



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 17, 2025 AT 6:00 PM

Watch Livestream at cnv.org/LiveStreaming
View complete Agenda Package at cnv.org/CouncilMeetings

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and selilwətał (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 17, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 3, 2025

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

BYLAWS – ADOPTION

- *3. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J)
- *4. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan)

REPORT

- *5. 2026 Council Meeting Schedule

PUBLIC HEARING

- A. Land Use Bylaw Amendments – City Initiated Amendments to Meet Provincial Legislation Requirements
- B. City Initiated Amendment to Update Regional Context Statement

BYLAWS – SECOND AND THIRD READINGS

6. “Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114”
(City Initiated Amendment Related to Provincial Legislation Requirements)
7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137”
(City Initiated Amendment Related to Provincial Legislation Requirements)
8. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements)
9. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements)
10. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141”
(City Initiated Amendment to Update Regional Context Statement)

MOTION

11. Development Variance Permit No. PLN2023-00018 (618 East 4th Street)

BYLAW – ADOPTION

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115”
(Vernacular Studio Inc., 618 East 4th Street, RS-2)

NOTICE OF MOTION

13. Encouraging the Safe Use of Electric Mobility Devices – Councillor Valente

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 17, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 3, 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 *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAWS – ADOPTION

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

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

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

REPORT

- *5. 2026 Council Meeting Schedule – File: 01-0550-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, October 29, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 29, 2025, entitled “2026 Council Meeting Schedule”:

THAT the 2026 Council Meeting Schedule be endorsed;

AND THAT staff be directed to publish notice of the Council Meeting Schedule in accordance with the *Community Charter*.

END OF CONSENT AGENDA

PUBLIC HEARING

A. Land Use Bylaw Amendments – City Initiated Amendments to Meet Provincial Legislation Requirements

“Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) would amend the Official Community Plan and Zoning Bylaw to meet 20-year housing need requirements on City Lands and low-density residential areas.

Bylaw Nos. 9114 and 9137 to be considered under Items 6 and 7.

AGENDA

Staff presentation

Representations from the public

Questions from Council

B. City Initiated Amendment to Update Regional Context Statement

“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) would replace the Regional Context Statement in the Official Community Plan to align with *Metro 2050*.

Bylaw No. 9141 to be considered under Item 10.

AGENDA

Staff presentation

Representations from the public

Questions from Council

Motion to conclude the Public Hearing

BYLAWS – SECOND AND THIRD READINGS

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

RECOMMENDATION:

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

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

RECOMMENDATION:

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

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

RECOMMENDATION:

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

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

RECOMMENDATION:

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

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

RECOMMENDATION:

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

MOTION

11. Development Variance Permit No. PLN2023-00018 (618 East 4th Street)
– File: 08-3400-20-0126/1

RECOMMENDATION:

THAT Development Variance Permit No. PLN2023-00018 (618 East 4th Street) be issued to Vernacular Studio Inc., in accordance with Section 498 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2023-00018 and any other necessary documentation to give effect to this resolution.

No Public Meeting held.

BYLAW – ADOPTION

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115”
(Vernacular Studio Inc., 618 East 4th Street, RS-2)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

NOTICE OF MOTION

13. Encouraging the Safe Use of Electric Mobility Devices
– File: 16-8330-01-0001/2025

Submitted by Councillor Valente

RECOMMENDATION:

WHEREAS the City of North Vancouver’s Council Strategic Plan identifies A *Connected City* as a priority, seeking to encourage active and sustainable ways for people and goods to move safely and efficiently;

WHEREAS the City of North Vancouver is part of the North Shore Connects partnership, working collaboratively across municipalities and Indigenous Nations to improve transportation and reduce congestion on, to, and from the North Shore;

WHEREAS the City of North Vancouver’s *Safe Mobility Strategy*, endorsed in July 2020, envisions “Safe Streets for everyone”, with a focus on promoting safe behaviour through education, Active Travel to School, and evidence-based monitoring and reporting;

Continued...

NOTICE OF MOTION – Continued

13. Encouraging the Safe Use of Electric Mobility Devices
– File: 16-8330-01-0001/2025 – Continued

AND WHEREAS the use of electric mobility devices has grown significantly, offering greater transportation freedom for people of all ages and abilities, including equity-seeking groups such as youth, seniors, and gig workers;

THEREFORE BE IT RESOLVED THAT staff report back to Council with opportunities to support street safety for all vulnerable road users, with a focus on education related to the safe use of electric mobility devices. This report may include consideration of:

1. Feedback from equity-seeking groups on their experiences with mobility infrastructure, and identification of areas where that infrastructure is lacking to inform future mobility network development;
2. Development of a public education campaign on e-mobility safety presented to North Shore Connects to work towards regional consistency. This campaign should consider support for e-mobility safety training through a variety of channels such as schools, HUB etc., to ensure education is delivered for people of all ages and abilities;
3. Incorporating education on encouraging road user communication through voice, bells, and other audible warning devices; and
4. As a last resort, identifying locations where supportive enforcement—consistent across the North Shore—could be provided;

BE IT FURTHER RESOLVED THAT the Mayor, on behalf of Council, write a letter to the Minister of Transportation and Transit advocating for a provincewide program to educate and certify members of the public in the safe use of electric mobility devices.

Background Information, October 7, 2025

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

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.