



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 24, 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 Skw̓xw̓7mesh (Squamish) and sə́lilwətaʔ (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 24, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 17, 2025

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4, *5 and *6 are listed in the Consent Agenda for consideration.

REPORTS

- *3. 2026 Council Appointments to Statutory, Management and Advisory Committees
- *4. Market Table – Application for Patron Participation Entertainment
- *5. Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity
- *6. King Pins Bowling Inc. – Application for Change to Liquor Service Hours

PUBLIC HEARING – 1540 St. Georges Avenue and 215-235 East 16th Street

BYLAWS – SECOND AND THIRD READINGS

7. “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)
8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)
9. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

REPORT

10. North Point Brewing Corp. – Application for Curbside Patio Liquor Service Area

PRESENTATION

City Library Long-Term Service Delivery Plan: Project Overview – Chief Librarian

REPORT

11. Long-Term Library Service Delivery Plan: Project Overview

PRESENTATION

2026 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer and
General Manager, Infrastructure, Transportation and Parks

REPORT

12. 2026 Utility Rates and Asset Management Update

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148”
(Schedules I, J, K)

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 24, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 17, 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, *5 and *6 are listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

REPORTS

- *3. 2026 Council Appointments to Statutory, Management and Advisory Committees
– File: 01-0530-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, November 5, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 5, 2025, entitled “2026 Council Appointments to Statutory, Management and Advisory Committees”:

THAT the 2026 Council Appointments to Statutory, Management and Advisory Committees for January 1, 2026 to November 2, 2026 be endorsed, as presented.

- *4. Market Table – Application for Patron Participation Entertainment
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “Market Table – Application for Patron Participation Entertainment”:

THAT the proposed endorsement for patron participation entertainment for 1383988 B.C. Ltd. (doing business as “Market Table”), located at Unit 148A-123 Carrie Cates Court, be supported on the basis that:

Continued...

CONSENT AGENDA – Continued

REPORTS – Continued

- *4. Market Table – Application for Patron Participation Entertainment
– File: 09-4320-50-0002/2025 – Continued

- the proposed endorsement for patron participation entertainment will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal; and
- the proposed endorsement for patron participation entertainment is consistent with the vision for the Lower Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

- *5. Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity – File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity”:

THAT the application to increase the sidewalk patio liquor service area occupant capacity for Beere Brewing Company Ltd., located at 100-312 East Esplanade, from the current 9 persons to the proposed 21 persons, be supported on the basis that:

- the proposed increase to sidewalk patio occupant capacity will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community, in general, is expected to be minimal; and
- the proposed increase to sidewalk patio occupant capacity is consistent with the vision for the Lower Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

CONSENT AGENDA – Continued

REPORTS – Continued

- *6. King Pins Bowling Inc. – Application for Change to Liquor Service Hours
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “King Pins Bowling Inc. – Application for Change to Liquor Service Hours”:

THAT the application to change the liquor service hours for King Pins Bowling Inc., located at P200-1312 Lonsdale Avenue, from the current 9:00 AM to 12:00 AM daily to the proposed 1:00 PM to 2:00 AM on Monday to Thursday and 11:00 AM to 2:00 AM on Friday to Sunday, be supported on the basis that:

- the proposed change to liquor service hours will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community, in general, is expected to be minimal; and
- the proposed change to liquor service hours is consistent with the vision for the Central Lonsdale neighbourhood;

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to the application.

END OF CONSENT AGENDA

PUBLIC HEARING – 1540 St. Georges Avenue and 215-235 East 16th Street

“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) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) would amend the Official Community Plan from Residential Level 5 to Residential Level 6, along with an increase of the maximum permitted height from 6 storeys to 12 storeys (39 metres).

The above bylaws would also amend the Zoning Bylaw from Comprehensive Development 306 Zone (CD-306), Comprehensive Development 425 Zone (CD-425), and Medium Density Apartment Residential 1 Zone (RM-1), to an amended CD-306 Zone to permit the construction of two new residential buildings of 6 storeys and 12 storeys, at a proposed Floor Space Ratio of 3.26, with a total of 176 secured market rental units, 20 mid-market rental units, and 53 strata condo units, along with a proposed Housing Agreement Bylaw to secure the market rental and mid-market rental housing in perpetuity.

Bylaw Nos. 9131 and 9132 to be considered under Items 7 and 8.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAWS – SECOND AND THIRD READINGS

7. “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 second and third readings.

BYLAWS – SECOND AND THIRD READINGS – Continued

8. “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
second and third readings.

9. “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
second and third readings.

REPORT

10. North Point Brewing Corp. – Application for Curbside Patio Liquor Service Area
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, Economic Development, dated
November 12, 2025, entitled “North Point Brewing Corp. – Application for
Curbside Patio Liquor Service Area”:

THAT the City of North Vancouver undertakes a public consultation process with
respect to the application from North Point Brewing Corp., located at 266 East 1st
Street, to add a curbside patio liquor service area;

AND THAT staff be directed to report back to Council with the results of the
public consultation and seek direction for the application.

PRESENTATION

City Library Long-Term Service Delivery Plan: Project Overview – Chief Librarian

Item 11 refers.

REPORT

11. Long-Term Library Service Delivery Plan: Project Overview
– File: LB-0110-01-0001/2025

Report: Chief Librarian, November 5, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Librarian, dated November 5, 2025, entitled “Long-Term Library Service Delivery Plan: Project Overview”:

THAT the report of the Chief Librarian, dated November 5, 2025, entitled “Long-Term Library Service Delivery Plan: Project Overview” be received for information;

AND THAT staff report back to Council in the spring of 2026 with an update on the development of the Long-Term Library Service Delivery Plan.

PRESENTATION

2026 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer and General Manager, Infrastructure, Transportation and Parks

Item 12 refers.

REPORT

12. 2026 Utility Rates and Asset Management Update – File: 05-1820-04-0001/2026

Report: Chief Financial Officer and General Manager, Infrastructure, Transportation and Parks, November 5, 2025

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer and the General Manager, Infrastructure, Transportation and Parks, dated November 5, 2025, entitled “2026 Utility Rates and Asset Management Update”:

THAT the 2026 Utilities Budgets and the 2026-2030 Utilities Capital Plans, dated November 5, 2025, be endorsed;

AND THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148” (Schedules I, J, K) be considered for readings.

Item 13 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148”
(Schedules I, J, K)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148” (Schedules I, J, K) be given first, second and third readings.

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

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NEW ITEMS OF BUSINESS

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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.