



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, DECEMBER 1, 2025 AT 6:00 PM

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, December 1, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 24, 2025

PROCLAMATIONS

International Day of Persons with Disabilities – December 3, 2025

National Day of Remembrance and Action on Violence Against Women
– December 6, 2025

PUBLIC INPUT PERIOD

PRESENTATION

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

REPORT

3. 2026 Utility Rates and Asset Management Update

BYLAW – FIRST, SECOND AND THIRD READINGS

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

REPORT

5. Rezoning Application – 341-347 West 4th Street

BYLAWS – FIRST, SECOND AND THIRD READINGS

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770)
7. “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments)

REPORT

8. Zoning Bylaw Update – Implementation of Mid-Rise Development Permit Guidelines

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines)

REPORT

10. 2026 General Local Election Planning – All-Candidates Meetings and Updates to the Election Bylaws

BYLAWS – FIRST, SECOND AND THIRD READINGS

11. “Local Election Bylaw, 2025, No. 9108”
12. “Election Sign Bylaw, 2025, No. 9117”
13. “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146”

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, December 1, 2025

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 24, 2025

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PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

PRESENTATION

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

Item 3 refers.

REPORT

3. 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 4 refers.

Deferred from the Regular Council meeting of November 24, 2025.

BYLAW – FIRST, SECOND AND THIRD READINGS

4. “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.

REPORT

5. Rezoning Application – 341-347 West 4th Street – File: 08-3400-20-0138/1

Report: Planner 2, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated November 12, 2025, entitled “Rezoning Application – 341-347 West 4th Street”:

THAT the application submitted by Gradual Architecture Inc., to rezone the properties located at 341-347 West 4th Street from a Medium Density Apartment Residential 1 (RM-1) Zone to a new Comprehensive Development 770 (CD-770) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments) be considered for readings;

AND THAT the community benefits listed in the section “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 6 and 7 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

6. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139” (341-347 West 4th Street, CD-770) be given first, second and third readings.

No Public Hearing held. Notice published on November 19 and November 26, 2025.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

7. “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2025, No. 9140” (341-347 West 4th Street, CD-770, Rental Housing Commitments) be given first, second and third readings.

REPORT

8. Zoning Bylaw Update – Implementation of Mid-Rise Development Permit Guidelines – File: 09-3900-30-0014/1

Report: Manager, City Design and Planning, November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Manager, City Design and Planning, dated November 12, 2025, entitled “Zoning Bylaw Update – Implementation of Mid-Rise Development Permit Guidelines”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines) be considered for readings with no Public Hearing held;

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

Item 9 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147” (Implementation of Mid-Rise Development Permit Guidelines) be given first, second and third readings.

No Public Hearing held. Notice published on November 19 and November 26, 2025.

REPORT

10. 2026 General Local Election Planning – All-Candidates Meetings and Updates to the Election Bylaws – File: 09-4200-20-0077/1

Report: Director, Legislative Services and Corporate Officer,
November 12, 2025

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 12, 2025, entitled “2026 General Local Election Planning – All-Candidates Meetings and Updates to the Election Bylaws”:

THAT Council grants for All-Candidates Meetings be discontinued and staff create an All-Candidates Meeting Toolkit to help support non-partisan, not-for-profit resident associations or community groups organize future All-Candidates Meetings;

AND THAT the following bylaws be considered for readings:

- “Local Election Bylaw, 2025, No. 9108”;
- “Election Sign Bylaw, 2025, No. 9117”; and
- “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146”.

Items 11, 12 and 13 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

11. “Local Election Bylaw, 2025, No. 9108”

RECOMMENDATION:

THAT “Local Election Bylaw, 2025, No. 9108” be given first, second and third readings.

12. “Election Sign Bylaw, 2025, No. 9117”

RECOMMENDATION:

THAT “Election Sign Bylaw, 2025, No. 9117” be given first, second and third readings.

13. “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146”

RECOMMENDATION:

THAT “Automated Vote Counting System Authorization and Procedure Bylaw, 2025, No. 9146” 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

NEW ITEMS OF BUSINESS

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