shared (CNV Only) Revenues		1,160,400	1,965,681
			805,281
Total Police (RCMP) Revenues		1,160,400	1,965,681
			805,281

PUBLIC SAFETY - POLICE (RCMP) EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
MUNICIPAL SHARED PROGRAMS				
Police Finance & Administration				
Administrative Police Shared	4610	1,134,800	1,237,800	103,000
Telecom	4620	4,720,100	4,937,300	217,200
Total Police Finance & Administration		5,854,900	6,175,100	320,200
Police Administration Support				
Records & Information	4615	1,612,600	1,603,100	-9,500
Total Police Administration Support		1,612,600	1,603,100	-9,500
Police Operations Support				
North Shore Dispatch Police	4621	183,800	0	-183,800
Operational Support	4623	836,400	702,300	-134,100
Keep of Prisoners	4630	425,300	433,400	8,100
Client Services Support	4640	1,197,700	1,236,800	39,100
Member Support	4660	310,000	315,700	5,700
Total Police Operations Support		2,953,200	2,688,200	-265,000
Police Community Support				
GBB Facility Operations	4600	706,100	697,800	-8,300
Front Counter	4622	663,500	697,200	33,700
Victim Services	4641	381,127	500,650	119,523
Crime Prevention	4642	110,510	105,900	-4,610
Block Watch	4643	96,750	87,700	-9,050
Crime Reduction Team	4645	15,000	5,000	-10,000
False Alarm Reduction	4646	8,000	0	-8,000
At Risk Youth Schools	4653	7,250	7,250	0
Youth Intervention	4655	10,000	10,000	0
Total Police Community Support		1,998,237	2,111,500	113,263
Police Auxiliary				
Auxiliary Police	4644	0	5,000	5,000
Total Police Auxiliary		0	5,000	5,000
Total Shared Program Expenses		12,418,937	12,582,900	163,963
Recovery for Shared Costs				
Recovery for Shared Costs	4701	-6,706,018	-6,724,145	-18,127
Administrative Police Non-Shared	4710	-294,300	-296,400	-2,100
Total Recoveries for Shared Programs Expenses		-7,000,318	-7,020,545	-20,227
Net Municipal Shared Programs Expenses		5,418,619	5,562,355	143,736

PUBLIC SAFETY - POLICE (RCMP) EXPENSES (continued)

Programs	2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
NON-SHARED (CNV ONLY) PROGRAMS			
Police Community Support			
CNV Community Policing	4720	125,900	129,400 3,500
Crimestoppers	8220	6,200	6,200 0
Total Police Community Support	132,100	135,600	3,500
Police Contract			
Police Contract	4700	15,188,486	15,835,731 647,245
Total Police Contract (CNV Only)	15,188,486	15,835,731	647,245
Total Non-Shared (CNV Only) Expenses	15,320,586	15,971,331	650,745
Total Police (RCMP) Expenses	20,739,205	21,533,686	794,481

2026 Operating Budget Analysis - Public Safety - Police

	CNV Share (1)	
2025 Revenue Budget	1,160,400	
Provision - Annual Fees & Charges Review	9,200	
Curbside Surplus to Public Safety - PSS	148,836	
Curbside Surplus to Public Safety - RCMP Contract	647,245	
Revenue Budget Increase/(Decrease)	805,281	69.40%
		% change
2026 Revenue Budget	1,965,681	
2026 Revenue Budget Increase/(Decrease)	805,281	69.40%
		% change
2025 Expenditure Budget	20,739,205	
Salaries Obligation	94,900	
Recoveries, due to updated cost sharing (CNV/DNV)	171,353	
North Shore Dispatch, savings from move to E-COMM	(183,800)	
Telecom program (E-COMM Levy increase)	139,620	
Other	(42,925)	
Insurance	(21,112)	
RCMP Contract Increase	647,245	
2026 Expenditure Budget Increase/(Decrease)	805,281	3.88%
		% change
Budget Transfers to/from other City Departments	(10,800)	
2026 Expenditure Budget	21,533,686	
2026 Expenditure Budget Increase/(Decrease)	794,481	3.83%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	-	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	0.00%	

(1) For 2026, CNV Share is 46.54% and DNV Share is 53.46%

The Offices of the Chief Administrative Officer and Mayor

Mayor & Council provide governance for the City of North Vancouver and the government organization. The Chief Administrative Officer provides executive leadership to the organization and is responsible for overseeing municipal operations and staff. The Mayor's office staff provide administrative, communications and research support for the Mayor.

KEY RESPONSIBILITIES

Mayor, Council, and CAO

- Mayor and Council govern the municipality through
 - o Policy-making
 - o Budget approval
 - o Representation of the City on various committees
 - o Oversight of organizational outcomes and the Chief Administrative Officer
- CAO
 - o Work with Council to develop and implement its strategic priorities
 - o Liaise between Mayor, Council and CNV staff
 - o Oversee the affairs and operations of CNV and its departments
 - o Advise Council and CNV staff on obligations, legislative interpretation and the extent of municipal authority



External Boards & Commissions

- North Vancouver City Library:
 - o Provides an inclusive space supporting lifelong learning and community connection.
 - o Offers free and equitable access to information and ideas in various formats
- Museum & Archives ("MONOVA")
 - o Cares for the City's cultural, archival, and museum collections
- North Vancouver Recreation and Culture
 - o Improves health and well-being of North Vancouver residents
 - o Inspires community through quality recreation and cultural opportunities

DIVISIONS

- Mayor, Council, and CAO
- External Boards and Commissions
 - o North Vancouver City Library
 - o Museum & Archives of North Vancouver
 - o North Vancouver Recreation and Culture

THE OFFICES OF THE CAO & MAYOR EXPENSES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
CAO AND MAYOR & COUNCIL				
Management and Support	1110 & 2610	1,111,947	1,107,647	-4,300
CAO Contingency	1111	40,000	40,000	0
City Sponsorship & Event Attendance	1115	30,000	30,000	0
Admin CAO Corporate	1120	266,100	267,950	1,850
Civic Engagement	1125	10,000	10,000	0
Council	2620	804,105	791,596	-12,509
Sister Cities	2631	10,000	10,000	0
Regional Legislative Meetings	3340	643	643	0
Council Grants	8401	30,000	30,000	0
Travel Grants	8410	2,500	2,500	0
Total CAO and Mayor & Council		2,305,295	2,290,336	(14,959)
Total CAO and Mayor & Council Expenses		2,305,295	2,290,336	-14,959
MAJOR EXTERNAL BOARDS AND COMMISSIONS				
City Library	8601	5,610,960	5,728,835	117,875
Museum & Archives	8602	813,791	832,755	18,964
NV Rec & Culture Commission	8603	7,342,339	7,537,906	195,567
Public Art Admin	8031	6,000	6,000	0
Public Art Maintenance	8032	20,000	20,000	0
Community Art Program	8040	15,000	15,000	0
Total Boards and Commissions		13,808,090	14,140,496	332,406
Total Major External Boards and Commissions Expenses		13,808,090	14,140,496	332,406
Total Offices of the CAO & Mayor Expenses		16,113,385	16,430,832	317,447

THE OFFICES OF THE CAO & MAYOR REVENUES

Programs		2025 Annual Budget	2026 Annual Budget	Variance 2026 Annual to 2025 Annual
MAJOR EXTERNAL BOARDS AND COMMISSIONS				
NV Recreation and Culture	8603	94,252	94,252	0
Total Major External Boards and Commissions Revenue		94,252	94,252	0
Total Offices of the CAO & Mayor Revenues		94,252	94,252	0

2026 Operating Budget Analysis - The Offices of the CAO and Mayor

CAO incl. Mayor & Council

2025 Revenue Budget	94,252	
2026 Revenue Budget	94,252	
2026 Revenue Budget Increase (Decrease)	-	0.00%
		% change
2025 Expenditure Budget	16,113,385	
Salaries Obligation	1,100	
Other	(4,709)	
Major Agencies	332,406	
Library	117,875	
Museum & Archives	18,964	
North Vancouver Recreation Commission	195,567	
Expenditure Budget Increase/(Decrease)	328,797	2.04%
		% change
Budget Transfers to/from other City Departments	(11,350)	
2026 Expenditure Budget	16,430,832	
2026 Expenditure Budget Increase (Decrease)	317,447	1.97%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	328,797	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	0.42%	

2026 Operating Budget Analysis - Library

2025 Revenue Budget	225,212	
Sales and Rentals	10,655	
Revenue Budget Increase/(Decrease)	10,655	4.73%
		% change
2026 Revenue Budget	235,867	
2026 Revenue Budget Increase/(Decrease)	10,655	4.73%
		% change
2025 Expenditure Budget	5,836,172	
Salaries Obligation	57,700	
Library Materials	45,825	
Heat, Hydro, Water & Sewer	21,040	
Other	3,965	
Expenditure Budget Increase/(Decrease)	128,530	2.20%
		% change
2026 Expenditure Budget	5,964,702	
2026 Expenditure Budget Increase/(Decrease)	128,530	2.20%
		% change
2025 Municipal Contribution	5,610,960	
2026 Municipal Contribution	5,728,835	
Municipal Contribution Increase/(Decrease)	117,875	2.10%
		% change
2026 Net Tax Draw \$ Increase/(Decrease)	117,875	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)	0.15%	

2026 Operating Budget Analysis - MONOVA

	Museum Budget	CNV Share (50%)	
2025 Revenue Budget	758,500		
Provincial and Federal Grants	(50,000)		
Other Earned Income	(23,025)		
Revenue Budget Increase/(Decrease)	(73,025)		
2026 Revenue Budget	685,475		
2026 Revenue Budget Increase/(Decrease)	(73,025)	(36,513)	-9.63%
			% change
2025 Expenditure Budget	2,386,082		
Salaries Obligation	44,400		
Marketing	(10,000)		
Exhibit Items	(20,000)		
Strata Costs	(20,216)		
Repair and Maintenance	(22,844)		
Other	(6,437)		
Expenditure Budget Increase/(Decrease)	(35,097)		
2026 Expenditure Budget	2,350,985		
2026 Expenditure Budget Increase/(Decrease)	(35,097)	(17,549)	-1.47%
			% change
2025 Municipal Contribution	1,627,582	813,791	
2026 Municipal Contribution		832,755	
Municipal Contribution Increase/(Decrease)		18,964	2.33%
			% change
2026 Net Tax Draw \$ Increase/(Decrease)		18,964	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)		0.02%	

2026 Budget Analysis - North Vancouver Recreation and Culture Commission

	NVRC Budget		
2025 Revenue Budget	16,720,733		
Revenue Budget Increase/(Decrease)	-		
2026 Revenue Budget	16,720,733		
2026 Revenue Budget Increase/(Decrease)	-		0.00%
			% change
2025 Expenditure Budget	38,262,678		
Expenses, net	1,248,048		
Expenditure Budget Increase/(Decrease)	1,248,048		
2026 Expenditure Budget	39,510,726		
2026 Expenditure Budget Increase/(Decrease)	1,248,048		3.26%
			% change
		City Share(1)	
2025 Municipal Contribution	21,541,945	7,342,339	
2026 Municipal Contribution	22,789,993	7,537,906	
Municipal Contribution Increase/(Decrease)	1,248,048	195,567	2.66%
			% change
2026 Net Tax Draw \$ Increase/(Decrease)		195,567	
2026 Overall Tax Impact (assuming 1% tax increase = \$775K)		0.25%	

Notes

(1) CNV Share

- CNV contribution for Recreation Services is 33.94%
- CNV contribution for Pinnacle Pool is 100%
- CNV contribution for Arts and Culture Grants is 50%
- CNV contribution for Building Utilities is by building ownership

2026 Draft Curb Access & Parking Plan Budget

Programs	2025 Annual Budget (\$)	2026 Annual Budget (\$)	Variance 2025 to 2026 (\$)	Variance (%)	Notes
CURB ACCESS AND PARKING PLAN REVENUES					
CAPP - Transportation					
Parking Meters	320,800	1,842,600	1,521,800	474%	1,306 pay parking stalls were activated starting September 15, 2025. Revenue for 2026 is budgeted based on actual usage in the first month.
Permits Parking	89,800	323,300	233,500	260%	Budget is based on anticipated permits from households in the permit areas (resident monthly rate of \$8.33 for a 1st vehicle and \$12.50 for a 2nd vehicle).
CAPP - Bylaw					
Fees/Fines	887,100	1,350,000	462,900	52%	Budget assumes an increase due to additional meters.
Total Revenues	1,297,700	3,515,900	2,218,200	171%	
CURB ACCESS AND PARKING PLAN EXPENSES					
CAPP - Transportation					
Wages & Benefits	106,700	317,300	210,600	197%	Budgets assume existing costs, but for a full year of operations adjusted for inflation
Pay Station & Sign Maintenance	74,700	233,300	158,600	212%	
Internal Loan Repayment	16,800	180,500	163,700	974%	Repayments of internal borrowing from the Civic Amenity Reserve Fund, including interest
Transfer to Capital	-	150,000	150,000	-	Funding for asset management, including future occupancy studies and/or installation of new meters as required.
CAPP - Bylaw					
Wages & Benefits	507,000	664,600	157,600	31%	Budgets assume existing costs, but for a full year of operations adjusted for inflation
Total Expenses	705,200	1,545,700	840,500	119%	
Net	592,500	1,970,200	1,377,700	233%	

2026-2030 CAPITAL PLAN

CAPP

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
CAPP1	Provision for Curb Access & Parking Planning	Infrastructure, Transportation & Parks	150,000	-	-	-	-	150,000	Funding for future occupancy studies and/or installation of new meters, if required.
	Total Funding Requested		150,000	-	-	-	-	150,000	
	Total Contributions		-	-	-	-	-	-	
	Net Funding Requested		150,000	-	-	-	-	150,000	
	External Contributor								
	Base Programs								
	New Items								

2026 DRAFT SHIPYARDS BUDGET

Programs	2025 Annual Budget (\$)	2026 Annual Budget (\$)	Variance 2025 to 2026 (\$)	Variance (%)	Notes
SHIPYARDS REVENUES					
Rent	920,000	1,000,000	80,000	8.7%	Rent revenues increased due to a boost from contractual shared profits with tenants and annual rent increments.
Parking and Filming Agreements	325,500	330,600	5,100	1.6%	
Sale of Services	260,000	304,400	44,400	17.1%	Skate rental revenue increased due to increases in demand.
Other Revenues	235,000	233,800	(1,200)	-0.5%	
Total Shipyards Revenue	1,740,500	1,868,800	128,300	7.4%	
City Contribution	921,700	955,700	34,000	3.7%	City's contribution increase is related to some event management previously performed by NVRC for CNV that has been moved to the Shipyards, offset by reduced costs paid to NVRC.
Total Shipyards Revenues	2,662,200	2,824,500	162,300	6.1%	
SHIPYARDS EXPENSES					
Shipyards Admin	344,000	351,200	7,200	2.1%	
Events & Programming	500,700	654,700	154,000	30.8%	Addition of a new programming manger to improve public event quality, and also generate increased revenue through more venue rentals and attraction of additional outside financial support.
Marketing & Promotion	51,900	53,000	1,100	2.1%	
Ops & Maintenance	1,578,700	1,578,700	0	0.0%	
Site Hosts	186,900	186,900	0	0.0%	
Total Shipyards Expenses	2,662,200	2,824,500	162,300	6.1%	

2026-2030 CAPITAL PLAN

Shipyards and Waterfront

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
S1	Block Funding - The Shipyards	Parks & Public Spaces: Shipyards & Waterfront	35,000	35,000	35,000	35,000	35,000	175,000	Block Funding to acquire capital items under \$10,000 for The Shipyards public spaces (Shipyards Commons, Cates Deck, Shipbuilders' Square, St. Roch Dock and Burrard Dry Dock Pier).
S2	The Shipyards Furnishings Repairs & Maintenance	Parks & Public Spaces: Shipyards & Waterfront	30,000	30,000	30,000	30,000	30,000	150,000	This project aims to maintain user experience and visitor comfort by replacing aging furniture with new tables, chairs umbrellas and picnic tables. The large CNV umbrellas will offer shade from the heat in Shipbuilders Square paired with seating throughout public areas.
S3	FIFA	Parks & Public Spaces: Shipyards & Waterfront	100,000	-	-	-	-	100,000	Funding support is requested to cover key production, programming, and public safety expenses related the live broadcast and public viewing of the full FIFA tournament schedule.
S4	The Shipyards Plan - Implementation	Parks & Public Spaces: Shipyards & Waterfront	175,000	175,000	-	-	-	350,000	This project will strengthen the City's events and festivals delivery by supporting community and cultural groups, enhancing event delivery across public spaces, and advancing the goals of The Shipyards Plan to foster a vibrant and inclusive city.
Total Funding Requested			340,000	240,000	65,000	65,000	65,000	775,000	
Total Contributions			-	-	-	-	-	-	
Net Funding Requested			340,000	240,000	65,000	65,000	65,000	775,000	
External Contributor									
Base Programs									
New Items									

2026 Draft Cemetery Budget

Programs	2025 Annual Budget (\$)	2026 Annual Budget (\$)	Variance 2025 to 2026 (\$)	Variance (%)	Notes
CEMETERY REVENUES					
Cemetery Administration	620,389	661,182	40,793	6.6%	Cemetery revenues are projected to increase, driven by changes in the amount of plots sold and inflation."
Filming Admin - Cemetery	27,050	27,050	0	0.0%	
Total Cemetery Revenues	647,439	688,232	40,793	6.3%	
CEMETERY EXPENSES					
Cemetery Operations	457,797	443,302	(14,495)	-3.2%	Auxiliary staff costs reallocated to the Admin program, partially offset by inflationary increases in materials and services. Expenses are projected to increase, driven by changes in the amount of plots sold and inflation.
Cemetery Administration	189,642	244,930	55,288	29.2%	
Total Cemetery Expenses	647,439	688,232	40,793	6.3%	

2026-2030 CAPITAL PLAN

Cemetery

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
C1	City Cemetery Infill and Infrastructure Program	Infrastructure, Transportation & Parks	-	-	100,000	-	100,000	200,000	Dedicated funding from the Cemetery Reserve to finance the construction of new burial and cremation options to meet community needs. This project will involve necessary geotechnical investigations and contracted services to construct new burial plots.
	Total Funding Requested		-	-	100,000	-	100,000	200,000	
	Total Contributions		-	-	-	-	-	-	
	Net Funding Requested		-	-	100,000	-	100,000	200,000	
	External Contribution								
	Base Programs								
	New Items								

2026-2030 DRAFT CAPITAL PLAN

REVISED OCTOBER 27, 2025



Table of Contents

2026-2030 Draft Capital Plan

Summary	3
Land and Major Investments	4
Buildings	5
Streets and Transportation	7
Parks and Environment	10
Information Technology	12
Vehicles and Equipment	17
Block Funding	19
Other Projects	21
2026-2030 Funding	24

Summary

The Capital Plan provides a framework to organize and prioritize capital projects for the construction of new facilities and infrastructure in the City, the maintenance and replacement of existing capital assets, and delivery of various other projects. Plan informs Council and the public of the projects and their descriptions and timing, and allows for guidance and feedback. It also enables planning for the funding of these projects. The Corporation of the City of North Vancouver ("CNV") is planning capital spending of \$177 million over the next 5 years. This spending is advancing all of the priorities in Council's Strategic Plan.

2026-2030 Capital Plan Summary

\$s	Base Program (a)	New Initiatives (b)	Total
Land and Major Investments	34,805,520	-	34,805,520
Buildings	8,283,693	1,988,537	10,272,230
Streets and Transportation	17,183,000	50,329,623	67,512,623
Parks and Environment	10,145,000	7,750,000	17,895,000
Vehicles and Equipment	14,644,562	180,000	14,824,562
Information Technology	13,034,600	8,828,900	21,863,500
Studies and Other	3,864,338	2,502,000	6,366,338
Block Funding	3,070,000	-	3,070,000
Total	105,030,713	71,579,060	176,609,773

2026 Capital Plan Summary

\$s	Base Program (a)	New Initiatives (b)	Total
Land and Major Investments	34,805,520	-	34,805,520
Buildings	1,384,253	1,323,714	2,707,967
Streets and Transportation	3,650,000	7,655,923	11,305,923
Parks and Environment	1,620,000	855,000	2,475,000
Vehicles and Equipment	2,174,476	100,000	2,274,476
Information Technology	2,094,500	4,090,000	6,184,500
Studies and Other	2,434,338	1,292,000	3,726,338
Block Funding	600,000	-	600,000
Total	48,763,086	15,316,637	64,079,723

(a) Base Program: Projects involving the maintenance and repair of infrastructure, and ongoing program delivery.

(b) New Initiatives: Projects that provide new facilities or levels of service to the community.

2026-2030 CAPITAL PLAN

Land and Major Investments

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
1 - 01	Provision for External Contribution	Finance & Economic Development	15,000,000	-	-	-	-	15,000,000	Project to use external funding and contributions unsecured at the time of Financial Plan preparation, should they become available.
1 - 02	Provision for Affordable Housing	Planning, Development & Real Estate	215,520	-	-	-	-	215,520	General provision of funding to be available for purchase of a building, site or a portion thereof, likely in partnership with BC Housing, CMHC, or a non-profit society, to facilitate the creation of new affordable housing. The Affordable Housing Reserve Fund was established to facilitate CNV's housing objectives with the current balance in the Fund the result of continual funding from amenity contributions to meet these goals.
1 - 03	Strategic Land Acquisition	Planning, Development & Real Estate	11,600,000	-	-	-	-	11,600,000	Funds for strategic land purchases that may be required to achieve Council's vision and priorities. Funds would be drawn from the Tax Sale Land Reserve where use of funds are permitted for land acquisitions. Tax Sale Land Reserve balances would at all times remain above \$20 million as a "Financial Safety Net", ensuring CNV's financial resiliency.
1 - 04	Provision for Park Acquisition	Planning, Development & Real Estate	7,890,000	-	-	-	-	7,890,000	Project to use external funding and contributions unsecured at the time of Financial Plan preparation, should they become available.
1 - 05	Real Estate Consultant Advice	Planning, Development & Real Estate	100,000	-	-	-	-	100,000	Consulting services are required on a recurring basis throughout each year to deal with emerging potential acquisitions, dispositions or calculations of Community Amenity Contributions. Advice required includes: real Estate consultants, surveyors, financial advisors, lawyers, etc.
Total Funding Requested			34,805,520	-	-	-	-	34,805,520	
Total Contributions			15,000,000	-	-	-	-	15,000,000	
Net Funding Requested			19,805,520	-	-	-	-	19,805,520	
External Contribution									
Base Programs									
New Items									

2026-2030 CAPITAL PLAN

Buildings

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
2 - 01	Mickey McDougall Building Retrofit and Flicka Renovations	Office of the Deputy CAO	112,651	-	-	-	-	112,651	Renovations will be undertaken to improve the overall energy efficiency, accessibility and fire life safety systems of the Mickey McDougall Recreation Centre, along with interior renovations to accommodate the Flicka Gymnastics Club through a lease arrangement with the City of North Vancouver.
2 - 02	Fuel pump upgrades - Operations	Infrastructure, Transportation & Parks	120,000	-	-	-	-	120,000	Fuel pump are at end of life. Upgrades are needed for hardware and software. Fuel pumps are used by Operations staff, Bylaw, NSEM, and the Fire Department making them a critical piece of the City's emergency infrastructure.
2 - 03	Maintenance, Repair & Replacement – HJCRC	NVRC	75,000	150,000	150,000	200,000	-	575,000	This funding will address any post construction matters that impact service or functionality in the new Harry Jerome Community Recreation Centre once NVRC is operating the facility.
2 - 04	John Braithwaite Community Centre	NVRC	450,000	115,000	80,000	130,000	80,000	855,000	This project will deliver functional upgrades, accessibility improvements and planned major components replacement in the John Braithwaite Community Centre.
2 - 05	Centennial Theatre - repair / replacement	NVRC	110,000	680,000	625,000	650,000	50,000	2,115,000	This project will deliver functional upgrades, accessibility improvements and planned major components replacement in the Centennial Theatre.
2 - 06	City Heritage Buildings M&R	Corporate Services	200,000	-	-	-	-	200,000	Assessment, maintenance and repair of City-owned heritage buildings as recommended by an independent expert specialising in heritage preservation.
2 - 07	Maintenance, Repair & Replacement - City Hall	Corporate Services	186,023	156,800	-	-	-	342,823	Portion of the funding for maintenance, repair and replacement of equipment and building component of the City Hall Building.
2 - 08	Maintenance, Repair & Replacement - Gerry Brewer Building	Corporate Services	31,182	351,842	449,316	380,511	148,556	1,361,407	Funding for maintenance, repair and replacement of equipment and building component of the Gerry Brewer Building.
2 - 08	Maintenance, Repair & Replacement - Gerry Brewer Building	Corporate Services	35,818	404,158	516,124	437,089	170,644	1,563,833	Portion of funding provided by the District of North Vancouver.
2 - 09	Maintenance, Repair & Replacement - Fire Hall	Corporate Services	26,575	22,400	33,600	33,600	56,000	172,175	Funding for maintenance, repair and replacement of equipment and building components of the Fire Hall
2 - 10	Maintenance, Repair & Replacement - Civic Library	Corporate Services	33,218	56,000	56,000	84,000	84,000	313,218	Funding for maintenance, repair and replacement of equipment and building components at the City Library
2 - 11	Maintenance, Repair & Replacement - City Owned / Non-City Used Buildings	Corporate Services	26,575	22,400	33,600	56,000	56,000	194,575	Funding for maintenance, repair and replacement of equipment and building component for Non-CNV used properties (i.e. rental properties, 15 Chesterfield, holding properties, etc...).
2 - 12	Maintenance, Repair & Replacement - Parks Buildings	Corporate Services	13,287	22,400	56,000	56,000	56,000	203,687	Funding for repair and replacement of facilities equipment and building components relating to City Parks.
2 - 13	Maintenance, Repair & Replacement - Operations Centre	Corporate Services	26,575	22,400	56,000	56,000	56,000	216,975	Funding for maintenance, repair and replacement of equipment and building components of the Operations Centre.
2 - 14	EV Fleet Transition Infrastructure	Corporate Services	311,063	62,399	296,032	123,035	183,357	975,886	Implementation of the required electrical upgrades and associated infrastructure for the Operations Centre and Fire Hall to enable the CNV transition to an EV fleet as detailed in the EV Fleet Transition roadmap and report.
2 - 15	Fire Hall Assessment and Lifecycle Analysis	Corporate Services	50,000	-	-	-	-	50,000	To conduct an assesment of the City's Fire Hall including conducting a life cycle analysis to determine the current condition, lifespan, and likely capital investment required for a 10 year period.
2 - 16	Harry Jerome Neighbourhood Lands	Planning, Development & Real Estate	200,000	-	-	-	-	200,000	This project is to prepare for and implement the disposition of the City-owned Harry Jerome Neighbourhood Lands, which is intended to be disposed of for redevelopment as part of the 2022 Council approved funding strategy for the new Harry Jerome Community Recreation Centre. This complex project includes external expertise for: preparing and conducting the procurement process; market and financial analysis; proponent selection; negotiations; surveying; engineering analysis; and legal services.

2026-2030 CAPITAL PLAN

Buildings

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
2 - 17	Council Chambers Update	Office of the Deputy CAO	700,000	-	-	-	-	700,000	To update and re-configure Council Chambers to make meetings more accessible.
	Total Funding Requested		2,707,967	2,065,799	2,351,672	2,206,235	940,557	10,272,230	
	Total Contributions		148,469	404,158	516,124	437,089	170,644	1,676,484	
	Net Funding Requested		2,559,498	1,661,641	1,835,547	1,769,146	769,913	8,595,746	
	External Contribution								
	Base Programs								
	New Items								

2026-2030 CAPITAL PLAN

Streets and Transportation

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
3 - 01	Pavement Management: Streets & Lanes	Infrastructure, Transportation & Parks	1,500,000	1,500,000	2,000,000	2,000,000	2,000,000	9,000,000	Cracksealing, patching, resurfacing, reconstructing pavements and related works in streets and lanes to preserve or extend useful life and may also include replacing sections of curbs, curb and gutter, and/or sidewalks. Will also include periodic pavement condition data collection. The implications of this project not proceeding is the risk of asset deterioration to an unacceptable state creating more costly repairs and impactful construction delays.
3 - 02	Marine Structures Repairs & Proactive Maintenance	Infrastructure, Transportation & Parks	800,000	1,383,000	-	-	-	2,183,000	Complete structural repairs of deficiencies as well as preventative maintenance work identified through the Waterfront & Marine Structures Inspections completed in May 2024. The repair and maintenance work will be carried out over three seasons to reduce impact on the Shipyards and waterfront access.
3 - 03	Provision for Local Area Services - City Share	Infrastructure, Transportation & Parks	500,000	-	-	-	-	500,000	Local Area Services are municipal works or services that benefit specific properties in a limited area and the cost of which is recovered in whole or in part by a special tax on those properties. Typical projects include lane paving, street lighting, sidewalks, and slope stabilization works with costs being shared between the benefiting properties and the City-at-large. Note, there have been very few successful petitions over the past decade and it is difficult to anticipate future demand.
3 - 04	Mobility Data Collection and Monitoring	Infrastructure, Transportation & Parks	100,000	200,000	200,000	200,000	200,000	900,000	This project will fund staffing, procurement, development and application of various transportation data collection, analysis and communication tools, including: automated volume and speed counters, transportation forecasting system, traffic modelling, intercept surveys, open data platforms, and third-party data licensing.
3 - 05	Neighbourhood Traffic Safety and Infrastructure Improvements Program	Infrastructure, Transportation & Parks	400,000	500,000	500,000	500,000	500,000	2,400,000	This project will address site-specific safety issues in various City neighbourhoods and develop a new approach to neighbourhood traffic safety and access to guide future improvement plans. Works may include, but are not limited to, the installation of new and updated traffic signs, pavement markings, intersection safety improvements, traffic calming elements (speed bumps, bump outs) and pedestrian beacon installation. Also, this project will implement infrastructure recommended by School Travel Plans at the City's elementary and high schools if warranted. Improvements will consist of measures to address vehicle circulation and parking issues, filling gaps in the active transportation network and enhance the comfort and safety on identified popular walking routes to school - elements may include: bumpouts, sidewalks, signage and pavement markings etc. Project will also support annual planning and coordination work with the school district. Public requests for improvements received are prioritized through data collection and analysis prepared by CNV Staff.
3 - 06	New Traffic Signal	Infrastructure, Transportation & Parks	656,000	900,000	950,000	1,000,000	530,000	4,036,000	Installation of pedestrian crossing facilities at locations where signal is warranted based on existing pedestrian, cyclist and vehicular traffic volume. The requested funds are needed for design and construction of new traffic controlled device such as traffic signal. Proposed 2026 deliverables will be determined later this year. Brooksbank and East 5th Street is under consideration.
3 - 07	New Pedestrian Crossing Facilities	Infrastructure, Transportation & Parks	420,000	500,000	350,000	400,000	400,000	2,070,000	Requested funds are needed for design and construction of new pedestrian crossing facilities including but not limited to, new special crosswalks and rectangular rapid flashing beacon (RRFB). Queensbury and 7th/4th, and St. Georges and 16th" are under consideration.
3 - 08	Pedestrian and Roadway Lighting Implementation	Infrastructure, Transportation & Parks	400,000	550,000	450,000	450,000	450,000	2,300,000	Design and construction of new roadway and pedestrian level lighting throughout the City as per the street lighting implementation plan completed in 2019.
3 - 09	City-Wide LED Street Light Upgrade	Infrastructure, Transportation & Parks	100,000	60,000	60,000	60,000	60,000	340,000	Deliver remaining LED upgrade which involves extensive pole and fixture replacement of old style pedestrian fixture that are incompatible with our current LED fixtures. In 2026, implementation of a Street Lighting Central Management System is being prioritized.

2026-2030 CAPITAL PLAN

Streets and Transportation

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
3 - 10	Street Lighting and Traffic Signal Pole Replacement	Infrastructure, Transportation & Parks	200,000	250,000	250,000	300,000	300,000	1,300,000	Planned replacement of deteriorated street light and traffic signal poles as prioritized based on 2022 condition assessment. The City's inventory of street light and traffic signal poles comprises of approximately 2000 poles, replacement also includes associated pole bases and electrical conduits.
3 - 11	Traffic Signal Upgrades	Infrastructure, Transportation & Parks	500,000	550,000	550,000	560,000	540,000	2,700,000	Upgrade of existing traffic signal equipment in the City. Locations and project details to be determined per results from various traffic engineering analysis and prioritized to improve traffic signal reliability.
3 - 12	Multi-modal Network Plan Update	Infrastructure, Transportation & Parks	50,000	300,000	300,000	-	-	650,000	This project lays the groundwork for updating the OCP Transportation Network Road Classification Map to reflect a city-wide, multi-modal network enabling a systems-based approach to transportation planning. It builds on the Mobility Strategy to ensure all modes remain integrated and relevant within ongoing initiatives such as Bus Rapid Transit and the Lonsdale Great Streets project. The work addresses the need for clearer modal priorities in constrained corridors and includes updating regulatory tools to secure road space and implementation authority. Aligned with existing mobility efforts and using current staff resources, this project will inform future Street Design Guidelines.
3 - 13	Street Design Guidelines	Infrastructure, Transportation & Parks	348,000	-	-	-	-	348,000	This project will establish street design guidelines to support safe, consistent, and inclusive street design across the City. The guidelines will improve the efficiency of planning and implementation processes, ensuring alignment with Council's Strategic Priorities and adopted Strategies. They will also enhance staff's ability to respond to development applications and capital project requirements.
3 - 14	Rapid Transit Studies	Infrastructure, Transportation & Parks	125,000	125,000	-	-	-	250,000	This project involves conducting supporting transportation studies to complement TransLink's ongoing planning for future rapid transit along key east-west and north-south corridors. These studies will identify infrastructure needs, policy considerations, and partnership opportunities to enhance the efficiency and equity of transit service, aligning with the City's strategic priorities including climate action and sustainable growth. Funding is essential to deliver the local analysis required to support coordinated decision-making and ensure successful implementation in partnership with TransLink, North Shore municipalities, and First Nations governments.
3 - 15	Greening Streets	Infrastructure, Transportation & Parks	-	200,000	-	-	2,000,000	2,200,000	This project will deliver street renovations that target the hottest blocks in the City to transform them into spaces that better align with broader climate, environment, mobility and livability goals that still support the core functions of the street for emergency response and resident access. The first block identified for renovation to capitalize on redevelopment is the 200 block East 16th Street.
3 - 16	Mobility Network Implementation	Infrastructure, Transportation & Parks	2,270,060	2,760,000	5,000,000	5,000,000	5,000,000	20,030,060	This project will execute on the community engagement, design and construction of priority corridors identified in the Council approved Priority Mobility Network Strategy (2019) and continue to prioritize future work based on approved evaluation criteria. This work will result in infrastructure tailored to the unique street context and suitable for a broad range of human and electrified mobility devices like bicycles and scooters with users of All Ages and Abilities. Focus for the next 4 years of the plan will be on the Upper Levels Greenway, the Mid-town Corridor, and the Chesterfield Corridor.
3 - 16	Mobility Network Implementation	Infrastructure, Transportation & Parks	1,000,000	-	1,500,000	1,500,000	1,000,000	5,000,000	Portion of the work expected to be funded by Translink and Province.
3 - 17	New Sidewalks To Complete The Pedestrian Network	Infrastructure, Transportation & Parks	1,551,863	1,984,700	1,500,000	1,500,000	1,500,000	8,036,563	This project will enable the design, public engagement and construction of new sidewalk segments to complete the pedestrian network.

2026-2030 CAPITAL PLAN

Streets and Transportation

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
3 - 17	New Sidewalks To Complete The Pedestrian Network	Infrastructure, Transportation & Parks	105,000	-	-	-	-	105,000	Portion of the work expected to be funded by Translink and Province.
3 - 18	Transit Improvement Program	Infrastructure, Transportation & Parks	100,000	110,000	207,000	285,000	60,000	762,000	This program will support technical study, design and implementation of transit priority interventions like bus lanes, signal priority and bus bulges as well as accessibility upgrades to improve access to transit. This project will also deliver new transit shelters at key locations where additional capacity is required.
3 - 18	Transit Improvement Program	Infrastructure, Transportation & Parks	-	25,000	100,000	-	-	125,000	Portion of the work expected to be funded by Translink and Province.
3 - 19	Public Realm Improvements	Infrastructure, Transportation & Parks	30,000	30,000	115,000	30,000	30,000	235,000	Provides streetscape elements to enhance the experience of the public realm. Elements may include, but are not limited to, benches, shelters, signage, water fountains, misting stations, waste receptacles, bike racks, tactile walking surface indicators, accessibility improvements, and holiday lighting. The program will also support updating boulevard guidelines to respond to evolving community needs and best practices.
3 - 20	Sidewalks - Infill and Reconstruction	Infrastructure, Transportation & Parks	150,000	200,000	200,000	225,000	225,000	1,000,000	This project will replace deteriorated sidewalks to eliminate tripping hazards, upgrade deficient sidewalks no longer meeting community needs, and complete small infill projects to better connect capital or development projects with the surrounding network. The implications of this project not proceeding is an inability to replace deteriorating and deficient sidewalks and an increase in operational risk by not eliminating tripping hazards and reducing conflict between sidewalk users, parked cars and other elements.
3 - 21	Foot of Lonsdale Streetscape Upgrade	Infrastructure, Transportation & Parks	-	148,500	893,500	-	-	1,042,000	In 2016, CNV launched a successful pilot to create a vibrant restaurant zone at the foot of Lonsdale by expanding the patio area and constructing a wooden boardwalk to continue to provide space for pedestrians. The boardwalk is approaching end of life and needs to be replaced. This project will design, engage on, and construct a refreshed streetscape experience that aligns with the high quality aesthetic standard of the Shipyards area with larger patios, a concrete sidewalk to replace the wooden boardwalk, new street trees, pick-up/drop-off zones and other character defining elements.
Total Funding Requested			11,305,923	12,276,200	15,125,500	14,010,000	14,795,000	67,512,623	
Total Contributions			1,105,000	25,000	1,600,000	1,500,000	1,000,000	5,230,000	
Net Funding Requested			10,200,923	12,251,200	13,525,500	12,510,000	13,795,000	62,282,623	

External Contribution
 Base Programs
 New Items

2026-2030 CAPITAL PLAN

Parks and Environment

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
4 - 01	Dog Friendly City Action Items	Infrastructure, Transportation & Parks	250,000	200,000	-	-	-	450,000	To improve accessibility and refresh intensively used off-leash areas, the 2026 funding is for a system-wide upgrade to the surfacing material.
4 - 02	Kings Mill Walk Park	Infrastructure, Transportation & Parks	-	305,000	310,000	-	-	615,000	The new Kingsmill Walk Park as outlined in the Council approved master Plan will include an off-leash area, playground, washroom building, celebration of Squamish Nation cultural history, habitat enhancement, and improved Spirit Trail. The funding request is for project management fees and project overhead.
4 - 03	Sport Court Infrastructure Replacement	Infrastructure, Transportation & Parks	325,000	-	250,000	-	250,000	825,000	This project will result in the replacement of aging infrastructure and amenity upgrades to existing sport courts to improve usability and player safety as well as delivery 4 temporary volleyball courts at Waterfront Park South with support amenities to compensate for lost courts at Kingsmill Walk during construction.
4 - 04	Eastview Park Improvements	Infrastructure, Transportation & Parks	250,000	-	-	-	-	250,000	The completion of phase II public consultation and the conceptual design for a neighbourhood scale disc golf course has highlighted additional opportunities to improve accessibility for all park users.
4 - 05	New Public Washrooms	Infrastructure, Transportation & Parks	150,000	1,050,000	-	-	-	1,200,000	This project involves the installation and construction of new permanent public washrooms. The washroom location(s) will address identified gaps in public washroom service levels while supporting enhanced programming of the park system and increase City wide walking and rolling. Location to be determined following completion of a 2025 Study.
4 - 06	Hemlock Looper Impact Tree Removal & Restoration	Infrastructure, Transportation & Parks	300,000	-	-	-	-	300,000	In 2021 CNV's urban forest was significantly impacted due to damages caused by the Western Hemlock Looper infestation coupled with extreme heat and drought resulting in trees declining and requiring removal and restoration planning and implementation. In 2025 the final round of tree removals will begin along with the starting the restorations planting work.
4 - 07	Encampment Management	Infrastructure, Transportation & Parks	100,000	-	-	-	-	100,000	This funding will be used to recruit and/or direct appropriate resources to respond to increasing clean ups in the City, in order to deliver safe and comfortable park and public spaces.
4 - 08	FireSmart	Infrastructure, Transportation & Parks	50,000	50,000	50,000	50,000	50,000	250,000	Through completion of a wildfire threat assessment of the City, the Community Wildfire Protection Plan (CWPP) identified priority FireSmart fuel treatment areas. This project will continue to advance treatment in parks to reduce the likelihood of a wildfire. Greenwood Park will be completed in 2024/2025, with Kealy Woods Park and Mosquito Creek Park targeted to begin in 2025. Following Kealy Woods would be Tempe Park, and finally Heywood Park. It will also advance implementation of the CWPP, which will reduce the risk of wildfire entering our community, as well as the impacts and losses to property and critical infrastructure, and prevent economic and social losses. The project will also enhance and develop emergency plans, emergency response, evacuation plans, bylaw development in areas of fire risk, communication and education programs.
4 - 08	FireSmart	Infrastructure, Transportation & Parks	100,000	100,000	100,000	100,000	100,000	500,000	Portion of the work expected to be funded by Province.
4 - 09	Streetscape Renovations	Infrastructure, Transportation & Parks	20,000	20,000	20,000	20,000	20,000	100,000	This funding will be used for planting renewals and design elements that will improve resiliency and reduce overall operating costs in the long term. Project example includes the refresh planned for Stella Jo Dean Plaza and 14th Street.

2026-2030 CAPITAL PLAN

Parks and Environment

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
4 - 10	Grass Sports Field Renovations	Infrastructure, Transportation & Parks	-	170,000	-	180,000	-	350,000	The City's sand-based grass fields are more than 35 years old and are in need of renovation. Surface remediation coupled with drainage & irrigation systems replacement required in order to keep the fields safe, resilient and playable. Loutet #2 field was completed in 2016, Loutet #1 in 2019, and Chris Zuehlke field in 2025. Remaining fields to be completed are Loutet Field #3, Kinsmen Stadium Field, and Ray Perrault Field.
4 - 11	Confederation Field Turf and Fence Replacement	Infrastructure, Transportation & Parks	-	275,000	2,100,000	-	-	2,375,000	The synthetic turf at Confederation Field was replaced in 2014 and has an expected life of approximately 10 years. Based on that projected life expectancy, the turf was tentatively scheduled for replacement in 2025 but is demonstrating the ability to last longer than originally anticipated before requiring replacement. Funding also to review condition of Kinsmen Field to determine opportunity for future conversion to synthetic turf.
4 - 12	Fen Burdett Field Turf Replacement	Infrastructure, Transportation & Parks	-	-	275,000	2,100,000	-	2,375,000	Fen Burdett field was converted to artificial turf in 2017. Typically, the functional life of turf is 10 years and, after that, the playability is reduced and maintenance is greatly increased. Based on that life expectancy, the turf is tentatively scheduled for replacement in 2029.
4 - 13	Bewicke and Mosquito Creek Trail Public Realm Safety Improvements	Infrastructure, Transportation & Parks	75,000	-	-	-	-	75,000	Pedestrian scale lighting will be installed along the greenway and operations centre parking lot to improve public safety.
4 - 14	Park Infrastructure Renewal	Infrastructure, Transportation & Parks	150,000	150,000	150,000	150,000	150,000	750,000	Annual funding for capital repair and replacement of park infrastructure including furnishings, lighting, signs, structures and other amenities in need of replacement due to age, condition, or safety requirement.
4 - 15	Urban Forest Implementation and Watershed Management	Infrastructure, Transportation & Parks	410,000	320,000	330,000	340,000	-	1,400,000	Continued investment reporting, mapping and data collection to plan and deliver trees and associated infrastructure to expand the urban forest. Will establish base line studies for street trees within priority high use pedestrian networks, identify priority areas for street tree planting and identify strategies to respond to rapid decline in street tree health to save elder trees and implement new sustainable plantings. Building on the studies, new methodologies to provide supportive infrastructure conditions to elements which may include, but are not limited to storm water management, trees and streetscapes in prioritized areas.
4 - 16	Open Streets Central Lonsdale - Maintenance	Infrastructure, Transportation & Parks	135,000	135,000	-	-	-	270,000	This project supports the year-round maintenance and safety needs of Open Streets, Central Lonsdale in expanded sidewalk sections between the 1400-1700 blocks of Lonsdale Avenue. This project includes the upkeep of 4 parklets, 100+ urban barrier gardens, 100+ street seats, and decked areas along the 1400 and 1500 East block of Lonsdale, in addition to lighting, signage and concrete barriers.
4 - 17	Placemaking in the City	Infrastructure, Transportation & Parks	130,000	130,000	130,000	130,000	130,000	650,000	This project supports the Play CNV Program and related placemaking initiatives. Includes seasonal animation, neighbourhood based programming and mid-scale events that offer family friendly experiences, advance a sense of place and foster sociability. This project includes piloting new installations and programming in City parks and public spaces and the general maintenance of parklets (outside of Open Streets), urban gardens and assets within activated laneways, plazas and other community spaces.
4 - 18	Pier and Wharf Repairs and Maintenance	Infrastructure, Transportation & Parks	30,000	30,000	-	-	-	60,000	This project will fund repairs and maintenance to St Roch, Goldsworthy, and Burrard Pier to enhance public use, safety, and enjoyment.
4 - 19	Parks and Public Space Implementation Phase I	Infrastructure, Transportation & Parks	-	-	5,000,000	-	-	5,000,000	Provision to enable Council-directed outcomes of the Parks and Public Spaces Comprehensive Plan.
Total Funding Requested			2,475,000	2,935,000	8,715,000	3,070,000	700,000	17,895,000	
Total Contributions			100,000	100,000	100,000	100,000	100,000	500,000	
Net Funding Requested			2,375,000	2,835,000	8,615,000	2,970,000	600,000	17,395,000	
External Contribution									
Base Programs									
New Items									

2026-2030 CAPITAL PLAN

Information Technology

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
5 - 01	Website Renewal	Library	10,000	25,000	10,000	10,000	25,000	80,000	Ongoing development of City Library's digital branch at nvcl.ca, which sees over 700,000 visits per year. Funding supports improvements to functionality and critical security upgrades, integration of new library services into the digital space, and provision of a seamless and accessible experience for library patrons of all ages and abilities.
5 - 02	Integrated Library System (ILS) Renewal	Library	35,000	-	-	13,000	8,000	56,000	Hardware and software upgrades and replacements to maintain and update the Integrated Library System (ILS) that powers the bulk of City Library's day-to-day business of cataloguing and lending library materials - and to sustain functionality, speed, security and responsiveness while minimizing overhead for technical support.
5 - 03	Automated Materials Handling, RFID & Self-Service Payment System Replacements	Library	30,000	25,000	59,000	69,000	103,500	286,500	Replacement of end-of-life system components including the automated sorting machine, sort bins, self-service checkouts and self-service payment stations - to extend equipment lifespan and ensure ongoing functionality, reliability compatibility and security. These heavily-used systems automate repetitive, labour-intensive tasks to reduce risk of workplace injury and increase service effectiveness and efficiency.
5 - 04	A/V, Multimedia and Instructional Systems Renewal	Library	10,500	46,600	25,600	38,000	52,400	173,100	Replacement of end-of-life A/V, multimedia and instructional systems in community meeting rooms, classrooms and public spaces to ensure equipment is reliable, up-to-date and compatible with current technology standards. This equipment is heavily used to support technology access and learning and supports over 1,000 library programs and 500 community meetings annually.
5 - 05	Enterprise Development Applications and Permits Software	Planning, Development & Real Estate	800,000	789,900	-	-	-	1,589,900	This continuing technology project will enable the Planning and Development department to improve efficiency and customer satisfaction by implementing a new Permitting and Licensing software solution. The new system will enable easy, self-service applications and digital-first processes, allowing customers and staff to collaborate smoothly for streamlined processing.
5 - 06	Parcel Lifecycle Management	Planning, Development, & Real Estate	252,000	-	-	-	-	252,000	To improve data integration between GIS and Infor Public Sector (IPS), with a focus on developing automated workflows for land parcel data and addresses.
5 - 07	Engineering Enterprise System & Process Optimization	Infrastructure, Transportation & Parks	648,000	650,000	-	-	-	1,298,000	This project will modernize how the City tracks infrastructure work, responds to service requests, and manages engineering data. By improving integration between key systems, like asset management, payroll, and public service portals, it will reduce manual work, improve response times, and provide clearer, more accurate information to staff and residents.
5 - 08	Street Use & Event Permit Management Transformation	Infrastructure, Transportation & Parks	100,000	-	-	-	-	100,000	Optimize street use, filming and event permit management processes, including permit intake, planning, conflict resolution, and public notifications
5 - 09	Design Record & Asset Data Management (Phase 1)	Infrastructure, Transportation & Parks	100,000	-	-	-	-	100,000	Improve design record management and drawing standards as well as standardize and automate asset data management across systems
5 - 10	Enterprise System Update	Finance & Economic Development	-	-	-	4,400,000	-	4,400,000	To ensure the City's ERP system is optimized and meets the current and future needs to the organization
5 - 11	Modernizing Tax Services	Finance & Economic Development	48,000	-	-	-	-	48,000	To provide our taxpayers with a new alternative to receive their tax bill through e-Billing online and also pay their bill with a creditcard.
5 - 12	Property Tax and Utility System Update	Finance & Economic Development	150,000	-	-	-	1,579,000	1,729,000	To replace the property tax and utility system that aligns with the City's focus on being a Modern Organization. The current system was put in place in 1994 and needs additional capability to handle more volume and complex transactions including Home Owner Grants, Tax Deferrals and complex tax calculations. With property taxes and utilities accounting for the largest source of revenue for the City, a modernized and evolving software solution is essential in safeguarding these revenues.

2026-2030 CAPITAL PLAN

Information Technology

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
5 - 13	Land Management Strategy & Implementation	Planning, Development & Real Estate	700,000	1,400,000	300,000	-	-	2,400,000	To deliver the Land Strategy Assessment improvements which will improve the way Land Data is managed optimally.
5 - 14	User Device Replacements	Corporate Services	225,000	200,000	200,000	200,000	200,000	1,025,000	Planned replacement of end user devices e.g. laptops and desktop computers. As a device reaches end of life it is replaced.
5 - 15	Data Centre Infrastructure	Corporate Services	310,000	310,000	490,000	420,000	310,000	1,840,000	To maintain the CNV's data centre infrastructure, and network. Maintenance includes storage, servers, wireless access points, switches, and network security devices. Upgrade and replacement of infrastructure items as part of a regular refresh program.
5 - 16	Microsoft Cloud Services Extension	Corporate Services	250,000	-	-	-	-	250,000	This initiative will build out the cloud computing capability which will enable the CNV to leverage the Microsoft 365 suite of productivity tools (Office, MS Teams, cloud collaboration and workforce tools). In addition the Microsoft Cloud platform will provide the CNV with enhanced security tools, a rich set of cloud applications and a platform to build rapid solutions instead of the traditional on-premise applications.
5 - 17	AV Improvements	Corporate Services	-	150,000	-	150,000	-	300,000	Refresh and enhance existing Audio Visual equipment to provide improved meeting room experience.
5 - 18	Fibre Infrastructure	Corporate Services	50,000	50,000	50,000	50,000	50,000	250,000	To maintain the CNV's existing fibre infrastructure that interconnects CNV buildings with CNV services while also growing that infrastructure as the city grows.
5 - 19	Cyber Security Program	Corporate Services	-	500,000	500,000	-	-	1,000,000	To sustain and enhance CNV's IT security posture, the IT Security will focus on governance, risk management and continuous improvement. Based on the findings from the Cybersecurity Maturity Assessment, this project will implement strategic measures in 2025-2029 to safeguard CNV's digital assets. This project is vital for ensuring long-term resilience and aligning CNV's security practices with evolving threats in order to protect sensitive information thereby maintaining public trust.
5 - 20	Network Security	Corporate Services	274,000	-	-	-	-	274,000	This work is to enhance network security (firewalls, intrusion detection, and prevention) and the management of CNV's fibre network.
5 - 21	Business Intelligence and Analytics	Corporate Services	50,000	50,000	50,000	-	-	150,000	This workstream is part of the IT Master Plan that will improve the utilization and analysis of current and future municipal data and information to increase transparency and further develop a culture of data driven decision-making. Deliverables will include a Business Intelligence and Analytics Plan, determination of a Primary Data Analytics Platform, and proof of concept of a data lake and analysis tools.
5 - 22	IT Disaster Recovery	Corporate Services	1,100,000	-	-	-	-	1,100,000	The City hosts all its systems in a Data Centre at City Hall and a data backup at the Fire Hall. This project will establish a new full service Data Centre that provides faster IT continuity in the event of a disaster.
5 - 23	Telestaff Upgrade	Corporate Services	32,000	-	-	-	-	32,000	The Fire Department uses the Telestaff system to schedule staff into shifts and manage payroll based on work done. The Telestaff system is moving to a "software as a service" model in the cloud and will no longer be provided in its current form by the vendor. This project will enable the cloud version and ensure seamless transition to the new solution.
5 - 24	Integration Hub	Corporate Services	500,000	100,000	30,000	-	-	630,000	The vision to become a Smart City requires investment in modernizing current systems into an integrated digital set of platforms that helps staff work more efficiently and improving the experience and touchpoints for residents with the City. By connecting all the systems, staff and residents will be able to reduce duplication, speed up service delivery, and make better use of data and digital services. A critical component to connect the technologies is an Integration Hub as it allows different systems to communicate with each other and share information.

2026-2030 CAPITAL PLAN

Information Technology

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
5 - 25	Enterprise Applications	Corporate Services	200,000	200,000	200,000	200,000	200,000	1,000,000	To continue modernizing and enhancing the City's enterprise application platforms, enabling the enterprise applications to change with City needs. This includes system upgrades, changes to use new features, installation and configuration, and may include the purchase of new modules and new licences.
5 - 26	IT Refresh	MONOVA	5,000	5,000	5,000	5,000	5,000	25,000	Scheduled replacement and enhancement of IT equipment and supporting hardware for MONOVA is based on a technology refresh program designed by the District of North Vancouver, which provides IT equipment and support for users (staff and public). Public computers, meeting room A/V, videoconferencing and public wifi enhance the community's and tourists' experience of the Museum and Archives as a fun, welcoming, inclusive, safe and accessible space. Both the Archives in the District and the new Museum location in the City are serviced by DNV IT, using available fibre-optic cables and configured through a City and District cabling agreement, which fulfills the New Museum Project goals. Funds are matched by the District.
5 - 26	IT Refresh	MONOVA	5,000	5,000	5,000	5,000	5,000	25,000	Portion of funding provided by the District of North Vancouver.
5 - 27	NVRC Network Hardware Replacement	NVRC	50,000	-	-	-	-	50,000	This funding will allow the replacement of end-of-life networking equipment at NVRC-operated facilities; ensuring continued protection against security threats and maintaining dependable phone, internet, and other essential services.
5 - 27	NVRC Network Hardware Replacement	NVRC	100,000	-	-	-	-	100,000	Portion of funding provided by the District of North Vancouver.
5 - 28	NVRC Network Hardware Maintenance	NVRC	-	10,000	10,000	10,000	10,000	40,000	This funding ensures the regular maintenance and replacement of network equipment at NVRC-operated recreation facilities. Functional and modern equipment is necessary to support efficiency and security.
5 - 28	NVRC Network Hardware Maintenance	NVRC	-	20,000	20,000	20,000	20,000	80,000	Portion of funding provided by the District of North Vancouver.
5 - 29	NVRC Facility Technology Equipment Refresh	NVRC	25,000	25,000	25,000	25,000	30,000	130,000	NVRC maintains all workplace technology equipment within recreation centres and Centennial Theatre, including computers, monitors, phones, scanners, printers, and related hardware. This funding ensures workplace technology equipment meets modern standards, enabling the efficient and secure delivery of services to the public.
5 - 29	NVRC Facility Technology Equipment Refresh	NVRC	50,000	50,000	50,000	50,000	60,000	260,000	Portion of funding provided by the District of North Vancouver.
5 - 30	Recreation Management Software Implementation	NVRC	-	65,000	65,000	-	-	130,000	This funding will support the implementation of a user-friendly recreation management system. A system will be selected which improves resident experiences when exploring, registering, and paying for recreation and culture programs and services, strengthens coordination with community partners and organizations, and streamlines the booking process for indoor and outdoor public spaces. It will also enhance data collection and reporting. This project encompasses software acquisition, data migration, system integration, staff training, and implementation support.
5 - 30	Recreation Management Software Implementation	NVRC	-	130,000	130,000	-	-	260,000	Portion of funding provided by the District of North Vancouver.
5 - 31	JBCC Video Surveillance Replacement	NVRC	-	-	80,000	-	-	80,000	Replacement of the end-of-life video surveillance system at John Braithwaite Community Centre. Functional video surveillance supports safety and security of property, staff, and public.
5 - 32	CNV Recreation Centre WI-FI Replacement	NVRC	-	-	40,000	-	-	40,000	This project replaces WIFI equipment installed in 2017 and is essential to meet public expectations and enable staff to work efficiently and to serve the public.
5 - 33	Facility Audio/Visual Systems Maintenance & Replacement	NVRC	15,000	25,000	25,000	25,000	30,000	120,000	Maintenance and scheduled replacements of Audio Visual systems at NVRC-operated City facilities. These systems include digital signage, projectors, TVs, speakers, microphones, paging systems etc. which are used for facility rentals, promotion, programming, events and operation.

2026-2030 CAPITAL PLAN

Information Technology

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
5 - 34	Implement Recruitment Process Improvement & System	Corporate Services	-	-	100,000	-	-	100,000	Enhance attraction and recruitment to CNV through implementation of new recruitment system and processes
5 - 35	Update Working in Isolation Program and Policy & Systems	Corporate Services	60,000	-	-	-	-	60,000	Enhanced Workplace safety and employee engagement through updating policy, processes, technology and tools to ensure alignment with legislative requirements.
Total Funding Requested			6,184,500	4,831,500	2,469,600	5,690,000	2,687,900	21,863,500	
Total Contributions			155,000	205,000	205,000	75,000	85,000	725,000	
Net Funding Requested			6,029,500	4,626,500	2,264,600	5,615,000	2,602,900	21,138,500	
External Contribution									
Base Programs									
New Items									

2026-2030 CAPITAL PLAN

Vehicles and Equipment

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
6 - 01	Library Shelving Replacement	Library	-	77,510	-	-	-	77,510	Replacement of end-of-life library shelving.
6 - 02	Library Furniture Renewal	Library	59,800	63,000	54,000	73,000	42,000	291,800	Repair, refurbishment and replacement of end-of-life furniture to ensure community spaces are well-equipped with safe, functional furnishings that are in good repair and fit for purpose. The library contains over 300 seats and receives over 1600 visitors daily, resulting in wear and tear to public seating, desks, tables, etc.
6 - 03	Urban Forestry E-Bikes and Trailers	Infrastructure, Transportation & Parks	30,000	-	-	-	-	30,000	This initiative enhances urban sustainability by utilizing pedal assist cargo bikes for tree pruning, reducing carbon emissions and traffic disruption in our community. By implementing this environmentally friendly approach, we can ensure safe and accessible bike lanes while maintaining the health of our urban forest, fostering a greener, more livable city for all residents.
6 - 04	EPE Operations Vehicle/Equipment Replacement Program	Infrastructure, Transportation & Parks	1,610,000	1,175,000	935,000	1,145,000	630,000	5,495,000	Funding for the ongoing replacement of vehicles and equipment to ensure Engineering, Parks and Environment Operations has reliable vehicles and equipment to meet operational needs. In 2026, vehicles and equipment to be replaced include 3 pickup trucks, 3 1/2 ton vans, 1 roller, 1 riding mower, 1 sweeper, and 1 garbage truck. The implications of this project not proceeding are increased repair, maintenance, and rental costs in combination with decreasing reciprocal value.
6 - 05	Tandem Belly Plow	Infrastructure, Transportation & Parks	-	80,000	-	-	-	80,000	CNV Operations requires 1 new tandem belly plow attachment for the tandem dump trucks. This will allow greater service levels during extreme weather events and provide backup to other trucks being out of service.
6 - 06	Hoe Pac for Backhoe	Infrastructure, Transportation & Parks	20,000	-	-	-	-	20,000	CNV's Operation Centre requires 1 new hoe pac for use on the backhoes. Hoe pack allows for proper compaction of materials at greater depths than other methods.
6 - 07	Electric Brine Unit	Infrastructure, Transportation & Parks	-	35,000	-	-	-	35,000	CNV's Operations Centre requires 1 new electric brine unit to be used for the F550.
6 - 08	Ford Maverick Hybrid Pickup Truck	Infrastructure, Transportation & Parks	-	55,000	-	-	-	55,000	CNV's Operation Centre requires 1 new ford maverick hybrid pickup truck to be shared by the Parks, Turf Supervisor and Assistant Supervisor. This would be used to check on crews, assess service levels, respond to resident complaints and issues, and attend meetings. It would also be used in peak seasons to transport workers to sites and to cover vehicles that are being repaired or maintained.
6 - 09	Ford Maverick Hybrid Pickup Truck	Infrastructure, Transportation & Parks	-	55,000	-	-	-	55,000	CNV's Operation Centre requires 1 new ford maverick hybrid pickup truck to be shared by the Parks, Urban Forestry Supervisor and their crew. This would be used to check on crews, assess service levels, respond to resident complaints and issues, and attend meetings. It would also be used in peak seasons to transport workers to sites and to cover vehicles that are being repaired or maintained.
6 - 10	Pool Car Replacement	Infrastructure, Transportation & Parks	81,000	81,000	75,000	75,000	65,000	377,000	Pool Cars allow for staff to go to visits, sites meeting, using City vehicles that are electric, reducing emissions and reducing the need and reliance on private vehicles. The vehicle scheduled for replacement in 2026 is a 2012 Ford Transit Van and one E-Bike. The Transit Van was able to be used longer than its typical 10 year service life. The current Van is fuel only and will be replace with an electric or hybrid. The City Mechanic has confirmed that the Van model is no longer made and parts have become difficult to source. The E-Bike is nearing the end of life with wear and tear.

2026-2030 CAPITAL PLAN

Vehicles and Equipment

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
6 - 11	Critical Preservation: Upgrading Archive Storage Systems	MONOVA	25,000	-	-	-	-	25,000	The city and district archives, containing invaluable records and photographs, face significant risk of deterioration due to excessive light exposure from both interior sources and windows. These records include over 100,000 community resources, vast photographic collections, maps, planning documents, and essential municipal records. Urgent upgrades are needed to protect these materials and ensure their preservation for future generations. These improvements will not only safeguard historical records but also enhance the building's energy efficiency by reducing heat infiltration, creating a sustainable and cost-effective solution. Investing in this project means securing our shared history while making the archives more resilient and environmentally responsible.
6 - 11	Critical Preservation: Upgrading Archive Storage Systems	MONOVA	25,000	-	-	-	-	25,000	Portion of funding provided by the District of North Vancouver.
6 - 12	Mobile Exhibitions	MONOVA	7,500	15,000	-	-	-	22,500	MONOVA's Mobile Exhibits aim to bring North Vancouver history, culture, education, and storytelling out into the community. Past displays at NVRC locations include Delbrook, Lions Gate, Jon Braithwaite, and new possible exhibits at Lynn Creek Community Centre and the new Harry Jerome. Mobile exhibits can also be created in partnership with City and District libraries, and a mobile exhibit is currently on display at Lions Gate Hospital. Many of the existing displays are old, outdated, and require updating, and requests for new exhibits come in for new rec centres and libraries. This capital project will fund the creation, installation, and some upkeep of these mobile exhibits in community spaces throughout North Vancouver.
6 - 12	Mobile Exhibitions	MONOVA	7,500	15,000	-	-	-	22,500	Portion of funding provided by the District of North Vancouver.
6 - 13	NVRC Recreation Program Equipment	NVRC	120,000	115,000	325,000	100,000	150,000	810,000	Equipment required to deliver NVRC services; such as weight room, sport, recreation and art equipment, activity room furnishings & equipment, theatre performance equipment for Centennial Theatre, Harry Jerome Community Recreation Centre and John Braithwaite Community Centre. A portion of the fitness centre equipment at Harry Jerome CRC and John Braithwaite CC is replaced each year to ensure it is safe, reliable and meeting public needs. Centennial Theatre auditorium lighting and audio visual equipment are updated to ensure reliable theatre performance.
6 - 14	NVRC Maintenance Vehicles	NVRC	-	-	-	-	90,000	90,000	Replacement of NVRC maintenance vehicles in 2030. A total of five maintenance vehicles will be replaced with electric vehicles.
6 - 14	NVRC Maintenance Vehicles	NVRC	-	-	-	-	180,000	180,000	Portion of funding provided by the District of North Vancouver.
6 - 15	Bylaw Services Vehicle Replacement	Public Safety	-	45,000	-	-	60,000	105,000	Vehicles are required for the Bylaw Enforcement Officers to assist with their mobility, visibility and responsiveness.
6 - 16	Fire Equipment Replacement	Public Safety	205,000	1,165,000	1,930,000	1,160,000	1,745,000	6,205,000	Maintain a regular replacement cycle for critical structural firefighting protective equipment including Turnout Gear, Hazardous Materials equipment and Technical Rescue Equipment. New for 2026 is an additional multi-use vehicle to the fire department fleet to better support the overall operational demands including chief on call response as well as training and fire prevention divisions.
6 - 17	Municipal Police Pool Vehicle Replacement	Public Safety	-	27,900	-	-	-	27,900	Replacement of a municipal pool vehicle used for transportation for business, events, and emergencies, plus cargo transportation, including property recovery and disposal, supplies, equipment, displays, materials, resources, and etc.
6 - 17	Municipal Police Pool Vehicle Replacement	Public Safety	-	32,100	-	-	-	32,100	Portion of funding provided by the District of North Vancouver.

2026-2030 CAPITAL PLAN

Vehicles and Equipment

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
6 - 18	Civic Buildings - Furniture and Equipment	Corporate Services	26,575	22,400	56,000	56,000	112,000	272,975	Funding to enable the replacement / purchase of furniture and equipment in all civic buildings. Maintains suitable working conditions and ensures timely replacement of equipment as required.
6 - 19	Gerry Brewer Furniture & Equipment	Corporate Services	26,575	22,400	33,600	56,000	89,600	228,175	Funding to enable the replacement / purchase of furniture and equipment in the Gerry Brewer building. Maintains suitable working conditions and ensures timely replacement of equipment as required. Also contains consulting fees for space planning.
6 - 19	Gerry Brewer Furniture & Equipment	Corporate Services	30,526	25,731	38,596	64,327	102,923	262,102	Portion of funding provided by the District of North Vancouver.
Total Funding Requested			2,274,476	3,107,041	3,447,196	2,729,327	3,266,523	14,824,561	
Total Contributions			63,026	72,831	38,596	64,327	282,923	521,702	
Net Funding Requested			2,211,449	3,034,210	3,408,600	2,665,000	2,983,600	14,302,859	
External Contribution									
Base Programs									
New Items									

2026-2030 CAPITAL PLAN

Block Funding

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
7 - 01	Block Funding - Library	Library	20,000	20,000	20,000	20,000	20,000	100,000	Block funding for maintenance and replacement of equipment and furnishings under \$10,000.
7 - 02	Block Funding - Parks	Infrastructure, Transportation & Parks	80,000	80,000	80,000	80,000	80,000	400,000	Since 2005, Parks Infrastructure Block Funding has supported a variety of small scale park infrastructure upgrades with individual project values of less than \$10,000, and provides staff with the resources to respond immediately to time-sensitive, smaller infrastructure replacement issues, in order to ensure public safety and maintain levels of service.
7 - 03	Block Funding - Engineering Equipment	Infrastructure, Transportation & Parks	50,000	50,000	50,000	50,000	50,000	250,000	Block funding for unplanned Engineering Operations Equipment expenses. Serves the purpose to maintain, replace, and/or acquire equipment under \$10,000.
7 - 04	Block Funding - Transportation	Infrastructure, Transportation & Parks	30,000	30,000	30,000	30,000	30,000	150,000	Block funding is a capital account to be used by the Transportation Division to fund small unforeseen capital projects which arise each year. Examples of possible projects are geometry improvements, traffic signal designs, minor street and signal system improvements. This funding is used for acquisition of small capital items under \$10,000.
7 - 05	Block Funding Computer Equipment	Corporate Services	100,000	100,000	100,000	100,000	100,000	500,000	Annual IT spending required to support CNV's technology needs. This is for the unplanned repairs and replacement of technology.
7 - 06	Block Funding - MONOVA	MONOVA	10,000	10,000	10,000	10,000	10,000	50,000	Annual Block funding is used by the Museum & Archives for purchasing or replacing minor capital assets such as exhibit and programs equipment, technology, or specialized storage and display components used in the delivery of community programs, in the management and stewardship of the museum and archival collections, and in the public operations of the Museum & Archives.
7 - 06	Block Funding - MONOVA	MONOVA	10,000	10,000	10,000	10,000	10,000	50,000	Portion of funding provided by the District of North Vancouver.
7 - 07	NVRC Emergency Capital Replacement Fund	NVRC	40,000	40,000	40,000	40,000	40,000	200,000	Replacement or major repairs of critical building systems due to unanticipated failures or unforeseen circumstances.
7 - 08	NVRC Minor Capital Projects	NVRC	60,000	60,000	60,000	60,000	60,000	300,000	Block funding for minor capital projects
7 - 09	Block Funding - Dev. Services	Planning, Development & Real Estate	10,000	10,000	10,000	10,000	10,000	50,000	The provision of the block funding requested supports the Development Services and Building Division's efforts to remain leaders in innovative, constantly evolving construction administration.
7 - 10	Block Funding - Fire & Bylaw	Public Safety	50,000	50,000	50,000	50,000	50,000	250,000	Maintenance and replacement of Fire Department and Bylaws equipment and supplies under \$10,000
7 - 11	Block Funding - POLICE	Public Safety	23,270	23,270	23,270	23,270	23,270	116,350	These funds are typically used for replacement, maintenance and repair of small office equipment and gym equipment. Per unit price is under 10K.
7 - 11	Block Funding - POLICE	Public Safety	26,730	26,730	26,730	26,730	26,730	133,650	Portion of funding provided by the District of North Vancouver.
7 - 12	Block Funding - City Used Buildings	Corporate Services	40,000	40,000	40,000	40,000	40,000	200,000	Block funding to acquire / undertake capital items and projects under \$10,000 for CNV-Used properties (i.e. City Hall, Fire Hall, Shipyards Office, Operations Centre).
7 - 13	Block Funding - Gerry Brewer Building	Corporate Services	13,962	13,962	13,962	13,962	13,962	69,810	Block funding to acquire / undertake capital items and projects under \$10,000 for Gerry Brewer Building.
7 - 13	Block Funding - Gerry Brewer Building	Corporate Services	16,038	16,038	16,038	16,038	16,038	80,190	Portion of funding provided by the District of North Vancouver.
7 - 14	Block Funding - Non-City Used Buildings	Corporate Services	20,000	20,000	30,000	50,000	50,000	170,000	Block funding to acquire / undertake capital items and projects under \$10,000 for CNV-Used properties (i.e. City Hall, Fire Hall, Shipyards Office, Operations Centre).
Total Funding Requested			600,000	600,000	610,000	630,000	630,000	3,070,000	
Total Contributions			52,768	52,768	52,768	52,768	52,768	263,840	
Net Funding Requested			547,232	547,232	557,232	577,232	577,232	2,806,160	
External Contribution									
Base Programs									
New Items									

2026-2030 CAPITAL PLAN

Studies and Other

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
8 - 01	Accessibility improvements	Library	25,000	-	-	-	-	25,000	This project will deliver low-cost, high-impact actions to reduce barriers to access in line with the library's accessibility plan (mandated by the Accessible BC Act) and inclusion framework (developed in coordination with the City's diversity, equity and inclusion framework).
8 - 02	2026 General Local Election	Office of the Deputy CAO	165,000	-	-	-	-	165,000	For a one-time increase to the 2026 General Local Election Budget.
8 - 03	Visual Standards Update	Office of the Deputy CAO	50,000	-	-	-	-	50,000	A consistent and accessible set of visual tools linked to organizational priorities is essential for CNV to build trust and confidence, and to engage and connect with all residents and visitors. This project aims to enhance CNV's strategic communications with an updated set of visual standards and production ready tools to include signage, wayfinding and collateral ranging from online tools to printed reports. The objectives are improved customer service and day to day business operations, improved resident and employee relations; delivery of visual tools compliant with provincial accessibility standards; and enhanced capacity for business attraction and tourism.
8 - 04	Community Engagement Framework Implementation	Office of the Deputy CAO	306,000	-	-	-	-	306,000	As part of the implementation of the CNV Community Engagement Framework, the City needs dedicated resources to help develop and implement the Community Engagement Action Plan including the development of guidelines, tools and enhanced analysis and reporting.
8 - 05	Public Works and Parks Week Open House	Infrastructure, Transportation & Parks	20,000	-	-	-	-	20,000	Every year National Public Works Week occurs in May. The number of participating municipalities continues to grow, which means the number of citizens who are exposed to the value of public works grows. This funding supports the initiation of planning, organizing and implementing as a pilot the first ever Public Works Week in the City, with the end of the week cumulating in a Open House public event where the main goals are to educate and engage with the general public by showcasing equipment and a variety of booths/tents that demonstrate the valuable programs and services that the City provides in parks and public works.
8 - 06	Asset Management Program	Infrastructure, Transportation & Parks	-	500,000	500,000	-	-	1,000,000	Continue to advance and expand the City's asset management practice with preparation of plans and strategies, completion of inventory and condition assessment studies and development infrastructure specific asset management plans including natural assets, signage & pavement markings, street lighting & signals
8 - 07	Citywide Slope Stability Assessment Update & DP Guidelines	Infrastructure, Transportation & Parks	-	250,000	-	-	-	250,000	Update cityside slope stability assessment (last updated 2009) and complete DP guidelines. This will give direction for owners within the hazard area wishing to redevelop and manage risk.
8 - 08	Multicultural Festival	Infrastructure, Transportation & Parks	50,000	50,000	-	-	-	100,000	Based on the Multicultural Festival Needs Assessment, this funding will support cultural organizations in showcasing their heritage through education, events, and festivals.
8 - 09	Micromobility Services Planning and Coordination	Infrastructure, Transportation & Parks	70,000	70,000	70,000	-	-	210,000	This project will support staffing for the three year contract for e-bike share services (shared in thirds across CNV, DNV, DWV) and supplementary consultant services to develop & deliver guidelines, regulations and pilots for new and emerging personal, shared or commercial mobility services and devices (eg. participation in BC MoTI's e-scooter pilot, ridehailing, e-cargo bike share pilot, e-bikeshare system, etc.) in the city. These will be delivered in partnership with the Districts of North Vancouver and West Vancouver, and in coordination with Squamish Nation.
8 - 10	Financing Costs HJCRC	Finance & Economic Development	2,094,338	-	-	-	-	2,094,338	Short-term debt servicing costs for HJCRC loan (\$109M) based on current cashflow forecasts

2026-2030 CAPITAL PLAN

Studies and Other

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
8 - 11	Fundraiser	MONOVA	37,500	37,500	-	-	-	75,000	MONOVA has been open for almost 3 years and requires a fundraising contractor to allow M&A to continue to grow. A dedicated fundraiser will ensure financial stability, foster relationships, and build awareness of the museum and archives particularly with donors and foundations. Having a dedicated fundraiser will help ensure financial sustainability which is one of the strategic priorities laid out in the 2024-2027 Strategic Plan.
8 - 11	Fundraiser	MONOVA	37,500	37,500	-	-	-	75,000	Portion of funding provided by the District of North Vancouver.
8 - 12	Public Art Civic Program	NVRC	85,000	85,000	85,000	85,000	85,000	425,000	The annual Civic Public Art Program provides for the inclusion of public art projects in coordination with civic engineering and parks capital projects each year. Public art celebrates the City's unique cultural identity, adds to community vibrancy, makes art free and accessible to all, promotes cultural expression/inclusion and provides a cultural legacy for the future.
8 - 13	NVRC Leadership Training	NVRC	17,000	-	-	-	-	17,000	NVRC employs approximately 900 staff to deliver services 7 days per week in the City and District of North Vancouver. Operations of this scale requires effective people leaders at all levels of the organization. Through an employee engagement initiative in 2025, the need for a targeted leadership training program was identified. This project will develop and deliver a leadership training program for all managers and supervisory staff (approx. 90 people).
8 - 13	NVRC Leadership Training	NVRC	33,000	-	-	-	-	33,000	Portion of funding provided by the District of North Vancouver.
8 - 14	NVRC Employee Onboarding Review	NVRC	17,000	-	-	-	-	17,000	This project will include the development and implementation of an updated Employee Onboarding process to support new staff joining the organization. With approximately 900 employees, including more than 600 auxiliary and casual staff, more complex work processes and an increasingly competitive job market, a comprehensive and effective onboarding process is critical. A successful program will help new employees acquire the knowledge, skills, and behaviors needed to integrate into NVRC.
8 - 14	NVRC Employee Onboarding	NVRC	33,000	-	-	-	-	33,000	Portion of funding provided by the District of North Vancouver.
8 - 15	NVRC Performance Development Framework	NVRC	17,000	-	-	-	-	17,000	This project will design and implement a Performance Development Framework for managing individual, team and organisational performance that will enhance NVRC's ability to meet the needs of the community. The framework will create a modernized formal structure to help guide employee performance and development, and linked to overarching organisational goals.
8 - 15	NVRC Performance Development Framework	NVRC	33,000	-	-	-	-	33,000	Portion of funding provided by the District of North Vancouver.
8 - 16	Land Use, Long Range Studies and Neighbourhood Structure Plans	Planning, Development & Real Estate	-	35,000	35,000	-	-	70,000	To support the completion of special studies, neighbourhood or structure plans, corridor plans, land use studies and site plans including the Western Precinct Plan, Waterfront Neighbourhood Study, and Heritage Special Study, and/or other land use studies in response to emerging needs and issues. In addition, will support studies, data, consultation and other small projects as they arise to further support implementation of the OCP and the strategies.
8 - 17	Legislative Requirements, Zoning Bylaw and OCP Alignment	Planning, Development & Real Estate	70,000	-	-	-	-	70,000	Responding to new Provincial legislative requirements through land use studies, heritage studies, policy development, guideline development, and/or technical studies to update the Zoning Bylaw and/or Official Community Plan.
8 - 18	Neighbourhood Profiles	Planning, Development & Real Estate	22,000	-	-	-	-	22,000	This project will create neighbourhood-level community data profiles to provide a clear picture of who lives in each City of North Vancouver neighbourhood, how people live, and how neighbourhoods are evolving. By drawing on local-level data, these profiles will highlight the impacts of planning decisions, support more responsive and equitable approaches, and equip Staff and the Public with a shared foundation of knowledge to make informed, transparent decisions about the future of the City.

2026-2030 CAPITAL PLAN

Studies and Other

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
8 - 19	Official Community Plan Update	Planning, Development & Real Estate	-	172,500	170,000	157,500	-	500,000	To support the updating of the Official Community Plan, which is required by legislation to be updated every 5 years. Work includes land use studies, Housing Needs Report, policy development, guideline development, technical studies, data acquisition and analysis, community and interest holder engagement, and related work.
8 - 20	Implimenation of Customer Experience Strategy	Corporate Services	150,000	-	-	-	-	150,000	This project will support Phase 1 of implementing the City's Customer Service Strategy, which is planned for 2025–2026. As part of this phase, the City will develop and test a prototype to pilot key elements of the strategy. This proactive approach reflects our commitment to improving how we serve and engage with residents and businesses.
8 - 21	Accessibility Plan Implementation Support	Corporate Services	80,000	-	-	-	-	80,000	Support the implementation of the City's first Accessibility Plan by allocating resources for emerging accessibility-related expenses, particularly in the first two years. This may include costs for audits, assessments, document remediation, and training. While departments are responsible for budgeting their own accessibility actions, additional support may be needed as the organization builds its understanding of barriers and integrates accessibility into day-to-day work.
8 - 22	NVCFD Service Priority Plan	Public Safety	-	15,000	-	-	-	15,000	Refresh the fire departments multi-year service priority plan that will align a new set of goals and objectives with the City's Strategic Plan, Corporate Business Plan and Community Safety Strategy.
8 - 23	Business Service Support and Licencing Reforms	Finance & Economic Development	125,000	-	-	-	-	125,000	This project is to deliver enhanced business service support to the local business community and enable economic growth in accordance with the Economic Strategy. The scope will include the delivery of targeted services and improve overall CNV interactions and support of the local business community.
8 - 24	Health Cluster	Finance & Economic Development	12,000	-	-	-	-	12,000	Following initial work in 2024 to complete background research, a high-level investment attraction sector profile, and investment monitoring, staff worked with a consultant to complete a situational assessment of the current Health and Life Sciences sector in the City that identified the primary business types and activities, developed a SWOT analysis of the typical cluster elements, and identified site selection elements as they apply to the City. The situational assessment identified a number of potential opportunities. Work on the next phase of this initiative is underway. This project will also align with Lonsdale Great Street, as a health and bioscience district would ideally be developed within Central Lonsdale.
8 - 24	Health Cluster	Finance & Economic Development	12,000	-	-	-	-	12,000	Portion of the work expected to be funded by Federal contribution.
8 - 25	Long Term Plan for City Fire Halls	Public Safety	50,000	-	-	-	-	50,000	To obtain expert advice on available options, pros and cons and recommend approach for the delivery of fire services including the possible establishment of a second fire hall in the city, including phasing, sequencing and related implications.
8 - 26	Electronic Discovery Reference Model – Design	Office of the Deputy CAO	-	150,000	-	-	-	150,000	This is a productivity efficiency project that lay the groundwork to modernize the current document and records management solution (CityDocs). The project will examine the implementation of a new solution that will streamline employee productivity and enable cross business unit efficiency.

2026-2030 CAPITAL PLAN

Studies and Other

Ref#	Project Name	Department	2026	2027	2028	2029	2030	2026-2030	Description
8 - 27	Secondary Suite Conformance Initiative	Planning & Development	50,000	-	-	-	-	50,000	This project is dedicated to researching and developing a municipal program to guide homeowners in bringing existing secondary suites into conformance with safety and building standards. It will analyze best practices and design strategies to transform informal housing into safe, approved accommodations, thereby enhancing housing quality and supply. A core objective of this development effort is to focus on streamlined processes to prevent tenant displacement. This research and development initiative will lay the groundwork for a future program that supports homeowners in navigating the upgrade process, ultimately supporting a stable and secure living environment for all residents.
8 - 28	Rodent Management	Public Safety	15,000	-	-	-	-	15,000	To reduce rodent populations, protect public health, safeguard infrastructure and enhance community livability through proactive, coordinated and sustainable rodent management practices.
8 - 29	Strategic Lands Stewardship Model	Planning, Development & Real Estate	50,000	50,000	-	-	-	100,000	The Strategic Lands Stewardship Model is a stated priority in Council's Strategic Plan. These requested funds are to engage external expertise to assist in developing the Model, which will include deeper analysis of major City-owned lands to assess, plan and prepare them for future disposition, and respond to potential developer inquiries for acquisition or density transfer that may expedite the goals of the Strategic Lands Stewardship Model. External expertise includes: legal; surveyors; architects; engineering analysis; financial, market and development analysis.
Total Funding Requested			3,726,338	1,452,500	860,000	242,500	85,000	6,366,338	
Total Contributions			148,500	37,500	-	-	-	186,000	
Net Funding Requested			3,577,838	1,415,000	860,000	242,500	85,000	6,180,338	
External Contribution									
Base Programs									
New Items									

2026-2030 Funding:

The projects in the Plan are expected to be financed from funds in existing reserves with balances at the beginning of 2026, new funds transferred to reserves, as well external grants, contributions and debt. A significant portion of the reserve revenues expected to be generated in 2026-2030 are generated from the following sources:

- Contributions from the annual tax levy. Funding in 2026 is based on the 2026 tax levy. Future amounts are assumptions for planning purposes only. In 2026, the recommended amount be transferred to capital projects equals approximately 15% of total taxes.
- Development Cost Charges, with the related policy that was approved in Q4 2025.
- Interest on the reserve balances. The interest rate is forecasted on the basis of the rate of return on CNV's present investments, which are conservatively placed in fixed income vehicles and investment accounts managed by the Municipal Finance Authority as restricted by the Community Charter.
- Land sales, based on the estimated value of the land and the forecast date of sale.
- The Harry Jerome Community Recreation Centre is initially being funded by a \$109 million Municipal Finance Authority loan approved in 2022. The North Shore Neighborhood House, Kings Mill Walk Park, and 1600 Eastern Park projects are being partially funded by a \$55.7 million Municipal Finance Authority loan.

Draws from each of CNV's capital reserve funds are shown in the table below:

Capital Reserve Balances

General Capital Reserve

Capital Reserves	Opening	2026	2027	2028	2029	2030
General Capital Reserve	8.2 M	4.1 M	0 M	0 M	0 M	0.0 M

The General Capital Reserve is a non-statutory reserve that provides unrestricted funding for Capital Plan projects; as such, it can be used to fund any capital project. The reserve is funded from various sources, including portions of the annual tax levy and annual surpluses.

The balance in this reserve decreases as it's used to fund the projects in 2026-2030 Capital Plan. The annual transfer to the GCR is the property tax contribution, which is assumed to increase by \$775K (1%) each year of the plan. Fluctuations in this increase year to year seen above are a result of allocations to other reserves such as Fire Equipment. Internal borrowing with the Civic Amenity Reserve in later years of the plan is used to achieve a full funded 5-year plan

Tax Sale Land Principal Reserve

Capital Reserves	Opening	2026	2027	2028	2029	2030
Tax Sale Land Principal Reserve	20.4 M	20.0 M	20.0 M	20.0 M	20.0 M	20.0 M

The Tax Sale Lands Principal Reserve is made up of the proceeds of sale of all lands sold by CNV which originally became CNV property through non-payment of taxes. Most of this land came to CNV in the 1930's, during the Great Depression. The balance in the Tax Sale Principal Reserve is used to invest in projects that have a prospective rate of return equal to or greater than CNV's benchmark rate of return; to invest in infrastructure and land management, in order to enhance marketability and increase the value of marketed lands, or to invest in the purchase of land assets to be held by CNV. A minimum balance of \$20 million is currently being maintained in this reserve as a "financial safety net".

The balance in this reserve decreases from \$32M as at year-end 2025 to \$20M in 2026 through to 2030 to fund the \$11.6M provision for Strategic Land Acquisitions should an opportunity present itself. Balances in this reserve are always above \$20M to ensure CNV maintains the "financial safety net" originally established as part of the Harry Jerome Community Recreation Center Financial Strategy.

Civic Amenity Reserve

Capital Reserves	Opening	2026	2027	2028	2029	2030
Civic Amenity Reserve	3.8 M	1.2 M	39.7 M	34.1 M	34.5 M	41.1 M

The Civic Amenity Reserve Fund is specifically dedicated to fund capital projects, which will enhance the use and enjoyment of the City, by members of the public. Eligible projects include parks, recreation centers, libraries, plazas, and other community amenities. This reserve is funded by developer amenity contributions and land sales that were not because of non-payment of taxes.

The reserve is shown as being funded mainly by Developers Contributions (80% go here with the remaining 20% to Affordable Housing Reserve). The capital plan assumes that amounts received under the new ACC program, which is still under development, will be consistent with the prior CAC program. Revenue also includes interest earned and being used only on specific projects, as per restrictive nature of this reserve. The main change occurring over the 5-years is the revenue from surplus of sale of HJNL budgeted for year 2027.

Affordable Housing Reserve

Capital Reserves	Opening	2026	2027	2028	2029	2030
Affordable Housing Reserve	0.0 M	0.0 M	1.2 M	2.5 M	3.8 M	5.2 M

The Affordable Housing Reserve Fund was established in 1998 to support affordable housing and housing for those with special needs and respond to community-based initiatives related to the CNV's housing goals. Funds are intended for capital projects and land, including the extension or renewal of existing capital works, or finishes or fixtures relating to the provision of projects or units of affordable housing or housing for those with special needs as defined by CNV Policy, and consistent with CNV Housing Policy objectives.

The reserve is shown as being funded mainly by Developers Contributions (20% go here with the remaining 80% to Civic Amenity Reserve). These funds will continue to grow until an appropriate project is selected for them to be utilized.

DCC Reserves

Capital Reserves	Opening	2026	2027	2028	2029	2030
DCC Reserves	9.0 M	0.0 M	2.8 M	6.9 M	11.2 M	17.2 M

DCC's in general are to be used to create capital works required due to growth, therefore the CNV plans to use these funds to provide improvements in areas impacted by growth.

The reserve shown is being funded by Developer Contribution Charges as well as interest revenue earned on reserve balances. Funds are only used for specific projects, as per the restrictive nature of this reserve. Following completion of the 2025 DCC review, there will be more opportunity to utilize these funds and offset tax dollars going to growth related projects.

Growing Communities Reserve

Capital Reserves	Opening	2026	2027	2028	2029	2030
Growing Communities Reserve	0.7 M	0.0 M	0.0 M	0.0 M	0.0 M	0.0 M
The principle objective of the GCF is to support communities that are increasing the local housing supply with funding to help them make new investments in community infrastructure and amenities.						

On February 10, 2023, the Ministry of Municipal Affairs (the “Ministry”) announced the Growing Communities Fund (“GCF”), a \$1 billion one-time investment in B.C.’s 188 municipalities and regional districts. CNV’s grant of \$10,986,000 was received on March 23, 2023. The principle objective of the GCF is to support communities that are increasing the local housing supply with funding to help them make new investments in community infrastructure and amenities.

Projects funded from this reserve are:

1. Lonsdale Great Street
2. Mobility Network Implementation
3. Waterfront Connections & Wayfinding
4. Lonsdale Highway Overpass Mobility Improvements
5. Transit Experience Improvement Plan

The funding is budgeted to be fully appropriated by year 2026.

Housing Accelerator Fund

Capital Reserves	Opening	2026	2027	2028	2029	2030
Housing Accelerator Fund	6.0 M	6.0 M	0.0 M	0.0 M	0.0 M	0.0 M

Housing Accelerator Funding was provided to CNV to enable it accommodate faster housing growth. Funds are first being utilized to complete 9 projects that will accelerate the delivery of new housing. The remaining funds are allocated to repaying debt related to the North Shore Neighborhood House project.

On March 1, 2024, CNV was awarded an \$18.6 million grant as part of the Federal Housing Accelerator Fund (HAF) Initiative. CNV's HAF application to CMHC was focused on the goals of expanding the supply and improving the quality, diversity, and affordability of housing in the city. The first installment (\$4,649,775) of CNV's \$18.6 million grant, announced on March 1, 2024, has been received, and the remaining three installments of equal amounts are expected annually thereafter.

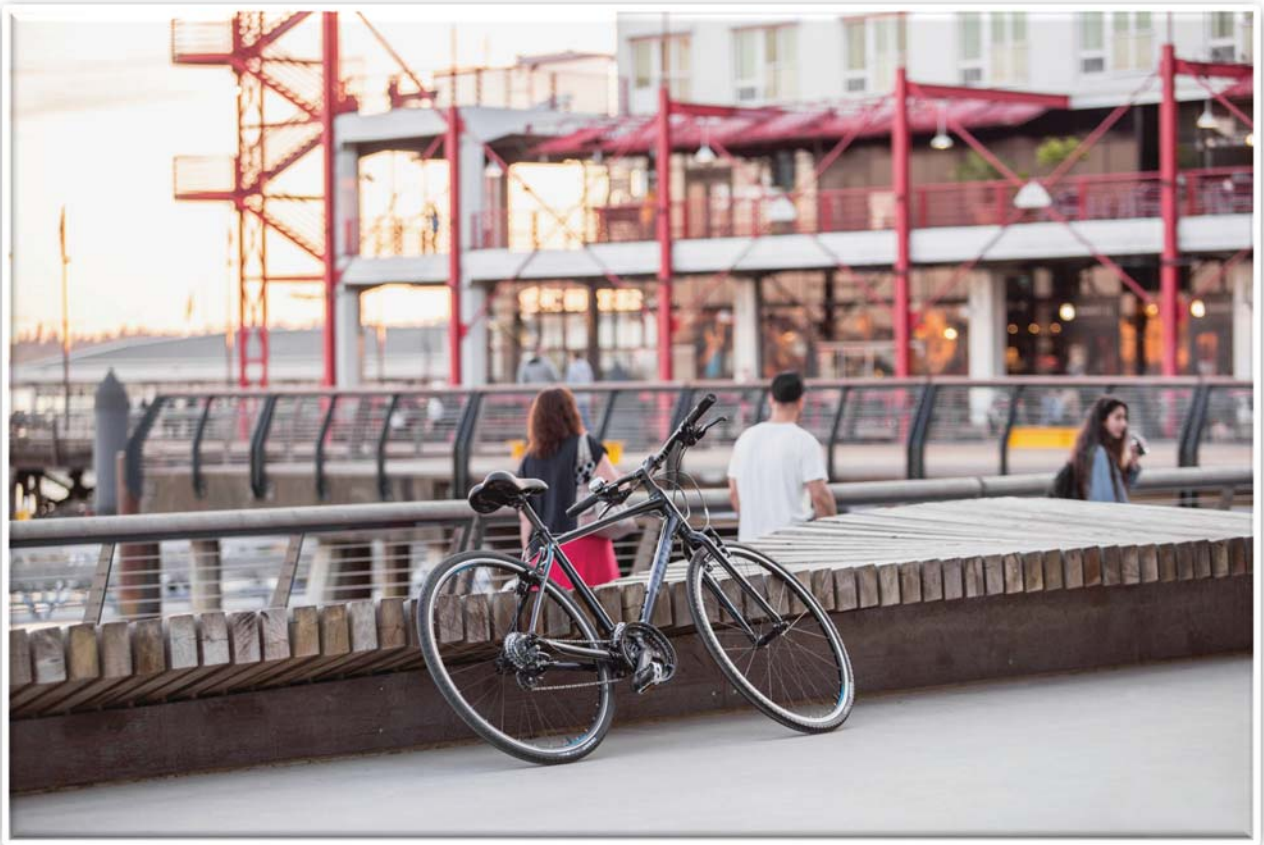
The HAF will allow staff to proceed with the delivery of CNV's (HAF) initiatives that are required as a part of the Federal government's HAF grants. Funds are first being utilized to complete 9 projects that will accelerate the delivery of new housing: (1) Multi-plex Housing; (2) Rezoning R5; (3) Parking; (4) Affordable Housing Reserve; (5) Mid-Market Rental Policy; (6) Alternative Housing Construction; (7) Zoning Bylaw; (8) Inclusionary Housing Policy; and (9) Development Approvals Process.

The final draw of funds occurring in 2027 is the redirecting surplus funds to repay a portion of the NSNH and City Parks loan, as motioned by Council in September 2024.

Other Capital Reserves

Capital Reserves	Opening	2026	2027	2028	2029	2030
Other Capital Reserves	9.0 M	3.4 M	2.0 M	2.0 M	2.1 M	2.2 M

Other capital reserve funds of lesser balances include: Tax Sale Land Interest; Infrastructure, Lower Lonsdale Amenity, Marine Drive Amenity, Parking, Local Area Services, NSNH and City Parks Fund, General Building, Justice Administration Building, Equipment Reserves (Engineering, Computer, General, Fire), Sustainable Transportation, Carbon Fund, Heritage, Environmental Stewardship Fund and Childcare Capital Improvements.

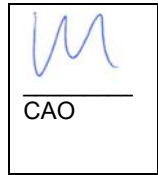


city
of north
vancouver

141 West 14th Street
North Vancouver, BC
V7M 1H9

T. 604.985.7761
F. 604.985.9417

cnv.org
info@cnv.org



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: 2025-2029 REVISED FINANCIAL PLAN

Date: October 15, 2025 File No: 05-1715-20-0020/2025

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 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.

ATTACHMENTS

1. 2025-2029 Revised Capital Plan – Projects (CityDocs [2723488](#))
2. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (CityDocs [2722545](#))

SUMMARY

This report proposes amendments to the 2025-2029 Financial Plan in order to advance three advancing and emerging projects.

BACKGROUND

The *Community Charter* requires CNV to prepare and adopt a 5-year Financial Plan. On May 5, 2025, Council considered CNV’s current 2025 - 2029 Financial Plan. Expenditures for items not included in the plan are unlawful, but amendments to the Financial Plan are allowed, by bylaw, at any time.

DISCUSSION

The three advancing and emerging projects proposed for inclusion in the Revised 2025-2029 Financial Plan are listed in **Attachment #1** and are as follows:

Future Park Development Enhancements - \$21,000,000 (\$5M CNV, \$16M external)

The “2025 Development Cost Charge Review and Update” Council report considered by Council on July 14th identified \$17.4M for Future Park Development Enhancements. This newly created project will be a provision for future park related work to support growth.

Website Renewal - \$325,000

CNV’s website is a decade old and is in need of an update to ensure it is accessible, modern and can meet the needs of residents and organizations while integrating with CNV’s public facing online services and back of house functionalities. Municipal government websites are now the main conduit by which the public connect with their local governments and, increasingly, have become the platform for the delivery of transparent, timely and useful information ranging from emergency management to access to Council meetings, documents and minutes.

Significantly, CNV’s website needs to work harder to be a portal to important online services ranging from permitting and licensing to the payment of parking tickets and property taxes. A renewed website will reduce staff time and labour by updating aging digital infrastructure and therefore providing time-saving self-serve and accessibility options for visitors, and improving customer service.

HJCRC Outside Consulting (“HJNL Project”) - \$200,000

In 2022, Council approved a \$230 million funding strategy for the new Harry Jerome Community Recreation Centre (“HJCRC”), which is scheduled to open in 2026. This Council approved funding strategy includes the disposition of Harry Jerome Neighbourhood Lands (“HJNL”). Some of the HJNL site has already been leased and developed into the Lonsdale Square and Sunrise Senior Living projects. The remaining lands, excluding the portion being retained for park uses, are intended to be monetized to provide funding for the HJCRC capital program. In order to implement the Council approved funding strategy, CNV is working with consultants to prepare for the future HJNL disposition.

The HJNL Project was originally established at \$200,000 in 2022. Now that the scope of the work is better understood, additional funding for consulting services to enable the site to be listed for disposition is required. Additional consulting services are needed for additional market analysis, servicing and infrastructure requirements analysis, legal analysis, and to prepare a Request for Proposals document.

Funding of \$100,000 was transferred to the project in September 2025, bringing total approved funding from \$200,000 to \$300,000. A final \$200,000, for a total budget of \$500,000, is needed to take the project to the point where a Request for Proposals is ready for the market.

FINANCIAL IMPLICATIONS

The bylaw recommended for adoption in this report (***Attachment #2***) incorporates the above discussed changes. The immediate funding proposed for the discussed projects is summarized as follows:

Table 1

Project (\$000's)	Parks DCC	Civic Amenity	General Capital	Project Transfer	External	2025 Total
Future Park Development Enhancements	4,950	50	-	-	16,000	21,000
Website Renewal	-	-	325	-	-	325
HJNL	-	-	-	200	-	200
Total	4,950	50	325	200	16,000	21,525

The “2025 Development Cost Charge Review and Update” Council report considered by Council on October 20th identified \$17.4M for Future Park Development Enhancements to be funded by DCCs.

CNV’s Civic Amenity and General Capital reserves have adequate 2025 balances to accommodate the new projects.

CNV’s previously approved and appropriated Fire Hall Dormitory project has been occupied by users since June 2025 and is substantially completed. This project was

also completed under budget, and has sufficient unused funding available that can be transferred to cover the remaining needs (\$200,000) of the HJNL Project.

INTER-DEPARTMENTAL IMPLICATIONS

The new projects recommended in this report have been reviewed by CNV's Leadership Team.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The Revised 2025-2029 Financial Plan has been prepared to support the delivery of Council's 2022-2026 Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

2025-2029 Revised Financial Plan

Project Name	Division	2025	2026	2027	2028	2029	2026-2030	Description
Future Park Development Enhancements	Parks & Public Spaces: Shipyards & Waterfront	5,000,000	-	-	-	-	5,000,000	Provision for future park related work to support growth.
Future Park Development Enhancements	Parks & Public Spaces: Shipyards & Waterfront	16,000,000	-	-	-	-	16,000,000	
Website Renewal	Communications & Engagement	325,000	-	-	-	-	325,000	CNV's website is a decade old, and is in need of an update to ensure it is accessible, modern and can meet the needs of residents and organizations while integrating with the organization's public facing online services and back of house functionalities.
HJCRC Outside Consulting	Real Estate	200,000	-	-	-	-	200,000	Consulting costs to prepare for the future disposition of the HJNL, in alignment with the Council approved funding strategy for the Harry Jerome Community Recreation Centre.
Total Funding Requested		21,525,000	-	-	-	-	21,525,000	
Total Contributions		16,000,000	-	-	-	-	16,000,000	
Net Funding Requested		5,525,000	-	-	-	-	5,525,000	

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9145

Financial Plan for the Years 2025 to 2029

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 “**Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145**” (Revised Financial Plan).
2. Schedule “A” attached hereto is the Financial Plan of The Corporation of the City of North Vancouver for the period commencing January 1, 2025, and ending December 31, 2029.

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

**SCHEDULE "A" TO BYLAW NO. 9145
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2025 – 2029**

(1) 2025 – 2029 Financial Plan (\$000's)

For years ended December 31	2025	2026	2027	2028	2029
Revenue					
Property Value Tax	87,492	90,112	92,934	95,835	98,818
Levies (Storm and Eco)	6,192	6,987	7,904	8,874	9,899
Revenue from Fees and Services	60,856	67,134	75,291	82,461	88,335
Revenue from Other Sources	4,623	4,674	4,725	4,776	4,829
	159,163	168,907	180,854	191,946	201,881
Transfers					
Collections for Other Governments	61,640	62,873	64,130	65,413	66,721
Transfer from Reserves	102,667	62,577	51,132	59,821	41,936
External Contributions	41,643	3,191	4,712	4,444	4,328
Transfer from Capital Assets	18,160	18,523	163,893	19,271	19,656
	224,110	147,165	283,867	148,948	132,640
Total Revenues	383,273	316,072	464,721	340,894	334,521
Expenditures					
Operating Expenses					
General Government	30,836	32,169	33,547	34,972	36,446
Transportation and Transit	9,510	9,498	9,688	9,882	10,080
Health, Social Services, Housing	3,751	3,826	3,903	3,981	4,061
Development Services	10,134	10,337	10,544	10,755	10,970
Protective Services	37,656	38,268	39,033	39,814	40,610
Parks, Recreation and Culture	29,885	30,483	31,093	31,715	32,349
Water	14,335	15,275	15,865	16,448	16,841
Sewer	21,696	26,166	29,766	33,460	37,108
Solid Waste	4,476	4,610	4,748	4,890	5,036
	162,279	170,632	178,187	185,917	193,501
Capital Expenditures	121,760	44,823	40,712	52,610	36,421
Transfers					
Collections for Other Governments	61,640	62,873	64,130	65,413	66,721
Equity	20,349	19,364	19,751	20,146	20,549
Reserves	12,704	15,633	51,816	15,071	14,207
Debt Servicing	4,541	2,746	110,124	1,738	3,122
	99,234	100,616	245,821	102,367	104,600
Total Expenditures	383,273	316,072	464,721	340,894	334,521

**SCHEDULE “A” TO BYLAW NO. 9145
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2025 – 2029**

(2) Revenue Proportions by Funding Source
(Excluding Transfers)

	(\$000's)									
	2025	%	2026	%	2027	%	2028	%	2029	%
Property Value Tax	87,492	55	90,112	53	92,934	51	95,835	50	98,818	49
Levies (Storm and Eco)	6,192	4	6,987	4	7,904	4	8,874	5	9,899	5
Revenue from Fees and Services	60,856	38	67,134	40	75,291	42	82,461	43	88,335	44
Revenue from Other Sources	4,623	3	4,674	3	4,725	3	4,776	2	4,829	2
Total Revenues	159,163	100	168,907	100	180,854	100	191,946	100	201,881	100

Background: Property Taxes are CNV’s major source of revenue. CNV’s reliance on property tax as a source of revenue has increased gradually over the past several years. This trend is partially due to the lack of access to other types of revenues. Where feasible, CNV charges user fees for services, however this is not possible for many services. The 2025 – 2029 Financial Plan projects the percentage of revenue coming from property taxes to decrease gradually, due to the assumptions in place surrounding growth of revenue from Fees and Services, particularly within Utilities where rate increases need to account for significant future costs from Metro Vancouver.

Policy: CNV will continue to look for ways to reduce the overall percentage of revenue that comes from property tax, by pursuing alternate revenue sources, and remains committed to charging user fees for services where feasible.

(3) Distribution of Property Taxes among the Property Classes

Percentage of Taxes Collected by Property Class		2024 %	2025* %
1	Residential	57.37%	57.78%
2	Utilities	0.43%	0.41%
4	Major Industry	11.09%	10.95%
5	Light Industry	0.95%	0.89%
6	Business And Other	30.12%	29.92%
8	Recreation/Non-Profit	0.04%	0.05%

*2025 estimate based on Completed Roll data

Background: Council adopted a Long Term Property Tax Strategy to shift taxes from the Business and Other and Light Industry tax classes to the Residential tax class. The goal of this strategy was to move CNV’s tax rates and tax rate ratios to a competitive position within the Metro Vancouver Region, while maintaining principles of fairness and equity. As CNV’s tax rates and tax rate ratios are now competitive within the region, Council endorsed an across the board tax rate increase for 2025.

Policy: CNV will continue to distribute property taxes among the various property classes to keep tax rates and tax rate ratios competitive within the Metro Vancouver Region, while maintaining the principles of fairness and equity.

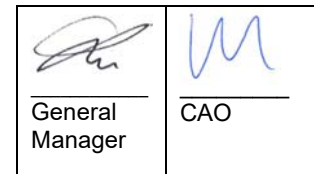
**SCHEDULE “A” TO BYLAW NO. 9145
CITY OF NORTH VANCOUVER FINANCIAL PLAN
FOR THE YEARS 2025 – 2029**

(4) Use of Permissive Tax Exemptions

Background: Council currently allows Permissive Tax Exemptions to organizations within the City, in accordance with authority provided under the Community Charter. The Community Charter shows various types of institutions as eligible, including religious institutions, providers of social housing, and not for profit societies and service organizations.

Policy: CNV has adopted a policy that includes a set of criteria for approving Permissive Tax Exemptions. This criteria links taxation exemptions to desired community needs and outcomes. Applications are also assessed on whether or not uses are available to a significant portion of community residents, if there is ongoing involvement of community volunteers, if benefiting organizations have competent management, and if funding comes from multiple sources. Council also carefully considers the total amount of Permissive Tax Exemptions granted each year when reviewing the annual Property Tax Exemption bylaw, giving consideration to the equity of shifting the exempted tax burden to other property owners in the City.

All existing Permissive Tax Exemptions are reviewed each year and staff continue to work with all organizations who receive a Permissive Tax Exemption to ensure that their services align with Council’s Strategic plan.



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Vito Grammatico, Manager, Economic Development

Subject: CENTRAL LONSDALE BUSINESS IMPROVEMENT AREA FORMATION
BYLAW AND PETITION PROCESS

Date: October 15, 2025 File No: 13-6750-20-0006/1

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

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.

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*.

ATTACHMENTS

1. Proposed BIA Boundary Map (CityDocs [2708228](#))
2. Draft Letter to Property Owners and Petition Against Form (CityDocs [2711004](#))
3. Draft Society Financial Statements (CityDocs [2710649](#))
4. BIA Brochure (CityDocs [2708218](#))
5. Proposed “Central Lonsdale Business Improvement Area Service Establishment Bylaw, 2025, No. 9138” (CityDocs [2705439](#))

PURPOSE

The Lonsdale Centre Business Improvement Area Society (the Society) was established in 2024, and since then has been leading the establishment of a new Business Improvement Area (BIA) for the central Lonsdale area. The Society has conducted engagement and outreach, and the Society believes it is now ready to proceed with the formal establishment of the new BIA.

The Society has requested that Council initiate a petition against process and proceed with consideration of a proposed bylaw, which are required procedural steps to enable the formation of the proposed BIA pursuant to the *Community Charter*. This report provides information on the Society’s efforts to date, their request for the BIA, the process involved, and next steps.

BACKGROUND

The Society was incorporated on May 13, 2024, to lead the establishment of a BIA for central Lonsdale. The Society is governed by an executive board representing a range of business sectors, including finance, food services, and health care. The Society’s Board of Directors consists of:

- Shaun Mitha – Hatz Hair Studio – President
- Bruce Peters – Zazou Salon & Academy Lonsdale – Vice President
- Lynne Christmas – AMC Insurance – Administrator
- Juliana Bolognese – Royal Bank of Canada – Treasurer
- Noel Scott – Eighties Restaurant – Director
- Carl McCreath – Steamworks North Shore- Director
- Dr. Bo Gregson – Lonsdale Wellness – Director
- Heny Mustikasari – Summerhill Parc– Director
- Dr. James Tjorhom – Pacific View Dental Centre – Director
- Shane Dembiske – OEB Breakfast Co. – Director
- Fahim Rahman – Westview Accounting & Tax Services – Director

In 2024, the Society submitted a grant request for \$30,000 to support outreach and administrative costs associated with BIA formation. On July 8, 2024, Council approved this request, enabling the Society to conduct additional outreach to local business and property owners in preparation for a formal petition process.

Since 2024, the Society has been conducting outreach with business operators and commercial property owners which included one-on-one meetings, door-to-door engagement, email updates, individual follow-ups, and group information sessions. The Society also developed communication materials and a preliminary budget outlining planned expenditures for the first year of the proposed BIA's operation.

This is the second attempt to establish a BIA Service in the central Lonsdale area. An earlier initiative in 2022 received Council support and funding; however, the organizing committee at that time faced challenges in mobilizing the business community in the post-pandemic context and ultimately returned the City's grant in full. That earlier effort was led by a different group of individuals than those involved in the current Society.

DISCUSSION

The Society has proposed the main elements that have been incorporated into the proposed bylaw (see **Attachment 5**), including:

- the purposes of the BIA;
- the proposed boundary: the area shown in blue outline on the proposed BIA boundary map (see **Attachment 1**) proposed to be designated as the Central Lonsdale Business Improvement Area, including parcels fronting both sides of all boundary streets;
- the properties subject to the annual BIA levy: Class 5 (Light Industry) and Class 6 (Business and Other) within the proposed BIA boundary (281 total properties);
- the proposed budget for the first year of the BIA's operation of \$725,000; and
- the maximum budget over the eight-year term of \$6,446,950, based on an initial levy of \$725,000 in Year 1 with a potential three percent (3%) annual increase thereafter.

The attached proposed "Central Lonsdale Business Improvement Area Service Establishment Bylaw, 2025, No. 9138" would establish a BIA service under the *Community Charter*. Section 215 of the *Community Charter* provides that the bylaw establishing a BIA service must identify the "business promotion scheme" for the BIA. The proposed Bylaw states:

"Central Lonsdale Business Promotion Scheme' means:

- (1) carrying out studies or making reports respecting the Central Lonsdale Business Improvement Area where business or commerce is carried on;
- (2) improving, beautifying or maintaining streets, sidewalks or municipally owned land, buildings or other structures in the Central Lonsdale Business Improvement Area, subject to approval by the City of any works or improvements proposed for municipally owned streets, sidewalks, land, buildings or other structures;

- (3) the removal of graffiti from buildings and other structures in the Central Lonsdale Business Improvement Area; and
- (4) Encouraging Business in the Central Lonsdale Business Improvement Area;

‘Encouraging Business’ includes, but not limited to:

- (1) creating a strong “Central Lonsdale” brand and distinct identity for businesses in the Central Lonsdale Business Improvement Area;
- (2) developing and implementing a marketing strategy to promote goods and services from the Central Lonsdale Business Improvement Area to local, regional and tourist markets;
- (3) promoting new investment in commercial, residential and mixed-use developments in the Central Lonsdale Business Improvement Area that supports the viability of local businesses;
- (4) representing interests of the business community in the Central Lonsdale Business Improvement Area in local government processes;
- (5) encouraging businesses from the Central Lonsdale Business Improvement Area to participate in established major events in the community, planning and implementing other special events and promotions; and
- (6) promoting and implementing streetscape improvements and public amenities to enhance the visitor experience in the Central Lonsdale Business Improvement Area.”

Formation Process

A BIA is a local service area established by a municipal council where business and property owners finance activities to promote business in that area. The service (BIA Service) being provided under the proposed Bylaw is the provision of annual grants from the City to the Society for the purpose of planning and implementing the Central Lonsdale Business Promotion Scheme, as outlined above. The City recoups the cost of the BIA Service (i.e. the amount of the grants) through levying a Local Service Tax on the Class 5 and Class 6 property owners within the defined area, further discussed under the Financial Implications section. While property owners are legally responsible to pay the BIA Service levy to the municipality, in practice, most property owners pass this cost onto their business tenants through the terms of their commercial leases. The Local Service Tax is based on the assessed value of each property.

The *Community Charter* provides the authority for a municipality to create a BIA Service by bylaw, and sets out the rules for the establishment and operation of such an area. Before a BIA Service can be created, the property owners in the area must indicate whether they are in favour of or oppose its creation.

Under the *Community Charter*, there are two ways to establish a BIA:

- A BIA may be created on Council initiative (Section 213 – “Local area service on council initiative – subject to petition against”), where Council gives notice, publicly and to the owners of the subject parcels, of its intention to establish a BIA Service, and Council may then proceed with establishing the BIA Service (including adopting the BIA bylaw) unless a petition against is received during the minimum 30-day petition period. In order to be considered a sufficient petition against, the petition against must be signed by the owners of at least 50% of the parcels that would be subject to the Local Service Tax (and the persons signing must be the owners of parcels that in total represent 50% of the assessed value of land and improvements that would be subject to the Local Service Tax).
- Alternatively, a BIA may be created by petition of property owners (Section 212 – “Petition for local area service”), where the petition to establish the BIA Service must be signed by the owners of at least 50% of the parcels that would be subject to the Local Service Tax (and the persons signing must be the owners of parcels that in total represent 50% of the assessed value of land and improvements that would be subject to the Local Service Tax).

In this case, the BIA Society has requested that the City proceed by way of the petition against process. The City previously used the petition against process when the Lower Lonsdale Business Improvement Association was established. The petition against process also appears to be the predominant way in which BIAs are created in the Province.

For Option 1 of the petition process (petition-against process), in addition to publishing the required notice by newspaper (as outlined in the *Community Charter*), the City will mail notification letters (**Attachment 2**) to all owners of parcels within the defined area that would be subject to the Local Service Tax. Public notice will also be posted at the City’s public notice locations in City Hall (141 West 14th Street, North Vancouver, BC) and on the City’s website (www.cnv.org). For Option 2 (petition-for process), it would be the responsibility of the Society to lead this process and to obtain signatures from at least 50% of the affected property owners, representing at least 50% of the assessed value of the Class 5 and 6 properties within the proposed boundary. The Society would be responsible for drafting and mailing a notification letter to owners of parcels within the defined area that would be subject to the Local Service Tax.

After the deadline for submitting the petition forms, the City’s Corporate Officer will determine the sufficiency and validity of the petition forms and certify this determination, in accordance with the *Community Charter*. The proposed Bylaw will proceed to Council for consideration of adoption (and Council could still decide not to adopt the proposed Bylaw) if the necessary threshold for the petition is met.

For Option 1 (petition-against process), the proposed Bylaw (and the BIA Service) will not proceed, and Council will not be able to propose the same service within a period of one year after the presentation of the petition against if:

- at least 50% of the Class 5 and Class 6 owners in the defined area oppose the BIA, and
- the persons signing to vote against the BIA represent at least 50% of the assessed value of Class 5 and Class 6 land and improvements in the defined area.

For Option 2 (petition-for process), the proposed Bylaw (and the BIA Service) will not proceed if:

- less than 50% of the Class 5 and Class 6 owners in the defined area support the BIA, and
- the persons signing to vote for the BIA represent less than 50% of the assessed value of Class 5 and Class 6 land and improvements in the defined area.

Current Economic Climate

The proposal to establish a BIA comes at a time when many businesses are facing economic uncertainty. Higher interest rates, rising operating costs, including labour, rent, and insurance, combined with ongoing global supply chain pressures and new trade tariffs, are increasing financial strain on businesses. BIAs can provide value by pooling and coordinating resources for marketing, advocacy, and streetscape improvements that would not be feasible for individual businesses to undertake alone.

At the same time, the introduction of a new Local Service Tax represents an additional cost for property owners, and primarily the business tenants who typically pay the new Local Service Tax by virtue of the terms of their commercial leases, which may add financial strain to businesses already navigating a challenging economic climate. City Staff are work closely with the BIA to help ensure local businesses are aware of the additional Local Service Tax required to fund the BIA should it advance, including vetting related informational materials for accuracy and clarity.

Boundary Map

The proposed BIA boundary (***Attachment 1***) encompasses a large service area, covering the commercial corridor identified as central Lonsdale. This area aligns with the boundaries used in the Lonsdale Great Street planning work and includes a diverse range of businesses, from small independent retailers to large mixed-use developments. While this boundary captures the broader economic heart of central Lonsdale, its size and diversity present challenges in ensuring that BIA programs and investments deliver tangible value across the entire area. Businesses at the north and south ends of the corridor, for example, may experience different priorities, customer bases, and development pressures. The Society will need to carefully consider how to equitably distribute services, promotions, and streetscape initiatives in its annual planning to ensure that the benefits of the BIA are felt consistently throughout the district.

Engagement Efforts

As discussed, the Society has been conducting outreach with business operators and commercial property owners. This outreach has included one-on-one meetings, door-to-door engagement, email updates, individual follow-ups, and group information sessions. The Society appears to have made substantial effort to engage businesses and property owners within the proposed boundary. Success at reaching the ultimate property owners, as opposed to leaseholder businesses, has however proven challenging, but those challenges do not appear to be for lack of effort and are consistent with the City's experiences. The Society appears committed to ongoing outreach, which will continue to play an important role in building awareness and support ahead of the petition process.

Petition Options

As discussed, under the *Community Charter*, there are two mechanisms available for establishing a Business Improvement Area (BIA) Service:

- Option 1 – Council Initiative (Petition-Against Process):
Council may proceed to establish the BIA Service by bylaw, subject to a petition against process under Section 213 of the *Community Charter*. In this approach, Council would direct staff to provide formal notice to all affected property owners, including details of the proposed bylaw and service area, and allow a minimum 30-day petition period. Unless a sufficient petition against is received, meaning opposition from at least 50% of property owners within the boundary representing at least 50% of the total assessed value of Class 5 and 6 properties, Council may then consider adoption of the bylaw and creation of the BIA Service.
- Option 2 – Property Owner Petition (Petition-For Process):
Council could alternatively require the BIA Service to be established only if the proponent Society secures a sufficient petition in favour under Section 212 of the *Community Charter*. This would place the responsibility on the Society to obtain signatures from at least 50% of the affected property owners, representing at least 50% of the assessed value of the Class 5 and 6 properties within the proposed boundary. Only if this threshold were met would Council be able to proceed with adoption of the bylaw.

Option 1 reflects standard practice across British Columbia and was the approach used to establish the Lower Lonsdale BIA. It provides a transparent, time-limited process led by the City, ensuring property owners are formally notified and have a fair opportunity to register opposition. This safeguard is particularly relevant in the current economic climate, where many businesses face higher financing, labour, and insurance costs. By contrast, Option 2 places the full responsibility of canvassing and signature collection on the Society. This approach is rarely used in practice, as it is resource-intensive and difficult to achieve in areas with large and diverse ownership. In Central Lonsdale, with approximately 281 Class 6 properties, obtaining sufficient signatures would be especially challenging.

Next Steps

If Council chooses to proceed with the petition-against process (Option 1), the next steps will be:

1. Legislative Services staff will place two notices in the *North Shore News* (notices must be placed in the newspaper, one each week, for 2 consecutive weeks).
2. Legislative Services staff will have delivered the notice and petition against to each Class 5 and Class 6 property owner within the defined area. While Canada Post is the preferred method, alternate delivery options such as Purolator may need to be considered if the current postal strike persists.
3. At the end of the 30-day response period (to begin after the second newspaper notice), Legislative Services will tabulate the results and the Corporate Officer will bring a report with the final results to Council.

If Council selects the petition-for process (Option 2), the next steps will be:

1. The proponent Society will be responsible for collecting signatures from at least 50% of property owners within the proposed boundary, representing at least 50% of the total assessed value of affected Class 5 and Class 6 properties.
2. Once the petition results have been verified for sufficiency, staff will report back to Council with the findings and next steps for bylaw consideration.

FINANCIAL IMPLICATIONS

If the BIA is successfully established, all funding for its programs will be raised through the Local Service Tax, which is a property levy on Class 5 (Light Industry) and Class 6 (Business and Other) properties within the proposed BIA boundary. This levy will be administered by the City and fully disbursed to the Society in accordance with the terms of the proposed Central Lonsdale Business Improvement Area Service Establishment Bylaw, 2025, No. 9138. As all funding will be raised through the Local Service Tax, there are no anticipated direct financial contributions from the City that would be required.

The levy is collected as a property value tax calculated per \$1,000 of assessed property value (land and improvements). The estimated Local Service Tax rate for the BIA to collect the first-year proposed budget amount of \$725,000 is approximately \$0.66227 per \$1,000 of assessed value for 2025. There are a total of 281 Class 6 properties within the proposed BIA boundary that would be the subject of the Local Service Tax. There are currently no Class 5 properties within the proposed BIA boundary. The approximate median annual levy in the BIA is \$792 based on the approximate median assessment value of \$1,200,000. The estimated Local Service Tax in the first year based on the 2025 assessed value for some sample properties are shown in the following table:

Business Taxable Assessment	Estimated Levy
\$500,000	\$331
\$2,000,000	\$1,325
\$5,000,000	\$3,311
\$10,000,000	\$6,623
\$20,000,000	\$13,245
\$50,000,000	\$33,114

There are approximately 22 properties within the proposed BIA boundary with a net taxable value of over \$10 million. Of these, 9 properties exceed \$20 million, and 2 properties exceed \$50 million in net taxable value. The petition-against process will provide an opportunity for property owners, including those with higher-value holdings, to register any opposition to the establishment of the BIA. The results of the petition-against will be reported back to Council for consideration prior to any decision on adoption of the bylaw.

The proposed Bylaw includes provisions to address potential overpayments resulting from property assessment appeals or corrections to reconcile the total levy collected with the revised property values. This provision is intended to ensure fairness and compliance with BC Assessment data and taxation regulations. The Society will be notified of any such adjustments in writing.

The cost in the first year is proposed to be \$725,000. The proposed Bylaw provides that the aggregate amount of annual grants to the Society shall not exceed \$6,446,950 over the term of the service. One hundred percent (100%) of the annual cost will be recovered through a property value tax on all parcels within the Central Lonsdale Business Improvement Area that are classified as Class 5 (Light Industry) and Class 6 (Business and Other). The proposed Bylaw also requires the Society to submit annual budgets and audited financial statements for review by the City.

The Society has requested that the aggregate amount of annual grants be calculated on the basis of a potential three percent (3%) annual inflationary increase to the Local Service Tax. The Society has advised that this approach is intended to provide stability for long-term planning and account for cost escalation over the eight-year term of the BIA Service. For context, the Bank of Canada's monetary policy aims to maintain inflation at a two percent (2%) target rate over the medium term. The following table illustrates the projected levy amounts under this calculation:

Year 1 (2026):	\$725,000
Year 2 (2027):	\$746,750
Year 3 (2028):	\$769,153
Year 4 (2029):	\$792,228
Year 5 (2030):	\$815,995
Year 6 (2031):	\$840,475
Year 7 (2032):	\$865,689
Year 8 (2033):	\$891,660

The Society's rationale for consideration of an annual three percent (3%) inflationary increase to the levy is that this adjustment would help maintain service levels over time,

reflecting cost pressures that may grow faster than headline inflation such as staffing, insurance, and program delivery. The Society's position is that a predictable, modest annual increase offers a safeguard against underfunding and provides long-term certainty for program delivery.

Once a BIA is established, it is managed by the Society, and the City's involvement primarily relates to the annual funding process, monitoring BIA budgets in accordance with the proposed Bylaw, and acting as a liaison between the BIA and City departments.

INTER-DEPARTMENTAL IMPLICATIONS

Legislative Services, Finance, and Communications have been consulted regarding the proposed bylaw and petition against process. Legislative Services will lead the petition-against process, with Communications and Economic Development providing support as required. If Council decides to proceed with the petition-for process instead, then that process would be led by the Society. For both petition options, the City's Corporate Officer will determine the sufficiency and validity of the petition forms

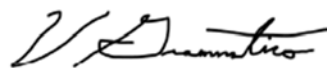
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The establishment of a BIA in Central Lonsdale would deliver on the following priority in the Council Strategic Plan for 2022-2026:

- A Prosperous City: Foster the expansion of Business Improvement Associations throughout the City.

This initiative also supports an objective of the OCP in relation to the role of Lonsdale as the urban core of the City as part of its designation as a Regional City Centre. The City's Economic Strategy would also be able to leverage the creation of a BIA to support medium and longer-term efforts to create world-class multi-functional public places and build a future-focused and resilient local economy.

RESPECTFULLY SUBMITTED:



Vito Grammatico
Manager, Economic Development

City of North Vancouver

Proposed Central Lonsdale BIA Boundaries

Legend

 Proposed Lonsdale
Centre BIA Boundaries

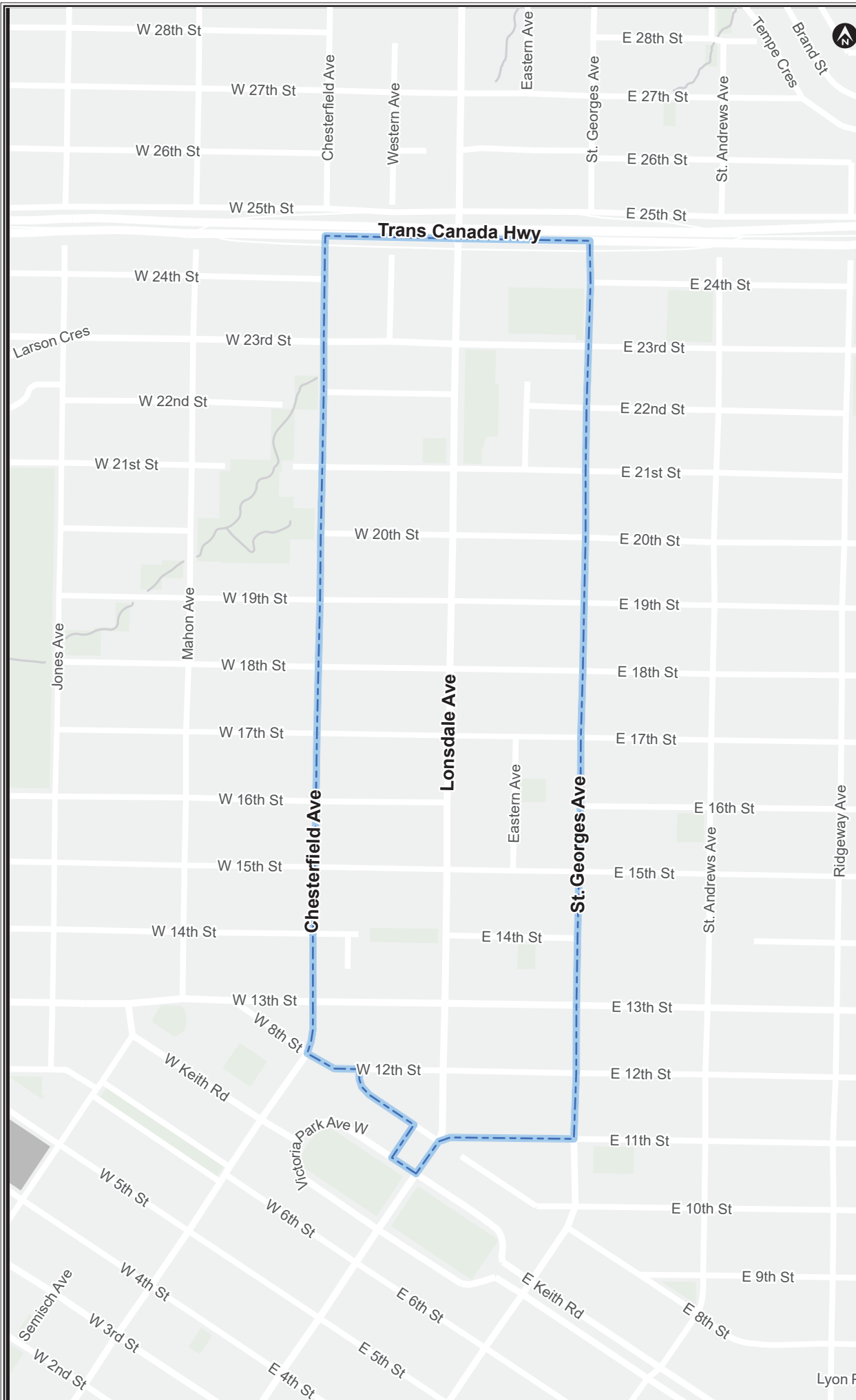
0 50 100 150 200
Meters

DISCLAIMER

This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained herein.

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

PUBLISHED: July 17, 2025
FILE: Proposed_Lonsdale_Centre_BIA_Boundaries
COORDINATE SYSTEM: NAD 83, UTM Zone 10



(DRAFT) CITY LETTERHEAD**NAMES OF REGISTERED OWNER(S)****ADDRESS OF REGISTERED OWNER(S) SET OUT IN LAST REVISED ASSESSMENT ROLL**

Dear Property Owner:

Re: Notice of Proposed Establishment of Central Lonsdale Business Improvement Area

This letter is to notify you pursuant to s. 213(1)(b) of the *Community Charter*, that the City of North Vancouver intends to adopt the “*Central Lonsdale Business Improvement Area Establishing Bylaw, 2025, No. 9138*” to create the Central Lonsdale Business Improvement Area (BIA).

The Lonsdale Centre Business Improvement Area Society (Society) has asked the City to create a new BIA for an eight-year (8) period from January 1, 2026 to December 31, 2033, for the area outlined in blue on the map shown on page 3.

What is a Business Improvement Area (BIA)?

A BIA is a local service area established by a municipal council where business and light industry property owners finance activities to promote business.

Purpose of the Central Lonsdale BIA:

The purpose of the Central Lonsdale BIA is to provide annual funding to the Society, who will plan and implement a business promotion scheme for this area, which will in turn be funded by an annual property value tax levy (specifically known as a Local Service Tax). The scheme, financed by the taxation, is to carry out the following activities:

- carry out studies or make reports respecting the Central Lonsdale BIA;
- improve, beautify, or maintain streets, sidewalks, or City owned land, buildings or other structures in the Central Lonsdale BIA;
- remove graffiti from buildings and other structures in the Central Lonsdale BIA;
- conserve heritage property in the Central Lonsdale BIA; and
- encourage business in the Central Lonsdale BIA.

Proposed Taxes

The total budget for the eight-year term is set at \$6,446,950, with an annual budget shown below:

Year 1 (2026):	\$725,000
Year 2 (2027):	\$746,750
Year 3 (2028):	\$769,153
Year 4 (2029):	\$792,228
Year 5 (2030):	\$815,995

Year 6 (2031):	\$840,475
Year 7 (2032):	\$865,689
Year 8 (2033):	\$891,660

Through a City-initiated Local Service Tax, Class 5 [light industry] and Class 6 [business and other] property owners and occupiers of municipal land in the Central Lonsdale BIA will pay 100% of the cost of the funding given to the Society for the business promotion scheme.

Bylaw Adoption Process for the Creation of the Central Lonsdale BIA

Council may proceed with the creation of the Central Lonsdale BIA unless it receives **eligible signed petitions opposing** the creation by **[TIME] on MONTH DAY, 2025**:

- from property owners plus occupiers of municipal land that together make up at least 50% of the parcels that would be subject to the Local Service Tax; and
- the persons signing the petition against form must represent at least 50% of the assessed value of land and improvements that would be subject to the Local Service Tax.

If there are two or more owners registered to an eligible property, a majority of the owners must sign the petition against in order for the property to be counted as not in support of the proposed Central Lonsdale BIA.

How to Participate (For Eligible Property Owners Only)

If you **SUPPORT** the creation of the Central Lonsdale BIA, no action is required.

If you **DO NOT SUPPORT** the creation of the Central Lonsdale BIA, please complete the petition against form (mailed to eligible property owners), and sign on the space provided and return to the City of North Vancouver by **[TIME] on MONTH DAY, 2025** via:

Mail: Legislative Services, 141 West 14th Street, North Vancouver, BC V7M 1H9

Scan and email: clerks@cnv.org

Fax: 604-990-4202

In person: Legislative Services, 141 West 14th Street, North Vancouver, BC V7M 1H9

Additional Information

The proposed “*Central Lonsdale Business Improvement Area Establishing Bylaw, 2025, No. 9138*” and a copy of the petition against form are available for viewing on the City’s website at: **[INSERT LINK OF EXACT WEBPAGE]**. For more information, visit the City’s website at: **[INSERT LINK OF EXACT WEBPAGE]** or contact **[REDACTED]** by phone: **[REDACTED]** or email: clerks@cnv.org.

The personal information collected as part of the Proposed Establishment of the Central Lonsdale Business Improvement Area is retained in accordance with Section 26(a) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of your personal information, please contact Legislative Services at 604-985-7761.

Map of Proposed Central Lonsdale BIA Boundaries



PETITION AGAINST CREATION OF THE CENTRAL LONSDALE BIA

Description of my (our) property within the Central Lonsdale Business Improvement Area:

Property Street Address: _____

Legal Description (optional): _____

Parcel Identifier (optional): _____

By signing this form:

- I declare that I am the registered owner of the above-noted property. If I am signing this form on behalf of a company or society who is the registered owner of the above-noted property, I represent that I am duly authorized to execute this form on behalf of the company or society; and
- I am petitioning against the creation of the Central Lonsdale BIA.

Full Name of Property Owner*:

Signature:

Signature Date:

Full Name of Property Owner* (if applicable):

Signature:

Signature Date:

Full Name of Property Owner* (if applicable):

Signature:

Signature Date:

* If there is more than one registered owner of this property, the majority of owners must sign this petition against form. If the registered owner of this property is a company, please print the full company name and print the name of each person signing on behalf of the company.

LONSDALE CENTRE BIA SOCIETY

Income Statement 2025-01-01 to 2025-08-22

REVENUE

Levy Revenue	
BIA Levy	0.00
Total Levy	<u>0.00</u>
Non-Levy Revenue	
Grants	0.00
Net Sales	<u>0.00</u>
TOTAL REVENUE	<u>0.00</u>

EXPENSE

Business Incorp & Set-Up Costs	
Accounting & Legal	2,460.00
Business Fees & Licenses	55.00
Total Business Incorp & Set-U...	<u>2,515.00</u>
Contracted & Event Services	
Professional Fees	3,587.50
Total Contracted & Event Servi...	<u>3,587.50</u>
Insurance & Liability Assurance	
Directors Insurance	850.00
Total Insurance & Liability Ass...	<u>850.00</u>
Marketing & Promotion	
Advertising & Campaigns	5,241.06
Branding & Design	300.00
Community Engagement	0.00
Total Marketing & Promotion	<u>5,541.06</u>
Membership Management Syst...	
Membership Database & Registr...	300.00
Total Membership Managemen...	<u>300.00</u>
Meetings, Events & Guest Serv...	
Meeting Expense	512.50
Total Meetings, Events & Gues...	<u>512.50</u>
Placemaking (Beautification)	
Infrastructure & Public Art	2,050.00
Total Placemaking	<u>2,050.00</u>
Website Development & ON Se...	
Website Development Costs	5,843.37
Domain Registration & Renewal	393.60
Website Hosting & Cloud Storage	41.00
Total Website Development & ...	<u>6,277.97</u>
General & Administration	
Interest & Bank Charges	82.00
Office Expense	786.75
Supplies Expense	1,986.97
Total General & Admin. Expen...	<u>2,855.72</u>
TOTAL EXPENSE	<u>24,489.75</u>
NET INCOME	<u>-24,489.75</u>

LONSDALE CENTRE BIA SOCIETY

Balance Sheet As at 2025-08-22

ASSET

Current Assets

RBC Bank Account	3,833.14	
Total Cash		3,833.14
Accounts Receivable	549.70	
Total Receivable		549.70
Total Current Assets		4,382.84

TOTAL ASSET	4,382.84
--------------------	-----------------

LIABILITY

Current Liabilities

Accounts Payable	3,369.00
Total Current Liabilities	3,369.00

Long Term Liabilities

Loans from Director (Shaun Mitha)	457.85
Total Long Term Liabilities	457.85

TOTAL LIABILITY	3,826.85
------------------------	-----------------

EQUITY

Retained Earnings

Retained Earnings - Previous Year	25,045.74
Current Earnings	-24,489.75
Total Retained Earnings	555.99

TOTAL EQUITY	555.99
---------------------	---------------

LIABILITIES AND EQUITY	4,382.84
-------------------------------	-----------------

Central Lonsdale BIA Society

Budget Overview – January to August 22, 2025

Budget Overview

Total budget: \$30,000.00

Total used: \$29,993.71

Remaining surplus balance: \$6.29

Note: Excluding GST (rebate receivable), the total budget used is \$29,444.01. A 2025 GST rebate of \$549.70 will be received in 2026.

Accounts Payable (Total: \$3,826.85)

\$457.85 – Reimbursement owed to Shaun (paid personally)

\$2,100.00 – Lori Consulting (processing)

\$525.00 – Sumerhill Parc (processing)

\$300.00 – Andrew Klavar

\$24.00 – Monthly bank charges (Sep–Dec @ \$6/month)

\$420.00 – Lighthouse Tax Solutions Inc. (Financial Statements)

Accounts Receivable

\$549.70 – GST rebate (to be received in 2026)

Bank Position

Current balance (as of Aug 22, 2025): \$3,833.14

Less accounts payable: \$3,826.85

Net available in bank: \$6.29

What is a BIA?

A Business Improvement Area (BIA) is a defined geographic area where business and property owners work collectively to improve the area's economic vitality and commercial viability. In BC, BIAs are non-profit societies that use a special levy on commercial property within the district to finance projects and services of benefit to the district. There are over 60 BIAs in BC with two on the North Shore – Lower Lonsdale BIA and Ambleside Dundarave BIA. For more information on BIAs visit bia.bc.ca.

What are the Benefits of a BIA?

The benefits of a BIA are as individual and diverse as the communities themselves. BIAs are active in their communities, promoting business, tourism, safety and physical revitalization. BIAs transcend individual or group efforts of individual shops, restaurants and offices by promoting their areas geographically as commercial and/or shopping districts. BIAs also advocate on behalf of their membership as a unified voice.

How is a BIA Established?

- 1 Interest originates with local business and property owners.
- 2 District boundaries, an operating budget and potential services and programs are developed.
- 3 A non-profit society is formed and communication begins with the local municipality.
- 4 The Society demonstrates community support and submits an official BIA proposal to Council.
- 5 The City leads a consultation with property owners.
- 6 A by-law is passed that establishes the BIA boundaries, the length of term, the first-year budget and the maximum funding for the term.

Central Lonsdale BIA Proposal in Brief

Proposed Boundaries

CLBIA's proposed district runs from the north of Keith Road to Highway 1 along Lonsdale Avenue, and east to St Georges and west to Chesterfield.



Proposed Term	Proposed Year 1 Budget
8 years	\$725,000

Maximum Funding over 8 years

\$6,446,950 (based on a 3% annual inflation increase)



Business Improvement Area (BIA)

Proposal for Central Lonsdale

Vision: A vibrant, safe, and prosperous Central Lonsdale where businesses thrive and our community connects.

Mission: To support, promote, and enhance the Central Lonsdale business community through advocacy, engaging events, strong partnerships, and strategic improvements.



www.centrallonsdalebia.ca

Where will the money come from?

The BIA will be funded through a proposed levy rate 0.66 per \$1,000 of assessed value on commercial properties within the district boundaries (subject to refinement by City finance dept'). A final levy rate will be confirmed during Council approval after updated assessments are received for the 2026 taxation year. An example of how this rate will be applied: a property with an assessed value of \$1,000,000 would pay a \$660 levy in the first year of operations. Property owners generally pass this amount down to businesses during lease negotiations. The amount per business would depend on the percentage of leasable square footage in the building and the size and type of business involved.

This will provide an operating budget of \$725,000 for the CLBIA to undertake the proposed programs and services.

What Programs & Services will CLBIA Undertake?

The Central Lonsdale BIA will be committed to delivering impactful, community-driven programs that strengthen Central Lonsdale's economic vitality, safety, and appeal. Visit LonsdaleCentralBIA.ca for more information.

Proposed Programs and Services:



Streetscape & Beautification



Safety & Sanitation



Events, Activations & Placemaking



Marketing, Promotions & Business Support



Business Advocacy, Networking & Education



Clean Energy & Sustainability



Public Art Initiatives

How will the money be spent?

Proposed Budget

Start-up Incorporation, office equipment	\$3,000
Administration Staff, rent, supplies, insurance, accounting, audit, etc.	\$121,000
Member Services Workshops, networking events, speakers, memberships	\$39,000
Festivals and Events Signature events (holidays, special days, etc.)	\$99,000
Street Enhancements Banners, public art, pole wraps, beautification, etc.	\$90,000
Commercial Property Owner Services New business recruitment, advocacy, info sessions, etc.	\$18,000
Marketing, Advertising, Promotions Website, social media, branding, map, promos, etc.	\$155,000
Capital Projects / Equity Fund Reserve for major projects with partners	\$200,000
Total	\$725,000

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9138

A Bylaw to establish the Central Lonsdale Business Improvement Area Service

WHEREAS Council may, pursuant to section 215 of the *Community Charter*, as amended, grant money to an organization that has one of its aims, functions, and purposes, the planning and implementation of a business promotion scheme;

AND WHEREAS Council, at the request of the Lonsdale Centre Business Improvement Area Society, wishes to establish a new Central Lonsdale Business Improvement Area as a local area service;

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 **“Central Lonsdale Business Improvement Area Service Establishment Bylaw, 2025, No. 9138”**.

2. **Definitions**

“Central Lonsdale Business Improvement Area” means the area described in section 3.A.

“Central Lonsdale Business Promotion Scheme” means:

- (1) carrying out studies or making reports respecting the Central Lonsdale Business Improvement Area where business or commerce is carried on;
- (2) improving, beautifying or maintaining streets, sidewalks or municipally owned land, buildings or other structures in the Central Lonsdale Business Improvement Area, subject to approval by the City of any works or improvements proposed for municipally owned streets, sidewalks, land, buildings or other structures;
- (3) the removal of graffiti from buildings and other structures in the Central Lonsdale Business Improvement Area; and
- (4) Encouraging Business in the Central Lonsdale Business Improvement Area;

“Encouraging Business” includes, but is not limited to:

- (1) creating a strong “Central Lonsdale” brand and distinct identity for businesses in the Central Lonsdale Business Improvement Area;
- (2) developing and implementing a marketing strategy to promote goods and services from the Central Lonsdale Business Improvement Area to local, regional and tourist markets;
- (3) promoting new investment in commercial, residential and mixed-use developments in the Central Lonsdale Business Improvement Area that supports the viability of local businesses;

- (4) representing interests of the business community in the Central Lonsdale Business Improvement Area in local government processes;
- (5) encouraging businesses from the Central Lonsdale Business Improvement Area to participate in established major events in the community, planning and implementing other special events and promotions; and
- (6) promoting and implementing streetscape improvements and public amenities to enhance the visitor experience in the Central Lonsdale Business Improvement Area.

“Chief Financial Officer” means the financial officer for the City under section 149 of the *Community Charter*.

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

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

“Local Service Tax” means the property value tax imposed pursuant to section 6.A of this bylaw.

“Shortfall” has the meaning set out in section 5.F.

“Society” means the Lonsdale Centre Business Improvement Area Society.

“Term” means the period set out in section 3.C.

3. **Business Improvement Area Service**

- A. The area shown in blue outline on the map attached as Schedule A is designated as the Central Lonsdale Business Improvement Area, including parcels fronting both sides of all boundary streets.
- B. The following is hereby established as a business improvement area service in accordance with section 215 of the *Community Charter*, as amended:
 - (1) the provision of monetary grants to the Society for the planning and implementation of the Central Lonsdale Business Promotion Scheme.
- C. The term of the service for the Central Lonsdale Business Improvement Area is eight (8) years, commencing on January 1, 2026 and ending on December 31, 2033.

4. **Grants**

- A. Pursuant to section 215(2) of the *Community Charter*, the amount of money granted to the Society under this bylaw shall not exceed
 - (1) the sum of \$6,446,950 for the Term; and

- (2) an annual amount reasonably based on the annual budget submitted by the Society and approved by the Chief Financial Officer pursuant to section 5.B(1), but in all cases shall not exceed the following amounts in each year of the Term:

Year 1 (2026):	\$725,000
Year 2 (2027):	\$746,750
Year 3 (2028):	\$769,153
Year 4 (2029):	\$792,228
Year 5 (2030):	\$815,995
Year 6 (2031):	\$840,475
Year 7 (2032):	\$865,689
Year 8 (2033):	\$891,660

- B. Provided the Society is in compliance with this bylaw, the City shall pay all annual grants to the Society in two instalments: 50% on or before March 31 of each year of the Term, and 50% on or before July 15 of each year of the Term.

5. General Conditions and Limitations

- A. Monies granted to the Society under this bylaw must be expended only:
- (1) by the Society;
 - (2) for the purposes of the Central Lonsdale Business Promotion Scheme during the Term in accordance with the terms of this bylaw; and
 - (3) in accordance with the annual budget submitted to the City under section 5.B(1) and with the budget attached in Schedule B.
- B. The Society shall submit to the City, on or before September 1 of the preceding year:
- (1) an annual budget for the following year during the Term which contains information sufficient in detail to describe all anticipated expenses and revenues, which has been approved by a majority of the members present at a general meeting of the Society; and
 - (2) a program, plan, or other information sufficient in detail to describe the Society's activities for the following year during the Term to implement the Central Lonsdale Business Promotion Scheme.
- C. Section 5.B does not apply to 2026.
- D. The Society shall account for the money granted and received under this bylaw by submitting to the City, on or before May 31 of each year of the Term except for the final year and by May 1, 2034 for the final year of the Term, annual audited financial statements for the preceding year, including an Auditor's Report, Statement of Financial Position, Statement of Revenues and Expenditures, Statement of Changes in Net Assets, Statement of Cash Flow, and Notes in accordance with Generally Accepted Accounting Standards in form and content satisfactory to the Chief Financial Officer.

- E. The Society shall permit the City to inspect, during normal business hours on reasonable notice, all books of accounts, receipts, invoices, and other financial records which the Chief Financial Officer deems necessary or advisable for the purpose of verifying compliance with this bylaw.
- F. The Society shall not incur any indebtedness or other obligations in respect of the Central Lonsdale Business Promotion Scheme beyond the sum granted by Council for each year. For clarity, this restriction does not prevent the Society from receiving or expending funds obtained from sponsorships, donations, membership fees, or grants not made pursuant to this bylaw, provided that such funds are used in accordance with this bylaw.
- G. If the amount of the Local Service Tax levied on parcels within the Central Lonsdale Business Improvement Area in a given year is insufficient to recover one hundred percent (100%) of the costs of the annual grant made to the Society in that year (the "Shortfall"), the amount of Shortfall is a debt owed to the City, and the City may:
 - (1) increase the Local Service Tax levied within the Central Lonsdale Business Improvement Area in a subsequent year by an amount equivalent to the Shortfall; or
 - (2) require the Society to repay an amount equivalent to the Shortfall, if the Shortfall occurs in the final year of the service.
- H. Any unspent annual funding remaining at the end of the Society's financial year may be transferred to and held in a reserve account maintained by the Society. Monies held in the reserve account may be carried forward and expended on the Society's future activities, programs, or unforeseen expenses for the Central Lonsdale Business Promotion Scheme only, subject to approval by a majority of the members present at a general meeting of the Society.
- I. It is a condition of the receipt and expenditure of the monies granted under this bylaw that the Society is in compliance with Parts 7 through 8 of this bylaw.

6. Recovery and Tax Levy

- A. Subject to section 5.G, all of the monies granted to the Society under this bylaw shall be recovered in that year as a property value tax within the Central Lonsdale Business Improvement Area in accordance with section 6.B of this bylaw.
- B. In any year within the Term, the City shall impose a property value tax on land or improvements, or both, in the Central Lonsdale Business Improvement Area that is classified as Class 5 [light industry] and Class 6 [business or other] under the *Prescribed Classes of Property Regulation*, B.C. Reg. 438/81, as amended from time to time.

7. Insurance

- A. The Society shall carry at all times a policy of comprehensive general liability insurance in the amount of five million dollars (\$5,000,000) on the following terms:
 - (1) with the City named as an additional insured;

- (2) containing a cross coverage provision; and
 - (3) containing an endorsement to provide that the policy shall not be cancelled, lapsed, or materially altered without giving thirty (30) days' notice in writing to the Corporate Officer of the City.
- B. The Society shall deliver proof of the insurance coverage set out in section 7.A to the Corporate Officer of the City on or before July 15 of each year of the Term.

8. Society's Constitution, Bylaws, and Meetings

- A. The City may withhold any payments of the grant referred to in section 4 of this bylaw if the Society alters its constitution or bylaws in such a manner as to, in the opinion of Chief Financial Officer, impair the Society's ability to plan and implement the Central Lonsdale Business Promotion Scheme.
- B. The Society shall provide written notice of every meeting of the Society's members, annual or general, at least 14 days prior to the meeting, to the Corporate Officer of the City.
- C. The Society shall permit a representative from the City to attend any meeting of the Society's members, annual or general, and to obtain a copy of any materials available to the Society's members at such a meeting.

9. No Joint Venture

Nothing in this bylaw makes the City a partner, an agent, or a joint venturer with the Society in the planning or implementation of the Central Lonsdale Business Promotion Scheme or for any other purpose.

10. Severability

If a portion of this bylaw is held invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed portion, subsection, paragraph, subparagraph, clause or phrase.

11. Schedules

- A. Schedule A – Central Lonsdale Business Improvement Area Boundaries.
- B. Schedule B – Proposed Year One (2026) Budget.

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

Schedule A

Central Lonsdale Business Improvement Area Boundaries

Those lands shown in blue outline below are designated as the Central Lonsdale Business Improvement Area.



Schedule B

Category / Subcategory	Balance	Allocation
GENERAL & ADMINISTRATION	\$123,000.00	
Audit & Bookkeeping		\$ 40,000.00
Legal, Business Fees & Licenses		\$ 10,000.00
Professional Services / Consultants		\$ 8,000.00
Rent (office, utilities, cleaning)		\$ 32,000.00
Office Supplies & Equipment		\$ 5,000.00
Bank & Credit Card Fees		\$ 5,000.00
Telephone & Internet		\$ 8,000.00
Courier & Postage		\$ 5,000.00
Miscellaneous Admin		\$ 10,000.00
INSURANCE	\$7,000.00	
General Liability Insurance		\$ 3,000.00
Directors & Officers Insurance		\$ 2,000.00
Event Insurance		\$ 2,000.00
PAYROLL & STAFF	\$160,000.00	
Executive Director Salary		\$ 95,000.00
Coordinator / Assistant Salary		\$ 40,000.00
Employee Benefits		\$ 10,000.00
CPP, EI, EHT, WCB		\$ 10,000.00
Training & Professional Development		\$ 5,000.00
PLACEMAKING & COMMUNITY SAFETY	\$131,000.00	
Banners, Signage & Branding		\$ 20,000.00
Street Garden Planters & Landscaping		\$ 20,000.00
Cleaning & Maintenance		\$ 25,000.00
Murals, Public Art & Utility Wraps		\$ 20,000.00
Infrastructure (benches, lighting upgrades)		\$ 20,000.00
Security Patrols & Community Safety		\$ 16,000.00
Graffiti Removal & Prevention		\$ 10,000.00
FESTIVALS & EVENTS	\$145,000.00	
Signature Events (e.g. Halloween, Christmas, Canada Day, etc.)		\$ 70,000.00
Contracted Event Services		\$ 25,000.00
Entertainment & Performers		\$ 20,000.00
Sponsorship of Community Events		\$ 15,000.00
New Event Activations / Pilots		\$ 15,000.00
MARKETING & PROMOTION	\$108,000.00	
Advertising & Campaigns (print, radio, digital, OOH)		\$ 30,000.00
Branding & Graphic Design		\$ 20,000.00
Digital Marketing & Social Media		\$ 13,000.00
Storytelling: Photo/Video/Media Assets		\$ 20,000.00
Direct Mail Marketing & Brochures		\$ 10,000.00
Community Engagement Campaigns		\$ 15,000.00

MEMBERSHIP & BUSINESS ENGAGEMENT	\$29,000.00	
Membership Databases & CRM		\$ 7,000.00
BIABC & Other Membership Dues		\$ 5,000.00
Networking Events, Workshops, Guest Speakers		\$ 8,000.00
Advocacy (e.g. fair commercial property tax)		\$ 5,000.00
Business Recruitment & Retention Initiatives		\$ 2,000.00
Member Communications & Newsletters		\$ 2,000.00
WEBSITE DEVELOPMENT & ONLINE SECURITY	\$22,000.00	
Website Development & Upgrades		\$ 10,000.00
Hosting, Domain & Cloud Storage		\$ 3,000.00
Maintenance & Updates		\$ 3,000.00
Cybersecurity Services & Tools		\$ 3,000.00
Online Software Subscriptions		\$ 3,000.00
TOTAL BUDGET	\$725,000.00	\$ 725,000.00



Lonsdale Centre BIA Society



Lonsdale Centre BIA Society

Executive Summary

The Lonsdale Centre Business Improvement Area Society presents this Progress Report to update Council on its accomplishments to date and to request formal direction to advance the petition process under Sections 215–220 of the *Community Charter*. With the City's \$30,000 start-up funding, Lonsdale Centre BIA Society has successfully completed its organizational, communications, and community engagement groundwork. The Society is now fully prepared to transition to the next stage toward official BIA establishment and operational launch in 2026, aligning with the City's Great Street Project and long-term economic development objectives.

Connecting Business – Building Community
October 15, 2025

Mayor and Members of Council

City of North Vancouver
141 West 14th Street
North Vancouver, BC

Lonsdale Centre Business Improvement Area Society Progress Report and Direction to Council to Advance the Petition Process under the Community Charter

Dear Mayor and Members of Council,

On behalf of the **Lonsdale Centre Business Improvement Area Society**, I wish to extend our sincere appreciation for Council's vision and support in helping us lay the foundation for a thriving, connected, and sustainable Business Improvement Area in Central Lonsdale. The **\$30,000 in start-up funding** provided by the City has been used prudently and effectively. Lonsdale Centre BIA Society has now completed its foundational phase and stands fully prepared to transition to the petition stage toward formal BIA designation.

1. Project Impact Summary

This initial investment has enabled Lonsdale Centre BIA Society to connect directly with **local businesses and property owners**, establish a strong community identity, and build partnerships across the BIA Boundary. The groundwork is now complete, and Lonsdale Centre BIA Society ready to advance toward **formal establishment and operational launch in 2026**.

2. Lonsdale Centre BIA Society Leadership and Governance

The **Lonsdale Centre Business Improvement Area Society** is led by eleven members - an Executive Team and Board of Directors representing a diverse cross-section of local businesses and property owners. Together with four active volunteers, they oversee operations, strategic planning, and community engagement under one shared goal.

Connecting Business and Building Community.



Lonsdale Centre BIA Society

3. Vision and Mission

Vision: A vibrant, safe, and prosperous Central Lonsdale where businesses thrive and our community connects.

Mission: To support, promote, and enhance the Central Lonsdale business community through advocacy, engaging events, strong partnerships, and strategic improvements.

These principles align closely with the City's broader objectives for economic development, livability, and the **Lonsdale Great Street Project**.

4. First-Year Priorities

Our first-year priorities are designed to deliver visible community benefits:

- **Streetscape & Beautification:** Banners, pole wraps, and local public art.
- **Safety & Sanitation:** Graffiti removal, litter cleanup, and safe guard prevention.
- **Events & Placemaking:** Cultural celebrations including *Canada Day*, *Nowruz*, and other community activations.
- **Marketing & Promotions:** Local business maps, guides, and promotions.
- **Networking & Education:** Regular meetings, advocacy sessions, and workshops.

Each priority reflects direct community input and supports the City's vision for a vibrant Central Lonsdale corridor.

5. Community Outreach and Engagement

With **Council's \$30,000 start-up support**, Lonsdale Centre BIA Society achieved measurable progress in outreach and awareness.

- **Direct Mail Campaigns:**
 - February 2024 – 1,061 letters distributed to businesses and property owners.
 - August 2025 – 744 follow-up mailers for continued engagement.
- **Website Launch:**
 - Live since July 2025 with over **1.1k visits**, **755 unique visitors** and **168 subscribers** between July 23 and September 23.
- **Community Activities:**
 - Surveys identifying beautification, safety, and event priorities.
 - Door-to-door outreach and small group discussions.
 - A Public Information Meeting was held on September 9, 2025. Feedback gathered during this meeting and subsequent outreach confirms strong community support for BIA formation.

These efforts have created a well-informed and supportive business community, ready for the next step toward formal establishment.

6. Communications, Branding, and Public Awareness

Lonsdale Centre BIA Society has built a consistent brand and communication network to serve the community.



Lonsdale Centre BIA Society

- **Brand Identity:** Finalized logo and tagline — *Connecting Business – Building Community*.
- **Media Coverage:** Full-page advertorial and homepage feature in *North Shore News* (August 20, 2025) supported by digital outreach.
- **Digital Presence:** LCBIA’s Society website now serves as the core engagement hub. Social media rollout and a wayfinding app are planned post-approval.

These initiatives position Lonsdale Centre BIA Society as a proactive partner in Central Lonsdale’s revitalization.

7. Financial Summary of the \$30,000 Start-Up Funding

Lonsdale Centre BIA Society is committed to full accountability and transparent use of public funds. The initial \$30,000 provided by Council has been used prudently to establish the foundation of the BIA, with allocations as follows:

City of North Vancouver	▼
Lonsdale Centre Business Improvement Area Society	REVENUE
The Grant - Funding the BIA – 2024/2025	\$ 30,000.00
ITEMS	EXPENSES
Incorporation, registration, set-up costs, banking	\$ 2,000.00
Contracted Services: coordinator, meetings & events, promo, design	\$ 8,000.00
Directors & Officers insurance, events insurance	\$ 3,500.00
Design & printing of flyers, info cards, postage	\$ 4,000.00
Membership database & registration	\$ 3,000.00
Preliminary website acquisition, hosting & software costs, online security	\$ 4,500.00
Meeting expense, signage, room rentals, light catering, guest speaker honoraria	\$ 2,000.00
Administration, phone, office expenses	\$ 3,000.00
Total	\$ 30,000.00

These investments have yielded tangible results — increased awareness, strong participation, and a clear operational framework for the BIA’s next phase. All expenditures have been documented and verified, ensuring full transparency in the use of public funds.

8. BIA Boundary and Financial Framework

The proposed **Lonsdale Centre Business Improvement Area Society boundary**, submitted in 2024, includes a balanced mix of **Class 6 commercial, service, and mixed-use properties**, encompassing both small and large enterprises. The area aligns with the **Lonsdale Great Street Project** boundary and is approximately **twice the size of the Lower Lonsdale BIA**, ensuring equitable representation.

In our 8-year proposed budget, the Lonsdale Centre Business Improvement Area Society includes a **3% annual increase**. This approach mirrors standard BIA practices across the province, ensuring stability and sustainability in long-term planning. This also ensures the BIA can safeguard and **keep pace with rising costs, and growing program needs**, while maintaining consistent support for local businesses and community initiatives.



Lonsdale Centre BIA Society



9. Alignment with the City's Great Street Project

The **Lonsdale Great Street Project**, launched by the City on **January 10, 2025**, envisions a more vibrant, inclusive, and people-focused corridor. **As Mayor Buchanan stated:**

“This is our opportunity to reimagine Central Lonsdale as a more vibrant, inclusive, and people-focused place by fostering connection, enhancing livability, and creating the optimal environment for new and existing businesses.”

LCBIA Society's goals fully align with this direction. Our initiatives complement each phase of the Great Street Project, supporting beautification, safety, placemaking, and business activation.

10. Partnerships and Community Support

LCBIA Society's work has been guided by collaboration with:

- **Business Improvement Areas of British Columbia (BIABC)**
- **Lower Lonsdale BIA**
- **Ambleside & Dundarave BIA**

We have also received letters of support from BIABC and neighbouring BIAs, along with recent BIABC newsletters, all enclosed for Council's reference.

- **North Vancouver Chamber of Commerce Mandate:**

To **connect, support, and advocate** for businesses in the **City and District of North Vancouver**.

We have also received **endorsements from business owners and residents**, expressing strong support for formal BIA establishment.

11. Direction to Council – Petition Process under the Community Charter

With all preparatory work completed, the Lonsdale Centre BIA Society **Board of Directors** now respectfully requests the **City Council** to proceed with the **next step of the BIA establishment process** pursuant to **Part 7, Division 2, Sections 215–220 of the Community Charter**. Upon completion of the petition process and Council approval, Lonsdale Centre BIA Society will transition into full operational status for the 2026 fiscal year.

In accordance with this legislation, Council may, by bylaw, establish a Business Improvement Area following the required public notice and petition period.

We respectfully request that Council initiate the formal petition process to advance the next phase of the BIA's formation.



Lonsdale Centre BIA Society



12. Looking Ahead and Closing – The Vision is Within Reach

On behalf of the **Lonsdale Centre BIA Society**, I extend my sincere gratitude to **Mayor Buchanan, City Council, and City staff** for your continued support and partnership. Together, we are building a lasting legacy of economic vitality and community connection in Central Lonsdale.

Lonsdale Centre BIA Society remains committed to continued collaboration with the City and community partners as we move toward full implementation in 2026.

Respectfully submitted,

Shaun Mitha

President, Lonsdale Centre BIA Society



 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: Linden Mulleder, Planner 2

Subject: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
APPLICATION – 1540 ST. GEORGES AVENUE AND 215-235 EAST
16TH STREET

Date: October 15, 2025 File No: 08-3400-20-0160/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated 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.

ATTACHMENTS

1. Context Map (CityDocs [2645885](#))
2. Architectural Plans, dated October 3, 2025 (CityDocs [2725450](#))
3. Landscape Plans, dated October 3, 2025 (CityDocs [2725440](#))
4. DIS Engagement Summary Report, January 2025 (CityDocs [2624742](#))
5. Town Hall (Developer Presentation & Workshop) Summary Report (CityDocs [2720345](#))
6. Advisory Design Panel (ADP) Resolution, January 21, 2025 (CityDocs [2628974](#))
7. Advisory Planning Commission (APC) Resolution, May 14, 2025 (CityDocs [2678657](#))
8. Integrated Transportation Committee (ITC) Resolution, June 6, 2025 (CityDocs [2685342](#))
9. Overview of Zoning Variances (CityDocs [2698038](#))
10. Tenant Relocation Plan, dated October 15, 2025 (CityDocs [2728856](#))
11. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St Georges Avenue and 215-235 East 16th Street) (CityDocs [2698100](#))
12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St Georges Avenue and 215-235 East 16th Street, CD-306) (CityDocs [2698103](#))
13. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) (CityDocs [2698098](#))

SUMMARY

This report presents, for Council’s consideration, an Official Community Plan (OCP) amendment application, Zoning Bylaw amendment application, and Housing Agreement bylaw to enable the construction of two mixed tenure residential buildings with a total of 249 residential units. One building is 12 storeys with 116 residential units (63 rental and 53 strata) and the other building is 6 storeys with 133 residential units (all rental). In both buildings, 100% of the units are designed to Adaptable Level 2 standards. An amenity package of secured market rental units, Mid-Market Rental units, and a cash contribution is proposed by the applicant to support the proposed height and density.

BACKGROUND

Applicant:	Adera Developments
Architect:	Integra Architecture Inc.
Official Community Plan Designation:	Residential Level 5
Existing Zoning:	RM-1, CD-306, CD-425
Applicable Guidelines:	N/A

PROJECT DESCRIPTION

Both buildings are proposed to be constructed with mass timber. There is a large outdoor courtyard at the rear of the east building along the lane. A privately owned pedestrian mews with a walking path and landscaping is provided between the two buildings, with the outdoor amenity for the west building co-located.

A summary of the development proposal is provided in Table 1.

Table 1. Development Proposal Overview

Element	Proposal	
Density	3.26 FSR total	
Height	East Building • 6 storeys	West Building 12 storeys
Unit Mix	249 residential units total East Building • 133 rental units* West Building • 63 rental units* • 53 strata units • (total of 116 units) <i>*20 units (10% of all rental units) secured as Mid-Market Rental (MMR) in perpetuity, spread across both buildings.</i>	
Unit Mix (overall development)	Both Buildings Total • Studio – 46 (18.4%) • 1-bed – 133 (53.4%) • 2-bed – 41 (16.5%) • 3-bed – 29 (11.6%)	
Unit Mix (each building)	East Building (rental) • Studio – 22 (16.5%) • 1-bed – 75 (56.4%) • 2-bed – 18 (13.5%) • 3-bed – 18 (13.5%)	West Building (strata portion) • Studio – 10 (18.8%) • 1-bed – 25 (47.1%) • 2-bed – 12 (22.6%) • 3-bed – 6 (11.3%) West Building (rental portion) • Studio – 14 (22.2%) • 1-bed – 33 (52.3%) • 2-bed – 11 (17.4%) • 3-bed – 5 (7.9%)
Adaptable Units	All 249 units designed to Level 2 Adaptable Design standards (100%)	

Element	Proposal	
Residential Amenity	East Building - Indoor Amenity 164.2 sq.m (1,768 sq.ft) - Indoor Gym - Lounge - Co-Work Space - Guest Suite - Outdoor Amenity 995 sq.m (10,710 sq.ft) - Urban Agriculture - Flexible Use Turf - Children's Play area - Patio/Terrace	West Building - Indoor Amenity 148.6 sq.m (1600 sq.ft) - Indoor Gym - Lounge/Party Space - Bike Maintenance Room - Outdoor Amenity 212 sq.m (2,282 sq.ft) - Outdoor Dining area - Children's Play area - Fitness Deck - Outdoor Seating area

Site Context and Surrounding Use

The subject site is located in the Central Lonsdale neighbourhood, located at the corner of St. Georges Avenue and East 16th Street. The site is bound to the south and east by laneways. Frequent bus routes are available nearby on Lonsdale Avenue and East 15th Street. Essential destinations (i.e. employment, grocery stores, medical/pharmacy, banks, parks and active transportation, etc.) are within a few hundred metres of the site.

The surrounding properties include residential, mixed-use, and institutional uses which range from 3 - 4 storey low rise apartment buildings to newly constructed 6 and 12-storey residential buildings. There are also multiple large mixed-use developments with commercial space and 12 - 22 storey residential towers within one to two blocks of the subject site. One block to the south, across East 15th Street is the Lions Gate Hospital.

The buildings and uses immediately surrounding the site are described in Table 2.

Table 2. Surrounding Uses

Direction	Address	Description	Zoning	OCP
North	1612 St. Georges Ave, 230 E 16 th St	Various 4 - 6 storey apartment buildings	RM-1, CD zone based on RM-1	Residential Level 5 Max. of 2.6 FSR
South	206-236 E 15 th St	Various 3 - 4 storey apartment buildings	RM-1	Residential Level 6 Max. of 3.3 FSR
East	250 E 15 th St	Two new 12-storey buildings and one new 6-storey building, all residential.	CD-726	Residential Level 5 & 6 Max. of 2.6 / 3.3 FSR
West	1535 – 1565 St. Georges Ave	Various 3 - 6 storey apartment buildings	RM-1, CD zone based on RM-1	Residential Level 5 Max. of 2.6 FSR

POLICY FRAMEWORK

The OCP land use designation for the site is Residential Level 5, which allows for mid-rise residential buildings, up to six storeys and 2.6 FSR. The existing zoning is RM-1, and two Comprehensive Development Zones based on RM-1, all of which allow three-storey apartment residential development up to 1.6 FSR.

Policy alignment with the OCP and other City policies is shown in Table 3.

Table 3. Policy Alignment

Metro 2050 – Regional Growth Strategy	
Strategy 1.2 Focus growth in Urban Centres and Frequent Transit Development Areas.	The proposed development is within the Lonsdale Regional City Centre.
Strategy 1.3 Develop resilient, healthy, connected, and complete communities with a range of services and amenities.	The proposed development is located close to the hospital and other medical services, as well as a range of commercial retail and services on Lonsdale Avenue. It is close to two parks, the City Library, and the new Harry Jerome Community Recreation Centre.
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.	Residents will be in close proximity to regular transit routes along nearby Lonsdale and East 15 th Street, as well as nearby services and amenities, reducing dependency on personal vehicle use. The proposed construction is mass timber, a sustainable and renewable building material which reduces emissions.
Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs.	The proposed development includes a mix of housing tenures (rental and strata) as well as a mix of unit sizes to meet a variety of needs.
Official Community Plan	
Objective 1.1.4 Support the role of the Lonsdale Regional City Centre as the urban core of the City, in part, by locating high trip-generating uses such as high density residential and commercial uses there.	The proposed development is high-density residential within the Lonsdale Regional City Centre.
Objective 1.1.3 Balance the number of jobs to number of residents employed in the labour force in the City, reducing the need for longer commute distances for City residents.	The proposed development provides new housing for residents close to a major employment centre (Lions Gate Hospital).
Objective 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.	The proposed development reflects the primacy of the Lonsdale Regional City Centre. The building heights will transition from the R6 designation to R5 across the street, and transition down from 12 storeys to 6 storeys to the east.

Objective 1.3.9 Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as well as stormwater management and urban agriculture.	The subject site has two large laneway frontages, which are activated through unit entrances and patios, as well as outdoor amenities and pedestrian/cycling access. While services and vehicle access are still provided from the laneway, the new condition will activate the laneways.
Objective 1.4.1 Consider the needs of households with children in the design of multi-family developments.	The proposed development provides a mix of unit types, including 2- and 3-bedroom units suitable for households with children. Both buildings include generously-sized children's play areas in their outdoor amenities.
Objective 1.4.3 Consider recreational, cultural and other community spaces as aspects of informal community living rooms, and essential 'social infrastructure', particularly in high-density neighbourhoods like Central/Lower Lonsdale.	The proposed development provides shared indoor and outdoor amenity spaces for both buildings. This 'social infrastructure' is a significant benefit in this high-density neighbourhood.
Objective 1.5.6 Ensure a sufficient number of new apartment buildings provide accessible units and that these accessible units are represented across various unit sizes.	The proposed buildings have 100% of the units designed to meet Adaptable Design Level Two standards, which will provide a large number of new accessible apartment units within this area, well above the required minimum of 25%.
Objective 2.2.1 Designate land uses to bring people and destinations closer together, minimizing the need for private vehicle use and maximizing opportunities for walking, cycling, and transit as modes of travel.	The proposed development will house more people close to many major destinations and services (Lions Gate Hospital, Central Lonsdale, and local transit networks). This enhances opportunities for walking, cycling, and transit for more people.
Objective 2.2.3 Encourage higher and medium density residential uses near jobs and services.	The proposed development provides new housing for residents close to a major employment centre (Lions Gate Hospital).
Objective 2.3.8 Encourage transportation options that reduce fossil fuel use, such as walking, cycling, transit, carpooling, and low-emission vehicles.	The proposed development includes significant secure bicycle parking, as well as bicycle amenities in both buildings. The East Building includes at-grade access directly into the bike storage area.
CNV Community Wellbeing Strategy	
Tactic 2.14 Enable and promote housing at densities that reflect the City's housing need, as established through the City's Housing Needs Report.	The proposed development is high-density residential with a mix of units types and tenure (strata and rental), achieving an increase of multiple housing types.

Tactic 2.18 Require new residential strata developments with 5 or more units to provide a minimum of 15% family friendly units (units having 3 or more bedrooms).	The proposed development does not meet this tactic for the strata portion. The unit mix of the strata portion only has 6 out of 53 (11.3%) three-bedroom units. For reference, the overall number of three-beds for the whole development is 29 out of 249 total (11.6%) and for the rental portion it is 23 out of 196 (11.7%). These meet the City's other requirement of 10% three-bedroom units for rental housing. Design work began for the proposal before adoption of this policy. Due to the use of mass timber construction, the floor plates of each level are identical, meaning that the unit mix proportion is repeated on each level. The applicant has explored the possibility of increasing the number of market strata three-beds but cannot do so without substantially altering the overall unit mix. Staff are supportive of the development regardless, which will achieve other Community Wellbeing Strategy tactics, such as a mix of tenures, mid-market rental housing, and accessible housing. The overall development still has 11% three-bedroom units proposed (29 in total), which provides a level of family friendly housing in line with previously approved developments.
Tactic 2.21 Support renters through the use of the City's Tenant Displacement Policy and other regulatory tools.	The existing rental buildings are occupied, and tenants will be receiving relocation assistance and compensation as per the City's <i>Residential Tenant Displacement Policy</i>. The applicant's Tenant Relocation Plan has been reviewed by Planning and Development's housing team, and is in line with our requirements and expectations.
Tactic 2.23 Support alternative housing construction such as pre-fabricated construction options and new construction technologies such as mass timber, to expedite the construction process and reduce community impacts such as noise.	The proposed buildings will be constructed of mass timber. Additional height for thicker floor plates is written into the Comprehensive Development zone.
CNV Mobility Strategy	
Action 8A.i Prioritize and encourage a dense and diverse mix of housing types, jobs, services, and amenities in areas well-served by frequent transit.	The proposed development provides high-density residential buildings in an area close to the Frequent Transit Network.

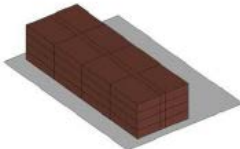
CNV Climate and Environment Strategy	
Tactic 2.7 Reduce the embodied carbon of building materials and construction projects.	The buildings are proposed to be made from mass timber, which has a lower embodied carbon value when compared to concrete.
Council Strategic Plan 2022-2026	
A City for People Deliver housing that aligns with the actions and needs established in the City's Housing Action Plan.	The proposed development is high-density residential with a mix of unit types and tenure (strata and rental), achieving an increase of multiple housing types.

PLANNING ANALYSIS

Official Community Plan Amendment

The proposed development exceeds the maximum height and density in the OCP and therefore requires an amendment. The existing maximum height allowance is six storeys, and the applicant proposes an increase to 12 storeys for a portion of the site. The existing maximum density is 2.6 FSR, and the applicant proposes an increase to 3.26 FSR. This would be achieved through an amendment from the existing Residential Level 5 land use designation to Residential Level 6. A description of each land use designation is provided in Figure 1.

Figure 1. Residential Level 5 and 6 OCP Land Use Designations

	RESIDENTIAL LEVEL 5 Mid-Rise Apartment (Medium Density)	Purpose Form Max Density Max Bonus	To provide quality multi-family housing with a mix of unit sizes, and a focus on creating attractive and active streets. Mid-rise, primarily wood-frame, apartment buildings. 1.6 FSR A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.
	RESIDENTIAL LEVEL 6 High-Rise Apartment (High Density)	Purpose Form Max Density Max Bonus	To provide well-designed high density development in the Lonsdale Regional City Centre. Mid-rise and high-rise buildings. 2.3 FSR A maximum increase of 1.0 FSR may be considered when public benefits are provided as per Section 2.2.

OCP Section 2.1.4 Building Heights remarks that considerations for increased height should include:

- View impacts;
- Contextual relationships; and
- Livability or use of the buildings.

View Impacts

Overall, the impact to views is expected to be limited. While some buildings to the west and south may have impacts to eastern views or northern views to the mountains, the overall height increase fits with the neighbourhood context, being the Central Lonsdale area where taller buildings with a mix of heights is expected.

Contextual Relationships

The proposed development is located directly adjacent to lands already designated as Residential Level 6, with a maximum height allowance of 12 storeys (37 metres). Across St. Georges Avenue and at the corner of East 15th Street, lands are designated Mixed Use Level 4B, with a maximum height allowance of 22 storeys (68 metres). Several new buildings in the immediate area have been recently approved or constructed at these maximum heights.

The proposed development would fit within the context of the neighbourhood, which is one of the highest density areas of the city. Furthermore, height steps down from 12-storeys to 6-storeys. This ensures that the new development is compatible with the established urban form of the city, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.

Livability or Use of the Buildings

The proposed increase of allowable density allows for an increase in the number of residential units on the site. At the same time, increasing the height allows for a greater proportion of the site to be used as outdoor amenity, with green landscaping and replacement trees. When considered together, increasing both height and density can enhance site design, increase opportunities for additional outdoor amenities, and improve overall use and livability.

Furthermore, the use of mass timber construction necessitates thicker floor plates, which results in a taller overall building height when compared to concrete or wood frame. Therefore, the application is seeking an amended OCP height maximum of 39 metres.

Density Bonus and Community Benefits

The City's *Density Bonus and Community Benefits Policy*, along with the OCP, allows for density bonuses beyond the base FSR in the Residential Level 5 and 6 land use designations, up to a certain maximum. The policy provides a number of community benefits options for projects seeking additional density and seeks to ensure the City receives value for additional density granted. These options include rental housing, mid-market rental (MMR), and cash contributions, a combination of which are proposed for this development.

The City's *Density Bonus and Community Benefits Policy* provides the opportunity for sites with existing rental units (such as the subject site) to satisfy the policy through the provision of secured market rental housing and MMR units in perpetuity. For this proposal the applicant proposes to provide secured market rental housing and MMR units, up to the maximum density in the R5 designation (2.6 FSR). This results in 176 market rental units and 20 mid-market rental (MMR) units – all secured in perpetuity through the registration of a Housing Agreement. Density bonusing for rental housing is intended to achieve the City's housing goals in the OCP and other policies. Therefore, in accordance with the City's *Density Bonus and Community Benefits Policy*, there would be no cash contribution for this density bonus because secured market rental housing and MMR units are provided.

The application also proposes an additional increase of density beyond the R5 designation, up to 3.26 FSR, which is just below the maximum allowed in the R6 designation. This density is in the form of strata market condominium units. To achieve this increase in density, which requires an OCP amendment, the applicant is proposing a cash contribution for community benefits, worth approximately \$6.3 million.

This contribution of \$6.3 million is calculated at a rate of \$190 per square foot for the additional density, which is 0.66 FSR. The rate of \$190 per square foot is the rate stipulated in the City's *Density Bonus and Community Amenity Policy* for development within the Regional City Centre.

Together with the market rental housing and MMR units, this Community Benefit cash contribution will support the Community Amenity Reserve Fund and Affordable Housing Reserve Fund. Contributions are allocated in an 80/20 split respectively, as required by the *Density Bonus and Community Amenity Policy*. The funds shall be spent at Council's discretion based on identified community needs.

The community benefits are outlined in Table 4 and would be secured as conditions of receiving a density bonus, and of the OCP amendment application, should Council wish to proceed with the proposed project.

Table 4. Community Benefits Summary

Community Benefit	Value
A. Cash Contributions	
Contribution to Community Amenity Reserve Fund (80%)	\$5,041,643.80
Contribution to Affordable Housing Reserve Fund (20%)	\$1,260,410.95
B. In-Kind Benefits	
176 Market Rental Housing Units & 20 Mid-Market Rental Units	
TOTAL VALUE	\$6,302,054.75

In addition to the items above, staff seek Council's direction to secure the following items as conditions of this development:

- Public art incorporated into the project with a value of \$335,000.

Proposed Zoning Variances

To allow for the construction of the proposed buildings, several variances from the standard zoning are required. A fully revised Comprehensive Development Zone has been prepared for the site (Attachment #10) and an overview of the proposed variances can be found in Attachment #8.

The proposed variances are necessary to construct the new buildings on the property, and are supported by staff in order to achieve the intended form of development in the Residential Level 6 area.

Landscaping and Tree Retention

The City's Tree Bylaw, 2022, No. 8888, will apply to the property and its new zoning. A total of 25 trees are on the site today, all of which are proposed to be removed. Based on a report from a professional arborist, it was determined that 17 out of 25 trees had a 'Low' retention value, based on their health and potential longevity in a developed environment. The other 8 trees were in direct conflict with the proposed development.

Staff worked with the developer to explore the feasibility of retaining one or more of the healthy on-site trees, particularly a large English Oak tree and several Douglas Firs. For the English Oak, the tree's location near the centre of the site strongly impacted the design of the parkade. For the Douglas Firs, all of which had a 'Low' or 'Medium' retention value, the upgrades to the laneways and required services would not allow the trees to survive the development process.

To support the justification of the removal of these trees, the applicant has proposed a comprehensive replanting plan. A total of 78 new trees will be planted on-site, a replacement ratio of more than 3:1. The parkade is designed so that parts of the site will remain unexcavated with native soil for deep planting that will support medium-sized trees. Additionally, several locations on top of the parkade are identified for extra soil volume that will support medium-sized trees. With this proposed replanting plan in place, the removal of all 25 trees on site is acceptable to staff.

The removal of the trees will require a Tree Removal Permit, and their replacement is as per the Tree Bylaw. Additionally, there will be a large number of new street trees planted in the public realm along St. Georges Avenue and East 16th Street as part of the development, adding to the City's tree canopy on both private and public lands.

Parking, Loading, and Transportation

The applicant prepared a Mini Transportation Study to determine potential impacts to the local road network because of the development. Staff determined that minimal impacts would be felt, and that demand for parking would be satisfied by the provision of the proposed on-site parking. The proposed number of vehicle and bicycle parking stalls meets all requirements in the Zoning Bylaw, with no variances, as described in Table 5.

Table 5. Proposed Vehicle and Bicycle Parking

	East Building (6-storey rental)	West Building (12-storey rental & strata)
Vehicle Parking	Total of 80 stalls, comprised of: • 67 Resident parking stalls • 13 Visitor parking stalls Disability Parking: (already included in total 80 above) • 1 Visitor stall • 6 Resident stalls	Total of 93 stalls, comprised of: • 81 Resident parking stalls • 12 Visitor parking stalls Disability Parking: (already included in total 93 above) • 1 Visitor stall • 6 Resident stalls
Bicycle Parking	Total of 214 stalls, comprised of: • 201 Secure Residential Bike Parking stalls • 13 Short-Term bicycle parking spaces	Total of 190 stalls, comprised of: • 178 Secure Residential Bike Parking stalls • 12 Short-Term bicycle parking spaces
Loading Spaces	Not required by zoning • 1 residential loading stall provided for the East building, accessed directly from the lane	Not required by zoning • None provided

Off-Site Works and Infrastructure Upgrades

The proposed development will provide off-site public realm upgrades and new municipal storm, sanitary, and water service connections consistent with the Subdivision and Development Control Bylaw. This includes frontage upgrades along St Georges Avenue and East 16th Street with the installation of new sidewalks, curb and gutter, curb extensions, street trees, street lighting, street furnishings, fire hydrants, road paving and reconstruction of both lanes adjacent to the proposed development site to the City's standard.

The proposed development will meet City's stormwater management requirements and all 3rd party utility works will be undergrounded per the Bylaw, if applicable, and 3rd party service vaults and kiosks will be installed underground and on private property at the back of the lane, with appropriate screening.

In addition to the bylaw required works, the development will secure the following:

- A partial contribution of \$215,000 in cash for a new traffic signal on St. Georges Avenue at East 17th Street intersection;
- The existing sanitary system on East 16th Street is undersized and needs to be upgraded to meet current City standards. Sanitary main upgrade is required on East 16th Street from the manhole east of the lane to St. Georges Avenue.

The offsite works and infrastructure upgrade requirements will be secured through legal agreements with the City.

Staff will continue to work with the applicant to finalize offsite works and detailed design to meet City requirements. Should Council wish to proceed with the proposed project, provision of buildings grades (final elevation of the site at the property line) to the satisfaction of the City is required prior to Building Permit issuance. This is to ensure that the building and site design will align with the public realm.

Residential Tenant Displacement Policy

In 2021, Council amended the *Residential Tenant Displacement Policy* to enhance protection and compensation to long-term residential tenants displaced as a result of new development.

The existing three buildings on site contain 63 rental units in total. At the time of application submission (September 2024), 42 of the units were occupied by tenants. The applicant has prepared a Tenant Relocation Plan in alignment with the *2021 Residential Tenant Displacement Policy* including compensation and relocation assistance (Attachment #9). A Relocation Coordinator was hired to communicate with tenants and provide relocation assistance. Tenants were first informed of the plans to redevelop the site in September, 2021, when a previous submission was made by the applicant for a rezoning application on the same properties. That application was cancelled and withdrawn by the applicant before being presented to Council.

At the time of the submission of the current OCP amendment and rezoning application, in September 2024, a new letter was sent to the tenants informing them of the new development application. A tenant meeting was held in November, 2024. The letter and the meetings provided existing tenants with information on the compensation package, which includes a payment equal to four month's rent, additional payment for tenants who have lived in the building for more than 5 years, and moving expenses. Compensation is summarized in Table 6.

Table 6. Residential Tenant Financial Compensation

Length of Tenancy	Financial Compensation Amount
Less than 5 years	4 months' rent
More than 5 years	4 months' rent plus (total tenancy length in months - 60) x \$25
All tenants	Moving Expenses • \$1,000 for a one-bedroom unit; and • \$1,250 for a two-bedroom unit - o both adjusted to meet annual Consumer Price Index (CPI) for inflation from the date of the policy

Under the Provincial *Residential Tenancy Act*, final notices to end tenancies cannot be delivered to tenants until the Owner has received all necessary permits and approvals. The notice must provide a minimum of four months prior to the eviction date. Before issuance of the demolition permit, staff will request another update from the Relocation Coordinator regarding the progress of relocating tenants and compensation as outlined in the Tenant Relocation Plan (Attachment #9).

Legal Agreements

Should Council support the rezoning, the following legal agreements will be prepared prior to final adoption:

- Development Covenant (with Public Art provisions);
- Housing Agreement;
- Servicing Agreement;
- Flooding Covenant;
- Community Good Neighbour Agreement; and
- Community Energy Agreement.

ADVISORY BODY INPUT

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on January 21, 2025. The Panel supported the application and passed the following resolution:

“THAT the Advisory Design Panel has reviewed the Official Community Plan Amendment and rezoning application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- The East 16th Street entrance to be made more prominent for first responder access;
- Bike lockers are treated appropriately with fixed and motion sensor lights;
- Expand the landscape areas further;
- Consider expanding rooftop amenity access to more residents;
- Design development on the tower cladding and proportions, including consideration of the mass timber appearance and an enhanced corner at St. Georges and East 16th Street;
- Design development of the midrise cladding and materials, with consideration of the similar colours between buildings, and enhancing the façade along East 16th Street;
- Consider installing a green rooftop to mitigate the heat island effect.
- Explore opportunities to integrate further native plant species;
- Explore ways to enhance the south end of the mews, by clearly defining the garbage pickup location, on-site loading, vehicle parkade entrance or relocation of these.”

Several changes were made to the proposal in response to these issues, including a relocation and change of the entrances to both buildings to make them more prominent, changes in design for the cladding on both buildings, and changes to the south end of the privately owned mews to improve pedestrian safety, experience, and sightlines. Staff are satisfied with the changes as they relate to the feedback from the Panel.

Advisory Planning Commission

The application was reviewed by the Advisory Planning Commission on May 14, 2025. The Commission supported the proposal and passed the following resolution:

“THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to resolution of the following to staff’s satisfaction:

- Consider increasing the proportion of family sized units (defined as two or more bedrooms) in the development.”

The City has two main policies that encourage family-friendly housing (defined as three-bedroom units), being the Housing Action Plan and Community Wellbeing Strategy.

While the proposal exceeds the minimum recommended mix of three-bedroom units from the Housing Action Plan (proposed 11.6% versus 10% minimum), it does not meet the recommended minimum three-bedroom units from the Community Wellbeing Strategy for strata three-bedroom units (proposed 11.6% versus 15% minimum).

The applicant did not change the unit mix in the proposal after review by the Advisory Planning Commission. The overall unit mix represents a typical distribution for medium- and high-density development, with most units being studio or one-bedroom units.

While the City has several policies to encourage family friendly housing and a mix of tenures and unit types, staff recognize that not every individual development proposal will help to achieve every policy goal.

Staff are supportive of the proposed development with less than 15% of family friendly units as defined by the City’s Community Well Being Strategy, for the following reasons:

- The proposed development provides new housing in the Lonsdale Regional City Centre with a mix of tenure, including market strata, market rental, and mid-market rental, which meets several goals in the OCP, Community Wellbeing Strategy, and Housing Action Plan;
- Due to the use of mass timber construction, which is a low-carbon sustainable method of construction, the floor plates of each tower level are identical, meaning that the unit mix proportion is repeated on each level, resulting in an overall unit mix limited by the proportion of area available on each floor;
- The new units will have access to enhanced indoor and outdoor amenities, bike-friendly design, and proximity to transit and amenities on Lonsdale Avenue, as well as the new Topo Park at East 16th & St. Andrews;
- The proposed development includes 100% of units designed to Adaptable Design Level Two, providing 249 new accessible units across a mix of tenures, supporting several goals from the OCP, Community Wellbeing Strategy, and Housing Action Plan with regards to accessible housing.

Integrated Transportation Committee

The application was reviewed by the Integrated Transportation Committee on June 6, 2025. The Committee supported the proposal and passed the following resolution:

“THAT The Integrated Transportation Committee has reviewed the Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street and supports the project, making the following additional comments:

- During construction, ensure pedestrian travel is maintained, including ‘good neighbour’ agreements to work with other nearby construction sites;
- Review traffic flow in laneway, ensuring turning movements from parkade in the lane are safe, possible, and do not impact the neighbourhood;
- Review adjacent traffic controls in the neighbourhood to ensure they accommodate increased number of vehicle trips and improve the pedestrian and cyclist experience;
- Advocate to the City to consider traffic calming measures on 16th Street, which may include bike-only through-ways, and local area bike safety improvements on key corridors as a result of increased trips being diverted from St Georges.”

The recommendations of the ITC pertain only to site-specific design and site planning considerations. Staff have taken note of the suggestions and will consider the Committee’s suggestions as part of future work on East 16th Street.

Based on a review of the Mini Transportation Study submitted by the applicant, and a review of local networks and infrastructure, staff are confident that the traffic controls at the nearby intersections, along with the upgrades and improvements that will be delivered as part of this development, will ensure safe traffic controls in the neighbourhood for the anticipated number of vehicles.

COMMUNITY CONSULTATION

Developer Information Session

The applicant was required to follow the City’s procedures for community consultation suitable for a rezoning application, which includes a neighbourhood notification, site sign, and mailed notification to nearby properties.

The applicant hosted an in-person Developer Information Session (DIS) on November 26, 2024, along with a self-hosted website that offered a Virtual Developer Information Session available from November 26, 2024 – January 7, 2025.

Over the public comment period from November 26, 2024 – January 7, 2025, a total of 12 comments were received. The in-person DIS had 13 attendees. A summary of the comments and DIS is available in Attachment 3.

The main feedback provided during the comment period was:

- Concern with building height;
- Concern that there would be insufficient vehicle parking spaces;
- Concern that there would be too many vehicle parking spaces;
- Concern with displacement of existing rental tenants.

Staff Response

As described in the Planning Analysis above, staff are supportive of the proposed increased height given the proposal's inclusion of new housing in the Lonsdale Regional City Centre, and the Community Benefits that will be secured as a condition of the additional density. The location is an appropriate choice for increased height and density.

Vehicle parking is provided as per the normal requirements in the Zoning Bylaw, being a rate of 1.05 stalls per unit for strata, and 0.6 stalls per unit for rental. Staff have assessed the transportation impacts of the proposed development and believe that these parking requirements will sufficiently service vehicle parking demand for the proposed uses.

The applicant is also complying with the City's *Residential Tenant Displacement Policy*, which includes compensation and relocation assistance for existing tenants.

Town Hall

On September 9, 2025, the applicant hosted a Town Hall, a City requirement for OCP amendment applications. The Town Hall was hosted virtually, facilitated by a third party, and was advertised through a new site sign, mailed notification to nearby properties, and newspaper advertisements. A total of 16 attendees were recorded at the Town Hall. The responses were mostly questions for clarification with some comments in support. A summary of the Town Hall and comments received is available in Attachment 4.

Consultation with Inter-Governmental Agencies

In accordance with *Section 475 of the Local Government Act*, consultation with various inter-governmental agencies needs to be facilitated as part of an amendment to the OCP. At the meeting of April 7, 2025, Council directed staff to refer OCP amendment applications to a certain list of agencies and groups. The relevant agencies for this application are as follows:

- Metro Vancouver Regional District
- North Vancouver School District (School District 44)
- Conseil scolaire francophone de la Colombie-Britannique (CSF)
- Squamish Nation
- Tsleil-Waututh Nation

- District of North Vancouver
- Vancouver Fraser Port Authority
- Vancouver Coastal Health

Referrals were sent to all agencies offering an opportunity for comments on the proposal. Responses with comments were received from the following agencies, and passed on to the applicant for consideration.

- *Metro Vancouver Regional District*: support for the application in how it meets goals from Metro 2050, the Regional Growth Strategy;
- *Squamish Nation*: comments from the Nations' Climate Action Managers recommending climate resilient standards and designing for future climate impacts;
- *Vancouver Coastal Health*: comments regarding access for emergency vehicles along St. Georges Avenue to Lions Gate Hospital during construction.

The applicant acknowledged all comments. In response to the comments from Squamish Nation, the applicant committed to several sustainability and climate resilience measures, including the use of mass timber, engaging a specialized building envelope consultant to optimize the buildings' efficiency, and compliance with Step Code requirements as per the BC Building Code and City Bylaws.

Regarding comments from Vancouver Coastal Health, City staff will work with the applicant during the Building Permit phase to approve an appropriate Construction Management Plan and Traffic Management Plan that does not impact emergency vehicle access to Lions Gate Hospital.

RELATION TO HOUSING TARGETS

In June 2024, the Province issued a Housing Target Order (HTO) to the City of North Vancouver, mandating the completion of 3,320 net new housing units commencing July 1, 2024 and ending June 30, 2029. This application proposes the creation of 249 units and the demolition of 63 units. Once completed, it would contribute 186 net new units toward meeting the City's Provincial housing targets.

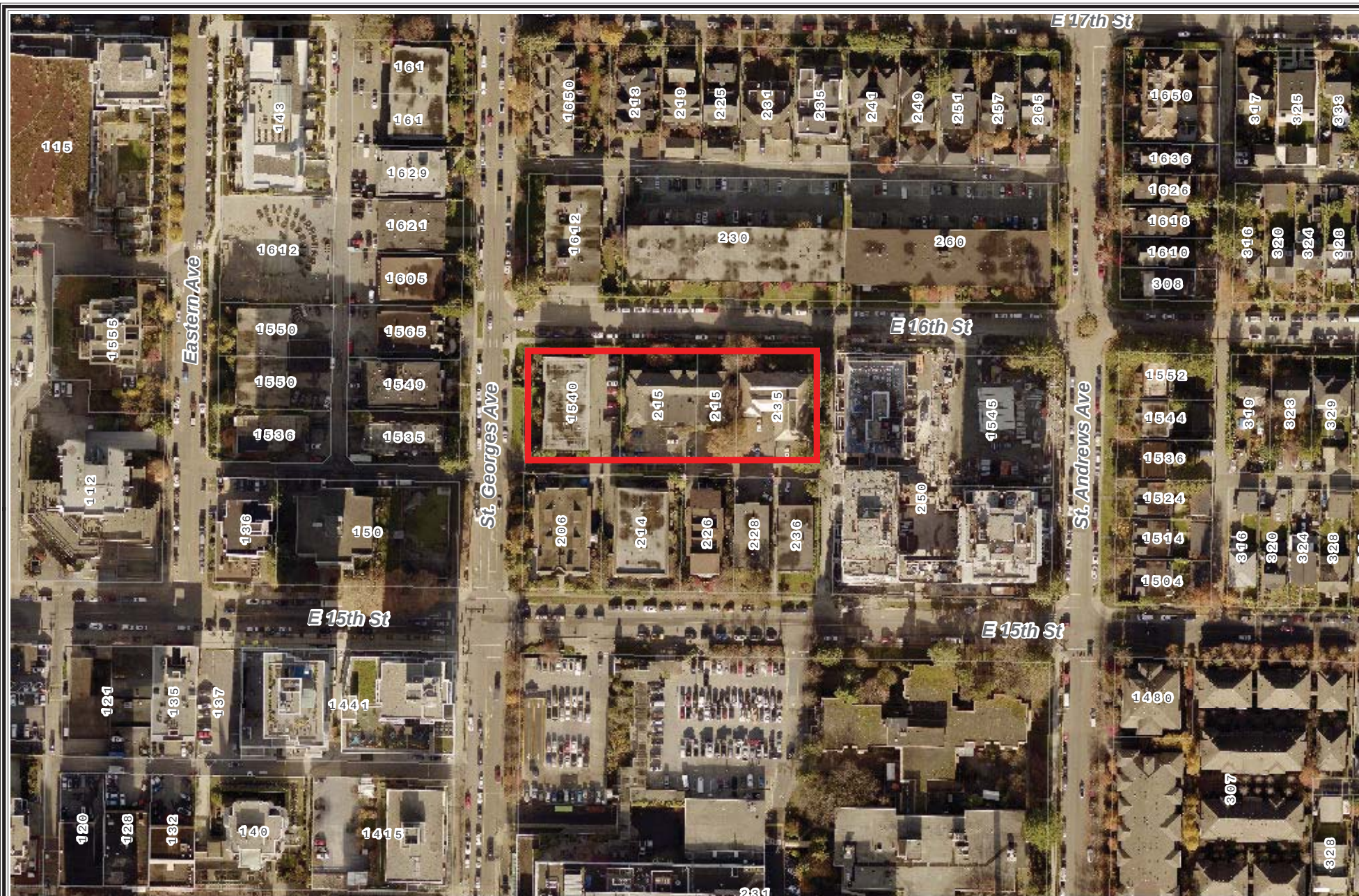
CONCLUSION

By achieving goals in the Official Community Plan and Regional Growth Strategy, such as an increase of housing in a central area close to transit and walkable amenities – and with a mix of unit types and tenure – the application represents good planning. Staff are supportive of the proposal and recommend the amendment to the OCP and Zoning Bylaw be approved.

RESPECTFULLY SUBMITTED:



Linden Mulleder
Planner 2



E16th Street

Rental + Market Housing Development

October 3, 2025

Issue 8 - OCP + RZ Resubmission



CONTACT LIST

Client	Rad Twelve E11tera Projects Ltd. and Red East 16th Limited Partnership 2200 - 1055 Dunsmuir Street Vancouver, BC V7X 1K8	Grace Martin Mackenzie Biggar Michael Murdoch	604.648.4390 604.648.4396 604.637.4344	gracem@aderra.com mackenzieb@aderra.com michaelm@aderra.com
Architectural	Integra Architecture Inc. 2330 - 204 Granville Street Vancouver BC, V6C 1S4	Rhys Leith Shamus Sachs Jessica Fan	604.688.4220	rhys@integra-arch.com shamus@integra-arch.com jessyf@integra-arch.com
Structural	Glotman Simpson Consulting Engineers 1661 W 5th Ave Vancouver, BC V6J 1N6	Hamilton Glotman	604.630.4422	hglotman@glotmansimpson.com
Civil	Binnix 300 - 1860 Canada Way Burnaby, BC V5G 4K6	Donal Casey	778.945.6045	dcasey@binnix.com
Landscape	Perry + Associates 112 East Broadway Vancouver, BC V5T 1V9	Michael Patterson Sherry Ju	604.736.4118	mp@perryandassociates.ca sj@perryandassociates.ca
Code	GHL Consultants Ltd 950 - 408 Granville Street Vancouver, BC V6C 1Y2	Khash Vorell Luke Kong	604.689.4449 ext. 106 604.689.4449 ext. 143	kv@ghl.ca lk@ghl.ca

Note: Drawings only to scale when printed on 24x36 sheets

Civic Address:
1540 St Georges Ave, 215-235 E 16th St
North Vancouver, BC

File Number: PLN2024-00021

Development Permit Number: N/A

Building Permit Number: N/A

A-0.000 Cover		
A-0.000	Cover	
A-0.100	Data - West Site (Bldg 1)	
A-0.101	Data - East Site (Bldg 2)	
A-0.200	Site Context - Street View	
A-0.201	Site Context - Aerial Perspective	
A-0.202	Context - Zoning & OCP	
A-0.300	Streetscape Elevations	1" = 40'
A-0.400	Design Rationale	
A-0.401	Design Rationale	
A-0.500	Perspective Render	
A-0.501	Perspective Render	
A-0.502	Perspective Render	
A-0.503	Perspective Render	
A-0.504	Perspective Render	
A-0.505	Perspective Render	
A-0.506	Perspective Render	
A-1.000 Site		
A-1.000	Survey Plan	
A-1.100	Site Plan	1/16" = 1'-0"
A-1.200	Fire Department Response Plan	1/16" = 1'-0"
A-2.000 Plans		
A-2.000	Overall - P1 Parking Plan	1/16" = 1'-0"
A-2.001	Overall - Level 1 Floor Plan	1/16" = 1'-0"
A-2.100	Bldg 1 - P3 Parking Plan	1/8" = 1'-0"
A-2.101	Bldg 1 - P2 Parking Plan	1/8" = 1'-0"
A-2.102	Bldg 1 - P1 Parking Plan	1/8" = 1'-0"
A-2.103	Bldg 1 - Level 1 Floor Plan	1/8" = 1'-0"
A-2.104	Bldg 1 - Level 2 Floor Plan	1/8" = 1'-0"
A-2.105	Bldg 1 - Level 3rd Floor Plan	1/8" = 1'-0"
A-2.106	Bldg 1 - Level 7 Floor Plan	1/8" = 1'-0"
A-2.107	Bldg 1 - Level 8-12 Floor Plan	1/8" = 1'-0"
A-2.108	Bldg 1 - Lower Roof Plan	1/8" = 1'-0"
A-2.200	Bldg 2 - P1 Parking Plan	1/8" = 1'-0"
A-2.201	Bldg 2 - Level 1 Floor Plan / P1 Mezzanine	1/8" = 1'-0"
A-2.202	Bldg 2 - Level 2 Floor Plan	1/8" = 1'-0"
A-2.203	Bldg 2 - Level 3 Floor Plan	1/8" = 1'-0"
A-2.204	Bldg 2 - Level 4 Floor Plan	1/8" = 1'-0"
A-2.205	Bldg 2 - Level 5 Floor Plan	1/8" = 1'-0"
A-2.206	Bldg 2 - Level 6 Floor Plan	1/8" = 1'-0"
A-2.207	Bldg 2 - Level 7 Floor Plan / Lower Roof Plan	1/8" = 1'-0"
A-4.000 Elevations		
A-4.000	Overall - Site Elevation	1/16" = 1'-0"
A-4.100	Bldg 1 - East Elevation	1/8" = 1'-0"
A-4.101	Bldg 1 - East Elevation	1/8" = 1'-0"
A-4.102	Bldg 1 - North Elevation	1/8" = 1'-0"
A-4.103	Bldg 1 - South Elevation	1/8" = 1'-0"
A-4.200	Bldg 2 - East & North Elevations	1/8" = 1'-0"
A-4.201	Bldg 2 - West & South Elevations	1/8" = 1'-0"
A-5.000 Sections		
A-5.000	Overall - Section WE	1/16" = 1'-0"
A-5.100	BLDG 1 - Section WE	1/8" = 1'-0"
A-5.102	BLDG 1 - Section NS	1/8" = 1'-0"
A-5.200	BLDG 2 - Section WE	1/8" = 1'-0"
A-5.201	BLDG 2 - Section NS 1	1/8" = 1'-0"
A-5.202	BLDG 2 - Section NS 2	1/8" = 1'-0"
A-8.000 Supplemental		
A-8.000	Bldg 1 - Material Board	
A-8.100	Bldg 2 - Material Board	
A-8.200	Shadow Study	
A-9.000 Area Overlays		
A-9.000	Bldg 1 - FSR Overlays	1/16" = 1'-0"
A-9.100	Bldg 2 - FSR Overlays	1/16" = 1'-0"
A-9.101	Bldg 2 - FSR Overlays	1/16" = 1'-0"



Adera

E16th Street

215-235 E 16th St
North Vancouver, BC

Cover

20542

October 3, 2025

0 - 0.01 = R2 Regression Error

A-0.000



Copyright 2007 Microsoft. All rights reserved. No portion of this document may be reproduced without written permission from Microsoft. Microsoft, the Microsoft logo, and other marks contained herein are trademarks of Microsoft Corporation in the United States and/or other countries.

16th St E Rental & Market Development																																						
Project: 16th StE (Date Acquired: 03/05/2024, Owner: OCH & Realway Real Estate Inc.)																																						
PROJECT NUMBER:	20240																																					
EXISTING ADDRESS:	4448 E Georgia Ave, F10, E220-104-1, 1 North Vancouver, BC																																					
PROPOSED ADDRESS:																																						
LEGAL DESCRIPTION:	Lot 1: Block 30, 21, 241, Plan W174-14 Lot 1 - Block 22, 22, 241, Plan W174-14 Lot 1 - Block 22, 22, 241, Plan W174-14																																					
PROJECT ARCHITECT:	Ingens Architects Inc., 2200 - 220 Denison St, Vancouver, BC V6C 1A1, 604-688-8620																																					
PROJECT OWNER:	Real World City Development Inc.																																					
EXISTING:																																						
Existing Building	RM-1																																					
Proposed Building	OS																																					
OSF (Use as Designation)	Neighbourhood Local 2 (Medium Density Apartment)																																					
SITE AREA TOTAL																																						
Grass Area (Acres) as of survey date April 10, 2025									30,202.62	ac	6,465.91	sq																										
Open Pavement									196	sq		sq																										
Water Area										0.00	ac																											
Site Area									30,202.62	ac	6,465.91	sq																										
SITE AREA WEST																																						
Grass Area									16,637.00	sq	1,809.89	sq																										
Water Area										0.00																												
Proposed FSR (Based on grass area only)	0.00																																					
OS - Single									30,839.47	ac	3,293.32	sq																										
OS - Multi									13,930.49	ac	1,491.13	sq																										
Accessory (Garage)									43,702.11	sq	4,692.10	sq																										
Total Proposed Gross Floor Area	5,115																																					
Proposed Floor Area	5,115																																					
Proposed FSR	0.00																																					
Max. Use Coverage	70%	Area							3,139.73	sq	374.72	sq																										
Proposed Use Coverage	60%																																					
Max. Building Height									0	Stories	30.43	m	100.00	ft																								

Notes: 1. Find areas of desired parking sites and parking capacity for each street.
 2. All spaces are approximate and are for saving purposes only.
 3. All figures and estimates are measured to the center of property and to the center of abutting of other lots.
 4. Dimensions and setbacks subject to City of North Vancouver approval.



Copyright reserved. This document and its contents are the property of Intel Corporation. All rights reserved. Intel Corporation is not responsible for any errors or omissions in this document. The information in this document is subject to change without notice. © 2000 Intel Corporation. All rights reserved.

[illegible][illegible]

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

**Data - East Site
(Bldg 2)**

100015

B - OCR & RZ Resubmission ^{118 RZ}

DRAWING

A-0.101



1 CONTEXT PHOTO



2 CONTEXT PHOTO



3 CONTEXT PHOTO



4 CONTEXT PHOTO



CONTEXT MAP

PROPOSED

EXISTING

OCP PERMITTED

A EXISTING 6 & 18 STOREY
"LOCAL ON LONSDALE"
135 17TH ST E

B EXISTING 13 STOREY
"ORIGIN LEASING CENTRE"
143 17TH ST E

C PROPOSED 6 STOREY
RENTAL HOUSING
216 16 ST GEORGES AVE

D EXISTING 14 STOREY
"THE SOVEREIGN"
1555 EASTERN AVE

E PROPOSED 13 STOREY
RENTAL HOUSING
1536 EASTERN AVE

F EXISTING TWO 12 STOREY
& ONE 9 STOREY
"CENTURY BY CRESSEY"
350 15TH ST E

G EXISTING 13 STOREY
"ABBA"
1515 EASTERN AVE

H EXISTING 7 STOREY
"DARBY HOUSE APARTMENTS"
140 15TH ST E

I EXISTING 12 STOREY
"LION'S GATE PLAZA"
150 15TH ST E

J EXISTING 16 STOREY
"THE ROYALS"
149 15TH ST E

K EXISTING 22 STOREY
"THE ROYALS 1"
1441 ST GEORGES AVE

L EXISTING 11 STOREY
140 14TH ST E

M EXISTING 11 STOREY
1415 ST GEORGES AVE

N OCP PERMITTED 12 STOREY
202-226, 214, 226,
228 & 236 15TH ST E



AERIAL VIEW - NORTHWEST



AERIAL VIEW - NORTHEAST

PROPOSED

EXISTING

OCP PERMITTED

A EXISTING 6 & 16 STOREY
'LOCAL ON LONSDALE'
135 17TH ST E

B EXISTING 13 STOREY
'ORIGIN LEASING CENTRE'
143 17TH ST E

C PROPOSED 6 STOREY
RENTAL HOUSING
216 16 ST GEORGES AVE

D EXISTING 14 STOREY
'THE SOVEREIGN'
1655 EASTERN AVE

E PROPOSED 13 STOREY
RENTAL HOUSING
1536 EASTERN AVE

F EXISTING TWO 12 STOREY
& ONE 8 STOREY
'CENTURY BY CRESSEY'
390 15TH ST E

G EXISTING 13 STOREY
'ABBA'
1515 EASTERN AVE

H EXISTING 7 STOREY
'DARBY HOUSE APARTMENTS'
140 15TH ST E

I EXISTING 12 STOREY
'LION'S GATE PLAZA'
150 15TH ST E

J EXISTING 16 STOREY
'THE ROYALS'
149 15TH ST E

K EXISTING 22 STOREY
'THE ROYALS 1'
1441 ST GEORGES AVE

L EXISTING 11 STOREY
140 14TH ST E

M EXISTING 11 STOREY
1415 ST GEORGES AVE

N OCP PERMITTED 12 STOREY
202-226, 214, 226,
228 & 236 15TH ST E



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(CONTAINED HEREIN) THIS PRELIMINARY AND DESIGN IN
AND IT IS NOT BEARING THE PROFESSIONAL RESPONSIBILITY
OF INTEGRITY ARCHITECTURE INC. HAS BEEN USED IN
THIS PROJECT. THIS PROJECT IS COMPLETED.

(PROJECT TEAM)



Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STYLIST)

**Site Context -
Aerial Perspective**

20542 (PROJECT)

(PROJECT)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (REVISION)

(DRAWING)

A-0.201



- MAX HEIGHT & STOREY

- AAA BICYCLE NETWORK FOR CITY OF NV (ALL AGES AND ABILITIES)
- ACTIVE DESIGN GUIDELINES
- ADAPTABLE DESIGN GUIDELINES
- SUSTAINABLE DESIGN GUIDELINES
- CPTD PRINCIPLES
- RESIDENTIAL APARTMENT DEVELOPMENT PERMIT AREA (PENDING)



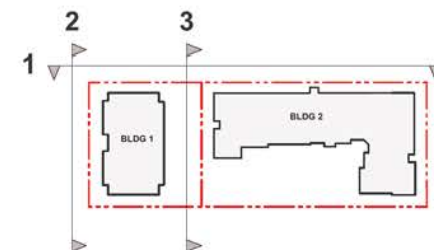
1 Streetscape - 16th St. E
SCALE: 1" = 30'



2 Streetscape - St. Georges
SCALE: 1" = 30'



3 Streetscape - Midblock Mews
SCALE: 1" = 30'



PROJECT USE

OCP AMENDMENT

The central location of the subject site is in the City Centre, on St. Georges Avenue. It is identified as a candidate for rezoning in the Land Use Plan as Medium Density Apartment development with the maximum of 6 storey in height (18-19m). The immediate neighbourhood OCP calls for 12 stories (37m) to the south across the rear lane, Lions Gate Hospital Complex and high-rise mixed-use developments along Lonsdale, and St Georges Avenue to the south. The OCP calls for 6 stories (18-19m) to the north side of E16th and northwest on St Georges.

This proposal intends to apply for an OCP amendment and Rezoning application of an existing property at 1540 St. Georges Avenue (RM-1 zoning) to allow for a 12-storey and 6-storey residential development via a Comprehensive Development; based on R5 guidelines and incentives to develop purpose-built rental and strata units.

This OCP amendment request aligns with the City of North Vancouver (CNV)'s broader goals of 'a vibrant, diverse and highly livable community that strives to balance the social, economic and environmental needs of our community locally' through the following points;

Response to Community Housing Needs:

This amendment addresses current and emerging needs within the community, such as rental and market housing shortages. By delivering 196 purpose built rental units (including 20 MMR homes) and 53 market condos, the proposed change will contribute to locating a mixed housing solution specifically adjacent to Lions Gate Hospital, a major employment hub, and support community growth.

Compatibility with Surrounding Land Uses:

The proposed amendment has been carefully designed to fit harmoniously within the existing context of the surrounding area. The residential project locates a 12 storey hybrid mass timber building on the western 1/3rd of the site, directly north of the OCP assigned 12-storey block of 206-236 E15th St. The remaining 2/3rd of the site consists of a 6-storey residential building that has been designed to step with the steep site grading at the east end of the site. This maintains the OCP's proposed adjacency to the recently completed neighbouring rental buildings of 6 and 12-stories to the east of the lane. This compatibility is reflected in the neighbourhood site sections that demonstrate minimal disruption and positive integration with OCP allowable developments in the future.

Benefits to the Community:

Social Benefits: The project proposes the development of purpose built rental and market condo homes on the same lot. Combining rental and condo units promotes socioeconomic diversity within the same building and development. This mixed housing tenure helps create a more inclusive community where people from different income brackets can interact and coexist. It can also help to reduce the social stigma often associated with rental housing. It fosters a more equitable living environment where residents of all income levels are valued equally. Each building provides amenity spaces dedicated for their resident use only. Residents of both rental and condo units, in the 12-storey, will have access to shared amenities such as gyms, community rooms, and outdoor spaces. This will lead to better-maintained and more vibrant communal areas. By fostering diversity, inclusivity, and community engagement, co-locating rental and market condo units contributes to a more cohesive, stable and equitable urban environment.

Environmental Benefits: A 12-storey hybrid mass timber building offers significant environmental benefits by reducing carbon emissions and utilizing renewable resources. Timber sequesters carbon, has a lower embodied carbon footprint than concrete or steel, and enhances energy efficiency with its natural insulation properties. The use of mass timber, combined with other materials, minimizes waste through prefabrication and promotes recycling at the building's end-of-life. It also mitigates the urban heat island effect and supports sustainable forest management, which helps preserve biodiversity. Additionally, timber's natural aesthetic improves indoor air quality and occupant well-being, contributing to a more sustainable and eco-friendly construction approach.

Addressing Site-Specific Constraints:

The proposed site presents unique constraints or opportunities that warrant the proposed amendment. The site slopes in excess of two floors from the northeast to southwest corner of the site. The apparent height of a 12 storey building located on the lowest corner of the site is only 10 stories when viewed from the 6 storey residential buildings at the east of the site. This amendment is designed to address these constraints effectively while adhering to the city's vision for growth and development.

Compliance with Planning Principles:

The proposed amendment is consistent with key planning principles, including sustainable development, efficient land use and urban design. The objective of the zoning height limits is to prevent "zoning cliffs" as outlined in the OCP. The current OCP outlines a change from 12 -storeys on the north side of 15th Street to 6-stories at the south side of 16th Street – thus changing 6-stories of building height across a 6m wide rear lane. It is the opinion of the applicant that good planning principles should encourage a change of building heights at full street divisions and not at smaller laneways as the streets are wider and the front setbacks greater to accommodate a wider separation between buildings at differing heights. The project team believes this proposal adheres to CNV's strategic planning framework and supports long-term growth objectives.

In summary, the requested OCP amendment represents a thoughtful and strategic adjustment that aligns with the CNV's goals, addresses community needs, and integrates well with the existing urban fabric. We respectfully request the City's favourable consideration of this amendment to support the OCP variance at the west end of this site from 6 to 12-stories.

REZONING RATIONALE

RESIDENTIAL LIVABILITY

The proposed development seeks to provide rental and condo housing in a location that benefits from existing transit corridors. The proposal includes efficiently sized units and ground-breaking tall hybrid mass timber construction. The CNV's forward-looking rental bonuses and parking relaxations are critical to the financial viability of this application and have both been utilized.

At this location, the 2014 OCP supports mid-rise, medium density apartment R5. The designation permits an outright 1.6FSR with maximum density bonus of 1.0 based on the public benefits of rental housing (secure market or non-market), community amenity space, employment generation, and / or heritage conservation.

The proposed total area for all uses is 163,933 sq.ft. achieving an FSR of 3.26.

The intent is to provide 196 secured market rental housing units, of which 20 are Mid-Market Rental units, plus 53 market condo units. The project provides diverse sizes and layouts to provide housing at different income levels. The development provides a significant number of family style units with 29 three-bedroom units (11.75%) and 41 two-bedroom units (16.5%) that are designed to accommodate the demand for a variety of housing sizes.

The development proposes one 12-storey building containing 63 rental and 53 condo units and one 6-storey building 133 rental units of residential housing. Both buildings contain ground level indoor and outdoor amenity room over underground parking with a variety of uses including gyms, party rooms, work spaces, a guest suite and bike workshops. The 6-storey building also proposes roof top outdoor common amenity areas.

Unit Type			
Studio	406 - 439 sq ft	46 units	
1 Bedroom	491 - 630 sq ft	133 units	
2 Bedroom	719 - 829 sq ft	41 units	
3 Bedroom	922 - 964.0 sq ft	29 units	

The proposal provides 3,698 sq ft of common indoor amenity and approximately 12,990 sf of outdoor space. Parking includes 173 underground vehicle spaces and 379 secure bicycle spaces, with an additional 24 short term bicycle spaces.

The proposal will provide ease of access to all common areas regardless of physical capabilities. The project is designed to meet CNV's Adaptable Design requirements with 100% of the units designed to meet L2 requirements.





Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall remain the confidential property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.

(PROJECT TEAM)



Adora
(PROJECT)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
(TITLE)

Design Rationale

20542 (PROJECTS)

October 3, 2025 (DATE)

8 - OCP + RZ Rezoning (REVISED)

(DRAWING)

A-0.400

INTENSITY

SETBACKS

The site is a typical rectangular shape, with a frontage of approximately 388 feet. We propose the following setbacks:

Front Yard (North - E 16th St)	10' (3.06M)
Rear Yard (South - Lane)	12' (3.66M)
Exterior Side Yard (East - St. Georges Ave)	15' (4.57M)
Interior Side Yard (West PL)	12' (3.66M)

The proposed setbacks provide an urban interface with the street that is consistent with adjacent properties under application.

SITE COVERAGE

We propose a site coverage of approximately 46%.

AFFORDABILITY STATEMENT

The proposed development is a mid-market rental development and will utilize affordability measures including; mass timber/hybrid tall timber construction, bicycle oriented design, and appropriately sized units. 20 of these homes will be secured at MMR rates, which will help families and individuals needing to secure housing at lower rents. Rents will be determined at time of completion, based on prevailing market rents. We anticipate applying for the CMHC funding under their construction financing and post construction programs. Ultimately, it is unknown whether the project will be selected for such funding.

196 new rental units will contribute to the diverse housing choices that that will appeal to downsizers and young families alike. The rental unit mix breakdown is as follows:

- 18% studio
- 55% one-bedroom
- 15% two-bedroom
- 12% three-bedroom

CPTED STATEMENT
(CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

Natural Surveillance

- Windows overlooking public and private areas
- Transparency at building entrances and exits
- Landscape design that provides surveillance and visibility
- Ensuring problem areas are well lit (pathways, stairs, entries/exits, parking, etc.)
- Providing visibility through screens/fences
- Below grade access stairs with no blind corners

Natural Access Control

- Clearly identifiable point of entries
- Eliminate design features that provide access to roofs and upper levels

Natural Territorial Reinforcement

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space
- Display security system signage at access points
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled

FORM

SITE PLAN AND LANDSCAPE

The 6-storey building is proposed to front E 16th Ave, while the 12-storey building is proposed to front St Georges Ave. A ramp in the lobby entry provides wheelchair access to the 6-storey while the lobby for the 12-storey has at grade access to the sidewalk. Vehicle parkade access is via the lane on the south side of the site. The ground floor of the buildings are surrounded by a series of garden apartment patios. These patios provide some private outdoor space and private entrances to each ground-floor unit. The patios are defined by planters and plantings.

Public pedestrian access has been designed through the site between the buildings, with a location for public art having been selected at the start of this public access at E16th Avenue.

Exterior stairs to the parkades are provided on the southeast and southwest corners of the site next to respective bike storage rooms and is incorporated into the landscape. A 2.5 foot landscaped transition strip is also provided to mitigate and soften the transition from the lane to the ramp. The ramp is flanked on either side by outdoor community gardens and open green space. The ramp descends under the main courtyard between the two buildings, with landscaping to transition the hardscape and softscape.

The northern elevation of the 6-storey building responds to the slope of the site by stepping down the hill, while the southern elevation of the site has been designed to respect the current neighbouring buildings with its staggered setback and open green spaces that activate the laneway.

FORM & MASSING

The project consists of a 12-storey hybrid mass timber building at the west side of the site and a 6 storey wood-frame building at the east, over a concrete foundation with multiple levels of underground parking. The buildings follow a simple, modern, familiar North Vancouver vernacular that is consistent with neighbouring and proposed residential buildings and will complement the neighbourhood's existing and new buildings.

The architectural character is West Coast contemporary inspired by its CLT / mass timber construction and uses materials for the exterior of the building that are high quality, durable and non-combustible. The exterior cladding will use a natural palette of white, greys and wood tones. The buildings complement each other aesthetically but work to break down their form and volume very differently.

The 6-storey building at the east along E16th steps along the grade to reduce its overall height and length. The building length is broken down into digestible sections highlighting corners, accentuating balconies and featuring the lobby by the vertically expressed firewall. The flat roof and horizontal line of balconies of the buildings emphasize the low profile of the buildings' 6 floors, which provide an appropriate scale for the street level and neighbouring buildings. The feature colour is introduced to highlight and create aesthetic variety while the use of two storey balcony elements bring the scale down even further. A rooftop amenity space allows residents to enjoy the views down to the water and of downtown Vancouver.

The 12-storey building at the west is oriented north-south to limit its shadowing of adjacent properties to the north. The building's slender appearance is accentuated with a highlight of wood-like cladding at the south façade. The lobby features heavy timber elements showcasing the buildings core material and tying in with the similar lobby canopy design of the 6-storey. The north facade of the building will feature the 'primary' stair with vertical glazing to emphasize the active design and break down the building width. Trellis features on the roof decks will draw interest and provide a highlighted wood feature.

Both buildings contain large glazing elements which will allow an abundance of natural light into the individual units and placement of balconies provide both facade interest as well as directs views on all elevations.

Access to community gardens, a kid's play space and outdoor green space allows the opportunity for residents to socialize while enjoying the south-facing rear courtyard. Landscaping acts as a buffer along the site perimeters as well as at the roof level to add privacy for both the occupants and neighbours.



iA

Integra

ARCHITECTURE INC.

2330-200 Granville Street

Vancouver, BC, V6C 1S4

www.integra-arch.com

Telephone: 604 689 4220

Copyright reserved. This drawing and design is not to be used without the prior written permission of Integra Architecture Inc. All rights reserved. This drawing is intended for informational purposes only.

(PROJECT TEAM)

Adora

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

Design Rationale

20542 (PROJECT)

October 3, 2025 (DATE)

8 - OCP + RZ Resubmission (REVISED)

(DRAWING)

A-0.401



VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and copies it
may not be used without the written permission
of Integra Architecture Inc. All rights reserved.
This drawing is confidential.

PROJECT TEAM



Adara

PROJECT

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

TITLE

Perspective
Render

PROJECT

20542

SCALE

October 3, 2025

DATE

8 - OCP + RZ Resubmission

DATE

DRAWING

A-0.500



VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Integra Architecture Inc. is a registered professional corporation under the laws of the Province of British Columbia. The corporation is a member of the Association of Architects and Engineers of British Columbia.

PROJECT TEAM



Adora

PROJECT

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

TITLE

**Perspective
Render**

PROJECT

20542

SCALE

October 3, 2025

DATE

8 - OCP + RZ Resubmission

REVISION

DRAWING

A-0.501



VIEW OF LOBBY ENTRANCE TO BUILDING 1 (12 STOREY)



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and copies it
may not be used without the prior written permission
of Integra Architecture Inc. All rights reserved.
This drawing is the property of Integra Architecture Inc.

(PROJECT TEAM)



(DESIGNER)

Adora

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**Perspective
Render**

(PROJECT)

20542

(SCALE)

October 3, 2025

(DATE)

8 - OCP + RZ Resubmission

(REVISE)

(DRAWING)

A-0.502



VIEW LOOKING WEST ON ST. GEORGES AVE



Integra ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and copies it
may not be used without the written permission
of Integra Architecture Inc. All rights reserved.
This drawing is the property of Integra.

(PROJECT TEAM)



(CLIENT)

Adara

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**Perspective
Render**

20542

(PROJECT)

(SCALE)

October 3, 2025

(DATE)

8 - OCP + RZ Resubmission

(REVISE)

(DRAWING)

A-0.503



Adera



VIEW LOOKING WEST OF COURTYARD FROM LANE



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and copies it may be used for any purpose without the written consent of Integra Architecture Inc. All rights reserved.

(PROJECT TEAM)



Adara

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**Perspective
Render**

20542

(PROJECT)

(SCALE)

October 3, 2025

(DATE)

8 - OCP + RZ Resubmission

(REVISE)

(DRAWING)

A-0.505



VIEW OF PEDESTRIAN FRIENDLY MID-BLOCK CONNECTION



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and copies of it are to be used only for the project and purposes for which it was prepared. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without prior written permission from Integra Architecture Inc.

(PROJECT TEAM)



Adora

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**Perspective
Render**

20542

(PROJECT)

(SCALE)

October 3, 2025

(DATE)

8 - OCP + RZ Resubmission

(REVISE)

(DRAWING)

A-0.506

FD-302 (Rev. 10-6-95)

SCALE BAR
0 50 100 METERS
0 50 100 FEET

507

[illegible]

4588

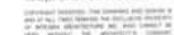
- [illegible]

.....	
.....	
.....	
.....	
.....	
.....	

^② 2009年10月20日，中国工商银行（香港）有限公司（以下简称“香港工行”）向香港证监会披露，香港工行在2009年9月30日，其总资产为1.56万亿美元，其中人民币资产总额为3200亿美元，同比增长37%。

BINNIE

地址: 上海南京路 100 号
 电话: 021-2311 1111
 邮编: 200001
 网址: www.100.com.cn



1000

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

— 40 —

600-550-2222

1000

194

mi salch

Figure 6

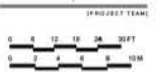
A-1.000



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and copies in any form, shall remain the intellectual property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.



ST. GEORGES AVE

16TH ST E.

EXISTING
MULTI-FAMILY
(3 STOREYS)

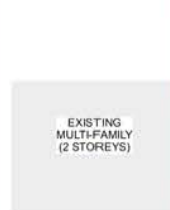
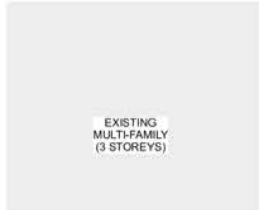
EXISTING
MULTI-FAMILY
(3 STOREYS)

EXISTING
MULTI-FAMILY
(3 STOREYS)

EXISTING
MULTI-FAMILY
(3 STOREYS)

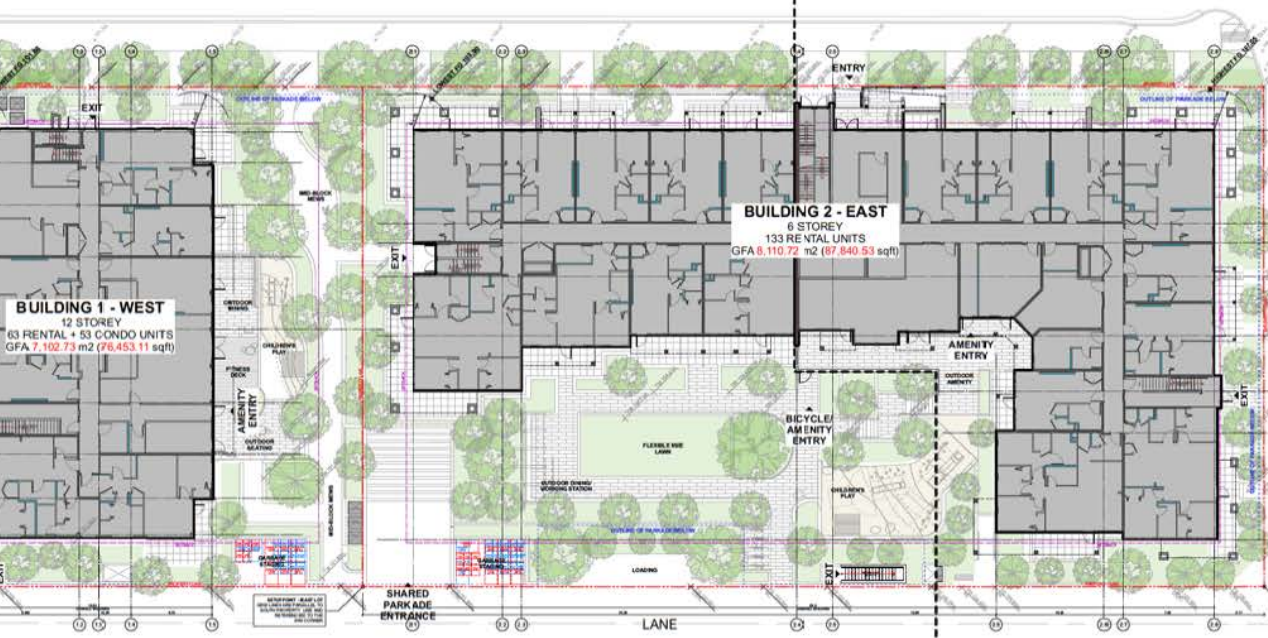
EXISTING
MULTI-FAMILY
(2 STOREYS)

EXISTING
MULTI-FAMILY
(3 STOREYS)



NEW
DEVELOPMENT
(6 STOREYS)

NEW
DEVELOPMENT
(12 STOREYS)



Adora

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

Site Plan

20542

1/16" = 1'-0"

October 3, 2025

8 - OCP + RZ Resubmission

A-1.100



Integra

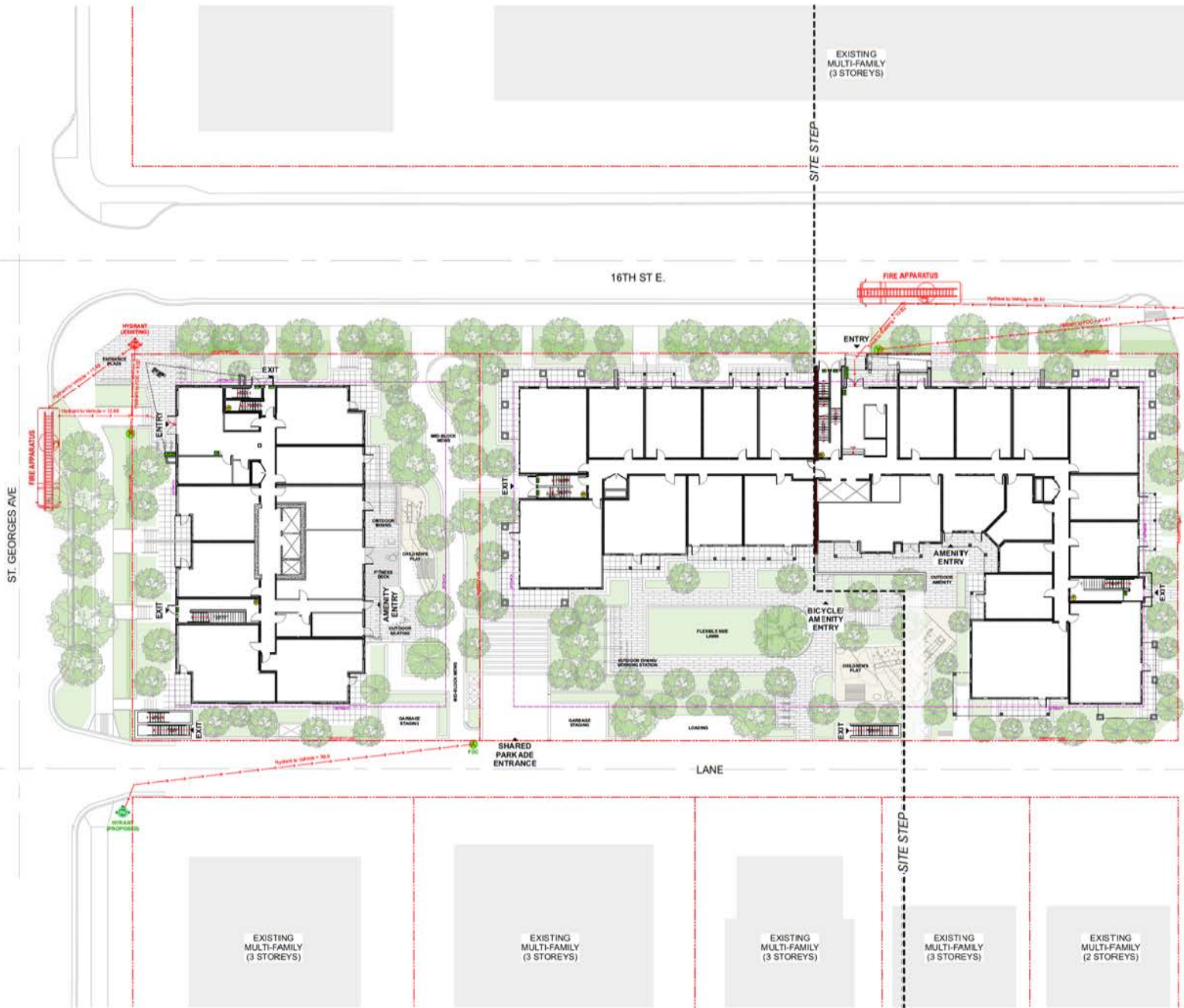
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

NOTES: 1. THIS DRAWING IS THE PROPERTY OF INTEGRAL ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM INTEGRAL ARCHITECTURE INC.



PROJECT TEAM
0 6 12 18 24 30 FT
0 2 4 6 8 10 M



Adora
(PROJECT)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

NEW DEVELOPMENT
(12 STOREYS)

Fire Department
Response Plan

20542
1/16" = 1'-0"
October 3, 2025
S - OCP + RZ Resubmission

A-1.200



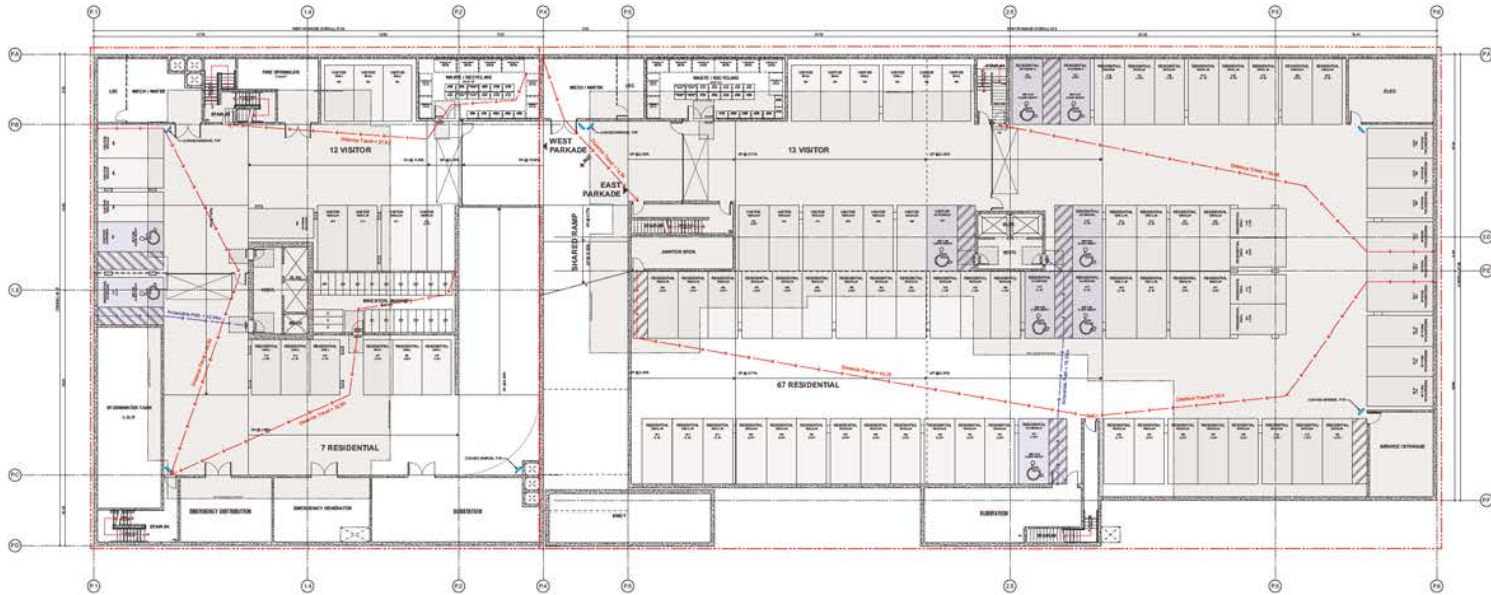
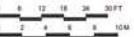
Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This plan and its content is the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.)



(PROJECT TEAM)



(CLIENT)

Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**Overall - P1
Parking Plan**

20542

(PROJECT)

1/16" = 1'-0"

(SCALE)

October 3, 2025

(DATE)

6 - OCP + RZ Resubmission

(DRAWING)

A-2.000

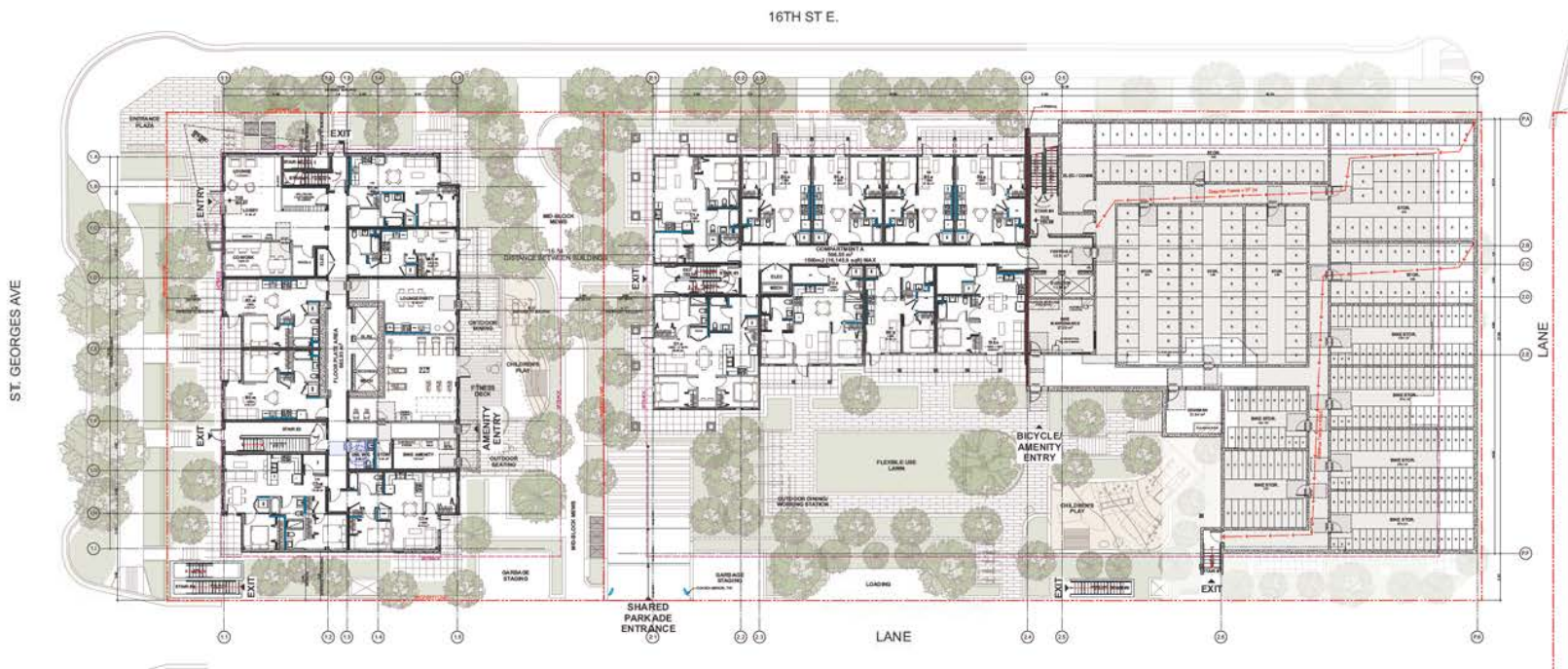


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.)



Adera
(PROJECT)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
(STREET)

Overall - Level 1 Floor Plan

20542 (PROJECT)
1/16" = 1'-0" (SCALE)
October 3, 2025 (DATE)
6 - OCP + RZ Resubmission (DRAWING)

A-2.001



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This plan and/or design is not to be used without the written consent of Integra Architecture Inc. and/or its client.)



(PROJECT TEAM)



(CLIENT)

Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

Bldg 1 - P3

Parking Plan

20542

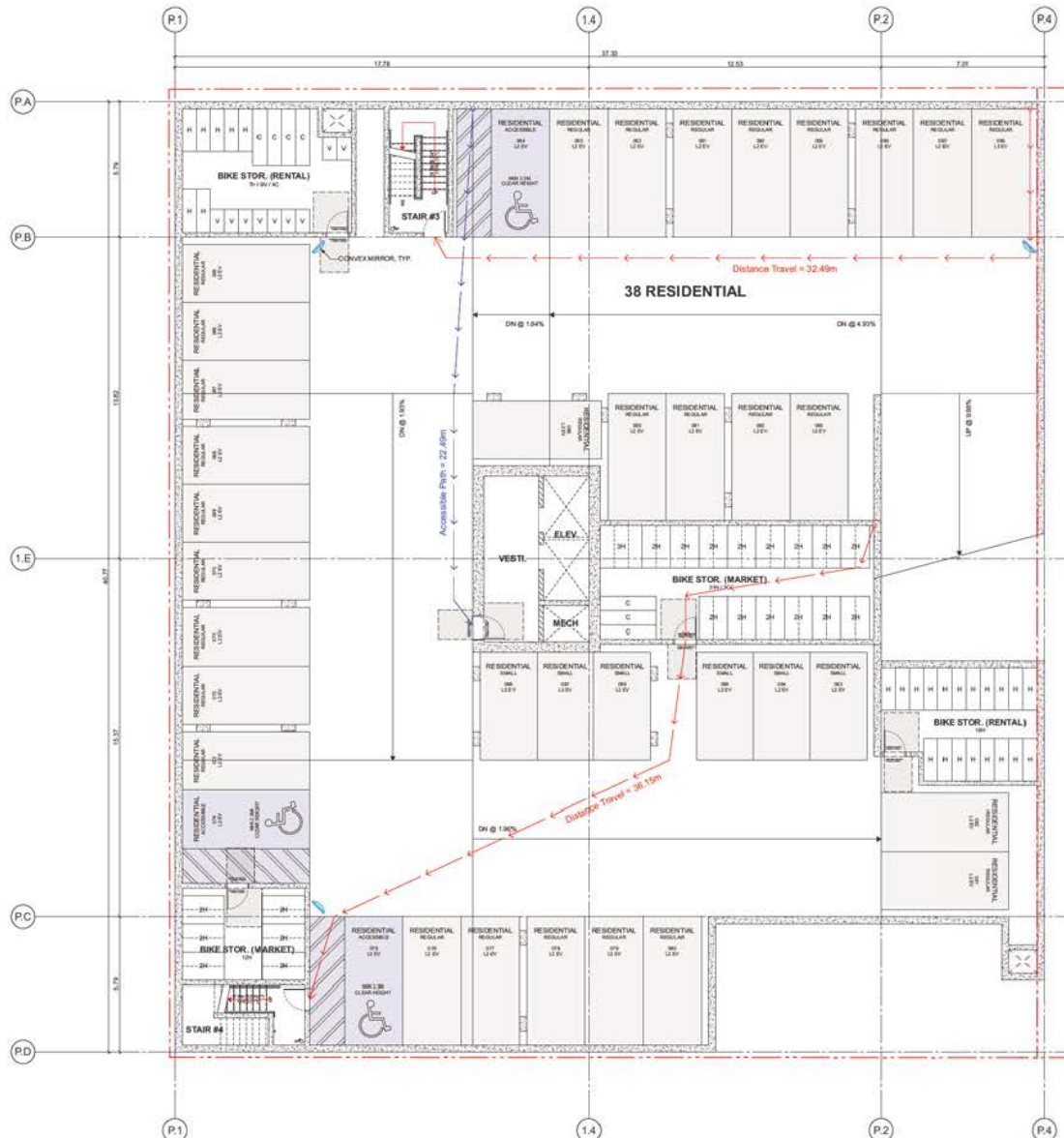
1/8" = 1'-0"

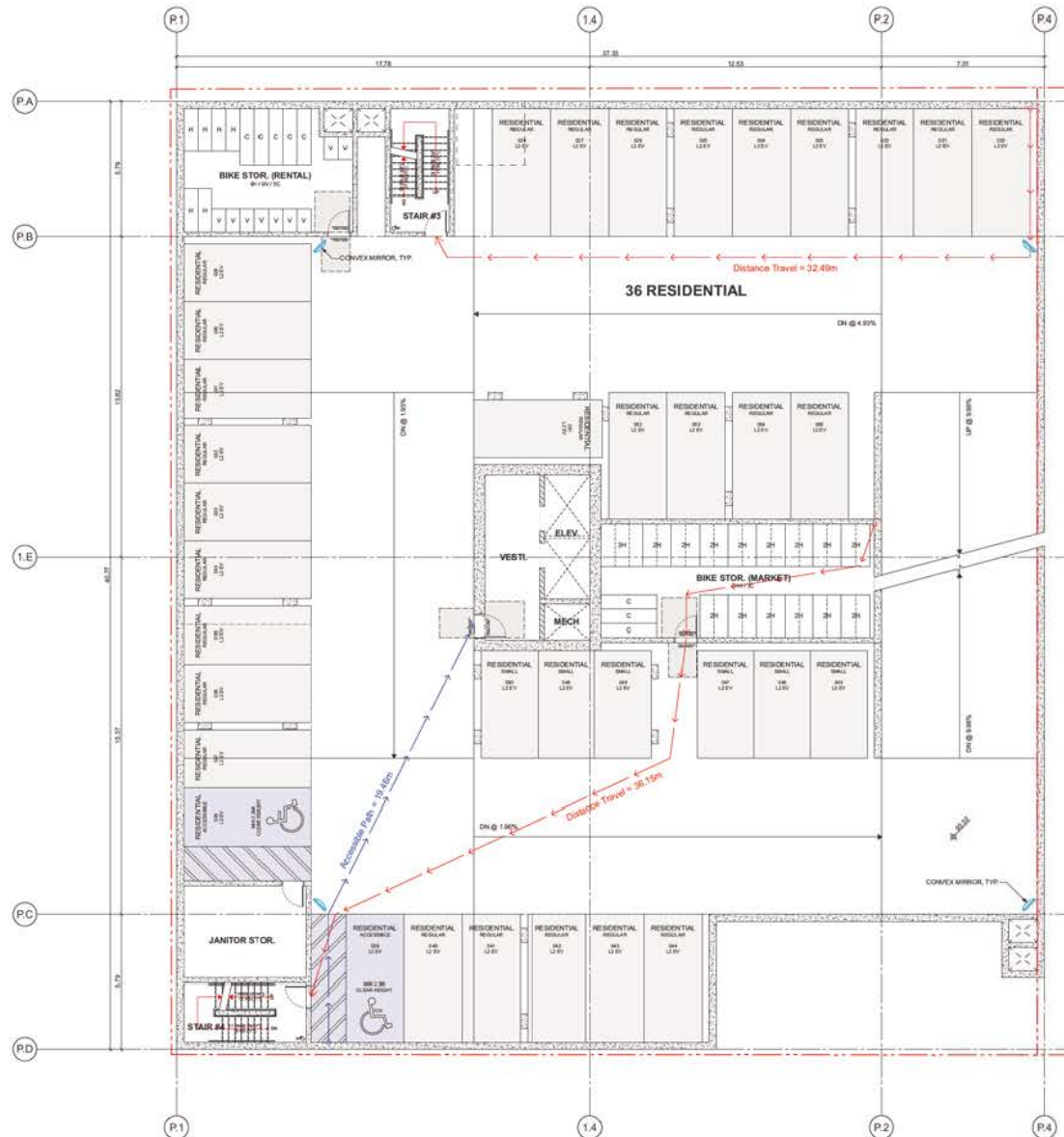
October 3, 2025

6 - OCP + RZ Resubmission

(DRAWING)

A-2.100





Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved). This plan and all other documents are the property of Integra Architecture Inc. and shall remain the property of Integra Architecture Inc. and shall not be used, without the written consent of Integra Architecture Inc.



(PROJECT TEAM)
0 5 10 15 FT
0 1 2 3 4 M



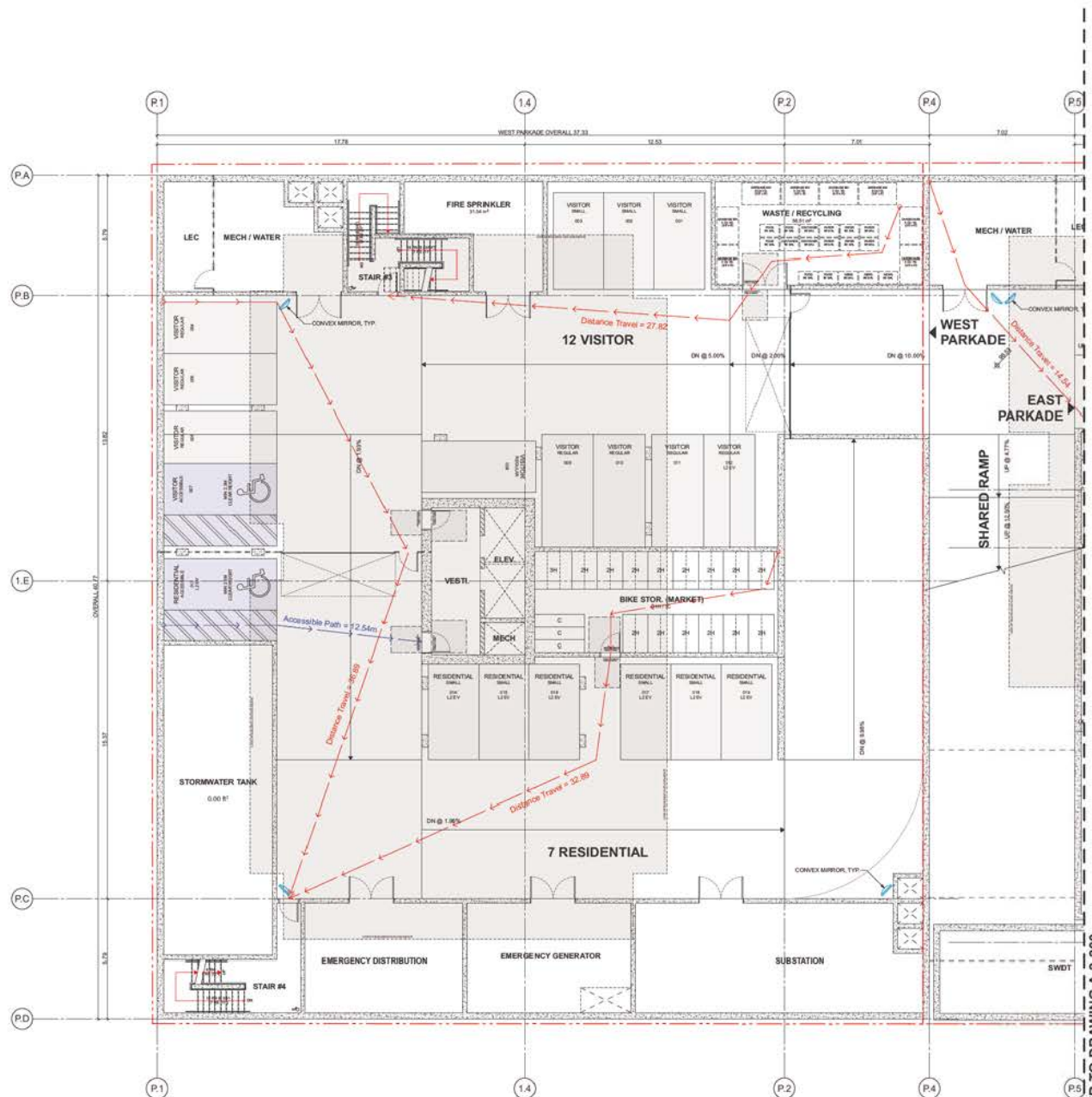
Adera
(PROJECT)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
(TITLE)

**Bldg 1 - P2
Parking Plan**

20542 (PROJECT)
1/8" = 1'-0" (SCALE)
October 3, 2025 (DATE)
6 - OCP + RZ Resubmission (REVISION)
(DRAWING)

A-2.101

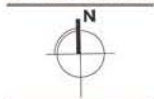


REFER TO DRAWING A-2.200



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.)



(PROJECT TEAM)



Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STREET)

**Bldg 1 - P1
Parking Plan**

20542 (PROJECT)

1/8" = 1'-0" (SCALE)

October 3, 2025 (DATE)

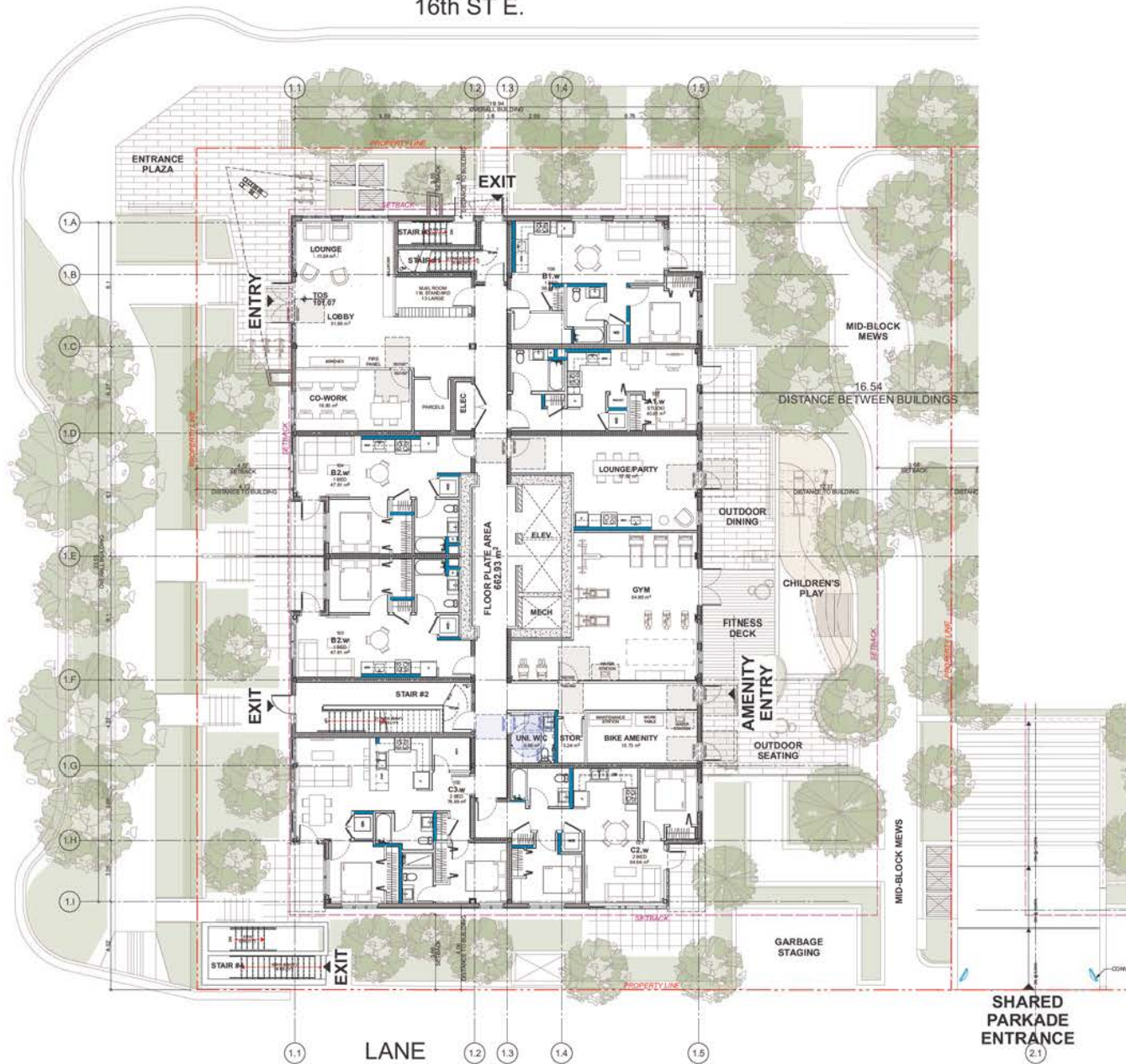
6 - OCP + RZ Resubmission (REVISION)

(DRAWING)

A-2.102

ST. GEORGES AVE

16th ST E.



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.)



(PROJECT TEAM)

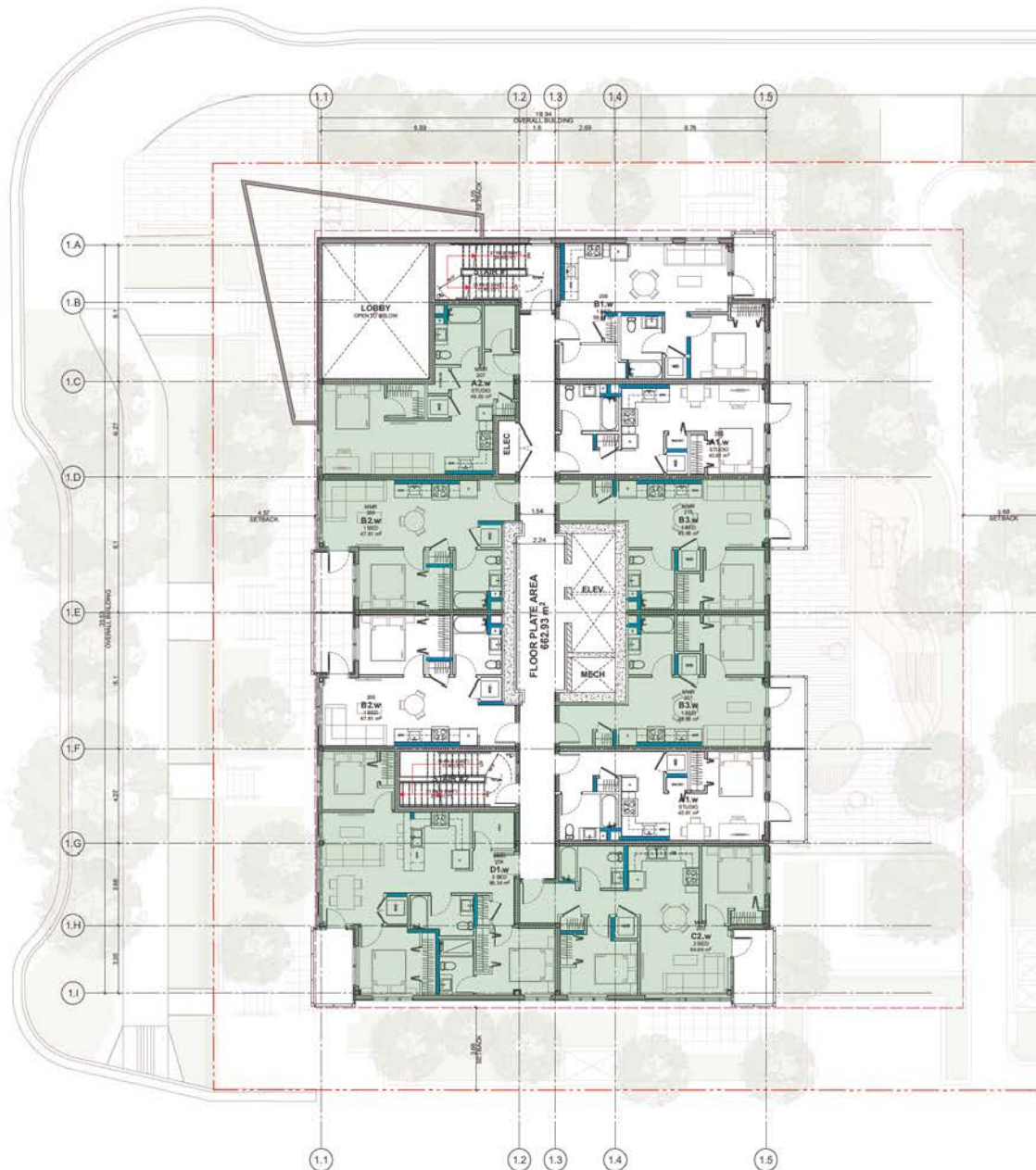


Adera
(PROJECT)
E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
(CLIENT)

**Blgd 1 - Level 1
Floor Plan**

20542 (PROJECT)
1/8" = 1'-0" (SCALE)
October 3, 2025 (DATE)
6 - OCP + RZ Resubmission (REVISION)
(DRAWING)

A-2.103



LEGEND

MMR UNITS

MARKET UNITS



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This plan and/or design is the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.)



(PROJECT TEAM)



(CLIENT)

Adera

(PROJECT)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**Bldg 1 - Level 2
Floor Plan**

20542

1/8" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission

(DRAWING)

A-2.104



Integra

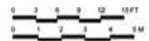
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Integra Architecture Inc.



PROJECT TEAM



Adora

PROJECT

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

TITLE

Bldg 1 - Level 3-6
Floor Plan

20542

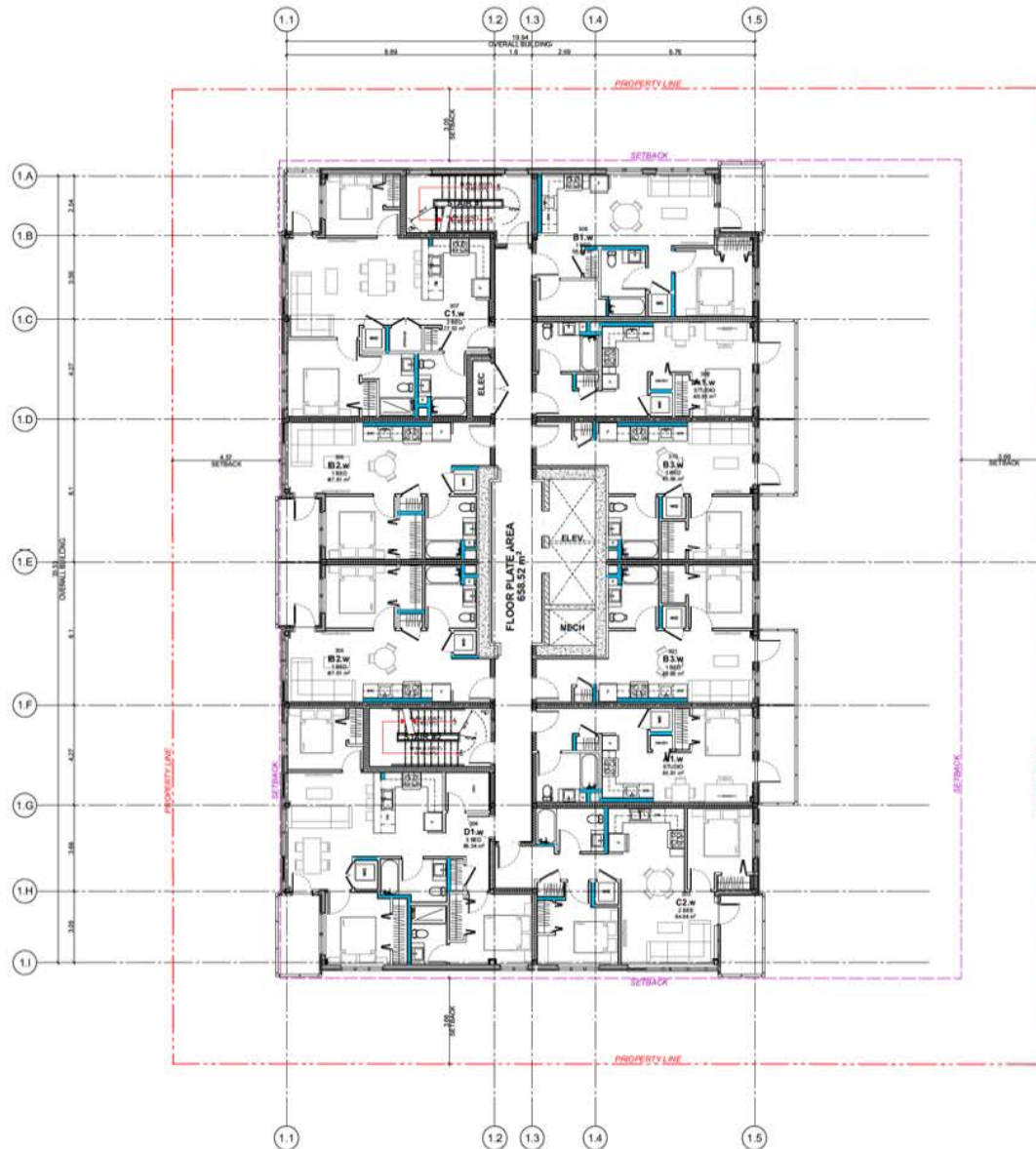
1/8" = 1'-0"

October 3, 2025

8 - OCP + RZ Resubmission

DRAWING

A-2.105





Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved) This plan and all other documents are the property of Integra Architecture Inc. and shall not be used, without the written consent of Integra Architecture Inc.



(PROJECT TEAM)



(CLIENT)

Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**Bldg 1 - Level 7
Floor Plan**

20542

(PROJECT)

1/8" = 1'-0"

(SCALE)

October 3, 2025

(DATE)

6 - OCP + RZ Resubmission

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

(DRAWING)

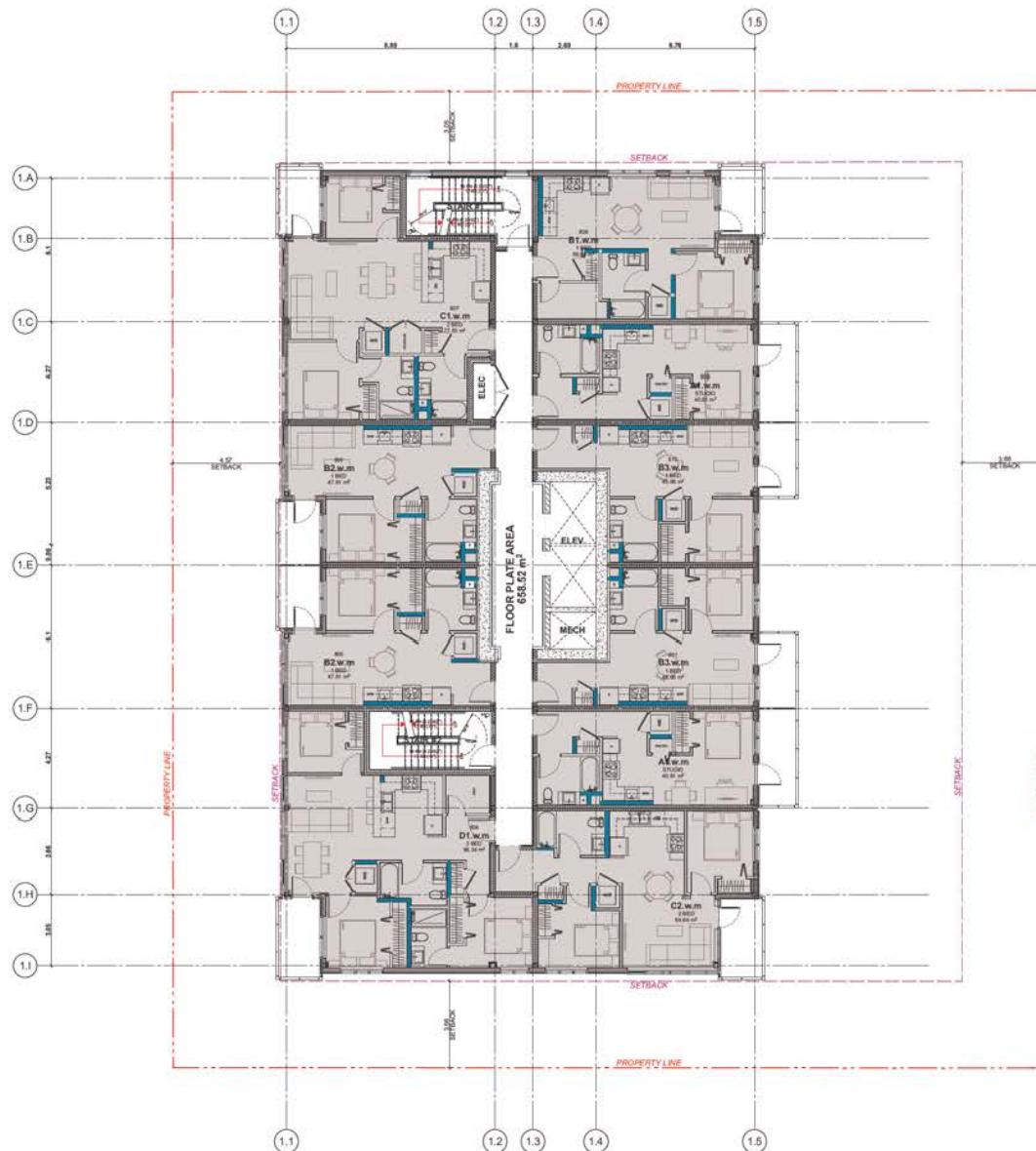
(DRAWING)

(DRAWING)



LEGEND
MMR UNITS
MARKET UNITS

A-2.106



LEGEND

MMR UNITS

MARKET UNITS



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This plan and all other documents are the property of Integra Architecture Inc. and shall not be used, without the written consent of Integra Architecture Inc.)



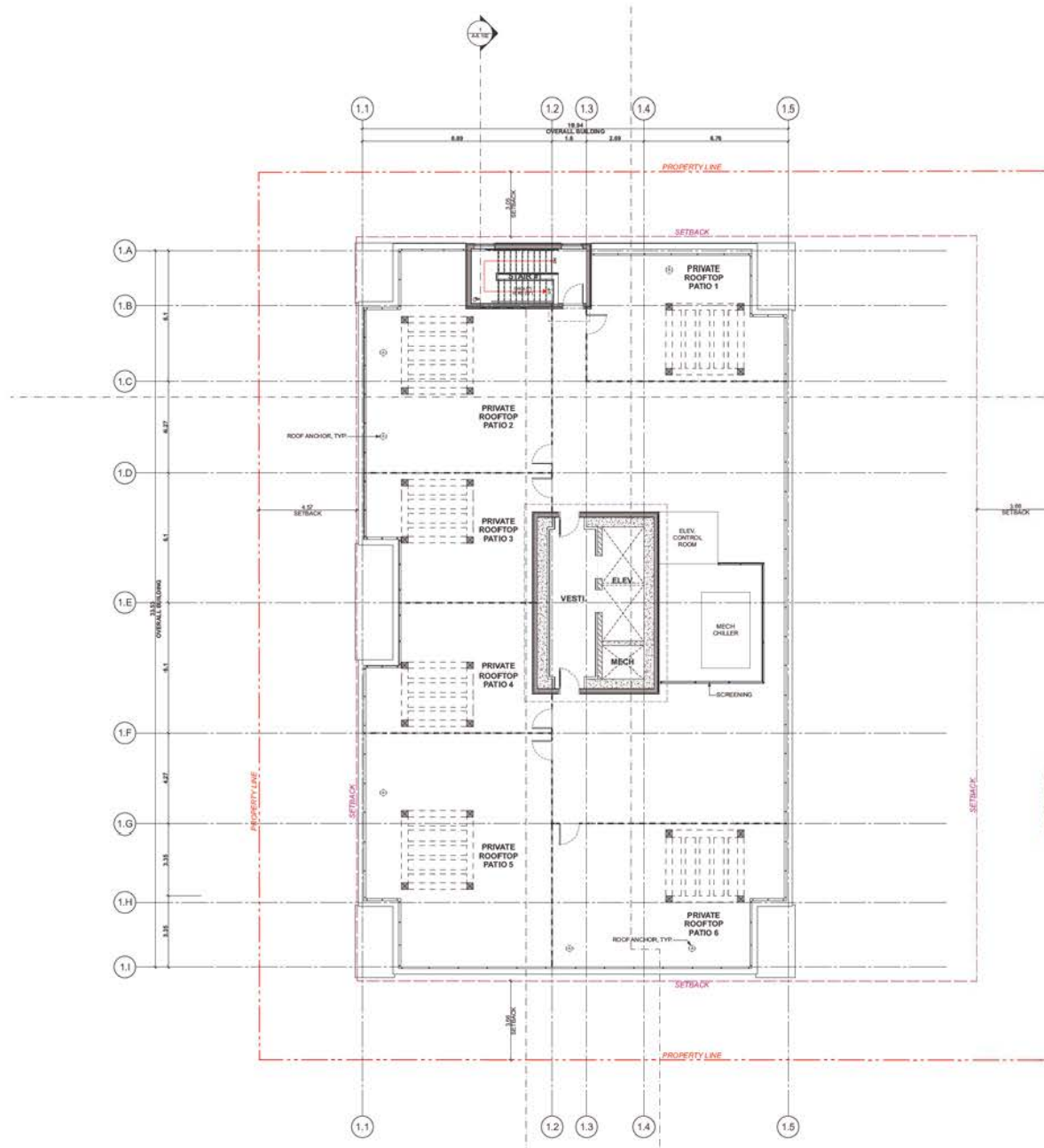
0 2 4 6 8 10 12 14 FT
0 1 2 3 4 5 M



Adera
(PROJECT)
E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
(CLIENT)

Bldg 1 - Level
8-12 Floor Plan
(PROJECT)
20542
1/8" = 1'-0"
October 3, 2025
6 - OCP + RZ Resubmission
(DATE)
(DRAWING)

A-2.107



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This plan and all other documents are the property of Integra Architecture Inc. and shall not be used, without the written consent of Integra Architecture Inc.)



0 5 10 15 FT
0 1 2 3 4 5 M



Adera
(PROJECT)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC
(TITLE)

**Bldg 1 - Lower
Roof Plan**

20542 (PROJECT)
1/8" = 1'-0" (SCALE)
October 3, 2025 (DATE)
6 - OCP + RZ Resubmission (NOTES)
(DRAWING)

A-2.108



Copyright reserved. This drawing and design is and all thereof remains the exclusive property of NISARG ARCHITECTURE PVT. LTD. and cannot be used without the ARCHITECT'S CONSENT.



2D

2E

RECEIVED

11/11/2019

[CLEAR]

Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

PLATE 1

Floor Plan / P1

Mezzanine

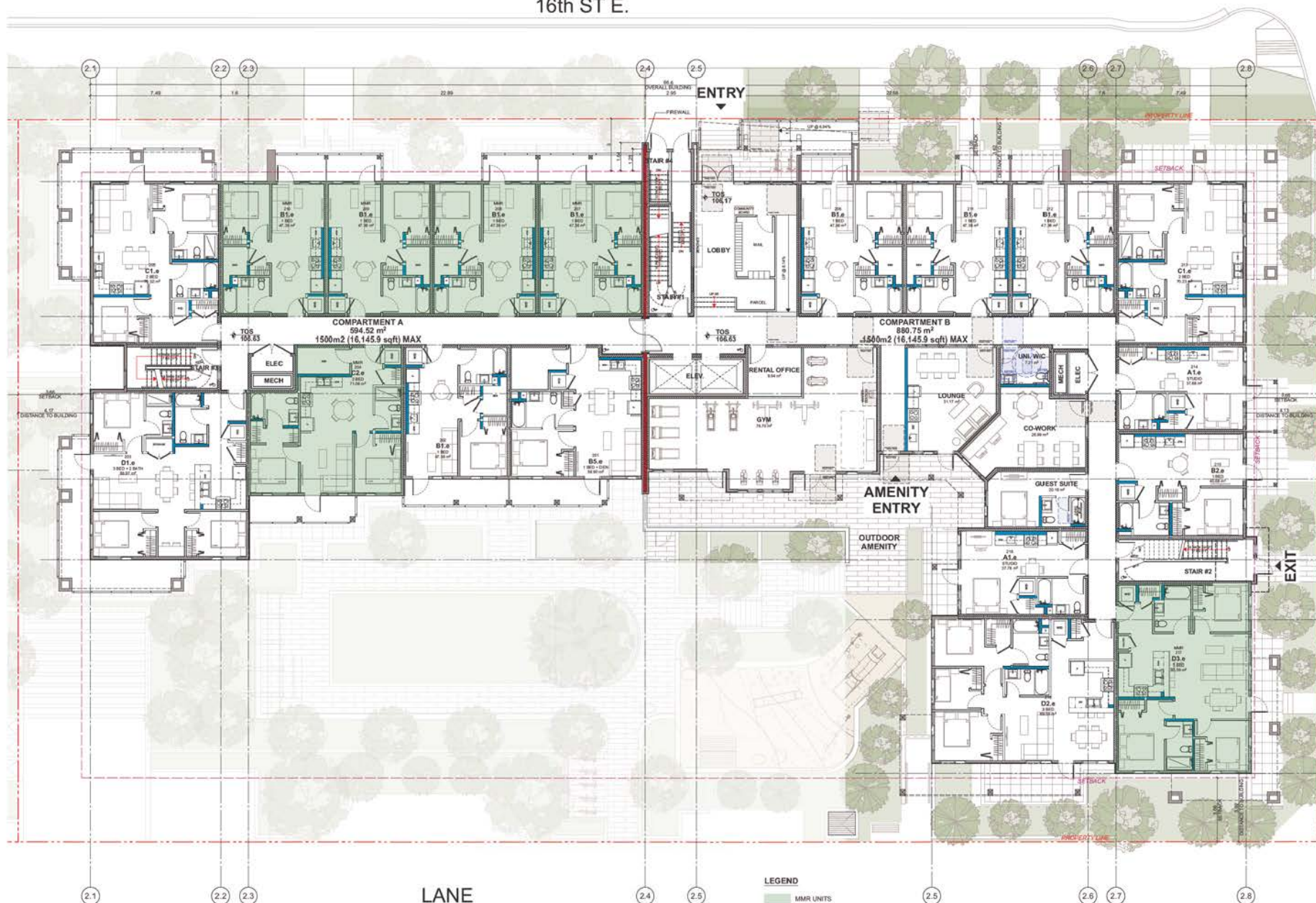
1/8" = 1'-0" INCHES

October 3, 2025

20441601

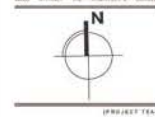
A-2.201

16th ST E.



Integra

ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220



2B 0 5 8 9 12 15PT
0 1 2 3 4 5M

2.D

2E

2.F



Adera

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

**Bldg 2 - Level 2
Floor Plan**

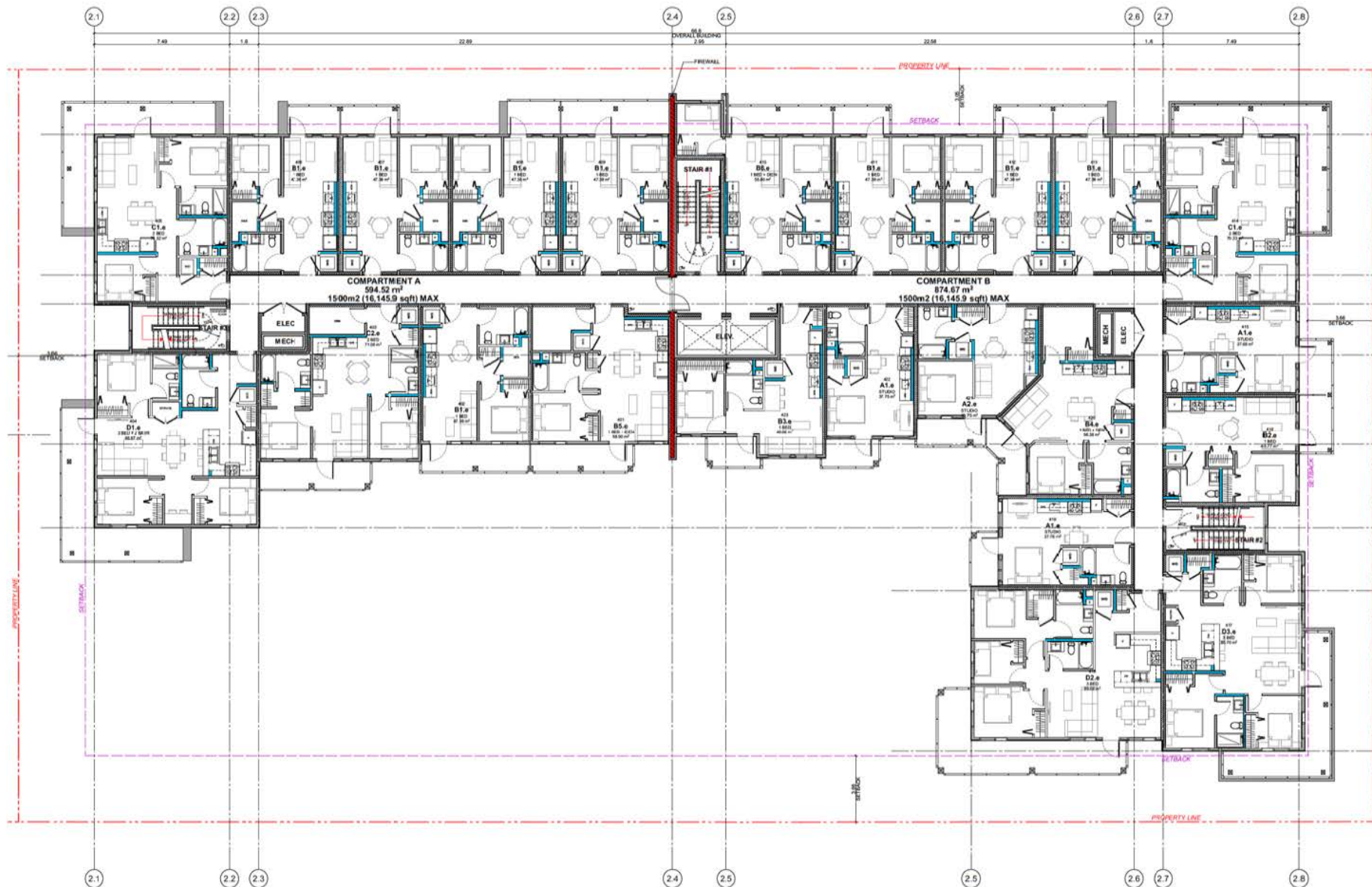
20542 (PROJECT)

October 3, 2025

8 - OCP + RZ Resubmission

A 2 202

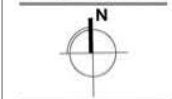
A-2.202



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

2.A



(PROJECT TEAM)

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

2.B
2.C
2.D
2.E
2.F
2.G

Adora

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
Vancouver, BC

2

(TITLE)

**Bldg 2 - Level 4
Floor Plan**

20542 (PROJECT)

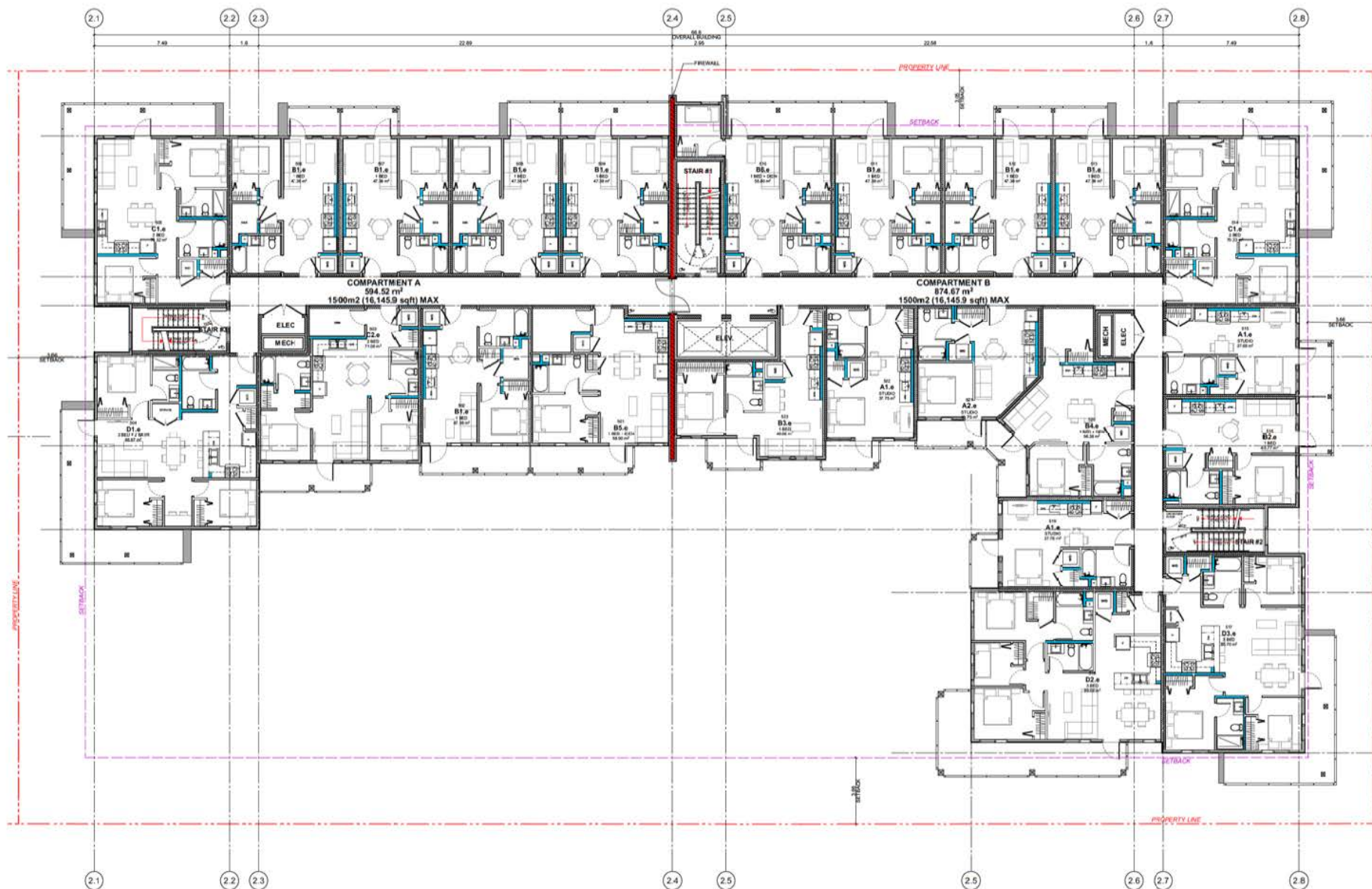
1/8" = 1'-0" (SCALE)

October 3, 2025 (DATE)

8 - OCP + RZ Resubmission (REV)

(DRAWING)

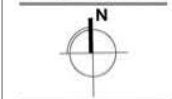
A-2.204



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

2.A



(PROJECT TEAM)

2.B 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 FT
0 1 2 3 4 5 M

2.C

2.D

2.E

2.F

2.G

2.H

2.I

2.J

2.K

2.L

2.M

2.N

2.O

2.P

2.Q

2.R

2.S

2.T

2.U

2.V

2.W

2.X

2.Y

2.Z

2.AA

2.AB

2.AC

2.AD

2.AE

2.AF

2.AG

Adora

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
Vancouver, BC

2

(TITLE)

Bldg 2 - Level 5
Floor Plan

20542

1/8" = 1'-0"

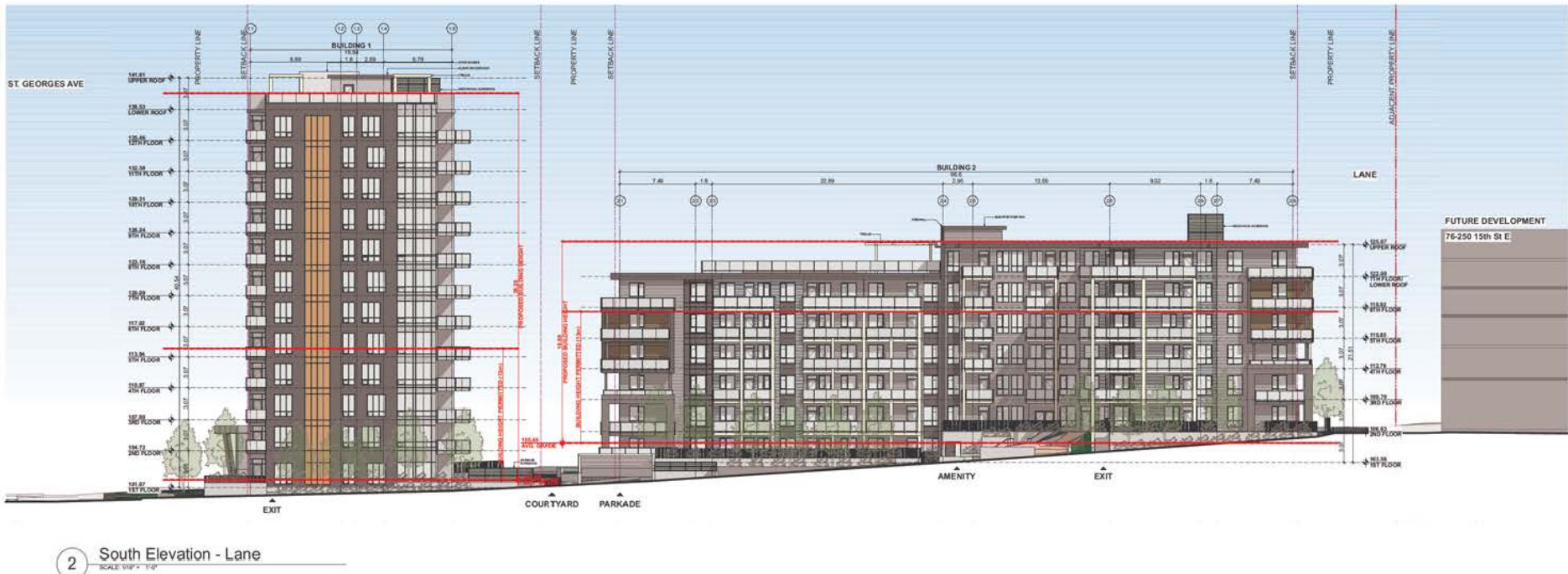
October 3, 2025

8 - OCP + RZ Resubmission

(DRAWING)

A-2.205







Material and Colour Legend			
Item Name	Source	Material Name	Colour
CLADDING			
A.1 Light Grey	Meta Panel	Brick	Brickwork Walls
A.2 Charcoal	Meta Panel	Brick	Brickwork Walls
A.3 Orange-Red	Meta Panel	Brick	Brickwork Walls
A.4 Light Grey	Meta Panel	Brick	Brickwork Walls
A.5 Grey	C.P. Architectural Concrete	Panel	Lobby
A.6 White	Meta Panel	Brick	Lobby
CEILING / FLOOR			
B.1 To match A.2	Carpet / Tile	Wood Deck	Typical Wood Deck
B.2 To match A.2	Meta Panel	Brick	Typical Floor
B.3 To match A.2	Meta Panel	Brick	Typical Floor
B.4 To match A.2	Meta Panel	Brick	Typical Floor
GLASSING / GLAZING			
C.1 To match A.2	Pre-fabricated Glass Panel	Architectural Aluminum	Hard Cladding & Balcony Panel
C.2 Glass	Pre-fabricated Glass Panel	Architectural Aluminum	Hard Cladding & Balcony Panel
SCREENS / PARTITIONS			
D.1 Blue	Meta & Glass Screen	Architectural Aluminum	Partitions
D.2 White	Meta & Glass Screen	Architectural Aluminum	Partitions
D.3 Blue	Meta & Glass Screen	Architectural Aluminum	Typical Privacy Screen
D.4 White	Meta & Glass Screen	Architectural Aluminum	Typical Privacy Screen
ROOFING			
E.1 To match A.2	Interlocking Deck Membrane	100	Typical Balcony
E.2 To match A.2	Parade Floor	100	Deck On Concrete Slab
SCREENS / PARTITIONS			
F.1 To match A.2	Interlocking Deck Membrane	100	Low Windows
F.2 White	Interlocking Deck Membrane	100	Low Windows
F.3 To match A.2	Interlocking Deck Membrane	100	Low Windows
F.4 White	Interlocking Deck Membrane	100	Low Windows
SCREENS / PARTITIONS			
G.1 To match A.2	Interlocking Deck Membrane	100	Balcony Deck
G.2 White	Interlocking Deck Membrane	100	Balcony Deck
G.3 To match A.2	Interlocking Deck Membrane	100	Balcony Deck
G.4 White	Interlocking Deck Membrane	100	Balcony Deck
SCREENS / PARTITIONS			
H.1 To match A.2	Interlocking Deck Membrane	100	Spandrel
H.2 To match A.2	Interlocking Deck Membrane	100	Spandrel



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

Copyright reserved. This document and its contents are the property of Integra Architecture Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Integra Architecture Inc.



Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STAKE)

Bldg 1 - East Elevation

20542 (PROJECT)

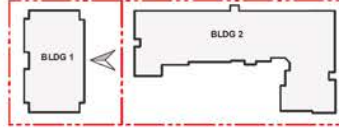
1/8" = 1'-0" (SCALE)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (REVISION)

(DRAWING)

A-4.100





Material and Colour Legend			
Item	Material	Finish	Colour
CLADDING			
A.1	Light Grey	Matte Panel	Exterior Walls
A.2	Charcoal	Matte Panel	Exterior Walls
A.3	Orange-Red	Matte Panel	Exterior Walls
A.4	Light Grey	Matte Panel	Exterior Walls
A.5	Grey	C.P.P. Architectural Concrete	Exterior Walls
A.6	White	Matte Panel	Exterior Walls
ROOFING			
B.1	To match A.2	Charcoal Slate Panel	Roof Deck
B.2	To match A.2	Matte Panel	Roof Deck
B.3	To match A.2	Matte Panel	Roof Deck
B.4	To match A.2	Matte Panel	Roof Deck
GLASSING & GLAZING			
C.1	To match A.2	Pre-Insulated Glass Unit	Roof Deck
C.2	Clear	Pre-Insulated Glass Unit	Roof Deck
SCREENS & PARTITIONS			
D.1	Black	Matte & Gloss Screen Panels	Partitions
D.2	White	Matte & Gloss Screen Panels	Partitions
D.3	Black	Matte & Gloss Screen	Partitions
D.4	White	Matte & Gloss Screen	Partitions
ROOFINGS			
E.1	To match A.2	Pre-Insulated Glass Unit	Roof Deck
E.2	To match A.2	Pre-Insulated Glass Unit	Roof Deck
SCREENS & PARTITIONS			
F.1	To match A.2	Matte & Gloss Screen Panels	Partitions
F.2	White	Matte & Gloss Screen	Partitions
F.3	To match A.2	Matte & Gloss Screen	Partitions
F.4	White	Matte & Gloss Screen	Partitions
SCREENS			
G.1	To match A.2	Matte & Gloss Screen	Partitions
G.2	White	Matte & Gloss Screen	Partitions
G.3	To match A.2	Matte & Gloss Screen	Partitions
G.4	White	Matte & Gloss Screen	Partitions
SCREENS			
H.1	To match A.2	Matte & Gloss Screen	Partitions
H.2	To match A.2	Matte & Gloss Screen	Partitions



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

Copyright reserved. This document and its contents are the property of Integra Architecture Inc. and shall not be used, reproduced, or otherwise disclosed without the prior written consent of Integra Architecture Inc.



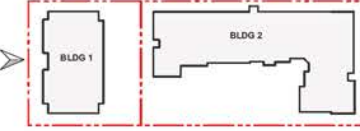
Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STREET)



Bldg 1 - West Elevation

20542 (PROJECT)

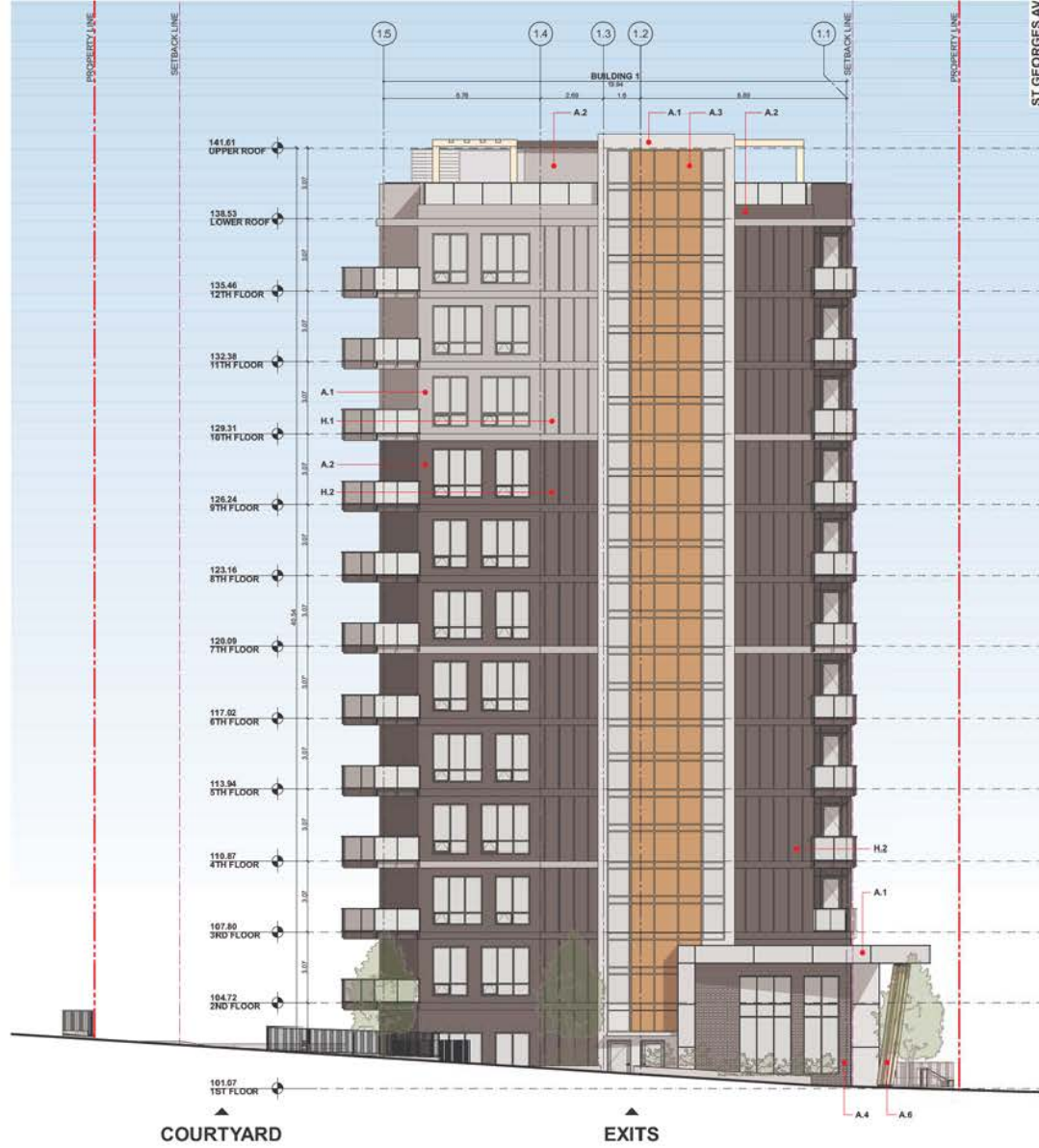
1/8" = 1'-0" (SCALE)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (REVISION)

(DRAWING)

A-4.101



Material and Colour Legend			
Item Name	Material	Finish/Color	Notes
CLADDING			
A-1 Light Gray	Mass Panel	Smooth	Exterior Walls
A-2 Charcoal	Mass Panel	Smooth	Exterior Walls
A-3 Charcoal Wood	Mass Panel	Smooth	Exterior Walls
A-4 Light Gray	Mass Panel	Smooth	Exterior Walls
A-5 Gray	C.P. Architectural Concrete	Polished	Lobby
A-6 White	Mass Panel	Smooth	Lobby
CEILING & FLOOR			
B-1 To match A-1	Carpet/Tile	Typical	Typical Room
B-2 To match A-1	Mass Panel	Smooth	Typical Room
B-3 To match A-1	Mass Panel	Smooth	Typical Room
B-4 To match A-1	Mass Panel	Smooth	Typical Room
GLASS & GLAZING			
C-1 To match A-1	Pre-fabricated Glass	Architectural	Architectural
C-2 Glass	Pre-fabricated Glass	Architectural	Architectural
DOORS & WINDOWS			
D-1 Blue	Mass & Glass	Architectural	Architectural
D-2 White	Mass & Glass	Architectural	Architectural
D-3 Blue	Mass & Glass	Architectural	Architectural
D-4 White	Mass & Glass	Architectural	Architectural
ROOFING			
E-1 To match A-1	Membrane	Typical	Typical Roof
E-2 To match A-1	Membrane	Typical	Typical Roof
PAINTS			
F-1 To match A-1	Paint	Typical	Typical Room
F-2 White	Paint	Typical	Typical Room
F-3 To match A-1	Paint	Typical	Typical Room
F-4 White	Paint	Typical	Typical Room
STAIRS			
G-1 To match A-1	Staircase	Typical	Typical Room
G-2 To match A-1	Staircase	Typical	Typical Room

iA

Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(continued) registered, independent and separate
and all other members and contributors
of the architectural profession are
not responsible for the content of
this document.



Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STREET)

Bldg 1 - North Elevation

20542 (PROJECT)

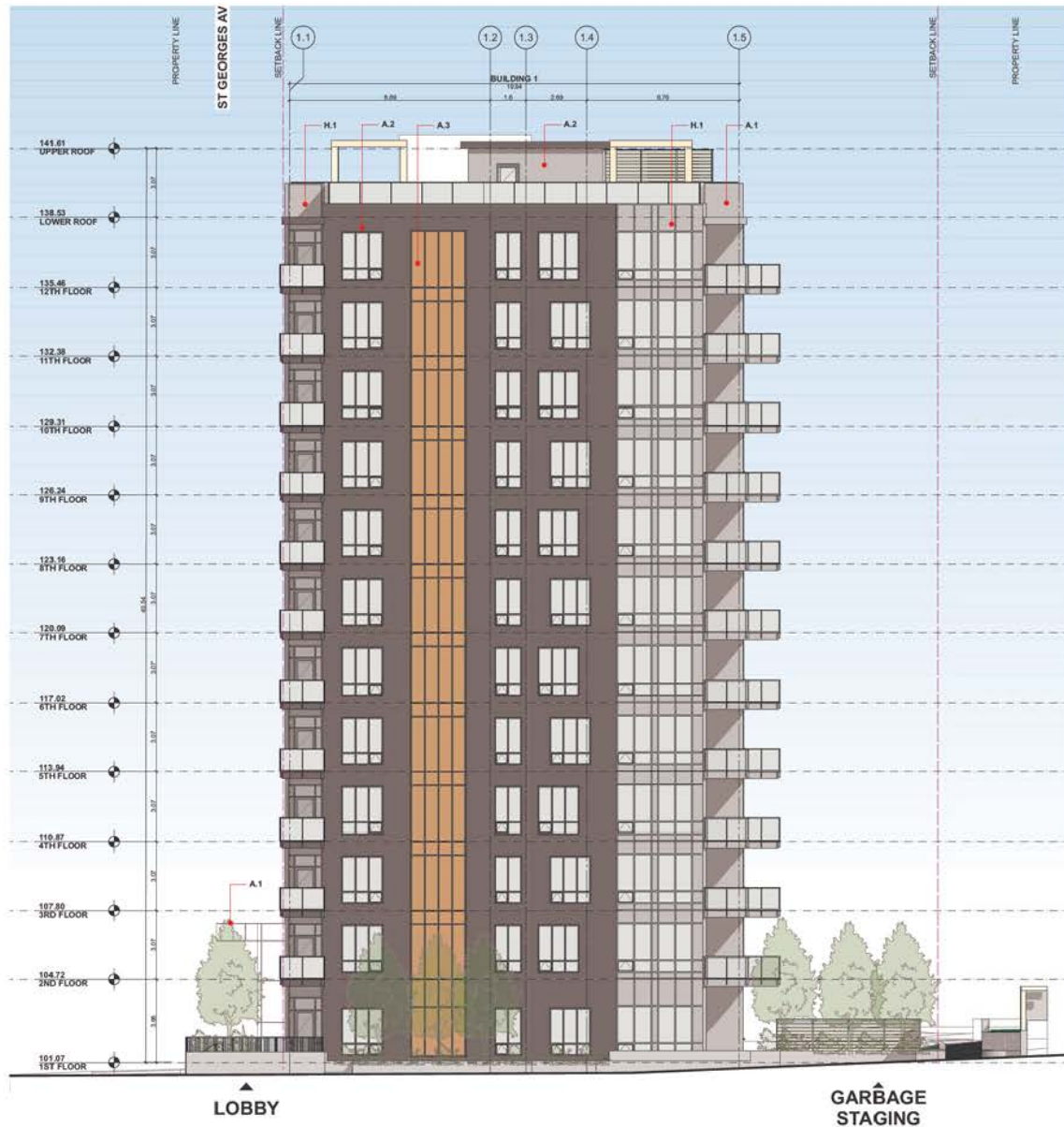
1/8" = 1'-0" (SCALE)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (REVISION)

(DRAWING)

A-4.102



Material and Colour Legend			
Item Name	Material	Finish/Color	Notes
CLADDING			
A-1 Light Gray	Stone Panel	Smooth	Exterior Walls
A-2 Charcoal	Stone Panel	Smooth	Exterior Walls
A-3 Orange-Red	Stone Panel	Smooth	Exterior Walls
A-4 Light Gray	Stone Panel	Smooth	Exterior Walls
A-5 Gray	C.P. Architectural Concrete	Polished	Interior
A-6 White	Stone Panel	Smooth	Interior
CEILING & FLOOR			
B-1 To match A-1	Carpet/Stone Tiles	Wood Grain	Typical Hallway
B-2 To match A-1	Stone Panel	Smooth	Typical Floor
B-3 To match A-1	Stone Panel	Smooth	Typical Floor
B-4 To match A-1	Stone Panel	Smooth	Typical Floor
GLASS & GLAZING			
C-1 To match A-1	Pre-Insulated Glass Unit	Architectural	Window/Door
C-2 Silver	Pre-Insulated Glass Unit	Architectural	Window/Door
DOOR & WINDOW			
D-1 Blue	Wood & Glass	Architectural	Door/Window
D-2 White	Wood & Glass	Architectural	Door/Window
D-3 Blue	Wood & Glass	Architectural	Door/Window
D-4 White	Wood & Glass	Architectural	Door/Window
ROOFING			
E-1 To match A-1	Asphalt/Flt Shingles	Architectural	Roof
E-2 To match A-1	Asphalt/Flt Shingles	Architectural	Roof
PAINTS			
F-1 To match A-1	White	Architectural	Interior
F-2 White	White	Architectural	Interior
F-3 To match A-1	White	Architectural	Interior
F-4 White	White	Architectural	Interior
STAIRS			
G-1 To match A-1	White	Architectural	Staircase
G-2 To match A-1	White	Architectural	Staircase

iA
Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This document and its contents are the property of Integra Architecture Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Integra Architecture Inc.)



Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STAFF)

Bldg 1 - South Elevation

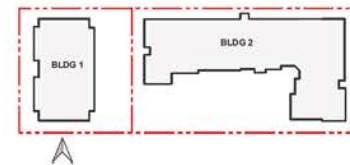
20542 (PROJECT)

1/8" = 1'-0" (SCALE)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (REVISION)

(DRAWING)



A-4.103



Integra
ARCHITECTURE INC.
2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Notwithstanding to whom these drawings are issued, the architect shall remain responsible for the accuracy and completeness of the information provided.)



Adera

(PROJECT)
E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STAFF)
Bldg 2 - East & North Elevations

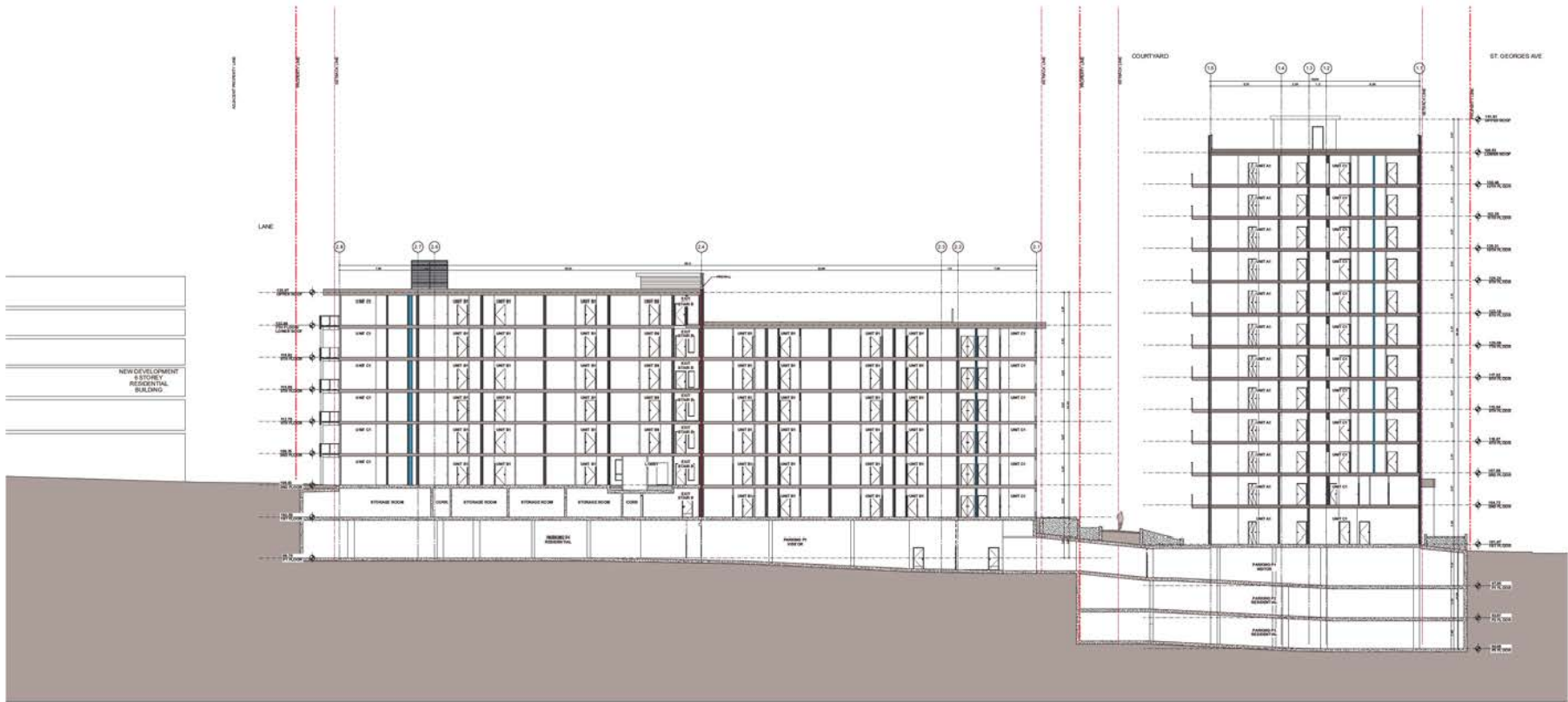
(PROJECT)
20542
(SCALE)
1/8" = 1'-0"
(DATE)
October 3, 2025
(REVISION)
6 - OCP + RZ Resubmission
(DRAWING)

A-4.200



Material and Colour Legend					
Call Number	Name	Color Swatch	Notes		
CLADDING					
Z.1	Grey	Concrete/Brick Laid	Smooth	Exterior Walls	
Z.2	Dark Grey	Concrete/Brick Laid	Smooth	Exterior Walls	
Z.3	Blue	Concrete/Brick Laid	Smooth	Exterior Walls	
Z.4	Dark Grey	Concrete/Brick Laid	Smooth	Exterior Walls	
Z.5	White	Concrete/Brick Laid	Smooth	Lobby	
Z.6	Dark Grey	Brick Veneer	Multiple Beams	Exterior/Interior Walls (1st + 2nd Floor)	
Z.7	Concrete/Brick Laid	Smooth	Architectural Details	Architectural Details	
Z.8	Grey	C.I.P. Architectural Concrete	Polished	Exterior/Interior Walls (1st Floor)	
Z.9	Wood	Wood Veneer	Smooth	Lobby	
DOOR/FINISHES					
V.1	To match Z.1	Concrete/Brick Laid	Wood Grains	Typical Wood Sills	
V.2	To match Z.2	Concrete/Brick Laid	Smooth	Typical Panels + Columns	
V.3	To match Z.3	Concrete/Brick Laid	Smooth	Typical Panels + Columns	
GLASS/SCREENS					
A.1	Clear	Polished Glass	Architectural	Roof Overhangs/Masonry Panels	
A.2	Blue	Polished Glass	Architectural	Roof	
GLASS/SCREENS					
M.1	Black	Steel & Glass Cladding	Architectural	Rooflight	
M.2	White	Steel & Glass Cladding	Architectural	Rooflight	
M.3	Black	Steel & Glass Cladding	Architectural	Typical Privacy Screens	
M.4	White	Steel & Glass Cladding	Architectural	Typical Privacy Screens	
ROOF/FINISHES					
V.1	To match Z.1	Polished Glass	Wood Grains	Typical Windows	
V.2	To match Z.2	Polished Glass	Smooth	Double On Concrete Sills	
WINDOWS					
W.1	Clear	Polished Glass	180	Unit Windows	
W.2	White	Polished Glass	180	Unit Windows	
W.3	Clear	Polished Glass	180	Lobby	
DOORS					
D.1	Clear	Polished Glass	180	Lobby	
D.2	Clear	Polished Glass	180	Rooflight	
D.3	White	Polished Glass	180	Rooflight	
D.4	Clear	Polished Glass	180	Rooflight	
SCREENS					
S.1	To match Z.1	Polished Glass	180	Rooflight	





Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved). This drawing and design is the property of Integra Architecture Inc. and shall not be used, without the permission of Integra Architecture Inc.

(PROJECT TEAM)



(CLIENT)

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

Overall - Section WE

20542 (PROJECT)

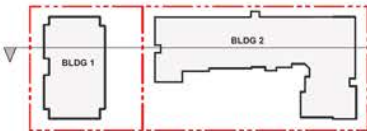
1/16" = 1'-0" (SCALE)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (REVISION)

(DRAWING)

A-5.000





Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright Reserved) This document and its contents are the property of Integra Architecture Inc. and shall not be used, without the written consent of Integra Architecture Inc.

(PROJECT TEAM)



(CLIENT)

Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

BLDG 1 - Section
WE

(PROJECT)

20542

(SCALE)

1/8" = 1'-0"

(DATE)

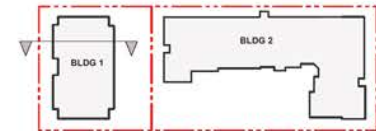
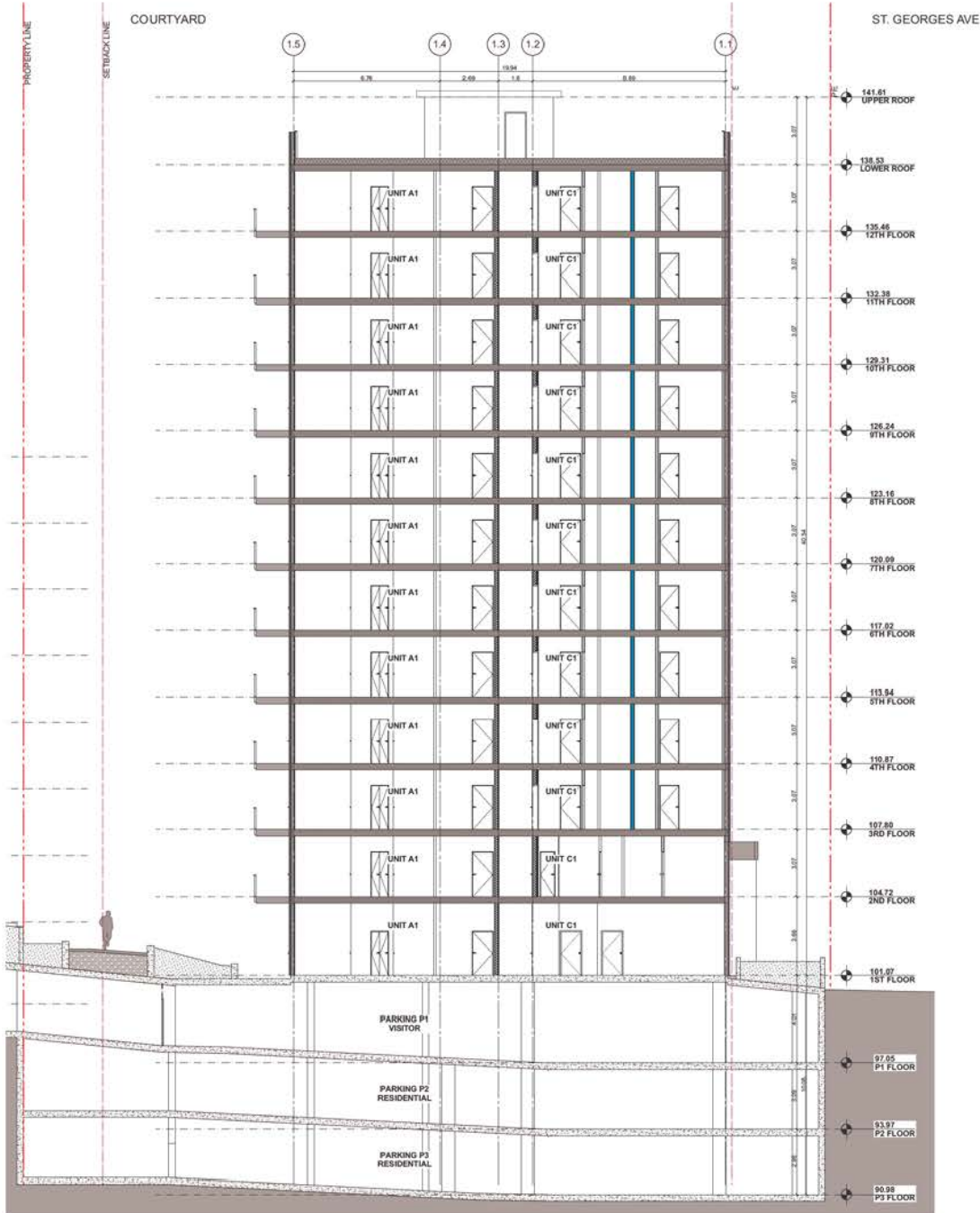
October 3, 2025

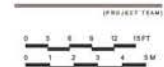
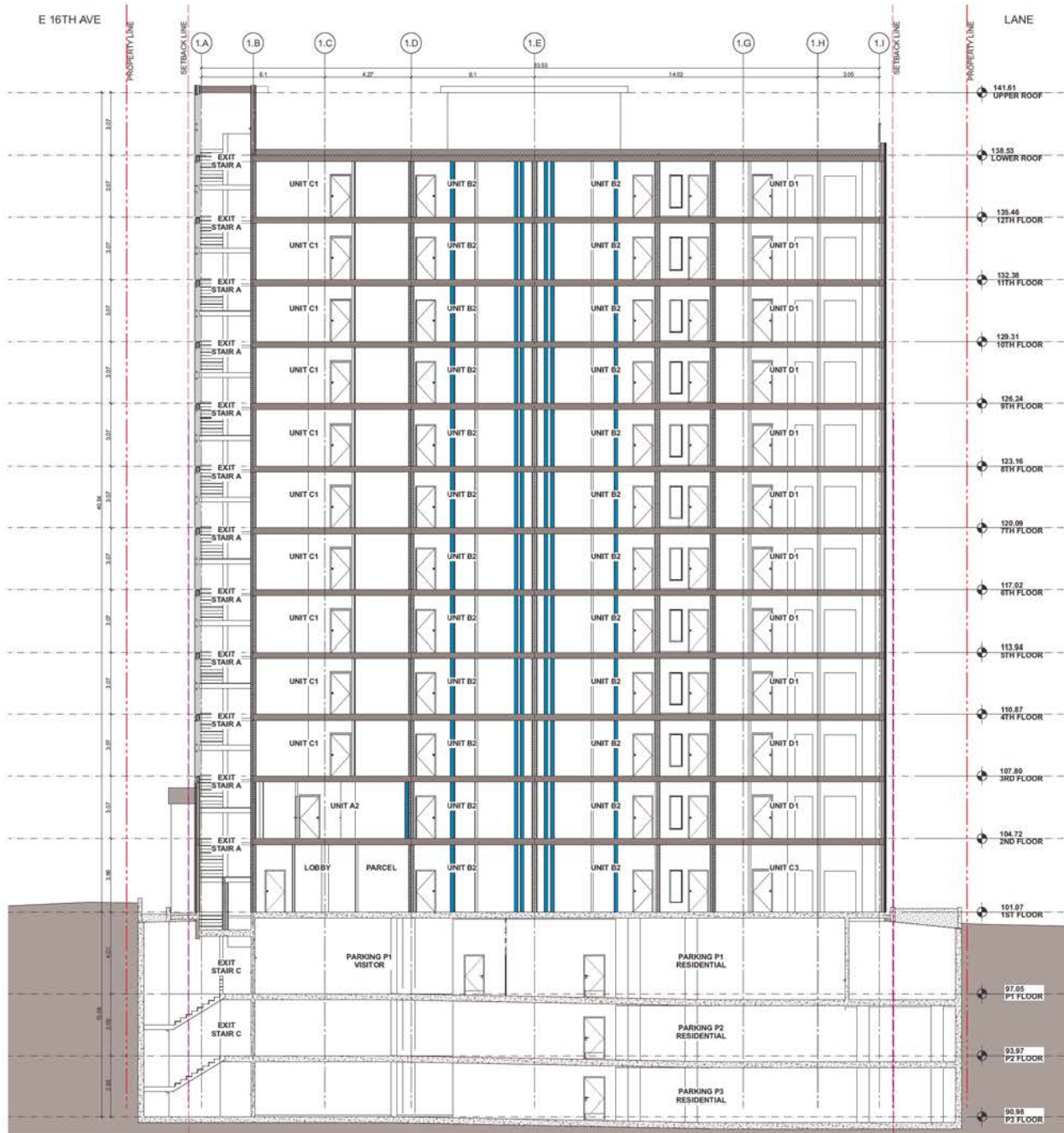
(REVISION)

6 - OCP + RZ Resubmission

(DRAWING)

A-5.100





Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(CLIENT)

BLDG 1 - Section NS

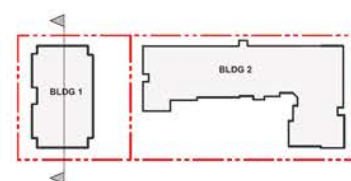
20542 (PROJECT)

1/8" = 1'-0" (SCALE)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (REVISION)

A-5.102





Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall remain the intellectual property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.)

(PROJECT TEAM)



Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STYING)

BLDG 2 - Section WE

20542

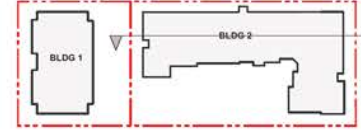
1/8" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission

(DRAWING)

A-5.200





Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved). This document and its contents are the property of Integra Architecture Inc. and shall not be used, without the written consent of Integra Architecture Inc.

(PROJECT TEAM)

0 2 4 6 8 10 12 14 16 FT
0 1 2 3 4 5 M



(CLIENT)

(PROJECT)

E16th Street
1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

**BLDG 2 - Section
NS 1**

20542 (PROJECT)

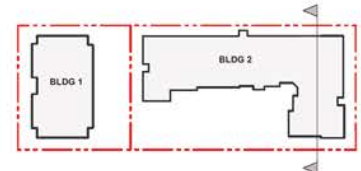
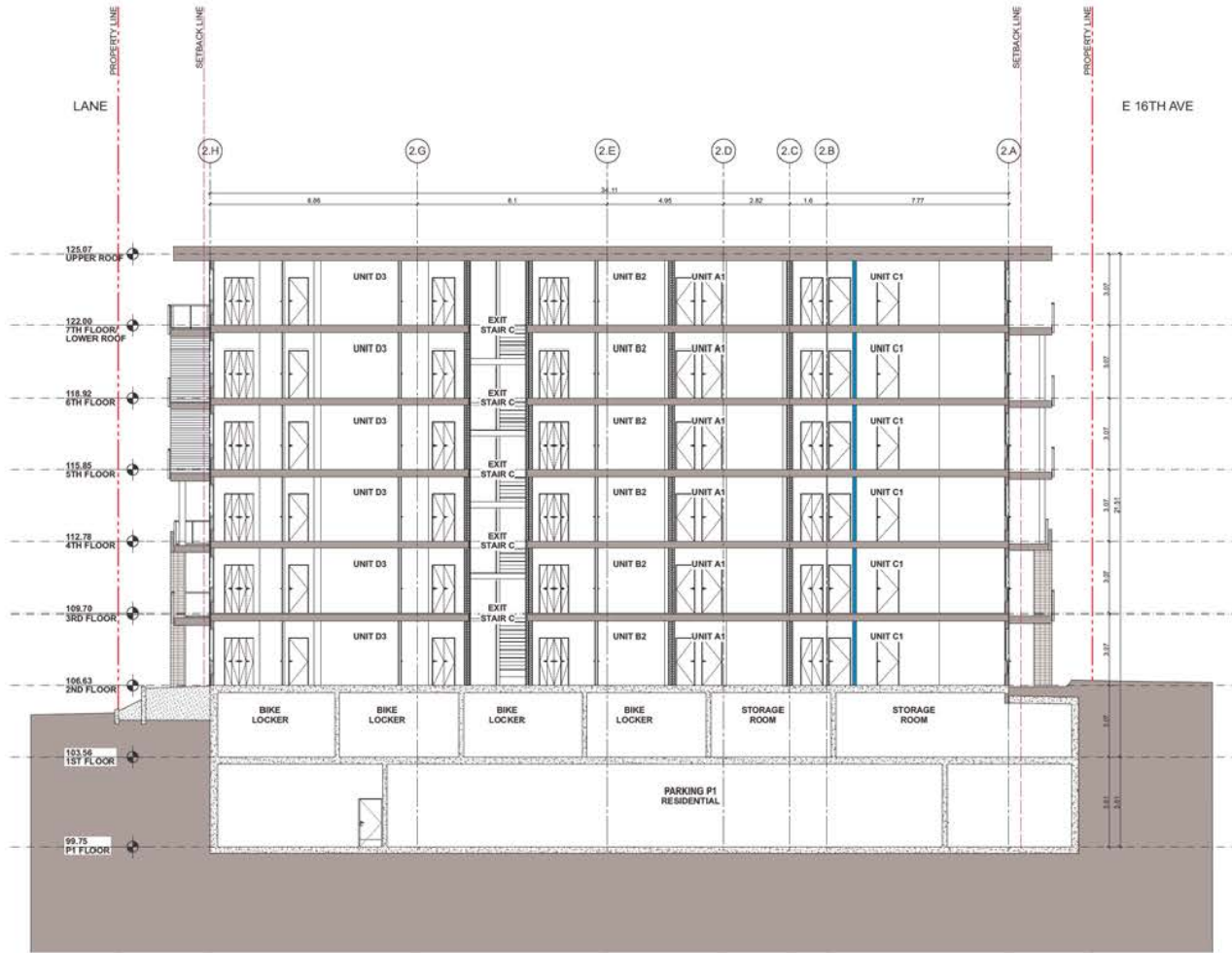
1/8" = 1'-0" (SCALE)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (REVISION)

(DRAWING)

A-5.201



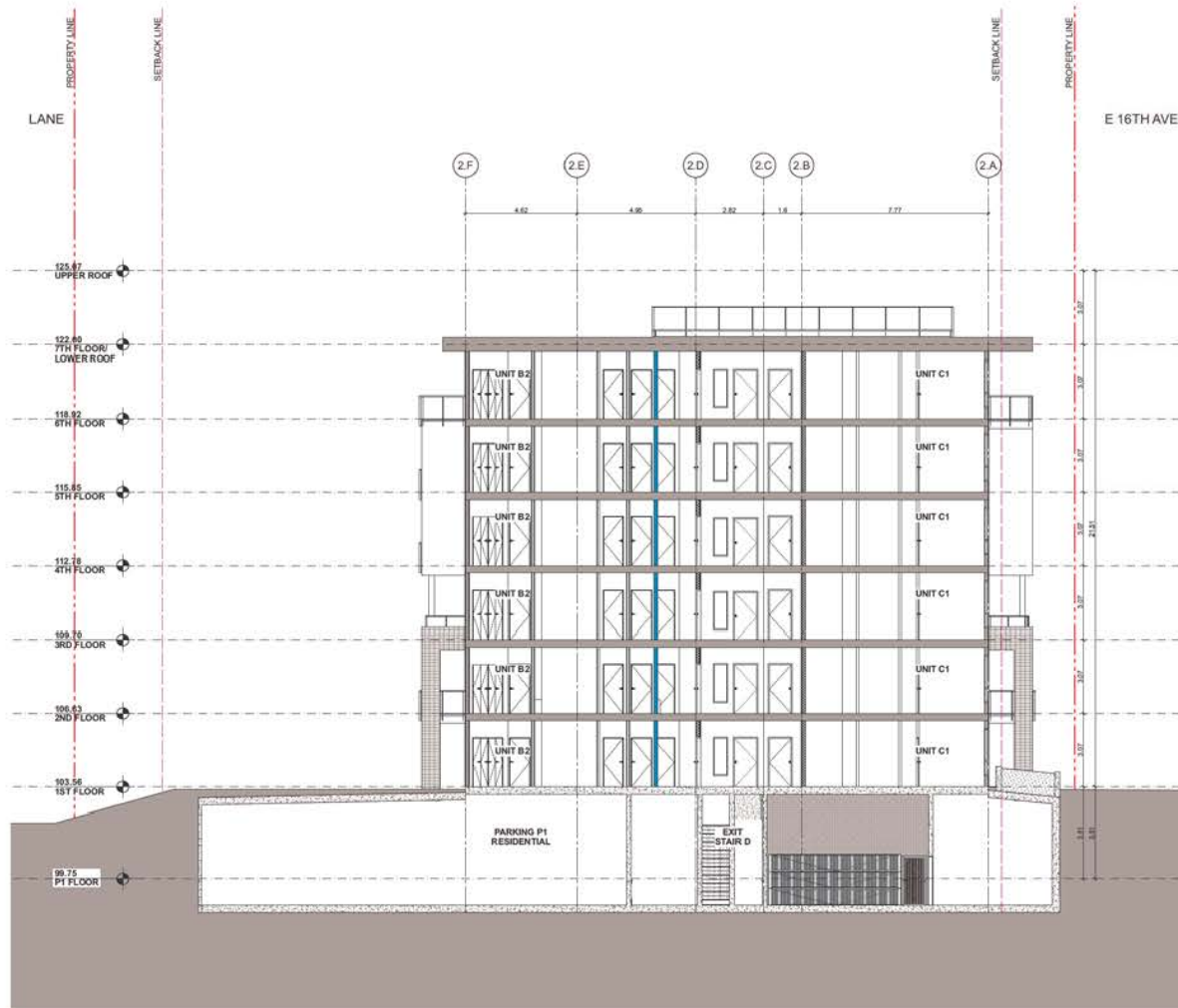


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved). This document and its contents are the property of Integra Architecture Inc. and shall remain the exclusive property of Integra Architecture Inc. and shall not be used, without the permission of Integra Architecture Inc.



(PROJECT TEAM)



Adara

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

BLDG 2 - Section
NS 2

20542

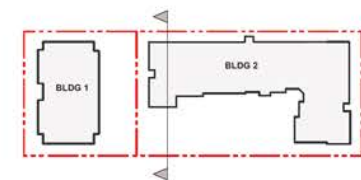
1/8" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission

(DRAWING)

A-5.202





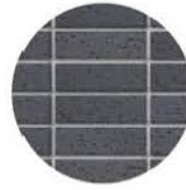
A.1 METAL PANEL -
LIGHT GREY



A.2 METAL PANEL -
CHARCOAL



A.3 METAL PANEL -
ORANGE / BROWN



A.4 BRICK VENEER -
LIGHT GREY



A.5 C.I.P. ARCHITECTURAL
CONCRETE - GREY



A.6 MASS TIMBER -
WOOD



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 689 4220

Copyright reserved. This drawing and copies in
any form, may be made for personal use only
or for specific professional use. All other rights
are reserved. This drawing is confidential.



Material and Colour Legend			
Item Number	Name	Material	Colour
CLADDING			
A.1	Light Grey	Smooth	Exterior Wall
A.2	Charcoal	Smooth	Exterior Wall
A.3	Orange/Brown	Smooth	Exterior Wall
A.4	Light Grey	Brick Veneer	Exterior Wall (1st-2nd Floor)
A.5	Grey	C.I.P. Architectural Concrete	Utility
A.6	Wood	Mass Timber	Utility
ROOFING/FACIA			
B.1	Neutral A.P.	Corrugated Metal Panel	Roof Deck
B.2	Neutral A.P.	Smooth	Typical Facia
B.3	Neutral A.P.	Smooth	Typical Facia
B.4	Neutral A.P.	Smooth	Typical Facia
DOOR/SCREEN/SCREEN			
C.1	Neutral A.P.	Pre-Installed Metal Siding	Roof Decking & Siding Material
C.2	Wood	Pre-Installed Metal Siding	Roof Deck
SCREEN/SCREENS			
D.1	Wood	Wood & Glass Screen	Roof Deck
D.2	Wood	Wood & Glass Screen	Roof Deck
D.3	Wood	Wood & Glass Screen	Typical Privacy Screen
D.4	Wood	Wood & Glass Screen	Typical Privacy Screen
SCREEN/SCREENS			
E.1	Neutral A.P.	Pre-Installed Metal Siding	Roof Decking & Siding Material
E.2	Neutral A.P.	Pre-Installed Metal Siding	Roof Deck
SCREENS			
F.1	Neutral A.P.	Wood & Glass Screen	Roof Deck
F.2	Wood	Wood & Glass Screen	Roof Deck
F.3	Neutral A.P.	Wood & Glass Screen	Roof Deck
F.4	Wood	Wood & Glass Screen	Roof Deck
SCREENS			
G.1	Neutral A.P.	Wood & Glass Screen	Roof Deck
G.2	Wood	Wood & Glass Screen	Roof Deck
G.3	Neutral A.P.	Wood & Glass Screen	Roof Deck
G.4	Wood	Wood & Glass Screen	Roof Deck
SCREENS			
H.1	Neutral A.P.	Wood & Glass Screen	Roof Deck
H.2	Wood	Wood & Glass Screen	Roof Deck
H.3	Neutral A.P.	Wood & Glass Screen	Roof Deck
H.4	Wood	Wood & Glass Screen	Roof Deck

(PROJECT TEAM)



Adora

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(TITLE)

Bldg 1 - Material Board

(PROJECT)

20542

(SCALE)

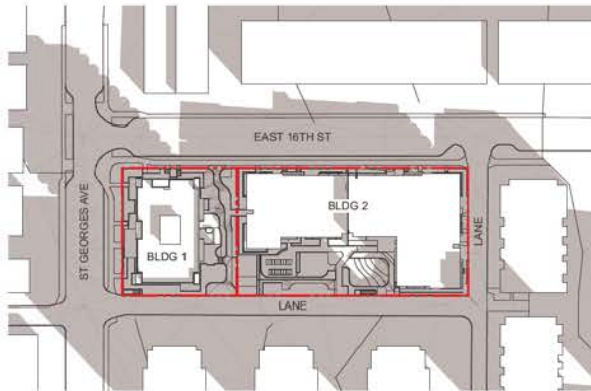
October 3, 2025

8 - OCP + RZ Resubmission

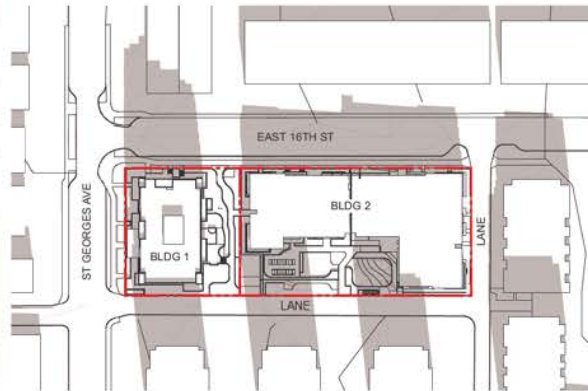
(DATE)

(DRAWING)

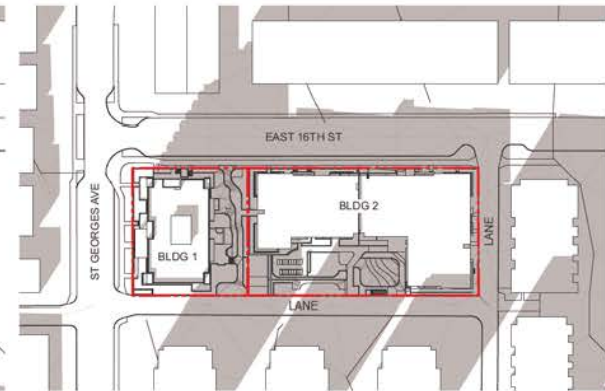
A-8.000



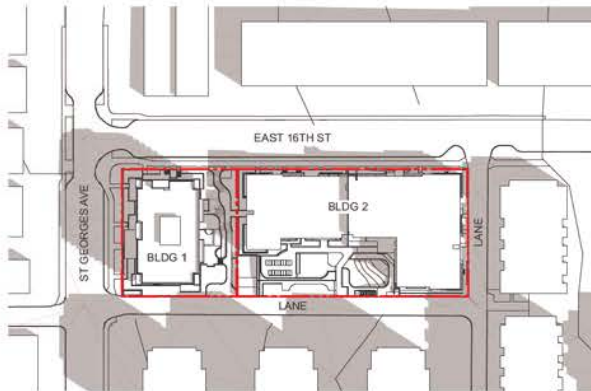
March 21st @ 10:00



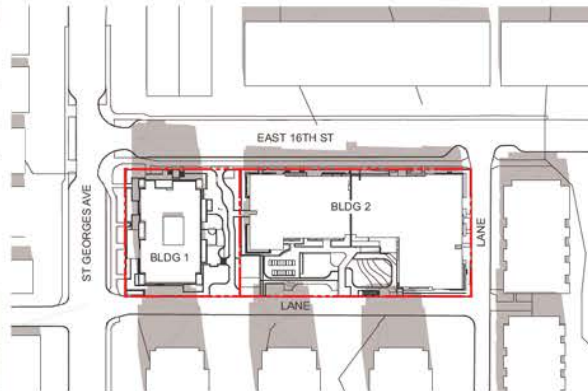
March 21st @ 12:00



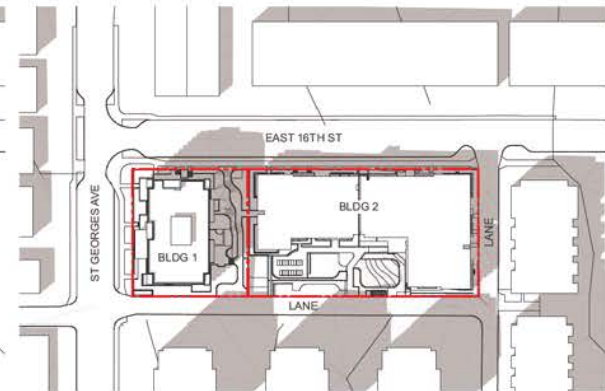
March 21st @ 14:00



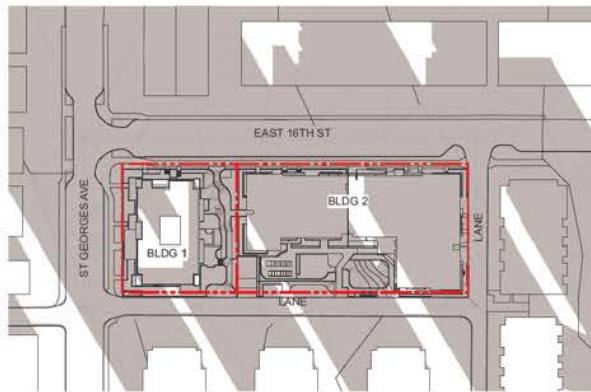
June 21st @ 10:00



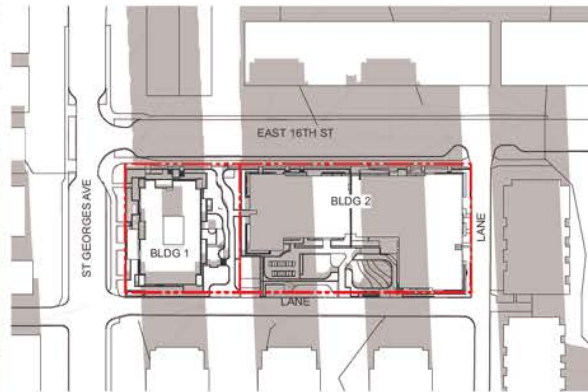
June 21st @ 12:00



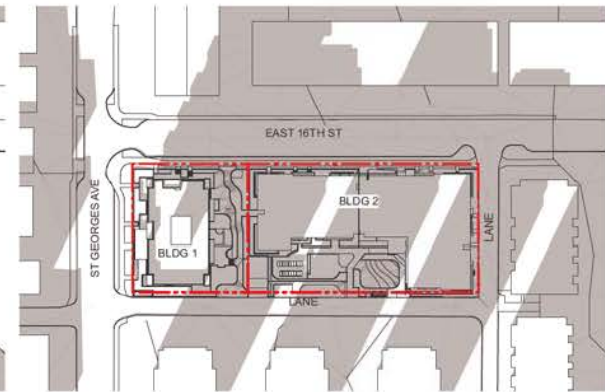
June 21st @ 14:00



December 21st @ 10:00



December 21st @ 12:00



December 21st @ 14:00



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and shall not be used without the written consent of Integra Architecture Inc.)

(PROJECT TEAM)



Adera

(PROJECT)

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

(STREET)

Shadow Study

20542 (PROJECT)

(PROJECT)

October 3, 2025 (DATE)

6 - OCP + RZ Resubmission (SUBMIT)

(DRAWING)

A-8.200



1 FSR Level 1 Floor Plan
SCALE: 1/8" = 1'-0"



2 FSR Level 2 Floor Plan
SCALE: 1/8" = 1'-0"



3 FSR Level 3 - 12 Floor Plan
SCALE: 1/8" = 1'-0"



4 FSR Lower Roof Plan
SCALE: 1/8" = 1'-0"

FSR AREAS INCLUDED

- UNIT # RESIDENTIAL UNITS
- GYM AMENITY
- LOBBY COMMON & SERVICES

FSR AREAS EXCLUDED

- STAIR ACTIVE DESIGN
- CORR ADAPTABLE DESIGN
- STOR PARKADE & SERVICES
- OPEN OPEN BALCONY & DECK

Adera

E16th Street

1540 St Georges Ave
215-235 E 16th St
North Vancouver, BC

Bldg 1 - FSR
Overlays

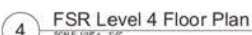
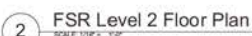
20542

1/16" = 1'-0"

October 3, 2025

6 - OCP + RZ Resubmission

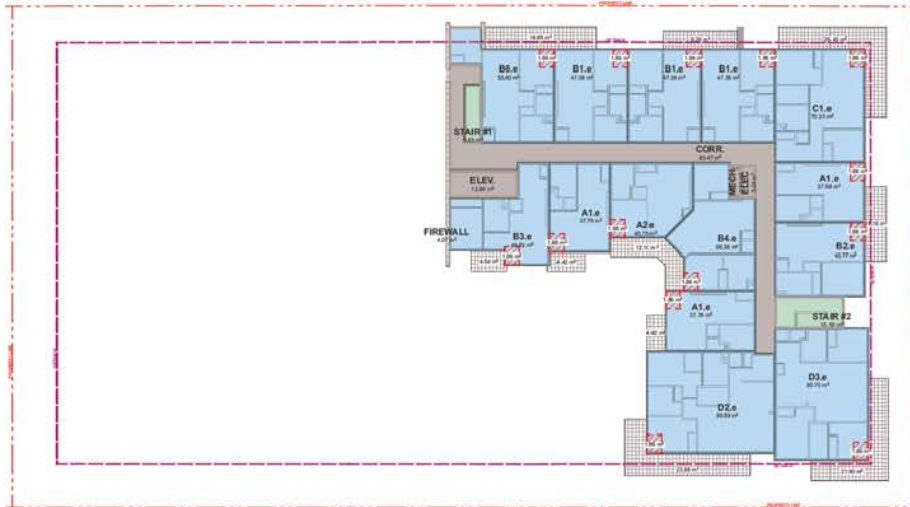
A-9.000





1 FSR Level 5 Floor Plan
SCALE: 1/16" = 1'-0"

2 FSR Level 6 Floor Plan
SCALE: 1/16" = 1'-0"



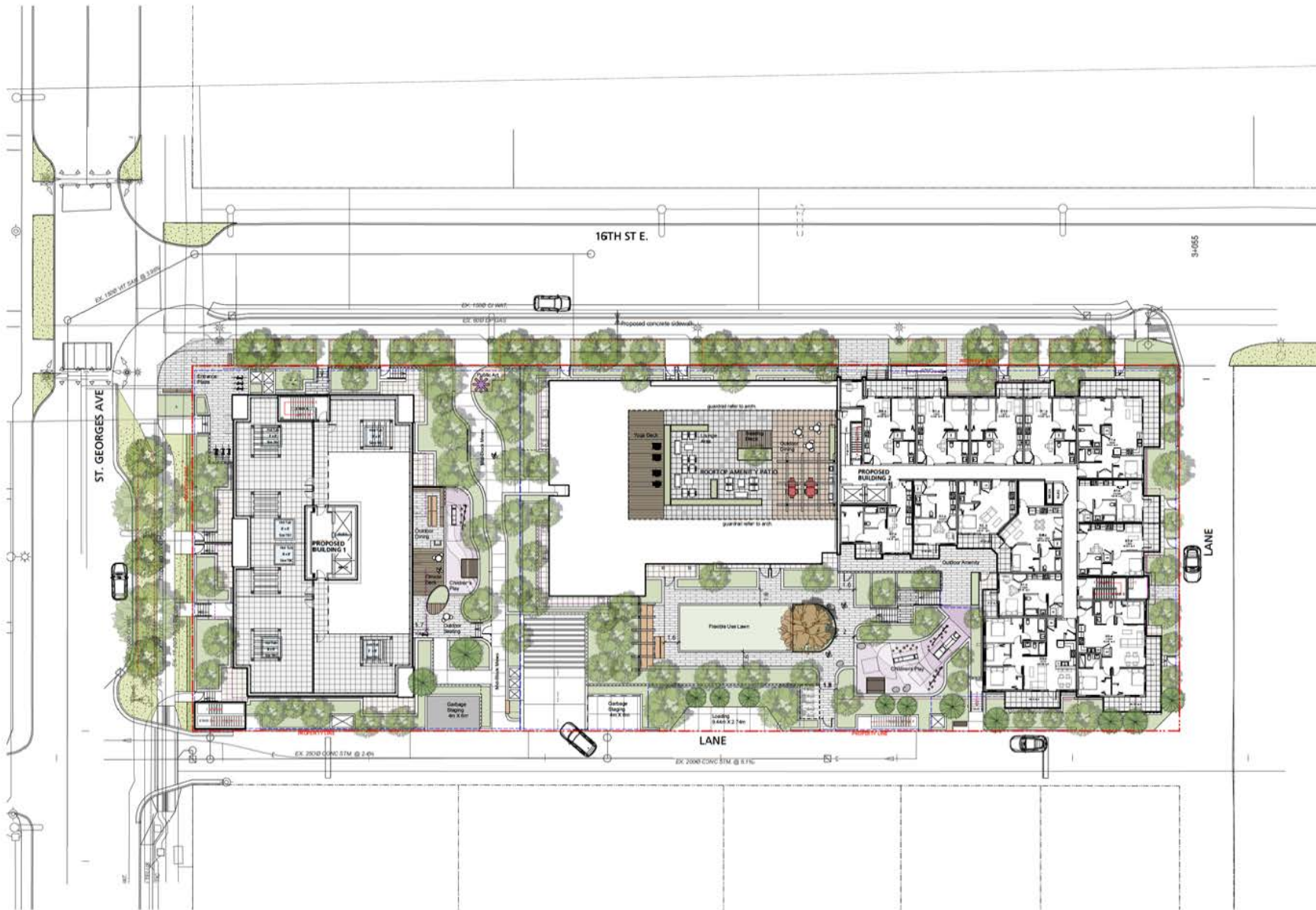
3 FSR Level 7 / Lower Roof Plan
SCALE: 1/16" = 1'-0"

FSR AREAS INCLUDED

UNIT #	RESIDENTIAL UNITS
GYM	AMENITY
LOBBY	COMMON & SERVICES

FSR AREAS EXCLUDED

STAIR	ACTIVE DESIGN
ADAPT	ADAPTABLE DESIGN
STOR	PARKADE & SERVICES
OPEN	OPEN BALCONY & DECK



5	Revised for OCP Amendment	2025/10/01
4	Revised for OCP Amendment	2025/08/06
3	Issued for ADP Submission	2024/11/22
2	Issued for OCP Amendment/ RZ	2024/09/06
1	Issued for DP	2024/04/23
	Revision No.	Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

Client: **Adera**

Project Title: **E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

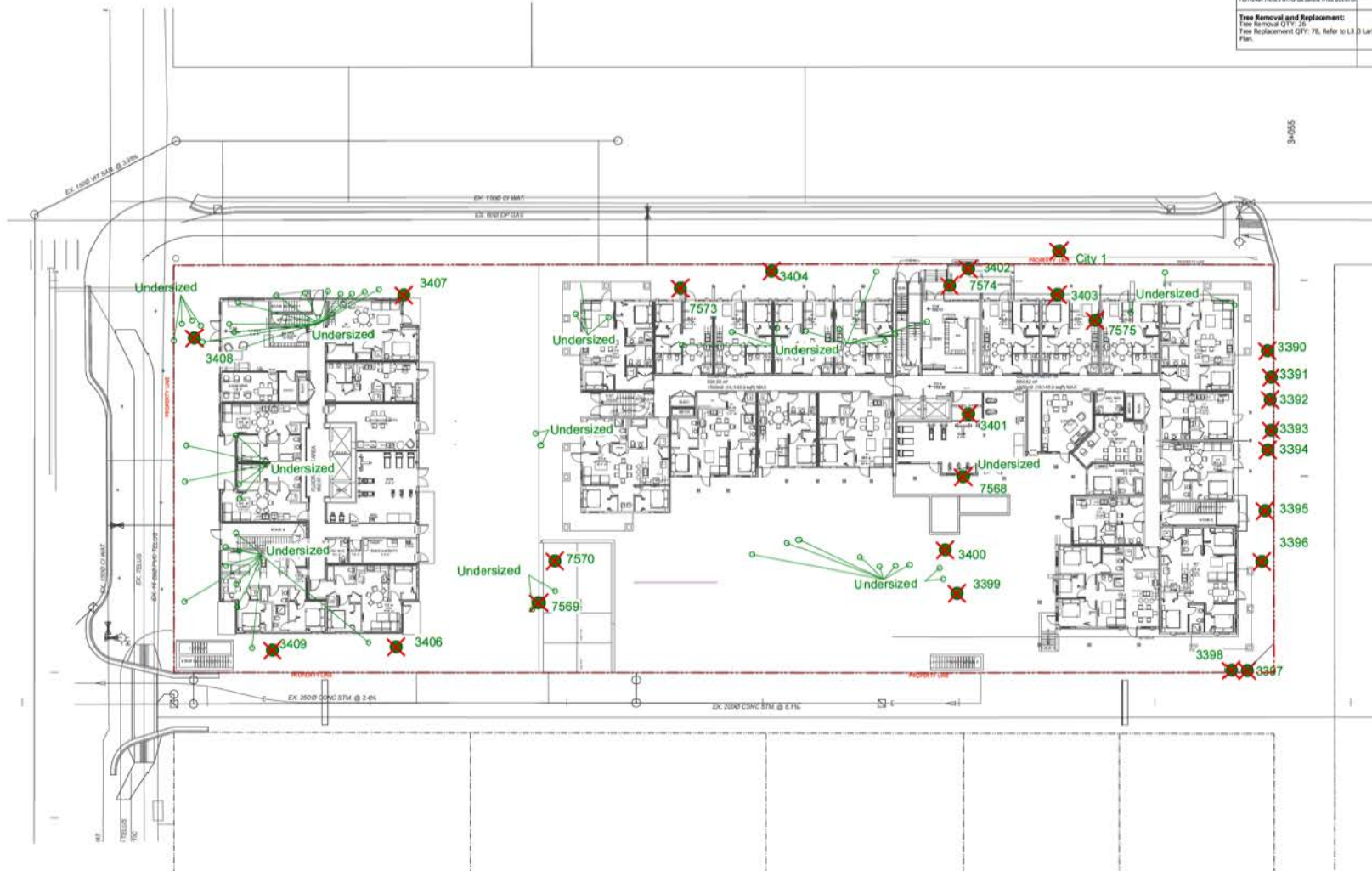
Drawing Title: **Landscape
Context Plan**

Project North:  Drawn By: SJ
Checked By: MP
Scale: 1:200 Job No.: 24-014
Sheet No.: **L0.0**

LEGEND	
—	CRITICAL ROOT ZONE
—	TREE PROTECTION ZONE AND FENCING
●	SURVEYED TREE TO BE RETAINED
●	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
✕	TREE TO BE REMOVED

General Notes:
1. These drawings are to be read in conjunction with Architectural Plans, Civil Plans and Arborist Report and Plans.
2. Refer to the arborist report for tree survey information, tree removal notes and detailed instructions.

Tree Removal and Replacement:
Tree Removal QTY: 28
Tree Replacement QTY: 76, refer to L3-D Landscape Planting Plan.



Revised for OCP Amendment	2025/10/01
5 / RZ	
Revised for OCP Amendment	2025/08/06
4 / RZ	
Issued for ADP Submission	2024/11/22
3 / RZ	
Issued for OCP Amendment/ RZ	2024/09/06
2 / RZ	
Issued for DP	2021/04/23
1 / RZ	
Revision No.	Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to this project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

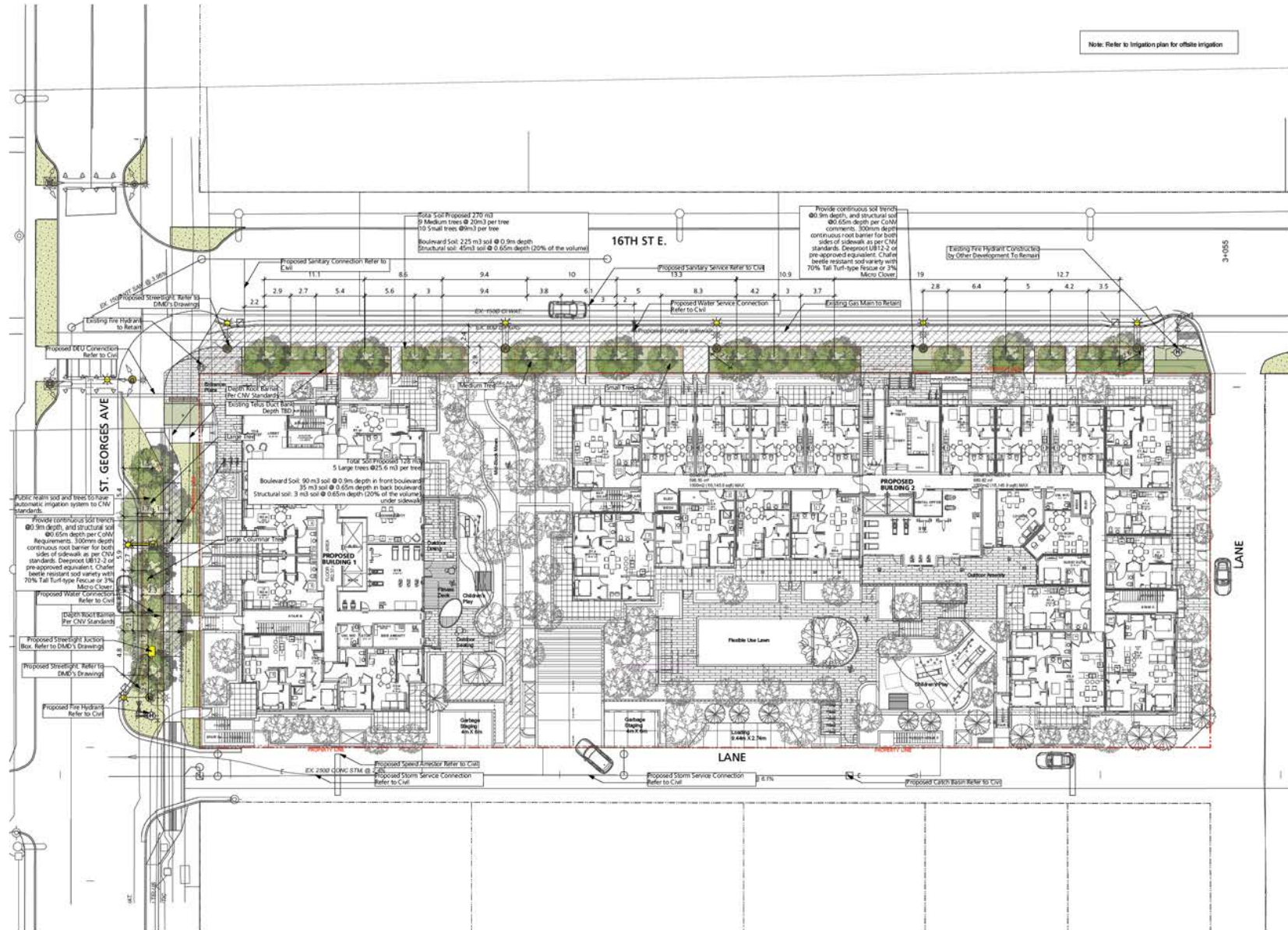
Client: **Adera**

Project Title:
**E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title:
**Tree Management
Plan**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
Sheet No.:		

L0.1



Note: Refer to irrigation plan for offsite irrigation

Revised for OCP Amendment	2025/10/03
5 / RZ	
Revised for OCP Amendment	
4 / RZ	2025/08/06
3 Issued for ADP Submission	2024/11/22
2 Issued for OCP Amendment/ RZ	2024/09/06
1 Issued for DP	2021/04/23
Revision No.	Date

COPYRIGHT RESERVED
 This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

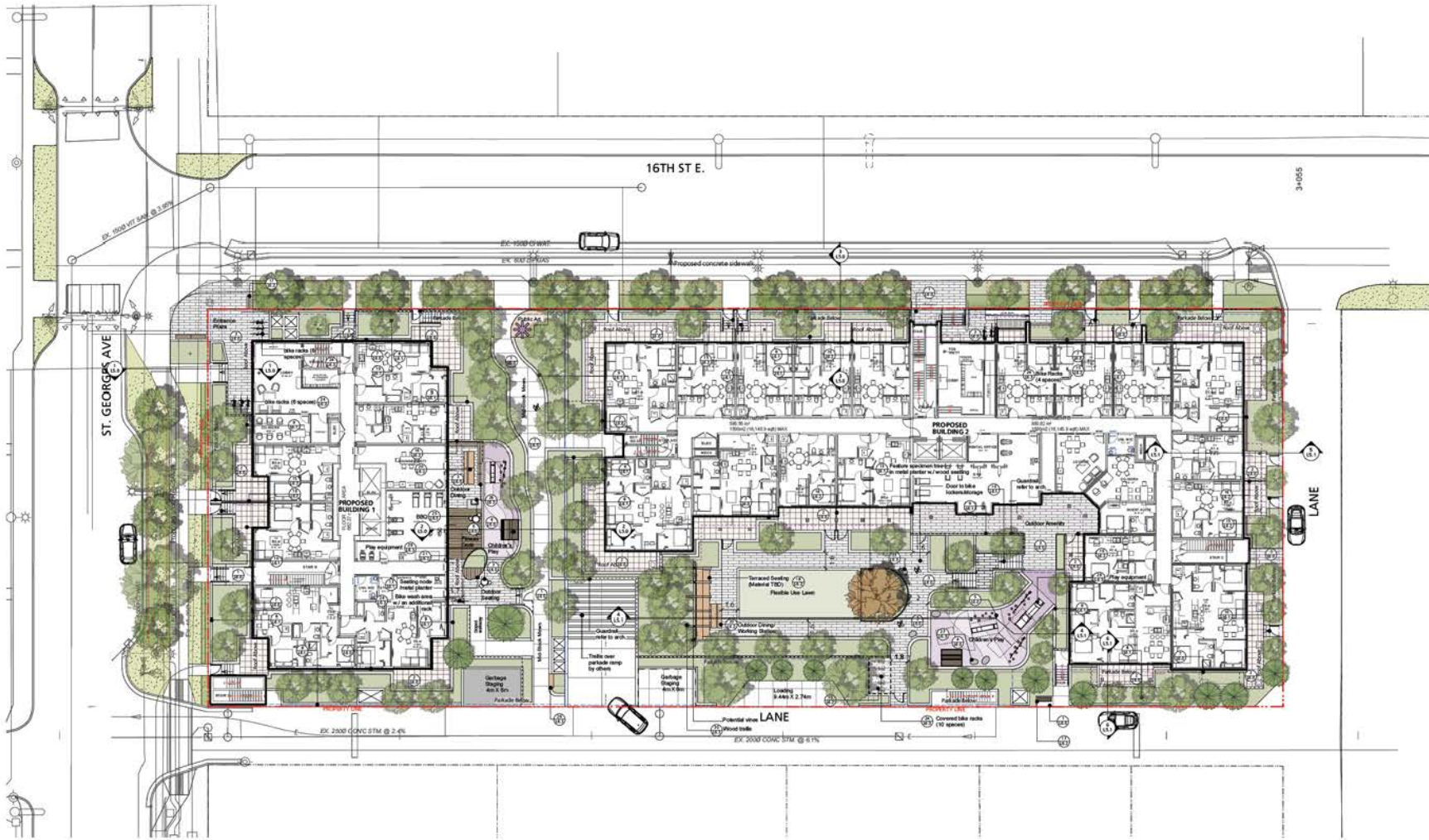
Client: **Adera**

Project Title: **E16th Street
 1540 St. Georges Ave.,
 215-235 E 16th St.
 North Vancouver, BC**

Drawing Title: **Landscape
 Offsite Plan**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
Sheet No.:		

L0.2



KEY LEGEND:

CP Concrete Paving (Pedestrian)	Conc. Stair, Handrail and Tactile Warning	Lounge Seating	Lighting
Hydroseal Slab Paving	Not in Use	Outdoor Dining/Work Station	Play Equipment
Concrete Unit Pavers (Pedestrian)	Not in Use	Movable Table & Chairs	Trellis
Rubber Play Area Surfacing Rubber Halls	Prefabricated Curved Metal Planter w/ Seating in courtyard	Not in Use	
Rubber Halls	Prefabricated Metal Planter w/ Seating on rooftop	Feature Seating	
Fitness Yoga Deck	Custom Aluminum Gate	Bike Rack	
Gravel Strip	Privacy Screen	Electric BBQ	
Conc. Retaining Wall	Bench	Seating on Conc.	
Valley Stone Modular Wall	Terraced Seating	Rollard Light	

Reissued for OCP Amendment	2025/10/03
5 / RZ	
Reissued for OCP Amendment	2025/08/06
4 / RZ	
Issued for ADP Submission	2024/11/22
2 / Issued for OCP Amendment/ RZ	2024/09/06
1 / Issued for DP	2021/04/23
Revision No.	Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

Client: **Adera**

Project Title:
**E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title:
**Landscape Key Plan
- Ground Level**

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
Sheet No.:		

L1.0





PLANTING NOTES

- 1) Offsite Tree Species Selection To Be Confirmed by City of North Vancouver Park Board. Final Spacing, Quantity And Tree Species To The Satisfaction Of The General Manager Of Engineering Services. New Trees Must Be Of Good Standard, Minimum 6cm caliper, and installed With Approved Root Barriers, Tree Guards And Appropriate Soil. Root Barriers Shall Be 8 Feet Long And 18 Inches Deep. Planting Depth Of Root Ball Must Be Below Sidewalk Grade. Call Park Board For Inspection After Tree Planting Completion. 2) All planting and landscape installation to meet or exceed the BC/AARC/CMAA - CMAA landscape standard. 3) As a minimal acceptable standard: a) Sites on the plant list shall be considered minimum sizes. b) Root balls to be free of perennials weeds. c) Contractors to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora ramorum virus (ouster out itself) removal and replacement of plant material found to contain the virus to be at the contractor's expense. d) All plant material shall be approved at the nursery by the project landscape architect. e) The contractor shall supply all plant materials shown on all drawings. f) No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting. g) Container grown stock, shall have the container removed and the rootball be evenly scored in two vertical locations. 4) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable. 5) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to the prior to planting. 6) The contractor shall locate and verify the existence of all utilities prior to starting work. 7) All planting beds to have min 10 mm depth of 20mm minus screened composted bark mulch (not on groundcover areas). 8) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary. 9) The landscape contractor shall refer to the contract specifications for additional requirements. 10) All soil to be unrutted and grown on sand. 11) Plant Search area to include BC, WA, OR & CA. 12) Imported growing medium to be free from all mushrooms / fungi growth. 13) Ensure 300mm depth soil in all shrub zones. 14) Contractor is responsible to obtain and be familiar with the relevant project specifications.

Note: Total replacement trees: 78

Plant List - All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
1	2	Abies forest	Fraser Fir	2m ht	
2	1	Acer cinereum	Vine Maple	2.5m ht, 8.88	max. 3 stems
3	1	Acer glabrum	Paperbark Maple	10m cal, 10m ht	
4	1	Acer palmatum 'Osakaka'	Osakaka Japanese Maple	5cm cal, 3m ht, 10m	
5	1	Acer palmatum 'Sagamiwaka'	Red Japanese Maple	5cm cal, 3.5m ht, 10m	
6	1	Acer rubrum 'Bowall'	Bowall Red Maple	5cm cal, 10m	
7	1	Acer fraxinifolium 'Aronia'	Aronia Maple	5cm cal, 10m	
8	1	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5cm cal, 10m	
9	1	Cardinalis canadensis	Cardinal Flower	5cm cal, 10m	
10	1	Coronilla canadensis	Coronilla	5cm cal, 10m	
11	1	Coronilla 'Eden's White Wonder'	Eden's White Wonder Dogwood	5cm cal, 10m	
12	1	Magnolia x stellata 'Royal Star'	Royal Star Magnolia	2.5m ht, 10m	
13	1	Prunus americana	Prunella	5cm cal, 10m	
14	1	Quercus phellos	Willow Oak	5cm cal, 10m	Single Trunk
15	1	Taxus canadensis	Taxus	2.5m ht, 10m	Single Trunk
16	1	Street Tree 1	Street Tree 1	5cm cal, 10m	
17	1	Street Tree 2	Street Tree 2	5cm cal, 10m	
18	1	Street Tree 3	Street Tree 3	5cm cal, 10m	
19	1	Street Tree 4	Street Tree 4	5cm cal, 10m	
20	1	Prunus japonica	Japanese Snowbell	5cm cal, 10m	Single Trunk
Shrubs					
21	1	Abelia 'Edward Goucher'	Edward Goucher Abelia	#1 pot	
22	1	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#1 pot	
23	1	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#1 pot	
24	1	Coronilla canadensis 'Aronia'	Coronilla	#1 pot	0.8m spread
25	1	Euonymus fortunei 'Emerald 'n' Gold'	Emerald and Gold Wintercreeper	#1 pot	*groundcover
26	1	Gaultheria procumbens	Yale	#1 pot	
27	1	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#1 pot	
28	1	Hydrangea macrophylla 'Blue Bird'	Blue Bird Hydrangea	#1 pot	
29	1	Hydrangea paniculata 'Tardif'	Tardif Panicle Hydrangea	#1 pot	
30	1	Juniperus horizontalis	Proct Juniper	#1 pot	
31	1	Malva moschata	Malva	#1 pot	* native
32	1	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#1 pot	
33	1	Rhododendron 'Caroline's Wonder'	Caroline's White Rhododendron	#1 pot	
34	1	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#1 pot	
35	1	Sorbus domestica 'Hortensia'	Hortensia	#1 pot	
36	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
37	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
38	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
39	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
40	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
41	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
42	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
43	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
44	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
45	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
46	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
47	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
48	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
49	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
50	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
51	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
52	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
53	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
54	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
55	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
56	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
57	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
58	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
59	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
60	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
61	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
62	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
63	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
64	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
65	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
66	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
67	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
68	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
69	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
70	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
71	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
72	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
73	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
74	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
75	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
76	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
77	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
78	1	Sorbus domestica 'Hortensia'	Fragment, Sorbus	#1 pot	
Groundcovers, Vines, Ferns, Perennials and Grasses					
79	1	Adiantum species	Chives	#1 pot/bulk	
80	1	Adiantum species	Chives	#1 pot/bulk	
81	1	Adiantum species	Chives	#1 pot/bulk	
82	1	Adiantum species	Chives	#1 pot/bulk	
83	1	Adiantum species	Chives	#1 pot/bulk	
84	1	Adiantum species	Chives	#1 pot/bulk	
85	1	Adiantum species	Chives	#1 pot/bulk	
86	1	Adiantum species	Chives	#1 pot/bulk	
87	1	Adiantum species	Chives	#1 pot/bulk	
88	1	Adiantum species	Chives	#1 pot/bulk	
89	1	Adiantum species	Chives	#1 pot/bulk	
90	1	Adiantum species	Chives	#1 pot/bulk	
91	1	Adiantum species	Chives	#1 pot/bulk	
92	1	Adiantum species	Chives	#1 pot/bulk	
93	1	Adiantum species	Chives	#1 pot/bulk	
94	1	Adiantum species	Chives	#1 pot/bulk	
95	1	Adiantum species	Chives	#1 pot/bulk	
96	1	Adiantum species	Chives	#1 pot/bulk	
97	1	Adiantum species	Chives	#1 pot/bulk	
98	1	Adiantum species	Chives	#1 pot/bulk	
99	1	Adiantum species	Chives	#1 pot/bulk	
100	1	Adiantum species	Chives	#1 pot/bulk	
101	1	Adiantum species	Chives	#1 pot/bulk	
102	1	Adiantum species	Chives	#1 pot/bulk	
103	1	Adiantum species	Chives	#1 pot/bulk	
104	1	Adiantum species	Chives	#1 pot/bulk	
105	1	Adiantum species	Chives	#1 pot/bulk	
106	1	Adiantum species	Chives	#1 pot/bulk	
107	1	Adiantum species	Chives	#1 pot/bulk	
108	1	Adiantum species	Chives	#1 pot/bulk	
109	1	Adiantum species	Chives	#1 pot/bulk	
110	1	Adiantum species	Chives	#1 pot/bulk	
111	1	Adiantum species	Chives	#1 pot/bulk	
112	1	Adiantum species	Chives	#1 pot/bulk	
113	1	Adiantum species	Chives	#1 pot/bulk	
114	1	Adiantum species	Chives	#1 pot/bulk	
115	1	Adiantum species	Chives	#1 pot/bulk	
116	1	Adiantum species	Chives	#1 pot/bulk	
117	1	Adiantum species	Chives	#1 pot/bulk	
118	1	Adiantum species	Chives	#1 pot/bulk	
119	1	Adiantum species	Chives	#1 pot/bulk	
120	1	Adiantum species	Chives	#1 pot/bulk	
121	1	Adiantum species	Chives	#1 pot/bulk	
122	1	Adiantum species	Chives	#1 pot/bulk	
123	1	Adiantum species	Chives	#1 pot/bulk	
124	1	Adiantum species	Chives	#1 pot/bulk	
125	1	Adiantum species	Chives	#1 pot/bulk	
126	1	Adiantum species	Chives	#1 pot/bulk	
127	1	Adiantum species	Chives	#1 pot/bulk	
128	1	Adiantum species	Chives	#1 pot/bulk	
129	1	Adiantum species	Chives	#1 pot/bulk	
130	1	Adiantum species	Chives	#1 pot/bulk	
131	1	Adiantum species	Chives	#1 pot/bulk	
132	1	Adiantum species	Chives	#1 pot/bulk	
133	1	Adiantum species	Chives	#1 pot/bulk	
134	1	Adiantum species	Chives	#1 pot/bulk	
135	1	Adiantum species	Chives	#1 pot/bulk	
136	1	Adiantum species	Chives	#1 pot/bulk	
137	1	Adiantum species	Chives	#1 pot/bulk	
138	1	Adiantum species	Chives	#1 pot/bulk	
139	1	Adiantum species	Chives	#1 pot/bulk	
140	1	Adiantum species	Chives	#1 pot/bulk	
141	1	Adiantum species	Chives	#1 pot/bulk	
142	1	Adiantum species	Chives	#1 pot/bulk	
143	1	Adiantum species	Chives	#1 pot/bulk	
144	1	Adiantum species	Chives	#1 pot/bulk	
145	1	Adiantum species	Chives	#1 pot/bulk	
146	1	Adiantum species	Chives	#1 pot/bulk	
147	1	Adiantum species	Chives	#1 pot/bulk	
148	1	Adiantum species	Chives	#1 pot/bulk	
149	1	Adiantum species	Chives	#1 pot/bulk	
150	1	Adiantum species	Chives	#1 pot/bulk	
151	1	Adiantum species	Chives	#1 pot/bulk	
152	1	Adiantum species	Chives	#1 pot/bulk	
153	1	Adiantum species	Chives	#1 pot/bulk	
154	1	Adiantum species	Chives	#1 pot/bulk	
155	1	Adiantum species	Chives	#1 pot/bulk	
156	1	Adiantum species	Chives	#1 pot/bulk	
157	1	Adiantum species	Chives	#1 pot/bulk	
158	1	Adiantum species	Chives	#1 pot/bulk	
159	1	Adiantum species	Chives	#1 pot/bulk	
160	1	Adiantum species	Chives	#1 pot/bulk	
161	1	Adiantum species	Chives	#1 pot/bulk	
162	1	Adiantum species	Chives	#1 pot/bulk	
163	1	Adiantum species	Chives	#1 pot/bulk	
164	1	Adiantum species	Chives	#1 pot/bulk	
165	1	Adiantum species	Chives	#1 pot/bulk	
166	1	Adiantum species	Chives	#1 pot/bulk	
167	1	Adiantum species	Chives	#1 pot/bulk	
168	1	Adiantum species	Chives	#1 pot/bulk	
169	1	Adiantum species	Chives	#1 pot/bulk	
170	1	Adiantum species	Chives	#1 pot/bulk	
171	1	Adiantum species	Chives	#1 pot/bulk	
172	1	Adiantum species	Chives	#1 pot/bulk	
173	1	Adiantum species	Chives	#1 pot/bulk	
174	1	Adiantum species	Chives	#1 pot/bulk	
175	1	Adiantum species	Chives	#1 pot/bulk	
176	1	Adiantum species	Chives	#1 pot/bulk	
177	1	Adiantum species	Chives	#1 pot/bulk	
178	1	Adiantum species	Chives	#1 pot/bulk	
179	1	Adiantum species	Chives	#1 pot/bulk	
180	1	Adiantum species	Chives	#1 pot/bulk	
181	1	Adiantum species	Chives	#1 pot/bulk	
182	1	Adiantum species	Chives	#1 pot/bulk	
183	1	Adiantum species	Chives	#1 pot/bulk	
184	1	Adiantum species	Chives	#1 pot/bulk	
185	1	Adiantum species	Chives	#1 pot/bulk	
186	1	Adiantum species	Chives	#1 pot/bulk	
187	1	Adiantum species	Chives	#1 pot/bulk	
188	1	Adiantum species	Chives	#1 pot/bulk	
189	1	Adiantum species	Chives	#1 pot/bulk	
190	1	Adiantum species	Chives	#1 pot/bulk	
191	1	Adiantum species	Chives	#1 pot/bulk	
192	1	Adiantum species	Chives	#1 pot/bulk	
193	1	Adiantum species	Chives	#1 pot/bulk	
194	1	Adiantum species	Chives	#1 pot/bulk	
195	1	Adiantum species	Chives	#1 pot/bulk	
196	1	Adiantum species	Chives	#1 pot/bulk	
197	1	Adiantum species	Chives	#1 pot/bulk	
198	1	Adiantum species	Chives	#1 pot/bulk	
199	1	Adiantum species	Chives	#1 pot/bulk	
200	1	Adiantum species	Chives	#1 pot/bulk	

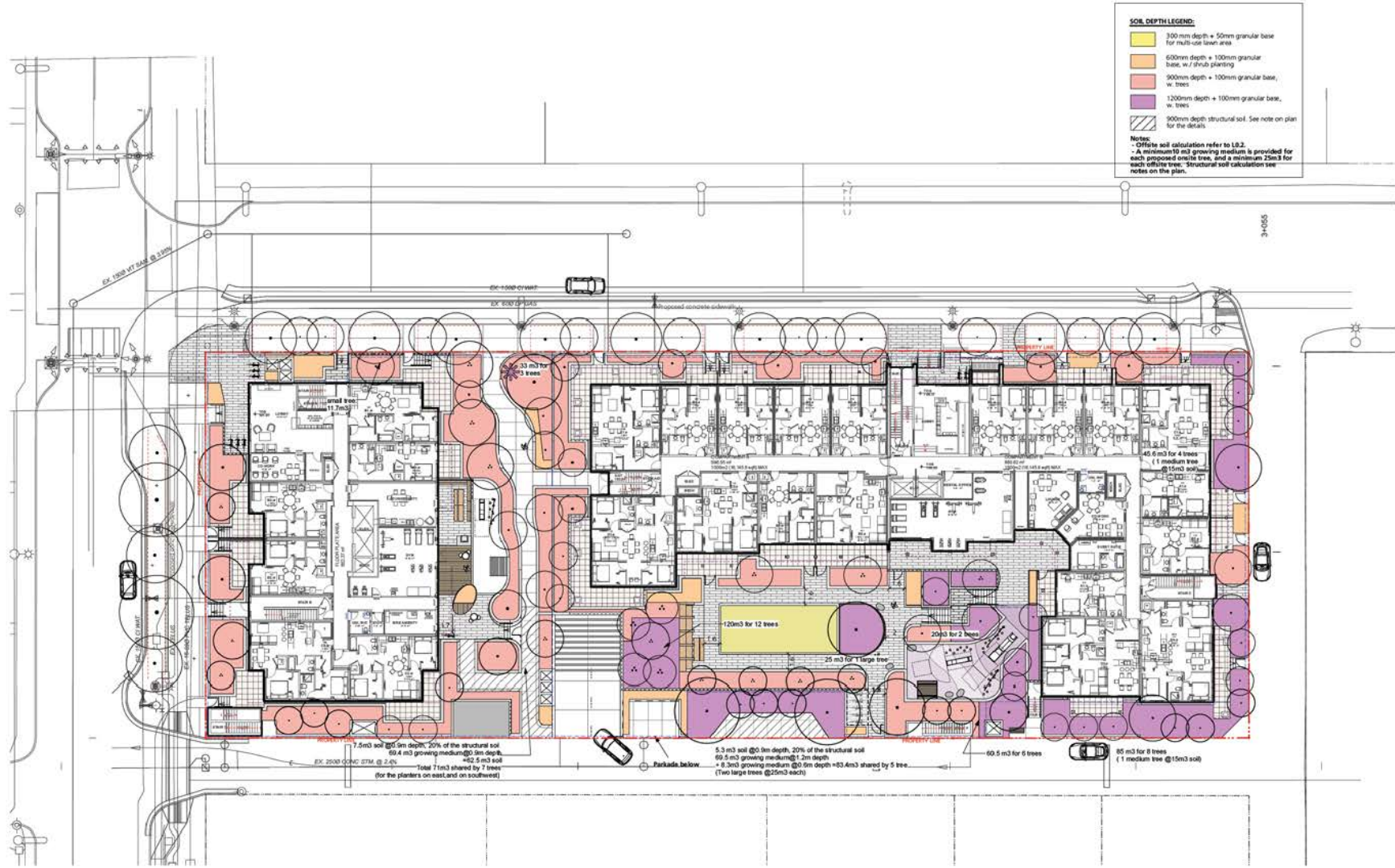
PLANTING NOTES

- 1) Offsite Tree Species Selection To Be Confirmed by City of North Vancouver Park Board. Final Spacing, Quantity And Tree Species To The Satisfaction Of The General Manager Of Engineering Services. New Trees Must Be Of Good Standard, Minimum 6cm Caliper, and Installed With Approved Root Barriers, Tree Guards And Appropriate Soil. Root Barriers Shall Be 8 Feet Long And 18 Inches Deep. Planting Depth Of Root Ball Must Be Below Sidewalk Grade. Call Park Board For Inspection After Tree Planting Completion.
- 2) All planting and landscape installation to meet or exceed the BC OADR (CMAA) - CMAA landscape standard.
- 3) As a minimal acceptable standard:
 - a) Trees on the plant list shall be considered minimum sizes.
 - b) Root balls to be free of perennials weeds.
 - c) Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (ousterii) and is to be removed and replaced if found to contain the virus to be at the contractor's expense.
 - d) All plant material shall be inspected at the nursery by the project landscape architect.
 - e) The contractor shall supply all plant materials shown on all drawings.
 - f) No container grown stock will be accepted if it is not bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
 - g) Container grown stock, shall have the container removed and the rootball be evenly scored in two vertical locations.

- 9) Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall instruct soil testing lab to submit results directly to the consultant for approval prior to commencement of work. Generic Analysis is not acceptable.
- 10) Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
- 11) The contractor shall locate and verify the existence of all utilities prior to starting work.
- 12) All planting beds to have min 10 mm depth of 20mm minus screened composted bark mulch (not on groundcover areas).
- 13) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
- 14) The landscape contractor shall refer to the contract specifications for additional requirements.
- 15) All soil to be unrutted and groomed on sand.
- 16) Plant search area to include BC, WA, OR & CA.
- 17) Imported growing medium to be free from all mushrooms / fungi growth.
- 18) Ensure 300mm depth soil in all shrub zones.
- 19) Contractor is responsible to obtain and be familiar with the relevant project specifications.

Plant List - All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
1	1	Ablet tropical	Fraser Fir	2m ht	
2	1	Acer cinereum	Vine Maple	2.5m ht, 8.88	
3	1	Acer glabrum	Paperbark Maple	16m cal, 10	max 3 stems
4	1	Acer palmatum 'Osakabuki'	Osakabuki Japanese Maple	5cm cal, 3m ht, 10	
5	1	Acer palmatum 'Sango-kaku'	Coral Bark Japanese Maple	5cm cal, 3.5m ht, 10	
6	1	Acer rubrum 'Bowall'	Bowall Red Maple	5cm cal, 10	
7	1	Acer fraxinifolium 'Aronia'	Aronia Maple	5cm cal, 10	
8	1	Ampelopsis 'Ampelopsis'	Autumn Brilliance Serviceberry	2.5m ht, 10	
9	1	Carolinianum japonicum	Carolinianum	5cm cal, 10	
10	1	Corus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5cm cal, 10	
11	1	Magnolia 'Royal Star'	Royal Star Magnolia	2.5m ht, 10	
12	1	Quercus phellos	Willow Oak	5cm cal, 10	Single Trunk
13	1	Quercus macrocarpa	Tall Shrub Oak	2.5m ht, 10	1 stem
14	1	Street Tree 1	Street Tree 1	5cm cal, 10	
15	1	Street Tree 2	Street Tree 2	5cm cal, 10	
16	1	Street Tree 3	Street Tree 3	5cm cal, 10	
17	1	Street Tree 4	Street Tree 4	5cm cal, 10	
18	1	Street Tree 5	Street Tree 5	5cm cal, 10	
Shrubs					
19	1	Abelia 'Edward Goucher'	Edward Goucher Abelia	#1 post	
20	1	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#1 post	
21	1	Buxus microcarpa 'Winter Gem'	Winter Gem Boxwood	#1 post	
22	1	Cornus sericea 'Aurora'	Aurora Dogwood	#1 post	0.8m spread
23	1	Eurospora fortunei 'Emerald in Gold'	Emerald and Gold Wintercreeper	#1 post	*groundcover
24	1	Gaultheria procumbens	Wintercreeper	#1 post	
25	1	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#1 post	
26	1	Hydrangea macrophylla 'Blue Bird'	Blue Bird Hydrangea	#1 post	
27	1	Hydrangea paniculata 'Tardif'	Panicle Hydrangea	#1 post	
28	1	Juniperus horizontalis	Proctor Juniper	#1 post	
29	1	Malva moschata	Otto Luyken Lavender	#1 post	* native
30	1	Malva moschata	Conningham's White Rhododendron	#1 post	
31	1	Malva moschata	Snow Lady Rhododendron	#1 post	
32	1	Malva moschata	White Lady Rhododendron	#1 post	
33	1	Malva moschata	White Lady Rhododendron	#1 post	
34	1	Malva moschata	White Lady Rhododendron	#1 post	
35	1	Malva moschata	White Lady Rhododendron	#1 post	
36	1	Malva moschata	White Lady Rhododendron	#1 post	
37	1	Malva moschata	White Lady Rhododendron	#1 post	
38	1	Malva moschata	White Lady Rhododendron	#1 post	
39	1	Malva moschata	White Lady Rhododendron	#1 post	
40	1	Malva moschata	White Lady Rhododendron	#1 post	
41	1	Malva moschata	White Lady Rhododendron	#1 post	
42	1	Malva moschata	White Lady Rhododendron	#1 post	
43	1	Malva moschata	White Lady Rhododendron	#1 post	
44	1	Malva moschata	White Lady Rhododendron	#1 post	
45	1	Malva moschata	White Lady Rhododendron	#1 post	
46	1	Malva moschata	White Lady Rhododendron	#1 post	
47	1	Malva moschata	White Lady Rhododendron	#1 post	
48	1	Malva moschata	White Lady Rhododendron	#1 post	
49	1	Malva moschata	White Lady Rhododendron	#1 post	
50	1	Malva moschata	White Lady Rhododendron	#1 post	
51	1	Malva moschata	White Lady Rhododendron	#1 post	
52	1	Malva moschata	White Lady Rhododendron	#1 post	
53	1	Malva moschata	White Lady Rhododendron	#1 post	
54	1	Malva moschata	White Lady Rhododendron	#1 post	
55	1	Malva moschata	White Lady Rhododendron	#1 post	
56	1	Malva moschata	White Lady Rhododendron	#1 post	
57	1	Malva moschata	White Lady Rhododendron	#1 post	
58	1	Malva moschata	White Lady Rhododendron	#1 post	
59	1	Malva moschata	White Lady Rhododendron	#1 post	
60	1	Malva moschata	White Lady Rhododendron	#1 post	
61	1	Malva moschata	White Lady Rhododendron	#1 post	
62	1	Malva moschata	White Lady Rhododendron	#1 post	
63	1	Malva moschata	White Lady Rhododendron	#1 post	
64	1	Malva moschata	White Lady Rhododendron	#1 post	
65	1	Malva moschata	White Lady Rhododendron	#1 post	
66	1	Malva moschata	White Lady Rhododendron	#1 post	
67	1	Malva moschata	White Lady Rhododendron	#1 post	
68	1	Malva moschata	White Lady Rhododendron	#1 post	
69	1	Malva moschata	White Lady Rhododendron	#1 post	
70	1	Malva moschata	White Lady Rhododendron	#1 post	
71	1	Malva moschata	White Lady Rhododendron	#1 post	
72	1	Malva moschata	White Lady Rhododendron	#1 post	
73	1	Malva moschata	White Lady Rhododendron	#1 post	
74	1	Malva moschata	White Lady Rhododendron	#1 post	
75	1	Malva moschata	White Lady Rhododendron	#1 post	
76	1	Malva moschata	White Lady Rhododendron	#1 post	
77	1	Malva moschata	White Lady Rhododendron	#1 post	
78	1	Malva moschata	White Lady Rhododendron	#1 post	
79	1	Malva moschata	White Lady Rhododendron	#1 post	
80	1	Malva moschata	White Lady Rhododendron	#1 post	
81	1	Malva moschata	White Lady Rhododendron	#1 post	
82	1	Malva moschata	White Lady Rhododendron	#1 post	
83	1	Malva moschata	White Lady Rhododendron	#1 post	
84	1	Malva moschata	White Lady Rhododendron	#1 post	
85	1	Malva moschata	White Lady Rhododendron	#1 post	
86	1	Malva moschata	White Lady Rhododendron	#1 post	
87	1	Malva moschata	White Lady Rhododendron	#1 post	
88	1	Malva moschata	White Lady Rhododendron	#1 post	
89	1	Malva moschata	White Lady Rhododendron	#1 post	
90	1	Malva moschata	White Lady Rhododendron	#1 post	
91	1	Malva moschata	White Lady Rhododendron	#1 post	
92	1	Malva moschata	White Lady Rhododendron	#1 post	
93	1	Malva moschata	White Lady Rhododendron	#1 post	
94	1	Malva moschata	White Lady Rhododendron	#1 post	
95	1	Malva moschata	White Lady Rhododendron	#1 post	
96	1	Malva moschata	White Lady Rhododendron	#1 post	
97	1	Malva moschata	White Lady Rhododendron	#1 post	
98	1	Malva moschata	White Lady Rhododendron	#1 post	
99	1	Malva moschata	White Lady Rhododendron	#1 post	
100	1	Malva moschata	White Lady Rhododendron	#1 post	
Groundcovers, Vines, Ferns, Perennials and Grasses					
101	1	Adiantum species	Chives	#1 post	
102	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
103	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
104	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
105	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
106	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
107	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
108	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
109	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
110	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
111	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
112	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
113	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
114	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
115	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
116	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
117	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
118	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
119	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
120	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
121	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
122	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
123	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
124	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
125	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
126	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
127	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
128	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
129	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
130	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
131	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
132	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
133	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
134	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
135	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
136	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
137	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
138	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
139	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
140	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
141	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
142	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
143	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
144	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
145	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
146	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
147	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
148	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
149	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
150	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
151	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
152	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
153	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
154	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
155	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
156	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
157	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
158	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
159	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
160	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
161	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
162	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
163	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
164	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
165	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
166	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
167	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
168	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
169	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
170	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
171	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
172	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
173	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
174	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
175	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
176	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
177	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
178	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
179	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
180	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
181	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
182	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
183	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
184	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
185	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
186	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
187	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
188	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
189	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
190	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
191	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
192	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
193	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
194	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
195	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
196	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
197	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
198	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
199	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour
200	1	Adiantum species	Amethyst False Scilla	#1 post	white flower colour



Reissued for OCP Amendment 2025/10/03
5 / R2
Reissued for OCP Amendment 2025/09/06
4 / R2
Issued for ADP Submission 2024/11/22
2. Issued for OCP Amendment/ R2 2024/09/06
1. Issued for DP 2021/04/23
Revision No. Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

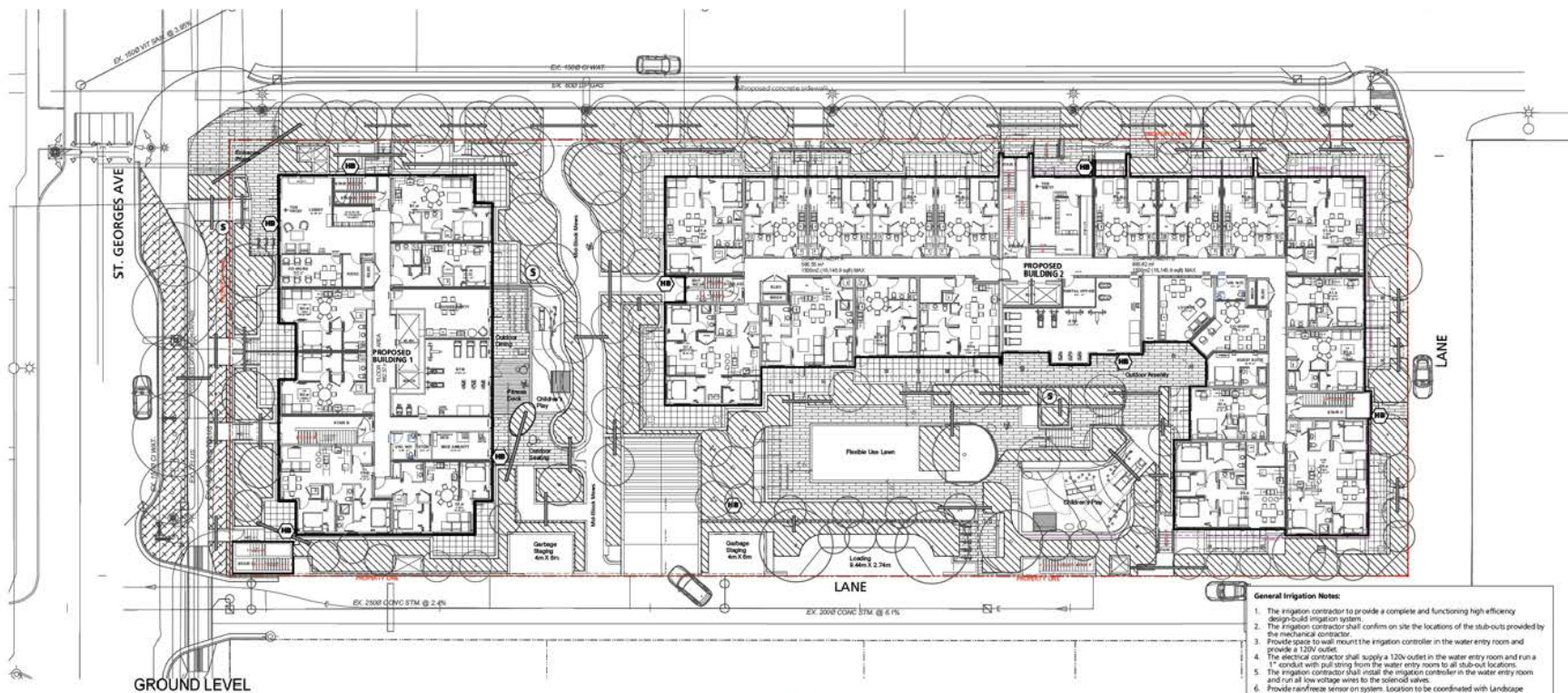
Client: **Adera**

Project Title: **E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

Drawing Title: **Soil Depth Plan
-On Site**

Project North:  Drawn By: SJ
Checked By: MP
Scale: 1:200 Job No.: 24-014
Sheet No.:

L3.2



Note: All landscaping will be irrigated by a high efficiency irrigation system, including all planting on roof decks. Offsite to be irrigated as per CNV standards.



ROOFTOP

- General Irrigation Notes:**
- The irrigation contractor to provide a complete and functioning high efficiency design-build irrigation system.
 - The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
 - Provide space to wall mount the irrigation controller in the water entry room and provide a 120V outlet.
 - The electrical contractor shall supply a 120V outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations.
 - The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
 - Provide rain/snow sensor on system. Location to be coordinated with Landscape Architect and general contractor.
 - Flow thru all piping not to exceed 50psi.
 - The irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
 - The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
 - The irrigation system shall be installed as per the landscape architect's specifications and IBC standards or better.
 - The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plan.
 - The irrigation contractor to submit shop drawings and detail irrigation design for approval by landscape architect prior to installation.
 - The irrigation contractor to provide as-built drawings following construction.

- Irrigation Coordination:**
- Mechanical:**
- Provide backflow preventer and blowout tee located in water entry room.
 - Provide piping from backflow preventer to all stub-out locations indicated on this drawing.
 - Provide copper or PVC fitting at each stubout.
- Electrical:**
- Provide 120V power source for irrigation controller in Mechanical room.
 - Provide conduit for low voltage wiring by irrigation Contractor from Mechanical room to all stubout locations.

- Off-Site Irrigation Notes:**
- The irrigation contractor to provide a complete and functioning automatic irrigation system designed to City of North Vancouver Standard.
 - The irrigation contractor shall confirm the locations of the stub-outs provided by the Mechanical contractor.
 - City of North Vancouver to confirm location of remote controller and type of controller given that the Aquatic control system is no longer available.
 - The irrigation contractor shall install the irrigation controller as requested by City of North Vancouver.
 - Provide rain sensor on system, location to be determined.
 - Flow thru all piping not to exceed 50psi.
 - The irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general contractor.
 - The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
 - The irrigation system shall be installed as per City of North Vancouver's specifications and IBC standards or better.
 - The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plan.
 - The irrigation contractor shall provide a separate off site irrigation design system to City of North Vancouver standards for all street trees and boulevard. The irrigation to be designed by IABC, certified designer.
 - The irrigation contractor to provide as-built drawings following construction.
 - All irrigation head/sprinkler line to be "Rainbird" brand to City of North Vancouver standard.
 - Avoid digging irrigation trench within the tree protection zones. Irrigate tree protection zones with sprinkler space from outside the zones.
 - Irrigation Contractor to provide shop drawings to CNV standards for review and approval.

Released for OCP Amendment	2025/10/03
5 / RZ	
Released for OCP Amendment	2025/08/06
4 / RZ	
Issued for ADP Submission	2024/11/22
3	
Issued for OCP Amendment/ RZ	2024/09/06
2	
Issued for DP	2021/04/23
1	
Revision No.	Date

COPYRIGHT RESERVED:
This drawing is and shall remain the property of Perry & Associates Inc. and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

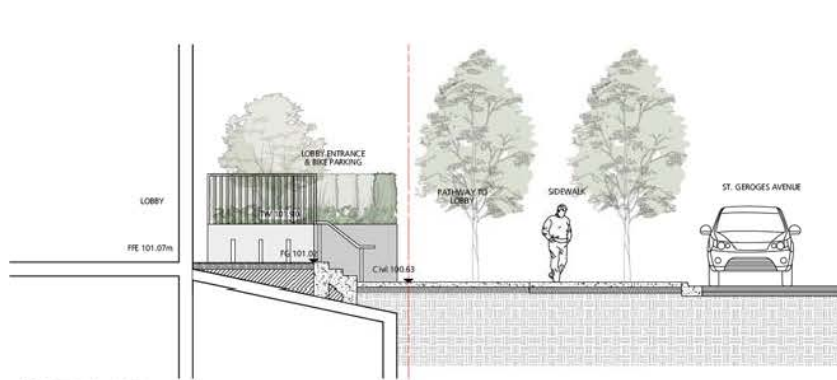
Client: **Adera**

Project Title:
**E16th Street
1540 St. Georges Ave.,
215-235 E 16th St.
North Vancouver, BC**

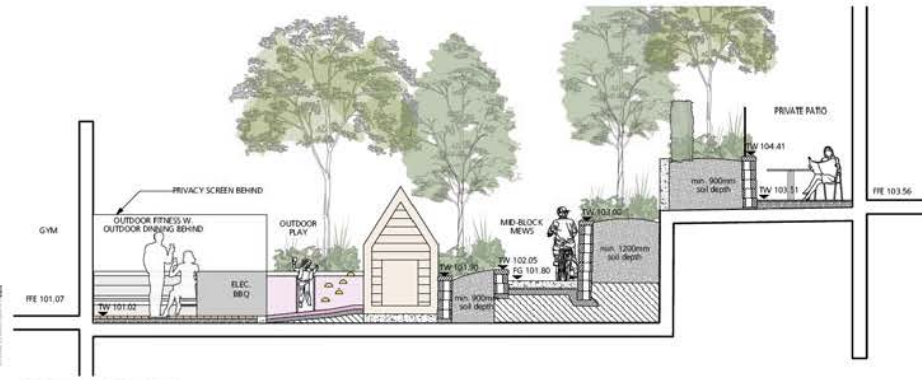
Drawing Title:
Irrigation Plan

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	24-014
1:200		
Sheet No.:		

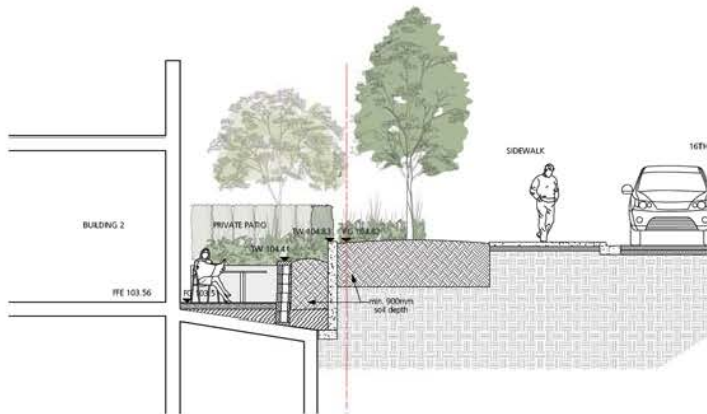
L4.0



1 BUILDING 1 WEST



2 BUILDING 1 & BUILDING 2



3 BUILDING 2 NORTH



5	Reissued for OCP Amendment	2025/10/03
4	Reissued for OCP Amendment	2025/08/06
3	Issued for ADP Submission	2024/11/02
2	Issued for OCP Amendment/ RZ	2024/09/06
1	Issued for DP	2021/04/23
	Revision No.	Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

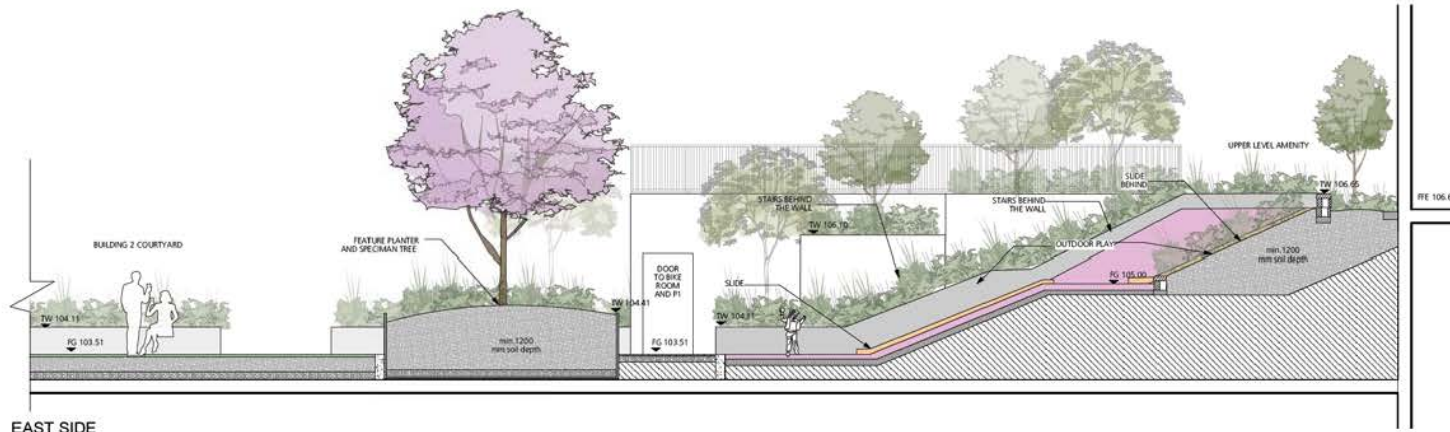
Client: **Adera**

Project Title:
**16th St. East Rental
1540 St. Georges,
North Vancouver, BC**

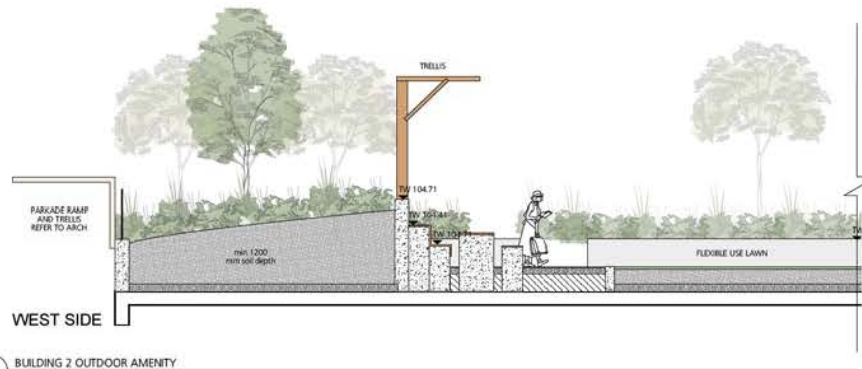
Drawing Title:
Landscape Sections

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-008
Sheet No.:		

L5.0

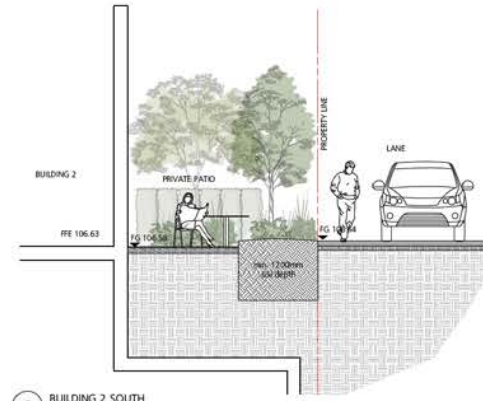


EAST SIDE



WEST SIDE

4 BUILDING 2 OUTDOOR AMENITY



5 BUILDING 2 SOUTH



6 BUILDING 2 EAST

Reissued for OCP Amendment
5 / RZ 2025/10/03
Reissued for OCP Amendment
4 / RZ 2025/08/06
Issued for ADP Submission 2024/11/02
Issued for OCP Amendment/ RZ 2024/09/06
Issued for DP 2021/04/23
Revision No. Date

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

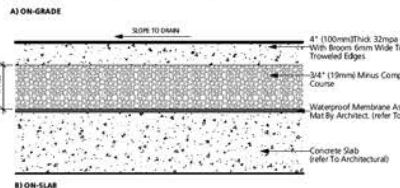
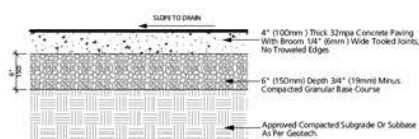
Client: **Adera**

Project Title:
**16th St. East Rental
1540 St. Georges,
North Vancouver, BC**

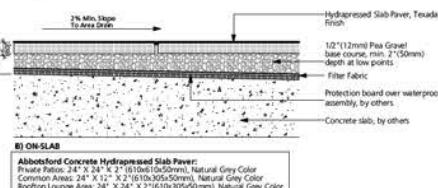
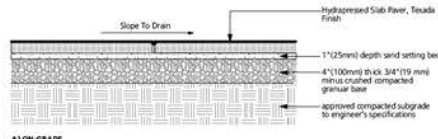
Drawing Title:
Landscape Sections

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-008
Sheet No.:		

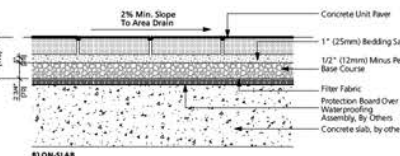
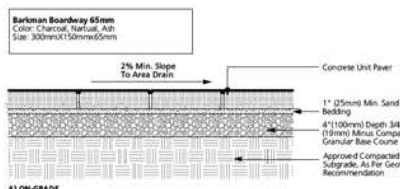
L5.1



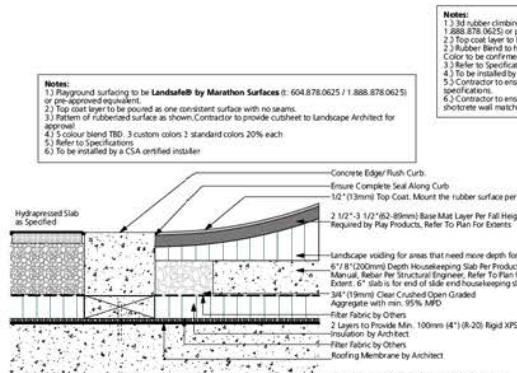
1 CIP CONCRETE PAVING (PEDESTRIAN)
1:10



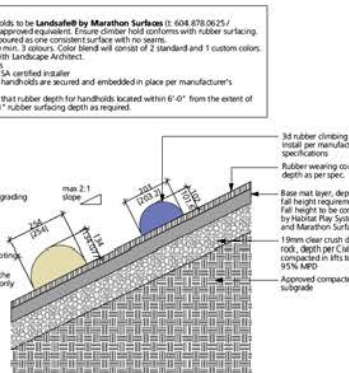
2 HYDRAPRESSED SLAB
1:10



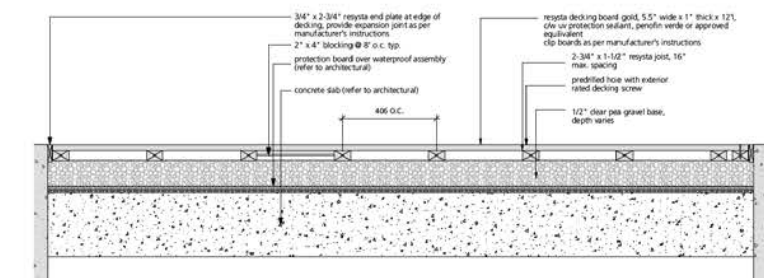
3 CONCRETE UNIT PAVERS (PEDESTRIAN)
1:10



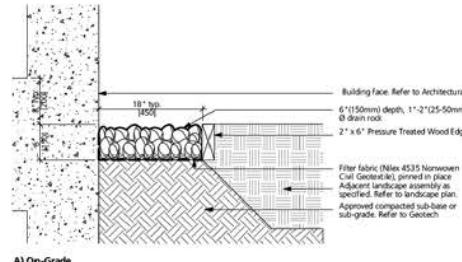
4 RUBBER AREA SURFACING + RUBBER HOLDS
1:10



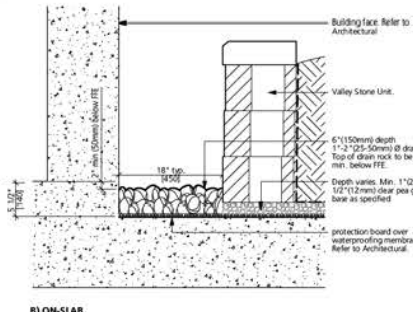
5 ARTIFICIAL TURF
1:10



6 FITNESS/ YOGA DECK
1:10



7 GRAVEL STRIP
1:10



B) ON-SLAB

Reissued for OCP Amendment	2025/10/03
5 RZ	
Reissued for OCP Amendment	2025/08/06
4 RZ	
Issued for ADP Submission	2024/11/22
3 Issued for OCP Amendment/ RZ2024/09/06	
2 Issued for DP	2021/04/23
Revision No.	Date

COPYRIGHT RESERVED.
This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

Client:

Adera

Project Title:
**16th St. East Rental
1540 St. Georges,
North Vancouver, BC**

Drawing Title:
Landscape Details

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-008
Sheet No.:	As shown	

L6.0



(8)

 $\frac{1}{2}$ 

Revision No.	Date
5 Reissued for OCP Amendment/ RZ	2025/10/03
4 Reissued for OCP Amendment/ RZ	2025/08/06
3 Issued for ADP Submission	2024/11/22
2 Issued for OCP Amendment/ RZ	2024/09/06
1 Issued for DP	2021/04/23

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry & Associates Inc., and Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry & Associates Inc.

Client:

Adera

16th St. East Rental
1540 St. Georges,
North Vancouver, BC

Drawing Title:
Landscape Details

Project North:	Drawn By:	SJ
	Checked By:	MP
Scale:	Job No.:	21-008
As Shown		
Sheet No.:		

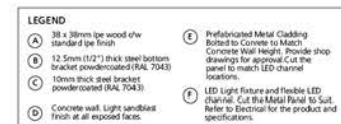
L6.1



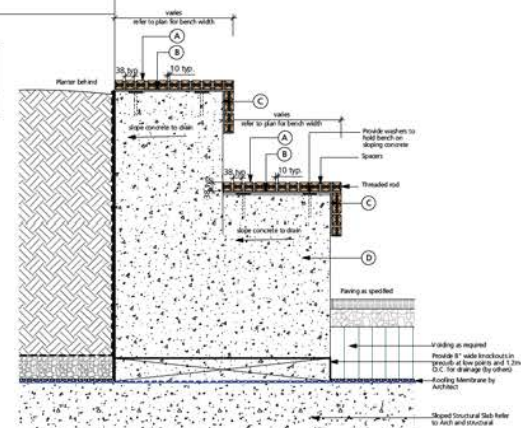
15 CUSTOM ALUMINUM GATE
1:10



Custom Wall Mounted Bench
Material: Thermally Modified Ash
Finish: UV protection sealant, penicillin verde or approved equivalent.
Note:
- Refer to plan for arrangement and locations; Refer to detail 1.3.1.5 for ground level bench plan enlargement and dimensions.
- Bench to be surface mounted on concrete.
- Shop drawings for benches to be provided by contractor, and to be approved by Landscape Architect.
- Contractor to provide cubicles of lighting for approval.
- Allow 10 weeks for delivery.
- Confirm amount of down payment required to start shop drawings/fabrication process.
- Bench sections to be placed with max. 18" gap between adjacent sections.

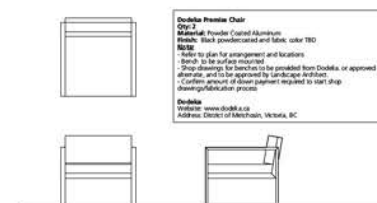


riser Backed Bench
 er: Green Theory
 dercoated Pewter • Wood
 X 32" W X 32" H
 eentheory.com
 t: Mount as per manufacturer's specification



Producta Premiera Couch
Size: 200x100x60 cm
Material: Powder Coated Aluminum
Finish: Black powdercoated and ivory color 180
Notes:
 - To plan for arrangement and installation
 - Bench to be surface mounted
 - This drawing is for reference, to be provided from details, or approved alternative, and to be approved by Landscape Architect
 - Custom amount of these elements required to form the shape of the site
Details:
 Include some details as:
 - Assembly: Detail of Assembly, Vertical, BC

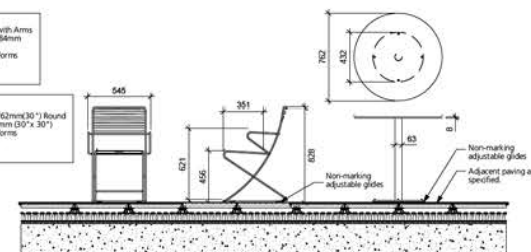
20 PICNIC TABLE
1:20

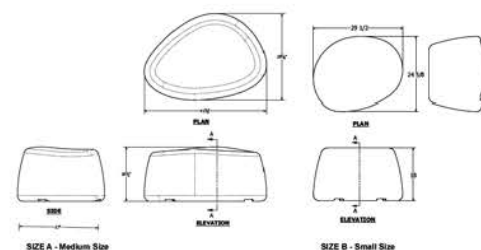


20 PICNIC TABLE
1:20



21 MOVABLE TABLES & CHAIRS
1:20





Model: Public Stool
Manufacturer: TourneSol
Colour: Shadow
Material: Lightweight GFRP Concrete Sand Blast Shark Finish
Contact: tournesol.com
Installation: Discrete surface mount with tamper proof bolt as per manufacturer's specifications
Quantity: 5 (Medium 3, Small 2)

23 FEATURE SEATING

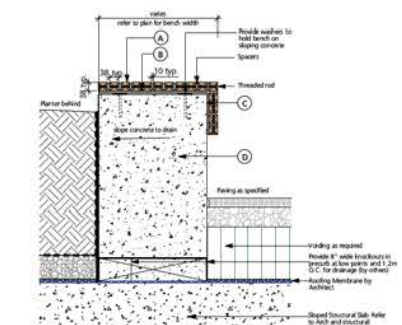
1:20

Custom Wall Mounted Bench
Material: Thermally Modified Ash
Finish: UV protection sealant, penicillin verde or approved equivalent
Note:
 - Refer to plan for arrangement and locations; Refer to detail 13 L5.2 for ground level bench plan enlargement and dimensions.
 - Bench to be surface mounted on concrete
 - Shop drawings for benches to be provided by contractor, and to be approved by Landscape Architect
 - Contractor to provide cut sheets for lighting for approval
 - Allow 10 weeks for delivery
 - Confirm amount of down payment required to start shop drawing/ fabrication process
 - Bench sections to be placed with max. 1/8" gap between adjacent sections

LEGEND

- (A) 38 x 38mm type wood c/w standard (see finish)
- (B) 12.5mm (1/2") thick steel bottom bracket powdercoated (RAL 7043)
- (C) 10mm thick steel bracket powdercoated (RAL 7043)
- (D) Concrete wall. Light sandblast finish at all exposed faces

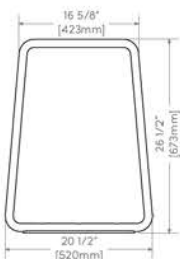
- (E) Prefabricated Metal Cladding Bolted to Concrete to Match Concrete Wall Height. Provide shop drawings for approval. Cut the panel to match LED channel locations.
- (F) LED Light Fixture and flexible LED channel. Cut the Metal Panel to Suit. Refer to Electrical for the product and specifications.



26 SEATING ON CONC. WALL

1:20

Model: Iconic Bike Rack
Manufacturer: Meglin
Colour: Gunmetal
Material: Powdercoated Metal
Contact: meglin.com
Installation: Mount as per manufacturer's specifications
Quantity: 14 (13 for Class 8, 1 for Bike Wash)

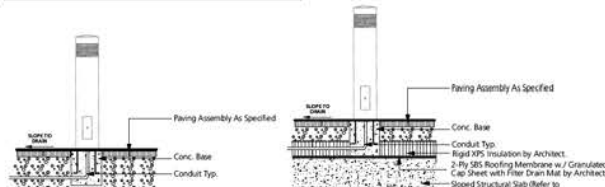


24 BIKE RACKS

1:20



PRODUCT: COLUMN BOLLARD LIGHT REFER TO ELECTRICAL DRAWINGS
COLOUR: BLACK
QUANTITY: REFER TO PLAN



27 BOLLARD LIGHTING

1:20



(A) Wallstep Light



(B) Down light



(C) Up Light



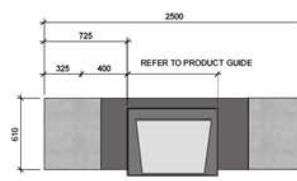
(D) LED String Light



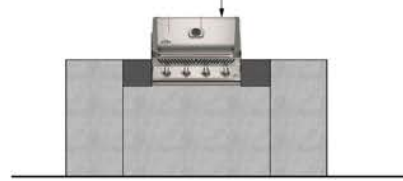
(E) Bollard Light

28 LIGHTING

NTS



Rubby 32\"/>
 Provide Cut sheets For Approval



Elevation

NOTE:
 - ELECTRICAL TO PROVIDE POWER TO EACH BBQ LOCATION
 - ALL ELEMENTS TO CONFORM TO BC BUILDING CODE
 - PROVIDE SHOP DRAWINGS FOR APPROVAL SHOWING ALL WALL + COMPONENT DIMENSIONS/ LOCATIONS
 - REFER TO SPECS FOR PRODUCT INSTALLATION AND CUTSHEETS

BLDG 1 BBQ. 120
 Qty: 1

25 Electric BBQ

As Shown

Rubby 32\"/>
 Provide Cut sheets For Approval



BLDG 2 BBQ - without wheels
 Qty: 1



PAVING



TRELLIS



ROOFTOP DINING/ LOUNGING



PLANTING



PLAY AREA & EQUIPMENT



MID-BLOCK MEWS



BBQ STATION



CUSTOM WOOD BENCH



FEATURE SEATING

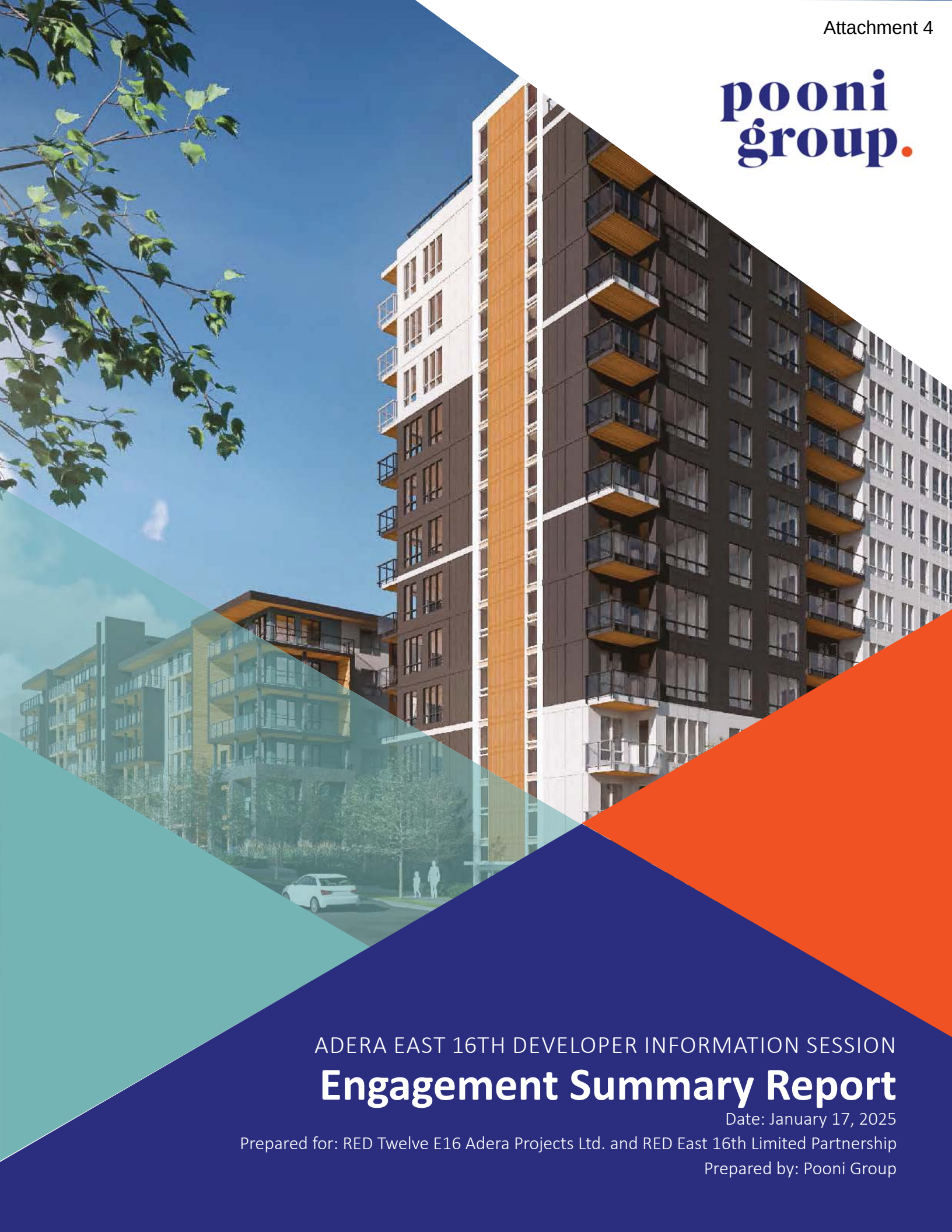


OUTDOOR WORKSTATION



ALUMINUM PLANTER





ADERA EAST 16TH DEVELOPER INFORMATION SESSION

Engagement Summary Report

Date: January 17, 2025

Prepared for: RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership

Prepared by: Pooni Group

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

EXECUTIVE SUMMARY

In September 2024, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership submitted a detailed application for 1540 St. Georges Avenue and 215-235 East 16th Street (site) to the City of North Vancouver, replacing the original 2021 proposal for two 6-storey buildings. The updated proposal refines the concept based on the City's feedback and features two hybrid mass timber buildings: one with 6 storeys and the other with 12 storeys. Together, they will deliver 248 new homes, including 20 mid-market rental homes (8%), 176 market rental homes (71%), and 52 strata homes (21%).

To support the application, the project team hosted a Developer Information Session (DIS) at St. Andrews United Church on November 26, 2024, and an online engagement period on the project website from November 26, 2024, to January 7, 2025. From November 13, 2024 to January 7, 2025, the website recorded 112 unique visitors.

In summary, a total of 12 comments were received, with the majority expressing support for the development proposal. The themes of comments are summarized as follows:

Support (83%, 10 respondents) for:

- The provision of rental and family-oriented housing, particularly affordable options for local workers.
- Sustainable design and mass timber construction.
- Increased density in a central, accessible location that is well-served by transit.
- Suggestions for enhancing the proposal include: 1) adding more mid-market rental options to better address the housing shortage and 2) both reducing and increasing the number of parking stalls to align with demand and sustainable mobility goals.

Concerns (17%, 2 respondents) related to:

- Relocation challenges for current tenants, including stress of relocation and preferences for new units.
- Housing affordability for the proposed rental units.

table of contents.

4	1. Introduction & Project Overview
5	2. Developer Information Session
8	3. Feedback Summary
11	4. Conclusion
12	Appendices

Appendix A - Project Website	13
Appendix B - Notification Flyer	16
Appendix C - Notification Flyer Area	18
Appendix D - Site Signage	19
Appendix E - On-site Photos of Site Signage	19
Appendix F - Newspaper Advertisement	20
Appendix G - Presentation Slides	21
Appendix H - Transcript of Comment Form Submissions	32

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

1. INTRODUCTION & PROJECT OVERVIEW

In response to municipal input, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership has submitted an updated redevelopment proposal for 1540 St. Georges Avenue and 215-235 East 16th Street. Replacing the initial 2021 concept, the revised plan envisions a mix of housing within two hybrid mass timber buildings, aligning with the City of North Vancouver's vision for sustainable, inclusive growth.

To inform the community about the revised application, the project team conducted public engagement through a Developer Information Session (DIS). An online engagement period was hosted on the project website (AderaEast16th.com) from November 26, 2024, to January 7, 2025, and an in-person session was held at St. Andrews United Church on November 26, 2024, located approximately a 10-minute walk from the site. Display boards were set up for attendees to review, and members of the project team, along with CNV staff, were available to answer questions and collect feedback. The same materials from the in-person session, including a pre-recorded presentation and a digital comment form, were made available on the project website. The public comment period remained open until January 7, 2025.

On November 20, 2024, prior to the DIS, a tenant information meeting was held by the project tenant relocation specialist. An overview of the proposed concepts and information about the Tenant Relocation Plan were provided to existing tenants. A report on the tenant engagement will be submitted separately.

2. DEVELOPER INFORMATION SESSION

A. Project Website

The project website, AderaEast16th.com, was created as an online hub for information. It allows community members to sign up for updates, learn about project milestones and events, and contact the project team with questions.

Launch and Updates

- November 13, 2024: The website went live with a landing page featuring details about the upcoming DIS, instructions for participation, a registration option for project updates, and contact information.
- November 27, 2024: The website was updated to include a video presentation, a downloadable PDF of materials presented at the DIS, and a comment form. Visitors could also continue registering for updates and accessing contact details.

Engagement

Between November 13, 2024 and January 7, 2025, the website recorded 112 unique visitors. Screenshots of the project website are included in **Appendix A**.

B. Community Notification

The public was notified about the DIS in the following ways:

- Addressed Mailer;
- Site Signage;
- Newspaper advertisement; and
- Stakeholder outreach

Each notification contained similar information, informing the surrounding community about the development proposal and the upcoming DIS. Contact information for the project team and details about the project website were included in the notifications.

Addressed Mailer

On November 14, 2024, 690 addressed mailers were sent out via Canada Post to addresses within a 40-metre radius from the site informing them about the DIS. The list of addresses was provided by the City of North Vancouver.

A copy of the notification flyer is included in **Appendix B**, and a copy of the notification area is in **Appendix C**.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Site Signage

On November 15, 2024, two signs, fronting St. Georges Avenue and East 16th Street, were installed.

A copy of the site signage is included in Appendix D. Photos of the site signs installed on site can be found in **Appendix E**.

Newspaper Advertisement

On November 13 and 20, 2024, a newspaper advertisement was published in the North Shore News to inform the public about the DIS.

A copy of the advertisement is included in **Appendix F**.

Stakeholder Outreach

During the engagement process, the project team reached out to the following key stakeholder groups:

- Lions Gate Hospital
- Lonsdale Centre BIA Society

C. In-person DIS

Event Details

Date: Tuesday, November 26, 2024

Time: 4:30 PM- 6:30 PM

Location: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

Approximately 13 members of the public attended the in-person DIS.

DIS Attendance

The following individuals from the project team and the City of North Vancouver attended the November 26 in-person DIS.

RED Twelve E16 Adera Projects Ltd.

RED East 16th Limited Partnership (developer)

- Sarah Bingham
- Grace Martin
- Adam Weir

Integra Architecture (architect)

- Rhys Leitch

Binnie & Associates (transportation & civil)

- Zheng Luo (transportation)
- Bryson Caze (civil)

Perry & Associates (landscape)

- Michael Patterson

Pooni Group (engagement)

- Laura Beveridge
- Angela Chau

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Information Boards/Presentation Material

The presentation materials covered the key aspects of the proposal, including:

- **Welcome and Introductions:** Developer background (Adera), project team introduction, and a Land Acknowledgement.
- **Neighbourhood Context:** An overview of the Central Lonsdale area and the specific properties involved.
- **Proposal Overview:** Details on the proposed development, including housing options, new mews & pedestrian improvements, sustainable mass timber construction, and public benefits such as community amenity contributions.
- **Policy Context:** An overview of how the proposal aligns with relevant policy documents, including the Official Community Plan and other applicable municipal guidelines.
- **Transportation:** Information on how the development integrates with existing transportation networks, transit access, and parking considerations.
- **Next Steps:** An outline of the application process timeline and key milestones.

A copy of the presentation slides are included in **Appendix G**.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

3. FEEDBACK SUMMARY

Through this engagement, RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership was able to inform the public about the proposal, address their questions, and gather feedback.

The public was able to provide feedback in the following ways:

- Email: planning@cnv.org (City of North Vancouver) or info@AderaEast16th.com (project team)
- In-person and online comment form

Project Email

Between November 13, 2024 (when the landing page went live) and January 7, 2025 (the comment period deadline), the project team did not receive any emails from the public.

Comment Form

Between November 26, 2024 and January 7, 2025, a total of **12 submissions** were received. In general, the majority of feedback reflects positive sentiment towards the development proposal, with 83% (10) respondents indicating support and 17% (2) respondents noting concern.

The comment form comprised three questions; responses are summarized below.

Question 1. What do you like about the proposal?

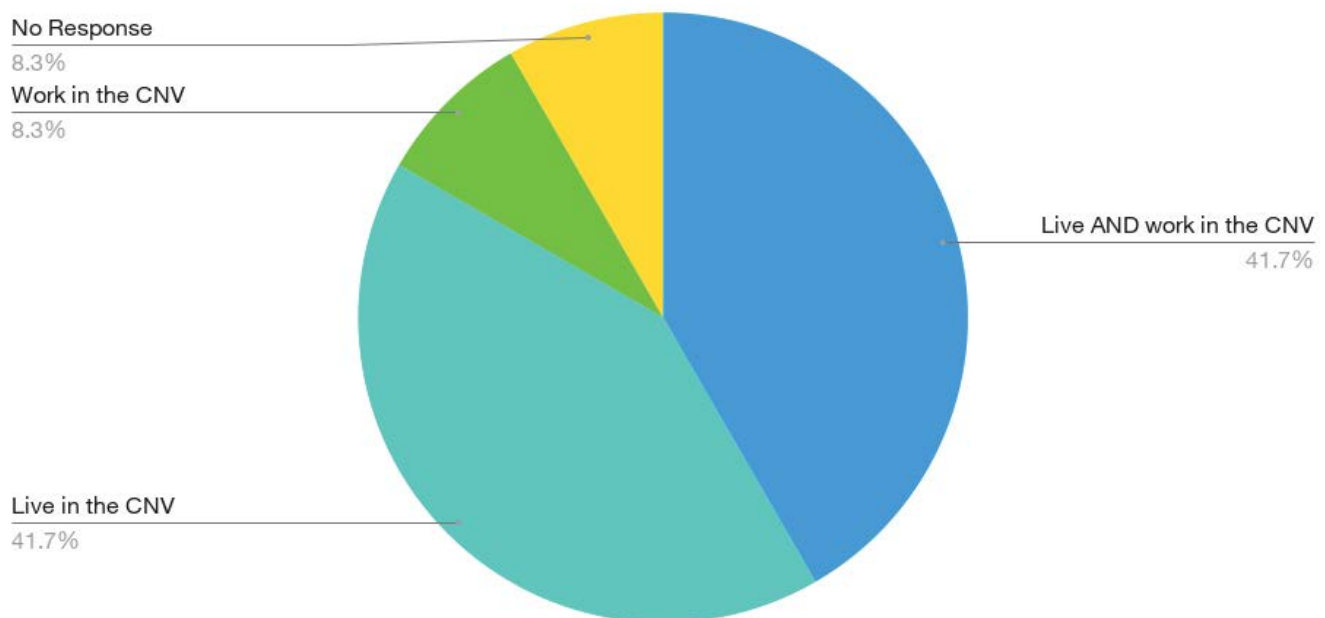
- **Rental Housing:** 4 comments appreciate the provision of rental units, with a focus on affordable options that benefit the community, including local workers like school district and hospital staff.
- **Sustainability:** 4 comments highlight the sustainable design and the use of mass timber construction.
- **Needed Housing and Density:** 4 comments recognize the project as a much-needed addition of housing in a central and accessible location, supporting increased density in North Vancouver.
- **Family and Community-Oriented Design:** 2 comments value family-oriented units, pedestrian connectivity, and children play areas.
- **Aesthetic and Streetscape Improvements:** 2 comments appreciate the visually appealing design and its contribution to streetscape and public realm improvements.
- **Mixed Tenure Model:** 1 comment appreciates the integration of rental and owned homes.
- **Concerns from Current Tenants:** 1 comment expresses concerns about the stress of relocating, first choice of new units, and affordability.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

Question 2. What would you suggest or change to improve the proposal?

- **No Changes Suggested:** 4 comments indicate no suggested changes and express overall satisfaction with the proposal.
- **Increased Density and Mid-Market Rental:** 1 comment suggests increasing the height to 15 storeys or more to address the housing shortage. 1 comment suggests including additional mid-market rental units in place of community amenity contributions (CACs).
- **Height and Parking Concerns:** 2 comments express concerns that the building is too tall, with insufficient parking spaces to meet demand, highlighting existing competition for street parking.
- **Reduction in Parking:** 1 comment advocates for significantly reducing or eliminating parking spaces, noting the site's central location, proximity to public transit, and alignment with the City's sustainable mobility goals.
- **Public Space Enhancements:** 1 comment recommends improving the public realm by adding a wider sidewalk or bike path to improve connectivity between Grand Boulevard and Mahon Park.
- **Tenant Relocation and Overdevelopment Concerns:** 2 comments express concern about the displacement of current tenants and the potential impact of overdevelopment on ecosystems and the community.

Question 3. Which of the following best describes you:



ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

- I live in the City of North Vancouver
 - 42% (5 respondents) of the submissions reside in the City of North Vancouver.
- I live AND work in the City of North Vancouver
 - 42% (5 respondents) of the submissions live and work in the City of North Vancouver.
- I work in the City of North Vancouver
 - 8% (1 respondent) of the submissions work in the City of North Vancouver but do not live there.
- None of the above
 - 8% (1 respondent) of the submissions did not respond to this question.

In summary,

- 83% (10) of respondents expressed positive feedback, highlighting the provision of much-needed rental and family-oriented housing, innovative design, and sustainable practices.
 - Of which, 6 respondents suggested a greater density, more mid-market rental units to meet community needs, while 2 respondents commented on parking, expressing that the proposed spaces were either insufficient or excessive.
- 17% (2) of respondents, identified as residents of the existing properties, raised concerns about the stress of relocating and the affordability of new housing.

A transcript of the comment form submissions can be found in **Appendix H**.

4. CONCLUSION

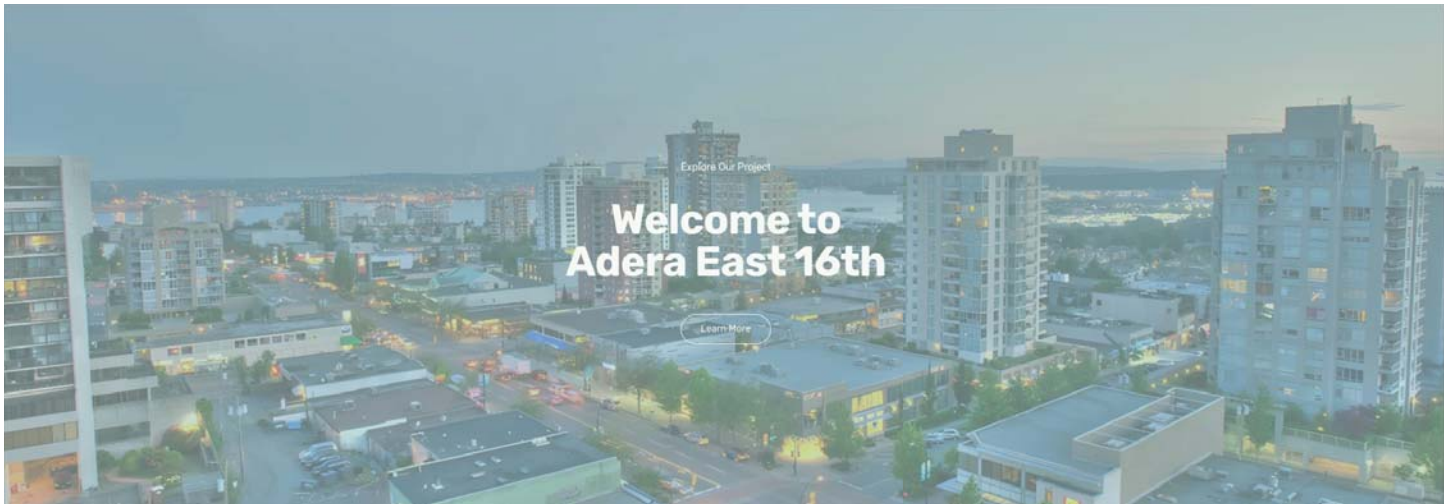
In general, most feedback received was positive, with respondents expressing strong support for the inclusion of rental units, especially affordable options for local workers, as well as the project's sustainable design and mass timber construction. Many noted the project's role as a much-needed addition to housing in a central location, promoting increased density in North Vancouver. Family-oriented design features, pedestrian connectivity, and streetscape improvements were also appreciated. However, two existing tenants voiced concerns regarding the challenges of relocation and housing affordability. The feedback gathered during the Developer Information Session will be carefully considered by the project team as they continue to refine the application.

appendices.

13	Appendix A - Project Website
16	Appendix B - Notification Flyer
18	Appendix C - Notification Flyer Area
19	Appendix D - Site Signage
19	Appendix E - On-site Photos of Site Signage
20	Appendix F - Newspaper Advertisement
21	Appendix G - Presentation Slides
32	Appendix H - Transcript of Comment Form Submissions

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX A - PROJECT WEBSITE



Developer Information Session

Thank you to those who attended our in-person meeting on **Tuesday, November 26, 2024**. The purpose of the meeting was to:

- Share our proposal with the community;
- Listen to your input and what you think of our proposal; and
- Answer any questions you might have.

ONLINE PARTICIPATION: For those who are unable to attend in-person, a digital version of the presentation materials and a project video are available on this website. The online comment period will be available through to January 7, 2025.

[Download Presentation](#)

[Jump to video](#)

[Jump to Comment Form](#)



Project Context

New Mews & Pedestrian Improvements - Our proposal focuses on improving the area's connectivity and creating a more inviting, walkable, and accessible environment for the community through a new public mid-block mews and enhanced pedestrian and cycling spaces.



ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX A - PROJECT WEBSITE (CONT'D)

Proposal Highlights

Our proposal seeks to contribute to the Central Lonsdale community. We have revised our proposal since it was first submitted in 2021. The design responds to the properties' unique topography which slopes from the northeast to the southwest corner.

One 6-storey building with:
133 rental homes
One 12-storey building with:
63 rental homes and 52
condo homes

10% (20) of rental homes will
be mid-market rental

A range of housing options
from studio to 3-bedroom for
all ages and abilities, both
rental and for purchase

New news and pedestrian
improvements to foster a
more inviting and walkable
environment for the
community with better
connectivity

Building sustainably with
mass timber offers numerous
environmental benefits and a
shorter construction timeline

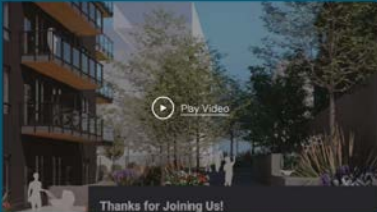
Public Benefits: Community
Amenity Contributions

Variety of amenities for
residents including a public
art installation, outdoor
community gardens,
children's play areas, and a
rooftop amenity patio

Proposed Design Concept



Project Video



Timeline

Please note that the timeline below is subject to change based on the approvals process.



pg.

14

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX A - PROJECT WEBSITE (CONT'D)

Comment Form

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

☐ I live in the City of North Vancouver

☐ I work in the City of North Vancouver

☐ I live AND work in the City of North Vancouver

☐ None of the above

Email (optional)

Phone (optional)

Submit

Your feedback will be included in a summary report and provided to the City of North Vancouver.

Questions? Feedback?

PROJECT TEAM
info@aderaEast16th.com
604-684-8277

CITY OF NORTH VANCOUVER
sacno@cityofnv.ca
604-985-7357

**Adera
East 16th**

Stay Connected
Enter Your Email Address *

Subscribe

We would like to respectfully acknowledge that Capilano Mall and the City of North Vancouver are located on the traditional and unceded territories of the Skwxw̓7mesh (Squamish) and Səlilwətaʔ (Tsilhqan) Nations who have lived on these lands since time immemorial.

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX B - NOTIFICATION FLYER

PLANNING APPLICATION

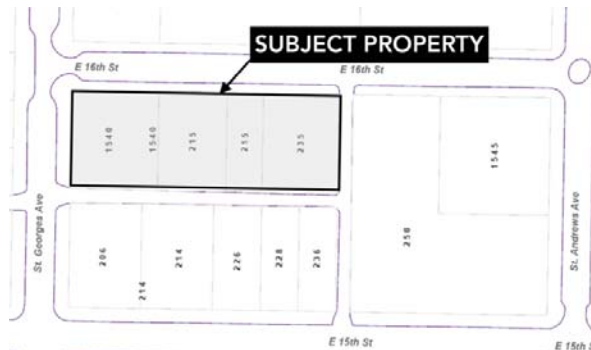
1540 St. Georges Avenue & 215-235 E 16th Street

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, six storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



IN-PERSON DEVELOPER INFORMATION SESSION

Please join us for an applicant-led Developer Information Session (DIS):

DATE: November 26, 2024

TIME: Drop in any time between 4:30PM – 6:30PM

LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

REGISTER: Not required

The intent of this DIS is to introduce you to the project team, share our vision for the site, answer any questions you may have, and gather your feedback on the proposal. The DIS will be a drop-in format with display boards for review, as well as project team members available to answer your questions.

HOW TO PARTICIPATE

For those who are unable to join us in person, presentation materials will be posted on the project website (AderaEast16th.com) on **November 26**. You will have the chance to review them and provide feedback via the comment form online until **January 7, 2025**.

COMMENT PERIOD: November 26, 2024 to January 7, 2025

WEBSITE: AderaEast16th.com



APPLICANT

Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

2158598

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX B - NOTIFICATION FLYER (CONT'D)

PLANNING APPLICATION COMMENT FORM

To provide input, please visit the project website: **AderaEast16th.com**

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit cnv.org/City-Hall/Council-Meetings

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

Project Address: 1540 St. Georges Avenue & 215-235 E 16th Street, North Vancouver

Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

Phone Number (Optional):

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

2158598

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX C - NOTIFICATION FLYER AREA



ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX D - SITE SIGNAGE

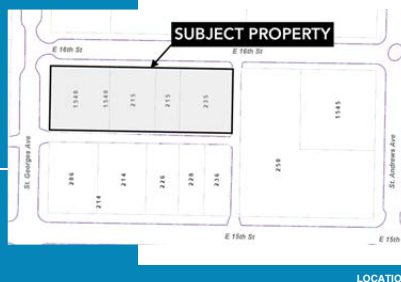
PLANNING APPLICATION

1540 St. Georges Avenue & 215-235 East 16th Street

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, six storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.



PROPOSED BUILDING



LOCATION

Applicant: Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:



AderaEast16th.com

COMMENT ONLINE BY:
January 7, 2025

IN-PERSON DEVELOPER'S INFORMATION SESSION

DATE: November 26, 2024

TIME: Drop in any time between 4:45PM – 6:45PM

LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

REGISTER: Not required

cnv.org/Applications
planning@cnv.org
604.983.7357



APPENDIX E - ON-SITE PHOTOS OF SITE SIGNAGE



ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX F - NEWSPAPER ADVERTISEMENT

YOU'RE INVITED!

1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16h)



Please join us for an applicant-led Developer Information Session (DIS):

DATE: Tuesday, November 26, 2024

TIME: 4:30PM - 6:30PM

LOCATION: Friendship Room at St. Andrews United Church
(1044 St. Georges Ave)

WHAT TO EXPECT: This is a drop-in event with display boards for review, with project team members available to answer your questions. No presentation will be made at the event.

This meeting is required by the City of North Vancouver as part of the land use application process.

PROPOSAL: RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, 6 storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.

To Learn More & Provide Feedback, visit us at AderaEast16th.com or scan the QR code:



QUESTIONS?



Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

APPENDIX G - PRESENTATION SLIDES

Thanks for Joining Us!

Thank you for joining our Developer Information Session for 1540 St. Georges Avenue & 215-235 East 16th Street (Adera East 16th).

The purpose of today's meeting is to:



Share our proposal with the community;



Listen to your input and what you think of our proposal; and



Answer any questions you might have.

Please fill out a comment form before you go.

A digital version of the materials and the comment form are available on the project website (AderaEast16th.com) from November 26, 2024 to January 7, 2025. You can also email info@AderaEast16th.com with any comments or questions. Your feedback will be included in a summary report and provided to the City of North Vancouver.

Scan here for project website:
AderaEast16th.com



This meeting is required by the City of North Vancouver as part of the land use application process.





Adera East 16th Developer Information Session (November 2024 - January 2025)

1

Land Acknowledgement

We acknowledge that we are gathered today on the unceded and traditional lands of the Skwxwú7mesh (Squamish) Nation and Salilwatał (Tsleil-Waututh) Nation. We would like to express our gratitude to the Squamish and Tsleil-Waututh Nations and we value the opportunity to learn, live, and share experiences on this traditional territory.



Adera East 16th Developer Information Session (November 2024 - January 2025)

2

pg.

21

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Adera: Buildings For Better Lives

Adera has over 55 years of experience and has built 12,800+ homes in Metro Vancouver. We have been working on the North Shore for more than 25 years.

Our north shore projects include:



Lower Lynn (2023)
• District of North Vancouver
• 88 rental homes



Crest (2021)
• City of North Vancouver
• Mass timber
• 179 homes



The Shore (2016)
• City of North Vancouver
• A master-planned community with LEED Silver certified amenities
• 375 homes



Remix (2014)
• City of North Vancouver
• LEED Silver-certified with live-work homes and street level retail
• 60 homes



Seven 35 (2012)
• City of North Vancouver
• Canada's first Multi-Family LEED Platinum and BUILT GREEN Gold dual-certified project
• 60 homes



NoMa (2008)
• City of North Vancouver
• The City's first BUILT GREEN Gold certified project
• 81 homes



Harbourside (2002)
• City of North Vancouver
• 58,524 sq ft of light industrial rental space



River Rock II (2002)
• District of North Vancouver
• 33 homes



River Rock (2001)
• District of North Vancouver
• 62 homes



Dakota (2000)
• District of North Vancouver
• 60 homes

Adera East 16th Developer Information Session (November 2024 - January 2025)



3

Project Team

Adera has assembled a highly qualified project team.



Integra Architecture (Architect)

Since 1999, Integra Architecture Inc. has been designing projects throughout British Columbia. With a deep understanding of the unique needs of different housing types, Integra focuses on the core principles of design excellence and integrating living environments within the community in every project. Our knowledge, attention to detail, and commitment to strong working relationships enables us to consistently fulfill and exceed client expectations. Whether residential or public, Integra's projects shape communities while earning widespread recognition for excellence in sustainability, function, and form.



Perry & Associates (Landscape Architect)

Perry and Associates Inc. is a versatile landscape architecture and site planning firm offering a wide variety of design services. Collaboration is at the core of our practice. The range of our experience, gained over 35 years of consulting, includes the full spectrum of landscape architecture, from site design to urban design and the planning of new communities. Our objective is to efficiently and skillfully complete each assignment and ensure that our clients receive the best possible service.



Diamond Head Consulting (Arborist)

Diamond Head Consulting Ltd. (DHC) is a Vancouver-based environmental consulting firm specializing in environmental planning, wildfire management, arboriculture, and ecological restoration. Our dedicated team of professionals brings decades of experience and a commitment to high-quality, client-focused service. Known for our innovative, award-winning projects, we are trusted by municipalities, government agencies, developers, First Nations, and private landowners across North America.



Binnie & Associates (Civil, Transportation & Topography)

Binnie began as a consulting civil engineering and surveying firm in 1969 but has grown into more, providing quality consulting for small to complex projects in both public and private sectors. In conjunction with civil engineers, our staff includes landscape architects, transportation engineers, and surveyors who are backed by a strong team of designers, technologists, and inspectors.



Prospero (Tenant Relocation Specialist)

Prospero International Realty Inc. is a Vancouver based property management company, focusing on the management of rental properties. At Prospero, we pride ourselves on delivering a personal touch that sets us apart from other property management companies. Our dedicated team brings decades of hands-on experience, a deep sense of responsibility, and a genuine commitment to building lasting relationships with both property owners and residents.

Adera East 16th Developer Information Session (November 2024 - January 2025)



4

APPENDIX G - PRESENTATION SLIDES (CONT'D)

The Central Lonsdale Neighbourhood

Adera East 16th is located in Central Lonsdale, a vibrant neighbourhood well-served by shops, restaurants, amenities, services, rapid transit, and cycling networks.



Adera East 16th Developer Information Session (November 2024 - January 2025)



5

Our Properties

Our properties are located at 1540 St. Georges Avenue & 215-235 East 16th Street (Adera East 16th).



Adera East 16th Developer Information Session (November 2024 - January 2025)



6

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Our Proposal

Our proposal seeks to contribute to the Central Lonsdale community. We have revised our proposal since it was first submitted in 2021.

The design responds to the properties' unique topography, which slopes from the northeast to the southwest corner.



One 6-storey building with:
133 rental homes



**10% (20) of rental homes
will be mid-market rental**



**A range of housing
options** from studio to
3-bedroom for all ages
and abilities, both rental
and for purchase



**New mews and pedestrian
improvements** to foster a more
inviting and walkable environment
for the community with better
connectivity



**Building sustainably with
mass timber** offers numerous
environmental benefits and a
shorter construction timeline



**Public Benefits: Community
Amenity Contributions**



**Variety of amenities for
residents** including a public art
installation, outdoor community
gardens, children's play areas,
and a rooftop amenity patio

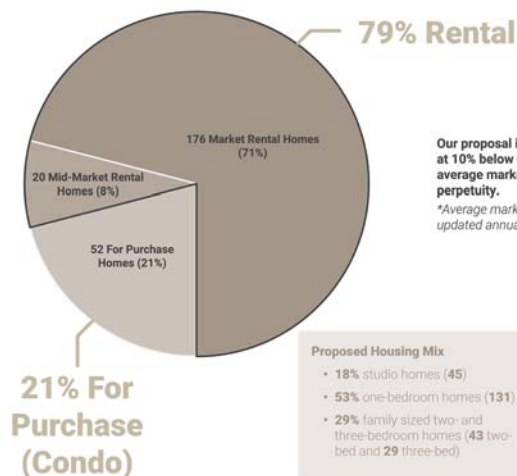
ADERA East 16th Developer Information Session (November 2024 - January 2025)



7

A Range of Housing Options

We are proposing 248 new homes, including 196 rental homes and 52 condo homes. Of the rental homes, 10% (20) will be mid-market rental homes.



Our proposal includes 20 mid-market rental homes that will be set at 10% below Canada Mortgage and Housing Corporation (CMHC) average market rents* for the City, based on unit type, and secured in perpetuity.

*Average market rents are defined in the CMHC's Rental Market Survey and updated annually for the calendar year.

Proposed Housing Mix

- 18% studio homes (45)
- 53% one-bedroom homes (131)
- 29% family sized two- and three-bedroom homes (43 two-bed and 29 three-bed)



ADERA East 16th Developer Information Session (November 2024 - January 2025)



8

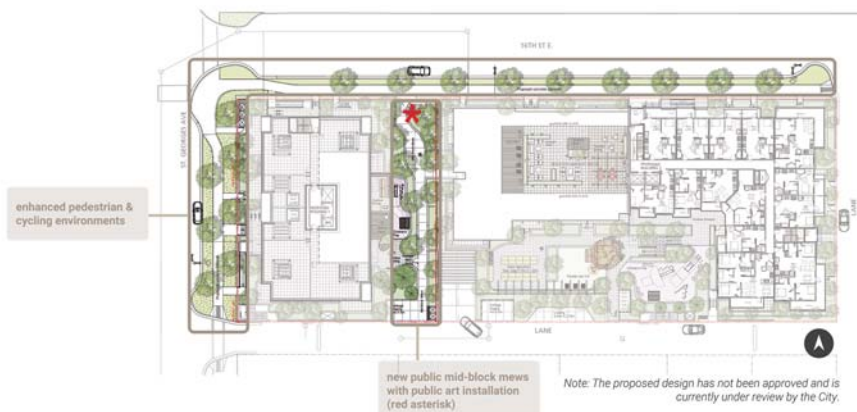
ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

New Mews & Pedestrian Improvements

Our proposal focuses on improving the area's connectivity and creating a more inviting and walkable environment for the community.

Through a **new public mid-block mews** and **enhanced pedestrian and cycling environments**, we aim to create a more functional and accessible environment for all.



Adera East 16th Developer Information Session (November 2024 - January 2025)



9

Building Sustainably with Mass Timber

Driven by a commitment to innovation, SmartWood® Mass Timber represents our vision for the future of home building.



Just as steel defined the 1800s and concrete the 1900s, SmartWood® stands out as the health-conscious building material of the 21st century. At Adera, a leader in sustainable construction, we leverage cross-laminated timber (CLT) to redefine the standards of modern building with SmartWood® Mass Timber including strength, sustainability, health, and biophilic benefit.

Benefits of Mass Timber:

- **Environmentally Friendly:** Hybrid mass timber buildings help reduce carbon emissions by using renewable resources.
- **Carbon Sequestration:** Timber stores carbon, which helps lower the overall carbon footprint compared to concrete or steel.
- **Energy Efficiency:** Timber provides natural insulation, improving energy efficiency.
- **Reduced Waste:** Prefabrication of mass timber reduces construction waste and supports recycling at the end of the building's life.
- **Urban Heat Reduction:** Hybrid mass timber buildings help lower the urban heat island effect when compared to concrete, keeping cities cooler.
- **Sustainable Forestry:** Using locally produced timber supports sustainable forest management, which helps protect biodiversity.
- **Healthier Indoor Spaces:** Timber's natural look and feel improves indoor air quality and enhances occupant well-being.
- **Faster and Quieter Construction:** On average, construction using this technology is faster and quieter when compared to concrete.



Adera East 16th Developer Information Session (November 2024 - January 2025)



10

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Public Benefits: Community Amenity Contributions

We are committed to delivering public benefits through Community Amenity Contributions (CACs) as part of this development, with the final amount being determined in collaboration with the City.

Cash contributions for Community Benefits are to be applied to the **Civic Amenity Reserve Fund** and the **Affordable Housing Reserve Fund**. CACs are allocated to future projects based on identified community needs. Generally, 80% will go to the Civic Amenity Reserve Fund and 20% will go to the Affordable Housing Reserve Fund.

The **Civic Amenity Reserve Fund** will be used to provide City-serving amenities, such as:

- Harry Jerome Community Recreation Centre;
- Waterfront Amenity Spaces;
- Park and public open space improvement;
- Child Care Facilities;
- Museums;
- Greenways construction and improvements;
- Active transportation projects;
- Traffic safety improvements; and
- Other Civic Amenities.

The **Affordable Housing Reserve Fund** will be used for the provision of new non-market and special needs housing.



Adera East 16th Developer Information Session (November 2024 - January 2025)



11

Policy Context

Our proposal responds to the following policies:



Official Community Plan

The site is designated Residential Level 5, Mid-Rise Apartment (Medium Density), with a maximum building height of 6 storeys and a base density of 1.6 FSR. A potential bonus of 1.0 FSR is available if the project provides public benefits, such as rental housing. An OCP Amendment is needed to pursue the proposed 12 storeys, building height and 3.25 FSR density.



Zoning Bylaw

The site is zoned Residential Medium Density Apartment Residential 1 (RM-1) and two Comprehensive Development (CD) zones (based on RM-1), allowing residential uses up to three storeys with a maximum density of 1.6 FSR. A Zoning amendment is required to achieve the proposed 12-storey height and increased density.



Density and Community Benefits Policy

This Policy allows for increased density in exchange for community amenities. Our application includes Community Amenity Contributions (CACs) to support the additional density requested.



Housing Needs Report

Received by Council in December 2021, the Report outlines current and anticipated housing needs in the City of North Vancouver over the next 10 years. This application will support the housing targets set in the Report by providing 248 homes within the City.



Mid-Market Rental Policy

The Policy seeks to increase the availability of rental housing that is affordable for middle-income residents. 10% of the rental homes in this application will be mid-market rental homes.



Residential Tenant Displacement Policy

The Policy aims to minimize the impact of redevelopment on tenants by providing protections and support during displacement. Adera has retained Prospero as the tenant relocation specialist to assist with rehousing the existing residents.



Community Wellbeing Strategy

The Strategy aims to enhance residents' quality of life by addressing key social, economic, environmental, and cultural factors.



Economic Strategy

The Economic Strategy focuses on fostering sustainable economic growth and enhancing the city's overall economic vitality.



Climate & Environment Strategy

The Strategy aims to reduce the city's carbon footprint and enhance resilience to climate change through sustainable practices and initiatives.



Mobility Strategy

The Strategy aims to improve transportation options and connectivity while promoting sustainable and active modes of travel throughout the city.

Adera East 16th Developer Information Session (November 2024 - January 2025)



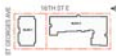
12

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Design Concept

View of enhanced pedestrian environment on East 16th Street.



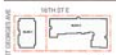
Adera East 16th Developer Information Session (November 2024 - January 2025)



13

Design Concept

Looking at the outdoor amenity space and courtyard entrance to East Building (Building 2).



Adera East 16th Developer Information Session (November 2024 - January 2025)



14

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Design Concept

Looking at lobby entrance to West Building (Building 1) with accessible ramp.



Adera East 16th Developer Information Session (November 2024 - January 2025)



15

Design Concept

Looking at the north-south public mews from the south.



Adera East 16th Developer Information Session (November 2024 - January 2025)



16

APPENDIX G - PRESENTATION SLIDES (CONT'D)

[illegible]

Adera East 16th Developer Information Session (November 2024 - January 2025)



The image displays four architectural drawings of a building facade, arranged in a 2x2 grid. Each drawing includes a vertical elevation and a corresponding floor plan.

- Top Left:** A vertical elevation of a building facade. The facade is characterized by a grid of windows and a central section with a different material or color. To the right of the elevation is a floor plan showing the building's footprint and internal layout.
- Top Right:** A vertical elevation of a building facade, similar to the top left but with a different window arrangement. To the right is a floor plan.
- Bottom Left:** A vertical elevation of a building facade, showing a different section of the building. To the right is a floor plan.
- Bottom Right:** A vertical elevation of a building facade, showing another section. To the right is a floor plan.

Adera East 16th Developer Information Session (November 2024 - January 2025)



APPENDIX G - PRESENTATION SLIDES (CONT'D)

Elevations - 6-Storey East Building (Building 2)



Adera East 16th Developer Information Session (November 2024 - January 2025)



19

Transportation

A Transportation Impact Study was conducted by Binnie & Associates. Key findings include:



Transit: Adera East 16th is walking distance to several bus stops serviced by seven unique bus routes, including direct access to the SeaBus and Downtown Vancouver, with connections to SkyTrain.



Traffic Impact: The development is anticipated to generate approximately 79 vehicle trips during the morning rush hour and 88 trips in the evening. **The impact of the development on neighborhood traffic is expected to be minimal.**



The proposed number of off-street parking spaces (173) and secured bike parking spaces (379) **meet City requirements.**



Adera East 16th Developer Information Session (November 2024 - January 2025)



20

APPENDIX G - PRESENTATION SLIDES (CONT'D)

Timing & Next Steps

We are early in the planning process and will be working closely with the City to further refine the proposal.

The timeline consists of a horizontal line with circular markers. Above the line, from left to right: 'Detailed OCP & Rezoning Application Submission' (September 2024), 'Comment Period' (November 26, 2024 - January 7, 2025), and 'Staff Review' (2025 (Target)). Below the line, from left to right: 'November 26, 2024 In-Person Developer Information Session (we are here)' (marked with a red dot), '2025 (Target) Design Panel', and '2025 (Target) Public Hearing & Council Decision'.

How to Participate?

Please take a moment to complete a feedback form, either in person or on our website. Your feedback is an important part of the process and will help inform future planning for the site. Thank you!

Adera East 16th Developer Information Session (November 2024 - January 2025)

21

ADERA EAST 16TH DEVELOPER INFORMATION SESSION ENGAGEMENT SUMMARY REPORT

APPENDIX H - TRANSCRIPT OF COMMENT FORM SUBMISSIONS

#	1.What do you like about the proposal?	2. What would you suggest or change to improve the proposal?	3. Which of the following best describes you:
1	There are rental units for the community. The design is also aesthetically pleasing.	Nothing, I think it will be a nice upgrade to the neighborhood	I live AND work in the City of North Vancouver
2	very innovative, and environmentally sustainable. Much needed extra density in a very central location. Family-oriented units and amenities are also increasingly needed in north vancouver	nothing comes to mind, very strong proposal.	I live in the City of North Vancouver
3	I'm excited to see this project come to fruition. Adera has a fantastic reputation and I'd like to see them continue to bring more liveable homes to North Vancouver on a rental and condo basis. It's a developer like Adera that can bring a new type of construction like this mass timber style to North Vancouver and will likely be a new wave for the community.	I like the proposal and can't wait to see if commence.	I live in the City of North Vancouver
4	I like that it provides more affordable rental options. I work for the North Vancouver school district and have seen many coworkers struggle to find/afford housing where we work. The idea of more reasonable housing options would be a huge benefit to those around me.	Nothing stood out to me as a negative within the proposal.	I live AND work in the City of North Vancouver
5	Provides much needed housing to the City of North Vancouver and I love the sustainable aspects of the development.	I'd propose more density if possible. Can they get up to 15-storeys or more? We need more housing!	I work in the City of North Vancouver
6	It's an upgrade to an old rental building. Improvements to streetscape, sidewalks etc.	It's far too big and tall for this intersection. Not enough parking spaces proposed. The City is naïve if it thinks that their parking requirements are adequate for this development. There is already stiff competition in the area for street parking for other low rise apartments, the hospital and construction workers.	I live in the City of North Vancouver
7	This proposal looks fantastic. I love to see new housing. I think the pedestrian connectivity and child play spaces within the building a great additions.	I know it's early in the process, but the design of the building could use some refinements. It feels a little stark and I would love to see some details to soften the overall look.	I live in the City of North Vancouver
8	I love that the building is proposed to be made with mass timber! I'm all for additional housing in all forms and think it's a great location to see more height.	With the request for additional height and the condo component, I would love to see additional mid-market rental units provided in lieu of a CAC.	I live AND work in the City of North Vancouver
9	Looks great - higher density makes great sense to LGH & Central Lonsdale. The mews from lane to 16th is nice public amenity - How about asking the City to use the Community AC for local capital like the Province now require?	There should be a wider sidewalk/bikepath - public space north of the site including part of 16th st so that 16th can be part of a "green bracelet" connecting 16th from Grand Boulevard to Mahon Park	I live AND work in the City of North Vancouver
10	I like the combination of rental and strata units in the same 12 storey building. Presumably residents will not have separate entrances and the rental and strata units will be mixed up through the building.	Too much parking! 133 East 4th has no parking and it's not in a location as signature and central as this proposal from Adera. 175 parking spots 50 metres from two frequently serviced bus stops, two blocks to two grocery stores, a new recreation centre just up St Georges, a host of services on Lonsdale, the City's largest employer across the street and a slowly improving bicycle network? If the City isn't going encourage people to choose active modes of transportation from a location such as this then it never will. https://www.cnv.org/streets-transportation/mobility-strategy https://www.cnv.org/Streets-Transportation/Transportation-Planning/Walk-CNV The City clearly spells out what it wants under the heading of "Support sustainable mobility through how we grow and develop". The City of Victoria already has several carefully chosen developments that either have minimal parking or no parking including a 23 storey rental building. Would it not be a progressive and forward thinking proposal if Adera said no parking for this proposal or minimal number of spots for modo and evo? It would speak to making our community needing to be quieter, less polluted and have a potentially healthier populace. And do we really need to talk about the savings for Adera both financially and in time by not digging a hole so deep and not pouring so much concrete for all that parking. Prospective tenants and buyers that can live without a car will seek out to live in this complex. 133 East 4th is rented out. And those driving studies that show a "minimal impact" from the cars in this development do not take into account all the other cars in all the other developments travelling on our streets. Cressey put in about 250 parking spots in it's recently completed project on 15th Street East. Our community does not need more for spaces and more cars. Thank you	I live AND work in the City of North Vancouver
11	NOTHING! I am currently a resident in the proposed area of development and the original plan which included all rentals is no longer the case. Part of the promise to existing tenants was to have first choice to the units plus compensation for leaving.I cannot afford to move as is the case with other original tenants.	he area needs rentals but forcing people with low income out of the neighborhood is destroying the community and overdevelopment is destroying ecosystems and habitats for wild birds and animals that live here too. I grew up here and my family is here. This is very stressful and no one else seems to care at all. SHAME ON YOU!	I live in the City of North Vancouver
12		I strongly disagree with this project because I'm one of 100+ people getting evicted from my low rental home. I can't understand why this keeps happening during a housing and homeless crises, Lonsdale is going to be the next East Hastings. This is breaking my heart and soul.	



610 – 999 West Hastings Street
Vancouver, B.C. V6C 2W2

604.688.7220
kirkandco.ca

RED TWELVE EAST 16TH ADERA PROJECTS LTD. & RED EAST 16TH LIMITED PARTNERSHIP

Virtual Town Hall – Summary Report

- Event Date: Tuesday, September 9, 2025
- Time: 6:00PM
- Location: Zoom Webinar
- Attendance: (16 public attendees)
- Comments or Questions: (17 comments received)

The following project team members, City of North Vancouver staff, and third-party facilitators were in attendance:

City of North Vancouver

- Linden Mulleder, Planner 2

Applicant Team – RED Twelve East 16th Adera Projects Ltd. & RED East 16th Limited Partnership

- Mackenzie Biggar - Vice President, Development & Sustainability
- Adam Weir - Vice President, Construction
- Grace Martin - Associate Development Manager
- Michael Murdoch - Development Coordinator

Applicant's Consultant Team

- Rhys Leitch – Principal, Integra Architecture Inc.
- Michael Patterson – Principal, Perry & Associates Inc. Landscape Architects
- Kelly Bullivant – Senior Transportation Engineer, Binnie Transportation

Kirk & Co.

- Sam Oliphant – Senior Vice President
- Anna Fraser-Low – Communications Assistant

Background

RED Twelve East 16th Adera Projects Ltd. & RED East 16th Limited Partnership are proposing a new multi-family residential project in the City of North Vancouver. The project is proposed to deliver a total of 249 homes, including 196 purpose-built rental units and 53 strata units. To move forward, the project requires an Official Community Plan (OCP) Amendment and a Zoning Bylaw Amendment. As part of the application process, a virtual Town Hall was held to provide community members with an opportunity to ask questions and share feedback on the proposal.

Adera Development Corporation is the development lead behind the proposal, working in partnership with RED East 16th Limited Partnership. Adera is responsible for coordinating the design, planning, and public engagement efforts for the multi-family residential development. The project team includes a range of consultants supporting the rezoning and OCP amendment process.

Public Engagement

On Tuesday, September 9, 2025, Adera hosted a Town Hall through a virtual Zoom webinar with residents who live and/or work in North Vancouver, with registration and third-party facilitation of the webinar provided by Kirk & Co. Consulting Ltd (Kirk & Co.). The webinar was designed to allow participants to comment and pose questions on the proposed development application, which includes a rezoning and an Official Community Plan (OCP) amendment.

The Town Hall included a presentation from Adera and their consulting team, followed by a question-and-answer session facilitated by Kirk & Co.

Notification

All event notification was planned, developed and implemented by Adera in accordance with City of North Vancouver public notification requirements:

- **Site Signs:** Two public signs were installed by Adera at the development site on August 21, 2025, and remain displayed as of the date of this report. The signs provided information about the virtual Town Hall and included a QR code for community members to register.
 - *Refer to Appendix A to view site signage.*
- **Newspaper Ads:** A newspaper advertisement ran for two days, on August 27, 2025, and September 3, 2025, in the *North Shore News*. The ad included information about the virtual Town Hall and a QR code for *registration*.
 - *Refer to Appendix B to view newspaper advertisement.*
- **Neighbour Notification Letter:** A letter was sent to 712 addresses within a 100-metre radius of the development site. The letter included details about the proposed development and information on the virtual Town Hall, along with a QR code for registration.
 - *Refer to Appendix C to view the neighbour notification letter and notification map.*

Participation

A total of 16 attendees participated in the virtual Town Hall:

- 8 attendees live in the City of North Vancouver
- 5 attendees live and work in the City of North Vancouver
- 2 attendees preferred not to answer
- 1 attendee works in the City of North Vancouver

Key Themes

Key themes from the virtual Town Hall included:

Supportive Comments

Topic	Summary	Number of Mentions
Support for the project	A participant expressed overall support for the project, highlighting the benefits of more housing options and community growth.	1
Mid-market housing	A participant comment positively on the inclusion of mid-market housing, noting its importance for people working in North Vancouver.	1
Mixed housing options	A participant appreciation the combination of rental and condo units, recognizing it as good mix for the Lower Lonsdale community.	1

Questions

Topic	Summary	Number of Mentions
Construction timelines & impacts	Participants asked when construction would begin; one participant noted concerns about noise and dust.	3
Tenant relocation process	Participants asked when current residents would need to vacate and how the relocation process would be managed.	2
Unit sizes	Participants asked how rental units compare in size to condo units.	2
Transit and transportation	Participants noted interest in cycling infrastructure and asked how the project would support active transportation and car share options.	2

Sales and ownership	Participants asked about condo pre-sales, sales thresholds for construction, and rental unit ownership after completion.	2
Tree preservation	A participant asked whether large trees could be preserved and requested access to the arborist report.	1
Access to mid-market units	A participant asked whether existing residents would be prioritized for mid-market units and how demand would be managed.	1

Appendix A: Public Signage



Appendix B: Newspaper Advertisement

TRANSITION (PUB)
Horseshoe Bay-Nanaimo ferry sailings to go reservation only

BC Ferries is making heads to the Horseshoe Bay route in anticipation of major construction at the terminal starting this fall. BC Ferries expects the vehicle waiting space to decrease by 50 per cent during the multi-year construction period.

The biggest change—previously announced—is that the Horseshoe Bay to Nanaimo section of Route 1 will be converted to a vehicle waiting area, starting Oct. 15. The return service (Nanaimo to Horseshoe Bay) will allow drive-up service.

The big change for the Horseshoe Bay route is that the 3:30 p.m. departure will be replaced with a 4:30 p.m. sailing, BC Ferries says. “To help reduce seasonal congestion and improve overall performance,”

“Minor schedule adjustments” are also being made for the West Coast Ferries route and the Canadian Pacific route.

BC Ferries previously announced that the Horseshoe Bay passenger terminal would be increased for select sailings.

More Horseshoe Bay to Nanaimo ferries

Due to the start of construction that begins in late 2023, BC Ferries is introducing heads

FREE IMPRESSIONS THEATRE presents JAKE'S GIFT

Written & performed by Mike Mackay. Directed by Dirk Van Straten

The surprisingly funny, multi-award winning drama, about a Canadian WW2 veteran's reluctant return to Normandy, France.

September 11-28
Thursday & Friday at 7:30pm, Saturday at 2:00pm
Donor Cove Show Theatre
1450 Seafair Avenue, North Vancouver, V8G 1L2
Tickets: firstimpressionstheatre.com or call 604-929-9436

North Vancouver man caught with seven cases of contraband tobacco

BRENT BICKER

A North Vancouver man will be facing charges after getting caught with a haul of contraband tobacco in Squamish.

According to a release from the RCMP-VIC Highway Patrol, officers noticed the 42-year-old man—who was under a driving prohibition—in a parking lot near downtown Squamish on Wednesday, Aug. 3.

While investigating, police found approximately seven cases of contraband contraband tobacco.

“The officer of the job was not permitted to be operating on illegal tobacco,” said Sgt. Mike MacKay. “The man was caught with seven cases of contraband tobacco. The man was also found with a small amount of contraband tobacco.”

331) of the factor is.”

In June, North Vancouver RCMP seized 144 full cartons and 247 packs of black and white cigarettes from a home on the 280 block of West 28th Street. The suspect in that case was also found with a small amount of contraband tobacco.

VIRTUAL TOWN HALL - YOU'RE INVITED!
1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16th)

Please join us for an applicant-led Virtual Town Hall:

DATE: Tuesday, September 9, 2025
TIME: 6:00PM
LOCATION: Zoom Meeting (register via below link/QR code)
WHAT TO EXPECT: This event will introduce the project team, share the vision for the site, outline changes made in response to public feedback and provide an opportunity to ask questions and share input on the proposal.
ZOOM LINK: https://us02web.zoom.us/join/register/WN_EYU6kffRwO5i0ILt1G8w

This meeting is required by the City of North Vancouver as part of the land use application process.

PROPOSAL: RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have submitted an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings—one six storeys and one 12 storeys in height—providing a total of 249 homes (196 purpose-built rental units and 53 strata units).

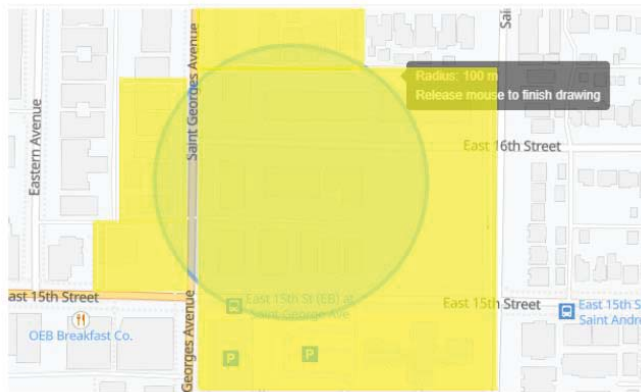
To register for the Zoom meeting, visit the link above or scan the QR code.

QUESTIONS?

Mackenzie Biggar
RED East 16th Limited Partnership & RED Twelve E16 Adera Projects Ltd.
MackenzieB@adara.com
604-648-4366

Linden Muller
City of North Vancouver
planning@cnv.org
604-983-7357
<https://www.cnv.org>

Appendix C: Neighbour Letter



VIRTUAL TOWN HALL – YOU’RE INVITED

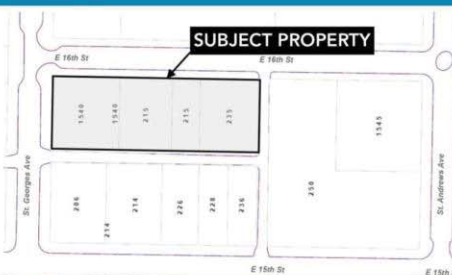
1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16th)

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have submitted an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings—one six storeys and one 12 storeys in height—providing a total of 249 homes (196 purpose-built rental units and 53 strata units).

PROPOSED BUILDING



LOCATION



VIRTUAL TOWN HALL

Please join us for an applicant-led Virtual Town Hall to learn more about the proposal:

DATE: Tuesday, September 9, 2025

TIME: 6:00PM

LOCATION: Zoom Meeting

The Virtual Town Hall will introduce the project team, share our vision for the site, outline changes made in response to previous public feedback, and provide an opportunity to ask questions and share your input on the proposal.

HOW TO PARTICIPATE

The Virtual Town Hall will be held via Zoom. Please use the registration link or scan the QR code below to sign up. Once registered, you will receive instructions on how to join the meeting.

ZOOM REGISTRATION LINK:

https://us02web.zoom.us/webinar/register/WN_EYU6kfRwO5I0lLta1G8w



APPLICANT

Mackenzie Biggar
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
mackenzieb@adera.com
604-648-4366

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

2158598



PLANNING & DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761

January 30, 2025

VIA EMAIL: sarahb@adera.com

Sarah Bingham
VP, Development & Sustainability
Adera Development
1880-320 Granville Street
Vancouver, BC V6C 1S9

Dear Sarah:

Re: Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street (Adera Developments)

At the meeting on January 21, 2025, the Advisory Design Panel reviewed the above application and unanimously endorsed the following resolution:

“THAT the Advisory Design Panel has reviewed the Official Community Plan Amendment and rezoning application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- The East 16th Street entrance to be made more prominent for first responder access.
- Bike lockers are treated appropriately with fixed and motion sensor lights.
- Expand the landscape areas further.
- Consider expanding rooftop amenity access to more residents.
- Design development on the tower cladding and proportions, including consideration of the mass timber appearance and an enhanced corner at St. Georges and East 16th Street.
- Design development of the midrise cladding and materials, with consideration of the similar colours between buildings, and enhancing the façade along East 16th Street.
- Consider installing a green rooftop to mitigate the heat island effect.
- Explore opportunities to integrate further native plant species.
- Explore ways to enhance the south end of the mews, by clearly defining the garbage pickup location, on-site loading, vehicle parkade entrance or relocation of these.

AND THAT the Panel wishes to thank the applicant for their presentation.”

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Best regards,



Sarah Larisch
Administrative Coordinator

cc: L. Mulleder, Planner 2
G. Martin, Adera Development, gracem@adera.com
C. Marcyniuk, Adera Development, craigm@adera.com
A. Weir, Adera Construction, adamw@adera.com
T. Pershick, Adera Construction, timp@adera.com
M. Patterson, P+A Landscape Architecture, mp@perryandassociates.ca
S. Ju, P+A Landscape Architecture, sj@perryandassociates.ca
S. Sachs, Integra Architecture Inc., shamuss@integra-arch.com
R. Leitch, Integra Architecture Inc., rhysl@integra-arch.com



PLANNING & DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761

May 22, 2025

VIA EMAIL: mackenzieb@adera.com

Mackenzie Biggar
Vice President, Development & Sustainability
Adera Development
1880-320 Granville Street
Vancouver, BC V6C 1S9

Re: Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street (Adera Developments)

At the meeting on May 14, 2025, the Advisory Planning Commission reviewed the above application and endorsed the following resolution:

"THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 1540 St Georges Avenue and 215-235 East 16th Street and recommends approval subject to resolution of the following to staff's satisfaction:

- Consider increasing the proportion of family sized units (defined as two or more bedrooms) in the development."

The recommendations of the Advisory Planning Commission pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Best regards,

A handwritten signature in blue ink that reads "Sarah Larisch".

Sarah Larisch
Administrative Coordinator

cc: D. Fergusson, Manger, City Design and Planning
L. Mulleder, Planner 2
G. Martin, Associate Development Manager, Adera Development, gracem@adera.com
R. Leitch, Principal, Integra Architecture Inc., rhysl@integra-arch.com



PLANNING & DEVELOPMENT DEPARTMENT
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761

June 18, 2025

VIA EMAIL: mackenzieb@adera.com

Mackenzie Biggar
Vice President, Development & Sustainability
Adera Development
1880- 320 Granville Street
Vancouver, BC V6C 1S9

Dear Mackenzie:

Re: Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street

At the meeting on June 6, 2025, the Integrated Transportation Committee reviewed the above application and endorsed the following resolution:

“THAT The Integrated Transportation Committee has reviewed the Official Community Plan Amendment and Rezoning for 1540 St Georges Avenue and 215-235 East 16th Street and supports the project, making the following additional comments:

- During construction, ensure pedestrian travel is maintained; including ‘good neighbor’ agreements to work with other nearby construction sites
- Review traffic flow in laneway, ensuring turning movements from parkade in the lane are safe, possible, and do not impact the neighbourhood
- Review adjacent traffic controls in the neighbourhood to ensure they accommodate increased number of vehicle trips and improve the pedestrian and cyclist experience
- Advocate to the City to consider traffic calming measures on 16th Street, which may include bike-only through-ways, and local area bike safety improvements on key corridors as a result of increased trips being diverted from St Georges.”

The recommendations of the Integrated Transportation Committee pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Best regards,

A handwritten signature in blue ink that reads "Sarah Larisch".

Sarah Larisch
Administrative Coordinator

cc: S. Tremblay, Transportation Planner
L. Mulleder, Planner 2
G. Martin, Associate Development Manager, gracem@adera.com
S. Sachs, Principal, Integra Architecture Inc., shamuss@integra-arch.com
B. Chong, Transportation Designer, Binnie, bchong@binnie.com

Overview of Variances to Zoning and Parking Provisioning

The following provides a summary and overview of the proposed variances to zoning and car parking provisioning associated with the project at 1540 St. Georges Avenue and 215-235 East 16th Street.

Table 1. *Summary of Proposed Zoning Changes*

	BASE RM-1 ZONE	PROPOSED CD-306 ZONE
Density Maximum	1.6 FSR	3.26 FSR
Height Maximum	Three storeys, and 13 metres (42.65 feet)	Twelve storeys, and 39 metres (127.95 feet) Six storeys, and 20 metres (65.6 feet)
Siting	6.096 metres (20 feet) from a front, rear, or exterior side lot line	Front – East 16th Street • 3.0 m (9.8 ft.) Rear – E-W laneway • 3.8 m (12.4 ft.) Exterior Side Lot Line – St. Georges Avenue • 4.5 m (12.7 ft.) Exterior Side Lot – N-S laneway • 3.4 m (11.2 ft.)
	4.57 metres (15 feet) from an interior side lot line	Interior Side Lot - West Building • 12.0 m (39.3 ft.) Interior Side Lot - East Building • 4.0 m (13.1 ft.)
Building Width & Length	Shall not exceed a horizontal width or length of 30.48 metres (100 feet) above third storey	Waived
Siting of Accessory Structures	In the case of any Structure over 0.914 metres (3.0 feet) in Height, (i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane, or along two Lanes	Waived for exit stairwell and columns
Driveway Crossing Width	Maximum 6.096 metres (20 feet)	Maximum 7 metres (23 feet)
Bicycle Parking	Secure Bicycle Parking Spaces shall be provided at the level of the grade, or at the first level of vehicle parking above or beneath the grade	Varied to allow secure bicycle parking in the West Building to be at any level
Inclusionary Zoning Requirements for Residential Development	A minimum number of Inclusionary Housing units is required (10% of units for multi-unit rental building)	Waived

Justification for Variances

Density

Full justification is contained within the report of the Planner 2, dated October 20, 2025, entitled “Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue & 215-235 East 16th Street”:

Height

The RM-1 zone sets a maximum height of three storeys, and 13 metres (42.65 feet). The proposed buildings, being six storeys and twelve storeys, require variances to this height maximum, up to 39m and 20m.

OCP Section 2.1.4 Building Heights remarks that considerations for increased height should include view impacts, contextual relationships, and livability or use of the buildings. For these considerations, staff found that:

- Impacts to view is expected to be limited;
- The buildings will provide a contextual relationship with other tall buildings in the area, and by stepping down in height to other mid-rise buildings;
- The proposed buildings provide amenities and streetscape improvements on enhanced sites, improving livability and use.

Staff support the variances to height on the following basis:

- Alignment with OCP Section 2.1.4 Building Heights;
- The proposed increase in height allows the construction of two buildings on the subject sites, within the density allowance of the R6 OCP land use designation;
- A 39 metre maximum height for the 12-storey West building is necessary due to the slightly larger floor-to-ceiling heights required for mass timber buildings;
- A 20 metre maximum height for the 6-storey East building is necessary to allow 6 storeys of construction, which is anticipated in the OCP for this area.

Building Setbacks

The proposed development will result in a variation to the siting requirements for the RM-1 zone, as outlined in Table 1 above. The proposed setbacks are considered appropriate and consistent with other medium- and high-density development in the City’s residential areas. The setbacks still allow for suitable landscaping with tree plantings on all sides of the buildings. While the interior side lot setback for the East Building is smaller than the minimum requirement, the interior side lot setback for the West Building is much larger, resulting in a larger total separation between the two buildings than would normally be permitted in the RM-1 zone, which is appropriate for the tower format.

The proposed siting is determined to be appropriate for the subject site.

Building Width and Length

The proposed development will result in a variation to the maximum building width and length requirements set for the RM-1 zone, specifically being 30.48 m (100 feet). The proposed development results in a maximum building width of 67.0 meters (220 feet) above the third storey.

The building width and length standards are regularly varied in individual Comprehensive Development Zones to ensure a functional built form outcome is established in R5 and R6 areas.

Staff support this variance on the following basis:

- The proposed North elevation has been designed with appropriate articulation along the length of the building, including a full step down of one storey in height in the middle of the building, broken with a colour change, and inclusion of attached balconies.
- The building uses a variety of façade materials to differentiate different portions of the building, which appropriately breaks up the form of the building and reduces the perceived building bulk.
- The proposed South elevation is broken up by a difference in setbacks for different portions of the building, allowing a large outdoor amenity area to be placed at the rear of the building, reducing the bulk and massing along the lane for a large portion of the site.

Siting of Accessory Structures

The intent of Zoning Bylaw Section 413(2)(d) is to ensure adequate vision clearance at Lane-Street intersections, and driveways, by limiting the height of structures within a certain distance of the corner of the property. The applicant has proposed an exit stairwell structure within this area at the southwest corner of the site, where the structure is taller than the maximum permitted height of 0.91 metres, at approximately 1.4 – 1.9 metres. At the northeast and southeast corner of the site there are columns supporting balconies within this area as well.

Staff support the variance on the following basis:

- The exit stair provides a life safety exiting function from the parkade and has limitations on the possible locations on the site due to the building location, parkade size, and layout;
- Some of the structure that extends beyond the height limit is guardrail, which is visually transparent, allowing vision clearance from both pedestrians and drivers;
- The portion of the structure that is not transparent that extends beyond the height limit is relatively minor (~0.5 metres) which would be impossible to shrink without compromising the building code construction of a safe stairwell;
- The City is requiring that the developer construct a curb bump-out on the north side of the lane where it meets St. Georges Avenue, directly adjacent to this location. This bump-out provides an additional 1-2 metres of distance between the structure and the intersection, further improving vision clearance when compared to existing conditions;
- The columns are no more than 0.9 metres wide, only limiting vision in a small area, and are visually similar to high-branched trees, which are generally exempt from the vision clearance requirement in the zoning.

Driveway Crossing Width

The proposed development includes a driveway crossing that is 7 metres (23 feet) wide, which exceeds the maximum permitted width of 6.096 metres (20 feet).

Given the anticipated vehicle movements from the shared parkade, the slightly increased width is proposed to ensure safe movements for vehicles entering and exiting at the same time. Staff are supportive of the variance.

Bicycle Parking on Levels Below Grade

The Secure Bicycle Parking Spaces for the West Building are located on P1, P2, and P3. Since each building has its own separate parkade, the parkade for the tower building is deeper to accommodate the required vehicle parking stalls, mechanical equipment, and service connections. Due to limitations with parkade design, including certain spaces which must be located on P1, the bicycle parking rooms have been distributed throughout several levels.

All the bicycle parking rooms have easy access to the elevators for cyclists to reach the ground level, and would be accessible to residents via the parkade ramp as well. The proposed variance is acceptable.

Inclusionary Zoning Requirements for Residential Development

Local Government Act Section 482.93 states that an affordable and special needs housing zoning bylaw (i.e. Part 11 of the City's Zoning Bylaw for Inclusionary Zoning) has no effect if an application is in-stream with the City as of the date the bylaw is adopted. This application was received by the City in October of 2024 and so the recently adopted Inclusionary Housing Zoning Bylaw has no effect. For clarity, this is written as "waived" in the Comprehensive Development Zone.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9131

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. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)**.
2. “Schedule A Land Use” of “Official Community Plan Bylaw, 2014, No. 8400” is amended, as indicated in Schedule A attached to this Bylaw, by reclassifying the following properties:

Land Description					Land Use Designation	
Lot	Block	D.L.	Plan	PID	From	To
1	32	549	9874	007-355-084	Residential Level 5	Residential Level 6
2	32	549	9874	009-440-330	Residential Level 5	Residential Level 6
3	32	549	9874	009-440-381	Residential Level 5	Residential Level 6
1	32	549	9386	009-677-313	Residential Level 5	Residential Level 6

3. “Schedule A Land Use” of “Official Community Plan Bylaw, 2014, No. 8400” is amended, as indicated in Schedule B attached to this Bylaw, by revising the maximum building heights applicable for the following properties:

Land Description					Maximum Height	
Lot	Block	D.L.	Plan	PID	From	To
1	32	549	9874	007-355-084	Six storeys	39 metres

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.

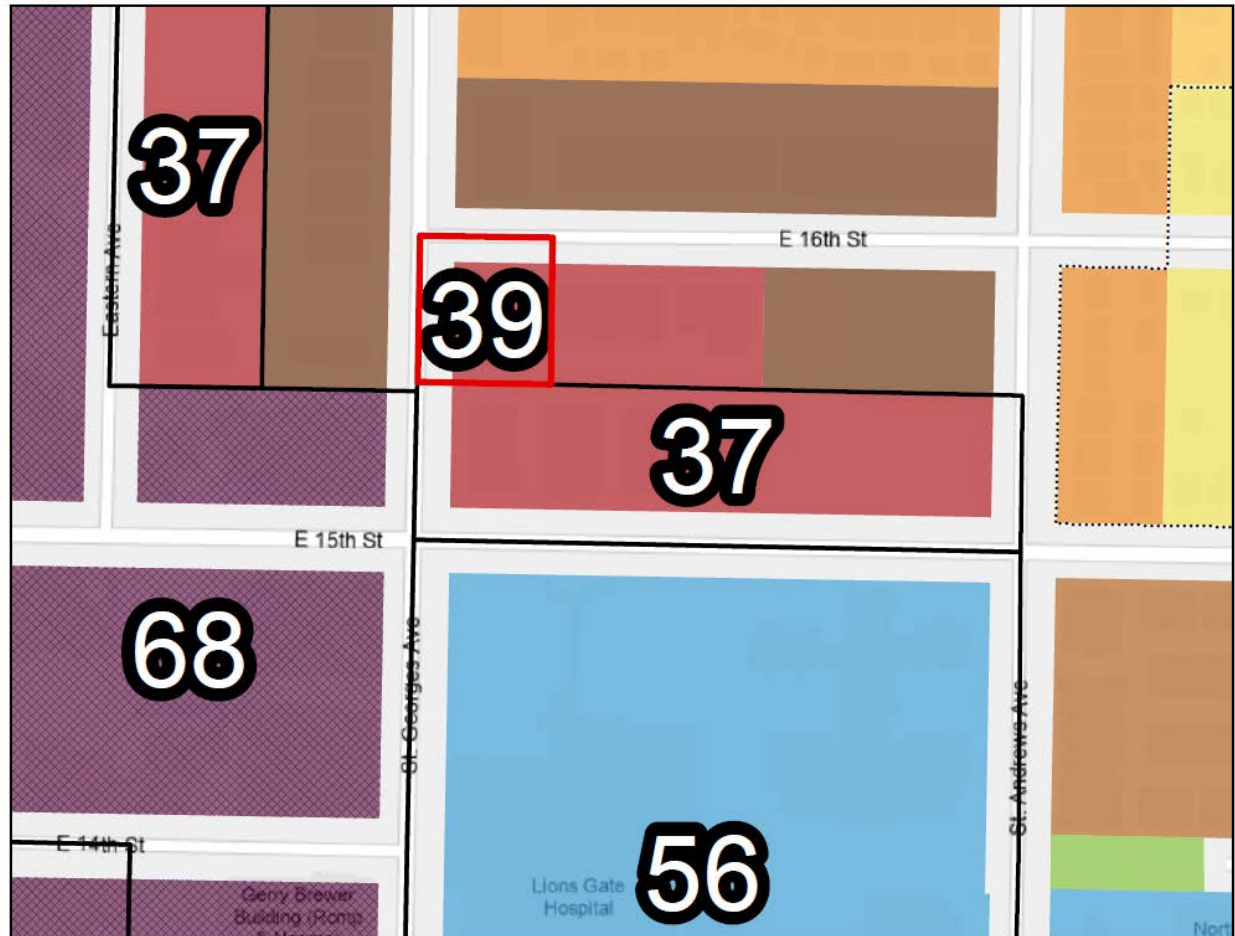
MAYOR

CORPORATE OFFICER

SCHEDULE 'A' LAND USE MAP – AMENDMENTS TO LAND USE DESIGNATION



SCHEDULE 'A' LAND USE MAP – AMENDMENTS TO MAXIMUM BUILDING HEIGHT



Area of Height Amendment

Height Limits (m)

Special Study Area

OCP Land Use

Residential Level 1

Residential Level 2

Residential Level 3

Residential Level 4A

Residential Level 4B

Residential Level 5

Residential Level 6

Mixed Use Level 1

Mixed Use Level 2

Mixed Use Level 3

Mixed Use Level 4A

Mixed Use Level 4B

Harbourside Waterfront (Mixed Use)

Parks, Recreation & Open Space

School & Institutional

Commercial

Mixed Employment

Industrial

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9132

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

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

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132**” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306).
2. Division VII: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lands currently having a civic address of 215 East 16th Street, and 235 East 16th Street and legally described below as henceforth being transferred, added to and forming part of CD-306 (Comprehensive Development 306 Zone):

PID: 009-440-330	LOT 2 BLOCK 32 DISTRICT LOT 549 PLAN 9874
PID: 009-440-381	LOT 3 BLOCK 32 DISTRICT LOT 549 PLAN 9874
PID: 009-677-313	LOT 1 BLOCK 32 DISTRICT LOT 549 PLAN 9386

from zones RM-1 and CD-425.

3. Part 12 of Division VI: Comprehensive Development Zones of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:

- A. Deleting the original text of Comprehensive Development Zone 425 in Section 1201 in its entirety.
- B. Deleting the original text of Comprehensive Development Zone 306 in Section 1201 in its entirety.
- C. Replacing the text of Comprehensive Development Zone 306 with the following:

“CD-306 Comprehensive Development 306 Zone” (1540 St. Georges & 215-235 East 16th Street)

In the CD-306 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

- (1) In the CD-306 Zone, two Principal Buildings – the West Building and the East Building – shall be permitted on the subject sites as shown in Schedule A: Buildings and Setbacks;
- (2) Gross Floor Area:
 - (a) Principal Buildings shall not exceed a combined Gross Floor Area of 1.00 times the lot area, provided that this amount may be increased to a

maximum of 1.60 times the lot area through the provision of Adaptable Design subject to Section 423;

- (b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City and the payment of a Community Benefit Cash Contribution, from the “Base Density” to the “Total Density” as follows:

BASE DENSITY			
OCP Schedule ‘A’		1.60 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
Rental Housing	Secured rental apartment units (total 196), of which 20 are mid-market rental	1.00 FSR	OCP Section 2.2
Community Benefit Cash Contribution	Provision of a Community Benefit Cash Contribution of \$6,302,054.75 for an increase of density	0.66 FSR	OCP Section 2.2.1
TOTAL DENSITY		3.26 FSR	
		163,934 sq.ft. (15,230 sq.m)	

- (3) Lot Coverage for Principal Buildings shall not exceed 50%;

- (4) Siting

- (a) Setbacks from lot lines for Principal Buildings shall conform to the minimum distances identified in Schedule A: Buildings and Setbacks;
- (b) The Siting of Buildings and Structures permitted elsewhere in this Bylaw may be exceeded for:
- Where enclosed exit stairs or stairwells project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced by 1.75 metres (5.74 ft);
 - Where unenclosed balconies or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced by 2.0 metres (6.6 feet);

- iii. Where a canopy at the front entrance of a building projects beyond the face of the Principal Building, the minimum distance to an abutting Lot Line may be reduced completely for the canopy;
- (5) Section 510(2), Unit Separation, shall be waived;
- (6) Section 510(3), Building Width and Length, shall be waived;
- (7) Section 413(2)(d) shall be waived at the southwest corner of the site for an parkade exit stairwell Structure, and at the northeast and southeast corners for columns no more than 0.9m wide (3 feet);
- (8) Height
 - (a) The West Building shall not exceed a Height of 39 metres (127.95 feet) as measured from the average Building Grades at the north property line;
 - (b) The East Building shall not exceed a Height of 20 metres (65.6 feet) as measured from the average Building Grades at the north property line;
 - (c) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
 - i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet);
 - ii. Fully screen mechanical equipment, located at least 2 metres (9.8 feet) from the roof edge, by not more than 6.1 metres (20 feet);
- (9) Section 906(5)(b) shall be varied to allow one driveway crossing width of 7 metres (23 feet);
- (10) Section 10A05(1)(b) shall be varied to allow Secure Bicycle Parking Spaces in the West Building to be located at any level;

- (11) Part 11: Inclusionary Zoning Requirements for Residential Development, shall be waived.

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

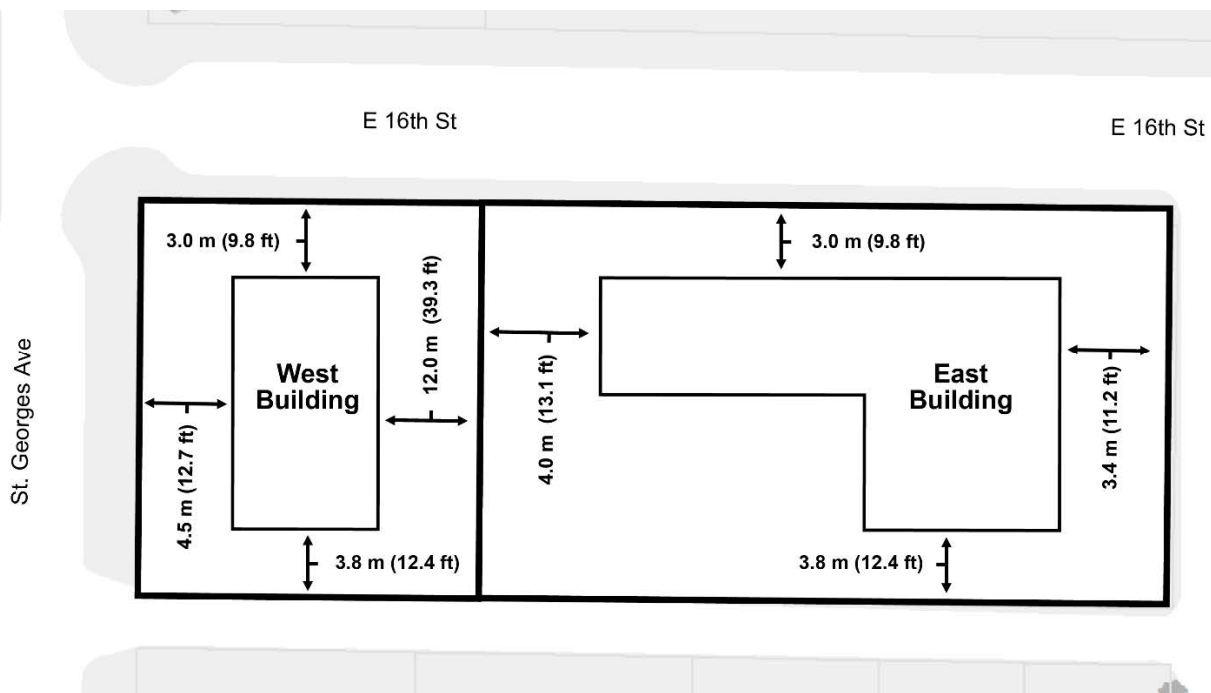
CD-306

Amending Bylaw No. 9132

SCHEDULE A

Page 1 of 1

BUILDINGS AND SETBACKS



THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9133

**A Bylaw to enter into a Housing Agreement
(1540 St. Georges Avenue and 215-235 East 16th Street)**

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

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 “**Housing Agreement Bylaw, 2025, No. 9133**” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments).
2. The Council hereby authorizes The Corporation of the City of North Vancouver to enter into a Housing Agreement to secure rental housing commitments with the owner of lands having a civic address of 1540 St. Georges Avenue and 215-235 East 16th Street, North Vancouver, legally described as below, substantially in the form attached to this bylaw.

Land Description				
Lot	Block	D.L.	Plan	PID
1	32	549	9874	007-355-084
2	32	549	9874	009-440-330
3	32	549	9874	009-440-381
1	32	549	9386	009-677-313

3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

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

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT,

BETWEEN:

RED EAST 16TH PROJECTS LTD., INC.NO. BC1290998
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 6667/10000 INTEREST

RED TWELVE E16 CONDO LANDS LTD., INC.NO. BC1486992
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 2333/10000 INTEREST

RED TWELVE E16 RENTAL LANDS LTD., INC.NO. BC1486987
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 1000/10000 INTEREST

(the “Owner”)

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 141 West 14th Street, North Vancouver, British
Columbia, V7M 1H9

(the “City”)

WHEREAS:

- A. The Owner is the registered and beneficial owner of the Lands.
- B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and the *Community Charter*, SBC 2003, c. 26.
- C. Section 219 of the *Land Title Act*, RSBC 1996, c. 250 (the “**Land Title Act**”) permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant.
- D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing

units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.

- E. The City has adopted a bylaw authorizing this Agreement.
- F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

NOW THEREFORE in consideration of the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

1. DEFINITIONS

- (a) **“Act”** means the *Local Government Act*, RSBC 2015, c.1 as amended from time to time;
- (b) **“Affordable Rent”** means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the “Private Apartment Average Rents” for the corresponding bedroom type in the City of North Vancouver as established by CMHC’s Housing Market Information Portal for the year the tenancy is entered into;
- (c) **“Agreement”** means this agreement as amended from time to time;
- (d) **“Commencement Date”** has the meaning set out in section 2.1 herein;
- (e) **“Council”** means the municipal council for the City of North Vancouver;
- (f) **“CMHC”** means Canada Mortgage and Housing Corporation;
- (g) **“Director, Planning and Development”** means the chief administrator of the Department of Planning of the City and their successors in function and their respective nominees;
- (h) **“Dwelling Unit”** means a dwelling unit as defined in the City of North Vancouver’s “Zoning Bylaw 1995, No. 6700” as amended from time to time;
- (i) **“Lands”** means those lands and premises legally described as:

Land Description				
Lot	Block	D.L.	Plan	PID
1	32	549	9874	007-355-084
2	32	549	9874	009-440-330
3	32	549	9874	009-440-381
1	32	549	9386	009-677-313

- (j) **“Mid-Market Rental Units”** means the 20 Dwelling Units in the Residential Buildings to be constructed on the Lands that are rented to tenants for Affordable Rent;
- (l) **“Maximum Household Income”** means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households’ annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;
- (m) **“Rental Purposes”** means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act*, SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;
- (n) **“Rental Units”** means the Market Rental Units and the Mid-Market Rental Units;
- (o) **“Residential Buildings”** means the 12-storey and 6-storey buildings to be constructed on the Lands with 249 Dwelling Units, of which 176 Dwelling Units will be Market Rental Units, to be used for Rental Purposes, and 20 Dwelling Units will be Mid-Market Rental Units;
- (p) **“RT Act”** means the *Residential Tenancy Act*, SBC 2002 c. 78;
- (q) **“Rezoning Bylaw”** means the rezoning bylaw applicable to the Lands described as “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132”;
- (r) **“Section 219 Covenant”** means a covenant pursuant to Section 219 of the *Land Title Act*;
- (s) **“Tenancy Agreement”** means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit;
- (t) **“Tenant Relocation Plan”** means the Tenant Relocation Plan dated October 3, 2025, as prepared by the Owner and approved by the City, to meet the requirements of the City’s Residential Tenant Displacement Policy, version H18 and dated as of July 12, 2021, a copy of which is attached as Schedule A to this Agreement; and
- (u) **“Term”** has the meaning set out in section 2.1 herein.

2. TERM

- 2.1 This Agreement will commence upon adoption by the City’s Council of “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue & 215-235 East 16th Street, CD-306, Rental Housing Commitments) (the **“Commencement Date”**) and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the **“Term”**).
- 2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.

- 2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

- 3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act*, that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:

- (a) the Lands must not be subdivided or stratified;
- (b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and
- (c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.

- 3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

- 3.3 Section 7.1 and 7.2 of this Agreement are integral to and form part of this Section 219 Covenant.

4. TENANCY RESTRICTIONS

- 4.1 The unit mix for Rental Units in the Residential Buildings will be no fewer than 29 three-bedroom units, 41 two-bedroom units, 133 one-bedroom units and 46 studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.

- 4.2 The Mid-Market Rental Units will be provided in the following unit mix: 3 studio unit(s), 11 one-bedroom unit(s), 3 two-bedroom unit(s), and 3 three-bedroom unit(s). The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the 20 Mid-Market Rental Units within the Residential Building.

- 4.3 Notwithstanding the number of Dwelling Units that are required to be Mid-Market Rental Units as specified in the definitions for Mid-Market Rental Units and Residential Building in this Agreement, the Director of Planning and Development may, at their discretion, approve a change to the number of Dwelling Units in the Residential Building and, consequently, the number of Dwelling Units that are required to be Mid-Market Rental Units, provided that such number remains equal to or greater than 10% of the total number of Dwelling Units in the Residential Building.

- 4.4 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

- 5.1 Without limiting section 3.1 of this Agreement:

- (a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing and all Mid-Market Rental Units must be managed by one rental agent;
- (b) Compliance with Tenant Relocation Plan: The Owner will fulfil all of the commitments set out in the Tenant Relocation Plan and if requested by the City at any time, will provide information to the City to confirm compliance with the Tenant Relocation Plan;
- (c) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;
- (d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:
 - (i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (ii) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis

- (iii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;
 - (iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and
 - (v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the tenant could otherwise occupy and the Owner will require confirmation from the prospective tenant that they meet this requirement at the time of tenancy;
 - (vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.
- (e) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased below or at the permitted annual rent increase then set under the RT Act;
 - (f) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;
 - (g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;
 - (h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;
 - (i) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act*, SBC 2003, c. 63 (as amended from time to time) the Owner will, on an annual basis at the time of Business License renewal

and upon any other request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

- 6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.
- 6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.
- 6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.
- 6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.
- 6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.
- 6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.
- 6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

- 7.1 Pursuant to Section 219(6) of the *Land Title Act*, except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;
 - (b) the Owner's default under this Agreement; and
 - (c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.
- 7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.
- 7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.
- 8. GENERAL PROVISIONS**
- 8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement and notice of this Agreement which is required to be filed pursuant to the *Act*. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.
- 8.2 Nothing in this Agreement:
 - (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;
 - (b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or
 - (c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.
- 8.3 The Owner and the City agree that:
 - (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and

- (c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.
- 8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.
- 8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.
- 8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement and notice of this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.
- 8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.
- 8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.
- 8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner:

RED EAST 16TH PROJECTS LTD., INC.NO. BC1290998
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 6667/10000 INTEREST

RED TWELVE E16 CONDO LANDS LTD., INC.NO. BC1486992
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 2333/10000 INTEREST

RED TWELVE E16 RENTAL LANDS LTD., INC.NO. BC1486987
SUITE 1880-320 GRANVILLE STREET
VANCOUVER, BC
V6C 1S9
AS TO AN UNDIVIDED 1000/10000 INTEREST

Attention: Mackenzie Biggar
Email: MackenzieB@adera.com
Phone: 604.648.4366

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

- 8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.
- 8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

- 9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.
- 9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

- 9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.
- 9.4 The words "must" and "will" are to be construed as imperative.
- 9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.
- 9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to "Housing Agreement Bylaw, 2025, No. 9133".
- 9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.
- 9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the "Form C – General Instrument – Part 1" or "Form D – Executions Continued" attached hereto.

**SCHEDULE A
TENANT RELOCATION PLAN**

[see attached]

Mackenzie Biggar
Direct Line: 604.648.4366
Email: makcenzieb@adera.com

October 15, 2025

City of North Vancouver
141 West 14th Street
North Vancouver, BC

To Whom It May Concern:

**Re: 215 East 16th Street, 235 East 16th Street, 1540 St. Georges Avenue, North Vancouver
Tenant Relocation Plan**

Please find below the Tenant Relocation Plan (TRP), prepared in accordance with the City of North Vancouver's Residential Tenant Displacement Policy (H18), for the proposed development at 215 East 16th Street, 235 East 16th Street, and 1540 St. Georges Avenue.

Current Occupancy Summary

A summary of existing tenancies for all three buildings is attached as **Appendix A**.

Tenant Communication Plan

Tenants will be actively engaged throughout the development application process. Support resources—including those offered through the Tenant Resource & Advisory Centre (TRAC)—will be made available to all tenants.

Correspondence to the tenants follows the timeline below. Copies of all correspondence will be submitted to City staff as required.

1. Introduction Meeting – COMPLETE (September 7, 2021)

Tenants were invited to a virtual meeting outlining the development process, the Tenant Displacement Policy, compensation information, and available support resources, including the Tenant Relocation Coordinator. The meeting was led by Prospero and the Developer did not attend. Correspondence/notification records are attached as **Appendix B**.

2. Tenant Information Meeting – COMPLETE (November 20, 2024)

Tenants were invited to a virtual meeting to provide an overview of the proposed plans, answer questions, and allow for open discussion. The meeting was intended to ensure tenants had a clear understanding of the project and available resources. The meeting was led by Prospero and the Developer did not attend. Eight tenants attended, with the primary questions and concerns focused on the BC Housing Rental Application process. Correspondence/notification records are attached as **Appendix C**.

3. Development Information Session – COMPLETE (November 26, 2024)

Tenants were invited to attend an in-person public Development Information Session to meet the project team, review the vision for the site, ask questions, and share feedback on the proposal. Two tenants attended the session. Correspondence/notification records are attached as **Appendix D**.

4. Town Hall Meeting – COMPLETE (September 9, 2025)

Tenants were invited to attend a public virtual Town Hall meeting for the project hosted by the Adera team. Correspondence/notification records are attached as **Appendix E**.

5. Public Hearing

Tenants will be provided with information to attend the Public Hearing for this development when it receives First and Second Reading. This letter will include an update on the municipal process and a reminder about the resources available to them.

6. Adoption of Bylaw letter

Tenants will be provided with confirmation of Rezoning and Development Permit approval should the project be approved by Mayor and Council. This letter will include information about S.49 of the Residential Tenancy Act (requiring 4 months' eviction notice once the Demolition Permit has been issued) and a reminder about the resources available to them.

7. Eviction Notice

After the Demolition Permit has been issued, tenants will receive an eviction notice in compliance with the Residential Tenancy Act. The letter will include a reminder of available relocation and compensation resources.

Tenant Relocation Coordinator

Prospero International Realty Inc. (Prospero) has been engaged as the Tenant Relocation Coordinator. Prospero specializes in the management of residential and commercial rental properties located in the Lower Mainland. They currently manage over 100 such properties; 5 of which are residential buildings located in the Lonsdale area.

Prospero has experience with tenant relocation in eight other residential buildings in various municipalities, including the City of North Vancouver. Jeff Nightingale, VP Residential Properties at Prospero, will act as the Tenant Relocation Coordinator.

Tenant Relocation

Per the Residential Tenant Displacement Policy, the maximum rent for a comparable home should not exceed the greater of:

- a) 10% above the tenant's current rent; or
- b) 10% above the most recently published CMHC median rent level, by number of bedrooms, for the City of North Vancouver.

The current average rent as established by the CMHC is as follows:

Number of Bedrooms	Average Rent (2024 CMHC Rental Market Report ¹)	Target Maximum Rent (Average Rent + 10%)
Bachelor	\$1,608.00	\$1,768.80
One Bedroom	\$1,802.00	\$1,982.20
Two Bedroom	\$2,309.00	\$2,539.90
Three Bedroom	\$3,888.00	\$4,276.80

¹ [North Vancouver CY - Average Rent by Bedroom Type by Neighborhood, October 2024, Apartment, CMHC](#)

A status report that tracks the units found for each tenant will be provided to the City prior to the issuance of a Demolition Permit. Tenants that opt out of this home search service will be required to provide written notice to the Tenant Relocation Coordinator for submission to the City. Tenants may also change the criteria of the alternative units with written notice.

Ongoing Tenant Support and Rental Options

Since early 2023, Prospero has been actively supporting tenants at 215 East 16th Street, 235 East 16th Street, and 1540 St. Georges Avenue by providing monthly rental listings tailored to tenant needs and current rental rates.

These listings regularly include nearby rental opportunities, many of which fall within the City's established tenant relocation rent thresholds. For example, in May 2025, Prospero offered multiple units to tenants, with sample listings attached as **Appendix F**. These are sent to the building manager at the beginning of each month, then printed and distributed to tenants by unit number. To date, no tenants have requested additional support with securing replacement units, so no tailored listings have been provided.

This consistent support gives tenants a greater window to plan their next steps and demonstrates an ongoing commitment to ensuring responsible and supported relocation. To date, no tenants have made special requests or asked for additional assistance in finding accommodation.

Compensation

All eligible tenants will be compensated with financial assistance equivalent to a minimum 4 months of their current rent.

In addition to this baseline amount, tenants whose tenancy began five or more years prior to the date the Development Application is submitted will receive additional financial assistance based on the length of time they have resided in the building. This will be calculated at a rate of \$25 per month for each full month's tenancy beyond five years. These compensation guidelines are directed by the City of North Vancouver Tenant Relocation Policy.

Length of Tenancy	Financial Compensation Amount
Less than 5 years	4 months' rent
More than 5 years	4 months' rent plus $((\text{total tenancy length in months} - 60) \times \$25)$

If an eligible tenant moves out prior to approval of the rezoning application, financial compensation (including the moving expenses detailed below) will be provided to the tenant no later than immediately following final adoption of the rezoning bylaw(s). For all other eligible tenants, financial compensation will be provided to the tenant no later than the date they move out, regardless of whether a demolition permit has been obtained or an eviction notice has been served.

Tenants will be compensated for moving expenses with a flat rate payment based on number of bedrooms. The below amounts should be adjusted upwards annually from the date the policy is adopted based on the Consumer Price Index (CPI):

- a) \$1,000 for studio and 1 bedroom units;
- b) \$1,250 for 2 bedroom units; and
- c) \$1,500 for 3 bedroom and larger units.

A copy of the Termination of Tenancy/Compensation Agreement is attached as **Appendix G**.

Right of First Refusal

Displaced tenants will be provided first right of refusal to live in the rental units of the new building. The Tenant Relocation Coordinator will document all tenants who want to return to the new building and the status of their tenancy prior to the issuance of an Occupancy Permit.

Under the City's Density Bonus and Community Benefits Policy, 10 percent of units will provide mid-market rent (MMR) units, as determined by CMHC. Displaced tenants will be provided first opportunity to rent these units if they meet eligibility requirements at the time the unit becomes available.

A template of the Right of First Refusal letter is attached as **Appendix H** of this document. This letter will be resent to any tenants who have previously moved out and expressed that they wish to exercise their first right of refusal and any tenants moving out in the future who express they wish to exercise their first right of refusal.

Development Application Approval

Tenants will be provided with at least four months' notice per the Residential Tenancy Act, after the Demolition Permit has been issued.

Please do not hesitate to contact us if you require any additional information.

Yours truly,

RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership

Mackenzie Biggar
Vice President, Development & Sustainability

Appendix A: Current Occupancy Summary

The following tables outline the current tenancy of the buildings:

215 East 16th Street

CURRENT TENANCY & COMPENSATION SUMMARY											REPLACEMENT UNIT INFORMATION (Unit Tenant Relocated To)	
Unit Number	Tenancy Type	Unit Size (SF)	Number Bedrooms	Tenancy Start (MM/DD/YYYY)	Tenancy End (MM/DD/YYYY)	Rent (\$)	Tenure Compensation Paid (\$)	Moving Expenses Paid (\$)	Right of First Refusal	Tenant Replacement Unit Preferences (Prior to Relocation)	Replacement Unit Number of Bedrooms	Replacement Unit Rent Deferrals
1	Month-to-Month	600	1	12/01/2017		1,459.00						
101	Month-to-Month	600	1	11/01/2016		1,449.00						
102	Month-to-Month	800	2	06/01/2015	09/30/2022	N/A	7,830.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
103	Month-to-Month	800	2	07/01/2013		1,705.00						
104	Month-to-Month	600	1	09/01/2018	07/31/2024	N/A	6,146.00	1,000.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
105	Month-to-Month	600	1	08/01/2015		1,465.00						
106	Month-to-Month	800	2	07/01/2019		2,088.00						
107	Month-to-Month	800	2	07/01/2013		1,705.00						
108	Month-to-Month	600	1	12/01/2007	04/30/2025	N/A	9,624.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
201	Month-to-Month	800	2	11/01/2002		1,615.00						
202	Month-to-Month	800	2	08/01/2013	02/29/2024	N/A	9,206.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
203	Month-to-Month	800	2	07/01/2020	09/30/2024	1,900.00	7,904.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
204	Month-to-Month	600	1	06/01/2020		1,395.00						
205	Month-to-Month	600	1	09/01/2014		1,406.00						
206	Month-to-Month	800	2	10/01/2010		1,747.00						
207	Month-to-Month	800	2	09/01/2012		1,880.00						
208	Month-to-Month	800	2	10/01/2015		1,918.00						
301	Month-to-Month	800	2	01/01/2018		1,907.00						
302	Month-to-Month	800	2	08/01/2021		1,925.00						
303	Month-to-Month	800	2	10/01/2018	04/20/2023	N/A	7,740.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
304	Month-to-Month	600	1	05/01/2016		1,486.00						
305	Month-to-Month	600	1	06/01/2021		1,551.00						
306	Month-to-Month	800	2	10/01/2004		1,450.00						
307	Month-to-Month	800	2	07/01/2018	12/31/2024	N/A	8,289.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
308	Month-to-Month	800	2	02/01/2015	09/30/2022	N/A	7,895.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
308	Month-to-Month	800	2	04/01/2023		2,771.00						

NON-ELIGIBLE (SHORT TERM) TENANCIES

102	Month-to-Month	800	2	12/15/2024		2,300.00	N/A	N/A	N/A	N/A	N/A	N/A
104	Month-to-Month	600	1	10/01/2024		1,900.00	N/A	N/A	N/A	N/A	N/A	N/A
202	Month-to-Month	800	2	11/01/2024		2,400.00	N/A	N/A	N/A	N/A	N/A	N/A
203	Month-to-Month	800	2	12/01/2024		1,900.00	N/A	N/A	N/A	N/A	N/A	N/A
303	Month-to-Month	800	2	11/01/2024		2,300.00	N/A	N/A	N/A	N/A	N/A	N/A

235 East 16th Street

CURRENT TENANCY & COMPENSATION SUMMARY

REPLACEMENT UNIT INFORMATION
(Unit Tenant Relocated To)

Unit Number	Tenancy Type	Unit Size (SF)	Number Bedrooms	Tenancy Start (MM/DD/YYYY)	Tenancy End (MM/DD/YYYY)	Rent (\$)	Tenure Compensation Paid (\$)	Moving Expenses Paid (\$)	Right of First Refusal	Tenant Replacement Unit Preferences (Prior to Relocation)	Replacement Unit Number of Bedrooms	Replacement Unit Rent Deferrals
101	Month-to-Month	600	2	08/01/2021	06/30/2022	N/A	7,260.00	1,250.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
101	Month-to-Month	800	2	02/01/2023		1,442.00						
102	Month-to-Month	600	1	09/01/2012		1,027.00						
103	Month-to-Month	600	1	07/01/2021	08/31/2024	N/A	6,188.00	1,000.00	No	No Additional Assistance Requested		
104	Month-to-Month	600	1	10/15/2019	01/31/2025	N/A	4,419.00	1,000.00	No	No Additional Assistance Requested		
201	Month-to-Month	800	2	11/01/2020	03/31/2023	N/A	6,800.00	1,250.00	No	No Additional Assistance Requested		
202	Month-to-Month	600	1	08/15/2009	12/31/2024	N/A	7,260.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
203	Month-to-Month	600	1	11/01/2012		1,059.00						
204	Month-to-Month	600	1	04/01/2015	04/30/2022	N/A	4,320.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
205	Month-to-Month	600	1	10/1/2019	10/31/2021	N/A	N/A					
206	Month-to-Month	600	1	07/15/2014		1,086.00						
207	Month-to-Month	600	1	04/01/1989		1,033.00						
301	Month-to-Month	800	2	09/01/2000	09/30/2021	N/A	N/A					
302	Month-to-Month	600	1	06/22/2014	06/30/2023	N/A	5,300.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
303	Month-to-Month	600	1	07/01/2017	05/31/2023	N/A	4,850.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
304	Month-to-Month	600	1	11/01/2018	4/30/2022	N/A	5,480.00	1,000.00	No	No Additional Assistance Requested		
305	Month-to-Month	800	2	12/01/2013	09/30/2024	N/A	5,801.00	1,250.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
306	Month-to-Month	600	1	07/01/2019	9/30/2021	N/A	5,500.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
306	Month-to-Month	600	1	11/1/2021	9/30/2022	N/A	5,060.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
307	Month-to-Month	600	1	09/01/1989		1,071.00						

NON-ELIGIBLE (SHORT TERM) TENANCIES

103	Month-to-Month	600	1	10/01/2024		1,850.00	N/A	N/A	N/A	N/A	N/A	N/A
104	Month-to-Month	600	1	02/01/2025		1,300.00	N/A	N/A	N/A	N/A	N/A	N/A
304	Month-to-Month	600	1	10/01/2024		1,850.00	N/A	N/A	N/A	N/A	N/A	N/A

1540 St. Georges Avenue**CURRENT TENANCY & COMPENSATION SUMMARY****REPLACEMENT UNIT INFORMATION
(Unit Tenant Relocated To)**

Unit Number	Tenancy Type	Unit Size (SF)	Number Bedrooms	Tenancy Start (MM/DD/YYYY)	Tenancy End (MM/DD/YYYY)	Rent (\$)	Tenure Compensation Paid (\$)	Moving Expenses Paid (\$)	Right of First Refusal	Tenant Replacement Unit Preferences (Prior to Relocation)	Replacement Unit Number of Bedrooms	Replacement Unit Rent Deferrals
100	Month-to-Month	800	2	04/01/2003		1,331.00						
101	Month-to-Month	800	2	12/01/2020	10/31/2022	1,470.00	5,880.00	1,250.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
101	Month-to-Month	800	2	04/01/2023		2,558.00						
102	Month-to-Month	600	1	06/01/2010		1,086.00						
103	Month-to-Month	600	1	02/01/2014		1,129.00						
104	Month-to-Month	600	1	03/01/2011		1,086.00						
105	Month-to-Month	600	1	01/15/2021		1,209.00						
201	Month-to-Month	800	2	04/01/1990		1,336.00						
202	Month-to-Month	600	1	03/01/2010		1,097.00						
203	Month-to-Month	600	1	01/01/2013	04/31/2022	1,060.00	5,515.00	1,000.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
204	Month-to-Month	800	2	08/01/2014	10/31/2021	1,279.00	N/A					
204	Month-to-Month	800	2	05/01/2023	07/31/2024	2,484.00	Abandoned the unit		No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
205	Month-to-Month	600	1	09/01/2010	04/30/2022	990.00	5,935.00	1,000.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
206	Month-to-Month	600	1	10/01/2019		1,209.00						
207	Month-to-Month	800	2	07/01/2019	09/30/2022	1,520.00	6,080.00	1,250.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
207	Month-to-Month	800	2	03/01/2023		2,558.00						
301	Month-to-Month	800	2	04/01/2015		1,401.00						
302	Month-to-Month	600	1	04/01/2015		1,145.00						
303	Month-to-Month	600	1	09/01/2015	08/31/2021	1,078.00	4,587.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
303	Month-to-Month	600	1	10/01/2021	10/31/2022	1,420.00	5,680.00	1,000.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
304	Month-to-Month	800	2	08/01/2016	11/30/2021	1,279.00	5,191.00	1,250.00	Yes	No Additional Assistance Requested	Info Not Provided	Info Not Provided
305	Month-to-Month	600	1	06/01/2011	11/30/2023	1,030.00	6,345.00	1,000.00	No	No Additional Assistance Requested	Info Not Provided	Info Not Provided
306	Month-to-Month	600	1	08/01/2016		1,150.00						
307	Month-to-Month	800	2	12/01/2018		1,539.00						

NON-ELIGIBLE (SHORT TERM) TENANCIES

203	Month-to-Month	600	1	11/01/2024		1,800.00	N/A	N/A	N/A	N/A	N/A	N/A
204	Month-to-Month	800	2	01/01/2025		2,200.00	N/A	N/A	N/A	N/A	N/A	N/A
205	Month-to-Month	600	1	04/15/2025		1,500.00	N/A	N/A	N/A	N/A	N/A	N/A
303	Month-to-Month	600	1	05/1/2025		1,750.00	N/A	N/A	N/A	N/A	N/A	N/A
304	Month-to-Month	800	2	03/15/2025		1,850.00	N/A	N/A	N/A	N/A	N/A	N/A
305	Month-to-Month	600	1	03/01/2025		1,066.00	N/A	N/A	N/A	N/A	N/A	N/A

Appendix B: Introduction Meeting Correspondence

Prospero International Realty Inc.

517 – 1177 West Hastings,

Vancouver B.C.

V6E 2K3

August 20, 2021.

To: Residents of 1540 St. Georges, 215 E 16th Street and 235 E 16th Street, North Vancouver.

Re: Tenant Meeting - Tuesday September 7th, 2021.

As you may be aware, the above properties were recently purchased by Adera Development Corporation. The new owner has since applied to the City of North Vancouver to redevelop the property into a new larger rental building. Redevelopment signs will be put on the property in the coming weeks.

Adera is one of BC's leading real estate organizations, with 50 years of experience in the Lower Mainland. The company has a deep-rooted commitment to quality, integrity, and customer service, building on its corporate cornerstones of innovation, partnership, sustainability, and passion.

A Tenant Meeting is scheduled on Tuesday September 7th from 7 to 8 pm to discuss timelines and next steps with the residents.

Normally this meeting would be held in a hall or meeting room; however, due to Covid restrictions this meeting will be held online through Zoom, a video conferencing platform. We will give further details shortly on how this will work and how you can attend.

Tenant Compensation

The Residential Tenancy Act outlines compensation and notice for tenants such that; if a termination notice is given for the redevelopment of a property, such notice cannot be given until all permits have been issued and then 4 calendar months' notice must be given (and 1 months free rent shall be given).

Further, Adera is offering compensation based on the length of tenancy as follows:

- 3 months' total rent for tenancies up to 10 years;
- 4 months' total rent for tenancies between 10 years and 20 years; and
- 5 months' total rent for tenancies over 20 years.

Residents will have the choice of either accepting these monies in the form of free rent or a lump sum payment.

In addition, at the time of vacating the property, residents will receive \$750 towards their moving expenses.

Finally, this compensation is available to residents relocating out of the above buildings, immediately – should they wish to do so. You do not need to wait until the final permits are issued.

Right of First Refusal

Current tenants will have a right of first refusal to rent at the newly constructed building, should you wish to do so. We will be keeping your contact information so that we can advise you in advance of the new building being completed and ask if you wish to rent at the new building. 10% of the new units are to be rented out for 10% below the market level – with preference to be given to past tenants, for these units.

Tenant Resource and Advisory Centre

The Tenant Resource and Advisory Centre (TRAC) is a resource for tenants in BC at www.tenants.bc.ca. This site has information on a broad range of tenant issues and phone numbers for assistance.

Should you have any questions please contact me, Jeff Nightingale, at 604 669 7733.

Yours truly,

Prospero International Realty Inc.



Jeff Nightingale

Appendix C: Tenant Information Meeting Correspondence

Notice of Tenant Meeting



November 12, 2024

Attn Residents of:
1540 St Georges Ave, 215 16th Street East, and 235 16th Street East -North Vancouver, B.C

NOTICE OF TENANT MEETING – NOVEMBER 20

Dear Tenants,

We would like to keep you informed about some upcoming developments concerning the above properties, including a Developer Information Session scheduled between 4:30pm and 6:30pm on Tuesday, **November 26th** in the Friendship Room at St Andrew's United Church at 1044 St George's Avenue. The intent is to introduce you to the project team, share the vision for the site, answer any questions, and gather your feedback on the proposal. It is a drop-in format with display boards for review and project team members will be available to answer your questions.

As part of this process, information signs will be installed on our properties starting **November 15th**. In advance of these changes, we want to ensure that you have a full understanding of the project, which is why we have scheduled a **Tenant Information Meeting** (by Zoom) for **Wednesday, November 20th** at 6:00pm. This Tenant Information Meeting will give you an overview of the proposed plans, answer any questions you may have, and provide an opportunity for open discussion.

Following this, you are warmly invited to attend the Developer Information Session on **November 26th**, where more detailed information will be shared, and further feedback will be welcomed.

Thank you for your engagement and support as we move forward together.

Warm regards,

A handwritten signature in black ink, appearing to read "Amanda".

Amanda Porsild
Property Manager
aporsild@prospero.ca

PROSPERO INTERNATIONAL REALTY INC

#517 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3
(604) 669-7733 | prospero.ca

Details for the Zoom Meeting on November 20th at 6:00pm:

<https://zoom.us/j/98336993364?pwd=JPAW7Evhx76XnbN7hPtRhXdoOAQ0y7.1>

Meeting ID: 983 3699 3364

Passcode: Prospero

Tenant Meeting Minutes



Tenants of:

1540 St Georges Ave, 215 16th Street East, and 235 16th Street East -North Vancouver, B.C

MINUTES OF TENANT MEETING – NOVEMBER 20

Date: November 20, 2024

Time: Meeting called to order at 6:02 PM

Attendees: 8 Tenants

- Unit 100 – 1540 St Georges Ave
- Unit 101 – 1540 St Georges Ave
- Unit 105 – 1540 St Georges Ave
- Unit 207 – 1540 St Georges Ave
- Javin
- Grace
- Pon-an
- Anonymous 1

Purpose: To inform tenants about the upcoming meeting with the developer on **November 26** and provide project updates.

1. Developer Update:

- The developer has submitted an amendment related to the project.
- The timeline for development is currently undetermined but is estimated to begin in late 2025 or 2026.
- Necessary permits and approvals are still pending. Tenants will be updated as new information becomes available.

2. Mid-Market Rental Program:

- Tenants raised questions about the Mid-Market Rental program.
 - Under this program, 10% of units will be rented at 10% below the average market rate for similar units in the area.
 - For example, if the average rent for a 1-bedroom unit is \$1,500, the program would offer it at \$1,350.

3. BC Housing Concerns:

- A tenant expressed concerns about ongoing communication with BC Housing.
- Tenants requested a letter from Prospero stating that the building is being demolished.
 - Prospero agreed to prepare and distribute this letter to tenants for use in their communication with BC Housing.

4. Other Concerns:

- A tenant expressed concerns about Pest Control, Prospero to look into this further
- A tenant expressed concerns about the intercom at Regal Towers, Prospero noted that they are having technician attend to make repairs.

Meeting Adjourned: 6:25 PM

Next Steps:

- Tenants with more questions are suggested to attend the meeting with the developer on November 26.
- Prospero to prepare and deliver the requested letter for BC Housing.

Appendix D: Developer Information Session Invitations

Notice of Developer Information Session



November 12, 2024

Attn Residents of:
1540 St Georges Ave, 215 16th Street East, and 235 16th Street East -North Vancouver, B.C

NOTICE OF TENANT MEETING – NOVEMBER 20

Dear Tenants,

We would like to keep you informed about some upcoming developments concerning the above properties, including a Developer Information Session scheduled between 4:30pm and 6:30pm on Tuesday, **November 26th** in the Friendship Room at St Andrew's United Church at 1044 St George's Avenue. The intent is to introduce you to the project team, share the vision for the site, answer any questions, and gather your feedback on the proposal. It is a drop-in format with display boards for review and project team members will be available to answer your questions.

As part of this process, information signs will be installed on our properties starting **November 15th**. In advance of these changes, we want to ensure that you have a full understanding of the project, which is why we have scheduled a **Tenant Information Meeting** (by Zoom) for **Wednesday, November 20th** at 6:00pm. This Tenant Information Meeting will give you an overview of the proposed plans, answer any questions you may have, and provide an opportunity for open discussion.

Following this, you are warmly invited to attend the Developer Information Session on **November 26th**, where more detailed information will be shared, and further feedback will be welcomed.

Thank you for your engagement and support as we move forward together.

Warm regards,

A handwritten signature in black ink, appearing to read 'Amanda'.

Amanda Porsild
Property Manager
aporsild@prospero.ca

PROSPERO INTERNATIONAL REALTY INC

Resident Mailer – Distributed to All Households Within 100m of the Site (Page 1 of 2)

PLANNING APPLICATION

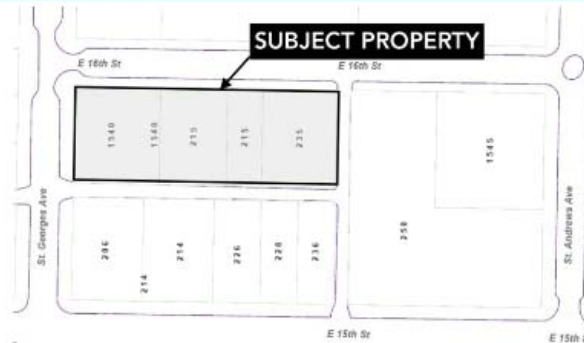
1540 St. Georges Avenue & 215-235 E 16th Street

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have applied for an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings, six storeys and 12 storeys in height, providing 248 homes (196 purpose-built rental homes and 52 strata homes). The proposal includes 173 vehicle parking stalls and 201 secure bicycle parking stalls.

PROPOSED BUILDING



LOCATION



IN-PERSON DEVELOPER INFORMATION SESSION

Please join us for an applicant-led Developer Information Session (DIS):

DATE: November 26, 2024

TIME: Drop in any time between 4:30PM – 6:30PM

LOCATION: Friendship Room at St. Andrews United Church (1044 St. Georges Ave)

REGISTER: Not required

The intent of this DIS is to introduce you to the project team, share our vision for the site, answer any questions you may have, and gather your feedback on the proposal. The DIS will be a drop-in format with display boards for review, as well as project team members available to answer your questions.

HOW TO PARTICIPATE

For those who are unable to join us in person, presentation materials will be posted on the project website (AderaEast16th.com) on **November 26**. You will have the chance to review them and provide feedback via the comment form online until **January 7, 2025**.

COMMENT PERIOD: November 26, 2024 to January 7, 2025

WEBSITE: AderaEast16th.com



APPLICANT

Sarah Bingham
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
SarahB@adera.com
604-684-8277

CITY OF NORTH VANCOUVER

Linden Mulleder
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

Resident Mailer – Distributed to All Households Within 100m of the Site (Page 1 of 2)

PLANNING APPLICATION COMMENT FORM

To provide input, please visit the project website: **AderaEast16th.com**

Alternatively, you can fill out the form below and mail or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly or shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit cnv.org/City-Hall/Council-Meetings

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:

- I live in the City of North Vancouver
- I work in the City of North Vancouver
- I live AND work in the City of North Vancouver
- None of the above

Project Address: 1540 St. Georges Avenue & 215-235 E 16th Street, North Vancouver

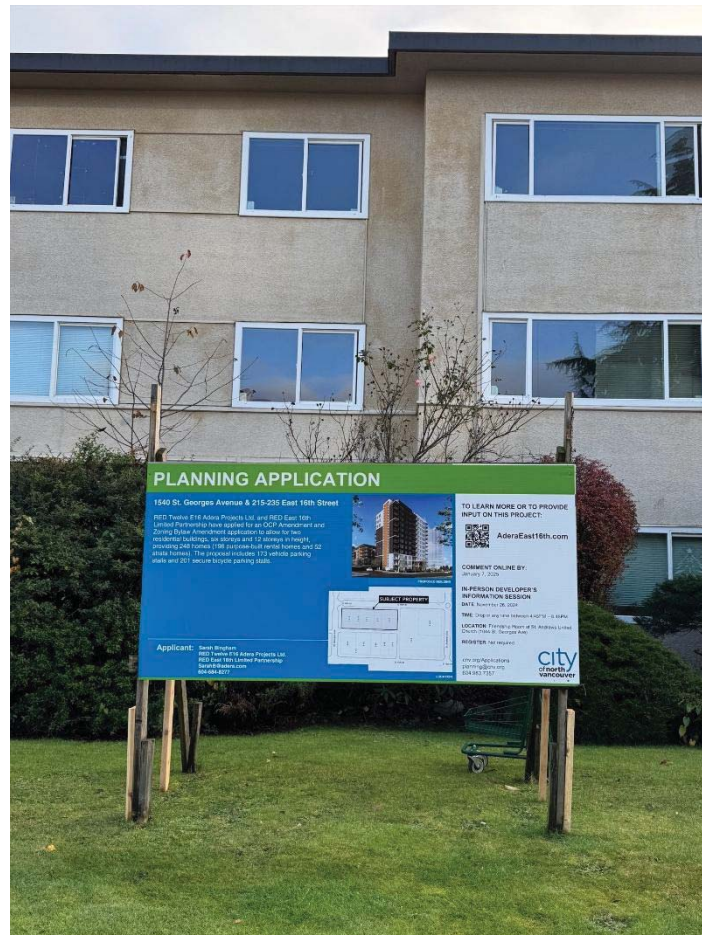
Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (Optional):

Phone Number (Optional):

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

Notification Signs – Erected on Site



Appendix E: Town Hall Tenant Invitations

Virtual Town Hall Invitation – Residents of 1540 St. Georges Avenue



August 21, 2025

To: All Residents – 1540 St. Georges Ave.,

Re: Upcoming Virtual Town Hall – Redevelopment Project

We would like to provide you with an update regarding the redevelopment project. A virtual "Town Hall" will be hosted on:

 **Tuesday, September 9, 2025 at 6 P.M.**

 **Presentation followed by a comment/question period facilitated by a third party**

In addition, two project information signs will be installed on the property—one along St. Georges and one along East 16th. The installation is expected to take place on or around August 27, 2025.

Residents are welcome and encouraged to attend the Town Hall. Please use the link below to register:

https://us02web.zoom.us/webinar/register/WN_EYU6kflfRwO5I0ILta1G8w

We thank you for your continued cooperation and engagement as this project moves forward.

Sincerely,

PROSPERO INTERNATIONAL REALTY INC.

Virtual Town Hall Invitation – Residents of 215 East 16th Street



August 21, 2025

To: All Residents – 215 East 16th St. ,

Re: Upcoming Virtual Town Hall – Redevelopment Project

We would like to provide you with an update regarding the redevelopment project. A virtual "Town Hall" will be hosted on:

 **Tuesday, September 9, 2025, at 6 P.M.**

 **Presentation followed by a comment/question period facilitated by a third party**

In addition, two project information signs will be installed on the property—one along St. Georges and one along East 16th. The installation is expected to take place on or around August 27, 2025.

Residents are welcome and encouraged to attend the Town Hall. Please use the link below to register:

https://us02web.zoom.us/webinar/register/WN_EYU6kflfRwO5i0ILta1G8w

We thank you for your continued cooperation and engagement as this project moves forward.

Sincerely,

PROSPERO INTERNATIONAL REALTY INC.

Virtual Town Hall Invitation – Residents of 235 East 16th Street



August 21, 2025

To: All Residents – 235 East 16th St.,

Re: Upcoming Virtual Town Hall – Redevelopment Project

We would like to provide you with an update regarding the redevelopment project. A virtual "Town Hall" will be hosted on:

 **Tuesday, September 9, 2025, at 6 P.M.**

 **Presentation followed by a comment/question period facilitated by a third party**

In addition, two project information signs will be installed on the property—one along St. Georges and one along East 16th. The installation is expected to take place on or around August 27, 2025.

Residents are welcome and encouraged to attend the Town Hall. Please use the link below to register:

https://us02web.zoom.us/webinar/register/WN_EYU6kflfRwO5i0ILta1G8w

We thank you for your continued cooperation and engagement as this project moves forward.

Sincerely,

PROSPERO INTERNATIONAL REALTY INC.

Resident Mailer – Distributed to All Households Within 100m of the Site

VIRTUAL TOWN HALL – YOU'RE INVITED

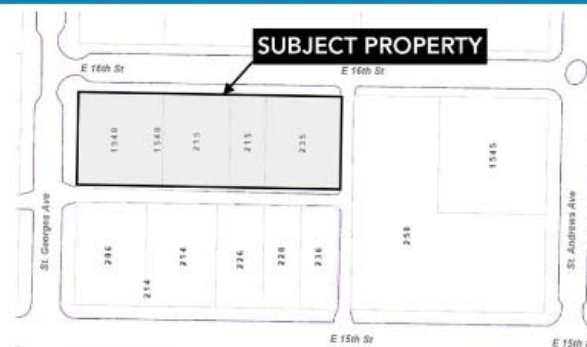
1540 St. Georges Avenue & 215-235 E 16th Street (Adera East 16th)

RED Twelve E16 Adera Projects Ltd. and RED East 16th Limited Partnership have submitted an OCP Amendment and Zoning Bylaw Amendment application to allow for two residential buildings—one six storeys and one 12 storeys in height—providing a total of 249 homes (196 purpose-built rental units and 53 strata units).

PROPOSED BUILDING



LOCATION



VIRTUAL TOWN HALL

Please join us for an applicant-led Virtual Town Hall to learn more about the proposal:

DATE: Tuesday, September 9, 2025

TIME: 6:00PM

LOCATION: Zoom Meeting

The Virtual Town Hall will introduce the project team, share our vision for the site, outline changes made in response to previous public feedback, and provide an opportunity to ask questions and share your input on the proposal.

HOW TO PARTICIPATE

The Virtual Town Hall will be held via Zoom. Please use the registration link or scan the QR code below to sign up. Once registered, you will receive instructions on how to join the meeting.

ZOOM REGISTRATION LINK:

https://us02web.zoom.us/webinar/register/WN_EYU6kflfRwO5I0Lt1G8w



APPLICANT

Mackenzie Biggar
RED Twelve E16 Adera Projects Ltd.
RED East 16th Limited Partnership
mackenzieb@adera.com
604-648-4366

CITY OF NORTH VANCOUVER

Linden Muller
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

Notification Signs – Erected on Site



Appendix F: Ongoing Rental Options Communication Example

MAY 2025 (Page 1 of 2)



Address: 235 East 16th Street
Unit#: _____

Tyler Ransom
Cell: 778.228.4489
Email: trleasing.prospiero@gmail.com
May 5, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: Near St. Davids and 3rd Street, North Vancouver

Studio: \$1,900 / 435SF / Available June 1st

Description: 11ft High ceilings. In floor heat in suite. Hot water, hydro, internet included. Laundry in suite. Pets may be considered. 1 year lease. No smoking, no sublease.



To make an appointment to view this private listing please contact Tyler at 778.228.4489.

Option 2

Address: 250 E 2nd Street, North Vancouver

1 Bedroom: \$1,900 / 625SF / Available June 1st

Description: Hot water included. Laundry on site. No smoking. No pets. No BBQ.



To make an appointment to view this private listing please contact 778-863-3098.

MAY 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

Option 3

Address: 140 5th Street West, North Vancouver

Studio: \$1,972 / 600SF / Available June 1st.

Description: Medford Apartments. 3rd floor unit. Elevator in building. \$95 for monthly parking underground. Hot water, heat, fridge and stove, storage locker included.



To make an appointment to view this private listing please contact at 604.904.8544.

JUNE 2025 (Page 1 of 2)



Address: 235 East 16th Street

Unit#: _____

Tyler Ransom

Cell: 778.228.4489

Email: trleasing.prospiero@gmail.com

June 3, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: 234 W 3rd Street near Chesterfield, North Vancouver

Studio: \$1,550 / 450SF / Available July 1st

Description: Large Studio Apartment. Heat and water included. No pets. No smoking. No barbeque. Tenant insurance needed.



To make an appointment to view this private listing please contact 604.612.4614.

Option 2

Address: 120 W 17th Street, North Vancouver

Studio + Den: \$1,800 / 410SF / Available July 1st

Description: New paint, carpets, flooring, and kitchen. No pets. No smoking. Top floor unit.



JUNE 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

To make an appointment to view this private listing please contact Tyler at 778.228.4489.

Option 3

Address: 6th Street near Ridgeway Avenue, North Vancouver

Studio: \$1,700 / 750SF / Available July 1st.

Description: Heat and electricity included. You pay internet. Shower stall only/no tub. Shared free laundry. Ground floor suite.



To make an appointment to view this private listing please contact Tyler at 778.228.4489.

JULY 2025 (Page 1 of 2)



Address: 235 East 16th Street

Unit#: _____

Tyler Ransom

Cell: 778.228.4489

Email: trleasing.prospero@gmail.com

July 7, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: 215 St. Andrews Avenue, North Vancouver

Studio: \$1,750 / 625SF / Available August 1st

Description: Hot water included. Coin laundry on site. Tenant pays for hydro. No smoking no bbq. You need rental insurance.



To make an appointment to view this private listing please contact 778.863.3098.

Option 2

Address: 170 East Keith Road, North Vancouver

Studio: \$1,907 / 462SF / Available August 1st

Description: No smoking, no pets. Heat and hot water included. You pay BC Hydro.



JULY 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

To make an appointment to view this private listing please contact 604.985.8405.

Option 3

Address: 6th Street near Ridgeway Avenue, North Vancouver

1 Bedroom: \$2,000 / 676SF / Available August 1st.

Description: Fresh paint. Washer and dryer in unit. No pets or smoking. You pay BC Hydro.



To make an appointment to view this private listing please contact Tyler at 778.228.4489.

AUGUST 2025 (Page 1 of 2)



Address: 235 East 16th Street

Unit#: _____

Tyler Ransom

Cell: 778.228.4489

Email: trleasing.prospero@gmail.com

August 8, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: Grandview Boulevard and East 8th Street, North Vancouver

Studio: \$1,590 / 550SF / Available August 31st

Description: 2nd Floor unit. Balcony. Heat and hot water included. Cat and dog friendly.



To make an appointment to view this private listing please contact Tyler at 778.228.4489.

Option 2

Address: 170 East Keith Road, North Vancouver

Studio: \$1,844 / 450SF / Available September 1st

Description: Heat and Hot Water included. 7th floor suite. No smoking. No pets. Gym available.



To make an appointment to view this private listing please contact 604.985.8405.

AUGUST 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

Option 3

Address: 125 E. 5th and Lonsdale, North Vancouver

1 Bedroom: \$1,850 / 701SF / Available September 1st.

Description: Heat and water included in unit. New appliances. No dogs. Cats allowed. Coin laundry in building. Additional storage available.

To make an appointment to view this private listing please contact 604.307.1840.

SEPTEMBER 2025 (Page 1 of 2)



Address: 235 East 16th Street

Unit#: _____

Tyler Ransom

Cell: 778.228.4489

Email: trleasing.prospiero@gmail.com

September 7, 2025

Re: Tenant Apartment Availability

Below are some available rental units in your area

Option 1

Address: 120 w 17th Street, North Vancouver

Studio + Den: \$1,750 / Available October 1st

Description: Top floor studio. Available Sep 15th or Oct 1st. New paint, new carpets, kitchen and bathroom flooring refreshed. New fridge. Professionally cleaned. Coin laundry.

To make an appointment to view this private listing please contact Tyler at 778.228.4489.

Option 2

Address: 254 3rd Street West, North Vancouver

Studio: \$1,900 / 680SF / Available

Description: No Pets. 1 car parking \$80 per month. In suite storage pantry. Lower Lonsdale. Laminate floors. Elevator.



To make an appointment to view this private listing please contact 778.855.2501.

SEPTEMBER 2025 (Page 2 of 2)



Address: 235 East 16th Street

Unit#: _____

Option 3

Address: 131 6th Street W, North Vancouver

1 Bedroom: \$2,000 / 686SF / Available

Description: No smoking. No pets. Heat and hot water included. 1 year lease. FOB access entry. Elevator.



To make an appointment to view this private listing please contact 604.813.4222.

Appendix G: Termination/Compensation Agreement



Date:

Re: Termination of Tenancy Agreement and Agreement on Compensation

This agreement is between Prospero International Realty Inc. (**Prospero**) – as agent for the owners of _____, North Vancouver, and _____ the (**Tenant**) of _____ North Vancouver (**The Suite**), as follows:

1. The **Tenant** hereby gives notice to terminate the tenancy of **The Suite** effective _____ 2025.
2. **Prospero** hereby accepts this notice.
3. It is acknowledged that the **Tenant** is eligible for a one time moving allowance at this time, in the amount of \$ _____
4. The **Tenant** is eligible for compensation in the total amount of \$ _____, calculated as follows:

- Four months' rent : \$ current monthly rent × 4 = \$ _____
- Moving expenses (based on suite size): \$ _____
- Additional compensation for tenancy over 5 years:
 - Move-in date: _____ Move-out date: _____
 - Total months: _____
 - Extra: (Total months – 60) × \$25 = \$ _____
- Total Compensation: _____ + _____ = \$ _____

The Tenant will be offered first right of refusal on new rental units in the project and first right of refusal on new rental units at 10% below market rate if deemed eligible when the units become available. If you would like to exercise this option please provide your details below

- Cell: _____
- Email: _____
- Mailing Address: _____

Signed and agreed on this _____ day of _____ 2025 _____
Tenant

Prospero International Realty Inc. per _____ Landlord's agent.
Jeff Nightingale

Appendix H: First Right of Refusal Letter



October 14th, 2025

[TENANT NAME]

Re: First Right of Refusal Explained– City of North Vancouver

As part of the redevelopment under the City of North Vancouver's Tenant Relocation Policy we are required to provide the displaced tenants with the **First Right of Refusal** for **Market & MMR** rental units in the new building once it is complete.

What It Means:

- All displaced tenants will have first right of refusal to live in any purpose-built rental unit in the new building.
- The new building will include both **Market and Mid-Market Rental (MMR) Units**, tenants will have the first right of refusal to rent either type of unit, as long as they meet the eligibility criteria at the time the unit becomes available.

Process:

- 6 months before the redevelopment is complete and units are ready for occupancy, we will contact you at the **most recent address, phone number, and/or email** you have provided, but only if you indicate your interest in exercising this right via the 'Action Required' section below.
- Only the tenants who have indicated Interest in Exercising their First Right of Refusal will be contacted
- You will have a **45 days to confirm** whether you wish to exercise your First Right of Refusal.
- The details of the unit will be determined at the time of signing the new lease, following your confirmation and contingent on the eligibility verification.

Action Required:

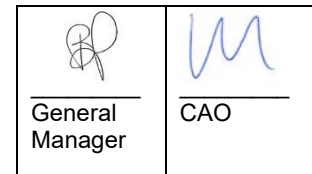
- **Please check one option to indicate if you wish to exercise your First Right of Refusal:**
 - YES _____
 - NO _____
- To ensure we can reach you once redevelopment is close to completion, please keep us updated with your current contact information. If your address, phone number, or email changes, notify us by writing to: info@prospero.ca

If you have any questions, please feel free to contact us directly at info@prospero.ca | 604-669-7733.

Sincerely,

PROSPERO INTERNATIONAL REALTY INC.

#517 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3
 (604) 669-7733 | prospero.ca



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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Amelia Cifarelli, Director, Legislative Services and Corporate Officer

Subject: 2026 GENERAL LOCAL ELECTION PLANNING UPDATE

Date: October 15, 2025 File No: 09-4200-20-0077/1

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

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.

SUMMARY

This report provides an update on the 2026 General Local Election budget, offers clarity on what elements of the General Local Election can be delegated to the Chief Election Officer, and provides an overview of the draft Communications Plan for the upcoming election.

BACKGROUND

At the July 7, 2025 Regular Council meeting, Council passed the following resolution:

THAT "Election Sign Bylaw, 2018, No. 8643, Amendment Bylaw, 2025, No. 9117" be referred back to staff to incorporate requested changes and report back to Council;

THAT the component regarding All Candidates Meetings be referred back to staff for further research and report back to Council;

THAT staff create a strategic communications and engagement plan for general local elections to help guide development and implementation of potential new civic awareness, education and engagement opportunities;

THAT staff be directed to explore what elements of election regulations can be delegated to the Chief Election Officer / Corporate Officer versus what should be included in a bylaw and report back to Council;

AND THAT staff report back to Council in the fourth quarter of 2025 with anticipated initiatives, communication strategies and costs for the 2026 General Local Election.

Staff are in the process of finalizing the amendments to the Election Sign Bylaw as well as the Election Bylaw and Automated Vote Counting Bylaw, and gathering a fulsome history on the previous All Candidates Meetings. A subsequent report will be brought forward later this quarter for Council's consideration.

DISCUSSION

The planning for the 2026 General Local Election is currently underway. There will be some changes implemented in 2026 including aligning the hiring process for election workers, and updated communications strategies to reach eligible voters within the City.

2026 General Local Election Budget

A budget for the 2026 General Local Election has been incorporated into the 2026-2030 Financial Plan for Council's consideration. Each year, the City sets aside funding in a reserve for election years, with the expenses all incurred in an election year. Over the last election cycles, costs to implement elections have risen beyond the amount budgeted to be set aside each year, including technology, staffing costs and materials. A one-time top-up of \$165,000 is being requested for 2026, and the annual amount set aside in the future for elections will increase. These changes will ensure there is adequate funding to implement a defensible and efficient election.

Below is the Proposed 2026 General Local Election Budget:

Line Item	Cost
Remuneration	\$262,000
Vendors	\$148,000
Communications and Engagement	\$90,000
General Expenses	\$25,000
<i>Total</i>	<i>\$525,000</i>

In 2026, there are new administrative process requirements in place for election workers including modernizing procedures to progress with industry best practices and aligning procedures more closely with Elections BC's model. These requirements require additional resources from People & Culture and Finance to support the Election team, and the financial impact has been reflected in the proposed budget.

Communications Plan

Legislative Services staff, in collaboration with Communications and Engagement staff, have begun work on a draft 2026 General Local Election Communications Plan. The Plan identifies three key priorities for the next local election: Youth Engagement, Increasing Accessibility, and Civic Awareness.

The Public Participation Goal is to provide eligible voters within the City of North Vancouver balanced and objective information to assist them in understanding the democratic voting process and the candidates running for elected office, and to encourage eligible voters to cast their vote on General Election Day.

The Plan will utilize a variety of tactics to reach the eligible voters in the City. The proposed Communications and Engagement budget for 2026 will cover a variety of enhanced and new tactics, which may include an addressed information bulletin (mailout), collaboration with non-partisan community groups promoting youth voting, short engaging civic education videos that can be shared on social media platforms, and enhanced use of the civic sites to increase civic awareness.

Staff will evaluate the plans to assess and measure the community reach, where possible.

Delegated Authority

The *Local Government Act*, *Community Charter* and *Local Elections Campaign Financing Act* provide the legislative framework for municipal elections. The legislation outlines that the Chief Election Officer is responsible for many different aspects of the elections process including, but not limited to:

- receiving candidate nomination documents;
- declaring the candidates running for office;
- setting up voting opportunities for qualified electors;
- preparing ballots;
- counting votes on general voting day and determining the election results;
- recruiting, hiring and supervising election workers; and
- upholding the City's elections bylaw, including the Election Sign Bylaw.

Municipal councils are responsible for appointing a Chief Election Officer and a Deputy Chief Election Officer through a resolution. An appointment report is currently being drafted for Council's consideration and will be brought forward in this quarter. Municipal councils are also responsible for adopting election bylaws to govern the local process, under the framework of the Provincial Legislation.

FINANCIAL IMPLICATIONS

The 2026-2030 Financial Plan is being prepared to provide sufficient funding to hold the 2026 General Local Election, for Council's consideration.

INTER-DEPARTMENTAL IMPLICATIONS

Planning for the General Local Election requires the collaboration of Legislative Services with Communications and Engagement, Information Technology, People and Culture, Finance, and Bylaw Services.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This report supports Council's strategic priorities of being a City for People and a Vibrant City by providing civic awareness, education and engagement opportunities for people to participate through voting and the governance of their community.

RESPECTFULLY SUBMITTED:



Amelia Cifarelli

Director, Legislative Services and Corporate Officer