



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, FEBRUARY 23, 2026 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 sə́lílwətaʔ (Tseil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, February 23, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, February 9, 2026

PROCLAMATIONS

Rare Disease Day – February 28, 2026

International Women’s Day – March 8, 2026

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

BYLAWS – ADOPTION

- *3. “Local Election Bylaw, 2026, No. 9108”
- *4. “Automated Vote Counting System Authorization and Procedure Bylaw, 2026, No. 9146”
5. “Election Sign Bylaw, 2026, No. 9117”

PRESENTATIONS

- A. 2026 Heritage Awards – presented by Mayor Buchanan
- B. The Year In Review – 2025 Accomplishments – Chief Financial Officer and Manager, Corporate Planning

Information Report, February 4, 2026 – “The Year In Review – 2025 Accomplishments”
- C. Annual Chief Financial Officer’s Department Update – Chief Financial Officer and Manager, Corporate Planning

Information Report, February 4, 2026 – “Annual Chief Financial Officer’s Department Update”

REPORT

- 6. Rezoning Application – 214 East Esplanade (Nuytco Research Ltd.)

BYLAW – FIRST, SECOND AND THIRD READINGS

- 7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9152”
(Nuytco Research Ltd., 214 East Esplanade, M-4)

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, February 23, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, February 9, 2026

PROCLAMATIONS

Rare Disease Day – February 28, 2026

International Women’s Day – March 8, 2026

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 and *4 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. “Local Election Bylaw, 2026, No. 9108”

RECOMMENDATION:

THAT “Local Election Bylaw, 2026, No. 9108” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

- *4. “Automated Vote Counting System Authorization and Procedure Bylaw, 2026, No. 9146”

RECOMMENDATION:

THAT “Automated Vote Counting System Authorization and Procedure Bylaw, 2026, No. 9146” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

BYLAW – ADOPTION

5. “Election Sign Bylaw, 2026, No. 9117”

RECOMMENDATION:

THAT “Election Sign Bylaw, 2026, No. 9117” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

PRESENTATIONS

- A. 2026 Heritage Awards – presented by Mayor Buchanan
- B. The Year In Review – 2025 Accomplishments – Chief Financial Officer and Manager, Corporate Planning
- Information Report, February 4, 2026 – “The Year In Review – 2025 Accomplishments”*
- C. Annual Chief Financial Officer’s Department Update – Chief Financial Officer and Manager, Corporate Planning
- Information Report, February 4, 2026 – “Annual Chief Financial Officer’s Department Update”*

REPORT

6. Rezoning Application – 214 East Esplanade (Nuytco Research Ltd.)
– File: 08-3400-20-0178/1

Report: Planner 1, February 4, 2026

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated February 4, 2026, entitled “Rezoning Application – 214 East Esplanade (Nuytco Research Ltd.)”:

THAT the application submitted by Nuytco Research Ltd., to rezone the property located at 214 East Esplanade from a Comprehensive Development 22 (CD-022) Zone to Industrial-Commercial (M-4) Zone, be considered;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9152” (Nuytco Research Ltd, 214 East Esplanade, M-4) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(2) [public hearing not required]*.

Item 7 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

7. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9152”
(Nuytco Research Ltd., 214 East Esplanade, M-4)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9152” (Nuytco Research Ltd., 214 East Esplanade, M-4) be given first, second and third readings.

No Public Hearing held. Notice published on February 11 and February 18, 2026.

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

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(c) [labour relations] and 90(1)(l) [annual report].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



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, FEBRUARY 9, 2026

PRESENT: Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor J. McIlroy*
Councillor S. Shahriari
Councillor T. Valente

**participated electronically*

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, February 9, 2026

CARRIED UNANIMOUSLY

R2026-02-09/1

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Bell

2. Regular Council Meeting Minutes, February 2, 2026

CARRIED UNANIMOUSLY

R2026-02-09/2

PUBLIC INPUT PERIOD

- Richard Short, North Vancouver, spoke regarding the Lonsdale Great Street project, Facebook polls and transparency.
- Finlay Harper, North Vancouver, spoke regarding the Larson Road crossing and walking safely to school.
- George Sim, North Vancouver, spoke regarding Item 4 – North Shore Lions Youth Exchange Program Support.

DELEGATION

Jonathan Weng, President, and Matthew Yu, Vice President, Youth Advocates for Global Health Association

Re: The Last Mile of Care

Jonathan Weng and Matthew Yu, Youth Advocates for Global Health Association, provided a PowerPoint presentation regarding “The Last Mile of Care” and responded to questions from Council.

CORRESPONDENCE

3. Jonathan Weng, President, Youth Advocates for Global Health Association, January 26, 2026 – File: 01-0230-01-0001/2026

Re: The Last Mile of Care

Moved by Councillor Girard, seconded by Councillor Bell

THAT staff request additional information from the Youth Advocates for Global Health Association outlining their specific requests of the City;

AND THAT the correspondence from Jonathan Weng, President, Youth Advocates for Global Health Association, dated January 26, 2026, regarding “The Last Mile of Care”, be received for information with thanks.

CARRIED UNANIMOUSLY

R2026-02-09/3

REPORT

4. North Shore Lions Youth Exchange Program Support – File: 01-0110-01-0001/2026

Report: Manager, Projects and Initiatives, January 26, 2026

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Manager, Projects and Initiatives, dated January 26, 2026, entitled “North Shore Lions Youth Exchange Program Support”:

THAT the correspondence from George Sim, Chairman, North Shore Lions Youth Exchange, dated January 12, 2026, regarding “Request for Funding”, be received;

AND THAT Council support the North Shore Lions Youth Exchange with funding, in the amount of \$7,000, from the Sister City operating program.

CARRIED UNANIMOUSLY

R2026-02-09/4

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Girard, seconded by Councillor Valente

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(c) [employee relations], 90(1)(d) [security of City property], and 90(1)(e) [land matter].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 6:42 pm and reconvened at 8:24 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:25 pm.

“Certified Correct by the Acting Corporate Officer”

ACTING CORPORATE OFFICER

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Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

RARE DISEASE DAY

Whereas there are more than 7,000 diagnosed, and many more undiagnosed, rare diseases in Canada;

Whereas many people with a rare disease suffer, unaware of their symptoms, before they obtain a diagnosis and medical treatment;

And Whereas communities worldwide will recognize Rare Disease Day to increase awareness of rare diseases and the impact on peoples' lives, and to show support to researchers, volunteers and families in the collective fight against rare diseases;

Now Therefore I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **February 28, 2026** as **Rare Disease Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, February 23, 2026

Linda C. Buchanan

Mayor Linda Buchanan



Office of the Mayor

CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

INTERNATIONAL WOMEN'S DAY

Whereas

International Women's Day is celebrated globally on March 8 by those who believe in gender equity and who seek to improve the lives of all women through cultural, legal, economic and social change;

Whereas

we must work towards a world where each person can make their own choices and determine their own path free from violence and discrimination;

Whereas

all individuals in the City of North Vancouver can take steps to positively impact women's advancements by addressing stereotypes, challenging discrimination, and celebrating women's success;

And Whereas

the International Women's Day 2026 theme, "Give to Gain", encourages a mindset of generosity of collaboration, acknowledging that when people give of their knowledge, resources, advocacy and time, it creates a more supportive and interconnected world;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **March 8, 2026** as **International Women's Day** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, February 23, 2026

Linda C. Buchanan

Mayor Linda Buchanan

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9108

A Bylaw to provide for the determination of various procedures for the conduct of local government elections and other voting

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

CITATION

- 1.1 This bylaw shall be known and cited for all purposes as “**Local Election Bylaw, 2026, No. 9108**”.

DEFINITIONS

- 2.1 In this Bylaw:

“**Assent Voting**” means voting on a matter referred to under Section 170 of the *Local Government Act*, as amended, and includes voting on a matter under Section 85 of the *Community Charter*, as amended;

“**Applicant**” means an elector who wishes to vote by mail and makes a request for a mail ballot package;

“**Authorized Person**” means a person that a mail ballot Applicant has authorized, on the Applicant’s behalf, to pick up a mail ballot package;

“**Elector**” means a resident elector or non-resident property elector of the Jurisdiction as defined under the *Local Government Act*;

“**Election**” means an election or by-election for the number of persons required to fill a Local Government or School Board office;

“**General Local Election**” means the elections held for the Mayor, all Councillors, and School Trustees, if applicable, of the Jurisdiction, which must be held every four years;

“**General Voting Day**” means:

- (a) for a General Local Election, the 3rd Saturday of October in the year of the election in accordance with Section 52 of the *Local Government Act*, as amended;
- (b) for a by-election, the date set under Section 54 of the *Local Government Act*, as amended, or Section 36 of the *School Act*, as amended; and
- (c) for Assent Voting, the date set under Section 174 of the *Local Government Act*, as amended;

“**Jurisdiction**” means, in relation to an election or by-election, the boundaries of the City of North Vancouver;

“Local Government” means, in relation to an Election:

- (a) The Corporation of the City of North Vancouver; or
- (b) the municipal Council of the City of North Vancouver;

“Nomination Documents” means the documents required under Section 87 of the *Local Government Act*, as amended;

“School Board” means, in relation to an Election, the offices of those School Trustees of School District No. 44 elected by the Electors of the City of North Vancouver.

USE OF PROVINCIAL LIST OF VOTERS AS THE REGISTER OF RESIDENT ELECTORS

- 3.1 As authorized under Section 76 of the *Local Government Act*, as amended, the most current available Provincial list of voters prepared under the *Election Act* is deemed to be the register of resident electors for the Jurisdiction.
- 3.2 The Provincial list of voters becomes the register of resident electors 52 days before General Voting Day for each Election or Assent Voting for the Jurisdiction.

REQUIRED ADVANCE VOTING OPPORTUNITIES

- 4.1 As provided under Section 107 of the *Local Government Act*, as amended, required advance voting opportunities will be held for each Election, or Assent Voting, as follows:
 - (a) on the 10th day before General Voting Day; and
 - (b) on the 3rd day before General Voting Day.
- 4.2 Voting hours for these advance voting opportunities must be from 8:00 a.m. to 8:00 p.m.

ADDITIONAL ADVANCE VOTING OPPORTUNITIES

- 5.1 As authorized under Section 108 of the *Local Government Act*, as amended, Council authorizes the Chief Election Officer to establish additional advance voting opportunities for each Election to be held in advance of General Voting Day and to designate the voting places and establish the date and the voting hours for these voting opportunities.

SPECIAL VOTING OPPORTUNITIES

- 6.1 As authorized under Section 109 of the *Local Government Act*, as amended, special voting opportunities are established for each Election or Assent Voting in any or all of the hospitals in the Jurisdiction and Council authorizes the Chief Election Officer to designate the location, the date, and the voting hours, within the limits set out in the *Local Government Act* for a special voting opportunity.

- 6.2 The following restrictions apply to persons who may vote at the special voting opportunity:
- (a) the only Electors who may vote are Electors who have been admitted to and are patients of a hospital on the date and during the voting hours for which the special voting opportunity is held.
- 6.3 The following procedures for voting and for conducting the voting proceedings apply to the special voting opportunity:
- (a) where a special voting opportunity is established in a hospital, and a patient of the hospital who is a qualified Elector is bedridden or unable to walk, the Presiding Election Officer may, in the presence of another election official, attend with the ballot box to a patient for the purpose of providing a ballot for voting; and
 - (b) additional procedures shall be in accordance with sections 6.1 and 6.2 of “Automated Vote Counting System Authorization and Procedure Bylaw, 2026, No. 9146”.
- 6.4 Council authorizes the Chief Election Officer to limit the number of candidate representatives who may be present at the special voting opportunity.

RESOLUTION OF TIE VOTES AFTER JUDICIAL RECOUNT

- 7.1 In the event of a tie vote after a judicial recount, the tie vote will be determined by lot in accordance with Section 151 of the *Local Government Act*, as amended.

MAIL BALLOT VOTING

- 8.1 Voting by mail ballot and elector registration by mail in conjunction with mail ballot voting during an Election or Assent Voting opportunity are established as authorized under the *Local Government Act*.
- 8.2 The Chief Election Officer is authorized to do the following in relation to mail ballot voting:
- (a) establish the application form for mail ballots;
 - (b) establish time limits in relation to mail ballot voting;
 - (c) request identification from Electors, as applicable; and
 - (d) designate the return address and any locations for the receipt of completed mail ballot packages from electors.
- 8.3 An Elector who wishes to vote by mail ballot must submit a request to the Chief Election Officer using the application form and within the time limits established by the Chief Election Officer.
- 8.4 Upon receipt of a completed application form and commencing as soon as practicable after the final printed ballots are available, the Chief Election Officer must make available to qualified Applicants a mail ballot package that complies with sections 110(7) and (8) of the *Local Government Act*, as amended.

- 8.5 The Chief Election Officer must immediately record, and upon request in person by a candidate, representative or Elector, make available for inspection by any such person, the name and address of the persons to whom the Chief Election Officer issued a mail ballot package.
- 8.6 In accordance with the Applicant's direction, the Chief Election Officer may distribute the mail ballot package in any of the following ways:
- (a) sending the mail ballot package by Canada Post;
 - (b) having the mail ballot package picked up by courier, at the expense of the Applicant, at a time and location designated by the Chief Election Officer;
 - (c) having the mail ballot package picked up by the Applicant at a time and location designated by the Chief Election Officer;
 - (d) having the mail ballot package picked up by an Authorized Person at a time and location designated by the Chief Election Officer;

and the Chief Election Officer may require that the Applicant, the Authorized Person or the courier show identification and sign a form before providing the mail ballot package.

- 8.7 In order to vote using a mail ballot, the Elector must mark the ballot in accordance with this Bylaw and all instructions contained in the mail ballot package provided by the Chief Election Officer.
- 8.8 It is the Elector's responsibility to ensure that the completed mail ballot package is received at the address of the Chief Election Officer at the local government offices printed on the outer envelope included with the mail ballot package, or at an authorized drop-off location, if any, designated by the Chief Election Officer, before the close of voting on General Voting Day.
- 8.9 If an Elector unintentionally spoils a mail ballot before returning it to the Chief Election Officer, the Elector may request a replacement mail ballot package in accordance with section 8 of this Bylaw, and return the spoiled mail Ballot package in its entirety to the Chief Election Officer; the Chief Election Officer must make available a replacement mail Ballot package as soon as practicable in accordance with section 8 of this Bylaw.
- 8.10 Upon receipt of a returned mail ballot envelope, the Chief Election Officer, or designate, must immediately record the date of such receipt, open the return envelope and remove and examine the certification envelope and completed Elector registration application, if applicable, and if satisfied as to the identity and entitlement to vote of the Elector named in the certification, the completeness of the certification, and, if the person is registering as a new Elector, fulfilment of the requirements of section 65 or 66 of the *Local Government Act*, as amended, mark the certification envelope as "accepted" and place it with other securely stored certification envelopes.
- 8.11 If the Chief Election Officer, or designate, is not satisfied as to the identity and entitlement to vote of the Elector named in the certification, or the completeness of the certification, or is not satisfied that a person registering as a new Elector has fulfilled the requirements of section 65 or 66 of the *Local Government Act*, as amended, or receives the return mail

ballot envelope after the close of voting on General Voting Day, the Chief Election Officer, or designate, must not open the certification envelope and must mark the certification envelope as "rejected", note the reason for rejection, and not count the mail ballot contained in the certification envelope in the Election.

- 8.12 The Chief Election Officer shall securely store each certification envelope returned with a mail ballot package and shall keep sufficient records in the event of any challenge made in accordance with section 126 of the *Local Government Act*, as amended.
- 8.13 In Elections where an Automated Vote Counting System is being used, voting and counting procedures related to mail ballots shall be in accordance with Automated Vote Counting System Authorization and Procedure Bylaw, 2026, No. 9146, as amended.

ACCESS TO NOMINATION DOCUMENTS

- 9.1 In accordance with the requirements of Section 89 of the *Local Government Act*, as amended, public access to all or part of the Nomination Documents will be provided by making copies available to any person at City Hall during regular business hours, on request, and by posting on the City’s website from the time of the delivery of documents to the Chief Election Officer until 30 days after the declaration of the Election results.

REPEAL

- 10.1 “General Local Election Bylaw, 2022, No. 8943” and all amendments are repealed on adoption of this bylaw.

READ a first time on the 2nd day of February, 2026.

READ a second time on the 2nd day of February, 2026.

READ a third time on the 2nd day of February, 2026.

ADOPTED on the <> day of <>, 2026.

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9146

A Bylaw to establish an automated vote counting system and voting procedures

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

CITATION

- 1.1 This bylaw shall be known and cited for all purposes as “**Automated Vote Counting System Authorization and Procedure Bylaw, 2026, No. 9146**”.

DEFINITIONS

- 2.1 In this bylaw, all definitions shall be in accordance with Part 3 of the *Local Government Act*, as amended, except for the following:

“**Acceptable Mark**” means a filled oval or oval marked with an “x” that the Vote Counting Unit is able to identify, and that has been made by an elector in the space provided on the ballot opposite the name of any candidate or opposite either “yes” or “no” on any question on which the opinion or assent of the electors is sought;

“**Assent Voting**” has the meaning ascribed under “Local Election Bylaw, 2026, No. 9108”;

“**Automated Vote Counting System**” means a system that counts and records votes and processes and stores election results which comprises:

- (a) a number of Ballot scan Vote Counting Units, each of which rests on a two-compartment ballot box, one compartment of which is for:
- (i) voted Ballots; and
 - (ii) Returned Ballots which have been reinserted using the Ballot Return Override Procedure;

and the other being the Emergency Ballot Compartment; and

- (b) a number of Portable Ballot Boxes, which may be used in accordance with this Bylaw;

“**Ballot**” means a single composite ballot card designed for use in an Automated Vote Counting System, which shows:

- (a) the names of all of the candidates for each of the offices of Mayor, Councillor, and School Trustee; and
- (b) all of the choices on all of the questions on which the opinion or assent of the electors is sought;

“**Ballot Return Override Procedure**” means the use, by an election official, of a device on a Vote Counting Unit, which causes the Unit to accept a Returned Ballot;

“Election” means an election or by-election for the number of persons required to fill a local government or school board office in the City of North Vancouver;

“Election Headquarters” means North Vancouver City Hall, 141 West 14th Street, North Vancouver, B.C.;

“Election Materials Transfer Box” means a Portable Ballot Box designed for the transfer of election materials from a polling place to Election Headquarters;

“Emergency Ballot Compartment” means a designated compartment in the ballot box under each Vote Counting Unit into which voted ballots are temporarily deposited in the event that the Unit ceases to function;

“Memory Card” means a flash memory card that inserts into the Vote Counting Unit and into which is programmed:

- (a) the names of all the candidates for each of the offices of Mayor, Councillor, and School Trustee, as applicable, and with written consent of the candidate, an elector organization endorsement for the candidate; and
- (b) the alternatives of “yes” and “no” for all of the choices on all of the questions on which the opinion or assent of the electors is sought;

and a mechanism to record and retain information on the number of Acceptable Marks made for each;

“Portable Ballot Box” means a ballot box which is used in the election where a Vote Counting Unit is not being used at the time of voting;

“Results Tape” means the printed record generated from a Vote Counting Unit at the close of voting on general voting day, which shows the number of votes for each candidate for each of the offices of Mayor, Councillor, and School Trustee, and the number of votes for and against each question on which the opinion or assent of the electors is sought;

“Returned Ballot” means a voted ballot which was inserted into the Vote Counting Unit but which was not accepted, and which was returned with an explanation of the ballot marking error which caused the ballot not to be accepted;

“Vote Counting Unit” or **“Unit”** means the device into which voted ballots are inserted and which scans each ballot and counts and records the number of votes for each candidate and for and against each question on which the opinion or assent of the electors is sought.

AUTHORIZATION

- 3.1 Authorization is given for conducting Elections, School Board Elections, and Assent Voting opportunities using an Automated Vote Counting System.

USE OF AUTOMATED VOTE COUNTING SYSTEM

- 4.1 The Chief Election Officer may elect not to use an Automated Vote Counting System for a local government or school board by-election or Assent Voting opportunity if the Chief Election Officer determines that the use of an Automated Vote Counting System is not necessary or feasible. In making this determination, the Chief Election Officer shall consider:
- (a) whether the by-election is for the local government or the school board, or both;
 - (b) the number of elected positions to be filled through the by-election;
 - (c) whether the Assent Voting opportunity is in respect of a matter which failed to receive the assent of the electors under an Alternate Approval Process;
 - (d) the Chief Election Officer's estimate of the number of electors likely to vote based on empirical data regarding voter turnout for past local government and school board by-elections and Assent Voting opportunities;
 - (e) the estimated cost of obtaining an Automated Vote Counting System for the by-election or Assent Voting opportunity;
 - (f) the availability or lack thereof of an Automated Vote Counting System for the period required;
 - (g) the availability or lack thereof of election officials trained to use an Automated Vote Counting System or the amount of time available for such training; and
 - (h) any requests from the local government or the school board to dispense with the use of an Automated Vote Counting System for the by-election.
- 4.2 Where an Automated Vote Counting System is not used in a by-election, voting and counting procedures shall be in accordance with the *Local Government Act*.

AUTOMATED VOTING PROCEDURES

- 5.1 The Presiding Election Official for each voting place and at each advance and special voting opportunity, may offer, or if requested, must ensure that a demonstration of how to vote using an Automated Vote Counting System is provided to an elector, as soon as such elector enters the voting place and before a Ballot is issued.
- 5.2 Upon completion of any voting demonstration, the elector shall proceed as instructed to the election official responsible for issuing ballots, who:
- (a) shall ensure that the elector:
 - (i) is qualified to vote in the election;
 - (ii) completes the voting book as required by the *Local Government Act*; and
 - (b) upon fulfillment of the requirements of subsection (a), shall then provide to the elector a Ballot, the Ballot marking pen, and any further instructions the elector requests.

- 5.3 Upon being provided a Ballot, the elector shall immediately proceed to a voting compartment to vote.
- 5.4 The elector may vote only by making an Acceptable Mark on the Ballot:
- (a) beside the name of each candidate of choice, up to the maximum number of candidates to be elected for each of the offices of Mayor, Councillor, and School Trustee; and
 - (b) beside either “yes” or “no” in the case of each question on which the opinion or assent of the electors is sought.
- 5.5 Once the elector has finished marking the Ballot, the elector must either:
- (a) place the Ballot into the secrecy closure, in the case of a two-sided Ballot or if one is otherwise provided; or
 - (b) turn the Ballot upside down in the case of a single-sided Ballot, proceed to the Vote Counting Unit, and under the supervision of the election official in attendance, the elector must then insert the Ballot directly into the Vote Counting Unit without the Acceptable Marks on the Ballot being exposed.
- 5.6 If, before inserting the Ballot into the Vote Counting Unit, an elector determines that a mistake has been made when marking the Ballot, the elector may return to the voting compartment to correct the Ballot or request a replacement Ballot by informing the election official in attendance.
- 5.7 If a Ballot is returned by the Vote Counting Unit, the election official shall state the reason for the rejection and give the elector the option of:
- (a) completing a replacement Ballot, in which case the presiding election official shall issue a replacement Ballot to the elector and mark the original Ballot “spoiled” and shall retain all such spoiled Ballots separately from all other Ballots, and they shall not be counted; or
 - (b) reinserting the Returned Ballot into the Vote Counting Unit using the Ballot Return Override Procedure to record any Acceptable Marks;
- and the election official shall proceed in accordance with the elector’s choice, subject to the Ballot not being damaged to the extent that it cannot be reinserted into the Vote Counting Unit.
- 5.8 Any Ballot accepted by the Vote Counting Unit is valid and any Acceptable Marks contained on such Ballots will be counted in the election, subject to any determination made under a judicial recount.
- 5.9 Once the Ballot has been inserted into the Vote Counting Unit and the unit indicates that the Ballot has been accepted, the elector must immediately leave the voting place.
- 5.10 During any period that a Vote Counting Unit is not functioning, the election official supervising the unit shall direct electors to insert their Ballots into the Emergency Ballot Compartment, on the understanding that when the Vote Counting Unit:

- (a) becomes operational; or
- (b) is replaced with another Vote Counting Unit,

the Ballots in the Emergency Ballot Compartment shall, as soon as reasonably possible, be removed by an election official and, under the supervision of the presiding election official, shall be inserted into the Vote Counting Unit.

5.11 Any Ballots that were temporarily stored in the Emergency Ballot Compartment during a period when the Vote Counting Unit was not functioning, which are returned by the Vote Counting Unit when being counted, shall, through the use of the Ballot Return Override Procedure, and under the supervision of the presiding election official, be reinserted into the Vote Counting Unit to ensure that any Acceptable Marks are counted.

ADVANCE AND SPECIAL VOTING OPPORTUNITY PROCEDURES

6.1 During the general local election, at:

- (a) advance voting opportunities, Vote Counting Units shall be used and voting procedures at the advance voting opportunities shall follow as closely as possible those described in section 5.3 through 5.5;
- (b) special voting opportunities:
 - (i) Vote Counting Units may be used and if so, voting procedures at the special voting opportunities shall follow as closely as possible those described in sections 5.3 through 5.5; or
 - (ii) a Portable Ballot Box may be used and if so, voting procedures shall be in accordance with section 5.10 and 5.11, to the extent applicable, and upon completion of the special voting opportunity, the presiding election official shall secure the Portable Ballot Box so that no more Ballots can be inserted or withdrawn and deliver it to the Chief Election Officer at Election Headquarters for processing of the special voting opportunity Ballots by 4:00 pm on General Voting Day and, to the extent applicable, for processing and counting in accordance with section 6.5.

6.2 During local government or school board by-elections or Assent Voting opportunities where the Chief Election Officer has determined, in accordance with section 4.1, not to use an Automated Vote Counting System, voting and counting procedures for advance and special voting opportunities shall be in accordance with the *Local Government Act*.

6.3 At the close of voting at each advance and special voting opportunity, the presiding election official in each case shall ensure:

- (a) that any remaining Ballots in the Emergency Ballot Compartment are inserted into the Vote Counting Unit;
- (b) that no additional Ballots are inserted into or withdrawn from either the Vote Counting Unit or into or from the Emergency Ballot Compartment;
- (c) that the Results Tapes in the Vote Counting Units are not generated; and

- (d) that the Memory Cards in the Vote Counting Unit are secured and remain sealed in such a manner that they cannot be accessed without breaking the seal.
- 6.4 During any period that a Vote Counting Unit being used at an advance or special voting opportunity is not functioning, the provisions of sub-sections 5.10 and 5.11, so far as applicable, shall apply.
- 6.5 At the close of voting at both the final advance voting opportunity and the special voting opportunity, the presiding election official shall:
- (a) ensure that any remaining Ballots in the Emergency Ballot Compartment are inserted into the Vote Counting Unit;
 - (b) secure the Vote Counting Unit so that no more Ballots can be inserted or withdrawn; and
 - (c) deliver the Vote Counting Unit, together with the memory cards and all other election materials, to the Chief Election Officer at Election Headquarters.

MAIL BALLOT VOTING OPPORTUNITY PROCEDURES FOR AUTOMATED VOTE COUNTING SYSTEMS

- 7.1 Mail Ballot voting opportunity procedures not related to processing mail Ballots through a Vote Counting Unit shall be in accordance with “Local Election Bylaw, 2026, No. 9108”, as amended.
- 7.2 Vote Counting Units shall be used for the mail Ballot voting opportunity during general local elections, and for by-elections and Assent Voting opportunities where the Chief Election Officer determines that an Automated Vote Counting System will be used, and voting procedures shall follow as closely as possible, those described in section 5.8 and 5.9.
- 7.3 During any period that a Vote Counting Unit being used at a mail Ballot voting opportunity is not functioning, the provisions of subsections 5.10 and 5.11, so far as applicable, shall apply.
- 7.4 Mail Ballots shall be processed, in accordance with section 6.5, at Election Headquarters, on the following days and times:
- (a) on the day before general voting day at 9:00 am; and
 - (b) on general voting day at 4:00 pm and 8:00 pm.
- 7.5 For the processing of mail Ballots in accordance with section 6.4, the Chief Election Officer, or their designate, shall provide notice to the official agent or scrutineer of each candidate, who may be present for the proceedings set out in this section, and the Chief Election Officer, or their designate, in the presence of another election official, shall:
- (a) open certification envelopes accepted and maintained to date by the Chief Election Officer;
 - (b) insert the mail Ballot from each certification envelope into a Vote Counting Unit designated for counting mail Ballots;

- (c) after the insertion of all mail Ballots, ensure that no additional Ballots are inserted into or withdrawn from either the Vote Counting Unit or the Emergency Ballot Compartment;
 - (d) ensure the Results Tapes in the Vote Counting Unit are not generated; and
 - (e) ensure the Memory Cards in the Vote Counting Unit are secured and remains sealed in such a manner that they cannot be accessed without breaking the seal.
- 7.6 At the close of voting on general voting day, and upon completing the processing of all remaining mail Ballots, the designated election official shall:
- (a) generate two copies of the Results Tape from the Vote Counting Unit designated for counting of mail Ballots; and
 - (b) deliver one copy of the Results Tape along with the Memory Card from the Vote Counting Unit used for counting mail Ballots to the Chief Election Officer at Election Headquarters.

PROCEDURES AFTER THE CLOSE OF VOTING ON GENERAL VOTING DAY

- 8.1 After the close of voting on general voting day, each presiding election official, except those responsible for advance, special, and mail Ballot voting opportunities, shall undertake all of the following, generally in the order stipulated:
- (a) ensure that any remaining Ballots in the Emergency Ballot Compartment are inserted into the Vote Counting Unit;
 - (b) seal and secure the Vote Counting Unit Ballot box and Vote Counting Unit so that no more Ballots can be inserted or withdrawn;
 - (c) generate two copies of the Results Tape from the Vote Counting Unit;
 - (d) remove the Memory Card from the Vote Counting Unit and deliver it, along with one copy of the Results Tape, to the Chief Election Officer at Election Headquarters;
 - (e) account for the unused, spoiled, and voted Ballots, and place them, packaged and sealed separately, into the Election Materials Transfer Box;
 - (f) complete the Ballot account and place the duplicate copy in the Election Materials Transfer Box;
 - (g) seal the Election Materials Transfer Box;
 - (h) place the voting books/list of electors, the original copy of the Ballot account, one copy of the Results Tape, completed registration cards, keys and all completed administrative forms into the Chief Election Officer portfolio; and
 - (i) deliver the sealed Election Materials Transfer Box, Vote Counting Unit and the Chief Election Officer portfolio to the Chief Election Officer at Election Headquarters.

- 8.2 Upon the fulfillment of the provisions of section 6.3 and 6.5 of this bylaw, the Chief Election Officer shall, to obtain the preliminary election results, direct an election official to place the results from the Results Tapes in a spreadsheet indicating the total preliminary election results, which may be used for display in the City Council Chamber and uploaded to the City website.

RECOUNT PROCEDURE

- 9.1 If a recount is required for an Election or Assent Voting opportunity where an Automated Vote Counting System was used, the recount must be conducted under the direction of the Chief Election Officer using the Automated Vote Counting System and generally in accordance with the following procedure:
- (a) the Memory Cards of all Vote Counting Units must be reinserted into the designated Vote Counting Unit from which they came, to be cleared of all votes recorded;
 - (b) a Results Tape must be generated to ensure that no votes are recorded for any candidate in the election, or beside either “yes” or “no” in the case of any question;
 - (c) all voted Ballots must be removed from the sealed Ballot boxes and reinserted in the appropriate Vote Counting Units under the supervision of the Chief Election Officer;
 - (d) any Ballots returned by the Vote Counting Unit during the recount process must, through the use of the Ballot Return Override Procedure, be reinserted into the Vote Counting Unit to ensure that any Acceptable Marks are counted; and
 - (e) to obtain the election results, the Results Tapes must be generated from each Vote Counting Unit and the aggregate number of votes determined for each candidate.
- 9.2 If a judicial recount is required for an Election or Assent Voting opportunity where an Automated Vote Counting System was used, the recount shall be conducted using the Automated Vote Counting System in accordance with subsections (a) through (e) of section 9.1.

REPEAL

10.1 “Automated Vote Counting System Authorization and Procedure Bylaw, 2022, No. 8946” and all amendments are repealed on adoption of this bylaw.

READ a first time on the 2nd day of February, 2026.

READ a second time on the 2nd day of February, 2026.

READ a third time on the 2nd day of February, 2026.

ADOPTED on the <> day of <>, 2026.

MAYOR

CORPORATE OFFICER

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9117

A Bylaw to regulate and impose requirements in relation to election signs

The Council of the Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

CITATION

1.1 This Bylaw shall be known and cited for all purposes as “**Election Sign Bylaw, 2026, No. 9117**”.

INTERPRETATION

2.1 In this Bylaw:

- (a) headings given to sections are for convenience of reference only and do not form part of this Bylaw;
- (b) an expression “include” or “including” means including without limitation and refers to a non-exhaustive list;
- (c) unless expressly stated otherwise, a reference to a “section” is a reference to a section in this Bylaw; and
- (d) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and regulations promulgated thereto, as amended, revised, consolidated or replaced from time to time, and a reference to a bylaw is a reference to a City bylaw, as amended, revised, consolidated or replaced from time to time.

DEFINITIONS

3.1 In this Bylaw:

“**Assent Voting**” means any political process, other than an Election, placing a matter, policy or issue for polling or voting by the electorate;

“**Boulevard**” has the meaning ascribed to it in the Street and Traffic Bylaw;

“**Bylaw Enforcement Officer**” means an individual who has been designated as a Bylaw Enforcement Officer pursuant to the Bylaw Notice Enforcement Bylaw;

“**Bylaw Notice Enforcement Bylaw**” means the City of North Vancouver “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”, as amended;

“**Chattel**” means any item, thing or equipment that is not affixed to the land;

“**Chief Election Officer**” means a Chief Election Officer appointed by the City;

“**City**” means the Corporation of the City of North Vancouver;

“**City Property**” means a parcel, lot, block, strata lot, public park, or other area of land that is located in the City of North Vancouver and which is either owned or occupied by the City, or in which the City has vested interest pursuant to a statute, and includes a Highway;

“**Curb**” has the meaning ascribed to it in the Street and Traffic Bylaw;

“**Election**” means any federal, provincial, municipal or school board election or by-election;

“**Election Sign**” means a Sign on any matter regarding an Election or an Assent Voting opportunity;

“**Electric Sign**” has the meaning ascribed to “Sign, Electric” in the Sign Bylaw;

“**Height**” means the vertical distance from grade to top of the sign or its supporting structure, whichever is greater;

“**Highway**” has the meaning ascribed to it in the Street and Traffic Bylaw and, for greater certainty, includes Lanes, Boulevards, Sidewalks, Roadways, and pathways or any other way used by or intended for use by the public;

“**Lane**” has the meaning ascribed to it in the Street and Traffic Bylaw;

“**Person**” includes an individual, a corporation, a partnership, a society, an association, an elector organization, an administrative entity, a governmental authority, a government, or any other legal person, but does not include the City;

“**Place**”, “**Placement**” or other iterations thereof, means place, insert, erect, affix or attach; or permit to be placed, inserted, erected, affixed or attached;

“**Private Property**” means a parcel, lot, block, strata lot or other area of land that is located in the City of North Vancouver and owned or occupied by a Person or a company and includes areas subject to a public statutory right of way or a utility statutory right of way;

“**Roadway**” has the meaning ascribed to it in the Street and Traffic Bylaw;

“**Sidewalk**” has the meaning ascribed to it in the Street and Traffic Bylaw;

“**Sign**” has the meaning ascribed to it in the Sign Bylaw;

“**Sign Bylaw**” means the “Sign Bylaw, 1992, No. 6363”, as amended;

“**Street and Traffic Bylaw**” means the “Street and Traffic Bylaw, 1991, No. 6234”, as amended;

“**Traffic Control Device**” has the meaning ascribed to it in the Street and Traffic Bylaw.

ELECTION SIGN SPECIFICATIONS

- 4.1 No Person shall place an Election Sign on City Property or Private Property within the City, unless the Election Sign:
- (a) is permitted under this Bylaw; and
 - (b) complies with the following specifications:
 - (i) has an area not exceeding 0.4 square metres;
 - (ii) if placed in or on the ground, has a height not exceeding 1.8 metres;
 - (iii) if inserted into the ground, is mounted on no thicker than a 9-gauge wire frame inserted no deeper than twenty (20) centimetres into the ground;
 - (iv) is not an Electric Sign;
 - (v) is not a Banner;
 - (vi) is not in any way illuminated, electrified, animated, moving or flashing;
 - (vii) is placed in a manner and in a location that does not obscure the line of vision from a Highway to vehicular or pedestrian traffic;
 - (viii) is placed in a manner and in a location that does not hinder the safe movement of vehicular or pedestrian traffic on a Highway.

TIME PERIOD FOR DISPLAY OF ELECTION SIGNS

- 5.1 No Person shall place an Election Sign earlier than:
- (a) in case of an Election for which a writ of election is issued – the date of the writ;
 - (b) in case of an Election for which a writ of election is not issued – the day after the date on which the nomination period is closed; and
 - (c) in case of an Election to which neither 5.1(a) nor 5.1(b) applies, and in case of an Assent Voting opportunity – 30 days before the designated general voting day for the Assent Voting opportunity, not including advance voting or mail ballot voting dates.
- 5.2 A Person that placed an Election Sign shall remove the Election Sign within 7 days after the last voting opportunity for the Election or an Assent Voting opportunity.

ELECTION SIGNS ON PRIVATE PROPERTY

- 6.1 A Person may place an Election Sign on Private Property, subject to sections 4.1, 5.1 and 5.2, provided that the Person is or has the permission of the owner or occupier of the Private Property.

ELECTION SIGNS ON CITY PROPERTY

- 7.1 No Person shall place an Election Sign on City Property, on a Highway, or on a Traffic Control Device, unless the Election Sign is expressly permitted pursuant to section 7.2, and complies with section 7.3.
- 7.2 A Person may place an Election Sign on a Boulevard in areas of the City outlined in red on the maps attached as Schedules A and A-1 to A-19 of this Bylaw.
- 7.3 Elections Signs placed pursuant to section 7.2 must be located more than 0.6 metres from the Curb, or the edge of Roadway, unless the Election Sign is fully contained within a structure that is approved by the City for containing Signs.
- 7.4 Notwithstanding section 7.3, no Person shall place an Election Sign:
- (a) on a wall, tree, utility pole, flagpole or
 - (b) on a Chattel parked or stationed for the principal purpose of displaying an Election Sign.

ENFORCEMENT

- 8.1 The Chief Election Officer and the Bylaw Enforcement Officer may enter upon and inspect Private Property at all reasonable hours and with reasonable notice to the owner or occupier, as necessary, to determine whether the provisions of this Bylaw are being complied with.
- 8.2 The Chief Election Officer and the Bylaw Enforcement Officer may:
- (a) verbally or in writing, order a Person who has contravened this Bylaw to correct their contravention within a specified time-period;
 - (b) with or without a prior order, remove and impound the following if placed or used in contravention of this Bylaw:
 - (i) an Election Sign; and
 - (ii) an Election Sign, together with a Chattel to which the Election Sign is attached, and cannot be removed without damaging the Chattel.
- 8.3 An Election Sign impounded pursuant to section 8.2 will be:
- (a) impounded by the City for 7 days; and
 - (b) be disposed of if not claimed within those 7 days.
- 8.4 A Chattel impounded pursuant to section 8.2 will be dealt with in accordance with section 813 of the Street and Traffic Bylaw.
- 8.5 Neither the City nor its officers, employees or contractors will be liable for any damage, loss or expense of any nature or kind whatsoever arising out of or related to the exercise of its or their powers under section 8 of this Bylaw.

OFFENCES AND PENALTIES

9.1 Every person who:

- (a) violates a provision of this bylaw;
- (b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;
- (c) neglects to do anything required to be done under any provision of this bylaw; or,
- (d) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than \$50,000.00

9.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

9.3 Designated contraventions of this Bylaw may be enforced pursuant to the “Bylaw Notice Enforcement Bylaw, 2018, No. 8675”, as amended.

APPLICATION

10.1 Nothing herein operates to restrict the City from producing, posting, distributing or otherwise using Election Signs for the purposes of civic awareness, education and engagement in any location, medium or manner chosen.

SEVERABILITY

11.1 If any part, section, subsection, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it will be severed and the validity of the remaining provisions of this Bylaw will not be affected.

REPEAL

12.1 "Election Sign Bylaw, 2018, No. 8643" and all amendments are repealed on adoption of this bylaw.

READ a first time on the 2nd day of February, 2026.

READ a second time on the 2nd day of February, 2026.

READ a third time on the 2nd day of February, 2026.

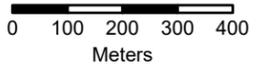
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MAYOR

CORPORATE OFFICER

Legend

-  Election Sign Location
-  City Border
-  Squamish Nation

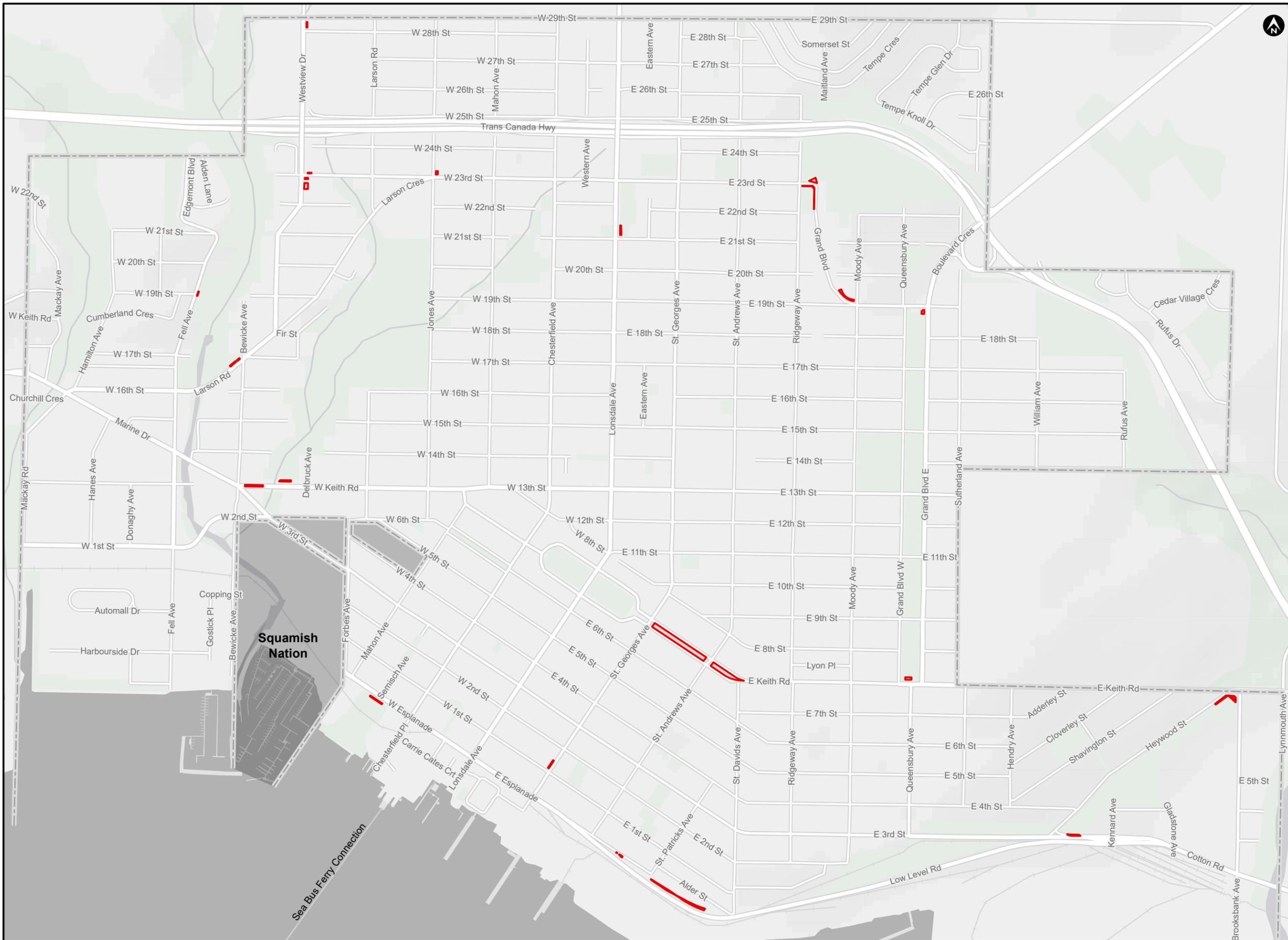


DISCLAIMER

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: January 14, 2026
MAP: Election_Signage_11x17
PATH: H:\GNV_Maps\Clerks\2025_Election_Signage\1
COORDINATE SYSTEM: NAD 1983 UTM Zone 10N





W 19th St

Fell Ave

 City of North Vancouver

Schedule A – 1

Fell Ave. at W.19th St.

 Election Sign Location

PATR: H:\CIV_Maps\Clear\2025_Election_Signage\



Larson Rd

Bewicke Ave

W 17th St

Bewicke Ave

 City of North Vancouver

Schedule A – 2
Larson Rd. at Bewicke Ave.

 Election Sign Location

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Grand Blvd W

Grand Blvd E

E Keith Rd

E Keith Rd

Queensbury Ave



 City of North Vancouver

Schedule A – 3
Grand Blvd. Park (South End)

 Election Sign Location

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E Keith Rd

Heywood St

Brooksbank Ave

 City of North Vancouver

Schedule A – 4
 Heywood St. at E. Keith Rd. and Brooksbank Ave

 Election Sign Location

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E 4th St

Heywood St

E 3rd St

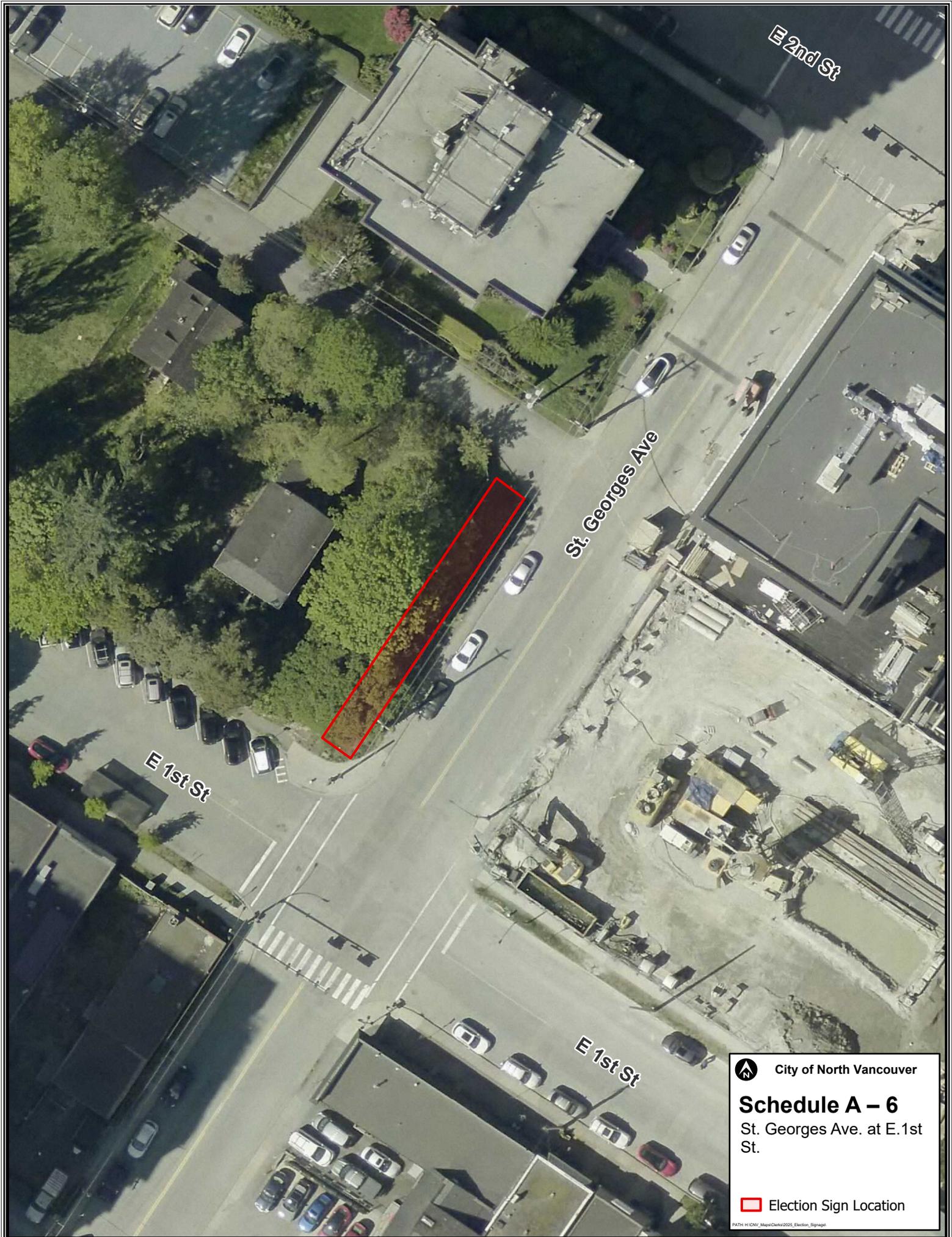
Low Level Rd

 City of North Vancouver

Schedule A – 5
E.3rd St. (WB) at
Heywood St. Exit

 Election Sign Location

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 City of North Vancouver

Schedule A – 6
St. Georges Ave. at E.1st St.

 Election Sign Location

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Lonsdale Ave

W 21st St

E 21st St

 City of North Vancouver

Schedule A – 7
 Lonsdale Ave. at E.21st St. (Rodger Burnes Park)

 Election Sign Location

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W 24th St

W 24th Close

Westview Dr

W 23rd St

W 23rd St

W 22nd St

W 22nd St

Westview Dr

 City of North Vancouver

Schedule A – 8
Westview Dr. at W.23rd St.

 Election Sign Location

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W 29th St

Westview Dr

W 28th St

 City of North Vancouver

Schedule A – 9
Westview Dr. at W.28th St.

 Election Sign Location

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Jones Ave

Larson Cres

W 23rd St



 City of North Vancouver
Schedule A – 10
W.23rd St. at Jones Ave.

 Election Sign Location

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E 19th St

Boulevard Cres

E 19th St

Grand Blvd E

 City of North Vancouver

Schedule A – 11

Grand Blvd. Park (North End) at E. 19th St.

 Election Sign Location

PATR: H\CNV_Maps\Chart\2025_Election_Signage1



Grand Blvd

Moody Ave

E 19th St

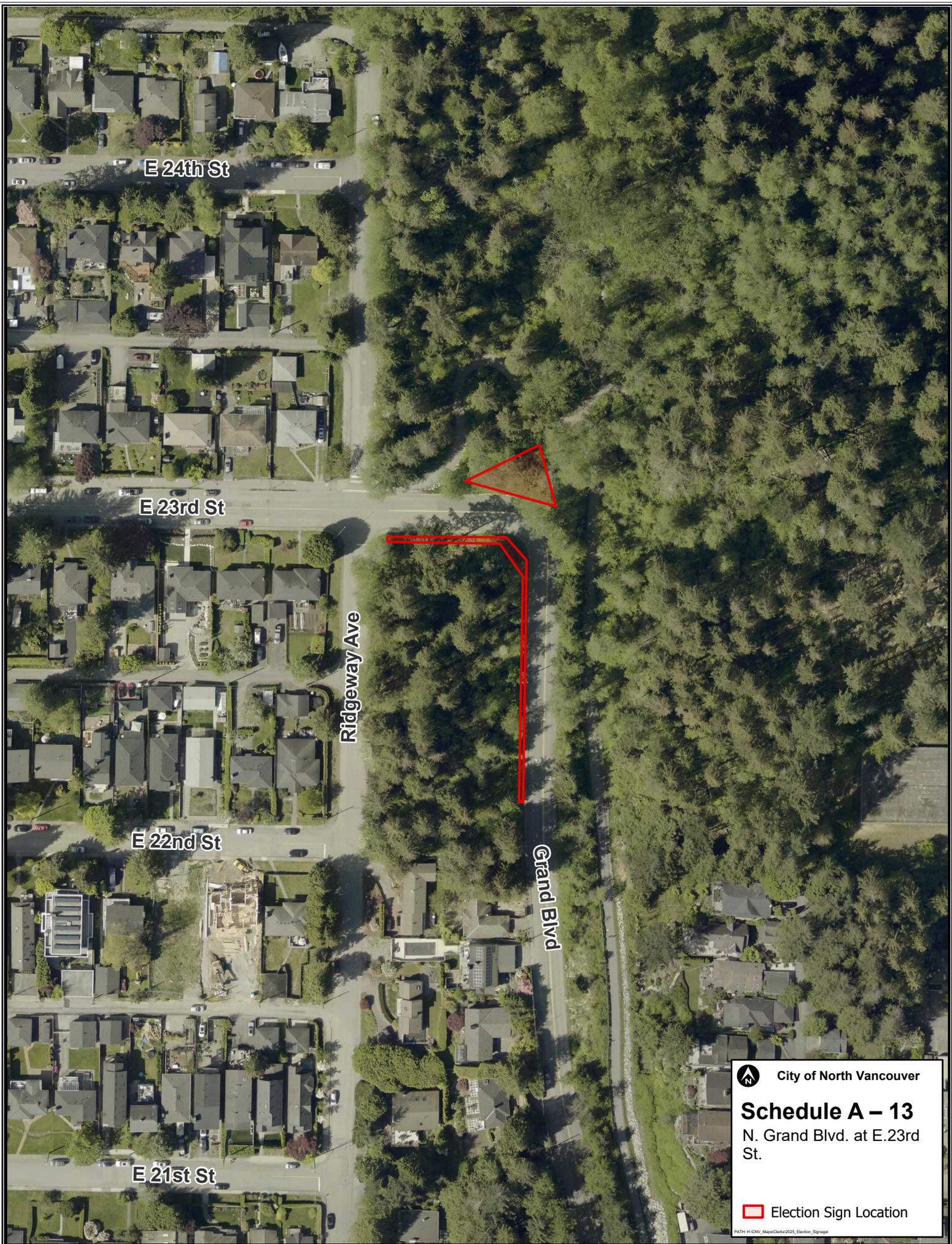
E 19th St

 City of North Vancouver

Schedule A – 12
N. Grand Blvd. at E. 19th St.

 Election Sign Location

PATR: H:\CW_Maps\City\2025_Election_Signage



E 24th St

E 23rd St

Ridgeway Ave

E 22nd St

Grand Blvd

E 21st St

 City of North Vancouver

Schedule A – 13
N. Grand Blvd. at E.23rd St.

 Election Sign Location

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 City of North Vancouver

Schedule A - 14
E. Keith Median St.
Georges to St. Davids

 Election Sign Location

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W Keith Rd

 City of North Vancouver

Schedule A – 15
W. Keith Blvd. North Side
at Wagg Creek

 Election Sign Location

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Marine Dr

Bewicke Ave

W Keith Rd

W 3rd St

 City of North Vancouver

Schedule A – 16
W. Keith Median at W.3rd/
Bewicke

 Election Sign Location

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W Esplanade

Semisch Ave

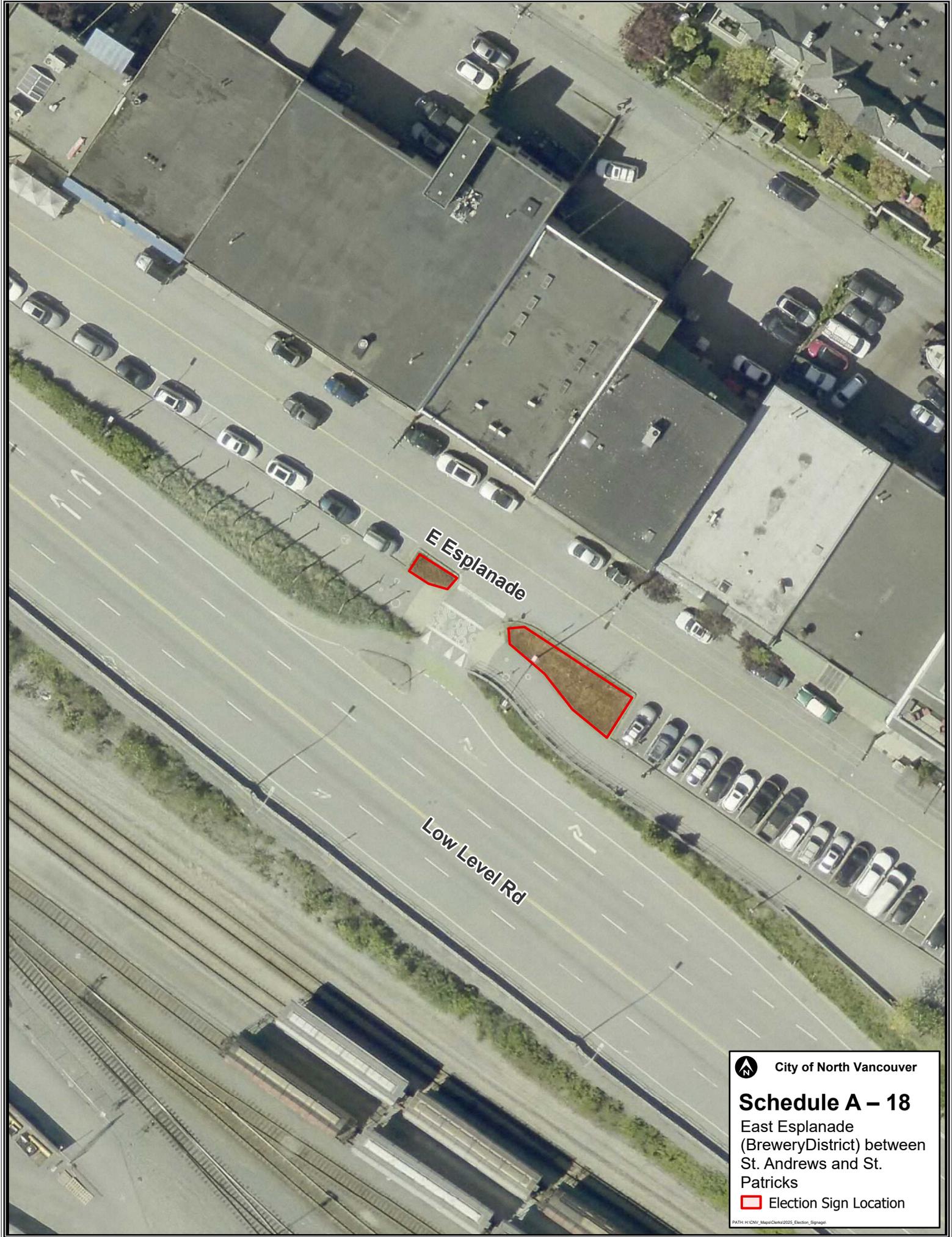


 City of North Vancouver

Schedule A – 17
W. Esplanade at
Waterfront Park

 Election Sign Location

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E Esplanade

Low Level Rd

 City of North Vancouver

Schedule A – 18
 East Esplanade
 (Brewery District) between
 St. Andrews and St.
 Patricks

 Election Sign Location

PATR: H\CNV_Maps\Clear\2025_Election_Signage

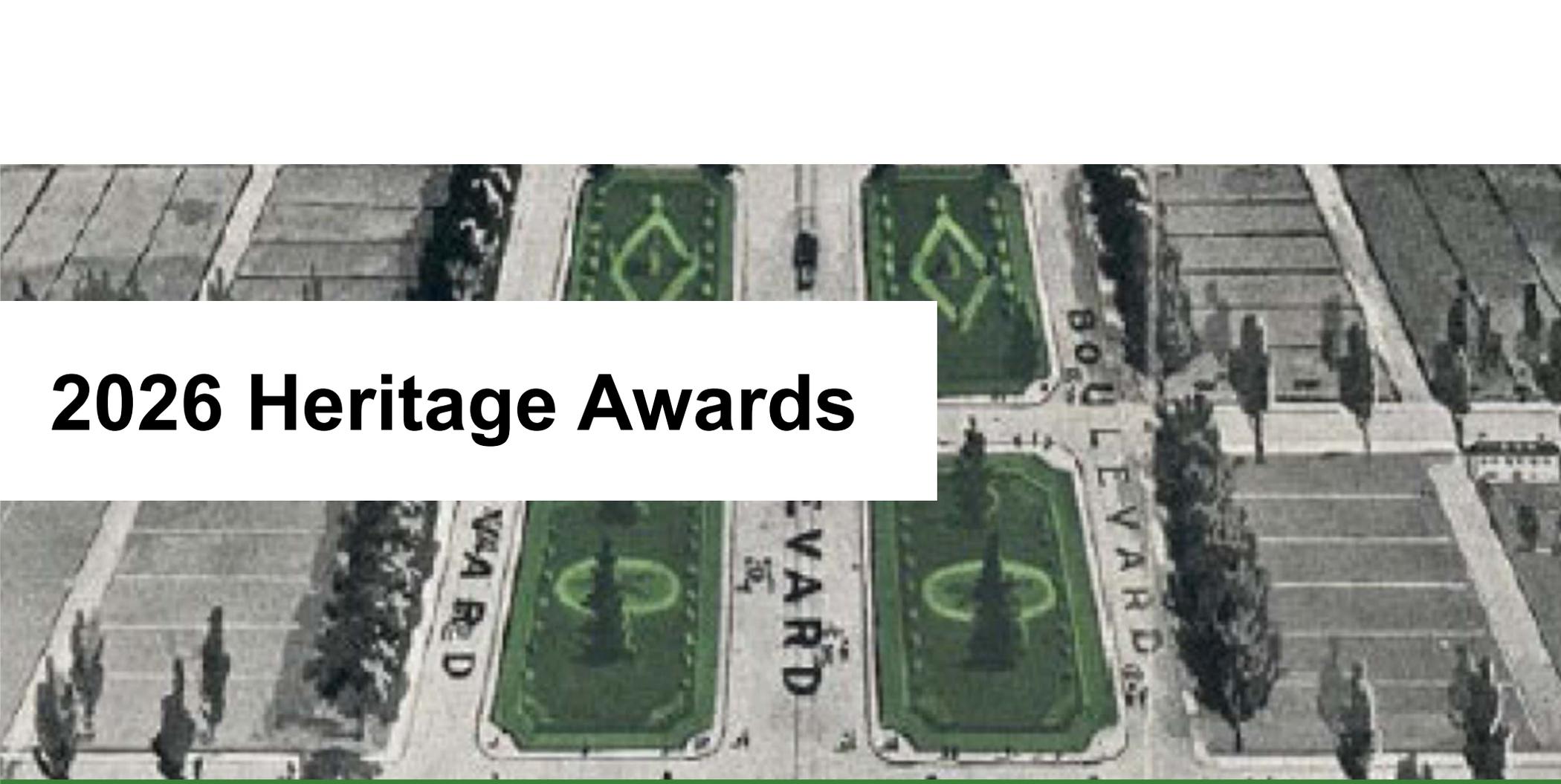


 City of North Vancouver

Schedule A – 19
 Spirit Trail from St. Patricks to St. Davids

 Election Sign Location

PATN: H:\CW_Maps\Clear\2025_Election_Signage



2026 Heritage Awards

Presented February 2026

Planning, Development & Real Estate



School of Tourism Management at Capilano University & North Van Arts

Heritage Awards Category :
HERITAGE AWARENESS



North Shore Culture Compass

North Van Arts' cultural-mapping website.

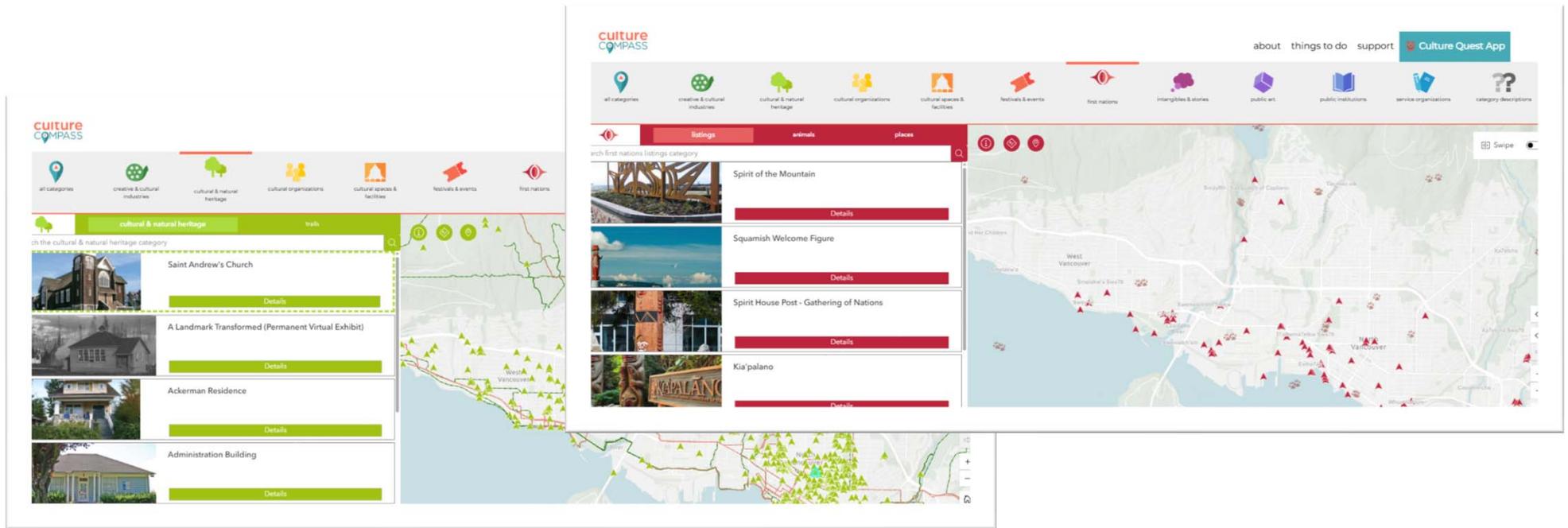
- Finds Heritage Sites
- Highlights First Nations places
- Expands Public Access to Heritage Info

www.northshoreculturecompass.ca



School of Tourism Management, Capilano University & North Van Arts

Student Contributions & Learning





Thank you

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The Year in Review - 2025 Accomplishments

An update on the progress made delivering the Council's 2022-2026 Strategic Plan



Presented February 23, 2026

Finance & Economic Development



Outline

- Background
- Planning & Reporting Framework
- 2025 Highlights
- Next Steps

Background

- **2024 Annual Municipal Report**

- The 2024 AMR was presented to Council in June 2025, as per the Community Charter
- The 2024 AMR includes the planned actions for 2025

- **Year-End Update for 2025**

- This report covers the planned 2025 actions stated in the 2024 AMR
- Actions include those introduced in 2025 as well as those carried over from 2024



Planning & Reporting Framework

Workplan Framework



The Year in Review Report informs Council on progress completing the 2025 Actions that advance Council's 2022-2026 Strategic Plan. It includes new initiatives that were introduced in 2025 as well as those that carried over from 2024.





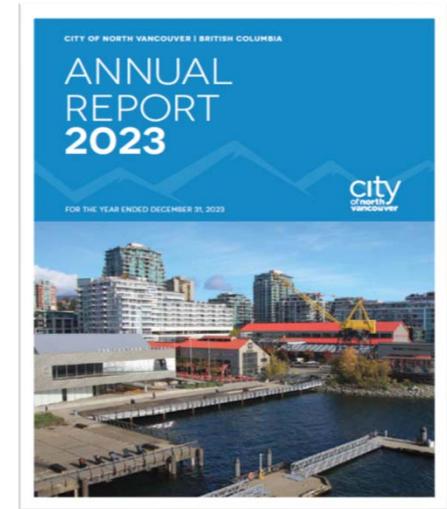
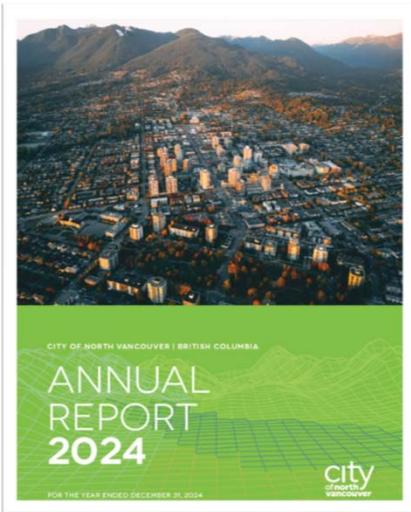
2025 Highlights





Canada's Most Livable City

- For the second year in a row, North Vancouver was named “Canada’s Most Livable City” by the Globe & Mail
- 454 cities were evaluated across 10 categories
- Strengths noted: *Vibrant Community, Access to Amenities, Broad Demographics, Education, and Climate*

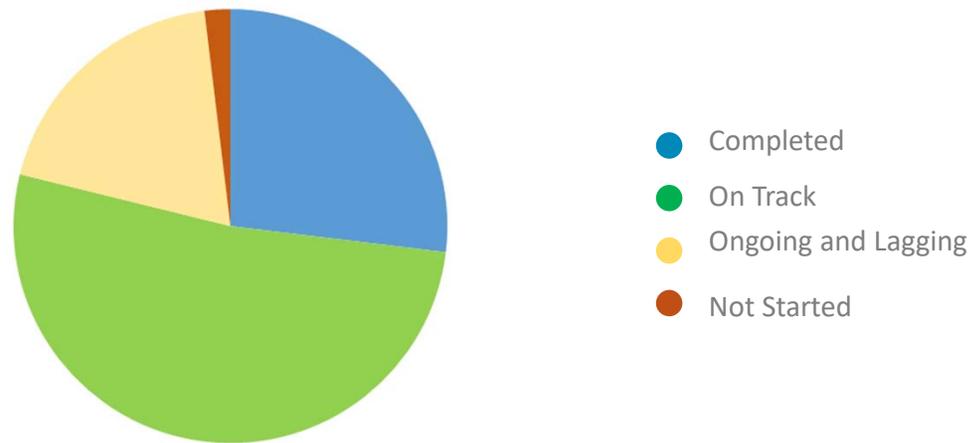


Excellence in Reporting

- The Government Finance Officers Association has awarded the City with its “Canadian Award for Financial Reporting” for its Annual Municipal Report, for two years running
- A winning report goes beyond minimum financial reporting requirements; it clearly communicates a municipal government’s work to enhance public understanding to addresses user needs

Summary of Progress

- The majority of actions in the Workplan are **Ongoing and On Track**
- **14** actions were **Completed** in 2026



- More than \$24 million in external funds were attained to advance these 52 actions

Projects Completed



Mahon Park Childcare Centre & Fieldhouse

- Opened in July 2025
- Childcare operated by the YMCA; includes 37 space childcare centre with a fenced outdoor play space
- Fieldhouse operated by CNV and includes fully accessible public washrooms and change rooms and a covered pavilion for year-round park programming
- Supported by a \$2.69 million Provincial grant

Projects Completed



Community Engagement Framework

- Council endorsed the City's first Community Engagement Framework in July 2025
- The framework was developed via two phases of public and interest holder engagement, a review of recent engagement findings, as well as research into leading practices

Projects Completed



Community Safety Advisory Committee

- The creation of this committee was endorsed by Council and established in 2025
- The Committee meets regularly and supports CNV's ongoing public safety efforts

Projects Completed



CNV's Emergency Preparedness Program

- The North Shore Disaster and Climate Risk and Resilience Assessment and the North Shore Disaster Risk Profile (StoryMap) were finalized
- This program supports the requirements outlined in the new Emergency and Disaster Management Act (EDMA)
- Supported by a \$400,000 grant through the Union of BC Municipalities

Projects Completed



Urban Forest Plan

- In 2025, Council Endorsed the Urban Forest Directions Report
- Includes an *Urban Forest Canopy Target* of 24% by 2055 and to exceed 40% canopy cover over Priority Areas by 2055
- Wildfire mitigation and hazard tree abatement efforts are ongoing

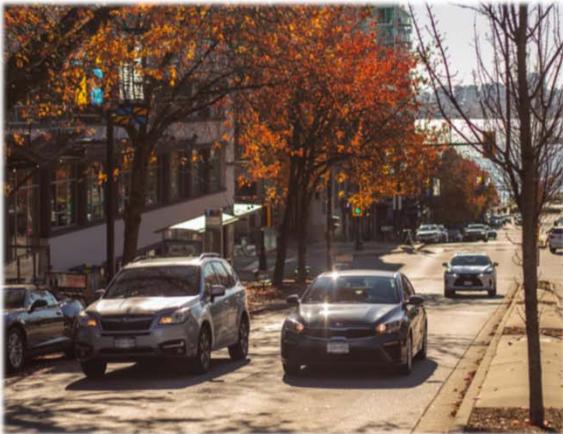
Projects Completed



Live Tree Program

- Street tree planting began again in the fall of 2025 and will continue through the spring of 2026 to complete the 2025 program
- A new improved notification process to minimize rejected sites / species was developed.
- City staff have accessed more than \$60,000 in external funding to mobilize this work.

Projects Completed



Curbside Management

- Council endorsed the Curb Access and Parking Plan in 2025 to . . .
 - Improve the reliability of finding parking in high-demand areas
 - Update the City's parking policies to promote fairness
 - Support businesses through improved curb space management.

Projects Completed



Commemoration Policy

- The proposed Policy framework was presented to Council and adopted.

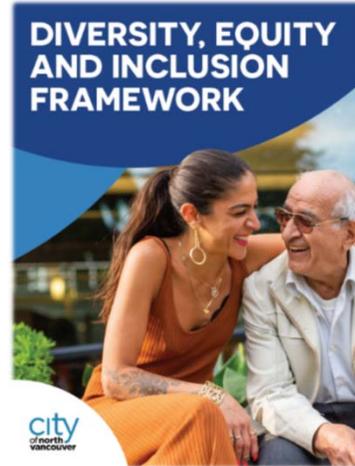
Projects Completed



Information Technology Master Plan

- Council endorsed the Master Plan
- Multiple high-priority and foundational projects were launched in Q1 2025
- The complete IT Master Plan is planned for delivery over the next three years

Projects Completed



Diversity, Equity and Inclusion Framework

- Council endorsed the Diversity, Equity and Inclusion Framework on July 7, 2025
- Staff resources and training were developed to support application in daily work

Projects Completed



Business Support and Transformation

- Business Support and Transformation function established
- 2025 work focused on leading the *Development Application Process Review* action plan

Projects Completed



Leadership Development Framework

- A comprehensive Leadership competency framework was developed
- An in house Leadership Development program was then developed and launched
- The program has been operationalized and first the two cohorts have completed the program

Projects Completed



Access Improvements to City Hall

- A centralized Gateway counter at City Hall to enhance customer experience and streamline services was delivered
- Continued operational enhancements are ongoing through other initiatives, such as the Development Approval Process Review

Projects Completed



Accessibility Plan

- Council endorsed the CNV Accessibility Plan on July 7, 2025
- Aligned with the Accessible BC Act, the plan identifies actions and priorities focused on removing and preventing barriers to promote inclusion for people with disabilities
- Actions from the Plan are being operationalized

Other Highlights



Harbour Deck Project Launch

- CNV is delivering a Harbour Swimming Deck at Waterfront Park
- The Deck will provide safe, accessible, and free access to Burrard Inlet
- The project was made possible by a \$16 million donation (from Weston Family through a partnership with Swim-Drink-Fish); \$4.95 million from the Parkland & Park Improvement DCC Reserve, and \$50,000 Civic Amenity Fund

Other Highlights



Holiday Season Festivities & Lights

- The City installed decorative holiday lighting along Lonsdale Avenue from 13th to 18th Street, which added warmth and seasonal cheer during the darker months
- The Shipyards District transformed into a winter wonderland with artisan vendors, holiday food and drink stations, live entertainment, and seasonal décor

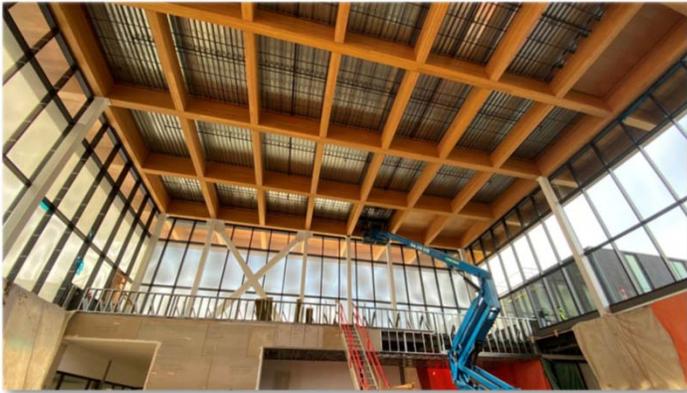
Other Highlights



HUB Redevelopment – Phase 2 North Shore Neighbourhood House

- This multi-partner project on City-owned land provides rental housing and community-based services.
- The 18-storey mass timber building includes:
 - 179 rental homes, including 30% below-market rentals
 - A new North Shore Neighbourhood House – a community service facility that caters to children, families, youth, and seniors

Other Highlights



Harry Jerome Community Recreation Centre & Silver Harbour Seniors' Activity Centre

- Substantial completion is on track for the second quarter of 2026, opening to the public in the middle of 2026
- Recent milestones include completion of the exterior envelope, mechanical systems, electrical systems (including Lonsdale Energy connections); tiling in the aquatics change areas; arena changerooms and bleachers



THE SHIPYARD
city
of north
vancouver

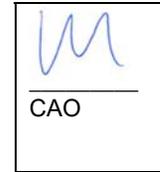
Next Steps

Next Steps

- Incorporate feedback received today from Council into the AMR
- Continue to execute on Council's Strategic Direction and priorities



Thank You



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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council
From: Larry Sawrenko, Chief Financial Officer
Subject: THE YEAR IN REVIEW – 2025 ACCOMPLISHMENTS
Date: February 4, 2026 File No: 01-0620-20-0008/2026

ATTACHMENTS

1. The Year in Review – 2025 Accomplishments (CityDocs [2763165](#))

SUMMARY

The purpose of this report is to update Council on the accomplishments and progress CNV made in 2025 delivering on the 2025 Actions that advance Council's 2022-2026 Strategic Plan.

BACKGROUND

On September 25, 2023, Council adopted its 2022-2026 Strategic Plan. For 2025, as in past years, Staff developed a number of Actions to advance Council's Strategic Plan and integrated these actions into the CNV 2025 Workplan.

Key 2025 Actions were identified in the CNV 2024 Annual Municipal Report and were reported on in the 2025 Mid-Year Report. Council receives a Mid-Year Report and End-of-Year Report to track progress and to guide the City's efforts.

DISCUSSION

The attached "The Year in Review - 2025 Accomplishments" report (**Attachment 1**) provides an update on the progress made in 2025 towards advancing and completing the 52 key Action Plans identified in the last Annual Municipal Report. Action Plans not completed by year-end are being carried forward and incorporated into 2026 Workplans.

Results for 2025 can be summarized as follows:

	Complete	Ongoing & On Track	Ongoing & Lagging	Not Started
Action Items	14	27	10	1

The completed action items are as follows:

- Mahon Park Childcare Centre & Fieldhouse
- Community Engagement Framework
- Community Safety Advisory Committee
- Enhance CNV’s Emergency Preparedness Program
- Urban Forest Plan
- Living Tree Program
- Curbside Management
- Commemoration Policy
- Information Technology Master Plan
- Diversity, Equity and Inclusion Framework
- Business Support and Transformation
- Leadership Development Framework
- Access Improvements to City Hall, Online & In-Person Services
- Accessibility Plan

Items noted as “Ongoing & Lagging” or “Not Started” are typically those affected by unexpected turnover of key staff, external project partners not being ready, staff being redirected to projects of higher priority, or to optimize sequencing with other projects and/or external factors to ensure effective delivery.

The information in this end-of-year update will also be provided to Council with other information, including CNV’s audited 2025 financial statements, by way of the 2025 Annual Municipal Report.

FINANCIAL IMPLICATIONS

“The Year in Review - 2025 Accomplishments” report was prepared by CNV internal staff. No incremental financial costs were incurred to produce the report.

INTER-DEPARTMENTAL IMPLICATIONS

“The Year in Review - 2025 Accomplishments” report was prepared by CNV staff in the Finance Department, who worked closely with staff in all CNV departments when developing this report.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

“The Year in Review - 2025 Accomplishments” report supports CNV’s efforts to be a “Responsible” organization.

A list of previously completed action items advancing Council’s 2022-2026 Strategic Plan are provided below:

Year Completed	Item Completed	Council Priority
2024	Community Wellbeing Strategy	A City for People
	Public Realm Accessibility Improvements	A City for People
	Housing Needs Report	A City for People
	Climate & Environment Strategy	A Resilient City
	Economic Development Strategy	A Prosperous City
	Consolidated Fees Bylaw	A Fiscally Responsible Organization
	Work Planning	A Fiscally Responsible Organization
2023	Ensure City Staff Preparedness for Active Threat Events	A Safe & Secure Community
	North Vancouver Lawn Bowling Facility	A Healthy & Welcoming Community
	Adopt a North Shore Poverty Reduction Strategy	A Healthy & Welcoming Community
	Improve the Comfort and Safety of all Roadway Users in Priority Locations Throughout the city	A Connected & Accessible Community
	Improve the Financial Planning Public Engagement Process for Budgeting to Provide More Opportunities for the Community to Share their Ideas and Point of View to Inform Decisions	A Fiscally Responsible Organization
	Create a Respectful Communication Policy	A Cooperative & Collaborative Organization
	Establish a Council Code of Conduct	A Cooperative & Collaborative Organization
	Ensure City Staff Preparedness for Active Threat Events	A Safe & Secure Community
	North Vancouver Lawn Bowling Facility	A Healthy & Welcoming Community
	Adopt a North Shore Poverty Reduction Strategy	A Healthy & Welcoming Community
	Improve the Comfort and Safety of all Roadway Users in Priority Locations Throughout the City	A Connected & Accessible Community

Year Completed	Item Completed	Council Priority
2022	Establish Joint-Rescue Task Force with RCMP and District of North Vancouver Fire and Rescue Services	A Safe & Secure Community
	Complete the Mobility Strategy	A Connected & Accessible Community
	Facilitate the 2022 General Local Election	A Functional Community
	Complete Development Process Review, including Targeted Bylaw Change	A Functional Community
	Complete Phase 1 of the Dog-Friendly Strategy	A Vibrant Community
	Support and Expand the City's Urban Forest Canopy	An Environmentally Responsible Community
	Complete Development Process Review, including Targeted Bylaw Change	A Functional Community
	Collaborate on the North Shore Homelessness Action Initiative	A Cooperative & Collaborative Organization
	Expand Online City Services, including CityServe, CityFix and Parking Permits	A Dynamic Organization
	Establish Joint-Rescue Task Force with RCMP and District of North Vancouver Fire and Rescue Services	A Safe & Secure Community

RESPECTFULLY SUBMITTED:



Larry Sawrenko
 Chief Financial Officer

Feb 4, 2026

CITY OF NORTH VANCOUVER | BRITISH COLUMBIA

THE YEAR IN REVIEW

2025 ACCOMPLISHMENTS

This report provides a year-end update on the City's 2025 Actions, as presented in the City's 2024 Annual Municipal Report. Every project update includes a status indicator, as defined directly below.

- COMPLETED
- ONGOING AND ON TRACK
- ONGOING AND LAGGING
- NOT STARTED

Abbreviations Used Throughout the Report:

City	The Corporation of the City of North Vancouver municipal government
city	the geographic area of the municipality
CS	Corporate Services
DCAO	Office of the Deputy CAO
F&ED	Finance & Economic Development
ITP	Infrastructure, Transportation and Parks
LE	Lonsdale Energy
PDRE	Planning, Development & Real-Estate
PS	Public Safety

2025 YEAR-END REPORT

A CITY FOR PEOPLE

A City for People is welcoming, inclusive, safe and accessible and supports the health and well-being of all.

● **Harry Jerome Community Recreation Centre/Silver Harbour Seniors' Activity Centre (DCAO)**

Substantial completion of the project is on track for the second quarter of 2026, and opening to the public in the middle of 2026. Recent milestones include completion of the exterior envelope, mechanical systems, electrical systems and Lonsdale Energy connections; tiling in the aquatics change areas; arena changerooms and bleachers. The project remains within the \$230 million budget.

● **Mickey McDougall Community Recreation Centre Renovation & Upgrades (DCAO)**

The City began construction in Q4 of 2024, with completion scheduled for Q1 2026. Flicka Gymnastics is on track to move in during the second quarter. Recent construction milestones include completion of the gymnasium roof; foam pit concrete; north wall structural and envelope remediation; interior finishes and plumbing; as well as mechanical and electrical systems.

● **Mahon Park Childcare Centre & Fieldhouse (DCAO)**

An opening ceremony was held in July. Since then, the YMCA has commenced childcare operations and the washrooms and fieldhouse are being used by the community. This project was supported by a \$2.69 million provincial grant.

● **North Shore Neighbourhood House Phase 2 (DCAO)**

The respite care facility and 89 below market apartments commenced construction in 2024 as part of the first phase of The Hub redevelopment. Phase 2 includes an 18-storey mass timber building with 179 rental homes, including 30% below-market rentals, on top of a three-storey podium that will be the location for a new North Shore Neighbourhood House. In 2025, a ground breaking ceremony for Phase 2 was held with Mayor and Council, the Province of BC, BC Builds, Catalyst, Kindred and City Staff. Recent milestones include completion of the perimeter shoring and deep excavation. Next steps include building a foundation for the parkade and attaining a building permit for tenant improvements. The opening of the facility is scheduled for early 2029.

● **Supportive Funding Review (PDRE)**

Information gathering, analysis, and external research on funding trends and other municipal processes has been completed. Engagement with internal departments has also been completed to review existing processes and grant requirements.

● **Provincial Legislative Changes and Housing Accelerator Fund Commitments (PDRE)**

In response to recent Provincial legislation – Bills 44, 46, and 47 – and the City's Housing Accelerator Fund commitments, the City has undertaken significant updates to its regulatory and policy tools. These changes include:

- Updating the City's OCP and Zoning Bylaw to accommodate 20 years of housing need, including introducing new ground-oriented and mid-rise apartment zones and development permit guidelines;
- Updating the City's Zoning Bylaw and Mid-Market Rental policy to incorporate inclusionary requirements in all apartment style developments, as well as endorsement of an Affordable Housing Reserve Fund Terms of Reference.

The City has been awarded an \$18.6 Housing Accelerator Fund grant and \$3.7 million of that grant has been allocated to support 9 projects to expand the supply and improve the quality, diversity, and affordability of housing in the city.

● **Zoning Bylaw Update (PDRE)**

Council adopted amendments to the Zoning Bylaw on December 8, 2025, which rezoned more than 4,900 properties. The updated Zoning Bylaw incorporates enhanced graphics, tables, definitions, and streamlined requirements. New zones consolidate requirements in a single section, improving readability and reducing confusion. The update also replaced more than 100 comprehensive development (CD) zones. In 2026, Staff anticipate bringing forward updated Development Permit Guidelines to expand housing options. A portion of the funding awarded to the City from the Housing Accelerator Fund supports this work (See update for the project listed above entitled, Provincial Legislative Changes & Housing Accelerator Fund Commitments).

● **Development Application Process Review (PDRE)**

The City has taken steps to improve transparency by publishing average processing times and has introduced a more efficient intake process to provide applicants with earlier feedback. A Provincial grant has been attained to help advance this work. In 2025, the City implemented and leveraged the new Ground Oriented Zone to coordinate and streamline development and building permit applications for residential projects up to 6 units. In 2026, the City will continue to modernize and streamline its non-Ground Oriented development permit processes. This project has also been the focus of CNV's Business Support & Transformation action plan. See the update under a "Human Organization" below for more information.

● **Indigenous Relations Initiatives (DCAO)**

On-going meetings with Tsleil-Waututh Nation and Squamish Nation advance the relationship between our governments.

● **Strategic Communications (DCAO)**

In 2025, the City launched an interest holder registry and media monitoring system. The latter includes regular reporting and a two-week look ahead. Each year, Council will also receive an annual Media Metrics Report and a Social Media Engagement report.

● **Community Engagement Framework (DCAO)**

Staff developed the City's first Community Engagement Framework following two phases of public and interest holder engagement, a review of recent engagement findings, and research into leading practices. Council endorsed the Community Engagement Framework in July 2025.

● **Community Safety Advisory Committee (PS)**

This committee was fully endorsed by Council and established in 2025. It continues to meet regularly in accordance with its terms of reference and supports the City's ongoing public safety efforts.

● **Enhance CNV's Emergency Preparedness Program (PS)**

North Shore Emergency Management finalized the North Shore Disaster and Climate Risk and Resilience Assessment and the North Shore Disaster Risk Profile (StoryMap). This work supports the requirements outlined in the new Emergency and Disaster Management Act (EDMA). More than \$400,000 in funding from the Union of BC Municipalities made this work possible.

A RESILIENT CITY

A Resilient City leads the way in climate action and acts as a steward of the environment for future generations.

● **Urban Forest Plan (PDRE)**

In December 2025, Council endorsed the Urban Forest Directions Report, including an *Urban Forest Canopy Target* of 24% by 2055, and greater equity of canopy cover across the City with a focus on reducing the urban heat island effect through up to 40% canopy coverage over the City's hottest streets.

● **Urban Forest Management Plan (ITP)**

Progress made includes the creation of an Urban Forest and Watershed Section within the Park and Public Spaces Division of ITP. Efforts to enhance biodiversity now go beyond growing the City's urban forest canopy within its parks and streets and now considers rain water management and creek health as a system approach. The City also continued its wildfire mitigation and hazard tree abatement efforts. In 2026, the City will identify priority planting areas and commence work on an Urban Forest Management Plan to achieve the commitments outlined in the Urban Forest Directions Report.

● **Living Tree Program (ITP)**

This program was moved to the Urban Forest and Watersheds Section within Parks, where a new improved notification process to reduce individual site negotiation and minimize rejected sites/species was developed. Street tree planting began again in the fall of 2025 and will continue through the spring of 2026 to complete and operationalize the program. City staff have accessed more than \$60,000 in external funding to mobilize this work.

● **Lonsdale Energy Corporation Decarbonization (LE)**

Lonsdale Energy is implementing two major decarbonization projects: a 5MW Sewer Heat Recovery Plant to be located on a site owned by CNV and a 3MW electrical boiler plant. Together, these two projects will provide more than 40% low carbon energy for the system. The Sewer Heat Recovery Plant, planned for operation in 2027, has reached the 60% design stage. The electrical boiler plant is currently under construction and is expected to be operational in early 2026. LEC is also developing a long-term decarbonization strategy (CLEAR), of which the discovery phase (Phase 1) was completed in the first half of 2025.

● **Storm Water Management (ITP)**

Storm water management continued with modelling of the system for resiliency planning, construction of missing gaps in the piped conveyance system, and introduction of new raingardens through developer and CNV Capital project changes to CNV streets. Milestones achieved in 2025 include: improvements to operations and maintenance procedures that improve the performance of oil-grit separators and reconstruction of Thain Creek. In 2026, the City is anticipating completing improvements to Mosquito Creek to improve hydraulics, resiliency and habitat.

● **Noise Monitoring (PS)**

Three Noise Monitoring stations were installed in 2024 to assist in identifying, measuring and subsequently mitigating the negative effects of noise pollution in the city. The three stations were relocated to various select locations in 2025. Noise levels have been recorded to inform a mapping of the city's noise levels. Further recording, data analysis and reporting is anticipated to occur in 2026 to uncover trends, temporal patterns, and potential sources of concern; support evidence-based decision making; manage public complaints; and identify additional mitigation or enforcement actions.

A CONNECTED CITY

A Connected City provides active and sustainable ways for people and goods to move to, from, and within the city safely and efficiently.

● **Casano-Loutet Overpass (ITP)**

Construction of the Casano-Loutet Pedestrian and Bicycle Overpass is underway. In 2025, the north site, adjacent to Casano Drive, was cleared and structural fill placed in anticipation of building the bridge's north abutment and retaining wall. In Q3-Q4, the placement of structural fill on the south site was completed along with retaining walls. Other construction milestones include: north and south side bridge abutments; bridge support piers within Highway 1 right-of-way; North and South approach pathways; and intersection improvements at Casano Drive and Rufus Drive. Installation of a bridge deck is anticipated in Q1. The Contractor's schedule anticipates completion by July 2026. A Provincial Grant of \$4 million and Greater Vancouver Transit Authority grant of \$2.4 million have been used to advance this work. The Overpass is on track to open in the summer of 2026.

● **Mobility Network (ITP)**

The detailed design of the Eastside Connector (EC) is underway. The EC is the eastern segment of the Midtown Connector and, at 2 kilometers long, includes West Grand Boulevard and E 17th Street. The project focuses on providing a clear connection between the Casano-Loutet Overpass and Grand Boulevard. It includes intersection improvements, upgrades to the bi-directional cycle path along W Grand Boulevard and improved lighting. 2026 milestones include: public information sessions, intersection improvements, cycle path upgrades, lighting, and wayfinding signage. The City will use an \$800,000 Greater Vancouver Transit Authority grant to advance the Eastside Connector.

● **Lonsdale Highway Overpass Mobility Improvements (ITP)**

In 2024, Council supported staff combining the Overpass Improvements scope of work with the first phase of the Upper Levels Greenway and to proceed with undertaking an options analysis, concept design, and public engagement for the project. In 2026, staff will finalize the project's scope with the Ministry of Transportation and Transit and then advance a detailed design and implementation plan.

● **Bus Rapid Transit (ITP)**

The three North Shore Municipalities, Squamish Nation and Tsleil-Waututh Nation continue to coordinate to support TransLink's delivery of the R2 extension service improvement and early-stage design work for the BRT, including station locations, station amenities and transit priority measures for the alignment. In 2025, Translink undertook public engagement activities. In 2026, the City plans to confirm route alignment and City staff will review Translink's preliminary design options.

● **Curbside Management (ITP)**

In April 2025, Council endorsed the Curb Access and Parking Plan that will improve the reliability of finding parking in high-demand areas of the city, update CNV's parking policies to promote fairness and support businesses through improved curb space management. In 2025, parking changes in Lower and Central Lonsdale were completed. In 2026, the program transitions into its operational mode that includes monitoring for occupancy to inform any changes required to meet the intent of policy.

A PROSPEROUS CITY

A Prosperous city supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.

● **Lonsdale Great Street (F&ED)**

This project aims to strengthen the economic vitality of Central Lonsdale by fostering a thriving, locally-serving main street that supports existing businesses, attracts new commercial activity, and creates a safe, attractive, and accessible environment. In 2025, staff held public engagement; explored how to incorporate public engagement results into the Lonsdale Great Street Plan; reviewed options; and worked on a Lonsdale Great Street Plan. A completed Plan will be presented to Council in 2026. The Province's Growing Communities Fund contributed \$2,000,000 to advance this work, and deliver related improvements to the public realm.

● **Modernized Business Licensing System (F&ED)**

Work is underway to modernize CNV's business licensing bylaw, to revise procedures for business inquiries related to opening a new business in the city, and to develop a new digital application process. The City issued an RFP for a new permits and licensing system in Q4 2025 (see below update under "Enterprise Development Application and Permits Software") to support the modernization of business licensing processes. The documentation of Standard Operating Procedures to prepare for the new system is underway.

● **Health and Life Science Cluster (F&ED)**

Ongoing consultations have taken place as part of a situational assessment for the Health and Life Science Sector. In 2025, a consultant was engaged to support development of a master plan for a Health Innovation District. That plan is scheduled for completion in mid-2026, together with an Operational Action Plan. A Mayors Working Group is also being established. The City attained a grant of \$62,000 from the Provincial government to advance this work.

● **Strategic Land Stewardship Model (PDRE)**

Funds have been allocated to work on this initiative and work has been sequenced to enable staff's clear focus on other major real estate initiatives including North Shore Neighbourhood House Phase 2 project. Work on the Strategic Land Stewardship Model will continue into 2026.

● **Inter Municipal Business Licensing (F&ED)**

To respond to economic uncertainty created by US tariffs, staff began investigating potential changes to the North Shore's existing Inter Municipal Business Licensing regime. In 2025, Initial exploratory meetings were held with partner municipalities. The scope, goals and resource requirements for this effort were identified. Due to the extent of inter-municipal coordination required and current capacity limitations across partner municipalities, this work has been sequenced for 2027.

● **Regulatory Review (F&ED)**

An interdepartmental team began identifying opportunities to reduce regulatory requirements and steps for new and existing businesses. In 2025, short-term initiatives were identified for implementation in 2026. This includes enhanced education materials and website content.

A VIBRANT CITY

A Vibrant City is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.

● **Shipyards Operational Plan & Business Model (ITP)**

In 2025, the City completed the State of the Shipyards Report. Future scenarios were considered with staff, interest holders and Council via workshop to help inform objectives, guiding principles and a preferred economic model. In 2026, City staff anticipate seeking Council direction on the final draft Shipyards Plan in Q2. Once the Shipyards Plan is endorsed, work can commence on operational deliverables.

● **Phase 2 of the Dog Friendly Plan (ITP)**

In 2025, by-law updates were brought to Council and a pilot was undertaken at Stella Jo Dean and East 14th Street to evaluate dog boulevard design interventions. In 2026, the City anticipates implementing dog park improvements in priority areas as outlined in the Dog Friendly City Guidelines with a focus on quality of experience and accessibility.

● **CNV Parks and Public Space Plan (ITP)**

In 2025, the project team retained a consultant team to collaborate with staff on the development of the comprehensive plan. The plan takes a systems-based and data-driven approach to city-wide parks and public space planning. 2025 work included data collection and analysis to develop a current state report and will be shared with Council in Q1 2026. Key deliverables for the plan are an equity framework, defining service levels and a vision for a connected park and public space network. All of these will inform a decision-making framework to assist in priority setting for investment in the parks and public space system over the next 10 years.

● **Harbourside Waterfront (ITP)**

In 2024 the project team finalized plans for the foreshore of the redeveloped Harbourside Waterfront, which includes habitat reconstruction, site densification, and sea level rise mitigation – and ultimately the renewal of Kings Mill Walk Park. Agreements related to the developer's delivery of the foreshore works and the park were significantly advanced in 2025. Construction on the foreshore elements is planned to begin in 2026 and is 100% developer funded. The first phase of the publicly accessible waterfront was constructed in 2025 in conjunction with the first phase of private development and will be accessible in early 2026. \$5.3 million in external funds will be used to support the remainder of public waterfront and Park once the Foreshore works are complete in 2027.

● **Flight PS752 Memorial (ITP)**

Through 2025, staff continued to meet with the Association of the Families of Flight PS752 Victims steering committee to advance processes in preparation for the design phase. These advancements included developing a memorandum of understanding to clarify roles and fundraising responsibilities. Early in 2026, a call will be made for volunteers to join an external advisory panel to advise on the memorial design process. A \$100,000 Provincial grant is being used to support the concept design phase, which will occur through 2026. Subsequent work on the memorial detail design and implementation is pending external funding to be secured by the proponent.

● **Commemoration Policy (ITP)**

In September 2025 Council endorsed the City's Commemoration policy framework. The framework outlined the scope of the policy, purpose, vision and guiding principles. Staff continue to develop the policy and have submitted a referral to Squamish Nation and Tsleil-Waututh Nations to invite collaboration. Staff will review

and test a policy draft with professionals in the field and interested/ impacted groups and intend to have a draft for Council consideration at the beginning of Q3 2026.

● City-Wide Wayfinding Project (ITP)

In 2025, consultants were retained to develop a set of wayfinding elements (suite of tools) that represent the city visually and are accessible, informative and assist residents and visitors in navigating the city. This work commenced in Q4 2025 alongside the City Identity refresh, led by the Communications department. In 2026, a wayfinding elements framework and design manual are anticipated to be completed. This project is a city-wide initiative and the first phase of wayfinding elements will be implemented in Lower Lonsdale and The Shipyards and Waterfront in late 2026 early 2027.

● Activate Public Spaces (ITP)

The Shipyards and Waterfront team curated a variety of events and activations around the city, including a full summer calendar at The Shipyards. The areas of focus are the Civic Plaza, Grand Boulevard, Waterfront Park, and Open Streets. In the summer of 2025, a new Harbour Beach activation was launched at Waterfront Park. Work continued to program community events in other parts of the city and will continue in 2026, including producing a calendar of events for community awareness and contributions to the Central Lonsdale refresh.

A MODERN ORGANIZATION

A modern organization delivers services with innovation and efficiency, adapting to the evolving needs of the community and ensuring seamless, responsive experiences for all.

● Information Technology Master Plan (CS)

Council endorsed an original IT Master Plan in 2023. The plan is now in the delivery phase with high-priority and foundational projects funded and started in 2025. The actions arising out of the Master Plan will be delivered over the next three years.

● Enterprise Development Applications & Permits Software (CS)

The City has initiated the procurement process to acquire a modern software solution that will support the transformation of its Development Approval Process (DAP). This system will help streamline internal workflows, improve transparency, and enhance the overall customer experience. In 2025, the City finalized master capability expectations and integration requirements; drafted a multi-stage implementation strategy; and issued a request for proposal (RFP) for the DAP solution. A vendor is anticipated to be onboarded in 2026 after which the delivery of the Statement of Work will begin.

● Innovation Incubator (CS)

A hackathon provides staff with an opportunity to work on turning their innovative ideas into prototype solutions as a starting point to address current business challenges. An innovation “hackathon” was initially being planned for 2025 but was subsequently moved to 2027 to enable the IT department to support other high-priority projects.

A RESPONSIBLE ORGANIZATION

A responsible City manages resources efficiently and sustainably, ensuring long-term value and support for the community's needs.

● **Asset Management (ITP)**

In 2024, Council endorsed adoption of the Asset Management BC framework to guide the City's asset management practices and the proposed approach for developing an Asset Management Strategy. In 2025, first-generation asset management plans for the City's core utility assets were completed. These incorporate an expanded risk-based long-range investment plan. Development of a bridge management program also commenced, as did detailed condition assessments of sidewalks and retaining structures, which are scheduled for completion in 2026. Other key milestones identified for 2026 include a City-wide Asset Management Strategy and maintenance and repair on marine structures.

● **Privacy Management Program (DCAO)**

Privacy training content was completed in 2025. Staff training will begin in 2026.

● **Key Performance Indicators (F&ED)**

A measurement framework was reviewed with Council in 2025, along with a starter set of indicators that can be used to measure the advancement of Council's priorities. In 2026, City Staff are advancing the exploration of new metrics as directed by Council, collecting data and identifying targets.

● **New Financial Framework (F&ED)**

In 2025, a new financial planning calendar was implemented that brought forward consideration of budgets so that all 2026 spending was endorsed by Council before 2026 spending took place, improving governance. Utilities and reserve budget documentation was redeveloped to improve transparency and understandability, and public engagement supporting the Financial Plan was enhanced. Monthly financial statements prepared for the People, Culture & Transformation Department were realigned, new Accounts Receivable reporting was incorporated into regular financial management meetings of all revenue generating departments, and additional accruals were implemented, all enhancing financial management. CNV's Investment Policy, Appropriations Policy, and 160 payroll processes were updated to improve financial governance and business continuity, respectively. The City's 2023 and 2024 Annual Municipal Reports both earned the Government Finance Officers Association's Canadian Award for Financial Reporting.

● **Development Cost Charges and Amenity Cost Charges (F&ED)**

The 2025 Development Cost Charges (DCC) Review was approved by Council in 2025 and sent to the Ministry of Housing and Municipal Affairs for review. A final reading with Council and implementation of new rates were completed in Q3. The ACC component of this review was moved to 2026 due to deadlines from the Province of BC extending to mid-2026.

A HUMAN ORGANIZATION

A Human organization fosters a progressive, collaborative, inclusive, and effective workplace, empowering employees to thrive and continuously improve how we work to better serve the community.

- **Diversity, Equity and Inclusion Framework (CS)**

Staff completed development and began implementation of the City's Diversity, Equity and Inclusion Framework to guide its approach. Aligned with Council's vision, it supports decision-making across policies and programs. Staff resources and training were created to support application in daily work, with learning already underway and continuing over time.

- **Business Support and Transformation (CS)**

The Business Support and Transformation function has been established. The work effort in 2025 focused on the "Development Application Process Review" action plan. (See update under a "City for People" above.)

- **Leadership Development Framework (CS)**

A comprehensive Leadership competency framework with toolkit was developed and incorporated into key people programs. An in-house Leadership Development program was delivered to two cohorts of Divisional and front-line leaders. Cohorts will continue into 2026. A Supervisory skills programs will also be delivered in 2026 for Public Safety and ITP. This project has now been completed and transitioned into the City's annual operations cycle.

- **Access improvements to City Hall, Online and In-Person Services (CS)**

A centralized Gateway counter at City Hall to enhance customer experience and streamline services has been implemented. Continued enhancements are ongoing through other work projects (i.e. City-wide Customer Service Strategy, Development Approval Process Review (Transformation Project)).

- **People Strategy (CS)**

This work has been sequenced to follow the development of Key Performance Indicators and the next strategic plan, which will provide a foundation and guidance for the development of a People Strategy.

- **Accessibility Plan (PCT)**

Staff completed development of the CNV Accessibility Plan to enhance accessibility across City programs, services, and spaces. Aligned with the Accessible BC Act, the plan reflects the City's commitment to accessibility and equity by identifying actions and priorities focused on removing and preventing barriers to promote inclusion for people with disabilities. Council endorsed the plan on July 7. Actions arising from the plan are being operationalized.

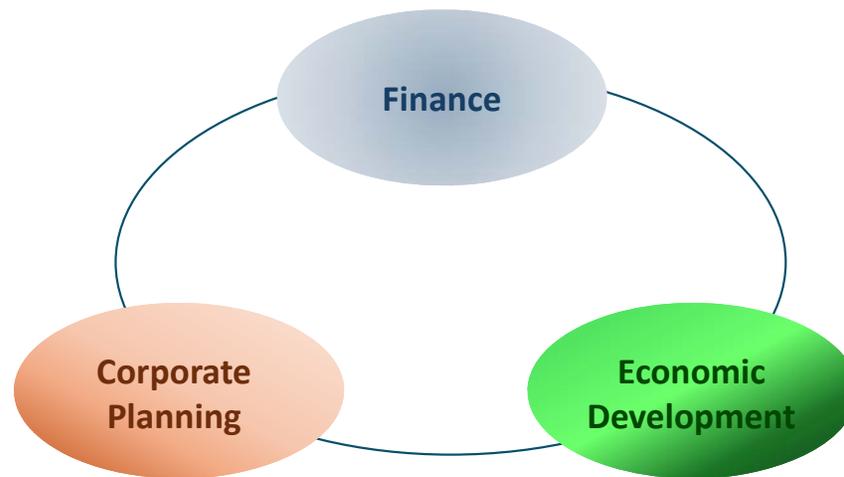
Annual Chief Financial Officer's Department Update



Presented February 23, 2026 Council Meeting

Finance & Economic Development

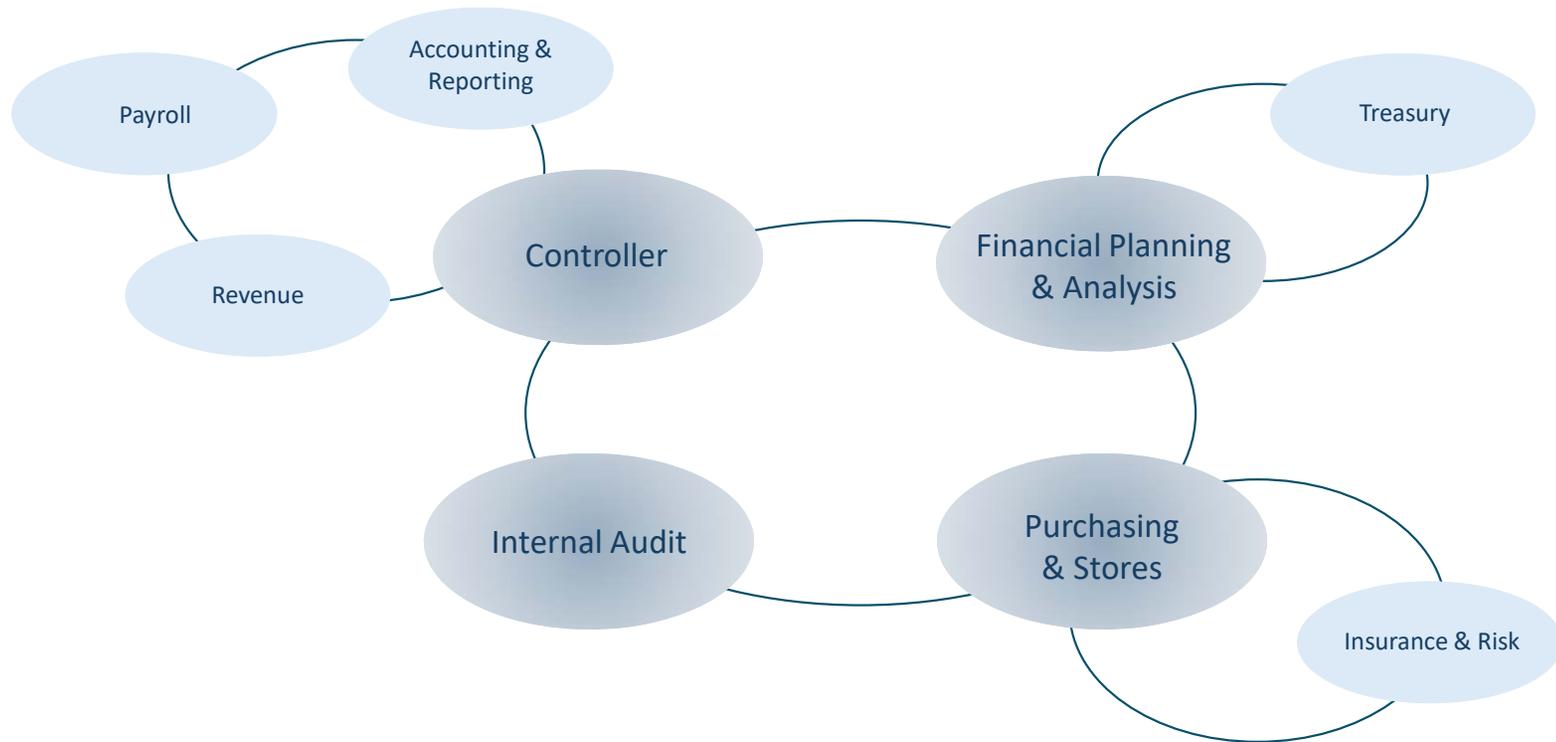
Overview





Finance

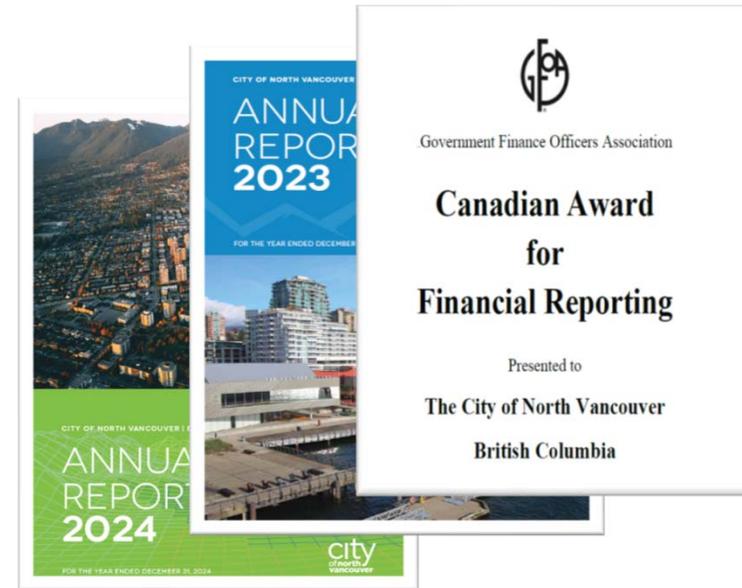
Finance - What We Do



2025 Highlights

Accounting and Reporting

- Completed 2024 Annual Financial Statements with clean audit
- Advanced monthly management reporting
 - Curb Access & Parking Fund account structure and reporting established
 - New accruals to improve relevance of information added
 - Management reporting realigned to the new organizational structure
- Canadian Award for Financial Reporting
 - Awarded by the Government Finance Officers Association
 - CNV received for the 2023 and 2024 and Annual Municipal Reports



2025 Highlights

Revenue Services

- Launched Property Taxes e-Billing

Payroll

- Completed payroll process documentation program

Purchasing, Stores, Insurance & Risk

- Optimized Inventory Re-Order Points

The logo for e-billing, featuring the word "e-billing" in a blue, sans-serif font. The "e" is black and positioned above a blue horizontal line that extends across the width of the "e" and underlines the "b" and "i".

2025 Highlights

Financial Planning & Analysis

- Prepared Revised Financial Plans to fund the new Harbour Swimming Deck and Curb Access & Parking Plan investment (without a tax draw)
- Brought 2026-2030 Budgets to Council before spending took place (Council endorsed by December 2025)
- Prepared 2026 multi flat rate Water and Sanitary budgets with 2.4% rate increase for CNV component
- Prepared financial plan that relied on just a 0.9% tax rate increase for operating programs, plus 2% for capital



Treasury

- Updated Investment Policy to align with MFA Best Practices, and incorporate ESG

2026 Workplan Highlights

Financial Reporting

- Implement Quarterly Financial Reporting for Q3 2025
- Implement a Financial Management Policy

Revenue Management

- Implement e-Billing for Utilities
- Advance Revenue Management

Payroll

- Support the onboarding of election workers

2026 Workplan Highlights

Purchasing

- Implement vendor's updated Purchasing Card Software platform
- Update the Sustainable Purchasing Policy

Stores

- Complete process documentation

Insurance & Risk

- Develop asset appraisal program

2026 Workplan Highlights

Financial Planning & Analysis

- Apply for the GFOA Distinguished Budget Award
- Implement 6+6 reforecast into Budget process
- Restructure CNV's reserves to improve the ability to fund Council's Strategic Plan

Treasury

- Complete long term cash forecast model and rebalance investment portfolio
- Implement quarterly Investment Performance/ESG Reporting

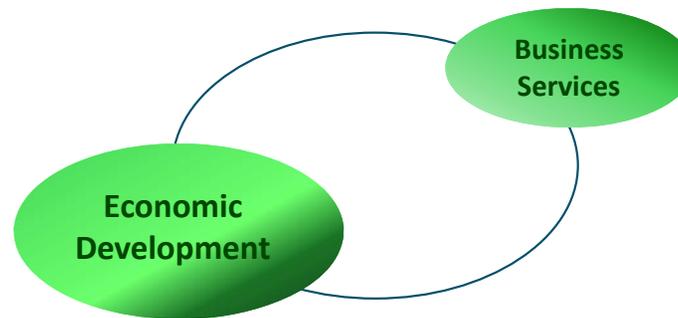


Economic Development & Business Services



Economic Development - What We Do

Economic Development supports a strong and resilient local economy by working with businesses, investors, and community partners on business attraction, retention, and key economic development initiatives across the city.



Business Services is responsible for business licensing and regulatory support, providing day-to-day service to local businesses and helping ensure a consistent and streamlined experience for the business community.

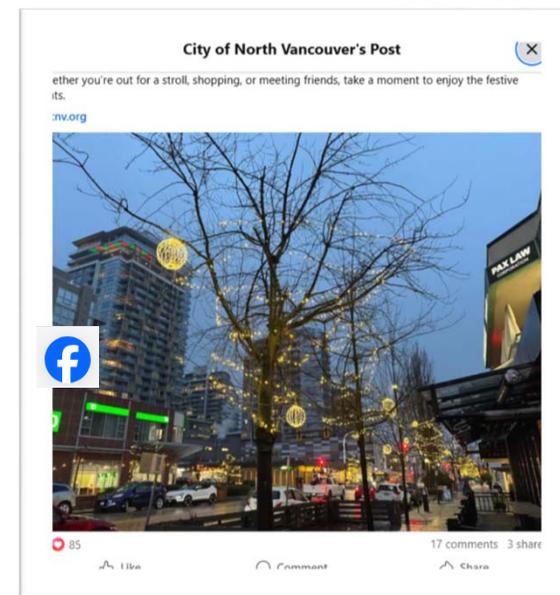
2025 Highlights

Lonsdale Great Street

- Held Community and interest holder engagement
- Released “What We Heard” Report
- Early actions implemented ahead of the holiday season

Business Retention & Expansion Program

- Ongoing development of formalized outreach and coordination with businesses, including regular in person visits
- Over 500 in person visits to businesses over the last year



“I love the lights. It’s about time Central Lonsdale was made prettier. Please keep going!”

2025 Highlights

Central Lonsdale BIA

- Brought CLBIA Bylaw to Council for consideration
- Launched the petition-against process

Lower Lonsdale BIA

- Collaborated with BIA on in person business outreach
- Sponsored LLBIA's Shipyards Festival



2025 Highlights

North Vancouver Chamber of Commerce

- Sponsored Business Excellence Awards



Health Innovation District

- Completion of Sector Analysis, Value Proposition, Investor Pitch Deck, and Investment Business Cases
- Supported Mayor's July 2025 Stakeholder Roundtable

2026 Workplan Highlights

Economic Development

- Complete Lonsdale Great Street Plan
- Complete the Central Lonsdale BIA Petition process
- Advance the Business Retention & Expansion Program
- Launch the Health Innovation District Plan

Business Services

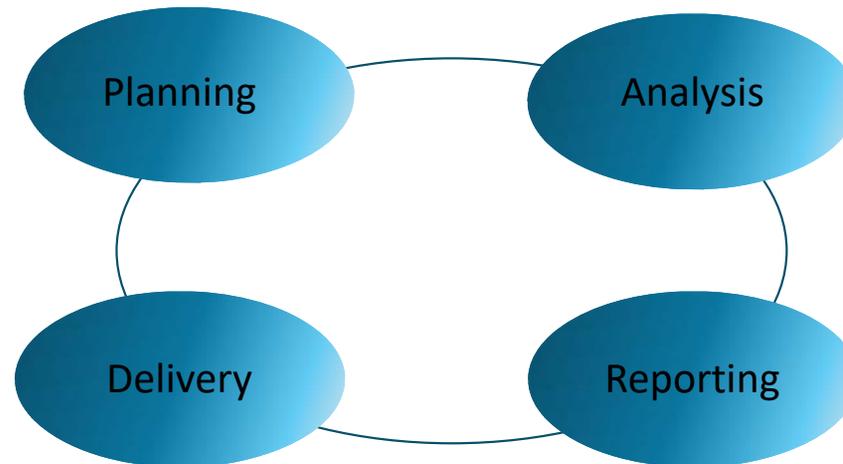
- Complete development of Standard Operating Procedures, and implement efficiencies



Corporate Planning

Corporate Planning - What it does

Corporate Planning supports the City in coordinating and strengthening its planning, analysis, delivery and reporting activities; including measuring its impact and managing risk.



2025 Highlights

Capability

- Established a dedicated *Corporate Planning* function in 2025 to increase capacity and capability

Planning

- Developed a KPI Framework and Starter Set, and held Workshop with Council

Delivery

- Secured software (StrategyBlocks) to manage Workplan; and launched pilots with select divisions

Reporting

- Publicly released a 2025 Mid-Year Report, providing an update on progress made delivering 2025 action plans and Council's Strategic Plan



2026 Workplan Highlights

- Standardize our external environment scan
- Enhance and formalize the Annual Corporate Planning Calendar
- Further deploy software to manage the delivery of the Workplan, and provide training
- Advance development of KPIs



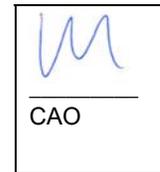
Next Steps

Next Steps

- Incorporate Council Feedback received today
- Execute 2026 Workplan



Thank You



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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: ANNUAL CHIEF FINANCIAL OFFICER'S DEPARTMENT UPDATE

Date: February 4, 2026 File No: 05-1610-01-0001/2026

PURPOSE

The purpose of this report is to update Council on the 2025 accomplishments of the City's Finance, Economic Development and Corporate Planning functions, as well as a look ahead at key initiatives for 2026.

BACKGROUND

During 2025, the City's Economic Development & Business Services and Corporate Planning functions began reporting to the Chief Financial Officer as part of the Finance & Economic Development Department. Also in 2025, the Corporate Planning function received dedicated resourcing to strengthen the City's planning, reporting and delivery capabilities.

DISCUSSION

The accomplishments and advancements achieved in 2025 by each of the Finance, Economic Development, and Corporate Planning teams have helped deliver Council's Strategic Plan, and have strengthened the City's ability to deliver on future direction. Highlights of these accomplishments and advancements are summarized in the table below.

Team	2025 Highlights
Finance	<p>Accounting & Reporting</p> <ul style="list-style-type: none"> • Completed 2024 Annual Financial Statements with clean audit • Advanced monthly management reporting by: <ul style="list-style-type: none"> ○ establishing a Curb Access & Parking Fund account structure and reporting ○ incorporating additional accruals for improved relevance ○ realigning department management reporting to a new organizational structure • Received Canadian Award for Financial Reporting from the Government Finance Officers Association for CNV’s 2024 Annual Municipal Report (2nd year running) <p>Revenue Services</p> <ul style="list-style-type: none"> • Launched Property Taxes “e-Billing” <p>Payroll</p> <ul style="list-style-type: none"> • Completed payroll process documentation program <p>Purchasing, Stores, Insurance & Risk</p> <ul style="list-style-type: none"> • Optimized Inventory Re-Order Points <p>Financial Planning & Analysis</p> <ul style="list-style-type: none"> • Prepared Revised Financial Plans to fund, without any tax impact: <ul style="list-style-type: none"> ○ the Harbour Swimming Deck ○ Curb Access & Parking Plan investments • Brought 2026-2030 Budgets to Council before spending took place (Council endorsed by December 2025) • Brought 2026 multi flat-rate water and sewer budgets with just a 2.4% rate increase for the CNV component • Prepared 2026-2030 Financial Plan with just a 0.9% tax rate increase for operating programs, plus 2% for capital <p>Treasury</p> <ul style="list-style-type: none"> • Updated CNV’s Investment Policy to align with Municipal Finance Authority best practices, and incorporate Environment, Social, & Governance issuer ratings

Team	2025 Highlights
<p>Economic Development & Business Services</p>	<p>Lonsdale Great Street</p> <ul style="list-style-type: none"> • Held Community and interest holder engagement • Released “What We Heard” Report • Early actions implemented ahead of the holiday season <p>Business Retention & Expansion Program</p> <ul style="list-style-type: none"> • Ongoing development of formalized outreach and coordination with businesses, including regular in person visits • Over 500 in person visits to businesses over the last year <p>Central Lonsdale Business Improvement Association</p> <ul style="list-style-type: none"> • Brought BIA Bylaw to Council for consideration • Launched the petition-against process <p>Lower Lonsdale Business Improvement Association</p> <ul style="list-style-type: none"> • Collaborated with BIA on in person business outreach • Sponsored the BIA’s Shipyards Festival <p>North Vancouver Chamber of Commerce</p> <ul style="list-style-type: none"> • Sponsored Business Excellence Awards <p>Health Innovation District</p> <ul style="list-style-type: none"> • Completion of Sector Analysis, Value Proposition, Investor Pitch Deck, and Investment Business Cases • Supported Mayor’s July 2025 Stakeholder Roundtable

Team	2025 Highlights
<p>Corporate Planning</p>	<p>Capability</p> <ul style="list-style-type: none"> • Allocated dedicated resourcing to the corporate planning function <p>Planning</p> <ul style="list-style-type: none"> • Developed a KPI Framework and Starter Set, and held Workshop with Council <p>Delivery</p> <ul style="list-style-type: none"> • Secured software (Strategy Blocks) to manage 2026 action plans delivering Council’s strategic plan; launched pilots with select Departments and Divisions <p>Reporting</p> <ul style="list-style-type: none"> • Completed and publicly released a 2025 Mid-Year Report, providing an update on progress made delivering 2025 action plans and Council’s Strategic Plan

The Department will continue to develop and execute annual workplans with the aim to grow the department into a “True Business Partner.” The key areas of 2026 focus are shown in the table below:

Team	2026 Deliverables
<p>Finance</p>	<p>Financial Reporting</p> <ul style="list-style-type: none"> • Implement Quarterly Financial Reporting for Q3 2025 • Implement a Financial Management Policy <p>Revenue Management</p> <ul style="list-style-type: none"> • Implement e-Billing for Utilities • Advance Revenue Management with Risk Assessment of billing and collection processes <p>Payroll</p> <ul style="list-style-type: none"> • Support the onboarding of election workers

Team	2026 Deliverables
Finance - cont.	<p>Purchasing</p> <ul style="list-style-type: none"> • Implement vendor's updated Purchasing Card Software platform • Update the Sustainable Purchasing Policy <p>Stores</p> <ul style="list-style-type: none"> • Complete process documentation <p>Insurance & Risk</p> <ul style="list-style-type: none"> • Develop asset appraisal program <p>Financial Planning & Analysis</p> <ul style="list-style-type: none"> • Apply for the GFOA Distinguished Budget Award • Implement 6+6 reforecast into Budget process • Restructure CNV's reserves to improve the ability to fund Council's Strategic Plan <p>Treasury</p> <ul style="list-style-type: none"> • Complete long-term cash forecast model and rebalance investment portfolio • Implement quarterly Investment Performance/ESG Reporting
Economic Development & Business Services	<p>Economic Development</p> <ul style="list-style-type: none"> • Complete Lonsdale Great Street Plan • Complete the Central Lonsdale BIA Petition process • Advance the Business Retention & Expansion Program • Launch the Health Innovation District <p>Business Services</p> <ul style="list-style-type: none"> • Complete development of Standard Operating Procedures, and implement efficiencies
Corporate Planning	<p>Analysis</p> <ul style="list-style-type: none"> • Develop a Standardized Environmental Scan <p>Planning</p> <ul style="list-style-type: none"> • Enhance and formalize Corporate Planning Calendar <p>Delivery</p> <ul style="list-style-type: none"> • Continue to phase in software to manage execution of the Workplan, and provide training <p>Reporting</p> <ul style="list-style-type: none"> • Advance development of KPIs

FINANCIAL IMPLICATIONS

All work identified as being completed in 2025 and planned for 2026 is funded through Council's approved 2026-2030 Financial Plan.

INTER-DEPARTMENTAL IMPLICATIONS

The work of the Finance & Economic Development Department is in collaboration with or in support of all City departments.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The accomplishments of 2025 and the planned work for 2026 support the delivery of Council's Strategic Plan, and in particular Council's strategic priority to be a *Prosperous City*, and CNV organizational enabler to be a *Responsible Organization*.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

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 Director	 General Manager	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sara Rasooli, Planner 1

Subject: REZONING APPLICATION – 214 EAST ESPLANADE (NUYTCO RESEARCH LTD.)

Date: February 4, 2026 File No: 08-3400-20-0178/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 1, dated February 4, 2026, entitled “Rezoning Application – 214 East Esplanade (Nuytco Research Ltd.)”:

THAT the application submitted by Nuytco Research Ltd., to rezone the property located at 214 East Esplanade from a Comprehensive Development 22 (CD-022) Zone to Industrial-Commercial (M-4) Zone, be considered;

AND THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9152” (Nuytco Research Ltd, 214 East Esplanade, M-4) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(2) [public hearing not required]*.

ATTACHMENTS

1. Context Map (CityDocs [2752087](#))
2. Site Plans, dated April 28, 2018 (CityDocs [2751139](#))
3. Public Consultation Summary, dated January 5, 2026 (CityDocs [2760034](#))
4. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9152” (Nuytco Research Ltd., 214 East Esplanade, M-4) (CityDocs [2755925](#))

SUMMARY

This report presents, for Council’s consideration, a Zoning Bylaw amendment application to rezone the subject property from Comprehensive Development 22

(CD-022) Zone to an Industrial zone (M-4) to allow the existing diving tank to remain on site to support the research and development activities of Nuytco Research Ltd.

BACKGROUND

Applicant / Architect:	Nuytco Research Ltd.
Official Community Plan Designation:	Mixed Employment
Existing Zoning:	Comprehensive Development 22 (CD-22) Zone
Applicable Guidelines:	None

PROJECT DESCRIPTION

In 2018, the applicant proposed the construction of an above-ground modular tank to be used by Nuytco Research Limited for research and development purposes. At that time, a Temporary Use Permit (TUP) was issued for a three-year term. The TUP was subsequently extended for an additional three years, expiring on September 17, 2024. During the period of temporary use, no public complaints were received.

As the Temporary Use Permit cannot be extended further and the tank is a critical component of Nuytco’s research and development activities, the applicant has applied for a rezoning to the Industrial (M4) use that would allow the tank to remain on the site permanently. The proposed rezoning would be consistent with the zoning of the adjacent property at 216–222 East Esplanade, where Nuytco’s business is located.

Site Context and Surrounding Use

The site is located on the north side of East Esplanade. It is located across the street from Seaspan and there is an industrial site to the south.

The buildings and uses immediately surrounding the subject site are described in Table 1 below.

Table 1. Surrounding Uses

Direction	Address	Description	Zoning / OCP
North	217-219 East 1st St	Commercial industrial uses	M-4 (Industrial-Commercial) Zone
South	201-203 East Esplanade	Port Land – industrial uses	M-2 (General Industrial) Zone
East	216-222 East Esplanade	Building includes two units, one occupied by Nuytco Research Limited	M-4 (Industrial-Commercial) Zone
West	212 East Esplanade	Private parking lot	CD-22 Zone

POLICY FRAMEWORK

The proposal is consistent with the description of the OCP Mixed Employment land use designation which allows for light industrial uses characterized by research and development activities, and helps to achieve the following goals and objectives:

Table 2. Policy Alignment

Official Community Plan	
Objective 7.1.1 Support existing businesses in the City and encourage innovation and the development of small businesses.	The proposed rezoning supports a business by allowing Nuytco Research Limited to continue its research and development activities on the site, thereby supporting innovation and growth.
Objective 7.2.2 Increase the concentration of jobs in the Lonsdale Regional City Centre and Frequent Transit Development Areas, supporting the area as the North Shore’s business and service core.	The proposed rezoning supports employment-generating industrial activity by enabling Nuytco Research Limited to continue operations on the site, thereby maintaining and supporting jobs within the Lonsdale Regional City Centre and Frequent Transit Development Area.
Objective 7.2.7 Maintain the City’s mixed employment areas which provide light industrial and service commercial uses in the City.	The proposed rezoning maintains the City’s mixed employment areas by permitting light industrial use on the site, supporting ongoing research and development activities that are compatible with surrounding uses.
Objective 7.2.12 Ensure that permitted uses on designated industrial lands are most appropriate for an industrial location (as opposed to being better suited to a commercial location), allow for intensification of industrial lands and prohibit residential as a principal use.	The proposed rezoning ensures that the site is used for an appropriate industrial purpose by permitting research and development activities that require an industrial setting, supporting the continued use and intensification of industrial land.
Economic Strategy	
Tactic 1.2 Support the reconsideration of zoning that enables more flexible and dynamic employment use and responds to evolving business opportunities, workspace dynamics and neighbourhood growth.	The proposed rezoning supports flexible and dynamic employment use by allowing Nuytco Research Limited to retain its modular research tank permanently, responding to evolving business needs and supporting the growth of innovative industrial activity on the site.
Tactic 4.6 Support the growth of innovative local companies that will attract anchor companies in target sectors, utilizing existing economic assets and institutional partners.	The proposed rezoning supports the growth of an innovative local company, Nuytco Research Limited, helping to strengthen the City’s research and development sector and attract other anchor businesses in target industries.

PLANNING ANALYSIS

The subject site is located in the Mixed Employment land use designation. The purpose of these areas is to allow for uses that generate employment opportunities. Uses that

are characterized by research and development are an integral part of the Mixed Employment land use designation, and the dive tank has been used on site for research purposes for the past six years.

Other Key Considerations

Business retention and support for local innovation: Nuytco Research Ltd is an established, locally based company engaged in specialized marine research and development activities. The subject diving tank is a critical piece of infrastructure that directly supports the company’s core operations and ongoing research work. Allowing the tank to remain on site on a permanent basis supports business retention by enabling Nuytco to continue operating and investing in the City, rather than being constrained by the expiry of a Temporary Use Permit. Retaining established employment-generating businesses aligns with the City’s economic development objectives and supports long-term economic stability.

Consistency with surrounding industrial employment area: The proposed Industrial Use is consistent with the surrounding land use context. The site is immediately adjacent to, and surrounded by, lands zoned M-4 (Industrial-Commercial) and M-2 (General Industrial), with active industrial and research-related uses in proximity, including Seaspan and other commercial-industrial operations. Allowing Industrial Use on the subject site improves zoning consistency with neighbouring properties, including its main base of operations at 216-222 East Esplanade, and reflects the established industrial character of the area.

Permitted principal uses in the Comprehensive Development 22 (CD-22) Zone are limited to on-grade, off-street parking; no buildings or structures are allowed on the site. If rezoned to M-4, the proposed use and structure qualifies under the industrial use category, which includes processing, testing, and related activities for goods and materials.

Proposed Zoning Changes

Table 3. Requested Changes to the Zoning Bylaw

	Current Zoning (CD-22)	Proposed Zoning (M4)
Use	<ul style="list-style-type: none"> On-grade off-street parking use; No buildings or structures on the site 	<ul style="list-style-type: none"> Industrial Use; Industrial Use (M-4); Accessory Manufacturing Retail Use; Industrial Area Commercial Use; Accessory Off-Street Parking, and Loading Use; Accessory Lounge Use

COMMUNITY CONSULTATION

The applicant was required to follow the City’s procedures for community consultation, which includes neighbourhood notification including site signage, and mailed notification to nearby properties. Neither the City nor the applicant received any comments from the public during the public notification period.

A summary of the public consultation, as prepared by the applicant, is available in Attachment #3.

NO PUBLIC HEARING FOR OCP COMPLIANT DEVELOPMENT

Pursuant to Section 464 of the *Local Government Act*, the City is not required to hold a public hearing on a proposed rezoning bylaw if: (i) an OCP is in place for the subject site and (ii) the rezoning bylaw is consistent with the OCP. Since both these factors apply to the rezoning bylaw for this development, no public hearing needs to be held and notices have been published prior to First Reading of the Bylaw, as required by the *Local Government Act*, section 464.

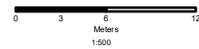
CONCLUSION

The proposed use is consistent with the Official Community Plan (OCP) and Economic Strategy, supports the existing business, and aligns with the overall character of the surrounding neighborhood. This rezoning will facilitate continued job creation and employment opportunities in the City, contributing to economic growth and enhancing the local community.

RESPECTFULLY SUBMITTED:



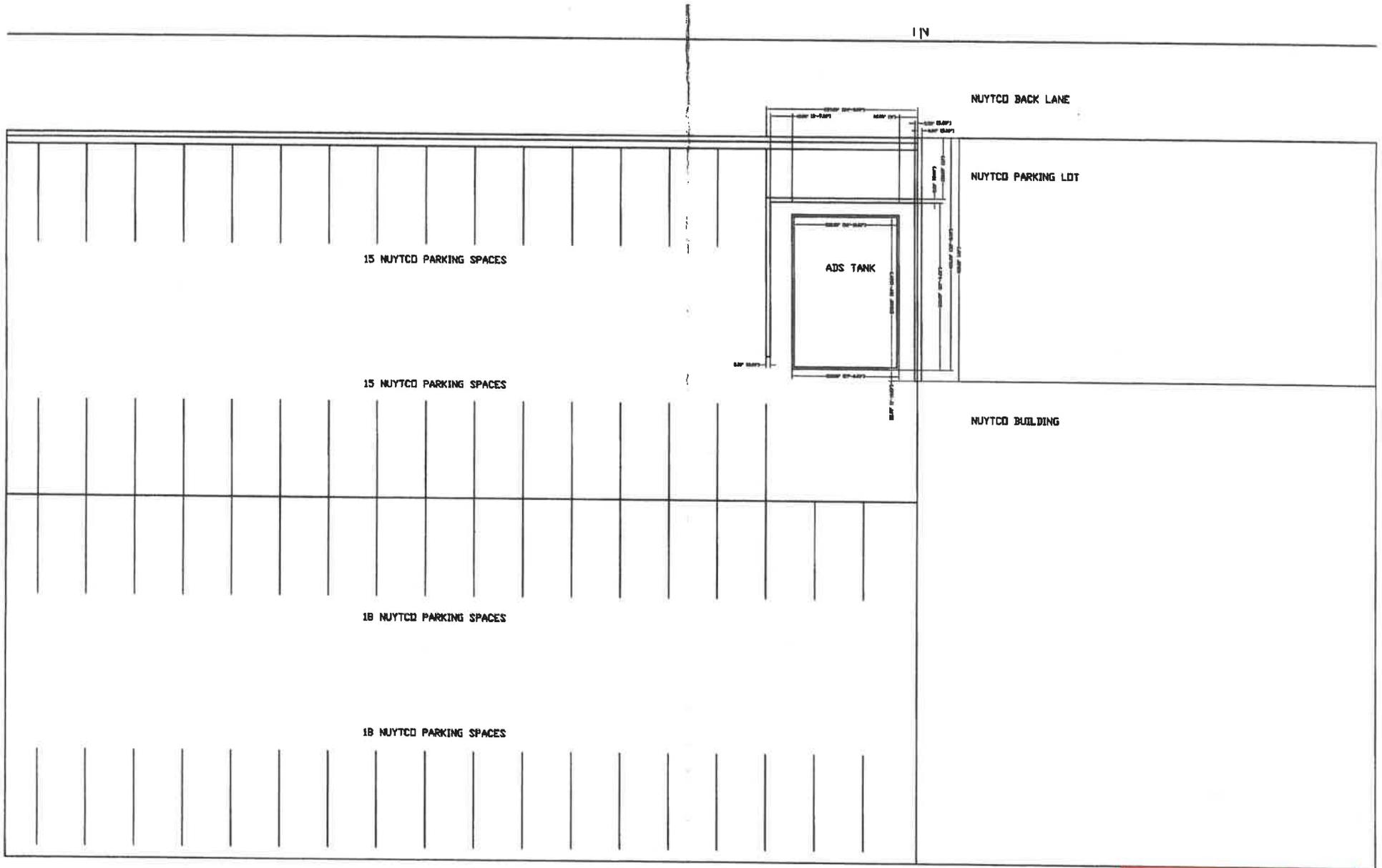
Sara Rasooli
Planner 1



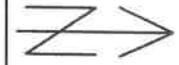
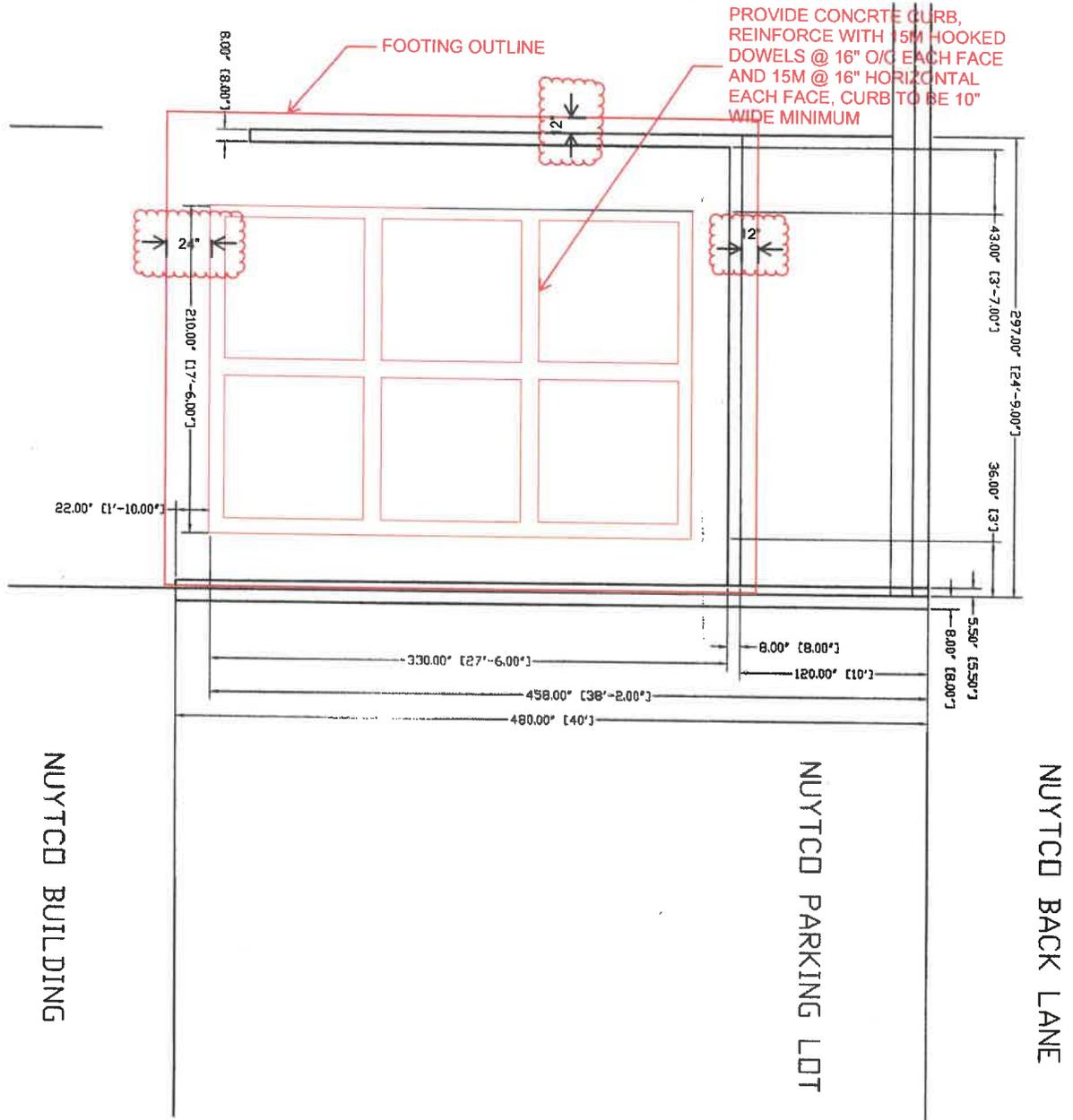
DISCLAIMER
 This map was produced on the City of North Vancouver's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and detail. The City of North Vancouver disclaims all responsibility for the accuracy or completeness of information contained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

GIS Division, Information Technology,
 City of North Vancouver
 PLOTTED: 10/26/05
 SOURCE: Various
 COORDINATE SYSTEM: NAD 83 UTM Zone 10

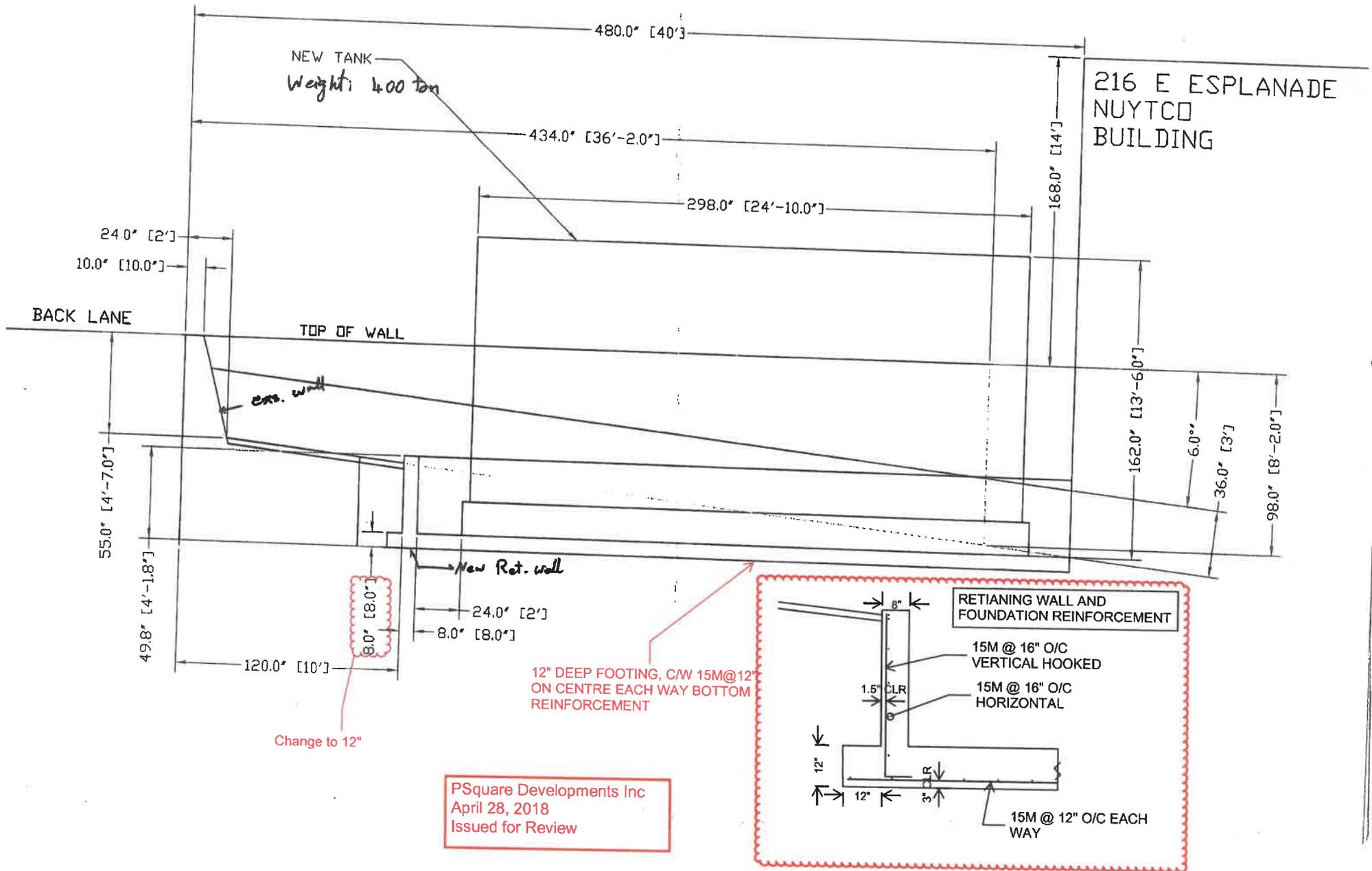




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GENERAL NOTES

- STRUCTURAL MODIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH BRITISH COLUMBIA BUILDING CODE 2012 (BOBC 2012).
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND FABRICATION OF ANY MATERIALS.
- REPORT ANY DISCREPANCIES BETWEEN EXISTING STRUCTURE AND THIS DRAWING TO THE DESIGN ENGINEER IMMEDIATELY.
- NOTIFY THE ENGINEER TO REVIEW REINFORCEMENT PRIOR TO ANY POUR. STRUCTURE.

DESIGN LOADS:

DEAD LOAD: 200 TON (1982 KN INCLUDES TANK STRUCTURE FILLED WITH WATER)
 SNOW LOAD: 2.7 (UNFACTORED), $S_{100} = 3.0, S_{15} = 0.3$

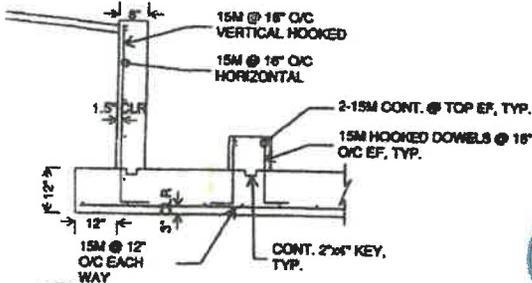
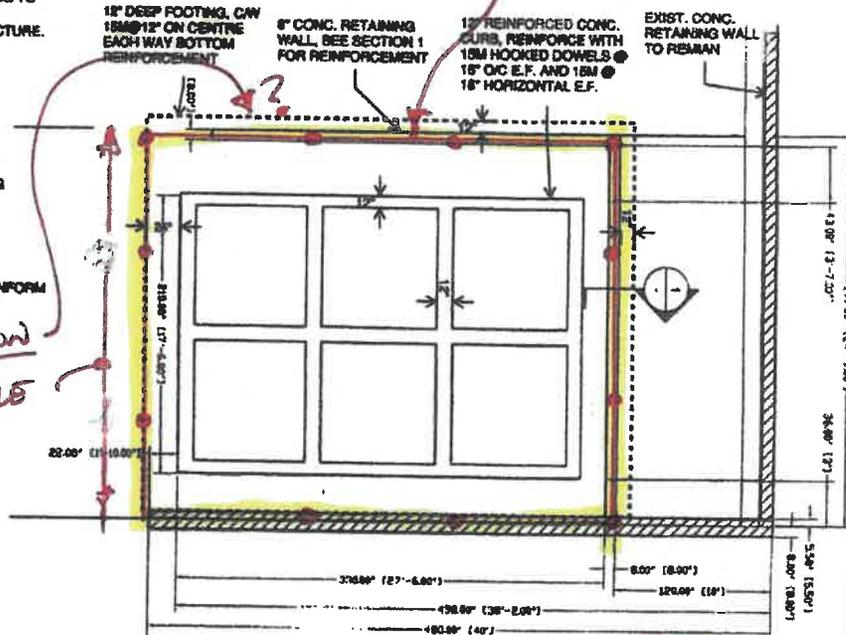
FOUNDATIONS

- FOUNDATIONS SHALL BE PLACED ON UNDISTURBED NATIVE MATERIAL OR ENGINEERED FILL ASSUMED TO HAVE AN ALLOWABLE BEARING CAPACITY OF 1500 PSF, TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
- FOUNDATION MATERIAL TO BE REVIEWED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING ANY CONCRETE.

CONCRETE

- CONCRETE. CONCRETE MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CSA A23.1-08 AND A23.3-04 (WITH 2009 REVISION).
- CONCRETE PROPERTIES TO BE AS FOLLOWS:
- FOUNDATION AND FOUNDATION WALLS: 25 MPA, EXPOSURE CLASS F2
- ALL MIXES TO HAVE MAXIMUM AGGREGATE SIZE OF 3/4".
- CONCRETE MIX DESIGNS TO BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO COMMENCING THE WORK.
- CONCRETE COVER TO BE AS FOLLOWS:
- SURFACES AGAINST GROUND: 3"
- FORMED SURFACES EXPOSED TO GROUND: 2"
- SLABS, SLAB BANDS, WALLS AND COLUMNS: 1"

STANDARD GALVANIZED CHAIN LINK FENCE 9W ACCESS



FOUNDATION PLAN



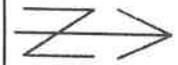
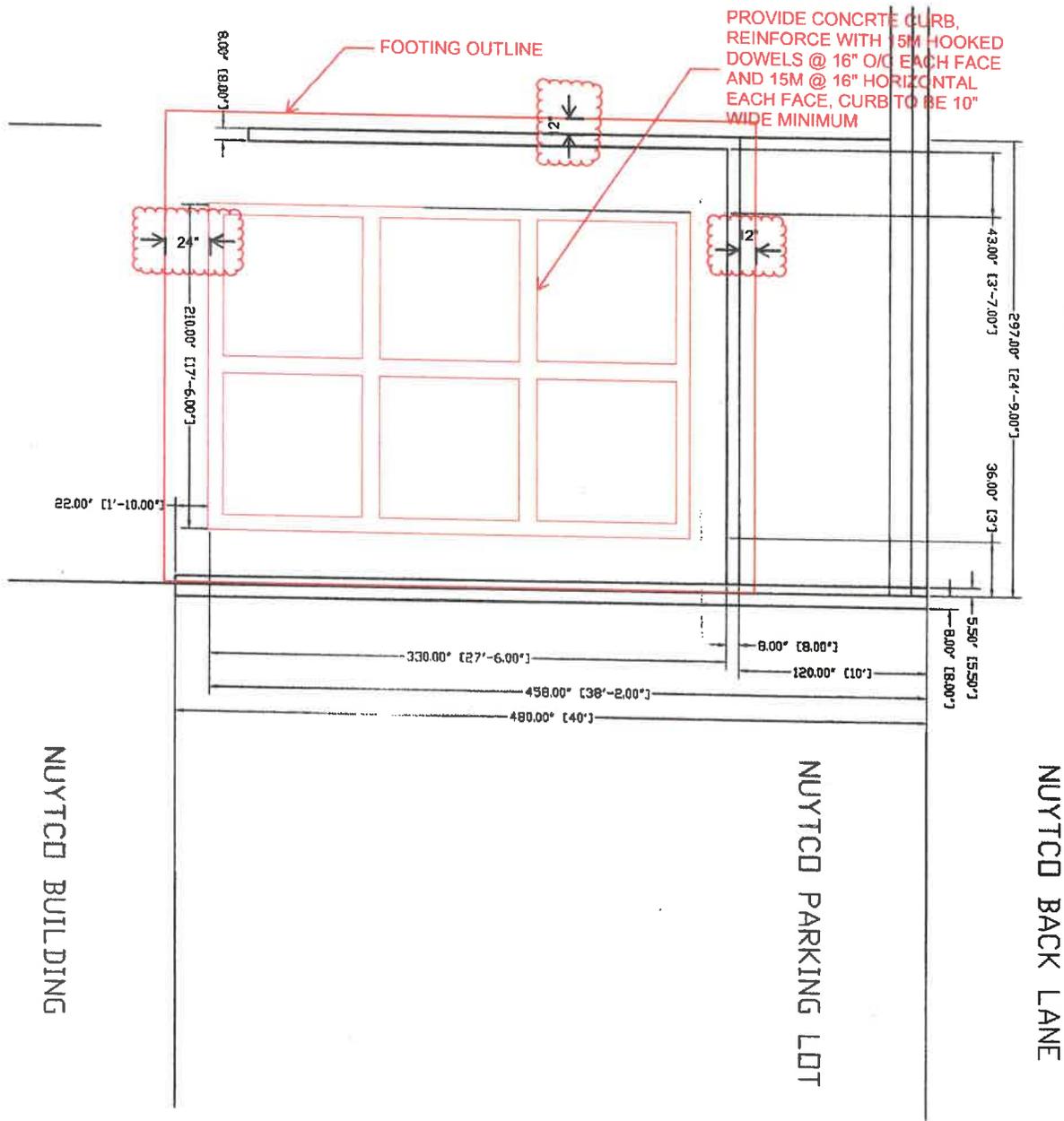
No.	Description	Date
1	ISSUED FOR B.P.	2016/07/06

GENERAL NOTES AND FOUNDATION PLAN

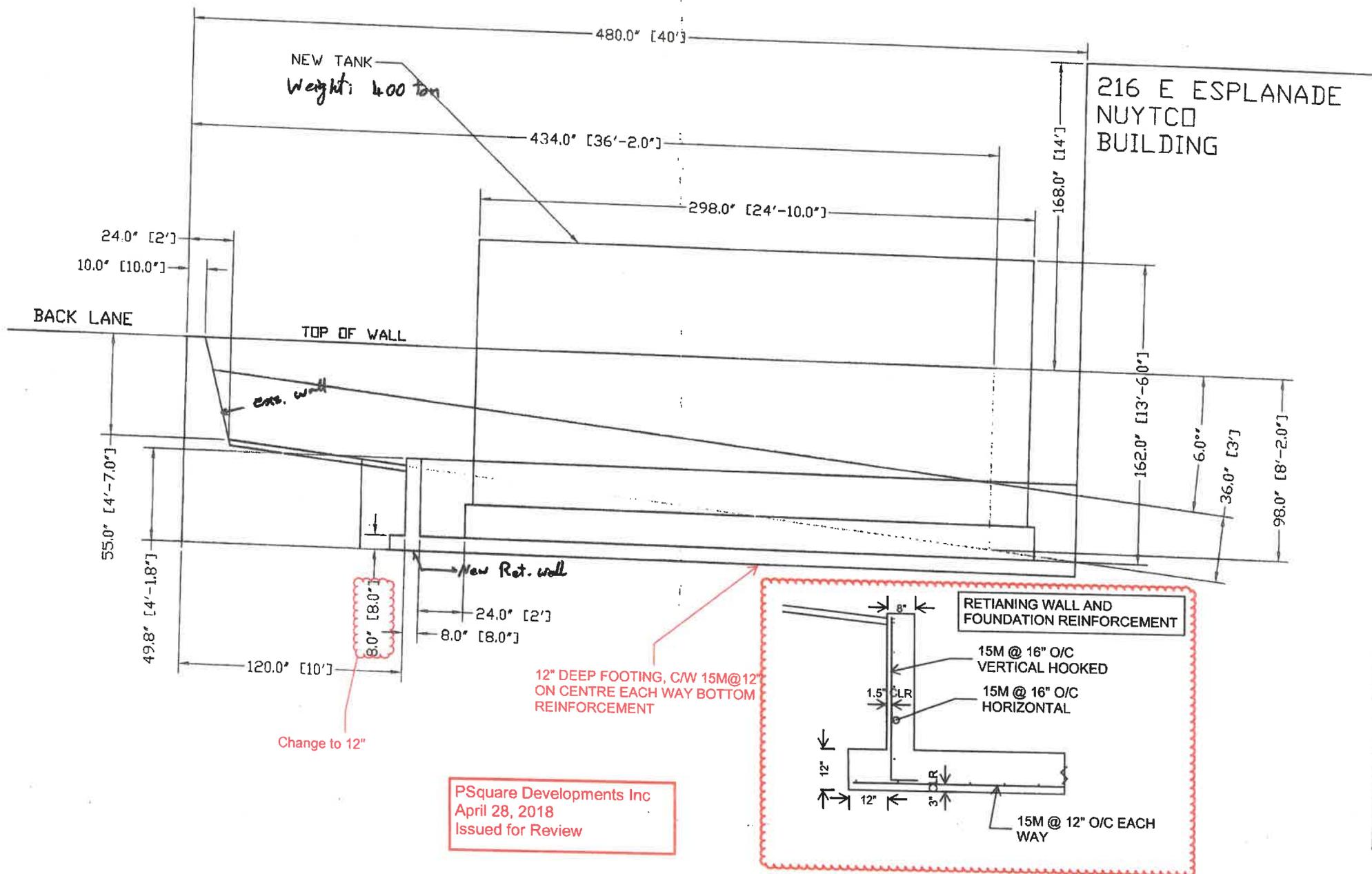
Project Name & Number: TANK FOUNDATION - 1041
 Project Address: 216 E ESPLANADE, NORTH VANCOUVER

S100

Scale: NTS



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NEW TANK
Weight: 400 ton

216 E ESPLANADE
NUYTCD
BUILDING

BACK LANE

TOP OF WALL

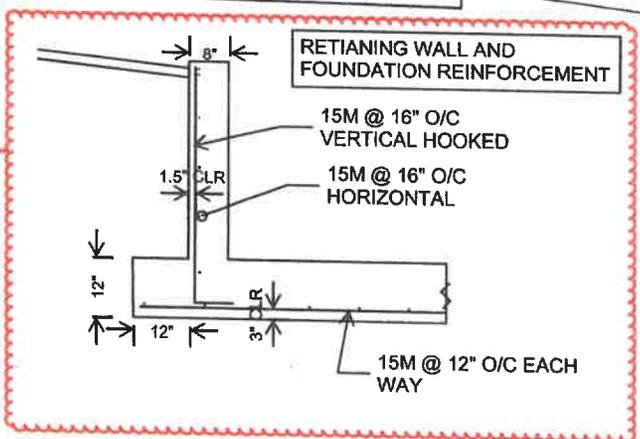
Ext. wall

New Ret. wall

Change to 12"

12" DEEP FOOTING, CW 15M@12"
ON CENTRE EACH WAY BOTTOM
REINFORCEMENT

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RETAINING WALL AND
FOUNDATION REINFORCEMENT

15M @ 16" O/C
VERTICAL HOOKED
15M @ 16" O/C
HORIZONTAL

15M @ 12" O/C EACH
WAY



NUYTCO RESEARCH LTD

216 East Esplanade
 North Vancouver BC
 V7L 1A3
 Phone (604) 980 6262
 Fax (604) 980 6236
 NRL@NUYTCO.COM

DIS SUMMARY REPORT

- 1) Applicant contact information;
 Nuytco Research Ltd.
 216 East Esplanade
 North Vancouver, BC
Mjohncox@nuytco.com
[\(604\) 980-6262](tel:6049806262)
- 2) Description of how the VDIS was hosted: **VDIS was waived.**
- 3) How many people participated/attended (do not include attendee's personal information such as name, address, or contact info); **N/A**
- 4) Summary of key topics discussed and comments received during the VDIS event (do not include attendee's personal information such as name, address, or contact info); **N/A**
- 5) Summary of key comments and questions received before and after the VDIS event, either by email/phone directly to the applicant, or comments provided by the City or staff; and Summary of how issues have been considered and solutions incorporated into the programming or design of the development proposal. Please remember to anonymize the comments in the Summary as it is not necessary to identify the attendees by their name, address or contact information. The Summary will be posted on the City's website and be included in the Council Agenda.: **No comments were received via communication with the City of North Vancouver or with the company.**
- 6) Please include the following attachments as an appendix to the Summary Report, note that these will not be posted online or included in the Council report:
 - a) Copies of notification materials (mail-out, newspaper advertisement, photo of installed sign) **See Appendix I & II.**
 - b) Completed paper comment sheets (if received): **None received.**

Appendix 1 – Installed Sign



PLANNING APPLICATION

214 East Esplanade

Nyctco Research LTD has applied for a Zoning Bylaw Amendment to M-4 (Industrial - Commercial zone) to allow the Industrial Use. The proposal will allow the existing diving tank to remain on site for research purposes.



Location

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:

SEARCH city.org/Applications

FOR MORE INFORMATION CONTACT:

COMMENT ONLINE BY:

December 31st, 2023

Applicant: Jay Stone
Nyctco Research LTD
jstone@nyctco.com
504.980.4362

city.org/Applications
planning@city.org
504.980.1700



Appendix II – Mailer distributed to neighborhood.

PLANNING APPLICATION

214 East Esplanade

Nuytco Research LTD has applied for a Zoning Bylaw Amendment to M-4 (Industrial - Commercial zone) to allow the Industrial Use. The proposal will allow the existing diving tank to remain on site for research purposes.

LOCATION



TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

December 31st, 2025

cnv.org/Applications

Search by property address



APPLICANT

Jay Steel
Nuytco Research LTD
jsteel@nuytco.com
604-980-6262

CITY OF NORTH VANCOUVER

Sara Rasooli
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-982- 9675

PUBLIC NOTICE

Zoning Amendment Bylaw, No. 9152, 2026

(Nuytco Research Ltd., 214 East Esplanade, M-4)

PURPOSE: To rezone the subject property from Comprehensive Development 22 (CD-022) Zone to an Industrial-Commercial Zone-4 (M-4) to allow the existing diving tank to remain on site to support the research and development activities of Nuytco Research Ltd.

SUBJECT LANDS: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 214 East Esplanade.

LEGAL DESCRIPTIONS: Lot 59, Block 167, DL 274, Plan 868.

BYLAW READINGS: Consideration of the proposed Bylaw will be at the Regular Council Meeting on Monday, February 23, 2026.

PROVIDE WRITTEN INPUT: All persons who believe their interest in property may be affected by the proposed Bylaw may provide a written submission to the Corporate Officer by email (input@cnv.org), mail or delivered to City Hall no later than 12:00 pm on **Monday, February 23, 2026**. *All submissions must include your full name and residential address.* Council will be provided with a copy of your submission at the Council meeting.

ACCESS DOCUMENTS: Online at cnv.org/PublicNotices from **February 11 to February 23, 2026**.

QUESTIONS? Sara Rasooli at planning@cnv.org or T 604 982 8352



Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG

Enter City Hall from
13th St after 5:30pm

city
of north
vancouver

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9152

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, 2026, No. 9152**” (Nuytco Research Ltd., 214 East Esplanade, M-4).
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 214 East Esplanade and legally described below as henceforth being transferred, added to and forming part of M-4 (Industrial-Commercial):

PID: 008-473-307	LOT 59 BLOCK 167 DISTRICT LOT 274 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 878
------------------	---

from Comprehensive Development 22 (CD-022) Zone.

READ a first time on the <> day of <>, 2026.

READ a second time on the <> day of <>, 2026.

READ a third time on the <> day of <>, 2026.

ADOPTED on the <> day of <>, 2026.

MAYOR

CORPORATE OFFICER