



**AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MAY 11, 2026 AT 6:00 PM**

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

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, May 11, 2026

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, April 20, 2026

**PROCLAMATION**

International Day Against Homophobia, Transphobia and Biphobia  
– May 17, 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.

**BYLAW – ADOPTION**

- \*3. “Tax Rates Bylaw, 2026, No. 9150”

**REPORT**

- \*4. Appointment of North Shore Designate to E-Comm Board – 2026-2027 Term and Proxyholder for E-Comm Board Annual General Meeting

**REPORT**

5. 2025 Audited Consolidated Financial Statements

**PRESENTATIONS**

- A. The Shipyards 2025 Year in Review – Video Presentation – Manager, The Shipyards and Waterfront

*Information Report, April 22, 2026 – “The Shipyards 2025 Year in Review”*

- B. Canada Soccer House at The Shipyards – Update – General Manager, Infrastructure, Transportation and Parks

*Information Report, April 22, 2026 – “Canada Soccer House at The Shipyards – Update”*

**REPORT**

6. Implementation of Bill 25: OCP and Zoning Bylaw Amendment

**BYLAWS – FIRST READING**

7. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2026, No. 9153” (Provincial Legislation Alignment: Implementation of Bill 25)
8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9154” (Provincial Legislation Alignment: Implementation of Bill 25)

**REPORT**

9. Parking Regulation for the New Harry Jerome Community Recreation Centre

**PUBLIC CLARIFICATION PERIOD**

**COUNCIL INQUIRIES**

**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, May 11, 2026

## **ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, April 20, 2026

## **PROCLAMATION**

International Day Against Homophobia, Transphobia and Biphobia  
– May 17, 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](http://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](mailto: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**

### **BYLAW – ADOPTION**

- \*3. “Tax Rates Bylaw, 2026, No. 9150”

### **RECOMMENDATION:**

THAT “Tax Rates Bylaw, 2026, No. 9150” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

## **REPORT**

- \*4. Appointment of North Shore Designate to E-Comm Board – 2026-2027 Term and Proxyholder for E-Comm Board Annual General Meeting  
– File: 01-0230-20-0016/2026

Report: Director, Legislative Services and Corporate Officer, April 22, 2026

### **RECOMMENDATION:**

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated April 22, 2026, entitled “Appointment of North Shore Designate to E-Comm Board – 2026-2027 Term and Proxyholder for E-Comm Board Annual General Meeting”:

THAT the District of North Vancouver’s Mayor, Mike Little, be nominated to serve as the North Shore designate to the E-Comm Board of Directors for the 2026-2027 term, such Board to be elected by the Members at the June 24, 2026 Annual General Meeting;

AND THAT Mayor Mike Little be designated as the nominee to attend the Annual General Meeting of the Shareholders for the purpose of voting the City of North Vancouver’s shares.

## **END OF CONSENT AGENDA**

## **REPORT**

5. 2025 Audited Consolidated Financial Statements – File: 05-1680-04-0001/2025

Report: Chief Financial Officer, April 22, 2026

### **RECOMMENDATION:**

PURSUANT to the report of the Chief Financial Officer, dated April 22, 2026, entitled “2025 Audited Consolidated Financial Statements”:

THAT, in accordance with Section 167 of the *Community Charter*, Council accept the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2025.

## **PRESENTATION**

- A. The Shipyards 2025 Year in Review – Video Presentation – Manager, The Shipyards and Waterfront

*Information Report, April 22, 2026 – “The Shipyards 2025 Year in Review”*

- B. Canada Soccer House at The Shipyards – Update – General Manager, Infrastructure, Transportation and Parks

*Information Report, April 22, 2026 – “Canada Soccer House at The Shipyards – Update”*

## **REPORT**

6. Implementation of Bill 25: OCP and Zoning Bylaw Amendment  
– File: 09-3900-30-0017/1

Report: Manager, City Design and Planning, April 22, 2026

### **RECOMMENDATION:**

PURSUANT to the report of the Manager, City Design and Planning, dated April 22, 2026, entitled “Implementation of Bill 25: OCP and Zoning Bylaw Amendment”:

THAT the following bylaws be considered for readings and referred to a Public Hearing:

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2026, No. 9153” (Provincial Legislation Alignment: Implementation of Bill 25);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9154” (Provincial Legislation Alignment: Implementation of Bill 25);

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

*Items 7 and 8 refer.*

## **BYLAWS – FIRST READING**

7. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2026, No. 9153” (Provincial Legislation Alignment: Implementation of Bill 25)

### **RECOMMENDATION:**

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2026, No. 9153” (Provincial Legislation Alignment: Implementation of Bill 25) be given first reading.

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9154” (Provincial Legislation Alignment: Implementation of Bill 25)

### **RECOMMENDATION:**

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9154” (Provincial Legislation Alignment: Implementation of Bill 25) be given first reading.

## **REPORT**

9. Parking Regulation for the New Harry Jerome Community Recreation Centre  
– File: 02-0800-30-0028/1

Report: Deputy Director, Civic Development and Strategic Initiatives,  
April 22, 2026

### **RECOMMENDATION:**

PURSUANT to the report of the Deputy Director, Civic Development and Strategic Initiatives, dated April 22, 2026, entitled “Parking Regulation for the New Harry Jerome Community Recreation Centre”:

THAT the implementation of regulated parking for the new Harry Jerome Community Recreation Centre, that provides the first two hours of parking on a complimentary basis and applies paid parking between the hours of 9:00 a.m. and 9:00 p.m., be approved;

THAT the parking rate following the initial two-hour complimentary period be established at \$3.00 per hour, or \$0.75 per 15 minutes, with a daily maximum of \$12.50 in effect after four paid hours;

AND THAT staff report back to Council within 12 months of implementation with an evaluation of parking utilization, community impacts, financial performance, enforcement outcomes, and any recommended adjustments to rates, time limits, exemptions, or operational practices.

**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.

**COUNCIL INQUIRIES**

**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*, Section 90(1)(k) [contract negotiations].

**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

**ADJOURN**

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, APRIL 20, 2026**

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

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, April 20, 2026

**CARRIED UNANIMOUSLY**

R2026-04-20/1

**ADOPTION OF MINUTES**

Moved by Councillor McIlroy, seconded by Councillor Bell

2. Regular Council Meeting Minutes, April 13, 2026

**CARRIED UNANIMOUSLY**

R2026-04-20/2

**PUBLIC INPUT PERIOD**

Moved by Councillor Back, seconded by Councillor Shahriari

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

**CARRIED UNANIMOUSLY**

- Richard Short, North Vancouver, spoke regarding the communication for the Lonsdale Great Street Project.
- Heather Drugge, North Vancouver, spoke regarding the Lonsdale Great Street Project.
- Ken Izatt, North Vancouver, spoke with concern regarding the Lonsdale Great Street Project.
- Dennis Krangle, North Vancouver, spoke regarding the lack of available parking in the Light Industrial Commercial zoned parking on Esplanade and 1<sup>st</sup> Street.
- Krishna Raisinghani, North Vancouver, spoke in support of the Lonsdale Great Street Project.
- Heny Mustikasari, North Vancouver, spoke in support of the Lonsdale Great Street Project.
- Bo Gregson, North Vancouver, spoke regarding the Lonsdale Great Street Project.
- Shaun Mitha, North Vancouver, spoke in support of the Lonsdale Great Street Project.
- Dennis Hilton, North Vancouver, spoke regarding the Cloverley neighbourhood infrastructure project.
- Taylor Curran, Vancouver, spoke in support of the Lonsdale Great Street Project.

## **CONSENT AGENDA**

Moved by Councillor Valente, seconded by Councillor Shahriari

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

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAW – ADOPTION**

3. “Financial Plan for the Years 2026 to 2030 Bylaw, 2026, No. 9149, Amendment Bylaw, 2026, No. 9161” (Revised Financial Plan)

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Financial Plan for the Years 2026 to 2030 Bylaw, 2026, No. 9149, Amendment Bylaw, 2026, No. 9161” (Revised Financial Plan) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2026-04-20/3

## **END OF CONSENT AGENDA**

### **PRESENTATIONS**

- A. Lonsdale Great Street – Project Director, Gehl

Sofie Kvist, Project Director, Gehl, provided a PowerPoint presentation regarding “Lonsdale Great Street” and responded to questions from Council.

Councillor Girard left the meeting at 7:41 pm and returned at 7:42 pm.

- B. Lonsdale Great Street: Implementation – Manager, Economic Development, and General Manager, Infrastructure, Transportation and Parks

Finance and Economic Development, and Infrastructure, Transportation and Parks staff provided a PowerPoint presentation regarding “Lonsdale Great Street: Implementation” and responded to questions from Council.

## **REPORTS**

4. Lonsdale Great Street Plan and Implementation – File: 13-6750-20-0010/1

Report: Manager, Economic Development, April 10, 2026

Moved by Councillor Girard, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Economic Development, dated April 10, 2026, entitled “Lonsdale Great Street Plan and Implementation”:

At the call of a Council member, the vote on the motion was taken separately as follows:

THAT the Lonsdale Great Street Plan, to guide the continued evolution of Central Lonsdale as a vibrant, local-serving commercial corridor, be received and endorsed;

**CARRIED**

Councillor Back, Councillor Bell and Councillor Shahriari opposed.

THAT staff be directed to proceed with 2026 implementation actions, as outlined in the report;

**CARRIED UNANIMOUSLY**

AND THAT staff report back to Council on future phases of implementation, including any associated new funding requirements, for consideration.

**CARRIED UNANIMOUSLY**

R2026-04-20/4

Mayor Buchanan declared a recess at 9:05 pm and reconvened the meeting at 9:12 pm with all members of Council present.

5. Community Engagement – 2025 Report Back and 2026 Look Ahead  
– File: 04-1465-01-0001/2026

Report: Director, Communications and Engagement, April 1, 2026

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Director, Communications and Engagement, dated April 1, 2026, entitled “Community Engagement – 2025 Report Back and 2026 Look Ahead”;

THAT the report, dated April 1, 2026, entitled “Community Engagement – 2025 Report Back and 2026 Look Ahead”, be received for information.

**CARRIED UNANIMOUSLY**

R2026-04-20/5

**REPORTS – Continued**

6. 2026 Tax Rates Bylaw – File: 05-1970-05-0005/2026

Report: Chief Financial Officer, April 14, 2026

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated April 14, 2026, entitled “2026 Tax Rates Bylaw”:

THAT “Tax Rates Bylaw, 2026, No. 9150” be considered for readings.

**CARRIED UNANIMOUSLY**

R2026-04-20/6

**BYLAW – FIRST, SECOND AND THIRD READINGS**

7. “Tax Rates Bylaw, 2026, No. 9150”

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Tax Rates Bylaw, 2026, No. 9150” be given first, second and third readings.

**CARRIED UNANIMOUSLY**

R2026-04-20/7

**NOTICE OF MOTION**

8. Hidden Disabilities Sunflower Campaign – File: 01-0530-12-0001/2026

Submitted by Councillor McIlroy

Moved by Councillor McIlroy, seconded by Councillor Bell

WHEREAS hidden or non-visible disabilities, also known as invisible disabilities, include a wide array of conditions that are not immediately apparent but significantly affect a person’s daily life;

WHEREAS the 2022 Canadian Survey on Disability stated that nearly 8 million, or 27%, of Canadians above the age of 15 are living with one or more disabilities, and studies show that 80% of disabilities or conditions can be considered ‘invisible’;

WHEREAS the Hidden Disabilities Sunflower Campaign is a globally recognized initiative that empowers individuals with non-visible disabilities to discreetly signal their needs for extra time, understanding, or quiet support;

AND WHEREAS participation in the Hidden Disabilities Sunflower Campaign represents a possible practical, compassionate, and policy-aligned step toward enhancing accessibility and inclusion in the City of North Vancouver and could directly support the objectives of the Accessibility Plan and reinforce commitments set out in the Community Wellbeing Strategy;

THEREFORE BE IT RESOLVED that the City of North Vancouver engage the North Shore Accessibility Advisory Committee and local disability community on the option of becoming a member of the Hidden Disabilities Sunflower Campaign and report back to Council with a recommendation.

**CARRIED UNANIMOUSLY**

R2026-04-20/8

## **PUBLIC CLARIFICATION PERIOD**

A member of the public asked for clarification regarding the Lonsdale Great Street Project. Mayor Buchanan informed that staff will continue to liaise with the community throughout the implementation phase and offered to connect them with staff for any further questions.

## **COUNCIL INQUIRIES**

9. Split Property Assessments – File: 01-0220-01-0001/2026

Inquiry by Councillor Bell

Councillor Bell requested information regarding the possibility of split property assessments.

R2026-04-20/9

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **ADJOURN**

Moved by Councillor McIlroy, seconded by Councillor Back

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 9:45 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER

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## Office of the Mayor

CITY OF NORTH VANCOUVER  
BRITISH COLUMBIA

# Proclamation

## INTERNATIONAL DAY AGAINST HOMOPHOBIA, TRANSPHOBIA AND BIPHOBIA

*Whereas*

the City of North Vancouver strives to be a welcoming, diverse, inclusive and safe community for all of its citizens;

*Whereas*

while intolerance of members of the LGBTQ2SI community is still pervasive in society, the 2026 theme, "At the Heart of Democracy", serves as a reminder that democratic societies must present equitable opportunities for all in the community;

*And Whereas*

the City of North Vancouver supports opportunities to raise awareness of violence, discrimination and repression, and will raise the Pride Flag, Transgender Flag and Bisexual Flag on May 17, 2026 in celebration of gender and sexual diversities;

*Now Therefore*

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **May 17, 2026** as **International Day Against Homophobia, Transphobia and Biphobia** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, May 11, 2026

*Linda C. Buchanan*

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Mayor Linda Buchanan

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**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 9150**

**A Bylaw to impose property value taxes on land and improvements in the City of North Vancouver for the year 2026.**

WHEREAS it is provided under Section 197(1) of the *Community Charter* being, that the Council must, each year after adoption of the financial plan but before the 15<sup>th</sup> day of May, subject to the provisions and restrictions of the *Community Charter* contained, pass a bylaw to impose property value taxes on all land and improvements according to the assessed value thereof, for the purpose enumerated and set forth in Section 197(1) of the *Community Charter*;

WHEREAS the Council of The Corporation of the City of North Vancouver deems it necessary and expedient to pass a bylaw for imposing a property value tax on all taxable land and improvements, according to the assessed value thereof, on the last Revised Assessment roll for The Corporation of the City of North Vancouver, the rates thereafter imposed and levied for purpose hereinafter stated;

WHEREAS for General and Debt purposes, according to the last Revised Assessment Roll of the City, the amount of the assessed value of the taxable land and taxable improvements is \$32,935,450,943;

AND WHEREAS for the Regional Hospital purposes, according to the last Revised Assessment roll of the City, the amount of the assessed value of the taxable land and taxable improvements is \$32,959,272,443;

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

1. This Bylaw shall be known and cited for all purposes as “**Tax Rates Bylaw, 2026, No. 9150**”.
2. The following rates are hereby imposed and levied for the year 2026:
  - A. For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “A” attached hereto and forming a part hereof.
  - B. For the storm drainage purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “B” attached hereto and forming a part hereof.
  - C. For the eco levy purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing on Schedule “C” attached hereto and forming a part hereof.

- D. For the City's appropriate share of the monies required for the operating fund of the Metro Vancouver Regional District for the year 2026, on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing on Schedule "D" attached hereto and forming a part hereof.

READ a first time on the 20<sup>th</sup> day of April, 2026.

READ a second time on the 20<sup>th</sup> day of April, 2026.

READ a third time on the 20<sup>th</sup> day of April, 2026.

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

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MAYOR

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CORPORATE OFFICER

SCHEDULE "A"

2026 Tax Rates (\$'s of tax per \$1,000 taxable value)

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| Property Class  | Municipal General |
|---|-------------------|
| 1. Residential  | 1.89202           |
| 2. Utilities  | 37.30615          |
| 4. Major Industry   | 25.64798          |
| 4. Major Industry (With Provincial Cap)                       | 25.64798          |
| 4. Major Industry (With Provincial Cap<br>for new investment) | 20.98471          |
| 5. Light Industry   | 6.19158           |
| 6. Business   | 6.19158           |
| 8. Recreation/Non-Profit                                      | 2.41786           |

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SCHEDULE "B"

2026 Tax Rates (\$'s of tax per \$1,000 taxable value)

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| Property Class  | Storm Drainage |
|---|----------------|
| 1. Residential  | 0.10697        |
| 2. Utilities  | 2.10923        |
| 4. Major Industry   | 1.45010        |
| 4. Major Industry (With Provincial Cap)                       | 1.45010        |
| 4. Major Industry (With Provincial Cap<br>for new investment) | 1.18644        |
| 5. Light Industrial   | 0.35006        |
| 6. Business   | 0.35006        |
| 8. Recreation/Non-Profit                                      | 0.13670        |

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SCHEDULE "C"

2026 Tax Rates (\$'s of tax per \$1,000 taxable value)

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| Property Class  | Eco Levy |
|---|----------|
| 1. Residential  | 0.02965  |
| 2. Utilities  | 0.58462  |
| 4. Major Industry   | 0.40193  |
| 4. Major Industry (With Provincial Cap)                       | 0.40193  |
| 4. Major Industry (With Provincial Cap<br>for new investment) | 0.32885  |
| 5. Light Industry   | 0.09703  |
| 6. Business   | 0.09703  |
| 8. Recreation/Non-Profit                                      | 0.03789  |

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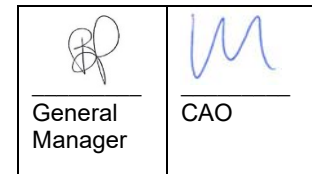
SCHEDULE "D"

2026 Tax Rates (\$'s of tax per \$1,000 taxable value)

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| Property Class           | Metro Vancouver Regional District |
|--------------------------|-----------------------------------|
| 1. Residential           | 0.05556                           |
| 2. Utilities             | 0.19446                           |
| 4. Major Industry        | 0.18891                           |
| 5. Light Industry        | 0.18891                           |
| 6. Business              | 0.13613                           |
| 8. Recreation/Non-Profit | 0.05556                           |

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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

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

Subject: APPOINTMENT OF NORTH SHORE DESIGNATE TO E-COMM BOARD  
– 2026-2027 TERM AND PROXYHOLDER FOR E-COMM BOARD  
ANNUAL GENERAL MEETING

Date: April 22, 2026 File No: 01-0230-20-0016/2026

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

**RECOMMENDATION**

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated April 22, 2026, entitled “Appointment of North Shore Designate to E-Comm Board – 2026-2027 Term and Proxyholder for E-Comm Board Annual General Meeting”:

THAT the District of North Vancouver’s Mayor, Mike Little, be nominated to serve as the North Shore designate to the E-Comm Board of Directors for the 2026-2027 term, such Board to be elected by the Members at the June 24, 2026 Annual General Meeting;

AND THAT Mayor Mike Little be designated as the nominee to attend the Annual General Meeting of the Shareholders for the purpose of voting the City of North Vancouver’s shares.

**ATTACHMENTS**

1. Correspondence from E-Comm 9-1-1, dated April 7, 2026 (CityDocs [2796041](#))
2. Excerpt of Members’ Agreement, Schedule A, Section 4.2 (CityDocs [2796043](#))

## DISCUSSION

The North Shore municipalities of City of North Vancouver, District of North Vancouver, District of West Vancouver and Village of Lions Bay share one (1) Director on the Board of E-Comm Emergency Communications for British Columbia Incorporated (E-Comm) as per Schedule A, Section 4.2 of the Members' Agreement (Attachment 2).

By agreement, Mayor Mike Little has represented the North Shore municipalities on the E-Comm Board since 2023 and has expressed interest in continuing to serve as the North Shore representative and proxyholder for the City.

RESPECTFULLY SUBMITTED:



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Amelia Cifarelli

Director, Legislative Services and Corporate Officer

VIA EMAIL – c/o citycouncil@cnv.org

April 7, 2026

Mayor Linda Buchanan and Council  
 City of North Vancouver  
 141 West 14<sup>th</sup> Street  
 North Vancouver, B.C. V7M 1H9

Dear Mayor Buchanan and Council,

**RE: E-Comm Board of Directors Designate — 2026-2027 Term**

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The Annual General Meeting (the “Meeting”) of the Members (the “Members”) of E-Comm *Emergency Communications for British Columbia Inc.* (“E-Comm”) will be held on **Wednesday, June 24, 2026**, and, at that time, the Board of Directors (the “Board”) for the 2026-2027 term will be elected by the Members.

**Selection of Nominee for 2026-2027 Term**

The Members’ Agreement sets out how the Board of Directors will be elected. For your reference, we attach a copy of section 4.2 of the Members’ Agreement, headed “Designation and Election of Directors” as Schedule “A” to this letter.

Under Section 4.2.1.5, your municipality is entitled to nominate one individual for election to the Board of E-Comm as a Director.

**Incumbent Director**

Mayor Mike Little currently represents your municipality on the E-Comm Board of Directors.

Because your Designated Grouping must mutually agree upon your nominee, **we respectfully request that the City of North Vancouver confer with the other members of your grouping to confirm your nominee for the coming term.**

**Nominees**

We ask that you consider whether your prospective nominee possesses the experience, skills, and attributes to effectively serve the best interests of all Members and our other stakeholders. The nominee does not need to be an elected official and could be a senior staff member or another individual connected to your municipality.

E-Comm is specifically looking to fill the gaps identified in the most recent Board of Directors Skills Matrix, which highlights the need on E-Comm’s Board for Directors with the following expertise:

- Financial literacy and Audit Committee experience
- Information technology
- Risk and compliance
- Stakeholder relations



We also note E-Comm’s objective to broaden the participation of individuals from underrepresented and marginalized backgrounds, identities and lived experiences. We are working towards ensuring such diversity on the board.

**Next steps**

We kindly ask that you reply to us with written confirmation by **Friday, May 1, 2026**, of the name and contact information for your nominee to the E-Comm Board for the 2026-2027 term.

**FAQ**

We have included an FAQ document which provides additional information regarding the nomination of Directors to the E-Comm Board as Schedule “B”.

**AGM Voting Representative**

Please note that nominating a Director to the Board is a separate process from designating a representative to vote your shares at the Annual General Meeting (the “AGM”) in June. As such, we will contact you again in mid-May with the Notice of AGM and request that you designate one individual to attend the AGM of the Members to vote the City of North Vancouver’s shares. If you prefer, you can designate your Director nominee to vote your shares, which is a common practice amongst Members.

If you have any questions, do not hesitate to get in touch with me using the contact information below.

Sincerely,



Li-Jeen Broshko, KC  
Corporate Secretary

c | 604-375-0333  
e | lbroshko@ecomm911.ca

cc Mayor Mike Little, E-Comm Board Director

The City of North Vancouver holds the following shares:

|                                | Class A  | Class B  |
|--------------------------------|----------|----------|
| <b>City of North Vancouver</b> | <b>2</b> | <b>1</b> |
| District of North Vancouver    | 1        | 1        |
| District of West Vancouver     | 1        | 1        |
| Village of Lions Bay           | 1        | -        |

## 4.2 DESIGNATION AND ELECTION OF DIRECTORS

4.2.1 The Members shall be entitled to designate directors as hereinafter provided:

4.2.1.1 one individual designated by the BCEHS;

4.2.1.2 one individual designated by Vancouver;

4.2.1.3 one individual designated by the Vancouver Police Board;

4.2.1.4 one individual designated by the following group:

(a) each Police Board which directly holds a Class A Share or Class B Share, other than Vancouver Police Board and Delta Police Board; and

(b) each Police Board which has a Class A Share or Class B Share in respect of Police Services held by its respective municipality, other than Vancouver Police Board and Delta Police Board;

4.2.1.5 such number of individuals as are set forth below, to be designated by the following designated group of Class A Members or Class B Members (each group being called a "Designated Group of Members"), if one or more of the Municipalities within a Designated Group of Members is a Class A Member or a Class B Member, as hereinafter set forth:

| No. of Individuals<br>which may be<br>Designated | Designated Group of Members  |
|--|--|
| 1  | West Vancouver, North Vancouver City,<br>North Vancouver District and Lions Bay  |
| 1 or 2   | 2 individuals if Burnaby, together with any<br>one or more of New Westminster,<br>Coquitlam, Port Moody, Port Coquitlam,<br>Anmore and Belcarra are a Member;<br>provided however that if Burnaby is not a |

Member, any one or more of New Westminister, Coquitlam, Port Moody, Port Coquitlam, Anmore and Belcarra which is a Member can designate 1 individual to be a director

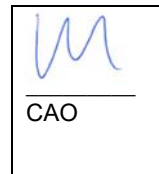
- 1 Richmond
- 2 Surrey, White Rock, Langley City and Langley District
- 1 Delta and the Delta Police Board
- 1 Maple Ridge, Pitt Meadows and Mission
- 1 Abbotsford, Chilliwack and Fraser Valley Regional District
- 1 Squamish, Lillooet and Sechelt;

and

- 4.2.1.6 One individual designated by all other Members holding Class A Shares and Metro Vancouver, other than as set forth in Sections 4.2.1.1 to 4.2.1.5, inclusive.
- 4.2.2 The RCMP, and in replacement therefor upon the Government Agency referred to in Section 3.7.1 becoming a Class A Member, that Government Agency, shall be entitled to designate one individual to act as director.
- 4.2.3 If provided in a Special User Agreement entered into pursuant to Section 3.7.2 or if otherwise authorized by the Board under Section 4.11.3, each Special User, and in replacement therefor upon the Government Agency for that Special User referred to in Section 3.7.2 becoming a Class A Member, that Government Agency, shall be entitled to designate one individual to act as director.
- 4.2.4 The group comprised of: the Capital Regional District and those Vancouver Island police agencies, including any RCMP detachment, to which the Company provides police dispatching services shall be entitled to designate one individual to act as director.
- 4.2.5 The Provincial government, acting through the Ministry of Public Safety and Solicitor General, whether it holds a Class A Share or not, shall be entitled to designate two individuals to act as directors.
- 4.2.6 Subject as hereinafter provided, the directors designated pursuant to Sections 4.2.1, 4.2.2, 4.2.3 and 4.2.4 shall designate five additional persons, independent from the Members, to be directors the Company (the "Independent Directors"), who have an interest or expertise in the Purpose or the Company Services to be provided by the Company.

- 4.2.7 The Members agree to vote their Class A Shares for the election as directors of the persons designated pursuant to Sections 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6.
- 4.2.8 For the purposes of Section 4.2.1.5, upon anyone or more Municipalities within a Designated Group of Members becoming a Class A Member or a Class B Member, such Municipality or Municipalities will be entitled to designate the individual to be a director for the purposes of Section 4.2.1.5. As additional Municipalities within that Designated Group of Members become Class A Members or Class B Members, as the case may be, such additional Municipalities shall be deemed to have agreed to the individual as designated and elected a director for that Designated Group of Members and no changes will be required to be made with respect to any such individual, unless such individual shall cease to be a director in any other manner such as resignation, until the next following annual general meeting or annual consent resolution. Prior to any annual general meeting or annual consent resolution of the Class A Members, a Designated Group of Members shall agree on the individual to be designated by them for the purpose of Section 4.2.1.5 within a time period sufficient for that individual's name to be placed before the Class A Members, as determined by the Board.

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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2025 AUDITED CONSOLIDATED FINANCIAL STATEMENTS

Date: April 22, 2026 File No: 05-1680-04-0001/2025

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

**RECOMMENDATION**

PURSUANT to the report of the Chief Financial Officer, dated April 22, 2026, entitled “2025 Audited Consolidated Financial Statements”:

THAT, in accordance with Section 167 of the *Community Charter*, Council accept the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2025.

**ATTACHMENTS**

1. The Corporation of the City of North Vancouver Consolidated Financial Statements for the year ended December 31, 2025 – DRAFT (CityDocs [2785482](#))

**PURPOSE**

Under the provisions of the *Community Charter*, CNV’s annual financial statements must be presented to and accepted by Council by May 15 of the year following. The attached statements have been audited by CNV’s appointed auditors, BDO Canada LLP (“BDO”). In accordance with the latest recommendations of the Accounting Standards Board, signatures by the auditors on the audit report and by the Chief Financial Officer on the statements will be added after acceptance of the statements by Council.

## BACKGROUND

CNV's audited consolidated financial statements reflect:

- All CNV's funds, including the water, sewer & drainage, and solid waste utilities, as well as parking and cemetery operations;
- The North Vancouver City Library ("NVCL");
- CNV's ownership of Lonsdale Energy ("LE");
- CNV's 50% share of the North Vancouver Museum & Archives Commission ("NVMA");
- CNV's 33.9% share of the North Vancouver Recreation & Culture Commission ("NVRC");
- CNV's funding of North Shore Emergency Management ("NSEM"), which CNV jointly controls with the Districts of North Vancouver and West Vancouver.

The Cemetery Trust, which is administered by CNV, is not included in the consolidated statements, as these funds are only managed by CNV on behalf of other beneficiaries.

## DISCUSSION

BDO has recently completed the audit of CNV's financial statements. Its conclusion is as follows:

*"The accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2025, and its consolidated results of operations, its changes in consolidated net financial assets, its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards."*

Local governments in B.C. are not permitted to budget for deficits. Should a deficit occur, the resulting deficit must be carried forward to the current year's Financial Plan as an expenditure, restricting a government's ability to deliver on its plans. CNV prepares its Financial Plans to achieve balanced budgets and manages its financial performance to avoid deficits consistent with the *Community Charter*.

In 2025, CNV had a surplus of \$14.9M, down from \$19.4M in 2024, representing 7.5% and 10.7% of revenues respectively. A summary of these surpluses is shown below:

| <b>Category</b>                            | <b>2024<br/>(\$ millions)</b> | <b>2025<br/>(\$ millions)</b> |
|--|-------------------------------|-------------------------------|
| Revenues                                   | 182.0                         | 199.5                         |
| Expenses                                   | 162.6                         | 184.6                         |
| <b>Consolidated Annual Surplus</b>         | <b>19.4</b>                   | <b>14.9</b>                   |
| <b>Surplus as a percentage of revenues</b> | <b>10.7%</b>                  | <b>7.5%</b>                   |
| Accumulated Surplus, beginning of year     | 717.1                         | 736.5                         |
| Accumulated Surplus, end of year           | 736.5                         | 751.4                         |

These surpluses can be broken down as follows:

| Category  | 2024 Surplus<br>(\$ millions) | 2025 Surplus<br>(\$ millions) | 2025 YoY<br>Change |
|---|-------------------------------|-------------------------------|--------------------|
| General Operating <sup>1</sup>                          | 2.8                           | 0.3                           | (2.5)              |
| Utilities & Cemetery                                    | 14.4                          | 9.6                           | (4.8)              |
| Other Grants, Contributions and<br>Capital Expenditures | 1.6                           | 4.6                           | 3.0                |
| Major Agencies  | 0.6                           | 0.4                           | (0.2)              |
| <b>Consolidated Annual Surplus</b>                      | <b>19.4</b>                   | <b>14.9</b>                   | <b>(4.5)</b>       |

<sup>1</sup> In accordance with public sector accounting standards, CNV's investment in LE is accounted for using the modified equity method. For the purposes of this report, the interest and dividend income CNV earns from its investment in LE is included in the General Operating category.

Compared to the prior year, CNV's 2025 surplus decreased by \$4.5M, from \$19.4M in 2024 to \$14.9M. Further details on the 2025 surplus is provided below.

### **General Operating**

The \$0.3M general operating surplus, representing 0.2% of revenues, results from a mix of favorable and unfavorable revenues and expenses. The main drivers are summarized below:

| Category          | 2025 Surplus<br>(\$ millions) | Comment   |
|-------------------|-------------------------------|---|
| Interest Revenues | 1.3                           | Higher interest income driven by higher than expected investment balances and penalty related revenues from late payments |
| Goods & Supplies  | (0.4)                         | Variance due to elevated fuel, equipment and materials expenditures.  |
| Other             | (0.6)                         |   |
| <b>Total</b>      | <b>0.3</b>                    |   |

The \$0.3M surplus contributes to unappropriated equity.

### **Utilities and Cemetery**

Utilities and Cemetery are self-funded through their respective user fees. In 2025, Cemetery and Utilities generated a surplus of \$9.6M. Of this, \$7.4M was planned for in the 2025-2029 Financial Plan and is earmarked for future asset management work within the Water and Sewer & Drainage utilities. The remaining \$2.2M was mainly generated from higher metered water sales to commercial customers.

| Category         | 2025 Surplus<br>(\$ millions) |
|------------------|-------------------------------|
| Water            | 6.2                           |
| Sewer & Drainage | 3.6                           |
| Cemetery         | 0.3                           |
| Solid Waste      | (0.5)                         |
| <b>Total</b>     | <b>9.6</b>                    |

Annual surpluses and deficits are retained within the respective utility and cemetery funds.

### ***Other Grants, Contributions and Capital Expenditures***

In 2025, CNV's Statutory and Capital Funds recorded a surplus of \$4.6M, mainly due to the receipt of grants from the Housing Accelerator Fund, Green and Inclusive Community Buildings Program for the Mickey McDougall Community Recreation Centre Retrofit project, and Translink/Province primarily supporting the Crosscut Bridge project. Other revenues also include developer-contributed assets, which in 2025 were primarily the Innova Childcare Centre, and development cost charges.

### ***Major Agencies***

CNV funds major agencies, including the NVCL, NVMA and NVRC, through grants. The audited financial results of each agency are consolidated with CNV's financial statements at their proportionate share. A combined surplus of \$372K was reported.

| Agency   | 2025 Surplus<br>(\$ millions) |
|--|-------------------------------|
| North Vancouver City Library                                 | 0.1                           |
| North Vancouver Museum & Archives Commission <sup>1</sup>    | -                             |
| North Vancouver Recreation & Culture Commission <sup>2</sup> | 0.3                           |
| <b>Total</b>   | <b>0.4</b>                    |

<sup>1,2</sup> NVMA and NVRC are included at CNV's proportionate share of 50% and 33.94% respectively.

NVCL generated a modest surplus of \$105K in 2025, which was generally consistent with its approved budget. NVMA produced a very modest surplus of \$5.4K (CNV's share was \$2.7K), which was very close to its approved budget. CNV's proportionate share of NVRC's surplus was \$264K. This surplus was largely from favourable revenue variances driven by increasing demand, including for memberships, programs and lessons (i.e. fitness, aquatics, etc.).

### ***Assessment of Financial Condition***

Assessing the financial health of a regional or local government includes consideration of several financial and non-financial elements. The primary financial elements assessed by credit rating agencies (i.e. Standard & Poors) when analyzing the financial health of a municipality are debt burden and liquidity.

- **Liquidity** refers to the adequacy of assets readily convertible to cash compared to key expenses.
- **Debt Burden** refers to amount of debt relative to the size of an organization.

### Liquidity

As part of its analytical framework, Standard & Poors evaluates liquidity by comparing Unencumbered Liquid Assets to Annual Debt Service Costs. The table below applies this ratio to CNV's financial position.

#### *Unencumbered Liquid Assets / Annual Debt Service Costs*

| \$ millions, unless otherwise indicated     | 2025<br>(Adjusted <sup>1</sup> ) | 2025<br>(Actual) | 2024<br>(Actual) |
|---|----------------------------------|------------------|------------------|
| Unencumbered Liquid Assets (A) <sup>2</sup> | 15.6                             | \$15.6           | \$13.4           |
| Debt Service Costs (B)                      | \$2.7                            | \$0.6            | \$0.0            |
| Liquidity Ratio (A/B)                       | 6:1                              | 27:1             | 6,723:1          |

<sup>1</sup> Adjusted figures reflect principal and interest payments on the amount of CNV debt anticipated to be converted to long term debt. Although the interest rates, amortization period, and term have not yet been determined, a 30-year amortization period has been assumed, given the long-term nature of the capital asset CNV finances with debt. The MFA's 30-year interest rate of 4.82% in effect as of April 26, 2026 has also been applied.

<sup>2</sup> Unencumbered liquid assets only include the general fund unappropriated surplus. CNV's Non-Statutory Contingency reserves have been excluded from this calculation, given these reserves are primarily set aside for specific contingencies.

Standard & Poor's top performers in this category have ratios greater than 1.2:1. CNV would therefore achieve a top rating in this category. CNV's liquidity is strong.

### Debt Burden

CNV has committed Municipal Finance Authority ("MFA") loan facilities in the amount of \$164.7 million to support the Harry Jerome Community Recreation Centre ("HJCRC"), North Shore Neighbourhood House ("NSNH"), Kings Mill Walk Park, and the new park at 1600 Eastern Avenue.

Funding long life capital assets (like buildings, recreation centres, and parks) with long term debt is a sensible approach for governments. This approach creates intergenerational equity by matching who pays for the asset with who benefits from it over time. Alternatively, when governments pay for long life assets entirely upfront using current revenues, today's taxpayers bear the full cost even though future residents also benefit. Ideally, a debt financing will be structured so it's repaid over roughly the same period the asset is used, although financial markets typically only provide debt competitive debt terms for 30 years, which is therefore also the longest debt terms offered by the MFA to municipalities in BC. Use of debt financing for long lived capital assets also supports the principle of competitive equity, as debt financing prevents incumbent businesses from subsidizing future entrants. Further, "saving up" for infrastructure projects and paying in advance typically leads to increased project costs due to the time it takes to "save up", given construction cost escalation. Use of debt also enables costs to be smoothed over many years, incurred in a predictable way

by taxpayers, and avoids sharp spikes in taxes or service cuts when saving. For the above reasons, the Province of B.C. includes debt as an option available to municipalities looking to responsibly finance capital programs by way of the *Community Charter* and the *Local Government Act*.

Of CNV's total MFA loan facilities, \$109 million is dedicated to the HJCRC capital project. Consistent with the HJCRC financial strategy endorsed by Council on January 31, 2022, this debt is expected to be repaid using proceeds from the disposition of the Harry Jerome Neighbourhood Lands. As such, it is not anticipated to generate long-term ongoing debt service obligations for CNV.

The remaining debt of \$55.7 million is intended to support the development and construction of the North Shore Neighborhood House, Kings Mill Walk Park, and the new park at 1600 Eastern Avenue. Council has resolved that Housing Accelerator Fund balances not required to deliver the housing initiatives CNV agreed to complete as part of the Housing Accelerator Fund agreement (currently estimated at \$15.6 million) are to be applied to this MFA debt before this debt needs to be converted to long term structural debt. The amount anticipated to be converted to long term structural debt is approximately \$40 million.

As of December 31, 2025, \$49.9 million had been drawn to fund the HJCRC and NSNH projects with total interest expense of \$575K incurred during the year. No draws have been made to support either the Kings Mill Walk Park or 1600 Eastern Park capital projects as at 2025 year end.

The measure used by the Provincial Government to evaluate the reasonableness of a municipality's debt levels as specified in the Municipal Liabilities Regulation is a comparison of debt service payments (i.e. principal and interest costs, which are correlated to debt levels) to "adjusted" operating revenues (i.e. primarily taxes, rents, and fees from sale of services), with the maximum permitted ratio being equal to 25%. Measures that compare debt payments to revenues are also legislated in most provinces in Canada as it answers the most operationally critical question a Council can ask: how much of next year's budget is already committed to debt payments before a new spending decision is made.

Other debt measures, such as authorized debt per population, are at times used by various parties such as the media to quickly and simply compare debt levels across municipalities. These metrics are easy to calculate using data from publicly available provincial databases, are not technical in nature so can seem simpler to understand, so are therefore often used in public communications. They are not, however, typically used by credit rating agencies or provincial regulators as they can be a poor lens for evaluating fiscal health.

For example, per capita authorized debt calculations typically aggregate all municipal debt types without distinguishing between tax-supported debt, self-supported utility debt, development charge-funded debt, and bridge financing with identified repayment sources. In CNV's case, its HJCRC debt and a portion of its NSNH debt are scheduled to be repaid from the sale of lands and approved provincial grants. Per capita authorized debt therefore overstates CNV's structural debt picture.

Authorized debt per population also ignores a municipalities annual debt service costs and other cost structures. Two municipalities with identical per capita debt can have very different annual debt service costs depending on interest rates, amortization periods, and borrowing timing. Compact municipalities, such as the city, can also have lower cost structures given they are delivering services over a small area, so can therefore typically more easily manage debt obligations than otherwise.

Growing municipalities that borrow to build infrastructure ahead of population growth will also show temporarily elevated per capita debt. Municipalities like CNV that are leading in the delivery of housing and at the beginning of a borrowing program will show temporarily higher authorized debt per population metrics than on average during the life of the asset being financed. This situation does not indicate fiscal distress, just the beginning of a capital delivery and borrowing program.

Above are just some of the limitations of the debt per population metric. Debt per population does not provide a good picture of municipal debt and is not used by provincial regulators or Credit Rating Agencies, who use alternative tests to evaluate municipal debt levels.

CNV's leverage, evaluated using the metric determined by the Province of BC, is shown in the table below:

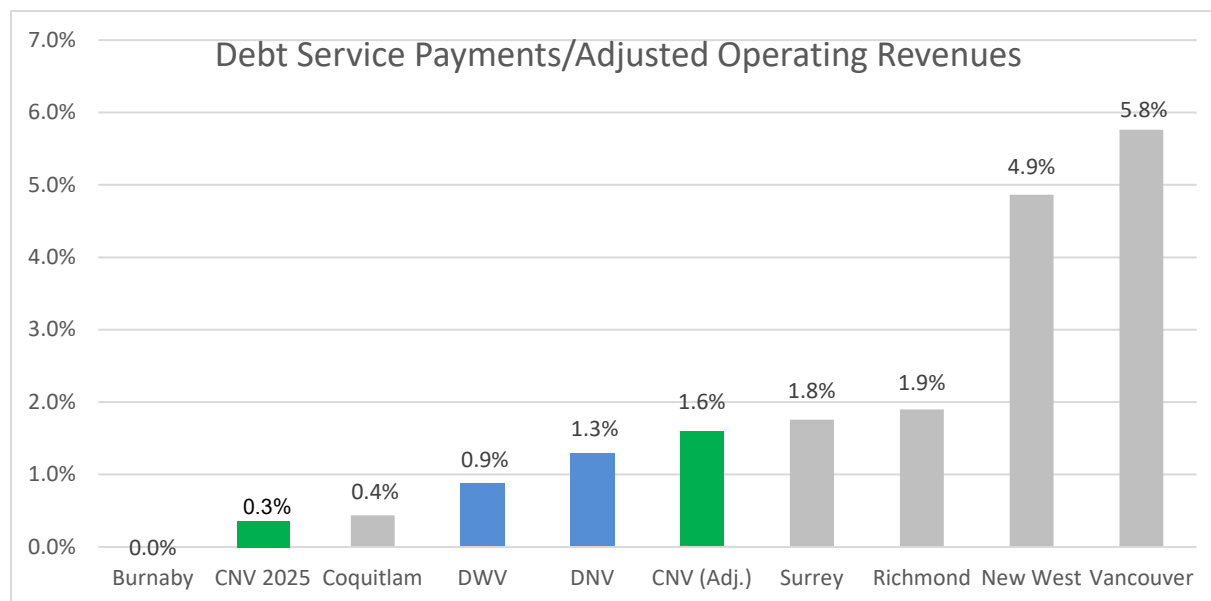
*Debt Service Payments / Adjusted Operating Revenues*

| \$ millions, unless otherwise indicated | 2025<br>(Adjusted) <sup>1</sup> | 2025<br>(Actual) | 2024<br>(Actual) |
|---|---------------------------------|------------------|------------------|
| Debt Service Costs (A)                  | \$2.7                           | \$0.6            | \$0.0            |
| Adjusted Operating Revenues (B)         | \$171                           | \$171            | \$163            |
| Ratio (A/B)                             | 1.6%                            | 0.3%             | 0.0%             |

<sup>1</sup> Adjusted figures reflect principal and interest payments on the amount of CNV debt anticipated to be converted to long term debt. Although the interest rates, amortization period, and term have not yet been determined, a 30-year amortization period has been assumed, given the long-term nature of the capital asset CNV finances with debt. The MFA's 30-year interest rate of 4.82% in effect as of April 26, 2026 has also been applied.

Staff estimate that CNV's debt service payments to adjusted operating revenues ratio will be well below the maximum ratio permitted by the Municipal Finance Regulations of 25%.

CNV's leverage metrics are also compared to other municipalities in the Metro Vancouver Region, the other municipalities on the North Shore, and New Westminster (another dense urban municipality similar to the city) in the table below.



Overall, CNV’s leverage metrics are well below the provincially established maximum, compare favourably to other municipalities in the region, and overall are very strong.

### **FINANCIAL IMPLICATIONS**

Financial implications have been addressed throughout the report. Overall, CNV’s financial position is strong.

### **INTER-DEPARTMENTAL IMPLICATIONS**

This report and draft statements summarize the financial position of the whole organization, including its related entities. CNV’s favourable financial position reflects CNV departments’ and related entities’ cooperation and participation in sound financial management.

### **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

The financial results for 2025 reflect CNV’s organizational development goal of being a “A Responsible Organization”. These results also reflect *Community Charter* requirements to manage within a balanced budget framework.

RESPECTFULLY SUBMITTED:

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Larry Sawrenko  
Chief Financial Officer

**The Corporation of the City of  
North Vancouver**  
Consolidated Financial Statements  
For the year ended December 31, 2025

DRAFT

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## Statement of Management Responsibility

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The Council of the Corporation of the City of North Vancouver ("CNV") has delegated the responsibility for the integrity and objectivity of the financial information contained in the consolidated financial statements to the management of CNV. The consolidated financial statements which, in part, are based on informed judgments and estimates, have been prepared by management in accordance with Canadian public sector accounting standards, which have been applied on a basis consistent with that of the preceding year.

To assist in carrying out their responsibility, management maintains an accounting system and internal controls to provide reasonable assurance that transactions are executed and recorded in accordance with authorization, and that financial records are reliable for preparation of financial statements.

The Mayor and Council oversee management's responsibilities for the financial reporting and internal control systems. Council annually reviews and accepts the consolidated financial statements.

CNV's independent auditors, BDO Canada LLP, are engaged to express an opinion as to whether CNV's consolidated financial statements present fairly in all material respects the financial position of CNV as at December 31, 2025, and the results of operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian generally accepted auditing standards.

The consolidated financial statements have, in management's opinion, been properly prepared within reasonable limits of materiality and in accordance with Canadian public sector accounting standards.

Larry Sawrenko

Chief Financial Officer

May xx, 2026

**The Corporation of the City of North Vancouver  
Consolidated Statement of Financial Position  
As at December 31, 2025 with comparative figures for 2024  
(in thousands of dollars)**

|  | <u>2025</u>       | <u>2024</u>       |
|--|-------------------|-------------------|
| <b>FINANCIAL ASSETS</b>                      |                   |                   |
| Cash and cash equivalents                    | \$ 234,680        | \$ 212,705        |
| Restricted cash (note 2 (h))                 | 21,000            | -                 |
| Investments (note 3)                         | 24,379            | 55,362            |
| Investment in Lonsdale Energy Corp. (note 4) | 5,412             | 5,071             |
| Due from other governments                   | 8,010             | 7,219             |
| Accounts receivable                          | 12,108            | 10,709            |
| Loan to Lonsdale Energy Corp. (note 5)       | 25,098            | 26,318            |
| Interest receivable                          | 597               | 750               |
|  | <u>331,284</u>    | <u>318,134</u>    |
| <b>LIABILITIES</b>                           |                   |                   |
| Accounts payable and accrued liabilities     | 31,758            | 30,062            |
| Deferred revenue (note 14 (a))               | 61,867            | 45,660            |
| Deferred lease revenue (note 14 (b))         | 47,892            | 48,402            |
| Deferred development cost charges            | 31,824            | 30,018            |
| Employee future benefits (note 6)            | 8,738             | 8,555             |
| Advances and other liabilities               | 26,984            | 18,066            |
| Debt (note 15)                               | 49,895            | 873               |
| Asset retirement obligations (note 8)        | 2,738             | 2,829             |
|  | <u>261,696</u>    | <u>184,465</u>    |
| <b>NET FINANCIAL ASSETS</b>                  | <u>69,588</u>     | <u>133,669</u>    |
| <b>NON-FINANCIAL ASSETS</b>                  |                   |                   |
| Tangible capital assets (note 7)             | 678,260           | 599,653           |
| Inventories                                  | 724               | 1,013             |
| Prepaid expenses                             | 2,828             | 2,195             |
|  | <u>681,812</u>    | <u>602,861</u>    |
| <b>ACCUMULATED SURPLUS</b> (note 9)          | <u>\$ 751,400</u> | <u>\$ 736,530</u> |

Commitments and contingencies (note 10)  
See accompanying notes to the consolidated financial statements

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Chief Financial Officer  
Larry Sawrenko

**The Corporation of the City of North Vancouver  
Consolidated Statement of Operations  
Year ended December 31, 2025 with comparative figures for 2024  
(in thousands of dollars)**

|   | <b>2025<br/>Budget</b> | <b>2025</b>       | <b>2024</b>       |
|---|------------------------|-------------------|-------------------|
|   | (notes 2(i) and 17)    |                   |                   |
| <b>REVENUE</b>                              |                        |                   |                   |
| Property value tax (note 10 (a))            | \$ 87,487              | \$ 87,448         | \$ 81,899         |
| Other levies                                | 6,191                  | 6,252             | 5,621             |
| Licences and permits                        | 6,308                  | 6,492             | 4,723             |
| Fines and fees                              | 6,898                  | 6,847             | 6,110             |
| Rent  | 3,028                  | 3,607             | 3,584             |
| Interest, dividends and penalties           | 5,230                  | 9,641             | 14,427            |
| Sale of services                            | 44,832                 | 47,085            | 41,785            |
| Rebate and recoveries                       | 124                    | 149               | 116               |
| Grants and other (note 13)                  | 9,607                  | 20,802            | 17,682            |
| Developer contributions and other transfers | 521                    | 11,660            | 4,608             |
| Gain (Loss) on disposition of assets        | -                      | (829)             | 1,231             |
| Lonsdale Energy Corp. income (note 4)       | -                      | 341               | 242               |
| Total Revenue (note 12)                     | <u>170,226</u>         | <u>199,495</u>    | <u>182,028</u>    |
| <b>EXPENSES</b>                             |                        |                   |                   |
| General government                          | 27,253                 | 33,564            | 28,465            |
| Transportation and transit                  | 8,420                  | 10,118            | 13,414            |
| Health, social services and housing         | 3,470                  | 5,179             | 3,144             |
| Development services                        | 10,123                 | 11,128            | 8,872             |
| Protective services                         | 37,344                 | 36,848            | 35,880            |
| Parks, recreation and culture               | 40,903                 | 43,229            | 41,846            |
| Water utilities                             | 14,335                 | 15,278            | 13,140            |
| Sewer & drainage utilities                  | 21,696                 | 24,968            | 14,081            |
| Solid waste                                 | 4,476                  | 4,313             | 3,779             |
| Total expenses (note 12)                    | <u>168,020</u>         | <u>184,625</u>    | <u>162,621</u>    |
| Annual surplus                              | 2,206                  | 14,870            | 19,407            |
| Accumulated surplus beginning of year       | <u>736,530</u>         | <u>736,530</u>    | <u>717,123</u>    |
| Accumulated surplus end of year             | <u>\$ 738,736</u>      | <u>\$ 751,400</u> | <u>\$ 736,530</u> |

See accompanying notes to the consolidated financial statements

**The Corporation of the City of North Vancouver  
Consolidated Statement of Changes in Net Financial Assets  
Year ended December 31, 2025 with comparative figures for 2024  
(in thousands of dollars)**

|   | <b>2025<br/>Budget</b> | <b>2025</b>      | <b>2024</b>       |
|---|------------------------|------------------|-------------------|
|   | (notes 2(i) and 17)    |                  |                   |
| Annual surplus  | \$ 2,206               | \$ 14,870        | \$ 19,407         |
| Acquisition of tangible capital assets                | (99,362)               | (89,477)         | (87,079)          |
| Non-cash developer contributed assets                 | -                      | (6,552)          | (2,887)           |
| Proceeds on sale of tangible capital assets           | -                      | 221              | 1,994             |
| Amortization of tangible capital assets               | 18,160                 | 16,372           | 17,571            |
| Loss (gain) on disposition of tangible capital assets | -                      | 829              | (1,231)           |
|   | <u>(81,202)</u>        | <u>(78,607)</u>  | <u>(71,632)</u>   |
| Acquisition of inventories                            | -                      | (1,204)          | (1,222)           |
| Acquisition of prepaid expenses                       | -                      | (5,864)          | (3,072)           |
| Use of inventories                                    | -                      | 1,493            | 1,187             |
| Use of prepaid expenses                               | -                      | 5,231            | 4,193             |
|   | <u>-</u>               | <u>(344)</u>     | <u>1,086</u>      |
| Decrease in net financial assets                      | (78,996)               | (64,081)         | (51,139)          |
| Net financial assets, beginning of year               | <u>133,669</u>         | <u>133,669</u>   | <u>184,808</u>    |
| Net financial assets, end of year                     | <u>\$ 54,673</u>       | <u>\$ 69,588</u> | <u>\$ 133,669</u> |

See accompanying notes to the consolidated financial statements

**The Corporation of the City of North Vancouver**  
**Consolidated Statement of Cash Flows**  
**Year ended December 31, 2025 with comparative figures for 2024**  
**(in thousands of dollars)**

|   | <u>2025</u>       | <u>2024</u>       |
|---|-------------------|-------------------|
| <b>Cash provided by (used for):</b>                             |                   |                   |
| <b>Operating Transactions</b>                                   |                   |                   |
| Annual surplus  | \$ 14,870         | \$ 19,407         |
| Items not involving cash:                                       |                   |                   |
| Amortization expense  | 16,372            | 17,571            |
| Accretion expense   | 90                | 96                |
| Gain on disposal of ARO   | (181)             | (9)               |
| Loss (gain) on disposal of tangible capital assets              | 829               | (1,231)           |
| Non-cash developer contributed assets                           | (6,552)           | (2,887)           |
| Lonsdale Energy Corp. income                                    | (341)             | (242)             |
| Changes in non-cash operating items:                            |                   |                   |
| Decrease (increase) in due from other governments               | (791)             | 512               |
| Increase in accounts receivable                                 | (1,399)           | (1,936)           |
| Change in loan to Lonsdale Energy Corp.                         | 1,220             | 305               |
| Decrease (increase) in interest receivable                      | 153               | (441)             |
| Increase (decrease) in accounts payable and accrued liabilities | 1,696             | (294)             |
| Increase in deferred revenue                                    | 16,207            | 6,699             |
| Decrease in deferred lease revenue                              | (510)             | (509)             |
| Increase in deferred development cost charges                   | 1,806             | 2,203             |
| Increase in accrued employee future benefits                    | 183               | 221               |
| Increase in advances and other liabilities                      | 8,918             | 5,416             |
| Decrease (increase) in inventories                              | 289               | (35)              |
| Decrease (increase) in prepaid expenses                         | (633)             | 1,121             |
|   | <u>52,226</u>     | <u>45,967</u>     |
| <b>Capital Transactions</b>                                     |                   |                   |
| Cash used to acquire tangible capital assets                    | (89,477)          | (87,079)          |
| Proceeds from sale of tangible capital assets                   | 221               | 1,994             |
|   | <u>(89,256)</u>   | <u>(85,085)</u>   |
| <b>Investing Transactions</b>                                   |                   |                   |
| Decrease in investments   | 30,983            | 13,565            |
|   | <u>30,983</u>     | <u>13,565</u>     |
| <b>Financing Transactions</b>                                   |                   |                   |
| Increase in debt  | 49,022            | 873               |
|   | <u>49,022</u>     | <u>873</u>        |
| Increase (decrease) in cash and cash equivalents                | 42,975            | (24,680)          |
| Cash and cash equivalents, beginning of year                    | 212,705           | 237,385           |
| Cash and cash equivalents, end of year                          | 234,680           | 212,705           |
| Restricted cash, end of year                                    | 21,000            | -                 |
| Cash and cash equivalents and restricted cash, end of year      | <u>\$ 255,680</u> | <u>\$ 212,705</u> |

See accompanying notes to the consolidated financial statements

# The Corporation of the City of North Vancouver

## Notes to Consolidated Financial Statements

### Year ended December 31, 2025

(Tabular amounts in thousands of dollars)

#### 1. OPERATIONS

The City of North Vancouver ("CNV") was incorporated in 1907 and operates under the provisions of the Community Charter and the Local Government Act of British Columbia. CNV's principal activity is the provision of local government services to residents of the incorporated area. These services include administrative, protective, transportation, environmental, recreational, water and sanitary services.

#### 2. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of CNV have been prepared in accordance with Canadian public sector accounting standards, as prescribed by the Public Sector Accounting Board ("PSAB"). The significant accounting policies are summarized below:

##### (a) Basis of Presentation

The consolidated financial statements include the accounts of all the funds of CNV, the accounts of the North Vancouver City Library, which is controlled by CNV, CNV's 33.94% proportionate share of the operations of the North Vancouver Recreation Commission ("NVRC"), CNV's 50% proportionate share of the operations of the North Vancouver Museum and Archives Commission ("NVMA") and CNV's funding of North Shore Emergency Management ("NSEM"), which is jointly controlled by the Districts of North Vancouver and West Vancouver. CNV's investment in Lonsdale Energy Corporation ("LEC"), a wholly owned government business enterprise, is accounted for using the modified equity method.

CNV has agreements with the District of North Vancouver ("DNV") in the operation and management of NVRC and NVMA. Each municipality is responsible for its own facilities and pays 100% of all capital costs relating to improvement, expansion and replacement of buildings or facility equipment.

CNV includes its proportionate share in its consolidated financial statements. The current agreements specify that the NVRC operating costs shall be paid 33.94% (2024 – 33.94%) by CNV and 66.06% (2024 – 66.06%) by DNV and that the NVMA operating costs shall be paid 50% (2024 – 50%) by CNV and 50% (2024 – 50%) by DNV.

##### (b) Basis of Accounting

Revenue is recorded on an accrual basis and recognized when earned as specified below. Expenses are recognized as they are incurred and measurable as a result of the receipt of goods and services.

##### (c) Revenue Recognition

Revenue from transactions with performance obligations is recognized when (at a point in time) or as (over a period of time) the organization satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
Year ended December 31, 2025  
(Tabular amounts in thousands of dollars)**

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(c) Revenue Recognition (continued)**

Revenue from transactions without performance obligations are recognized at realizable value when the organization has the authority to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Property value taxes are recognized as revenue in the year that the taxes are authorized, the taxable event occurs and they are considered collectible. Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded. Levies imposed for Regional District services and other taxing authorities are not included in the revenues of CNV.

License and permit revenues are recognized when CNV's performance obligations are satisfied.

Rent revenue is recognized on a straight-line basis over the term of the lease.

Charges for sewer, water and solid waste usage are recorded as user fees and recognized as the service is provided. Connection fees revenues are recognized when the connection has been established.

Sale of service and other revenue are recognized on an accrual basis when the service is provided or control of the goods is transferred.

Unrestricted government transfers are recognized as revenue in the year that the transfer is authorized by the issuing government and any eligibility criteria have been met. Restricted government transfers, in the way of grants or other transfers, are recognized as revenue in the year in which any stipulations that create liabilities are met.

Tangible capital assets received as contributions or transfers from developers are recorded at their estimated fair value at the date of receipt and also are recorded as revenue.

**(d) Deferred Revenue**

Deferred revenue consists of prepaid property taxes, prepaid business licenses, deposits, unspent portion of restricted grants and fees paid in advance for services yet to be provided.

**(e) Deferred Lease Revenue**

Deferred lease revenue consists of funds collected in advance of rental periods for long-term prepaid leases, which will be recognized as revenue on a straight-line basis over the term of the lease.

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
Year ended December 31, 2025  
(Tabular amounts in thousands of dollars)**

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(f) Deferred Development Cost Charges**

Development cost charges collected to pay for future capital projects are deferred upon receipt and recognized as revenue when the capital costs for which they were collected are incurred.

**(g) Cash and cash equivalents**

Cash and cash equivalents consist of cash and highly liquid pooled high interest savings accounts with the Municipal Finance Authority ("MFA").

**(h) Restricted cash**

Cash available for general operations is distinguished from restricted cash in accordance with third-party agreements. The ability for CNV to withdraw funds at any time is contractually restricted.

**(i) Budget Figures**

The budget figures are based on the financial plan adopted by Council as the "Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107" on April 14, 2025.

**(j) Employee Future Benefits**

CNV and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

Sick leave and post-employment benefits also accrue to CNV's employees. The liabilities related to these benefits are actuarially determined based on services and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits as the employees render services necessary to earn the future benefits.

**(k) Debt**

CNV capitalizes interest costs incurred on borrowings that are directly attributable to the construction or development of qualifying assets. Such interest is added to the cost of related asset during the period of construction or development. Debt issued through the MFA is recorded in the consolidated financial statements net of sinking fund payments and adjustments.

**(l) Non-Financial Assets**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They may have useful lives extending beyond the current year and are not intended for sale in the ordinary course of business.

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
Year ended December 31, 2025  
(Tabular amounts in thousands of dollars)**

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(I) Non-Financial Assets (continued)**

**(i) Tangible Capital Assets**

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost less residual value of the tangible capital assets, excluding land, is amortized on a straight-line basis over their estimated useful lives as follows:

|                       |   |                |
|-----------------------|---|----------------|
| Land improvements     | Straight-line over useful life of each asset unit | 10 – 100 years |
| Parks                 | Straight-line over useful life of each asset unit | 10 – 75 years  |
| Buildings             | Straight-line over useful life of each asset unit | 10 – 100 years |
| Machinery & equipment | Straight-line over useful life of each asset unit | 3 – 25 years   |
| Vehicles              | Straight-line over useful life of each asset unit | 6 – 25 years   |
| Infrastructure        | Straight-line over useful life of each asset unit | 7 – 100 years  |
| Library materials     | Straight-line over useful life of each asset unit | 2 – 5 years    |
| Work in progress      | Not amortized until put into use                  |                |

**(ii) Works of Art and Historic Assets**

CNV and the NVMA manages and controls various works of art and non-operational historic assets, including buildings, artifacts, paintings and sculptures located at City sites and public display areas. Works of art and historic assets are not recorded as assets in these consolidated financial statements.

**(iii) Natural Resources**

Horticultural assets such as treed areas, grassy areas and gardens are not recognized as assets in the consolidated financial statements.

**(iv) Interest Capitalization**

CNV capitalizes interest costs associated with the construction of a tangible capital asset.

**(v) Leased Tangible Capital Assets**

Leases that transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the payments are charged to expenses as incurred.

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
Year ended December 31, 2025  
(Tabular amounts in thousands of dollars)**

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(l) Non-Financial Assets (continued)**

**(vi) Inventories**

Inventories held for consumption are recorded at the lower of weighted average cost and replacement cost.

**(m) Estimates**

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts in the consolidated financial statements and the disclosure of contingent liabilities. Areas requiring significant estimation are post-employment benefits, compensated absences and termination benefits, estimated useful life of tangible capital assets, asset retirement obligations and measurement of contingent liabilities. Actual results could differ from these estimates.

**(n) Segment Disclosure**

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information related to expenses (note 12).

**(o) Asset Retirement Obligations**

A liability is recognized when, as at the financial reporting date:

- i) there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- ii) the past transaction or event giving rise to the liability has occurred;
- iii) it is expected that future economic benefits will be given up; and
- iv) a reasonable estimate of the amount can be made.

The resulting costs have been capitalized into the carrying amount of the related tangible capital assets and are being amortized on the same basis as the related tangible capital asset. Assumptions used in the calculations are reviewed annually.

**(p) Financial Instruments**

Financial instruments classification is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. Financial assets and financial liabilities, other than hedges, equity instruments quoted in an active market, and financial instruments designated at fair value, are measured at cost or amortized cost upon inception and subsequent to initial recognition. Cash and cash equivalents are measured at cost. Accounts receivable, investments, other receivables, and accounts payable and accrued liabilities are measured at amortized cost using the effective interest rate method to determine interest revenue or expense in the Consolidated Statement of Operations for the period it is earned. Valuation allowances are made when collection is in doubt. Investments include bank issued notes and bonds and provincial bonds and debentures maturing after the current year. Investments are adjusted for any amortization of premiums or discounts. Sales and purchases

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
Year ended December 31, 2025  
(Tabular amounts in thousands of dollars)**

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(p) Financial Instruments (continued)**

of investments are recorded on the trade date. Transaction costs related to the acquisition of investments are included in the carrying value of the related investments.

All financial assets recorded at cost or amortized cost are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the Consolidated Statement of Operations. A financial liability is de-recognized when it is extinguished.

**3. INVESTMENTS**

The fair value of investments at December 31, 2025 is \$23,940,000 (2024 - \$54,264,000). CNV's investment portfolio consists of provincial governments and Canadian bank bonds with an amortized cost of \$24,379,000 (2024 - \$55,362,000).

Financial instruments maturing between January 2026 to December 2026 range in yield from 1.40% to 2.91% (2024 – 1.30% to 7.52%). Investments maturing from January 2027 to May 2031 range in yield from 1.48% to 3.36%.

No investments valued at market value were revalued in 2025, so a Consolidated Statement of Remeasurement Gains and Losses is not applicable.

**4. INVESTMENT IN LONSDALE ENERGY CORPORATION (“LEC”)**

CNV owns all the issued and outstanding shares of LEC, which was incorporated under the Business Corporations Act (British Columbia) on July 7, 2003. LEC operates a district energy system providing hydronic energy to residential, institutional and commercial buildings in the City of North Vancouver.

Summarized financial information relating to LEC is as follows:

|  | 2025             | 2024             |
|--|------------------|------------------|
| Cash and accounts receivable             | \$ 6,873         | \$ 4,952         |
| Plant and equipment                      | 56,268           | 50,595           |
| Other assets                             | 756              | 729              |
| Total assets                             | <u>\$ 63,897</u> | <u>\$ 56,276</u> |
| Accounts payable and accrued liabilities | \$ 7,775         | \$ 4,810         |
| Deferred contributions                   | 12,817           | 12,037           |
| Debt                                     | 37,893           | 34,358           |
| Total Liabilities                        | <u>\$ 58,485</u> | <u>\$ 51,205</u> |
| Shareholder's equity                     | <u>\$ 5,412</u>  | <u>\$ 5,071</u>  |

**The Corporation of the City of North Vancouver**  
**Notes to Consolidated Financial Statements**  
**Year ended December 31, 2025**  
**(Tabular amounts in thousands of dollars)**

**4. INVESTMENT IN LONSDALE ENERGY CORPORATION (“LEC”) (continued)**

|                | 2025      | 2024      |
|----------------|-----------|-----------|
| Total revenue  | \$ 11,540 | \$ 10,651 |
| Total expenses | 11,199    | 10,409    |
| Net income     | \$ 341    | \$ 242    |

Included in CNV’s Consolidated Statement of Financial Position is “Investment in Lonsdale Energy Corp.” in the amount of \$5,412,000 (2024 - \$5,071,000) and a loan receivable in the amount of \$25,098,000 (2024 – \$26,318,000) (note 5). Also included in accounts receivable in CNV’s Consolidated Statement of Financial Position are receivables from LEC in the amount of \$1,182,000 (2024 - \$1,040,000).

**5. LOAN TO LONSDALE ENERGY CORPORATION**

The loan receivable balance of \$25,098,000 (2024 - \$26,318,000) consists of the following interest bearing promissory notes: On August 1, 2023, a five-year demand term loan was issued by CNV to borrow a maximum of \$35,632,966. This promissory note replaced and nullified all previous promissory notes issued by CNV to LEC. The loan matures on August 1, 2028 and bears interest at 3.51% per annum.

As at December 31, 2025 an amount of \$25,097,804 remains due to CNV. During the year, LEC drew \$0 (2024 - \$715,000) from this promissory note. After considering the principal payments of \$6,609,162 made to date, the remaining funding available to LEC under the terms of the agreement is \$3,926,000, which LEC expects to draw on for future asset construction. At the maturity date of the loan to LEC, CNV may, at its discretion, extend the terms of the loan in whole or in part or LEC may repay the loan in whole or in part using either internal or external financing.

Interest revenue of \$922,000 (2024 - \$949,000) and dividend revenue of \$51,000 (2024 - \$54,000) has been included in the Consolidated Statement of Operations.

**6. EMPLOYEE FUTURE BENEFITS**

**(a) Sick and Severance**

Employees of CNV are entitled to payments related to unused sick leave and severance upon retirement or resignation after ten years of service. The amount recorded for these benefits is based on an actuarial valuation done by an independent firm of actuaries using a projected benefit actuarial valuation method pro-rated on services. The most recent actuarial valuation of CNV’s future benefits was completed as at December 31, 2024.

Information regarding CNV’s obligations for these benefits, including 100% of the North Vancouver City Library and its proportionate share of the NVRC and NVMA, is as follows:

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
Year ended December 31, 2025  
(Tabular amounts in thousands of dollars)**

**6. EMPLOYEE FUTURE BENEFITS (continued)**

**(a) Sick and Severance (continued)**

|  | 2025     | 2024     |
|--|----------|----------|
| Benefit obligation - beginning of the year | \$ 8,175 | \$ 7,958 |
| Add: Current service costs                 | 708      | 708      |
| Interest on accrued benefit obligation     | 357      | 337      |
| Actuarial gain                             | (529)    | (169)    |
| Less: Benefits paid                        | (800)    | (659)    |
| Benefit obligation - end of the year       | \$ 7,911 | \$ 8,175 |
| Add: Unamortized actuarial gain            | 827      | 380      |
| Benefit liability - end of the year        | \$ 8,738 | \$ 8,555 |

The significant actuarial assumptions adopted in measuring CNV's accrued benefit liability are as follows:

|  | 2025                              | 2024                              |
|--|-----------------------------------|-----------------------------------|
| Discount rates                           | 4.55%                             | 4.30%                             |
| Future inflation rates                   | 3.5% for 2025 and 2.0% thereafter | 3.5% for 2024 and 2.0% thereafter |
| Compensation increases, net of inflation | 0.0% to 1.9%                      | 0.0% to 1.9%                      |

The unamortized actuarial gain is amortized over a period equal to the employees' average remaining service lifetime of 12 years for CNV (2024 - 12 years).

**(b) Council Retirement Stipend**

Starting 2005, Council Members are entitled to a retirement stipend based on 9.31% of the individual's total indemnity received subsequent to 2002. These amounts are accrued as earned and recorded in accounts payable and accrued liabilities.

**The Corporation of the City of North Vancouver**  
**Notes to Consolidated Financial Statements**  
**Year ended December 31, 2025**  
**(Tabular amounts in thousands of dollars)**

**7. TANGIBLE CAPITAL ASSETS**

| 2025                            | Land             | Land Improvements | Parks            | Buildings        | Machinery & Equipment | Vehicles        | Infrastructure    | Library Materials | Work in Progress  | Total             |
|---------------------------------|------------------|-------------------|------------------|------------------|-----------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| <b>Costs</b>                    |                  |                   |                  |                  |                       |                 |                   |                   |                   |                   |
| Balance beginning of year       | \$ 46,228        | \$ 82,423         | \$ 63,082        | \$ 153,993       | \$ 26,854             | \$ 14,998       | \$ 296,588        | \$ 992            | \$ 190,163        | \$ 875,321        |
| Additions and Adjustments       | 4,056            | -                 | -                | 10,878           | 2,779                 | 2,004           | 5,722             | 266               | 89,157            | 114,862           |
| Disposals                       | -                | -                 | 76               | 269              | -                     | 991             | 1,438             | 182               | 18,833            | 21,789            |
| Balance end of year             | \$ 50,284        | \$ 82,423         | \$ 63,006        | \$ 164,602       | \$ 29,633             | \$ 16,011       | \$ 300,872        | \$ 1,076          | \$ 260,487        | \$ 968,394        |
| <b>Accumulated Amortization</b> |                  |                   |                  |                  |                       |                 |                   |                   |                   |                   |
| Balance beginning of year       | \$ -             | \$ 25,847         | \$ 24,419        | \$ 86,350        | \$ 22,341             | \$ 6,540        | \$ 109,704        | \$ 467            | \$ -              | \$ 275,668        |
| Amortization and Adjustments    | -                | 1,937             | 2,165            | 4,605            | 1,593                 | 1,094           | 4,745             | 233               | -                 | 16,372            |
| Disposals                       | -                | -                 | 76               | 264              | -                     | 820             | 564               | 182               | -                 | 1,906             |
| Balance end of year             | \$ -             | \$ 27,784         | \$ 26,508        | \$ 90,691        | \$ 23,934             | \$ 6,814        | \$ 113,885        | \$ 518            | \$ -              | \$ 290,134        |
| <b>Net Book Value</b>           | <b>\$ 50,284</b> | <b>\$ 54,639</b>  | <b>\$ 36,498</b> | <b>\$ 73,911</b> | <b>\$ 5,699</b>       | <b>\$ 9,197</b> | <b>\$ 186,987</b> | <b>\$ 558</b>     | <b>\$ 260,487</b> | <b>\$ 678,260</b> |
| <b>2024</b>                     |                  |                   |                  |                  |                       |                 |                   |                   |                   |                   |
| 2024                            | Land             | Land Improvements | Parks            | Buildings        | Machinery & Equipment | Vehicles        | Infrastructure    | Library Materials | Work in Progress  | Total             |
| <b>Cost</b>                     |                  |                   |                  |                  |                       |                 |                   |                   |                   |                   |
| Balance beginning of year       | \$ 46,229        | \$ 82,423         | \$ 63,082        | \$ 152,820       | \$ 26,854             | \$ 14,504       | \$ 282,658        | \$ 960            | \$ 118,468        | \$ 787,998        |
| Additions and Adjustments       | -                | -                 | -                | 1,196            | -                     | 976             | 15,853            | 246               | 86,860            | 105,131           |
| Disposals                       | 1                | -                 | -                | 23               | -                     | 482             | 1,923             | 214               | 15,165            | 17,808            |
| Balance end of year             | \$ 46,228        | \$ 82,423         | \$ 63,082        | \$ 153,993       | \$ 26,854             | \$ 14,998       | \$ 296,588        | \$ 992            | \$ 190,163        | \$ 875,321        |
| <b>Accumulated Amortization</b> |                  |                   |                  |                  |                       |                 |                   |                   |                   |                   |
| Balance beginning of year       | \$ -             | \$ 23,710         | \$ 22,271        | \$ 81,859        | \$ 21,007             | \$ 5,939        | \$ 104,727        | \$ 464            | \$ -              | \$ 259,977        |
| Amortization and Adjustments    | -                | 2,137             | 2,148            | 4,514            | 1,334                 | 1,012           | 6,209             | 217               | -                 | 17,571            |
| Disposals                       | -                | -                 | -                | 23               | -                     | 411             | 1,232             | 214               | -                 | 1,880             |
| Balance end of year             | \$ -             | \$ 25,847         | \$ 24,419        | \$ 86,350        | \$ 22,341             | \$ 6,540        | \$ 109,704        | \$ 467            | \$ -              | \$ 275,668        |
| <b>Net Book Value</b>           | <b>\$ 46,228</b> | <b>\$ 56,576</b>  | <b>\$ 38,663</b> | <b>\$ 67,643</b> | <b>\$ 4,513</b>       | <b>\$ 8,458</b> | <b>\$ 186,884</b> | <b>\$ 525</b>     | <b>\$ 190,163</b> | <b>\$ 599,653</b> |

**(a) Work in Progress**

Work in progress having a cost of \$260,487,000 (2024 - \$190,163,000) has not been amortized. Amortization of these assets will commence when the asset is in service.

**(b) Developer Contributed Tangible Capital Assets and Other Transfers**

Developer contributed tangible capital assets and other transfers such as land, buildings, roads, street lighting and other infrastructure of \$6,552,000 (2024 - \$2,887,000) have been recognized during the year.

**The Corporation of the City of North Vancouver**  
**Notes to Consolidated Financial Statements**  
**Year ended December 31, 2025**  
**(Tabular amounts in thousands of dollars)**

**8. ASSET RETIREMENT OBLIGATIONS**

CNV owns several buildings known to have asset retirement obligations at their retirement. Estimated costs have been discounted to the present value using a discount rate of 3.5% per annum (2024 – 3.5%).

Balances of the asset retirement obligations are as follows:

|                           | 2025     | 2024     |
|---------------------------|----------|----------|
| Balance beginning of year | \$ 2,829 | \$ 2,742 |
| Accretion expense         | 90       | 96       |
| Disposal of ARO           | (181)    | (9)      |
| Balance end of year       | \$ 2,738 | \$ 2,829 |

**9. ACCUMULATED SURPLUS**

|  | 2025       | 2024       |
|--|------------|------------|
| General funds – general, water, sewer & drainage (a) | \$ 73,941  | \$ 72,016  |
| Reserve funds (b)                                    | 77,693     | 77,190     |
| Capital funds (c)                                    | 647,658    | 635,726    |
| Prepaid lease revenue not yet recognized             | (47,892)   | (48,402)   |
| Accumulated surplus, end of year                     | \$ 751,400 | \$ 736,530 |

The prepaid lease revenue not yet recognized is available to temporarily finance specific operations until planned revenues are received. The proceeds from the prepaid lease (note 14 (b)) have been utilized for the construction of the Harry Jerome Community Recreation Centre.

**(a) General funds – general, water, sewer & drainage**

|                       | 2025      | 2024      |
|-----------------------|-----------|-----------|
| Appropriated:         |           |           |
| General fund          | \$ 19,669 | \$ 21,404 |
| Water fund            | 9,084     | 6,304     |
| Sewer & Drainage fund | 13,996    | 15,707    |
| Unappropriated:       |           |           |
| General fund          | 15,552    | 13,445    |
| Water fund            | 8,254     | 7,238     |
| Sewer & Drainage fund | 7,386     | 7,918     |
|                       | \$ 73,941 | \$ 72,016 |

**The Corporation of the City of North Vancouver**  
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**(Tabular amounts in thousands of dollars)**

**9. ACCUMULATED SURPLUS (continued)**

**(b) Reserve funds**

|                                      | Balance<br>December 31, 2024 | Contributions<br>& Transfers | Earnings     | Expenditures  | Balance<br>December 31, 2025 |
|--------------------------------------|------------------------------|------------------------------|--------------|---------------|------------------------------|
| Machinery and Equipment              |                              |                              |              |               |                              |
| Engineering                          | \$ 2,403                     | \$ 105                       | \$ 64        | \$ 1,570      | \$ 1,002                     |
| Fire                                 | 412                          | 406                          | 21           | 135           | 704                          |
| General                              | 25                           | 2                            | 1            | 17            | 11                           |
| Computer                             | 85                           | 38                           | 3            | 69            | 57                           |
| Building                             | 29                           | -                            | -            | -             | 29                           |
| Local Improvements                   | 906                          | 1                            | 35           | 1             | 941                          |
| Affordable Housing                   | 320                          | 179                          | 15           | 45            | 469                          |
| Tax Sale Lands                       | 37,124                       | -                            | 1,439        | 3,055         | 35,508                       |
| Waterworks                           | 5,586                        | -                            | 216          | -             | 5,802                        |
| Parking                              | 6                            | -                            | -            | -             | 6                            |
| Civic Amenity                        | 6,993                        | 14,941                       | 135          | 15,634        | 6,435                        |
| Justice Administration Accommodation | 35                           | -                            | -            | -             | 35                           |
| Streets DCC                          | -                            | 1,817                        | -            | 1,817         | -                            |
| Parks DCC                            | -                            | 358                          | -            | 358           | -                            |
| Lower Lonsdale Legacy                | 2,744                        | -                            | 104          | 80            | 2,768                        |
| Infrastructure                       | 1,648                        | 601                          | 64           | 604           | 1,709                        |
| Public Art                           | 867                          | 85                           | 34           | 64            | 922                          |
| Sustainable Transportation           | 222                          | 88                           | 8            | 115           | 203                          |
| Carbon Fund                          | 1,191                        | 65                           | 40           | 369           | 927                          |
| Growing Communities Fund             | 11,805                       | -                            | 432          | 1,216         | 11,021                       |
| Housing Accelerator Fund             | 4,789                        | 4,650                        | 264          | 559           | 9,144                        |
| <b>Total</b>                         | <b>\$ 77,190</b>             | <b>23,336</b>                | <b>2,875</b> | <b>25,708</b> | <b>\$ 77,693</b>             |

**(c) Capital funds**

|   | 2025              | 2024              |
|---|-------------------|-------------------|
| Invested in tangible capital assets                   | \$ 625,627        | \$ 595,951        |
| Appropriated capital funds, net of debt (see note 15) | 22,031            | 39,775            |
|   | <b>\$ 647,658</b> | <b>\$ 635,726</b> |

**The Corporation of the City of North Vancouver**  
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**10. COMMITMENTS AND CONTINGENCIES**

**(a) Property Value Taxes**

CNV is obliged to levy, collect and remit property taxes on behalf of, and to finance the arrears of property value taxes of, other bodies as follows:

|   | 2025             | 2024             |
|---|------------------|------------------|
| Tax collected   | \$ 152,481       | \$ 143,008       |
| Less collections for and remittances to other bodies: |                  |                  |
| Provincial Government - Schools                       | \$ 46,040        | \$ 44,170        |
| Greater Vancouver Regional District                   | 2,510            | 2,407            |
| Greater Vancouver Transportation Authority            | 14,285           | 12,392           |
| British Columbia Assessment Authority                 | 1,693            | 1,633            |
| Municipal Finance Authority                           | 9                | 8                |
| BIA Lower Lonsdale Society                            | 496              | 499              |
|   | <u>\$ 65,033</u> | <u>\$ 61,109</u> |
| Property Value Tax                                    | <u>\$ 87,448</u> | <u>\$ 81,899</u> |

**(b) Pension Liability**

CNV and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2024, indicated a \$2,675 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2027. CNV paid \$6,060,000 (2024 - \$5,895,000) for employer contributions while employees contributed \$5,367,000 (2024 - \$5,195,000) to the plan in fiscal 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

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**10. COMMITMENTS AND CONTINGENCIES (continued)**

**(c) Contingent Liabilities**

CNV is currently engaged in or party to certain legal actions, assessment appeals and other existing conditions involving uncertainty, which may result in material loss. A reasonable estimate of these future liabilities has been made where possible and is recorded in the financial statements as a liability. Where the outcomes or amounts or losses are uncertain, management has determined that there are no potential material amounts involved.

**(d) E-Comm**

CNV is a member of Emergency Communications for British Columbia, Incorporated ("E-Comm"), an organization comprised predominately of member municipalities, for the purpose of providing emergency dispatch services. CNV is represented on the board and as a class "A" shareholder has voting rights should the organization want to incur additional debt.

The E-Comm facility was constructed using debt as a financing mechanism and members are liable for a proportionate share of that debt. This debt is repaid by members through annual fees charged by E-Comm. Should E-Comm dissolve, the members would be liable for a proportionate share of any residual debt. Alternatively, should members choose to opt out of E-Comm, they would be liable for a proportionate share of debt at the time of withdrawal. CNV holds 2 class "A" shares and one class "B" share.

**(e) Contractual Rights and Obligations**

As at December 31, 2025 CNV had entered into various construction contracts for a total outstanding value of \$16,500,000 (2024 - \$116,600,000).

In 2025, CNV entered into an agreement with the North Vancouver School District No. 44 to contribute \$3.5 million toward the construction of a childcare facility at the Cloverley School site. Additionally, CNV entered into an agreement with a national charitable organization for the development and construction of a harbour swimming deck and on-land infrastructure located at Waterfront Park. Under the agreement, \$21 million of contributed funds from both parties are held in an escrow account (note 2(h)) and restricted for use on the project. CNV is committed to the operation and maintenance of the facility from the date of completion through December 31, 2043.

*Land Leases*

In 1978, CNV entered into 3 land lease agreements as the lessor with private sector entities as lessees, allowing the private sector entities to construct multi-unit residential premises on CNV's land. At the end of the lease, CNV will be required to pay the leaseholders consideration equal to the fair market value of the improvements, if CNV determines that the improvements have value (with no value attributable to the land), when the ownership transfers back to CNV. The amount to be paid as compensation is not currently determinable, as the fair market value of the improvements at the end of the lease terms is reliant upon factors outside of the control of CNV. The land leases are set to end in 2058.

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**10. COMMITMENTS AND CONTINGENCIES (continued)**

**(e) Contractual Rights and Obligations (continued)**

*Private Sector Leases*

CNV has also entered into lease agreements with private sector entities to allow those entities to construct buildings on CNV owned land. In return, CNV received basic rent and the land and buildings will be surrendered back to CNV with no compensation payable by CNV. The timing of the end of lease terms range from 2077 to 2121.

| <b>Lessee</b>  | <b>Premise</b>                   |
|--|----------------------------------|
| The Shipyards Development Ltd.   | 125 Victory Ship Way             |
| Darwin/Minto Properties (M4 at Lonsdale Square) Ltd. (name changed to Lonsdale Square Property Ltd. in January 2025) | 126 East 21 <sup>st</sup> Street |
| SRZ North (North Vancouver) Ltd.   | 2141 Eastern Avenue              |

*Not for Profit Leases*

CNV had entered into lease agreements as the lessor with various not-for-profit organizations and other government entities as lessees. Upon expiration the leases, ownership of the buildings constructed by the lessees transfer to CNV. The timing of the end of lease terms range from 2026 to 2086, if all options to renew are exercised.

| <b>Lessee</b>                                       | <b>Premise</b>   |
|---|--|
| Quay View Housing Society                           | 150 West 2 <sup>nd</sup> Street                            |
| Entre Nous Femmes Housing Society                   | 1800 Rufus Drive   |
| Greater Vancouver Housing Corporation               | 601 West Keith Road  |
| The Lookout Emergency Aid Society                   | 705 West 2 <sup>nd</sup> Street                            |
| Creekside Housing Co-operative                      | 710 West 15 <sup>th</sup> Street                           |
| Catalyst Community Developments Society             | 221 East 2 <sup>nd</sup> Street and 144 St. Georges Avenue |
| North Shore Health Region                           | 1601 Forbes Avenue   |
| British Columbia Photography and Media Arts Society | 105 Carrie Cates   |

**11. TRUST FUNDS**

Certain assets have been conveyed or assigned to CNV to be administered as directed by an agreement or statute. CNV holds the assets for the benefit of, and stands in a fiduciary relationship to, the beneficiary. The Cemetery Trust Fund, totaling \$4,216,000 (2024 - \$3,974,000), which is administered by CNV, has not been included with CNV's accounts.

**12. SEGMENTED INFORMATION**

CNV is a diversified municipal government entity in the Province of British Columbia that provides a wide range of services to its citizens. Certain functional areas have been combined and separately disclosed in the segmented information. The segments and the services they provide are as follows:

**The Corporation of the City of North Vancouver  
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**12. SEGMENTED INFORMATION (continued)**

**General Government**

General Government provides the administrative and legislative services that support the various sectors of CNV. Functions include financial planning and reporting, economic development and legislative services.

**Transportation and Transit**

The Transportation and Transit division aims to provide enhanced access to public transit, safe pedestrian and cyclist routes, accessible transportation for people with limited mobility and maintain existing infrastructure. These goals are achieved through street design, traffic signals and signs, street lighting and road maintenance activities.

**Health, Social Services and Housing**

Health, Social Services and Housing encompasses a wide variety of City funded initiatives aimed at supporting the social structure and sustainability of the community. Included are cemetery operations, youth and family support services, seniors programs and homeless prevention initiatives.

**Development Services**

Development Services' focus is community planning, which includes land use guidelines, the management of City owned lands, heritage planning and development of CNV's official community plan.

**Protective Services**

Protective Services is comprised of the North Vancouver RCMP detachment, the North Vancouver City Fire Department, bylaw enforcement and CNV's funding to NSEM. The North Vancouver RCMP detachment plays an integral role in the protection of North Vancouver residents and their property through crime prevention and detection, emergency response and victim services. The North Vancouver City Fire Department is responsible for providing fire suppression service, fire prevention services and fire safety education. Bylaw Services is responsible for the enforcement and education of CNV's bylaws and conflict resolution. NSEM is an inter-municipal agency that works in partnership with the City and Districts of North and West Vancouver to plan, coordinate and test emergency and disaster response services.

**Parks, Recreation and Culture**

Parks, Recreation and Culture provides access to recreation facilities, the operation and maintenance of CNV's many parks and trails, the North Vancouver City Library and CNV's participation in the NVMA and the NVRC.

**Water Utilities**

The Water Utility, in conjunction with Metro Vancouver, provides safe, clean, reliable water to the residents and businesses of the city of North Vancouver.

**Sewer & Drainage Utilities**

The Sewer & Drainage Utility collects waste water and transports it to trunk water mains and wastewater treatment plants operated by Metro Vancouver. In addition to the collection of wastewater, the Sewer Utility also manages CNV's 150km storm drainage system which diverts rainfall runoff with an emphasis on flood prevention.

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
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**12. SEGMENTED INFORMATION (continued)**

**Solid Waste**

The Solid Waste Utility provides curbside garbage, recycling and yard trimmings collection to the residents of the city of North Vancouver.

The Consolidated Statement of Operations by segment and services is as follows:

| <b>2025</b>                                 | <b>General<br/>Government</b> | <b>Transportation<br/>and Transit</b> | <b>Health, Social<br/>Services and<br/>Housing</b> | <b>Development<br/>Services</b> | <b>Protective<br/>Services</b> | <b>Parks,<br/>Recreation<br/>and Culture</b> | <b>Water Utilities</b> | <b>Sewer &amp;<br/>Drainage<br/>Utilities</b> | <b>Solid Waste</b> | <b>Total</b>      |
|---|-------------------------------|---------------------------------------|--|---------------------------------|--------------------------------|--|------------------------|---|--------------------|-------------------|
| <b>Revenues</b>                             |                               |                                       |  |                                 |                                |  |                        |   |                    |                   |
| Property Value Tax                          | \$ 87,448                     | -                                     | -  | -                               | -                              | -  | -                      | -   | -                  | \$ 87,448         |
| Other Levies                                | -                             | -                                     | -  | -                               | -                              | -  | -                      | 4,789   | 1,463              | 6,252             |
| Licences and Permits                        | 19                            | 703                                   | 65   | 5,704                           | -                              | -  | 1                      | -   | -                  | 6,492             |
| Fines and Fees                              | 363                           | 767                                   | 209  | 1,272                           | 1,965                          | 949  | 964                    | 358   | -                  | 6,847             |
| Rent  | 509                           | -                                     | -  | 1,137                           | 2                              | 1,959  | -                      | -   | -                  | 3,607             |
| Interest, Dividends and Penalties           | 9,215                         | -                                     | -  | -                               | -                              | 196  | 104                    | 126   | -                  | 9,641             |
| Sale of Services                            | 839                           | 115                                   | 395  | 3                               | 210                            | 5,134  | 18,647                 | 19,424  | 2,318              | 47,085            |
| Rebate and Recoveries                       | 116                           | -                                     | 1  | 32                              | -                              | -  | -                      | -   | -                  | 149               |
| Grants and Other                            | 11,682                        | 3,746                                 | (4)  | 13                              | 42                             | 5,323  | -                      | -   | -                  | 20,802            |
| Developer Contributions and Other Transfers | 9,272                         | 492                                   | -  | -                               | -                              | 1,259  | 265                    | 372   | -                  | 11,660            |
| Gain / (Loss) on Disposition of Assets      | 42                            | (498)                                 | -  | -                               | -                              | 3  | (295)                  | (81)  | -                  | (829)             |
| Lonsdale Energy Corp. Income                | 341                           | -                                     | -  | -                               | -                              | -  | -                      | -   | -                  | 341               |
|   | <u>\$ 119,846</u>             | <u>5,325</u>                          | <u>666</u>   | <u>8,161</u>                    | <u>2,219</u>                   | <u>14,823</u>                                | <u>19,686</u>          | <u>24,988</u>                                 | <u>3,781</u>       | <u>\$ 199,495</u> |
| <b>Expenses</b>                             |                               |                                       |  |                                 |                                |  |                        |   |                    |                   |
| Wages & Benefits                            | \$ 24,707                     | 3,965                                 | 552  | 9,920                           | 22,755                         | 21,979                                       | 2,174                  | 2,111   | 2,361              | \$ 90,524         |
| Goods & Supplies                            | 7,526                         | 847                                   | 77   | 47                              | 950                            | 2,893  | 10,876                 | 271   | 48                 | 23,535            |
| Services                                    | 6,534                         | 13,056                                | 4,547  | 1,161                           | 12,606                         | 76,347                                       | 3,041                  | 24,133  | 1,828              | 143,253           |
| Amortization and Accretion                  | 4,123                         | 3,001                                 | 3  | -                               | 865                            | 6,400  | 985                    | 1,017   | 76                 | 16,470            |
| Capitalized                                 | (9,326)                       | (10,751)                              | -  | -                               | (328)                          | (64,390)                                     | (1,798)                | (2,564)                                       | -                  | (89,157)          |
|   | <u>\$ 33,564</u>              | <u>10,118</u>                         | <u>5,179</u>                                       | <u>11,128</u>                   | <u>36,848</u>                  | <u>43,229</u>                                | <u>15,278</u>          | <u>24,968</u>                                 | <u>4,313</u>       | <u>\$ 184,625</u> |
| <b>Annual Surplus/(Deficit)</b>             | <b>\$ 86,282</b>              | <b>(4,793)</b>                        | <b>(4,513)</b>                                     | <b>(2,967)</b>                  | <b>(34,629)</b>                | <b>(28,406)</b>                              | <b>4,408</b>           | <b>20</b>                                     | <b>(532)</b>       | <b>\$ 14,870</b>  |
| <b>2024</b>                                 |                               |                                       |  |                                 |                                |  |                        |   |                    |                   |
|   | <b>General<br/>Government</b> | <b>Transportation<br/>and Transit</b> | <b>Health, Social<br/>Services and<br/>Housing</b> | <b>Development<br/>Services</b> | <b>Protective<br/>Services</b> | <b>Parks,<br/>Recreation<br/>and Culture</b> | <b>Water Utilities</b> | <b>Sewer &amp;<br/>Drainage<br/>Utilities</b> | <b>Solid Waste</b> | <b>Total</b>      |
| <b>Revenues</b>                             |                               |                                       |  |                                 |                                |  |                        |   |                    |                   |
| Property Value Tax                          | \$ 81,899                     | -                                     | -  | -                               | -                              | -  | -                      | -   | -                  | \$ 81,899         |
| Other Levies                                | (1)                           | -                                     | -  | -                               | -                              | -  | -                      | 4,229   | 1,393              | 5,621             |
| Licences and Permits                        | 27                            | 504                                   | 72   | 4,060                           | 90                             | (32)   | 2                      | -   | -                  | 4,723             |
| Fines and Fees                              | 430                           | -                                     | 181  | 1,296                           | 1,683                          | 775  | 848                    | 897   | -                  | 6,110             |
| Rent  | 509                           | -                                     | -  | 1,186                           | 3                              | 1,886  | -                      | -   | -                  | 3,584             |
| Interest, Dividends and Penalties           | 13,962                        | -                                     | -  | -                               | -                              | 252  | 102                    | 111   | -                  | 14,427            |
| Sale of Services                            | 1,189                         | 115                                   | 239  | 1                               | 76                             | 4,694  | 17,338                 | 15,906  | 2,227              | 41,785            |
| Rebate and Recoveries                       | 81                            | -                                     | 3  | 33                              | (1)                            | -  | -                      | -   | -                  | 116               |
| Grants and Other                            | 11,124                        | 715                                   | 4  | 347                             | 168                            | 5,324  | -                      | -   | -                  | 17,682            |
| Developer Contributions and Other Transfers | 1,624                         | 1,571                                 | -  | -                               | -                              | 365  | 608                    | 440   | -                  | 4,608             |
| Gain on Disposition of Assets               | 1,918                         | (204)                                 | -  | -                               | 4                              | -  | (285)                  | (202)   | -                  | 1,231             |
| Lonsdale Energy Corp. Income                | 242                           | -                                     | -  | -                               | -                              | -  | -                      | -   | -                  | 242               |
|   | <u>\$ 113,004</u>             | <u>2,701</u>                          | <u>499</u>   | <u>6,923</u>                    | <u>2,023</u>                   | <u>13,264</u>                                | <u>18,613</u>          | <u>21,381</u>                                 | <u>3,620</u>       | <u>\$ 182,028</u> |
| <b>Expenses</b>                             |                               |                                       |  |                                 |                                |  |                        |   |                    |                   |
| Wages & Benefits                            | \$ 22,389                     | 4,057                                 | 522  | 7,293                           | 21,506                         | 19,759                                       | 2,371                  | 1,959   | 1,807              | \$ 81,663         |
| Goods & Supplies                            | 5,090                         | 955                                   | 75   | 37                              | 827                            | 2,720  | 9,697                  | 186   | 25                 | 19,612            |
| Services                                    | 3,989                         | 6,619                                 | 2,553  | 1,542                           | 12,864                         | 84,084                                       | 4,201                  | 12,747  | 1,905              | 130,504           |
| Amortization and Accretion                  | 2,219                         | 4,400                                 | 4  | -                               | 833                            | 8,117  | 978                    | 1,082   | 42                 | 17,675            |
| Capitalized                                 | (5,222)                       | (2,617)                               | (10)   | -                               | (150)                          | (72,834)                                     | (4,107)                | (1,893)                                       | -                  | (86,833)          |
|   | <u>\$ 28,465</u>              | <u>13,414</u>                         | <u>3,144</u>                                       | <u>8,872</u>                    | <u>35,880</u>                  | <u>41,846</u>                                | <u>13,140</u>          | <u>14,081</u>                                 | <u>3,779</u>       | <u>\$ 162,621</u> |
| <b>Annual Surplus/(Deficit)</b>             | <b>\$ 84,539</b>              | <b>(10,713)</b>                       | <b>(2,645)</b>                                     | <b>(1,949)</b>                  | <b>(33,857)</b>                | <b>(28,582)</b>                              | <b>5,473</b>           | <b>7,300</b>                                  | <b>(159)</b>       | <b>\$ 19,407</b>  |

**13. GRANTS AND OTHER**

|                                  | <u>2025</u>      | <u>2024</u>      |
|----------------------------------|------------------|------------------|
| Federal government               | \$ 6,072         | \$ 5,401         |
| Provincial government            | 6,878            | 5,390            |
| Regional, local and other grants | 7,852            | 6,891            |
| <b>Total</b>                     | <b>\$ 20,802</b> | <b>\$ 17,682</b> |

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**14. DEFERRED REVENUE**

**(a) Deferred revenue**

|   | 2024      | Externally<br>Restricted Inflows | Revenue<br>Recognized | 2025      |
|---|-----------|----------------------------------|-----------------------|-----------|
| Deposits and contributions for future use | \$ 29,103 | \$ 24,598                        | \$ 9,383              | \$ 44,318 |
| Prepaid taxes and utilities               | 11,675    | 31,266                           | 30,347                | 12,594    |
| Prepaid licenses and permits              | 3,103     | 4,090                            | 3,974                 | 3,219     |
| Other                                     | 1,779     | 68                               | 111                   | 1,736     |
| Total                                     | \$ 45,660 | \$ 60,022                        | \$ 43,815             | \$ 61,867 |

**(b) Deferred lease revenue**

In 2020, CNV entered into an agreement for the Harry Jerome Neighborhood Lands for a lease term of 99 years. Deferred lease revenue is comprised of \$47,892,000 (2024 - \$48,402,000) in relation to this lease.

**15. DEBT**

CNV obtains debt through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures:

| Bylaw | Use                                      | Year of<br>Maturity | Current<br>Interest Rate | Net debt<br>2024 | Additions | Net debt<br>2025 |
|-------|--|---------------------|--------------------------|------------------|-----------|------------------|
| 9032  | North Shore Neighborhood House           | 2029                | 2.85%                    | \$ 873           | \$ 4,109  | \$ 4,982         |
| 9032  | Kings Mill Walk Park                     | N/A                 | -                        | -                | -         | -                |
| 9032  | 1600 Eastern Park                        | N/A                 | -                        | -                | -         | -                |
| 8909  | Harry Jerome Community Recreation Centre | 2030                | 2.85%                    | -                | 44,913    | 44,913           |
|       |  |                     |                          | \$ 873           | \$ 49,022 | \$ 49,895        |

Loan authorization bylaws 9032 and 8909 are for temporary interim borrowing loans (up to 5 years from withdrawal) with interest-only payments. After the interim period is complete, they will transfer into long-term debt with annual interest and principal payments. Starting in 2025, debt-financed construction holdbacks are shown as reductions in appropriate capital funds.

The maximum borrowing for each use is as follows:

| Use                                      | Total Authorized |
|--|------------------|
| North Shore Neighborhood House           | \$ 49,500        |
| Kings Mill Walk Park                     | 4,300            |
| 1600 Eastern Park                        | 1,900            |
| Harry Jerome Community Recreation Centre | 109,000          |
| Total Loan Authorization:                | \$ 164,700       |

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
Year ended December 31, 2025  
(Tabular amounts in thousands of dollars)**

**16. FINANCIAL RISK MANAGEMENT**

CNV has exposure to the following risks from its use of financial instruments: credit risk, market risk and liquidity risk. CNV has identified its major risks and ensures that management monitors and controls them.

**(a) Credit risk**

Credit risk is the risk of financial loss to CNV if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from accounts receivable made up of property tax and utilities and other non-property tax related balances.

For property tax and utility balances, outstanding amounts are transferred to the property tax account associated with the invoiced real property at the end of each fiscal year and form all or part of the tax arrears for the property. CNV is required by the Local Government Act to conduct an annual tax sale by offering for sale by public auction each parcel of real property on which taxes are delinquent. Registered charge holders have the full right to redeem the property. To redeem the property, the charge holder must remit the full upset price, plus interest on the purchase price at a rate set by the Province, within one year of the tax sale.

For other account receivable balances, CNV maintains allowances for potential credit losses, with results to date within CNV's expectations. In making estimates in respect of the allowance for doubtful accounts, current economic conditions, historical information, reasons for the accounts being past due, and operational nature of invoices are all considered in the determination of when to record allowances for past due accounts. The same factors are considered when determining whether to write off amounts charged to the allowance account against amounts receivable.

**(b) Market risk**

Market risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing the return on risk. The market risks to which CNV is exposed are foreign exchange risks and interest rate risks.

**(i) Foreign exchange risk**

Foreign exchange risk refers to the risk that the fair value of financial instruments, or future cash flows associated with the instruments, will fluctuate in Canadian dollar value due to changes in foreign exchange rates.

The functional currency of CNV is the Canadian dollar. CNV receives some US dollar payments and incurs some US dollar operating and capital costs. These US dollar transactions represent an insignificant volume and value of total overall transactions, resulting in minimal risk.

**The Corporation of the City of North Vancouver  
Notes to Consolidated Financial Statements  
Year ended December 31, 2025  
(Tabular amounts in thousands of dollars)**

**16. FINANCIAL RISK MANAGEMENT (continued)**

**(b) Market risk (continued)**

**(ii) Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. CNV manages such risk by adoption of an investment policy and adherence to this policy and the Community Charter. Investments are in pooled funds with the Municipal Finance Authority in a diversified portfolio in accordance with CNV's investment policy, which include preservation of capital, minimization of default and interest rate risk, sufficient liquidity to meet operating and capital requirements, and generation of a stable return on investments. Investments include GICs and High Interest Savings Accounts not subject to market fluctuations. It is management's opinion that CNV is not exposed to significant market risk arising from its financial instruments.

**(c) Liquidity risk**

Liquidity risk is the risk that CNV will not be able to meet its financial obligations as they become due. For its accounts payables, CNV manages liquidity risk by holding assets that can be readily converted into cash and by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to CNV's reputation.

**17. BUDGET FIGURES**

The budget figures presented in these consolidated financial statements include 100% of the North Vancouver City Library and CNV's proportionate share of NVRC and NVMA. The financial plan was approved by Council as the Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107 April 14, 2025. The table below reconciles the approved budget to the budget figures reported:

**The Corporation of the City of North Vancouver**  
**Notes to Consolidated Financial Statements**  
**Year ended December 31, 2025**  
**(Tabular amounts in thousands of dollars)**

**17. BUDGET FIGURES (continued)**

|  |                | <u>Financial Plan Bylaw</u> |
|--|----------------|-----------------------------|
| Revenue per Statement of Operations              |                | \$ 170,226                  |
| Less:  |                |                             |
| Budget adjustments for consolidation             | 12,232         |                             |
| Transfers from reserve                           | (15,409)       |                             |
| Interagency funds                                | <u>(8,222)</u> |                             |
|  |                | <u>(11,399)</u>             |
| Revenue per Financial Plan Bylaw                 |                | <u>\$ 158,827</u>           |
| Expenses per Statement of Operations             |                | 168,020                     |
| Adjustments:                                     |                |                             |
| Decrease for capital expenditures                | (17,078)       |                             |
| Increase for non-capital projects                | 4,322          |                             |
| Budget adjustments for consolidation             | 14,901         |                             |
| Decrease for interagency payments                | <u>(8,222)</u> |                             |
|  |                | <u>(6,077)</u>              |
| Expenses per Financial Plan Bylaw                |                | <u>\$ 161,943</u>           |
| Surplus for the year                             |                | (3,116)                     |
| Reserves and capital:                            |                |                             |
| Capital expenditures                             |                | (99,362)                    |
| Depreciation                                     |                | 18,160                      |
| Equity   |                | (20,350)                    |
| Transfers from reserves                          |                | 83,566                      |
| External contributions                           |                | 25,643                      |
| Debt Servicing                                   |                | <u>(4,541)</u>              |
| Annual budgeted surplus per Financial Plan Bylaw |                | <u><u>\$ -</u></u>          |

**18. COMPARATIVE INFORMATION**

Certain prior year amounts have been reclassified for consistency with the current year presentation. These reclassifications had no effect on the reported results of operations.

**The Corporation of the City of North Vancouver**  
**Schedule A, B & C - Unaudited**  
**Year ended December 31, 2025**  
**(Tabular amounts in thousands of dollars)**

**Schedule A: COVID-19 Safe Restart Grant**

|   | <u>2025</u>   |
|---|---------------|
| 2024 Grant Funding Balance                    | \$ 405        |
| Grant Expenditures:                           |               |
| Business Continuity                           | (148)         |
| Community Resiliency & Recovery               | (43)          |
| City Services                                 | <u>(42)</u>   |
| 2025 Grant Funding Balance, December 31, 2025 | <u>\$ 172</u> |

**Schedule B: Growing Communities Fund**




|   | <u>2025</u>      |
|---|------------------|
| 2024 Grant Funding Balance                    | \$ 11,805        |
| Interest Earned                               | 432              |
| Grant Expenditures                            | <u>(1,216)</u>   |
| 2025 Grant Funding Balance, December 31, 2025 | <u>\$ 11,021</u> |

**Schedule C: Local Government Housing Initiatives Funding**

|   | <u>2025</u>   |
|---|---------------|
| 2024 Grant Funding Balance                    | \$ 362        |
| Grant Expenditures                            | <u>(159)</u>  |
| 2025 Grant Funding Balance, December 31, 2025 | <u>\$ 203</u> |

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|   |   |  |
|---|---|--|
| <br>Director | <br>General<br>Manager | <br>CAO |
|---|---|--|

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Magda Kwaterska, Manager, The Shipyards and Waterfront

Subject: THE SHIPYARDS 2025 YEAR IN REVIEW

Date: April 22, 2026 File No: 13-6740-01-0001/2026

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**ATTACHMENTS**

1. The Shipyards 2026 Programming Calendar – Correct as of April 2026 (CityDocs [2795987](#))

**SUMMARY**

In 2025 the City of North Vancouver’s public spaces came alive with events and activations to welcome residents and visitors to The Shipyards, Civic Plaza, and parks; and amplifying their role as vibrant hubs for community connection, culture, and recreation.

Across all locations, programming successfully animated public spaces through a wide range of inclusive and accessible events, contributing to a dynamic and engaged community, enhancing activity in the local economy, and implementing Council’s strategic priorities to foster a vibrant and prosperous city.

**CITY-WIDE SCAN 2025**

**The Shipyards** featured 261 days of events, activations, skate plaza laps and splash park play. The site was programmed with over 176 varied activations, events and festivals. Programming reflected a mix of family-friendly activities, cultural celebrations, wellness activities, performances and entertainment.

Highlights included:

- 46 children’s activities and 21 health and wellness programs, promoting active and healthy lifestyles
- 12 diverse cultural celebrations and performances

- Robust seasonal activations, including the Skate Plaza (123 days) and Splash Park (102 days), which continued to be key attractions
- A bustling market scene, a total of 79 days with artisan or retail vendors, 94 days with food and beverage vendors – bolstered by the Shipyards Night Market and Christmas Markets
- Colombian tall ship ARC Gloria, 110-year-old Norwegian tall ship Statsraad Lehmkuhl and the HMCS Corner Brooks Submarine visiting Burrard Dry Dock Pier

**Civic Plaza** hosted 12 different events across 47 days, anchored by live music, community programming, and recurring markets. Concerts, family-friendly events, and partnerships contributed to a lively and consistent activation of the space throughout the year.

**City parks** further expanded the reach of programming, hosting 19 different events over 97 days. These included outdoor movie nights, seasonal activations, community markets, and partnerships with local organizations such as North Vancouver Recreation Commission (NVRC), programming emphasized accessibility, neighbourhood engagement, and year-round use of outdoor spaces.

A large measure of the awareness of Shipyards and Waterfront initiatives was thanks to ongoing and dedicated strategic communications and marketing of initiatives like the Harbour Deck announcement, creative marketing of projects like Harbour Beach and Long Summer Nights, and ongoing proactive communications for all seasonal Shipyards programming, as well as operational support for closures, weather or traffic management.

Harbour Beach, a new city-led activation at Waterfront Park provided a venue for families and local businesses to enjoy throughout selected weekends in July and August, creating an extension of The Shipyards and waterfront experience with music, food and beverage and causal seating atmosphere utilizing Goldsworthy Pier.

Overall, 2025 demonstrated the continued evolution of public space programming, growing in quality, reach, scale and complexity. The breadth of offerings sought to offer something for a wide range of ages and interests, and to encourage return visits throughout the year.

These efforts not only enhanced quality of life for residents but also supported local economic activity, tourism, and community well-being. The continued success of programming underscores the importance of sustained investment in public space activation as a cornerstone of a connected, inclusive, and thriving city.

### **Upcoming 2026 Programming**

2026 promises to be an exceptional year for the City as programming continues to evolve and enhance the City's iconic public spaces.

The Shipyards is strategically positioned to grow into its role as a regional destination.

In June and July, The Shipyards has partnered with Canada Soccer to host Canada Soccer House North Vancouver during the World Cup. The site will feature a large outdoor LED screen for game viewing, performances, interactive installations, food and beverage offerings and more; to create an exciting, family-friendly atmosphere.

Throughout summer public spaces throughout the city will feature a wide range of events and activations including markets, movie nights, live music, fitness classes, and community celebrations.

For more information and to see what's in store later in the year, see the projected calendar of events for 2026 (Attachment 1), this is correct as of April and is subject to change.

### **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

Events and activations at The Shipyards and in the City's public spaces play a vital role in enriching city life, infusing energy into the community, stimulating the local economy, and enhancing the quality of life. These activations foster social connections, cross-cultural understanding and offer accessible activities for everyone.

This directly supports Council's priorities for "A Vibrant City" and "A Prosperous City".

RESPECTFULLY SUBMITTED:

  
\_\_\_\_\_  
Magda Kwaterska  
Manager, The Shipyards and Waterfront

# THE SHIPYARDS

## 2026 PROGRAMMING CALENDAR

### January - April

#### Skate Plaza Closes

The Shipyards | March 29

#### Dutch Koningsdag

The Shipyards | April 25: 11am-4pm

### June

#### Shipyards Night Market

The Shipyards | Fridays, May 15 - June 5: 3pm-10pm  
East 1st | Fridays, June 12 - July 17: 3pm-9pm

#### Splash Park

The Shipyards | May 15 - September 7: 10am-8pm

#### North Van Arts Trolley Days

The Shipyards | June 6 & 7: 10am-5pm

#### Canada Soccer House

*Presented by Uber Eats*

The Shipyards | June 11 - July 19

#### Lower Lonsdale Block Party

East 1st | June 27: 10am-8pm

### August

#### Shipyards Night Market

The Shipyards | Fridays, May 15 - September 11: 3pm-10pm

#### Splash Park

The Shipyards | May 15 - September 7: 10am-8pm

#### Deckchair Cinema

The Shipyards | Thursdays, July 2 - August 27: Sundown

#### Pride at The Pier

The Shipyards | August 1

#### Long Summer Nights

*Presented by City of North Vancouver*

The Shipyards | Saturdays: August 8, 15, 22: 5pm-10pm

#### Tibet Festival

The Shipyards | August 9: 11am-5pm

#### Classic Sundays

*Presented by City of North Vancouver*

The Shipyards | Sundays: August 2, 16, 23: 3pm-5pm

#### NVRC Bollywood Class

The Shipyards | August 13: 6pm-7pm

#### School of Rock Showcase

The Shipyards | August 29-30: 11am-9pm

### October - December

#### Public Disco Festival

The Shipyards | October 3: 2pm-10pm

#### Light The Night

The Shipyards | October 24

#### Halloween at The Shipyards

The Shipyards | October 31

#### Skate Plaza

The Shipyards | November 27 - March 29: 12pm-8pm

#### Spirit of The Season

*Presented by City of North Vancouver*

The Shipyards | November 28: 4pm-8pm

#### Shipyards Christmas Market

The Shipyards | November 27 - December 24

#### New Year's Eve DJ Skate

The Shipyards | December 31: 5-8pm

### May

#### Brewhalla Festival

The Shipyards | May 1: 5pm-10pm

#### Vancouver Hong Kong Fair

The Shipyards | May 3: 11am-7pm

#### City of North Vancouver Youth Awards

Pipe Shop | May 7: 5:30pm-7:30pm

#### Splash Park

The Shipyards | May 15 - September 7: 10am-8pm

#### Shipyards Night Market

The Shipyards | Fridays, May 15 - September 11: 3pm-10pm

#### Granville Flea Vintage Market

The Shipyards | May 16: 11am-6pm

#### Brockton World Music

The Shipyards | May 16: 12pm-2pm

#### North Shore Band Fest

The Shipyards | May 31: 10am-5:30pm

### July

#### Shipyards Night Market

East 1st St. | Fridays, June 12 - July 17: 3pm-9pm

The Shipyards | Fridays, July 24 - September 11: 3pm-10pm

#### Splash Park

The Shipyards | May 15 - September 7: 10am-8pm

#### Canada Soccer House

*Presented by Uber Eats*

The Shipyards | June 11 - July 19

#### Canada Day

*Presented by Rotary Club of Lions Gate*

The Shipyards | July 1: 11am-5pm

#### Deckchair Cinema

The Shipyards | Thursdays: July 2 - August 27: Sundown

#### NVRC Bollywood Class

The Shipyards | July 23: 6pm-7pm

#### Granville Flea Vintage Market

The Shipyards | July 25: 11am-6pm

#### Harambeecouver Festival

The Shipyards | July 26: 10am-10pm

#### Lululemon Yoga on The Pier

The Shipyards | Tuesdays: July 21 - August 25 : 6:30pm-7:30pm

### September

#### Splash Park

The Shipyards | May 15 - September 7: 10am-8pm

#### Shipyards Night Market

The Shipyards | Fridays, May 16 - September 11: 3pm-10pm

#### Granville Flea Vintage Market

The Shipyards | September 5: 11am-6pm

#### Turkic World Festival

The Shipyards | September 6: 12pm-8pm

#### Polish Festival Vancouver

The Shipyards | September 12: 1pm-10pm

#### North Shore Kids Fest

The Shipyards | September 13: 12pm-6pm

#### Festivibe

The Shipyards | September 19: 10am-8pm

CORRECT AS OF APRIL 7, 2026  
SUBJECT TO CHANGE

# Canada Soccer House at The Shipyards Update



**Presented May 11, 2026**  
Shipyards and Waterfront



## Purpose

Provide an update to Council on the planned ‘Uber Eats Canada Soccer House - North Vancouver’ event, at The Shipyards during the World Cup 2026 (June 11 to July 19).

*Ongoing updates will be provided to Council as planning for the event continues and details are finalized.*



# World Cup 2026

- Co-hosted by Canada, Mexico, and the United States
- 39 Days - June 11 - July 19
- 48 teams playing 104 games, in 16 cities
- Global TV audience exceeding 5 billion
- BC Place Vancouver will host 7 matches between June 13 and July 7. These games are projected to draw over **362,000** attendees.
- The official FIFA Fan Festival will be held at the PNE, East Vancouver.




This places the City of North Vancouver in an unparalleled position to **showcase our community, celebrate our local culture, and generate meaningful economic activity** for businesses by serving residents and attracting visitors from across the North Shore and further afield.



# Canada Soccer

- In February 2026 CNV was approached by Canada Soccer Media and Entertainment (CSME) to host “Canada Soccer House” event at The Shipyards
- Canada Soccer House, hosted in North Vancouver and Toronto, will be the official fan sites for Canada Soccer throughout the World Cup.
- Partnership was announced April 1<sup>st</sup>, 2026

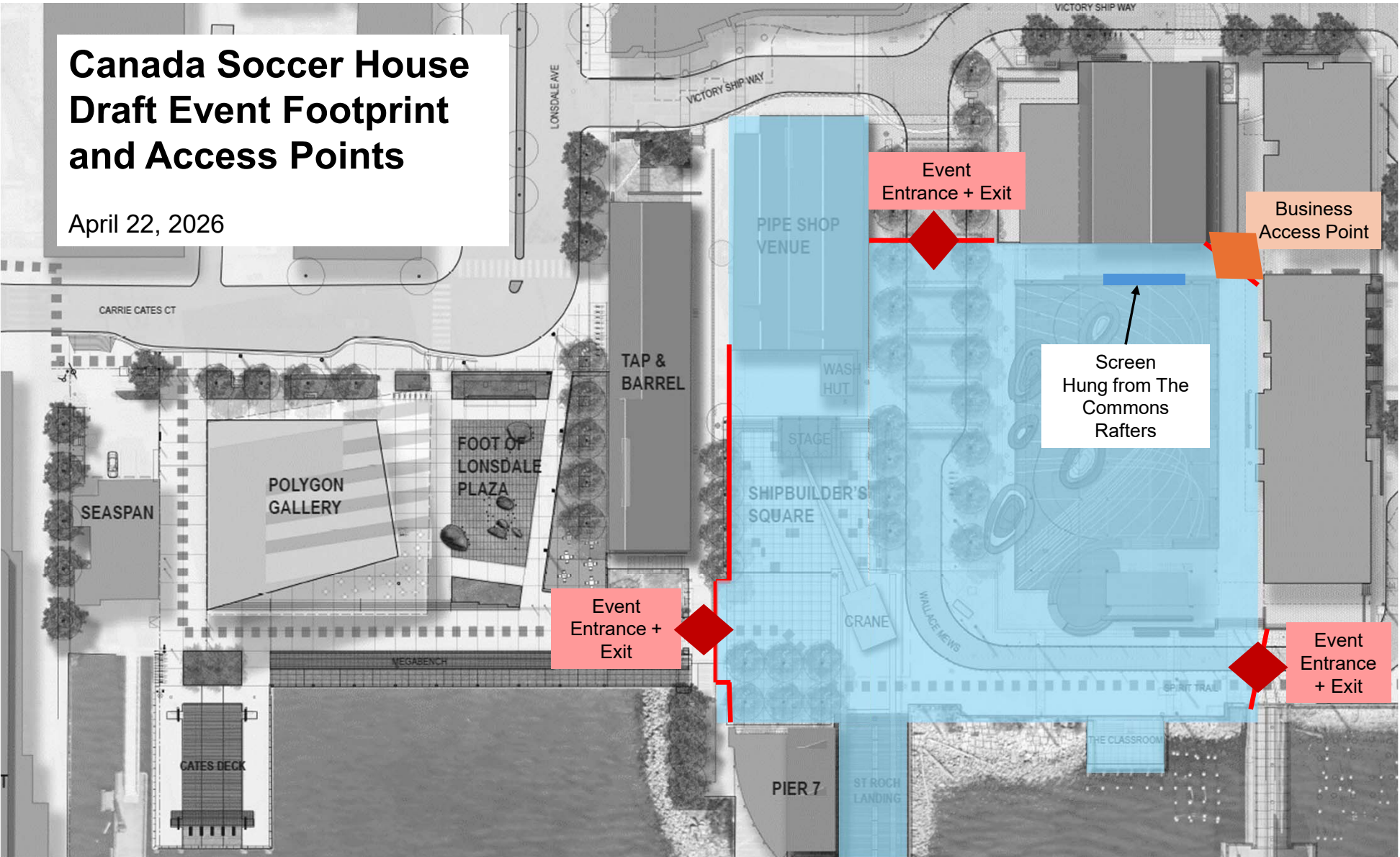




From June 11 to July 19<sup>th</sup> The Shipyards will be transformed into a destination for soccer fans, where thousands of supporters of all ages and allegiances can come together to experience the excitement of the world's biggest sporting event.

# Canada Soccer House Draft Event Footprint and Access Points

April 22, 2026



# Uber Eats Canada Soccer House

The full Uber Eats Canada Soccer House experience will be open on 11+ select days throughout the tournament.

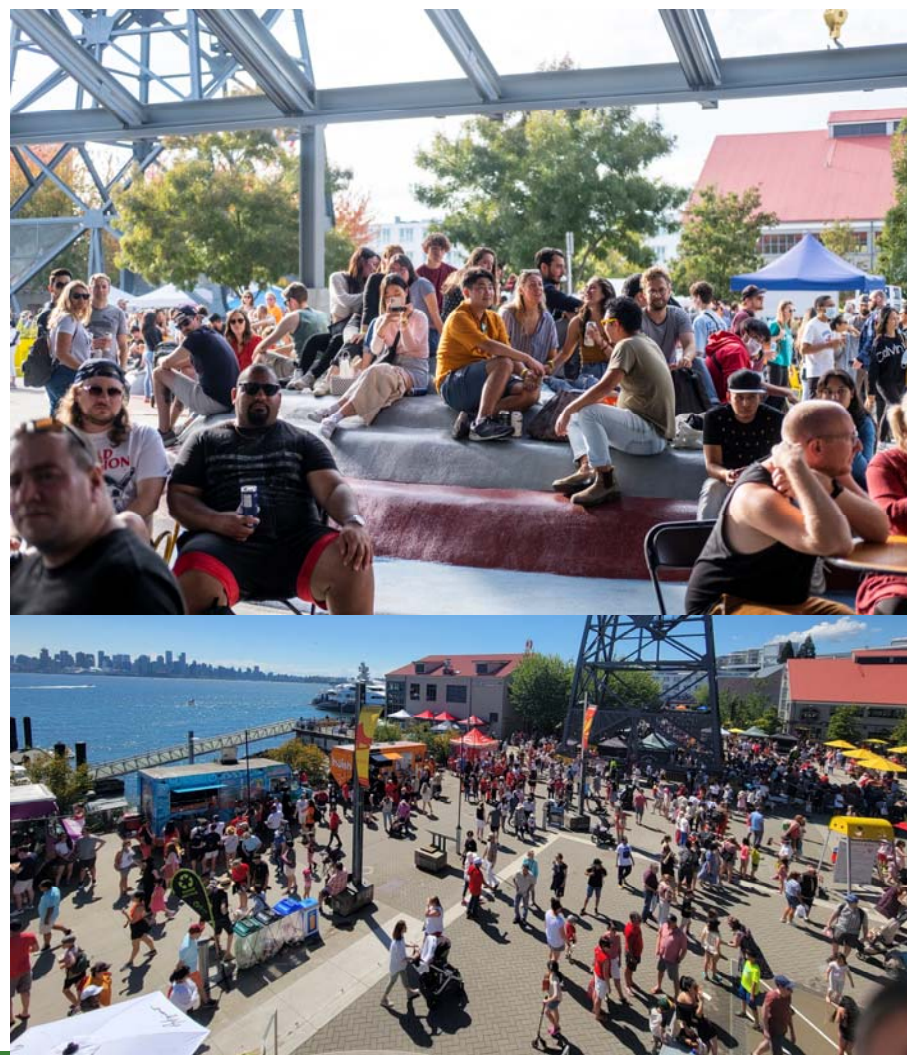
- Free activities
  - Live broadcast of matches on the big screen (and lots of smaller screens)
  - Athlete meet-and-greets
  - Entertainment
  - Giveaways and prizes
  - Food and beverage offerings
  - Social gathering spaces
  - Retail pop-ups featuring official merchandise
  - Sponsor activations
  - Interactive games
- and surprises designed for fans of all ages.



# Match Days and Other Programming

On all other match days, soccer fans will find a comfortable, lively game experience with free, family-friendly activities, and a selection of food and beverage vendors.

More details on the programming calendar will be announced soon, and be provided in future updates to Council.



# Neighbourhood Impact

The City is preparing for an influx of tourists and residents.

On peak days, when Canada Soccer House is fully activated, the site may reach capacity (5000 attendees).

Visitor numbers are expected to vary on a daily basis dependent on match schedule, day of the week and other programming.

Staff are actively working with Lower Lonsdale and Shipyards residents and businesses to identify and manage the impacts and communicate what to expect, regarding:

- Traffic management
- Access Management for residents and businesses
- Noise
- Safety and security

Information sessions held: April 8<sup>th</sup>, April 29<sup>th</sup>

# Traffic Management

Traffic management planning is underway and is being designed to meet the level of programming.

Transportation demand management efforts are underway (e.g. seabus service, transit, bike valet)

Communication plans are underway to encourage alternative modes of transportation and make use of the extensive pedestrian and trail network connecting into The Shipyards.

On both peak and non-peak days, the design will account for:

- Emergency vehicle access plus staging for incident response;
- Pedestrian safety through protected spaces;
- Predictable delivery windows for businesses;
- Residential building access;
- Waste collection; and
- Reduced circling for parking alongside improved wayfinding to local off-street parking opportunities.

# Night Games

Match start times range from 9am through to 9pm (North Vancouver time)

9pm games would play until 11pm+

An extension of The Shipyards typical operating hours (*7am until 10pm weekdays and Sunday, and 9am -11pm Friday and Saturday*)

- There are currently 7 games scheduled for a 9pm kick-off; June 12, 16, 19, 20, 22, 26 and July 2.
- Site will close within 60 minutes after game ends
- Noise is expected to cease at or before midnight.
- Staff will provide advanced warning of these late-night games to residents and businesses.

# Safety and Security

RCMP, CNV and CSME are working together to ensure the site is safe and secure throughout the event.

Security and safety support will vary day-by-day based on the expected attendance (with protocols in place to respond rapidly to unexpected visitor numbers).

This will look like:

- On peak days access to Shipbuilders Square and The Commons actively managed via three access points (with security, visitor count for occupancy monitoring, bag checks, metal detectors)
- CNV site hosts for community support
- Hired private security to operate the site
- RCMP presence
- First aid
- Identified routing and parking space for Fire and RCMP response

# Communication and Supports

A comprehensive communication strategy is being developed to coordinate media relations, issues management, to promote programming, and to celebrate North Vancouver's identity on a world stage.

CNV and CSME will work together to deliver this communication via web, social media, on-site signage, newspapers and more.

Locals' residents and businesses are being updated on the event through a series of meetings and direct communications.

Sessions held April 8<sup>th</sup> & 29<sup>th</sup>



# Implications For Other Shipyards Programming

To accommodate this unique undertaking, staff have been working with producers of events which are usually at The Shipyards in June and July to find them a suitable, temporary, alternative location.

- The Shipyards Friday Night Market – 6 markets move to East 1st Street, Lower Lonsdale
- The Lower Lonsdale BIA's Lower Lonsdale Block Party, June 27th - on East 1<sup>st</sup>
- Rotary's Canada Day – located at Cates Deck, Carrie Cates Crt, and Foot of Lonsdale Plaza, to the West of the site, alongside Canada Soccer House
- The North Shore Jazz Festival, June 28th - moved to Waterfront Park for 2026 with a backdrop of the Burrard Inlet and downtown Vancouver

# Splash Park

The Shipyards Splash Park will be open from the May Victoria Day long weekend, with a short pause from June 11th until after the peak of Canada Soccer House activation.

Operations will be in accordance with regional water restrictions.



# Financial Implications

The event is being delivered in partnership with CSME, with shared responsibilities and costs for event delivery.

The event is generously supported by external sponsors, who will be recognized, via onsite signage/displays, and marketing materials.

The City is responsible for site programming and site operations on the non-game days and a smaller portion of the game days. The City will also be responsible for traffic and access management and community wayfinding.

The City is securing external funds to support the event:

- Province of British Columbia; Ministry of Tourism, Arts, Culture and Sport - Community Event Support Fund - \$90,000 grant
- To be announced sponsors from key North Shore partners

City contributions include:

- \$100,000 from 2026 Capital Budget
- \$80,000 of existing 2026 Operating Budget

# Next Steps

Delivering this program requires coordinated effort across multiple City workstreams and external partners.

The internal oversight committee is working to:

- Ensure CNV presents a unified, celebratory, and well-managed experience for residents, visitors, and local businesses throughout the tournament period;
- Integrate programming, transportation, public safety and emergency management and other key elements; and
- Provide information to residents and businesses on schedule, access and opportunities to participate

Ongoing updates will be provided to Council as planning for the event continues and details are finalized.

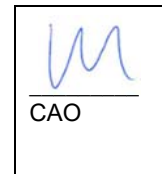
Next updates to include:

- Detailed Programming Schedule
- Traffic and Access Management Plan
- Business and Resident Updates



Thank you.

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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Karyn Magnusson, General Manager, Infrastructure, Transportation and Parks

Subject: CANADA SOCCER HOUSE AT THE SHIPYARDS – UPDATE

Date: April 22, 2026 File No: 15-8100-20-0001/1

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**PURPOSE**

The purpose of this report is to provide an update to Council on the planned ‘Uber Eats Canada Soccer House – North Vancouver’ event, in partnership with Canada Soccer Media and Entertainment (CSME), at The Shipyards during the World Cup 2026 (June 11 to July 19, 2026).

Ongoing updates will be provided to Council as planning for the event continues and details are finalized.

**ATTACHMENTS**

1. Uber Eats Canada Soccer House DRAFT Event Schedule (CityDocs [2805712](#))

**BACKGROUND**

The 2026 FIFA World Cup is co-hosted by Canada, Mexico, and the United States. The 39-day tournament runs from June 11 to July 19, 2026, featuring 48 teams playing 104 games across 16 cities.

Seven matches will be hosted at BC Place in Vancouver, and the FIFA Fan Festival will be operating from the PNE, East Vancouver throughout the tournament. This concentration of activity in Vancouver places the City of North Vancouver in an unparalleled position to showcase our community, celebrate our local culture, and generate meaningful economic activity for businesses by serving residents and attracting visitors from across the North Shore and further afield.

In the fall of 2025, staff included a \$100,000 budget item into the Draft Financial Plan to enable the City to host watch parties as a way for fans to share in the excitement of the event. This item was approved with the 2026 Capital Budget.

In February 2026, CNV was approached by Canada Soccer Media and Entertainment (CSME) to host one of two “Canada Soccer House” events at The Shipyards – a significant honour providing direct interface with the national soccer program, visiting dignitaries, media, and international and local fans.

Canada Soccer House, hosted in North Vancouver and Toronto, will be the official fan sites for Canada Soccer throughout the World Cup.

## **DISCUSSION**

### **Overview of Event Concept**

From June 11 to July 19, The Shipyards will be transformed into a destination for soccer fans, where thousands of supporters of all ages and allegiances can come together to experience the excitement of the world’s biggest sporting event. A large LED screen and many smaller screens will be installed in The Commons and Shipbuilders Square to show matches throughout the tournament. The event calendar will offer a full schedule of programming designed to offer an exciting mix of activities and experiences.

The full Uber Eats Canada Soccer House experience will occur on 12+ select days throughout the tournament (currently June 12, 13, 17, 18, 20, 23, 24, 27, 28, July 1, 2, 7). Activities will be completely free and will offer live broadcast of matches on the big screen, athlete meet-and-greets, giveaways, and entertainment. Fans can also enjoy food and beverage offerings, social gathering spaces, retail pop-ups featuring official merchandise, sponsor activations, and interactive games, prizes, and surprises designed for fans of all ages.

On all other match days, soccer fans will find a comfortable, lively game experience with free, family-friendly activities, and a selection of food and beverage vendors. The fencing, Canada Soccer House branding and decorations will remain in place to keep the sense of a special place for fans to view their favorite teams. Before and after the daily event programming for each day the public will be able to pass through the Spirit Trail along the water but access to other portions of the Commons and Shipbuilders Square within the fencing will be limited.

The FIFA match calendar continues to go through final adjustments however there will be a handful of days towards the end of the tournament where there are no games being played. On these days the public will have access to the areas within the fencing and we anticipate the spray park to be in operation along with some food trucks and light programming to keep the space active.

A draft programming calendar is provided (see *attachment 1*), this is subject to change. More details on the programming calendar will be announced soon, and be provided in future updates to Council.

### **Neighbourhood Impact**

The City is preparing for an influx of tourists and residents through public realm activation, access and traffic management considerations, business education and support and a broad safety and security plan.

On peak days, when Canada Soccer House is fully activated, the site may reach capacity (5000 attendees). However, visitor numbers are expected to vary on a daily basis dependent on match schedule, day of the week, and other programming.

Staff are actively working with Lower Lonsdale and Shipyards residents and businesses to identify and manage the impacts of predicted noise and traffic. Two information sessions for invited Lower Lonsdale and Shipyards residents and businesses have been held so far on April 8<sup>th</sup> and April 29<sup>th</sup>.

### **Traffic Management**

Traffic management planning is underway and is being designed to meet the level of programming. On both peak and non-peak days, the design will account for:

- Emergency vehicle access plus staging for incident response;
- Pedestrian safety through protected spaces;
- Predictable delivery windows for businesses;
- Residential building access;
- Waste collection; and
- Reducing circling for parking alongside improved wayfinding to local off-street parking opportunities.

To support the traffic management plans, transportation demand management efforts are underway. These include working with our partners in transit, bike share and bike valet to scale up opportunities for conveniently accessing The Shipyards without a vehicle. Communication plans are underway to encourage alternative modes of transportation and make use of the extensive pedestrian and trail network connecting into The Shipyards.

More details will be shared on the traffic management approaches in the next update to Council.

### **Night Games**

Match times throughout the tournament range from 9am through to 9pm (North Vancouver time). With a game expected to last 2 hours (or slightly more), meaning a 9pm match would play until 11pm.

There are currently 7 games scheduled for a 9pm kick-off: June 12, 16, 19, 20, 22, 26 and July 2. The site will shut within 60 minutes after games are over so noise is expected to cease at or before midnight, this is an extension of the typical operating hours (7am until 10pm weekdays and Sunday, and 9am-11pm Friday and Saturday). Staff will provide advanced warning of these late-night games to residents and businesses.

## **Safety and Security**

RCMP, CNV and CSME are working together to ensure the site is safe and secure throughout the event.

On peak days, access to Shipbuilders Square and The Commons will be actively managed via three access points, these security check points will control occupancy load (to conform with liquor license numbers), and will include bag checks and metal detectors for safety.

Security and safety support will vary day-by-day based on the expected attendance (with protocols in place to respond rapidly to unexpected visitor numbers). This will include a mixture of CNV site hosts for community support, hired private security to operate the site and RCMP presence. First aid will be provided on site and the access plan includes routing and parking space for Fire and RCMP response.

## **Communications and Supports**

A comprehensive communication strategy is being developed to coordinate media relations, issues management, to promote programming, and to celebrate North Vancouver's identity on a world stage. CNV and CSME will work together to deliver this communication via web, social media, on-site signage, newspapers and more. Locals' residents and businesses are being updated on the event through a series of meetings and direct communications.

## **Implications for Other Shipyards Programming**

To accommodate this unique undertaking, staff have been working with producers of events which are usually at The Shipyards in June and July to find them a suitable, temporary, alternative location.

The Shipyards' Night Market will move to East 1<sup>st</sup> Street in Lower Lonsdale for 6 Friday's; June 12, 19 and 26, and July 3, 10 and 17. After these dates the market will return to The Shipyards.

On June 27<sup>th</sup>, the Lower Lonsdale BIA will hold the Lower Lonsdale Block Party on East 1<sup>st</sup> Street (this event was previously called The Shipyards Festival).

The North Shore Jazz Festival, on June 28<sup>th</sup>, has been relocated to Waterfront Park for 2026. The stage will be placed on the south side of the park which will give attendees a spectacular view of the performance from their picnic blanket, with a backdrop of the Burrard Inlet and downtown Vancouver.

Rotary's Canada Day will be held at The Shipyards, at Cates Deck, on Carrie Cates Court, and in the Foot of Lonsdale Plaza. While this is a slightly smaller footprint to previous years, July 1<sup>st</sup> is a full Uber Eats Canada Soccer House programming day so attendees will get to experience a very lively, unique Canada Day at The Shipyards both within Canada Soccer House and the surrounding areas of The Shipyards.

The Shipyards Splash Park will be open from the May Victoria Day long weekend, with a short pause from June 11<sup>th</sup> until after the peak of Canada Soccer House activation.

## **FINANCIAL IMPLICATIONS**

The event is being delivered in partnership with CSME, with shared responsibilities and costs for event delivery over the June 11 to July 19 time period. Funding of \$100,000 is identified in the 2026-2029 Financial Plan and was originally intended to host community viewing parties at The Shipyards. With CSME bringing Uber Eats Canada Soccer House to The Shipyards site the City's main role is background and community-based programming and support for the non-Canada Soccer House game days and the rest days. Community programming is funded by The Shipyards operating budget, using \$80,000 typically earmarked for the Long Summer Nights concert series.

Additionally, the event is generously supported by the Province of British Columbia through the Ministry of Tourism, Arts, Culture and Sport through a \$90,000 event grant.

The City continues to work with key North Shore partners on sponsorship of the event. All sponsorship will follow the City's 2024 Sponsorship Policy. City sponsors will be recognized, alongside other sponsors engaged directly by CSME, via onsite signage/displays, and marketing materials.

## **INTER-DEPARTMENTAL IMPLICATIONS**

Delivering this program requires coordinated effort across multiple City workstreams and external partners.

An internal oversight committee has been established to:

- Provide integrated oversight and strategic direction for the full event program, (including Canada Soccer House), business activation, public safety, and infrastructure readiness;
- Integrate programming, transportation, public safety and emergency management and other key elements into a coherent citywide approach; and
- Ensure CNV presents a unified, celebratory, and well-managed experience for residents, visitors, and local businesses throughout the tournament period.

Events and Activations – The Shipyards and Waterfront is operationally responsible for delivering The Shipyards-anchored community celebration program and Canada Soccer House coordination.

Public Safety and Emergency Management – Public Safety, in coordination with RCMP, is tasked with ensuring the safety, security, and emergency readiness of CNV throughout the event period.

External Relations and Communications – Communications will deliver a comprehensive and coordinated approach for communications, media relations, community relations and issues management, alongside marketing to increase resident engagement, increase visitation, and tell an authentic North Vancouver story throughout.

Transportation and Infrastructure – Transportation will coordinate delivery of a comprehensive traffic and access management approach which supports safety and access to and through the site, including managing access for residents and businesses.

Business Activation – Economic Development will deliver a coordinated program to engage and support local businesses in capitalizing on the economic opportunity presented by increased regional visitation.

### **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

Hosting this significant event is aligned with Council’s priorities of a vibrant and prosperous city.

RESPECTFULLY SUBMITTED:



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Karyn Magnusson  
General Manager, Infrastructure, Transportation  
and Parks



# JUNE

## CANADA SOCCER HOUSE AT THE SHIPYARDS

DRAFT SUBJECT TO CHANGE

| SUN   | MON  | TUES  | WED                       | THURS   | FRI   | SAT  |
|---|--|---|---------------------------|---|---|--|
|   | 1  | 2   | 3                         | 4   | 5   | 6  |
| 7   | 8  | 9   | 10                        | 11<br>World Cup Tournament Opens<br>Regular Match Viewing Day | 12<br>Canada Soccer House<br>Shipyards Night Market at East 1st<br>Night Game       | 13<br>Canada Soccer House  |
| 14<br>Regular Match Viewing Day   | 15<br>Regular Match Viewing Day                                      | 16<br>Regular Match Viewing Day<br>Night Game | 17<br>Canada Soccer House | 18<br>Canada Soccer House                                     | 19<br>Regular Match Viewing Day<br>Shipyards Night Market at East 1st<br>Night Game | 20<br>Canada Soccer House<br>Night Game  |
| 21<br>Regular Match Viewing Day   | 22<br>Regular Match Viewing Day<br>Night Game                        | 23<br>Canada Soccer House                     | 24<br>Canada Soccer House | 25<br>Regular Match Viewing Day                               | 26<br>Regular Match Viewing Day<br>Shipyards Night Market at East 1st<br>Night Game | 27<br>Canada Soccer House<br>Lower Lonsdale Block Party at East 1 <sup>st</sup> (Lower Lonsdale BIA) |
| 28<br>Tentative Canada Soccer House day<br>North Shore Jazz Festival at Waterfront Park | 29<br>Regular Match Viewing Day<br>Tentative Canada Soccer House day | 30<br>Regular Match Viewing Day               |                           |   |   |  |






# JULY

## CANADA SOCCER HOUSE AT THE SHIPYARDS

DRAFT SUBJECT TO CHANGE

| SUN  | MON | TUES                            | WED                                    | THURS   | FRI   | SAT  |
|--|-----|---------------------------------|--|---|---|--|
|  |     |                                 | 1<br>Canada Soccer House<br>Canada Day | 2<br><i>Tentative Canada Soccer House day</i><br><br>Night Game | 3<br>Regular Match Viewing Day<br>Shipyards Night Market at East 1st  | 4<br><i>Tentative Canada Soccer House day</i><br>Regular Match Viewing Day |
| 5<br>Regular Match Viewing Day                     | 6   | 7<br>Canada Soccer House        | 8<br>Regular Match Viewing Day         | 9<br>Regular Match Viewing Day                                  | 10<br>Regular Match Viewing Day<br>Shipyards Night Market at East 1st | 11<br>Regular Match Viewing Day  |
| 12   | 13  | 14<br>Regular Match Viewing Day | 15<br>Regular Match Viewing Day        | 16  | 17<br>Shipyards Night Market at East 1st                              | 18<br>Regular Match Viewing Day  |
| 19<br>World Cup Final<br>Regular Match Viewing Day | 20  | 21                              | 22                                     | 23  | 24  | 25   |
| 26   | 27  | 28                              | 29                                     | 30  | 31  |  |



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|---|---|--|
| <br>A/Director | <br>General<br>Manager | <br>CAO |
|---|---|--|

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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Daniella Fergusson, Manager, City Design and Planning

Subject: IMPLEMENTATION OF BILL 25: OCP AND ZONING BYLAW  
AMENDMENT

Date: April 22, 2026 File No: 09-3900-30-0017/1

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

**RECOMMENDATION**

PURSUANT to the report of the Manager, City Design and Planning, dated April 22, 2026, entitled “Implementation of Bill 25: OCP and Zoning Bylaw Amendment”:

THAT the following bylaws be considered for readings and referred to a Public Hearing:

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2026, No. 9153” (Provincial Legislation Alignment: Implementation of Bill 25);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9154” (Provincial Legislation Alignment: Implementation of Bill 25);

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

**ATTACHMENTS**

1. What We Heard Report (CityDocs [2800304](#))
2. Tracked changes version of “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2026, No. 9153” (CityDocs [2802434](#))
3. Illustrative Map showing proposed OCP changes (CityDocs [2798079](#))
4. Tracked changes version of “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9154” (CityDocs [2802401](#))
5. Illustrative Map showing proposed Zoning Bylaw changes (CityDocs [2798081](#))
6. Tracked changes version of Low Rise Neighbourhoods Guidelines (CityDocs [2788779](#))
7. Presentation for Public Hearing (CityDocs [2802441](#))

8. "Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2026, No. 9153" (Provincial Legislation Alignment: Implementation of Bill 25) (CityDocs [2763465](#))
9. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9154" (Provincial Legislation Alignment: Implementation of Bill 25) (CityDocs Pt. 1 [2763648](#); Pt 2 [2800246](#))

## SUMMARY

This report introduces bylaws to complete implementation of "Bill 25", bringing the City's Official Community Plan (OCP) and Zoning Bylaw into alignment with provincial small-scale multi-unit housing requirements.

The proposed amendments are intended to:

- meet minimum provincial density and parking requirements;
- apply the provincial density and parking requirements more consistently;
- address community input gathered from a heritage special study; and
- clarify Ground Oriented Zone and Low Rise Neighbourhoods Guidelines language and requirements based on applicant feedback and inquiries.

## BACKGROUND

### *Legislative Requirements*

In November 2023, the Province introduced a suite of legislation (Bill 44) intended to build more homes, faster. Bill 44 introduced new requirements for small-scale multi-unit housing (SSMUH) and requirements for municipalities to update their OCP and Zoning Bylaw to accommodate 20-year housing needs. The City met provincial SSMUH requirements in June 2025. Provincial 20-year housing need requirements were met in December 2025 with changes including the Low Rise Neighbourhood 1 and Low Rise Neighbourhood 2 OCP land use designations, Low Rise Neighbourhoods Guidelines, a heritage special study area, and the Ground Oriented Zone.

In November 2025, the Province adopted new legislation for SSMUH (Bill 25). Bill 25 amended the *Local Government Act* ("the Act") requirements for SSMUH. The provincial deadline to comply with the legislation is June 30, 2026.

### *Consistent Block Approach*

In January 2026, Council directed staff to proceed with preparing bylaw amendments to address the provincial legislation and Act requirements via a consistent block approach. The following resolution was passed at the January 26, 2026 Regular Council Meeting:

PURSUANT to the report of the Manager, City Design and Planning, dated January 7, 2026, entitled "Provincial Legislation Alignment: Implementation of Bill 25":

THAT staff be directed to initiate bylaw amendments as described as "Option B: Consistent Block Approach";

THAT staff be directed to proceed with community engagement and schedule an 'OCP Facilitated Town Hall' to gather feedback on the proposed amendments to

the Official Community Plan;

AND THAT staff be directed to bring back proposed changes to the Official Community Plan and Zoning Bylaw prior to June 30, 2026, for Council's consideration.

The "consistent block approach" is intended to create clearer boundaries for applying the *Act*. Currently, *Act* requirements apply within a 400 metre radius of bus stops with frequent service, which can split a single block. For example, some properties may qualify for *Act* changes while others do not, which leads to inconsistent development and varied building forms that affect neighbourhood character. To address this, the consistent block approach (as directed by Council at the January 26, 2026 Council Meeting), in summary, extends *Act* requirements across entire blocks, except for unique lot configurations or properties in the Streamside Development Permit Area.

This report addresses the January 26, 2026, Council resolution by bringing forward proposed bylaws to meet *Act* requirements following a consistent block approach and reporting on findings from community engagement and the OCP Town Hall. In addition, this report completes the heritage special study introduced in December 2025.

## **SUMMARY OF PROPOSED BYLAW CHANGES**

To comply with the provincial legislation and the *Act*, the City is required to:

1. Allow up to 6 dwelling units per lot in Frequent Transit Areas (areas within 400m of bus stops on frequent transit service routes).
2. Remove minimum on-site parking requirements within Frequent Transit Areas.
3. Replace single-detached and duplex zones with zoning that allows for the development of up to 3, 4, or 6 dwelling units.

The proposed bylaw amendments tailor the requirements for the City's context by following a consistent block approach and by addressing community values identified as part of a heritage special study. In addition, staff have included housekeeping amendments to clarify Zoning Bylaw requirements based on feedback received from Ground Oriented Zone applications and inquiries received since December 2025.

## **Proposed Official Community Plan Amendments**

Proposed OCP Bylaw No. 9153 is included as Attachment 8. A tracked-changes version is included as Attachment 2.

### *Bill 25 Amendments*

The *Act* requires that up to 6 dwelling units per lot be permitted in Frequent Transit Areas. Accordingly, the City is required to apply the Low Rise Neighbourhood 2 land use designation in those areas. Proposed OCP Bylaw No. 9153 changes the land use designation from Low Rise Neighbourhood 1 to Low Rise Neighbourhood 2 for 1,446 properties to meet requirements. For convenience, the proposed Schedule A land use designation map changes are included as Attachment 3. The orange parcels with a grey

outline indicate properties that already received the Low Rise Neighbourhood 2 land use designation on December 8, 2025. The orange parcels with a black outline indicate the parcels that would be designated Low Rise Neighbourhood 2 as part of proposed OCP Bylaw No. 9153.

### *Consistent Block Approach Amendments*

Proposed OCP Bylaw No. 9153 changes the land use designation from Low Rise Neighbourhood 1 to Low Rise Neighbourhood 2 for 118 additional properties to implement the consistent block approach. In the map included as Attachment 3, the orange parcels with a red outline indicate the parcels that would be designated Low Rise Neighbourhood 2 as part of the consistent block approach. These additional 118 properties are located outside of the 400-metre radius from bus stops with frequent service. The recommendation to extend the *Act's* density and parking requirements to these properties is intended to promote a more consistent build-out of the street over time. Council passed a resolution at the January 26, 2026, Council Meeting directing staff to initiate bylaw amendments incorporating the consistent block approach.

### *Heritage Special Study Amendments*

Proposed OCP Bylaw No. 9153 deletes the heritage special study area that was introduced into the OCP in December 2025, as that work is now complete. The purpose of the study area was to better understand community priorities in balancing heritage values with development opportunities. As a result of the then pending work on the heritage special study, the City's heritage areas were not rezoned in December 2025 from their existing single-detached (RS) or duplex (RT) zones. However, Bill 25 requires that remaining single-detached and duplex zoning be replaced with zoning that allows for the development of 3, 4, or 6 dwelling units. So, the heritage special study had to be completed, and has now been completed, prior to the provincial Bill 25 deadline of June 30, 2026.

Further information regarding the completion of the heritage special study area is provided in the Proposed Zoning Bylaw Amendments section, below.

### *Housekeeping Amendments*

One OCP housekeeping amendment is proposed in OCP Bylaw No. 9153 to clarify where the "Form and Character" development permit area applies by updating the "Applicability" text in OCP "Table 4 Area Specific Development Permit Areas".

## **Proposed Zoning Bylaw Amendments**

Proposed Zoning Bylaw No. 9154 is included as Attachment 9. A tracked-changes version of proposed Zoning Bylaw No. 9154 is included as Attachment 4.

### *Bill 25 Amendments*

The provincial legislation and the *Act* require the City to remove minimum parking requirements for properties located within Frequent Transit Areas. Proposed Zoning

Bylaw No. 9154 updates “Division IV: Parking and Loading Standards” by inserting a map that specifies the 1,940 properties where parking spaces are not required to be provided.

Provincial legislation and the *Act* also require the City to replace single-detached (RS) and duplex (RT) zones with zoning that instead allows for the development of up to 3, 4, or 6 dwelling units. Proposed Zoning Bylaw No. 9154 would rezone 348 properties to the Ground Oriented Zone. Properties that are larger than 4,050 square metres or that are protected by a Heritage Designation Bylaw (prior to June 30, 2024) are exempt from *Act* requirements. A map showing proposed Zoning Bylaw No. 9154 changes is included as Attachment 5.

Additionally, staff identified 16 City-owned properties subject to *Act* requirements that were originally acquired by the City for park purposes. Proposed Zoning Bylaw No. 9154 would rezone those properties from a single-detached or duplex zone to the P1 Public Use and Assembly Zone.

#### *Consistent Block Approach Amendments*

Proposed Zoning Bylaw No. 9154 removes the minimum parking requirements for 118 properties following the consistent block approach. The map in “Division IV: Parking and Loading Standards” includes both the consistent block approach and Bill 25 properties where no parking is required.

#### *Heritage Special Study Amendments*

To complete the heritage special study, staff gathered community input on how to integrate new development into heritage areas. The community engagement process is described in more detail below under the “Communications and Engagement” heading. Staff also hosted a focus group on housing for families. The following feedback was received, which informed the development of proposed Zoning Bylaw No. 9154:

- **Incentives to support retention of heritage buildings:** Updates to the Ground Oriented Zone allow a homeowner to install a secondary suite within a Heritage Register home by providing more flexibility for density and height requirements.
- **Importance of maintaining Grand Boulevard development pattern:** Updates specify that the minimum lot width for a new lot facing Grand Boulevard must be 15 or more metres, matching the current lot pattern.
- **Specific needs for two heritage properties:** Council recently approved infill development and the protection of existing heritage buildings for two separate properties. The properties are located in the Low Rise Neighbourhoods 2 designation which allows up to 6 units per lot. Although the properties are exempt from Bill 25 requirements due to having Heritage Designation Bylaws, the property owners requested minor revisions to their comprehensive development zones to permit secondary suites and stratification.

Participants also noted that the Ground Oriented Zone should incentivize parking, even if the City cannot require it in certain areas. The Ground Oriented Zone already excludes 16 square metres (172 square feet) from floor space calculations per parking

space in a garage for each dwelling unit, and does not count surface or carport parking towards density.

At the January 26, 2026 Council Meeting, there were some comments raised about potential approaches to incentivize or require family-size units in the Ground Oriented Zone and for townhouse-scale development. In response, staff set up a focus group specifically to gather input on housing for families, conducted research, and connected with other municipalities on potential measures. Staff have begun testing the Ground Oriented Zone to see if the potential measures are practical. As a next step, staff intend to discuss the potential measures with the development community. Once that work has taken place, staff can bring forward a separate zoning bylaw amendment at a future Council Meeting.

### *Housekeeping Amendments*

The Ground Oriented Zone has been in effect since December 9, 2025. In processing development inquiries and applications, staff have received feedback on the Ground Oriented Zone. As a result, proposed Zoning Bylaw No. 9154 includes the following housekeeping amendments:

- Clarifying language regarding Gross Floor Area exclusions.
- Updating the permitted projections for roof height, enclosed landings on a rooftop, and structures providing weather protection to align with Building Code.
- Updating permeable area and storage definitions to improve clarity.
- Minor updates to text, figures, and tables.

### **Proposed Low Rise Neighbourhoods Guidelines Changes**

As part of the heritage special study, staff gathered community input and applied a heritage lens to the Low Rise Neighbourhoods Guidelines so that new and infill development in heritage areas can be sympathetic to the existing character.

Proposed Zoning Bylaw No. 9154 includes revised Low Rise Neighbourhoods Guidelines which are included in the latter half of Attachment 9. (For reference, a track-changes version of the Low Rise Neighbourhoods Guidelines is also included as Attachment 6.) No changes to the existing Ottawa Gardens Heritage Conservation Area Guidelines are proposed.

### *Heritage Special Study Amendments*

The following amendments to the Low Rise Neighbourhoods Guidelines were informed by community engagement:

- New section “5. Heritage Building and Heritage Character Areas” to:
  - Encourage retention of existing heritage features and buildings.
  - Allow more flexibility for parking, vehicle access, built form, siting, and lot coverage requirements for existing heritage buildings.
  - Encourage new development in Heritage Character Areas to be compatible with historic context.
  - In the Grand Boulevard Heritage Character Area new development should incorporate landscape features that support a “garden suburb identity”, i.e.

to reflect the existing character with houses set back, and generous landscaping facing the park.

- In the East 10<sup>th</sup> Street and Finlay's Row Heritage Character Areas the street-facing façade of new development is encouraged to reflect typical design features of these areas.
- Exempting buildings on the City's Heritage Register or in Heritage Character Areas from certain requirements that may conflict with heritage features.

### *Housekeeping Amendments*

Based on applicant feedback to date, staff propose the following housekeeping amendments to the Low Rise Neighbourhood Guidelines:

- Updating the Exemptions section so that a development permit is not required for interior home improvements, addition of garages or accessory buildings, landscaping changes, or the addition of a secondary suite.
- Amending certain guidelines (e.g. siting) to apply to new buildings only.
- Minor text and graphics updates for clarity and to reduce repetition.

## **COMMUNICATIONS AND ENGAGEMENT**

Staff developed a community engagement strategy to complete the heritage special study and to gather input on integrating new development into existing heritage areas. Community engagement was carried out between February and April 2026. The engagement was conducted both online and in-person via walking tours, drop-in information sessions, and an OCP Town Hall. Engagement opportunities were promoted online and in print media including the CityView newsletter, the City's social media channels and webpage, a City-wide mailout to all residents and businesses, and addressed letters to impacted property owners.

Staff hosted the following engagement opportunities:

- Two (2) Ottawa Gardens Walking Tours
- Three (3) Information Sessions
- One (1) OCP Town Hall Meeting
- One (1) Housing for Families Focus Group
- Online engagement through the City's Let's Talk platform

Staff provided information and sought input from the Heritage Advisory Committee, Integrated Transportation Committee, and the Advisory Planning Commission. Staff also attended the following community events to share information about this project:

- Heritage Week Open House hosted by MONOVA
- "North Shore Youth Civic Forum" hosted by North Shore Community Resources

A summary of engagement opportunities, input, and promotion is provided in the report titled "What We Heard" (Attachment 1). Key findings include:

- **Provincial requirements:** Some participants expressed concerns about the provincially-mandated legislation in general. Other participants supported the intent to increase the amount and variety of housing available in the City.

- **Parking:** Many participants expressed concern regarding the provincial requirement to eliminate parking requirements in Frequent Transit Areas.
- **Infrastructure:** Participants noted the need for municipal infrastructure (water, sewer, roads) and provincial services (healthcare, daycare, education, etc.) to be adequately expanded and maintained as development takes place.
- **Family-sized units:** Participants expressed concern that new development does not have enough bedrooms or that the units are too small and expressed a desire to have minimum requirements for family-sized units.
- **Affordability:** Participants noted concerns about the affordability of small-scale multi-unit housing.
- **Form and heritage character:** Participants indicated it is important for new development to have similar architectural styles and built form (e.g. height) as other buildings in the heritage areas.
- **Front porches and landscaping:** Front porches and large landscaped areas were noted by participants as important heritage characteristics.

In addition, staff received 28 email inquiries. Feedback provided via email has been reviewed and considered as part of the community engagement input. Feedback addressed to Council will be brought forward as part of a public hearing package.

## FINANCIAL CONSIDERATIONS

When an amendment to the OCP is being considered, section 477(3) of the *Act* requires municipalities to consider the change in conjunction with the City's Financial Plan. Modeling anticipates that development will occur gradually over time, so capital investments in infrastructure will be required only when sufficient growth has taken place. As a result, there is no need to update the Financial Plan at this time. Staff will incorporate these changes as needed in 2027-2031 Financial Plan and bring it to Council as a part of the annual financial planning cycle.

## INTER-DEPARTMENTAL IMPLICATIONS

### Utility Capacity

A utility capacity analysis for the water, sanitary, and storm systems was completed for all low density zones of the City in early 2025. The analysis assumed a density of six units per lot, which exceeds the density proposed in the bylaw amendments. While the results identified portions of the systems that would require upgrades to support full build out, development in these areas is expected to occur gradually. As a result, staff anticipate that necessary upgrades can be planned and implemented in coordination with development activity.

Staff will continue to monitor system performance to ensure that upgrade timing aligns with development needs. In addition, the City will continue to review the effectiveness of onsite controls (e.g., stormwater management measures, fire sprinklers) to confirm that these source controls are improving utility performance as intended.

### Building and Development

The Ground Oriented Zone builds on the existing single detached (RS) and duplex (RT) zones, with changes to facilitate up to 3, 4, or 6 dwelling units per lot in line with published provincial guidance. Since the Ground Oriented Zone has come into effect in December 2025, Development Planning has received six new Development Permit applications within the Ground Oriented Zone. The new applications are proposing between 2 and 4 dwellings, even in areas where up to 6 units are permitted and are generally providing one parking spot per unit, which is above the minimum requirement of 0.5 spots per unit.

### Transportation

The proposed changes to parking minimums and increased housing opportunities along the Frequent Transit Network support the City's Mobility Strategy by enabling more people to live within walking or rolling distance of transit. Working with TransLink to improve service frequency, speed, and reliability is helping make transit a more convenient and dependable option for daily travel. These efforts are complemented by the Curb Access and Parking Plan, including updates to the Residential Permit Program, which better manages demand on residential streets while maintaining on-street parking options for those who need them. The City is proactively monitoring street parking occupancies in residential areas with known high demand.

### Real Estate

Nineteen City-owned properties are located within the OCP "Parks, Recreation and Open Space" land use designation. The provincial legislation and the *Act* require that they be rezoned, because they have single-detached (RS) or duplex (RT) zoning. Staff have determined that 16 properties were acquired for parks purposes, with low to very low development potential due to poor site access, topography and proximity to streams. As a result, the proposed bylaw amendments would rezone these properties for park use. The remaining 3 properties are proposed to be rezoned to the Ground Oriented Zone, with their future use being considered as part of the City's Parks and Public Space Plan.

## **INTER-GOVERNMENTAL CONSIDERATIONS**

Staff notified referral partners about potential OCP and Zoning Bylaw changes pertaining to Bill 25 in early February 2026.

If the bylaws proceed to First Reading, staff will follow-up with referral partners to share the proposed bylaws and seek further feedback.

## **CONCLUSION**

In conclusion, the purpose of proposed OCP Bylaw No. 9153 and Zoning Bylaw No. 9154 are to comply with the provincial legislation and the *Act* as amended by Bill 25. The City has tailored the requirements to the City's context by following the consistent

block approach, addressing the heritage special study, and incorporating housekeeping changes.

Proposed OCP Bylaw No. 9153 updates the land use map to show where up to 3, 4 or 6 dwelling units per lot would be permitted per *Act* requirements and following the consistent block approach. Proposed Zoning Bylaw No. 9154 removes minimum parking requirements in Frequent Transit Areas and consistent block areas. It also applies the Ground Oriented Zone to single-detached and duplex zoned properties. In response to community engagement and to complete the heritage special study, proposed Zoning Bylaw No. 9154 updates the Low Rise Neighbourhoods Guidelines from a heritage perspective. Housekeeping amendments to the OCP and Zoning Bylaw are also proposed to provide clarity and address feedback received from applicants.

## **NEXT STEPS**

After First Reading, the OCP statutory approvals process begins, which includes referrals to neighbouring municipalities, First Nations, and government agencies. On June 15, 2026, Council may read the bylaws for a second time and host a public hearing for proposed OCP Bylaw No. 9153. Staff recommend that Council opt-in to a public hearing for proposed Zoning Bylaw No. 9154 as the OCP and Zoning amendments are closely interlinked. Under Section 464(4) of the *Act*, a local government must not hold a public hearing on a zoning bylaw proposed for the sole purpose of complying with SSMUH. However, proposed Zoning Bylaw No. 9154 includes amendments pertaining to the heritage special study, the Low Rise Neighbourhoods Guidelines, and housekeeping amendments. As a result, a public hearing is not required, but staff recommend that Council opt in to a public hearing.

Following the public hearing, Council may read proposed OCP Bylaw No. 9153 and proposed Zoning Bylaw No. 9154 a third time. Consideration of final adoption of both bylaws could be held on June 22, 2026. The provincial deadline for adoption is June 30, 2026.

RESPECTFULLY SUBMITTED:



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Daniella Fergusson  
Manager, City Design and Planning

# WHAT WE HEARD

Bill 25 Alignment:  
Updating our Official Community Plan  
and Zoning Bylaw



Learn more at:  
[letstalk.cnv.org/bill25alignment](http://letstalk.cnv.org/bill25alignment)





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## About the Bill 25 Alignment Project

In November 2025, the Province of British Columbia enacted Bill 25, new housing legislation that allows more property owners in the city to add more housing units to their lots over time, including in the City's heritage areas. To comply with this legislation, the City is required to update its bylaws by June 30, 2026, to:

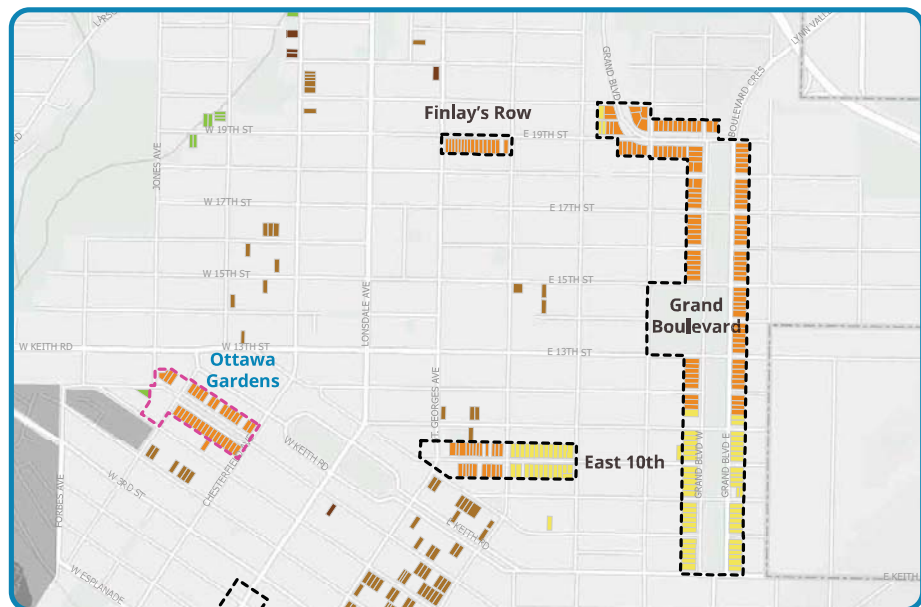
- Allow up to six (6) dwelling units per lot in Frequent Transit Areas (areas within 400 metres of a frequent transit bus stop)
- Remove minimum on-site parking requirements in those Frequent Transit Areas, and
- Rezone all remaining single-detached and duplex zones to the City's new GO Zone (zoning that allows up to four (4) and up to six (6) dwelling units).

## How are built heritage areas impacted?

Some of the required zoning changes will impact properties located within the City's heritage conservation and character areas, including:

- Ottawa Gardens Heritage Conservation Area
- Grand Boulevard Heritage Character Area
- East 10th Heritage Character Area
- Finlay's Row Heritage Character Area

These heritage areas, and the proposed zoning changes within them, are shown on the map below.



While provincial legislation requires the City to allow additional housing, the City retains an important role in shaping how new housing fits into neighbourhoods, particularly in areas with recognized heritage character.



When someone constructs a new building or makes major changes to their property, they must get a permit from the City. The City uses a set of design guidelines to evaluate the application. The design guidelines exist to help ensure that new developments will fit into existing neighbourhoods, in a way that respects character and livability while still meeting requirements.

## How We Engaged

Community engagement for the Bill 25 Alignment project was carried out between February and April 2026. The goals of this engagement were to:

- Inform the public about what the City is required to change in response to Bill 25.
- Inform the public about the zoning changes, including in the City's built heritage areas.
- Collect public input on how new developments or redevelopments can fit into existing heritage neighbourhoods, to inform the development of new design guidelines.

This report provides an overview of this community engagement, summarizing how engagement was conducted with the community and the feedback received, highlighting common themes.

## What did we do?

A mix of in-person and virtual engagement opportunities were offered for the community to learn about the Bill 25 Alignment project and provide feedback. This range of engagement facilitated meaningful conversations and provided valuable insights that will help shape the City's design guidelines.

Engagement focused on built heritage areas is summarized below.

| ENGAGEMENT ACTIVITIES               | DESCRIPTION  | PARTICIPATION                                      |
|-------------------------------------|--|--|
| <b>Walking Tours</b>                | Guided walking tours of the Ottawa Gardens Heritage Conservation Area, to gather feedback on what heritage characteristics matter most.  | 82 participants in 2 Walking Tours                 |
| <b>Drop-in Information Sessions</b> | Drop-in information sessions held at different locations and times across the city, giving the community opportunities to learn more about Bill 25, the proposed planning changes, and share feedback with City staff. | 107 visitors to 3 Drop-in Information Sessions     |
| <b>Virtual Information Session</b>  | A virtual tool for people to learn more about design guidelines and share their feedback to inform design guidelines for heritage areas.   | 37 comments and 8 questions submitted              |
| <b>Project Engagement Page</b>      | A project page was created on the City's Let's Talk engagement platform, to share information about the project, including timelines and engagement event details.   | 2,060 visits to the project page by 1,247 visitors |
| <b>Digital Media Campaign</b>       | A digital media campaign shared information about the project and promoted engagement.   | 79,238 impressions from 42,210 unique users        |



To complement the data collection activities focused on heritage housing development guidelines, community members were also invited to attend a traditional town hall meeting. The focus of this event was to provide broader information about changes to the City’s Zoning Bylaws and Official Community Plan in response to Bill 25, and answer participants’ questions. Feedback heard at this event was also recorded and summarized.

|                  |   |                                   |
|------------------|---|-----------------------------------|
| <b>Town Hall</b> | A traditional, in-person Town Hall meeting to inform, gather feedback, and answer questions from the community. | 48 Town Hall Meeting participants |
|------------------|---|-----------------------------------|

# Who Participated

In total, 274 people attended in person events or participated online. The following summarizes participation.



**82** participants in  
**2** walking tours



**79,238** impressions from **42,210** unique users



**107** visitors to  
**3** drop-in info sessions



**2,060** visits to  
the project page by  
**1,247** visitors



**37** comments and **8**  
questions submitted  
through the virtual  
information session

**48** town hall  
meeting  
participants



# What We Heard

The following sections outline key themes heard in community feedback. While this does not capture a full record of all comments received, City staff have reviewed and considered all feedback submitted.

Data collected across the walking tours, virtual information session, drop-in information sessions and town hall meeting are presented together, and will be used to inform the development of new design guidelines.

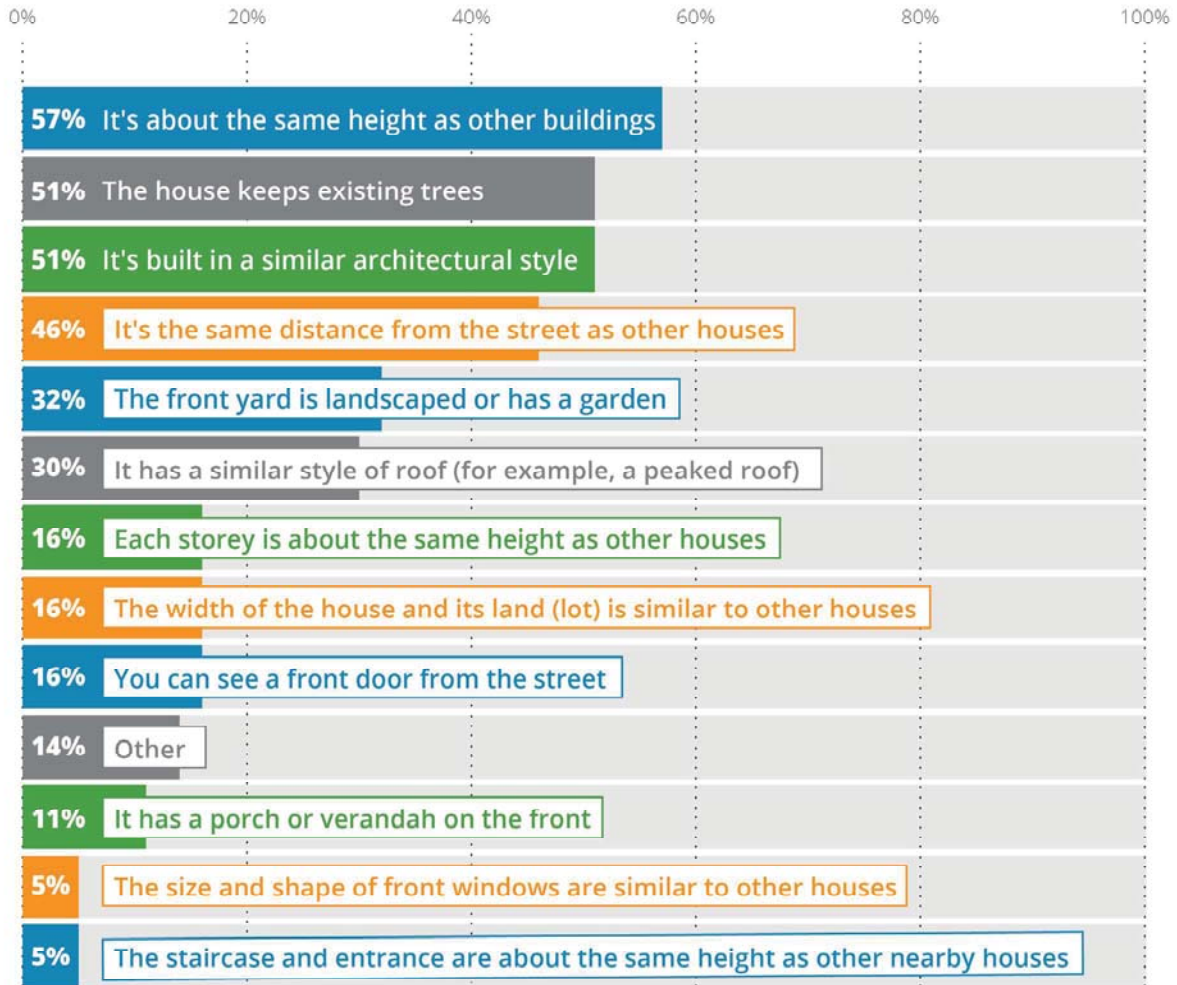
## To make sure new houses fit in to existing Heritage Areas, what design characteristics are most important?

Virtual information session respondents were invited to select up to four (4) characteristics they thought would be most important to ensure a new house fit in to an existing heritage neighbourhood. A total of 37 people responded to this question. The characteristics considered most important by the most respondents were:

- It's about the same height as other buildings (21 people, or 57%)
- The house keeps existing trees (19 people, or 51%)
- It's built in a similar architectural style (19 people, or 51%)
- It's the same distance from the street as other houses (17 people, or 46%)



The graph below shows the number of people who chose each option as one of their top four (4) characteristics.



Visitors to the drop-in information sessions were also asked to indicate which features of the homes they like the most, or which elements define the character of the heritage area.

Across all drop-in information sessions, the features that were considered the most important were:



Walking tour participants took note of the characteristics they liked the most or thought would be most important to be reflected in new developments. The characteristics mentioned most often were:



## Why are these characteristics important?

Comments from virtual information session respondents, and discussion with participants at the drop-in information sessions and walking tours provided insight into why these characteristics are important to people.



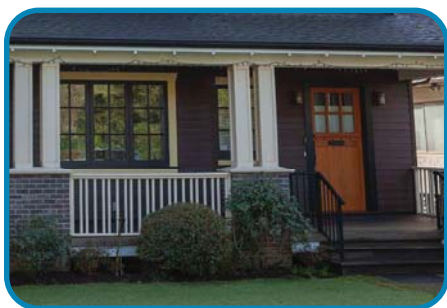
### BUILDING HEIGHT AND SETBACK

Heritage homes being the same height and distance from the street (setback) was considered key to a cohesive neighbourhood look and feel. The typical height of heritage homes (three storeys or less) was also considered important as it helped maintain views and natural light throughout neighbourhoods.



### ARCHITECTURAL STYLE

Characteristics that matched the traditional “craftsman style” were important to participants, as this style was considered most reflective of and unique to the City’s built heritage areas. Porches, rooflines, windows, colours, and materials were all important components of this style. Participants expressed a desire for general consistency, without being “cookie-cutter” – homes should share a general style for a consistent look and feel but should not be identical.



### FRONT PORCHES

Traditional covered front porches with square columns were highly valued among engagement participants. These porches provide a visually pleasing entryway into homes and essential space for residents to relax.



### ROOFLINES

Traditional hipped or gabled rooflines were also considered essential for maintaining the look and feel of heritage neighbourhoods. Gabled roofs with dormers were most popular among engagement participants, with flat, modern rooflines generally being considered unattractive and out of place.



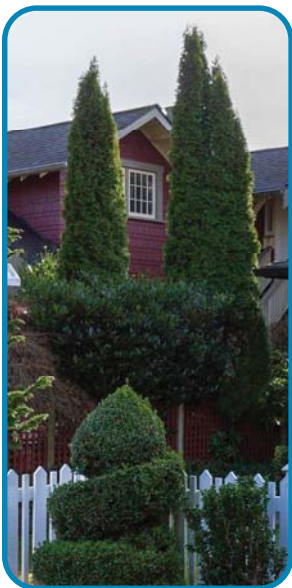
### WINDOWS

Traditional windows with attractive detailing and symmetrical placement, and bay windows were all important to engagement participants, as they best reflected the general style of built heritage neighbourhoods and were most visually appealing.



### COLOURS AND MATERIALS

Traditional materials like wood, shingles and stucco, and simple, traditional colour schemes were generally considered the most visually appealing. Participants noted a preference for “unique” or “fun” coloured homes that matched the general style of the area but still differed from neighbouring homes.



### TREES AND LANDSCAPING

Engagement participants expressed the importance of large yards or greenspace, especially for multi-unit dwellings, to ensure families have enough space for relaxation and recreation. Trees, gardens, and attractive landscaping were also considered important as they provide essential street appeal. Some participants explained that it can be harder to reclaim trees and green space once they are removed, so maintaining them should be prioritized. Some also noted that gardens or hedges should not be so large that they block views, and some expressed strong objection to the use of synthetic turf in heritage areas.

# Additional Feedback

## Bill 25 Alignment

Many participants across engagement events had discussions with staff about aligning with **Bill 25**. Participants were interested in whether particular properties were included in the proposed changes, how they may be impacted by the Zoning Bylaw changes, what options they have for redevelopment, and the maximum heights and densities allowed in the Zoning Bylaw. A common question was if properties in areas where up to six (6) units are permitted must be redeveloped to achieve six (6) units.

There was some interest in how four (4) or six (6) units could realistically be achieved in some of the areas to be rezoned. Some participants noted that many heritage lots seem too small or narrow to accommodate six (6) units.

There was also interest in whether multiunit dwellings would be financially feasible for developers, or **affordable** for owners. While some participants supported the addition of more multi-unit dwellings, as they would provide more housing options, some questioned whether they would still be financially out of reach for many families.

Participants across engagement were also interested in the detail of **development permit guidelines**, including what they can cover, what areas they will apply to, and how restrictive they will be.

## Heritage preservation

Another common theme across engagement was the desire to better encourage the retention and **protection of heritage buildings** or features. There were some concerns that existing heritage buildings could be torn down through development, and questions about how properties listed on the [City's Heritage Register](#) could be protected if they were not already. Some participants suggested this protection could be incentivized through measures like density bonusing, grants, or tax incentives.



## Common concerns

A common concern heard across engagements, particularly at the Town Hall, was concern with the **pace and scale of change** due to the legislative changes. Some participants questioned whether the proposed density increases were reflective of the true demand for housing and population growth in the City. Others were opposed to the Provincial government enforcing change at the local government level, and asked what options the City had for declining Provincial direction or extending the Provincial deadlines.

Concern about limited **parking** in higher density neighbourhoods was also common across engagement. Designated, off-street parking was considered particularly important for multi-unit dwellings and families with children. Participants noted that the lack of parking requirements could put more pressure on already limited street parking in busy residential areas. There were concerns that more vehicles seeking parking could intensify competition for spaces and increase congestion in quieter residential areas.

There were questions about how parking demand is assessed, and how to ensure residents would still have access to parking. There were also questions around the plan for permit parking, and if enough permits would be able to be provided to satisfy demand. Some noted that permit parking presents an affordability issue for lower income households.

There were similar concerns over higher density putting pressure on **infrastructure**. Participants noted the need for infrastructure to be adequately expanded and maintained to support the growing population. This included water and sewer services, transportation infrastructure (roads, sidewalks, and transit), schools, recreation facilities, daycare, healthcare services, and hospitals.



## Engagement feedback

Participants across the engagement events also provided feedback on the engagement process. There was generally positive feedback about the Ottawa Gardens walking tours – many attendees noted they were informative and enjoyable, and appreciated the opportunity to share feedback on heritage characteristics. There was also some positive feedback on the information and activities available at the drop-in information sessions. However, some concerns were raised about the lack of Council presence throughout the engagement process. Some participants asked when and how feedback collected by the City would be presented to Council and inform their decision making.

## How Will These Results be Used ?

The feedback collected through these engagement activities will be used by City staff to update design guidelines with a heritage lens.

Council will consider the adoption of proposed Official Community Plan and Zoning Bylaw updates later this year.

# Appendix: Engagement Activity Detail

## Promotion of Engagement Activities

Engagement opportunities were shared with the community through a variety of different channels. The promotion activities are summarised in the following table.

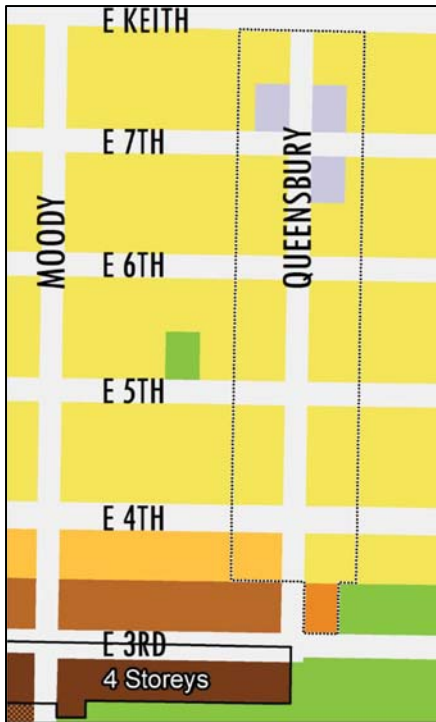
| PROMOTION ACTIVITIES       | DESCRIPTION   |
|----------------------------|---|
| <b>Postcard</b>            | A City-wide postcard mail-out to over 36,000 households and businesses to raise awareness of the provincial requirements and how to participate in engagement activities.   |
| <b>Targeted Mailouts</b>   | A separate letter was sent to properties directly impacted by the new provincial legislation. This provided more detailed information on the legislation changes, what it means for impacted properties, and how to participate in community engagement activities. |
| <b>CityView Newsletter</b> | Promotion of the project and community engagement activities was highlighted in the CityView newsletter on February 12, February 26, and March 12.  |
| <b>Infobulletin</b>        | Promotion was also included on the City of North Vancouver's digital information bulletin on the public webpage.  |
| <b>Social Media</b>        | The City of North Vancouver ran social media promotion of the project and community engagement activities throughout the engagement period.   |

## Engagement Activity Detail

The table below provides more detail about the engagement activities.

| ENGAGEMENT TYPE                    | LOCATION   | DATE  | TIME                | NUMBER OF PARTICIPANTS |
|------------------------------------|--|---|---------------------|------------------------|
| <b>Walking Tour</b>                | Ottawa Gardens,<br>West 6th Street at<br>Chesterfield Ave              | Monday,<br>February 23                          | 3 pm -<br>4:30 pm   | 53                     |
| <b>Drop-in Information Session</b> | Queen Mary<br>Elementary School,<br>230 W Keith Rd,<br>North Vancouver | Saturday,<br>February 28                        | 10 am -<br>11:30 am | 52                     |
| <b>Walking Tour</b>                | Ottawa Gardens,<br>West 6th Street at<br>Chesterfield Ave              | Saturday,<br>February 28                        | 12 pm -<br>2 pm     | 29                     |
| <b>Drop-in Information Session</b> | North Vancouver<br>City Library, 120<br>14th St W, North<br>Vancouver  | Tuesday,<br>March 3                             | 4 pm -<br>6 pm      | 37                     |
| <b>Drop-in Information Session</b> | Royal Canadian<br>Legion Branch, 123<br>15th St W, North<br>Vancouver  | Wednesday,<br>March 4                           | 5 pm -<br>7 pm      | 18                     |
| <b>Town Hall</b>                   | Ottawa Gardens,<br>West 6th Street at<br>Chesterfield Ave              | Wednesday,<br>April 1                           | 5 pm -<br>7 pm      | 48                     |
| <b>Virtual Information Session</b> | Online   | Monday,<br>February<br>23 – Friday,<br>March 13 | -                   | 37                     |
| <b>Total</b>                       |  |   |                     | 274                    |

|   |                                 |   |   |
|---|---------------------------------|---|---|
| <p><b>FC</b> – Form &amp; Character</p>             | <p>(e), (f), (h), (i), (j).</p> | <p>To guide the form and character of residential and mixed-use development to encourage a pedestrian-friendly, transit-supportive environment and establish objectives to promote energy conservation, water conservation and the reduction of greenhouse gas emissions from these developments.</p>                             | <p><del>All land designated as Low Rise Neighbourhood Level 1 or 2, or Residential Level 4, under sections 2.1.1 and 2.1.2 of this official community plan, but not including land within the Shipyards, Central Lonsdale, Marine Drive, East 3rd Street (Moodyville), Harbourside Waterfront or Harry Jerome development permit areas. All residential properties, as indicated on Schedule A in Appendix 1.0, except those where Development Permit Guidelines are in effect within the following Development Permit Areas: The Shipyards, East 3<sup>rd</sup> Street (Moodyville), Harbourside Waterfront, Harry Jerome Neighbourhood Lands, and Residential Apartment Levels 5 and 6.</del></p> |
| <p><b>HJ</b> – Harry Jerome Neighbourhood Lands</p> | <p>(e), (f), (h), (i), (j).</p> | <p>To guide the form and character of mixed use development on the Harry Jerome Neighborhood Lands in alignment with the Sustainable City Framework in the Official Community Plan. Development will enhance the public realm, support energy conservation, water conservation and the reduction of greenhouse gas emissions.</p> | <p>As shown on Schedule D in Appendix 1.0.</p>  |



### 2.8.2 Queensbury Corridor Special Study Area

This former streetcar route has been identified as having potential as a greenway that would link Ray Perrault Park to the Spirit Trail. There may also be opportunities to enhance and/or extend the existing commercial node located at East 7<sup>th</sup> Street, and generally beautify the street. Changes to existing residential uses could also be considered. The commercial node at East 7<sup>th</sup> was developed as a result of a Queensbury Special Study Area in the 1992 OCP. On April 7, 2014, Council passed a motion to include a Special Study Area in the OCP for these five blocks of Queensbury Avenue.

[Bylaw 8531, June 19, 2017]

**2.8.3 Deleted** [Bylaw 9114, December 8, 2025]

**2.8.4 Deleted** [Bylaw 8481, July 11, 2016]

**2.8.5 Deleted** [Bylaw 8503, November 21, 2016]

**2.8.6 Heritage Special Study Area** [Bylaw 9114, December 8, 2025]

The Heritage Special Study Area is comprised of the Grand Boulevard, East 10<sup>th</sup> Street, and Finlay's Row Heritage Character Areas. Each area contains a large concentration of heritage properties, with some dating back to the early 20<sup>th</sup> century. These heritage areas serve as an important connection to the City's natural and cultural past. Special consideration will be taken with these areas to preserve their character and legacy as the City continues to develop into the future. The City will undergo a careful study of these areas to determine the best direction forward in balancing preservation with infill development. A full list of the properties with heritage value can be found in the City's Heritage Register (2013).



## **PART 3: BASIC PROVISIONS**

### **301 APPLICATION**

The provisions of this Bylaw shall apply to the whole of the area within the boundaries of the Municipality and to the Buildings and Structures thereon;

### **302 ZONES**

- (1) The whole of the area within the boundaries of the Municipality is hereby divided into zones which are designated in Section 302(4) and Section 1100;
- (2) The area extent of the said zones is as shown on the Zoning Map presented in Division VI and which is hereby declared to be an integral part of this Bylaw;
- (3) The boundary lines of said zones shall be the centre lines of road allowances or railways unless reference is made to Lot lines, Municipal Boundaries, or zone boundaries are shown otherwise on the "Zoning Map";
- (4) General zone designations shall be as follows:

#### **SHORT FORM**

GO

MID

RS-1

RS-2

RS-4B

RT-1

RT-2

RC-1

RC-2

RG-1

RG-2

RG-2A

RG-3

RG-4

RM-1

RM-2

RH-1

C-1A

C-1B

C-2

C-2A

#### **DESIGNATION**

Ground Oriented

Mid Rise

One-Unit Residential 1

One-Unit Residential 2

One-Unit Residential 4B *[Bylaw 8470, May 30, 2016]*

Two-Unit Residential 1

Two-Unit Residential 2

Cedar Village Residential 1

Cedar Village Residential 2

Ground-Oriented Residential 1 *[Bylaw 8464, May 30, 2016]*

Ground-Oriented Residential 2 *[Bylaw 8470, May 30, 2016]*

Ground Oriented Residential 2A *[Bylaw 8952, March 27, 2023]*

Ground-Oriented Residential 3 *[Bylaw 8470, May 30, 2016]*

Ground-Oriented Residential 4 *[Bylaw 8470, May 30, 2016]*

Medium Density Apartment Residential 1

Medium Density Apartment Residential 2 *[Bylaw 8470, May 30, 2016]*

High Density Apartment Residential 1

Central Lonsdale Mixed Use A

Central Lonsdale Mixed Use B

General Commercial

Neighbourhood Commercial

together with Accessory Buildings shall not exceed a Lot Coverage of 50%.

(3) Height

notwithstanding Section 409, the maximum Height of Principal Buildings in the RH-1 Zone is 30.48 metres (100 feet) measured from Average Grade to the highest point of the Structure including elevator shafts and mechanical rooms.

(4) Siting

shall be sited not less than 7.62 metres (25 feet) from a Lot line.

(5) notwithstanding subsection (3) above, all portions of Principal Buildings exceeding four Storeys shall be sited at least 24.38 metres (80 feet) from all portions of other Principal Buildings exceeding four Storeys.

#### 514 SIZE, SHAPE AND SITING OF ACCESSORY BUILDINGS

~~Accessory Buildings in all Residential zones, except in the RC Comprehensive Residential Zones~~  
Accessory Buildings in all Residential zones, except in the Ground Oriented Zone and the RC Comprehensive Residential Zones:

(1) Floor Area *[Bylaw 8464, May 30, 2016]*

The total floor area for all Accessory Buildings on the Lot shall not exceed the lesser of 0.1 times the Lot Area or 55.7 square metres (600 square feet) except:

- (a) when accessory to a Two-Unit Residential Use, shall not exceed the lesser of 0.13 times the Lot Area or 81.8 square metres (880 square feet);
- (b) when accessory to a Rowhouse Residential Use, shall not exceed the 24 square metres (258 square feet);
- (c) on any Lot with an Accessory Coach House Use, shall not exceed 10 square metres (108 square feet); and
- (d) Greenhouses up to a maximum of 10 square metres (108 square feet) shall be exempt from floor area calculation.

(2) Height

shall not exceed a maximum height of 3.658 metres (12 feet) from the Building Grades at the Rear Lot Line, except that where the roof slope exceeds a 4 in 12 pitch, the maximum height permitted shall be 4.57 metres (15 feet). *[Bylaw 7537 November 24, 2003]*

**PART 5B: GROUND ORIENTED ZONE REGULATIONS** [Bylaw 9137, December 8, 2025]

Purpose:

The Ground Oriented (GO) Zone permits a range of low density, ground-oriented residential housing in forms that enhance neighbourhood comfort, walkability and connectedness, and that support a healthy urban tree canopy. Permitted uses include residential, supportive community uses and home-based businesses.

The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Ground Oriented Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

**573 Permitted Uses and Use-Specific Conditions**

In the Ground Oriented Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Residential Use, including stratified and non-stratified Dwelling Units, subject to:
  - (a) No Dwelling Unit shall have an interior floor area of less than 50.0 square metres (583.2 square feet).
  - (b) ~~Each Dwelling Unit shall be able to be accessed from a Street via a clear path that is at least 1.0 metres wide and well-lit at night. Each Dwelling Unit shall have an individual exterior door that can be accessed from a Street via a clear path that is at least 1.0 metres (3.3 feet) wide and is well-lit at night.~~
  - (c) The number of Dwelling Units permitted on a Lot shall be as indicated in Table 573-1.

**Table 573-1  
Maximum Dwelling Units in the Ground Oriented Zone**

| Lot Area and Location   | Number of Dwelling Units Permitted |
|---|------------------------------------|
| A Lot with a Lot Area of less than or equal to 280.0 square metres (3,013.9 square feet):   | 3 units                            |
| A Lot with a Lot Area of greater than 280.0 square metres (3,013.9 square feet):  |                                    |
| <b>Within the OCP Low Rise Neighbourhood 1 Designation:</b>   | 4 units                            |
| <del><b>Within any OCP Land Use Designation other than Low Rise Neighbourhood 1</b></del><br><del><b>Within the OCP Low Rise Neighbourhood 2 or Residential Level 4 Designations:</b></del> | 6 units                            |

- (2) Child Care Facility, subject to:
- (a) A Child Care Facility Use is only permitted on a Lot containing no more than three (3) Dwelling Units;
  - (b) A Child Care Facility Use is only permitted within a Dwelling Unit in which the Child Care Facility Operator resides;
  - (c) A Child Care Facility is only permitted to operate with a valid license provided by a Health Authority or other Provincial agency, and shall:
    - i. post no signage advertising the facility except for one name-plate of not greater than 0.1 square metres (1.1 square feet) in area;
    - ii. not exceed a maximum of 16 children in care at any one time and be operated by a resident of the Dwelling Unit to which the Child Care Facility is Accessory;
    - iii. be physically separated in its entirety, for both indoor and outdoor areas, from other Dwelling Units and other Uses on the Lot;
- (3) Home Office
- (a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.
- (4) Home Occupation
- (a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;
    - i. must be fully enclosed within a Building;
    - ii. is limited to one Home Occupation Use per Dwelling Unit;
    - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;
  - (b) A Home Occupation Use may not:
    - i. except for one name-plate of up to 0.1 square metres (1.1 square feet) in area, advertise or indicate from the exterior that the Premises are being so Used;
    - ii. include outdoor services, display or storage;
    - iii. sell, lease or rent physical goods directly on the Lot;
    - iv. include automobile servicing or repair;
    - v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

## 574 Minimum Lot Width and Size

- (1) ~~The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within the Low Rise Neighbourhood 1 Land Use Designation is 7.5 metres except for a corner lot, which must have a minimum Lot Width of no less than 10.0 metres. The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within the Low Rise Neighbourhood 1 Land Use Designation is 7.5 metres (24.6 feet), except for:~~
- ~~(a) a corner lot, which must have a minimum Lot Width of no less than 10.0 metres (32.8 feet); and~~
  - ~~(b) a Lot fronting on Grand Boulevard, which must have a minimum Lot Width of no less than 15.0 metres (49.2 feet).~~
- (2) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within any Land Use Designation other than Low Rise Neighbourhood 1 is 15.0 metres (49.2 feet).

#### **575 Maximum Gross Floor Area**

- (1) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 1 Land Use Designation shall be 0.85 times the Lot Area (0.85 FSR)
- (2) ~~The maximum permitted Gross Floor Area for properties within any OCP Land Use Designation other than Low Rise Neighbourhood 1 shall be 1.0 times the Lot Area (1.0 FSR). The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 2 Land Use Designation or Residential Level 4 Land Use Designation shall be 1.0 times the Lot Area (1.0 FSR)~~
- (3) ~~For development within the Ground Oriented Zone, Gross Floor Area shall be measured to the outside of Exterior Walls, and shall exclude:~~
- ~~(a) A Crawl Space;~~
  - ~~(b) A room used only for electrical and/or mechanical equipment serving more than two Dwelling Units on the Lot;~~
  - ~~(c) A room used exclusively for storage of garbage, organics and recycling, up to a maximum area equal to double the minimum required areas listed in Table 581-2;~~
  - ~~(d) A room used exclusively for secure bicycle parking, provided in accordance with Part 10A.~~
  - ~~(e) Any portion of a floor containing an elevator.~~
  - ~~(f) Any portion of a floor containing stairs where the stairs provide access from an entrance at grade to a Dwelling Unit located above or below grade.~~
- (a) A Crawl Space;
  - (b) A room used exclusively for electrical and/or mechanical equipment serving more than two Dwelling Units on the Lot;
  - (c) A room serving more than two (2) Dwelling Units that is used exclusively for the storage of garbage, organics and recycling, up to

a maximum area equal to double the minimum requirement as listed in Table 583-1;

- (d) A room used exclusively for secure bicycle parking, provided in accordance with Part 10A;
- (e) Any portion of a floor containing an elevator;
- (f) Any portion of a floor containing stairs where the stairs provide access from an entrance at-grade to a Dwelling Unit located above or below grade;
- (g) The lowest floor level of a Building that is recognised within an official registry of heritage buildings that has been published and maintained by the City;
- (h) Parking Spaces within a garage or parkade, up to a maximum area of 16.0 square metres (172.2 square feet) per Dwelling Unit;
- (i) Mobility Parking and Recreational Storage Areas, up to a maximum area of 8.0 square metres (86.1 square feet) per Dwelling Unit.

~~(4) The following shall be deducted from the Gross Floor Area:~~

- ~~(a) For each Dwelling Unit with a Parking Space provided within a garage, 16.0 square metres;~~
- ~~(b) For each Dwelling Unit with a Mobility Parking and Recreational Storage Area, the floor area being so used, up to 8 square metres.~~

## 576 Lot Coverage

- ~~(1) Lot Coverage shall not exceed the maximum percentages in Table 575-1. Lot Coverage shall not exceed the maximum percentages in Table 576-1.~~

**Table 576-1  
Maximum Lot Coverage in the Ground Oriented Zone**

| Number of Dwelling Units on the Lot | Maximum Lot Coverage |
|-------------------------------------|----------------------|
| 1 Dwelling Unit                     | 30% of Lot Area      |
| 2 Dwelling Units                    | 35% of Lot Area      |
| 3 or 4 Dwelling Units               | 40% of Lot Area      |
| 5 or 6 Dwelling Units               | 45% of Lot Area      |

## 577 Permeable Area and Landscaped Area

- (1) The minimum percentages for Permeable Area and Landscaped Area must be provided and maintained on a Lot in accordance with Table 577-1.

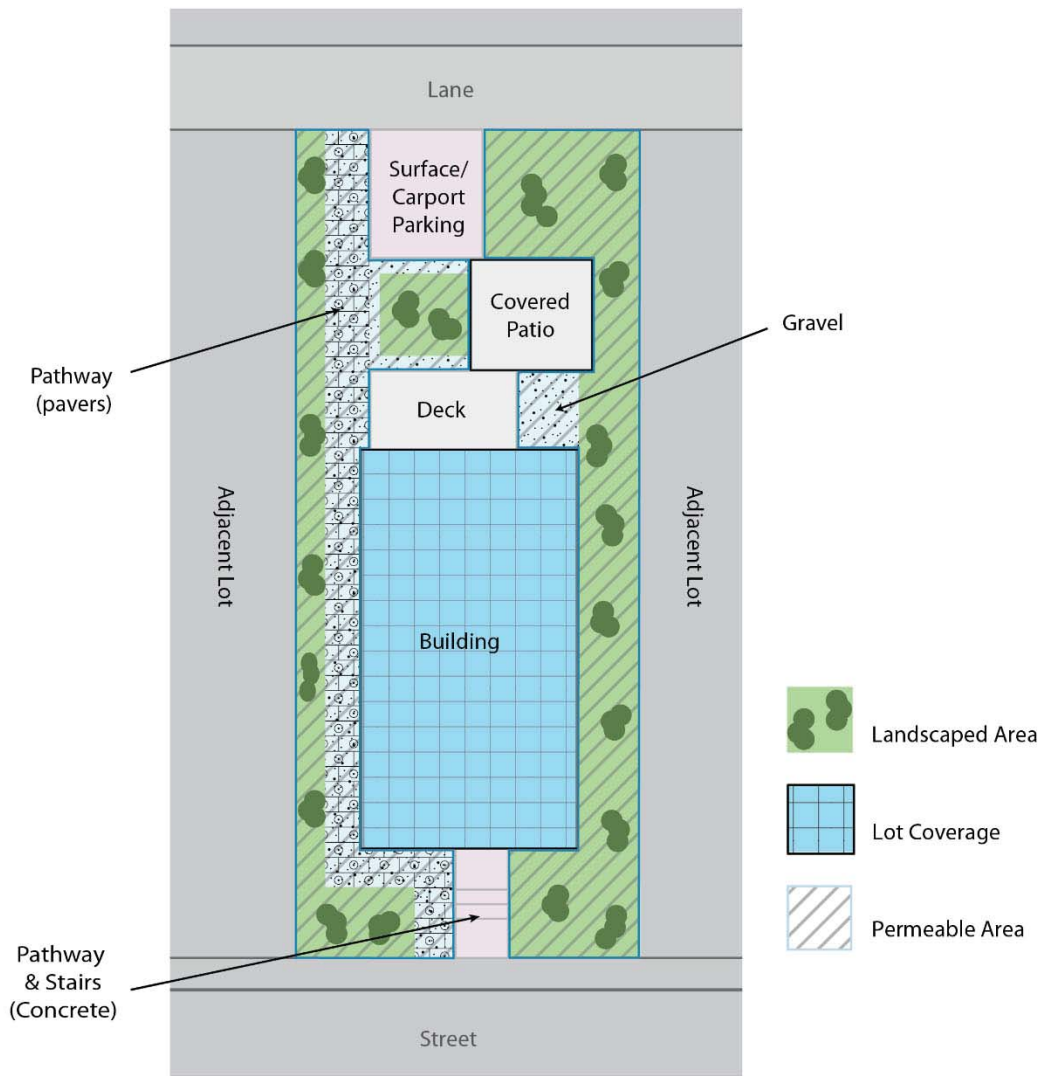
**Table 577-1  
Minimum Permeable Landscaping**

| Number of Dwelling | Minimum | Minimum |
|--------------------|---------|---------|
|--------------------|---------|---------|

| Units on the Lot      | Permeable Area  | Landscaped Area |
|-----------------------|-----------------|-----------------|
| 1 Dwelling Unit       | 50% of Lot Area | 35% of Lot Area |
| 2 Dwelling Units      | 45% of Lot Area | 30% of Lot Area |
| 3 or 4 Dwelling Units | 35% of Lot Area | 20% of Lot Area |
| 5 or 6 Dwelling Units | 30% of Lot Area | 15% of Lot Area |

- (2) Where a pad-mounted transformer is required to be installed on the Lot, the required minimum area for Permeable Area and Landscaped Area is reduced by the area required for the pad-mounted transformer.

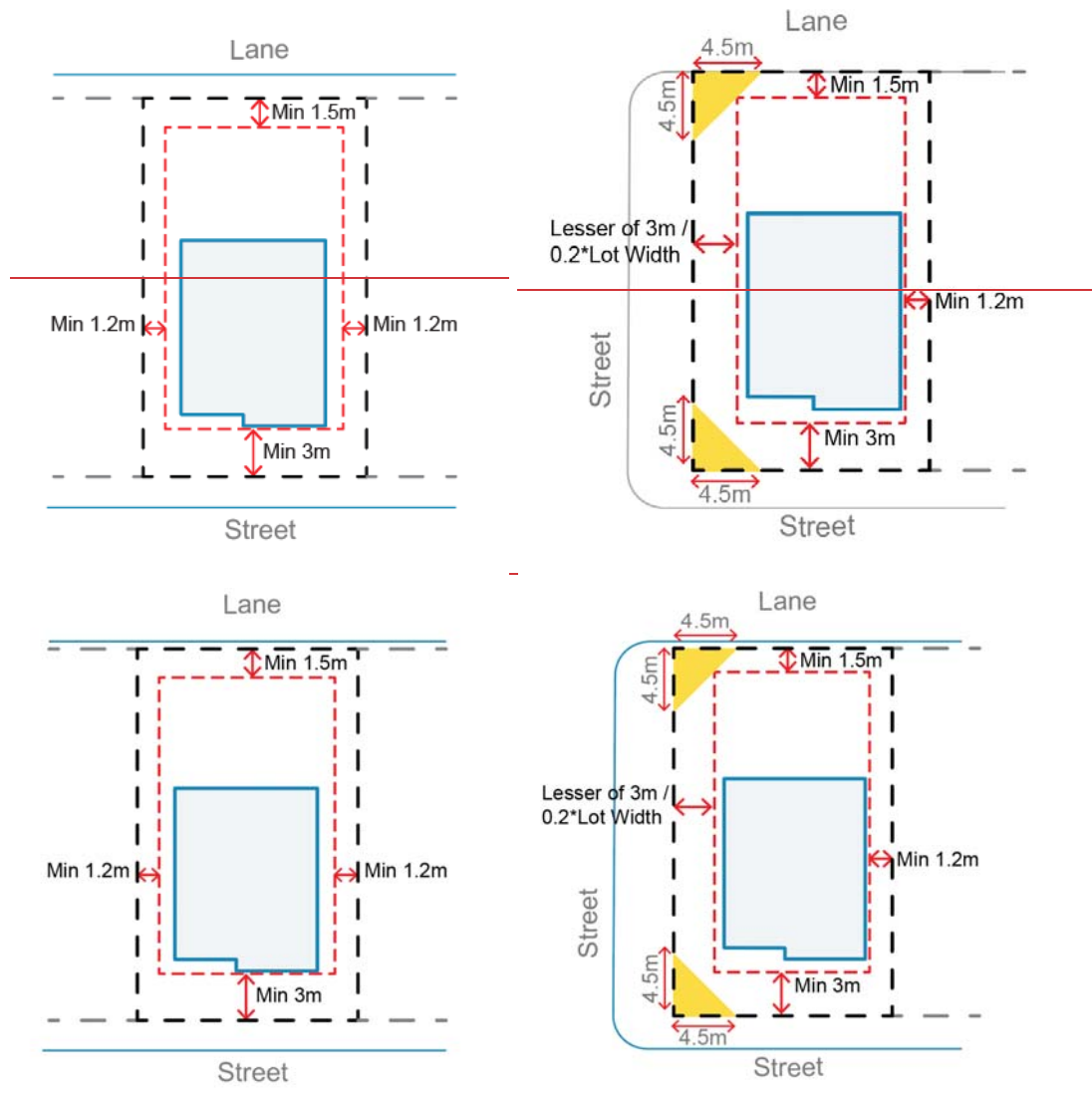
**Figure 575-4**  
**Lot Coverage Illustration**  
**Figure 577-1**  
**Lot Coverage Illustration**



## 578 Building Siting and Dimensions

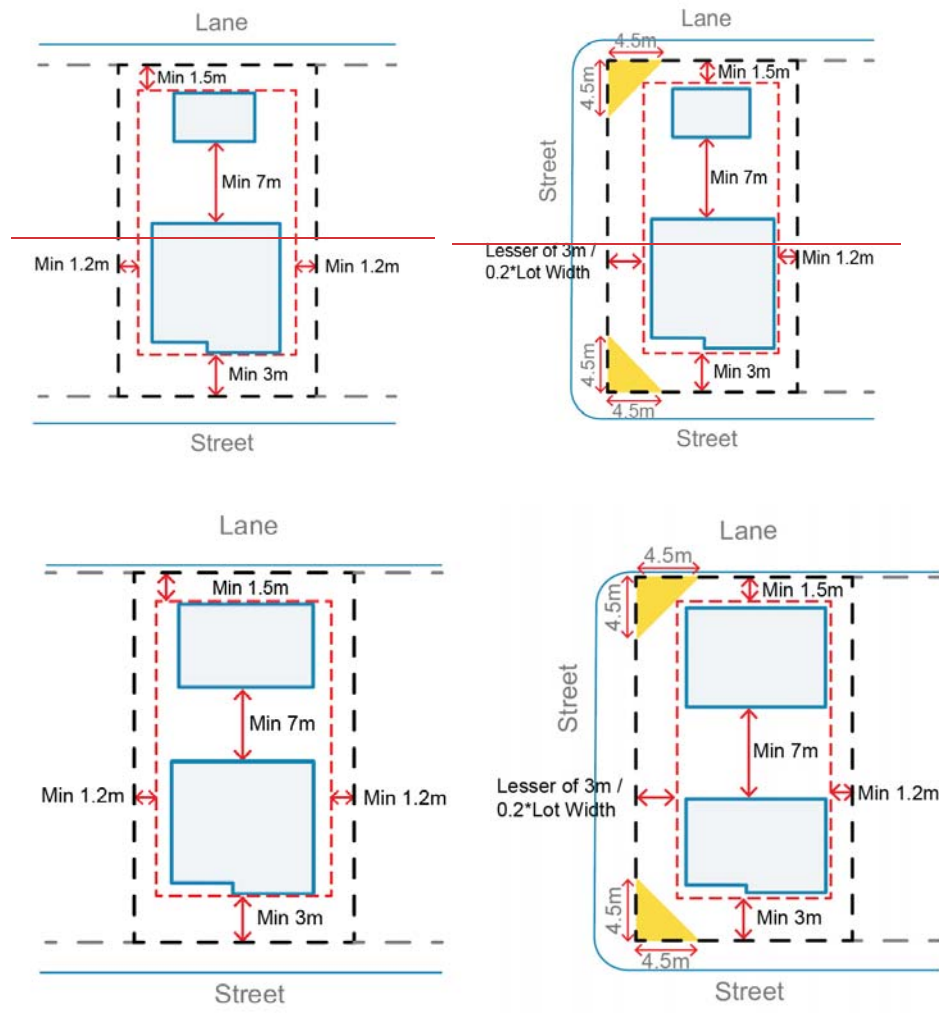
- (1) All Buildings shall be sited:
  - (a) From the Front Lot Line, no less than 3.0 metres (9.8 feet);
  - (b) From the Rear Lot Line, no less than 1.5 metres (4.9 feet);
  - (c) From an Interior Side Lot Line, no less than 1.2 metres (3.9 feet); and
  - (d) From an Exterior Side Lot Line, no less than 3.0 metres (9.8 feet) or 0.2 times the Lot Width, whichever is less.
  
- (2) No dimension of a Building shall exceed 21.0 metres (68.9 feet).

**Figure 578-1: One-Building Scenario Siting Requirements Illustration**



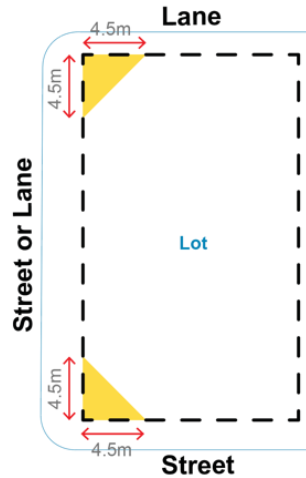
- (3) Where there are two (2) or more Buildings containing Dwelling Units on a Lot the minimum distance between the Buildings is 7.0 metres (23.0 feet), measured between the outside of the Exterior Walls of the Buildings.

**Figure 578-2: Two-Building Scenario Siting Requirements Illustration**



- (4) On a Corner Lot, all Structures over 1.0 metres (3.3 feet) in Height must be located outside of the triangle-shaped area located and measured horizontally between the following three points:
- (a) the point of intersection of the Streets or Lanes onto which the Corner Lot fronts; and
  - (b) points 4.5 metres (14.8 feet) along each Street or Lane from such point of intersection.

**Figure 578-3: Siting Restrictions on Corner Lots Illustration**

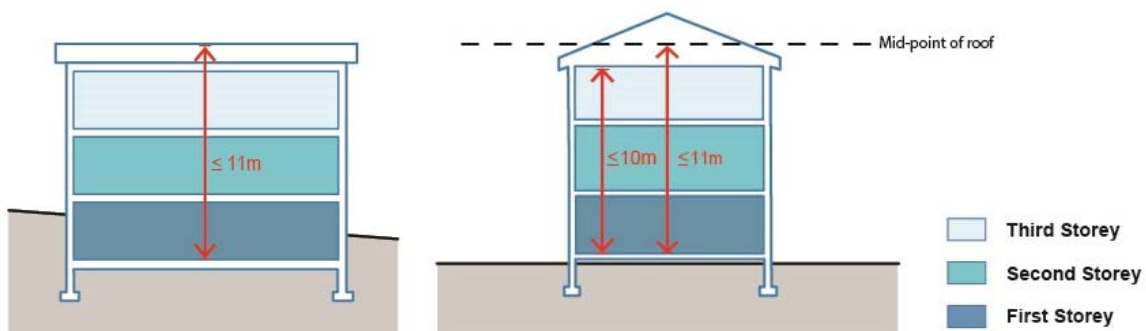


- (5) The following projections are permitted within the required Building setbacks:
- (a) A horizontal roof overhang of up to 0.6 metres (2.0 feet), including gutters and any other elements affixed to the roof.
  - (b) Exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, provided that they do not impede access to side or rear yards for fire or other emergency services.

**579 Building Height**

- (1) No portion of a Building shall exceed three (3) Storeys.
- (2) Portions of a Building that are located within 5.0 metres (16.4 feet) of a Rear Lot Line shall have a Height of no more than 7.0 metres (23.0 feet), measured from the average of the corner grades at the Rear Lot Line.
- (3) For any portion of a Building, the maximum distance between the lowest floor and highest point of the uppermost ceiling directly above shall be 10.0 metres (32.8 feet).

**Figure 579-1: Examples of Three-Storey Buildings Illustration**



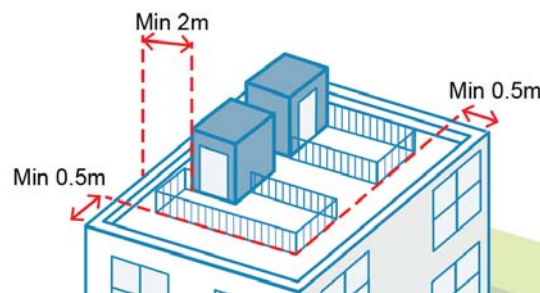
- (4) Notwithstanding subsections 1 through 3, projections are permitted as listed in Table 579-1, subject to conditions where indicated in the second column:

**Table 579-1  
Permitted Height Projections**

| Permitted Projections                             | Conditions  |
|---|---|
| Roofs   | A. <del>Except for portions of a Building located within 5 metres of a Rear Lot Line, Roofs may project up to 11 metres above the floor level of the lowest storey directly below, and shall be measured to the top of a flat roof or the mid-point of a pitched roof</del> <u>Except for portions of a Building located within 5.0 metres (16.4 feet) of a Rear Lot Line, roofs may project up to 11.0 metres (36.1 feet) above the floor level of the lowest storey directly below, and shall be measured to the top of a flat roof or the midpoint of a pitched roof.</u>  |
| Vaulted Ceilings                                  | B. Vaulted ceilings may project beyond the maximum permitted height provided that no more than 50 percent of the area of a single plane is more than <u>10.0 metres (32.8 feet)</u> above the lowest floor level below.   |
| Enclosed landings providing access to a Roof Deck | C. Enclosed landings shall be permitted only for Dwelling Units with a Roof Deck;<br>D. The interior floor area of the landing shall not exceed 1.2 square metres <u>(12.9 square feet)</u> ;<br>E. <del>The vertical extent of the enclosed landing shall not project more than 2 metres above the surface of the Roof Deck to which it is providing access.</del> <u>The vertical extent of the enclosed landing shall not project more than 2.7 metres (8.9 feet) above the surface of the Roof Deck to which it is providing access;</u><br>F. All portions of the enclosed landing, including Exterior Walls and roof, shall be sited at least 2.0 metres <u>(6.6 feet)</u> from the nearest roof edge of the Storey directly below. |
| Roof Deck weather protection structures           | G. <del>Structures providing weather protection may project up to 2.0 metres above the surface of the Roof Deck, provided that they are sited at least 2.0 metres from the nearest roof edge of the Storey directly below</del> <u>Structures providing weather protection may project up to 2.4</u>  |

|   |  |
|---|--|
|   | <u>metres (7.9 feet) above the surface of the Roof Deck, provided that they are sited at least 2.0 metres (6.6 feet) from the nearest roof edge of the Storey directly below.</u>  |
| Venting and architectural structures encasing the venting | H. Projections shall extend no higher than the minimum height necessary to meet applicable safety requirements set by any government agency.   |
| All other projections                                     | I. Shall not project more than 1.2 metres <u>(3.9 feet)</u> above the surface to which they are affixed, at their point of contact, and shall be sited a minimum of 0.5 metres <u>(1.6 feet)</u> from the outer extent of the Storey directly below. |

**Figure 579-2:  
Examples of Permitted Height Projections (Enclosed Landings)**

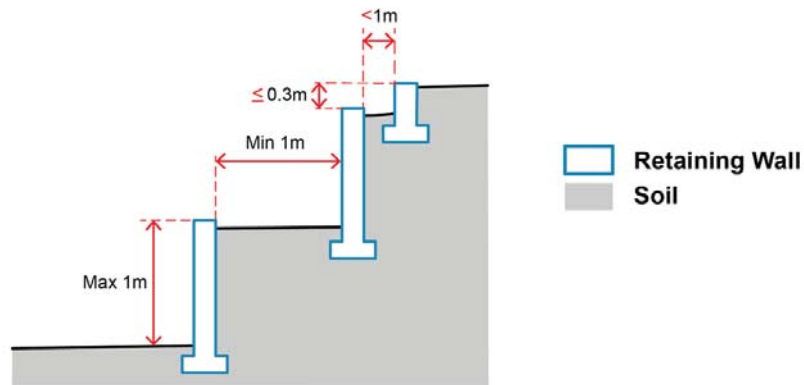


## 580 Siting and Height of Accessory Structures

- (1) Accessory Structures not exceeding 1.2 metres (3.9 feet) in height may be located on any portion of the lot.
- (2) Accessory Structures up to 1.5 metres (4.9 feet) in height may be located on any portion of the lot except within a yard that is adjacent to a Front Lot Line or an Exterior Side Lot Line.
- (3) ~~On a Lot containing no more than two (2) Dwelling Units, Accessory Structures of up to 1.8 metres in Height may be located behind the front face of a building, except for a Corner Lot, in which case, Accessory Structures may not exceed 1.2 metres in Height when located in a yard adjacent to an Exterior Side Lot Line.~~ On a Lot containing no more than two (2) Dwelling Units, Accessory Structures of up to 1.8 metres (5.9 feet) in Height may be located behind the front face of a Building, except for a Corner Lot fronting on two (2) or more Streets, in which case, Accessory Structures may not exceed 1.2 metres (3.9 feet) in Height when located in a yard adjacent to an Exterior Side Lot Line.

- (4) Retaining Walls shall be regulated as follows:
- (a) Height shall be measured as the vertical distance between the lower of the ground levels on either side of the wall and the top of the wall.
  - (b) A Retaining Wall may not exceed a height of 1.0 metres (3.3 feet) at any point along its length.
  - (c) A Retaining Wall must be sited a minimum of 1.0 metres (3.3 feet) from any other Retaining Wall, whether it is on the same Lot or an adjoining Lot or Right-of-Way, unless the difference between the top-of-wall elevations of the walls is less than 0.3 metres (1.0 feet).

**Figure 580-1: Retaining Wall Height and Siting Requirements Illustration**



- (5) Portions of a fence that are within 0.5 metres (1.6 feet) of a Retaining Wall may be no more than 1.2 metres (3.9 feet) in Height, measured from the top of the Retaining Wall.
- (6) Mechanical equipment for Heating, Ventilation and Air Conditioning at ground level shall be sited as follows:
  - (a) From the Front Lot Line, no less than 3.0 metres (9.8 feet);
  - (b) From the Rear Lot Line, no less than 1.5 metres (4.9 feet);
  - (c) From an Interior Side Lot Line, no less than 1.2 metres (3.9 feet); and
  - (d) From an Exterior Side Lot Line, no less than 3.0 metres (9.8 feet) or 0.2 times the Lot Width, whichever is less.
- (7) ~~Notwithstanding Sections 579(1) and (2), any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of up to 2.0 metres in Height. Notwithstanding Sections 580(1) and (2), any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of up to 2.0 metres (6.6 feet) in Height.~~

## 581 Vehicle Parking Requirements

- (1) Parking regulations shall be as in Part 9, with the following substitutions:
  - (a) ~~A minimum of 0.5 Parking Spaces shall be required for each Dwelling Unit on a Lot.~~ A minimum of 0.5 Parking Spaces shall be required for each Dwelling Unit, except for properties identified in Figure 9-4 in Part 9 of this Bylaw, where parking spaces are not required;
  - (b) When the calculation of parking requirements results in a fraction of 0.5 or more of a space, one Parking Space shall be provided to meet this fractional requirement.
  - (c) Parking Spaces that are located within a garage shall be set back a minimum of 1.0 metres (3.3 feet) from all walls and other fixed obstructions.

### 582 Bicycle Parking Requirements

- (1) Minimum Bicycle Parking for Lots containing three (3) or more Dwelling Units shall be as required for Residential Uses, as indicated in part 10A, Figure 10A-02.
- (2) ~~Notwithstanding subsection 581(1), where a Mobility Parking and Recreational Storage Area of at least 4 square metres has been provided for a Dwelling Unit, the requirements of Section 10A shall be waived.~~ Notwithstanding subsection 582(1), where a Mobility Parking and Recreational Storage Area of at least 4.0 square metres (43.1 square feet) has been provided for a Dwelling Unit, the requirements of Part 10A shall be waived for that Dwelling Unit.

### 583 Garbage, Organics and Recycling Storage Requirements

- (1) Notwithstanding Section 417, in the Ground Oriented Zone requirements for garbage, organics and recycling storage facilities and access, shall be as outlined in this section;
- (2) Lots containing three (3) or more Dwelling Units shall provide a storage area for garbage, organics and recycling;
- (3) ~~Required storage areas for garbage, organics and recycling shall be sized as indicated in Table 582-1:~~ Required storage areas for garbage, organics and recycling shall be sized as indicated in Table 583-1:

**Table 583-1: Minimum Required Storage Area for Garbage, Organics and Recycling**

| Number of Dwelling Units | Minimum Storage Area                        |
|--------------------------|---|
| 1 or 2 units             | 0 square metres <u>(0.0 square feet)</u>    |
| 3 units                  | 1.9 square metres <u>(20.5 square feet)</u> |
| 4 units                  | 2.2 square metres <u>(23.7 square feet)</u> |
| 5 units                  | 2.6 square metres <u>(28.0 square feet)</u> |
| 6 units                  | 3.0 square metres <u>(32.3 square feet)</u> |

- (4) The required garbage, organics, and recycling storage facility must:
- (a) Be able to be accessed from each of the Dwelling Units and other uses on the lot via a clear access path of at least 1.0 metres (3.3 feet) in width;
  - (b) Be provided within a Building or other animal-proof enclosure;
  - (c) Have access to an acceptable pickup location that complies with relevant City Bylaws regulating solid waste pickup via a clear pathway with a minimum width of 1.2 metres (3.9 feet), with no steps, and with slopes no greater than 5 percent and a crossfall no greater than 2 percent;
- ~~(5) Required pathways providing access to and from the storage area for garbage, organics and recycling must be separated from vehicle parking and maneuvering areas by a physical barrier, landscaping or change in paving materials. Where a Building on a Lot is Used only for the storage of garbage, organics and recycling and does not exceed an area of 4.5 square metres, nor a height of 1.8 metres, it may be excluded from Lot Coverage, and may be sited anywhere on the Lot. Required pathways providing access to and from the storage area for garbage, organics and recycling must be separated from vehicle parking and maneuvering areas by a physical barrier, landscaping or change in paving materials.~~
- (6) Where a Building on a Lot is Used only for the storage of garbage, organics and recycling and does not exceed an area of 4.5 square metres (48.4 square feet), nor a Height of 1.8 metres (5.9 feet), it may be excluded from Lot Coverage, and may be sited anywhere on the Lot.

## 584 Mid Rise Zone

### **PART 5C: MID-RISE ZONE REGULATIONS** [Bylaw 9137, December 8, 2025]

Purpose:

The Mid Rise Zone permits housing that meets a broad range of housing needs, at densities supporting businesses and services within the urban centre and along key transit routes, while contributing to attractive streetscapes and lanes through quality urban design.

The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Mid Rise Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

### **585 Permitted Uses and Use-Specific Conditions**

In the Mid Rise Zone, the following Uses are permitted, subject to conditions, where indicated:

- (1) Apartment Residential Use and Rental Apartment Residential Use, subject to:
  - (a) No Dwelling Unit shall have an interior floor area of less than 37.0 square metres (398.3 square feet).
- (2) Home Office, subject to:
  - (a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.
- (3) Home Occupation, subject to:
  - (a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;
    - i. must be fully enclosed within a Building;
    - ii. is limited to one Home Occupation Use per Dwelling Unit;
    - iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;
  - (b) A Home Occupation Use may not:
    - i. except for one name-plate of up to 0.1 square metres (1.1 square feet) in area, advertise or indicate from the exterior that the Premises are being so Used;
    - ii. include outdoor services, display or storage;
    - iii. sell, lease or rent physical goods directly on the Lot;
    - iv. include automobile servicing or repair;

- v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

**586 Building Height**

- (1) No portion of a Building may exceed six (6) Storeys.
- (2) For any portion of a Building, the maximum distance between the lowest floor containing Dwelling Units and the highest point of the uppermost ceiling directly above shall be 21.0 metres (68.9 feet).
- (3) Within the Mid Rise Zone, the following shall not be considered a Storey:
  - (a) a floor level containing no Dwelling Units that is located wholly or partly below grade;
  - (b) a floor level containing no Dwelling Units and having an area of no more than 5 percent of the Lot Area.

**587 Lot Coverage and Landscaped Areas**

- (1) Lot Coverage shall not exceed the maximum percentages in Table 587-1.

**Table 587-1  
Maximum Lot Coverage in the Mid Rise Zone**

| Lot Size  | Maximum Lot Coverage |
|---|----------------------|
| ≤ 1100.0 sq. m. (11,840.3 sq. ft.)  | 40% of Lot Area      |
| > 1100.0 sq. m. (11,840.3 sq. ft.) to<br>< 1400.0 sq. m. (15,069.5 sq. ft.) | 50% of Lot Area      |
| ≥ 1400.0 sq. m. (15,069.5 sq. ft.)  | 60% of Lot Area      |

**588 Permeable Area and Landscaped Area**

- (1) The following Permeable Area and Landscaped Area must be provided and maintained on a Lot:
  - (a) Permeable Area: 25 percent of Lot Area
  - (b) Landscaped Area: 10 percent of Lot Area

**589 Maximum Gross Floor Area**

- (1) The maximum permitted Gross Floor Area for properties within the Mid Rise Zone shall be 2.6 times the Lot Area (2.6 FSR).
- (2) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.
- (3) For development within the Mid Rise Zone, Gross Floor Area shall be measured to the outside of Exterior Walls of each floor level containing one or more Dwelling Units.

## 590 Building Siting and Dimensions

- (1) All Buildings shall be sited:
  - (a) From the Front Lot Line, no less than 3.0 metres (9.8 feet);
  - (b) From an Interior Side Lot Line, 4.0 metres (13.1 feet);
  - (c) From an Exterior Side Lot Line, 3.0 metres (9.8 feet);
  - (d) From a Rear Lot Line, 6.0 metres (19.7 feet);

## 591 Dwelling Dimensions

- (1) No Dwelling Unit shall have a depth greater than 9.6 metres (31.5 feet) for a Single-Aspect unit or 14.0 metres (45.9 feet) for a Dual-Aspect unit.

## 592 Unit Mix

- (1) Where the total number of Dwelling Units on a Lot exceeds 12, the following minimum unit mixes shall apply:
  - (a) A minimum of 15 percent of all stratified Dwelling Units on a Lot must contain 3 or more bedrooms;
  - (b) A minimum of 10 percent of all rental Dwelling Units on a Lot must contain 3 or more bedrooms.

## 593 Definitions Pertaining to the Mid Rise Zone and Ground Oriented Zone

- (1) All definitions contained in Division I, Part 2: Interpretation of Zoning Bylaw, 1995, No. 6700 apply to the Mid Rise Zone and Ground Oriented Zone, except where revised by the following:

**“Child Care Facility”** means a premises providing temporary care for children that is licensed and regulated by a Health Authority or other Provincial government agency.

**“Child Care Facility Operator”** means a person who is licensed by a Health Authority or other Provincial agency to provide a child care program.

**“Corner Lot”** means a Lot which fronts on two or more Streets, or a Street and a Lane, which intersect at an interior angle of 135 degrees or less.

**“Dual-Aspect”** means a Dwelling Unit that has been designed with openable windows on two or more walls.

**“Exterior Wall”** means an outermost portion of a Building that is a vertical structure providing weather protection that may or may not be insulated.

**“Home Office”** means a room or portion of a room where a person who resides on the Lot practices a profession or conducts work using only standard office equipment, and where other persons do not conduct any work or provide or receive goods or services.

**“Home Occupation”** means a business, occupation or professional Use, other than a Home Office or Child Care Facility, where the business operator or practitioner resides in a Dwelling Unit on the Lot.

**“Landscaped Area”** means soil-based, planted areas on a Lot, where trees, shrubs, and plants are grown. Areas must be no less than 1.0 metres (3.3 feet) at the narrowest dimension and may not be covered by materials that would restrict the growth of trees, shrubs and plants, including, but not limited to: various paving materials, decorative stonework, gravel, artificial turf, inorganic mulch. No Structures or pathways are permitted within Landscaped Areas, at, above or below grade, except that:

- (1) Groundwater infiltration equipment that supports groundwater recharge may be sited partly or fully within a Landscaped Area; and,
- (2) Horizontal roof overhangs, including gutters and any other elements affixed to the roof that are a minimum of two storeys above the Landscaped Area are permitted to project up to 0.6 metres (2.0 feet) into a Landscaped Area.

**“Lot Coverage”** means portions of the Lot covered by Buildings, measured to the outside of the Exterior Walls.

**“Lot Width”**, where a lot has two Interior Side Lot Lines or an Interior Side Lot Line and an Exterior Lot line that are parallel, means the distance between those two Lot Lines; or, where those two Lot Lines are not parallel, shall mean the average length of the Front Lot Line and the Rear Lot Line.

~~**“Mobility Parking and Recreational Storage Area”** means an area that is dedicated for the parking of mobility devices and/or the storage of various household items, and that is accessible from a Street or Lane via a path of adequate qualities and dimensions that allows for daily access to those items and/or mobility devices.~~

**“Mobility Parking and Recreational Storage Area”** means an area within a Building that is dedicated for the Parking of mobility devices and/or the storage of various household items designed and designated for use by a single Dwelling Unit, and that is accessible from a Street or Lane via a path of adequate qualities and dimensions that allows for daily access to those items and/or mobility devices.

**“Parking”** means the use of land or Building for the storage of a vehicle or vehicles.

**“Permeable Area”** means areas of the Lot that consist of a permeable material, including soil, gravel, pavers and other materials that allow for the absorption and release of ground water through infiltration and evaporation; that are not a Parking Space or Driveway; and that are free of Structures at any grade, except that:

- (1) Groundwater infiltration equipment that supports groundwater recharge may be sited partly or fully within a Permeable Area; and,
- (2) Horizontal roof overhangs, including gutters and any other elements affixed to the roof that are a minimum of two (2) storeys above the Permeable Area are permitted to project up to 0.6 metres (2 feet) into a Permeable Area.

**“Residential Use”** means a Building containing one or more Dwelling Units, on a Lot within the Ground Oriented (GO) Zone.

**“Retaining Wall”** means a predominantly vertical, rigid structure that retains soil, gravel or other medium in order to allow for two different ground surface levels on either side of the structure.

~~**“Permeable Area”** means the sum of all areas of the Lot that are free of Structures, whether the Structures are at, above, or below grade; that are not a Parking Space or Driveway; and that consist of a permeable material, including soil, gravel, pavers and other materials that allow for the absorption and release of ground water through infiltration and evaporation.~~

**“Single-Aspect”** means a Dwelling Unit that has been designed with openable windows on one wall.

**“Storey”** means the space between a floor level and the ceiling directly above it and includes:

- (1) A floor that is partly or wholly below the level of the ground surrounding the Building;
- (2) Except for a Crawl Space, an area directly beneath a floor level that can be accessed and used, whether it is enclosed by Exterior Walls or not.

- (ii) for a Lot abutting on two streets of different classifications, as defined in the Subdivision and Development Control Bylaw, vehicular access shall be located off the Street of the lower classification;
- (iii) for a Lot abutting on Lonsdale Avenue, no vehicular access is permitted off Lonsdale Avenue, except for a service station use;

(d) Parking Space access directly from Lane *[Bylaw 8464, May 30, 2016]*

Access to individual Parking Spaces located directly off a Lane, with the exception of laneway Parking Spaces, shall only be permitted in:

- ~~(i) One Unit and Two Unit Residential zones;~~
- ~~(ii) Ground Oriented Residential zones provided that the Lot has~~
  - a:
    - ~~a. Rear Lot Line length of less than 16 metres (52.5 feet); and~~
    - ~~b. density no greater than 1.0 times the Lot Area;~~
- (i) Ground Oriented (GO) Zone and One-Unit and Two-Unit Residential Zones;
- (ii) Ground-Oriented Residential (RG) Zones provided that the Lot has a:
  - a. Rear Lot Line length of less than 16 metres (52.5 feet);
  - b. Density no greater than 1.0 times the Lot Area;
- (iii) Commercial and Industrial zones; and
- (iv) Shared Vehicle Parking Space in any zone subject to the approval of the City Engineer;

(e) Lane Dedication

Vehicular access may be obtained from a Lane providing the Lot in question has had deducted from it the required or proportionate dedication to the Lane road allowance, and the Lane has in turn a point of access and egress to an opened road allowance. Direct Parking access to or from a Lane will not be permitted in any zone, unless to a dedicated and opened lane;

(f) Setbacks from Intersections:

All driveway crossings providing ingress and egress to a Parking or Loading area shall be located at a minimum distance of 7.62 metres (25 feet) from the point of intersection of two streets, or 4.52 metres (15 feet) from the point of intersection of two lanes, or of a Street and a lane, when such road allowances intersect at an interior angle of 135 degrees or less;

(g) Relaxation of Driveway Standards and Crossing Locations





CITY OF NORTH VANCOUVER  
Development Permit Area Guidelines

# Low Rise Neighbourhoods



## Summary of Comments on Zoning Bylaw

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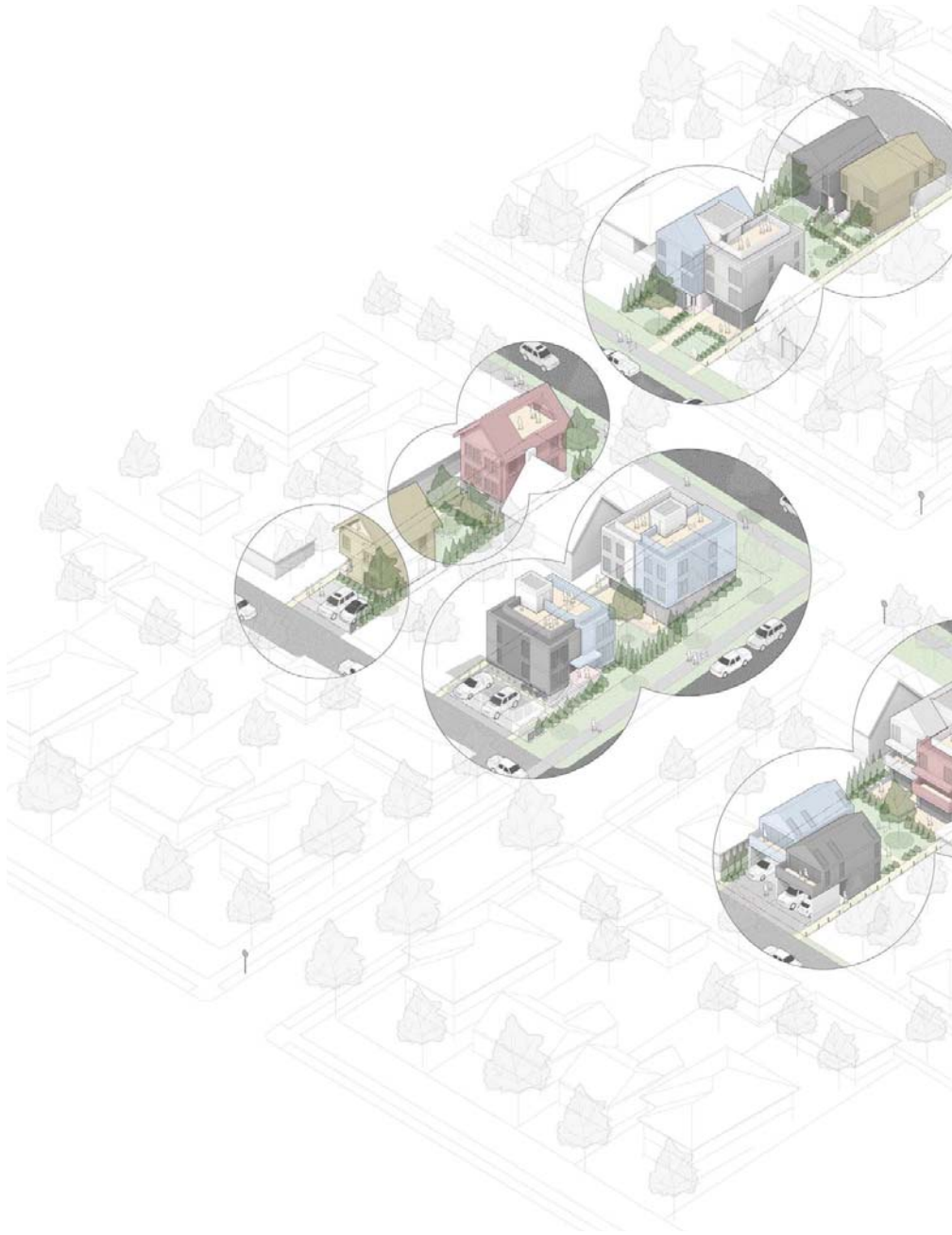
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Number: 1

Graphics throughout the document updated to:

- show mobility/recreational storage and garbage storage that complies with Zoning
- show exterior stairs that comply with the Guidelines
- improve clarity of the roof deck and parking areas
- add graphics for heritage guidelines

This page contains no comments



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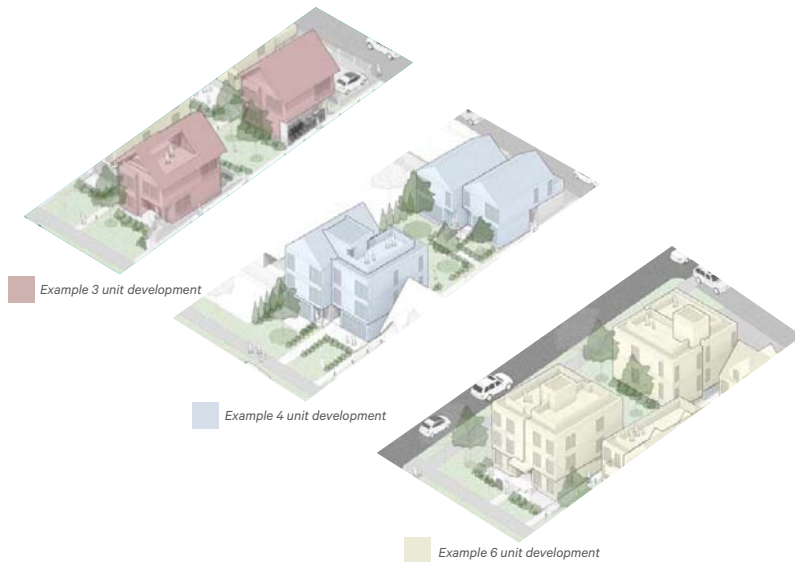
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# Introduction

## Preface

Ground-oriented housing contributes to the overall quality, livability, sustainability, and sociability of the City as a whole, and creates distinct and memorable neighbourhoods. The Guidelines are intended to ensure development that fits well into the existing neighbourhood fabric, while offering a greater variety of highly livable housing options.

These Guidelines are intended for the development of ground-oriented housing, including developments of up to 6 units per lot in the Lonsdale City Centre and frequent transit areas, and up to 4 units per lot in the City's lower density neighbourhoods. The Guidelines offer design flexibility to support streets with diverse housing types and architectural expression.



## Exemptions

A Development Permit shall be required for all subdivisions and for all development on a lot unless one or more of the following conditions applies:

1. A subdivision consists of a parcel line adjustment or consolidation where:
  - a. no additional lots are created,
  - b. no proposed lot would have a width of less than 10 metres, <sup>1</sup> and
  - c. no proposed lot causes non-conformance;
2. A subdivision is undertaken for park purposes;
3. For properties located in zones other than the Ground Oriented Zone: the use permitted on the lot is One-Unit Residential Use, and development is limited to an Accessory Coach House Use;
- ~~4. The development is limited to one or more of the following alterations to an existing building:~~
  - ~~a. Replacement or alteration to a building siding, roofing, doors, building trim, awnings, and/or windows;~~
  - ~~b. An addition to the rear of the building that does not negatively impact the overall form and character of the building and does not impact the access conditions on site; or~~
  - ~~c. Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and character;~~
5. The development is limited to one or more of the following improvements:
  - a. Landscaping alterations and would result in a net increase in Landscaped Area;
  - b. Solid waste management for the property;
  - c. Bicycle and micro-mobility device parking and access;
6. The development is limited to interior renovations;
7. The development is limited to a "minor alteration" to an issued development permit, <sup>2</sup>

Minor alterations to an issued Development Permit, which do not change the manner in which the building or other development authorized by the permit meets the intent of the guidelines, may be permitted without an amendment of the Development Permit, subject to the <sup>3</sup> approval from the City.

## Interpretation

Guidelines that use the term '**shall**' are expectations. An application that fails to demonstrate alignment with these guidelines will not be approved.

Development that will maintain or result in no more than two Dwelling Units on a Lot, and no more than one Building containing Dwelling Units, is only required to meet the Guidelines marked by '**shall**' expectations.

## Page: 6

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<sup>1</sup>Number: 1  
10.0 metres (32.8 feet)

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<sup>2</sup>Number: 2  
4. The property is not subject to an issued development permit and the development is limited to one or more of the following:

- a. Alterations to an existing building that would result in no new units or no more than two dwelling units on the lot;
- b. Alteration, replacement or new construction of a building containing no dwelling units on a lot with an existing dwelling or dwellings;

5. The development is limited to one or more of the following:

- a. Interior renovations;
  - b. Demolition of an existing building;
  - c. Landscaping alterations that would result in a net increase in Landscaped Area;
  - d. Addition of or improvements to solid waste management for the property;
  - e. Addition of or improvements to bicycle and micro-mobility device parking and access;
  - f. Replacement of a building or structure that has been destroyed by natural causes, in cases where the replacement building or structure is identical to the original in both form and character;
6. The development is limited to a "minor alteration" to an issued development permit.

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<sup>3</sup>Number: 3  
written

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Guidelines that use the term '**should**' are also expectations, though unique circumstances may warrant flexible approaches or exceptions. A project that fails to demonstrate alignment with these guidelines and lacks a clear rationale for the misalignment will not be approved. However, a project that fails to demonstrate alignment with these guidelines but does provide a clear rationale as to why—and incorporates alternative measures to support the intention of the guidelines—may be approved.

Guidelines that use the term '**encourage**' are provided to support the overall design and review process. They address design criteria that generally improve the design quality of a project but may not be suitable in every situation, or essential to a successful project. There is no expectation that every project must meet every guideline that uses the term 'encourage'. However, a project that comprehensively fails to demonstrate alignment with all of these guidelines may not be approved, as it would be broadly misaligned with the City's stated expectations of achieving design quality.

Lastly, the graphics are provided for illustrative purposes only to help explain concepts.

#### **Variances**

To facilitate implementation of these guidelines, any Development Permit issued for property within this Development Permit Area may, subject to the restrictions of the Local Government Act and unless otherwise specified in these guidelines, vary or supplement any provisions of the bylaws regulating zoning, parking, works and services, drainage, signs, screening, landscaping and subdivision.

The guidelines intentionally leave room for interpretation and creative flexibility. Unique approaches not considered in these guidelines are more likely to be supported when the applicant demonstrates that the intent of the guidelines has been met.

# 1. Buildings & the Public Realm

**INTENT:** The siting and design of buildings is important for creating opportunities for neighbourly interactions while maintaining privacy. High quality building materials and attractive design enhance the developments' identity and character, while contributing to the local neighbourhood vernacular.

## 1.1 Building Siting

Buildings **shall** be located to:

- frame the public realm;
- create usable private or shared outdoor space on site, and
- allow for direct and convenient access from the public sidewalk to dwelling entrances and between buildings;

## 1.2 Relationship to the Street

Locate buildings close to the street to create a comfortable pedestrian environment:

- Buildings **shall** be located or set back in a way that is consistent with the intended planned vision of the street. Alternative solutions may be considered for sites that are adjacent to buildings not anticipated to change;
- On corner properties, buildings **shall** be located at the corner;
- Sites **should** be arranged to maximize the amount of building along the public streets. Additional buildings **should** be located along the laneway;
- Any built elements located in the front setback **should** be coordinated with the materials of the building, as well as those of the streetscape.
- The use of retaining walls that cut off development from the streetscape and pedestrian network **shall** be minimized;

## 1.3 Relationship to Open Spaces

- Development adjacent to parks, pathways and statutory rights-of-way **should** be oriented to and frame the open space.
- Building design and site planning **should** maintain views to open spaces and focal points.
- Building design **shall** be used to define usable shared or private outdoor space;

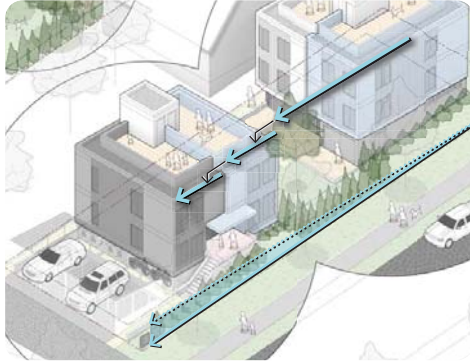


## Page: 8

- Number: 1  
framing the public realm, and
- Number: 2  
[Delete]
- Number: 3  
[Delete because guideline lacks clarity]
- Number: 4  
[Delete because repetitive of other guidelines]
- Number: 5  
New buildings
- Number: 6  
, and larger front setbacks are encouraged in the Grand Boulevard Heritage Character Area to reinforce the 'garden suburb' character.
- Number: 7  
New buildings **shall** be at the minimum setback on corner properties where two streets meet. Irregular lots may be exempt from this guideline.  
  
f. Buildings **shall** be located to create usable outdoor space on site, which prioritizes contributing to residents' livability and/or supporting biodiversity, over providing purely decorative landscaping.
- Number: 8  
building massing
- Number: 9  
[Delete]
- Number: 10  
Any retaining walls are **encouraged** to be set back at least 1.0 metre (3.3 feet) from a front property line.
- Number: 11  
Building design **should** be used to create connection between indoor and outdoor usable shared or private outdoor space.
- Number: 12  
Add new guideline:  
  
d. Building separation distance may be varied on a lot to allow:
  - An existing building to be incorporated into the site design provided that high quality outdoor space is included for each dwelling unit;
  - Two side-by-side buildings fronting a street.

## 1.4 Responding to Grade

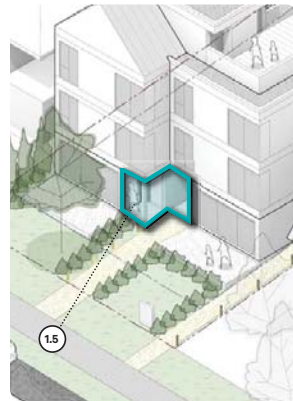
Ground floors <sup>1</sup>ould step to meet grade on sloped sites, particularly corner lots where the meeting of grade facilitates ground level entries and an improved street relationship.



*In this example of a 6-unit development, both ground floors and rooftops step down in a manner consistent with the sloping of the site. This results in articulation of rooftops (even when a project only incorporates flat roofs) and a continuous positive relationship to the street.*

## 1.5 Building Entrances

- a. All units <sup>2</sup>hall have direct ground-oriented access. This means incorporating an entry door within six steps of finished grade. This prevents excessive stairs connecting spaces either above or below grade and maintains a simplified, harmonized appearance to the building's exterior. <sup>3</sup>
- b. ~~Front doors should have direct walkway connections on façades that face public streets, public parks and open spaces.~~ <sup>4</sup>
- c. Barrier-free access for single-level, fully accessible units is **encouraged**.
- <sup>5</sup> ~~Ground-floor residential units should be raised slightly for privacy.~~
- e. Entries **should** be expressed architecturally through the inclusion of a front porch, a recessed entry, or roof overhang. Porches, recessed entries, and roof overhangs tend to be better integrated into overall building design than canopies.



*Entries that are recessed and incorporated into the overall architecture of the building are preferred over entries with canopies.*

## Page: 9

<sup>1</sup> Number: 1  
in new buildings

<sup>1</sup> Number: 2  
in new buildings

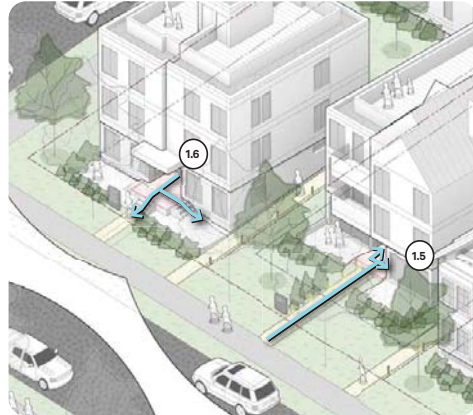
<sup>1</sup> Number: 3  
The following are exempt from this guideline:

- i. Heritage buildings, as identified in the City's [Heritage Register](#);
- ii. Properties in the City's Heritage Character Areas, if a new development is incorporating a porch or verandah that reflects the heritage character of the neighbourhood.

<sup>+</sup> Number: 4  
Dwelling entrances **should** have a 1.0 metre (3.3 feet) clear and convenient walkway connection to sidewalks and any other adjacent public spaces. This pathway shall be illuminated at night, fully located within the lot, and not be obstructed or overlap with any parking spaces or garbage storage areas.

<sup>+</sup> Number: 5  
[Delete because inconsistent with other guidelines]

- f. If canopies are included, the design **should** match the overall architectural expression of the building by utilizing materials used elsewhere in the design, mimicking the roof line, and be of modest scale aligning with the door below.
- g. Porches, stoops or terraces with landscaping **should** be provided to support more privacy for ground floor units.



These are examples of 6-unit and 4-unit developments with shared building entrances and individual building entrances that are oriented to the street.

#### 1.6 Shared Building Entrances [1]

2 For multi-unit buildings in the Regional City Centre, single lobby entrances ~~should be designed with weather protection, be easily identifiable, and be integrated into the architectural expression of the building.~~

3 When multiple entries are accessed from a shared front porch, the porch **should** be designed as a place of neighbourly interaction and be designed without privacy screens. Private outdoor space should be located elsewhere.

#### 4.7 Buildings and Laneways

- a. Lane frontages **shall** accommodate required parking, garbage/recycling storage areas, and site access requirements [4]
- b. Remaining space **should** be used for livability enhancements, including one or more of:
  - i. Landscaping [7] and trees, provided that trees are sited such that the majority of their mature canopy diameter will be located within the Lot;
  - ii. Shared outdoor space;
  - iii. Lane-fronting dwelling unit(s) with a rear setback of 2.0 metres or less, [8]
- c. The design **should** incorporate clear visual connections from the lane towards rear yard space, especially when the rear yard includes common or shared amenities, [9]
- d. Rear yard units **should** be oriented to the laneway with shared access paths directly connected to the lane, [10]

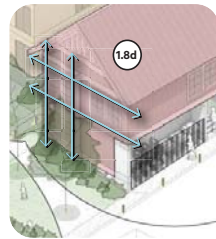
- Number: 1 [Delete]
- Number: 2 [Delete because zoning will prohibit shared entries]
- Number: 3 Move this guideline to be under Guideline 1.5
- Number: 4 Move to be section 1.11
- Number: 5 access to
- Number: 6 Add guideline 1.7a(i):  
Carports are **encouraged** to incorporate landscaping.
- Number: 7 landscaping
- Number: 8 [Delete because not highly applicable to this scale of development]
- Number: 9 [Delete because some designs may aim for visual separation between parking areas and outdoor space]
- Number: 10 [Delete because some designs may choose not to orient units to the lane]

- e. Paths from a building that lead to a laneway **shall** have a minimum 1-m deep flush landing <sup>[1]</sup> without obstructed sightlines to ensure pedestrian visibility when stepping into the laneway.
- f. Active uses in rooms adjacent to the lane are **encouraged**, such as kitchens, living rooms and offices; <sup>[2]</sup>

### 1.8 Building Façades

- a. Tactile materials, appropriate wall openings, ornamentation around windows, and capping **should** be used where appropriate given the architectural expression of the building to enhance the attractiveness and comfort of the public realm.
- b. Natural, low embodied-carbon, durable, and high quality materials **should be used**; <sup>[3]</sup>
- c. Building entrance design, such as a front porch, **should** create a semi-private space that encourages people to linger and interact with neighbours in the public realm; <sup>[4]</sup>
- d. Windows **should** align with other windows or building elements <sup>[5]</sup> either along their vertical or horizontal edges so that they appear harmonized and avoid visual disruption along the façade.
- <sup>[6]</sup> Lobby entrances **should** be differentiated from individual unit entrances through glazing, canopy and/or signage.
- f. Long building façades **shall** be broken up through articulation and/or material change. Materials **should** <sup>[7]</sup> generally wrap around exterior corners and change on interior corners.
- g. For <sup>[8]</sup> townhouses and multi-unit buildings on corner lots, building façade design **shall** establish an edge by massing buildings to the corner and providing a height element, material change, or special architectural features.
- h. Blank walls **should** be avoided. Where non-active façades cannot be avoided, they should be located away from street-facing or lane-facing façades and minimized where possible. Material changes, building articulation and creative lighting may be used to make blank walls appear less imposing, but are not a replacement for such walls and active ground floor uses; <sup>[9]</sup>

<sup>[10]</sup>



## Page: 11

Number: 1

The portion of any path that is within 1.0 metres (3.3 feet) of the laneway shall be flush with grade and

Number: 2

Facades facing the lane or an exterior side lot line **should** incorporate a minimum of 1.4 square metres (15.1 square feet) of window. Windows facing interior side yards **should** be considerate of privacy, such as by minimizing clear glazing and careful placement of windows.

Number: 3

are **encouraged**.

Number: 4

[Delete because repetitive of previous guidelines]

Number: 5

be aligned

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[Delete because shared lobbies are not permitted in zone]

Number: 7

**should**

Number: 8

new

Number: 9

Blank walls **should** be avoided. If windowless facades cannot be avoided, they **shall** be located on interior facades, and material changes, building articulation and creative lighting **shall** be used to make these walls less imposing.

Number: 10

Add this new guideline:

g. Balconies and decks located on the second or third floors **should** face either the street or the laneway to enhance activation of the public realm, instead of interior lot lines which can cause privacy issues.

Number: 1  
new

Number: 2  
Align paragraph spacing left

Number: 3  
[Delete]

Number: 4  
Add guideline (vi):

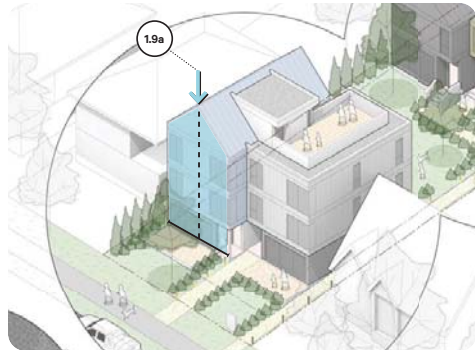
Whether the variance supports the retention of an existing heritage building, such as raising an existing heritage building.

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An

Number: 6  
can

1.9 Building Height and Massing

- a. Designs **should** aim to reduce mass and shadow on adjacent sites and maximize visual interest from the street. This can be achieved by the incorporation of peaked roofs, where appropriate.
- b. The following will be considered when evaluating a variance to height for a building:
  - i. Impact of massing on neighbouring properties, in particular, on their amenity/private open spaces;



The illustration above indicates the tallest part of the roof is oriented to the street, not the adjacent side yard. The centrepoint of the façade is considered to be the façade that is located under the pitched roof, not the centrepoint of the building.

- 2. i. The transition of height between neighbouring buildings;
- iii. The form, character and the planned vision of the surrounding neighbourhood;
- iv. The impact of grade on accentuating the height and how that impacts neighbouring sites; and,
- v. The impact of the requested height on adjacent heritage properties or the design guidelines of heritage district if the subject site is located in one.
- 4. c. Where it has been demonstrated that a proposed design has met all of the guidelines in section 3.1, the maximum height permitted for rooftop projections may be varied to the extent necessary to support the proposed design.
- d. For townhouses and multi-unit buildings, an appropriate transition of building height, scale, and massing shall be provided to ensure potential impacts on neighbouring properties are mitigated through considerate design.

1.10 Provide Vertical Articulation for Flat Roofs

- a. On larger buildings with flat roofs, variations in massing **should** be introduced by limiting the extent of each roof element. For flat roofs, a maximum of 75% of the total building footprint area is appropriate for a single plane. Variations in the building footprint in plan will also help avoid visual monotony in flat roof buildings.

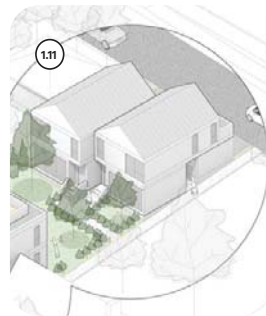


Limit the flat plane of the usable rooftop space and offset it from the building's edge.

City of North Vancouver

### 1.11 Pitched Roofs

- a. On buildings with three or more units, pitched roofs that are in alignment with individual units and express individual units are **encouraged**.
- b. If rooftops utilize a combination of pitched and flat roof areas, pitched roof designs **should** be located in areas facing the street.



*In this example, buildings are offset and have individual roof designs to distinguish each unit.*

### 1.12 Buildings and Narrow Lots

- a. Although the Zoning Bylaw may permit lots as narrow as 7.5 metres, development permits for subdivisions that would create any lots less than 10 metres wide will only be considered in exceptional circumstance. While perfect compliance with all guidelines is rarely feasible, subdivisions proposing these narrow parcels **shall** be subject to a stricter and more rigorous application of the development permit guidelines.
- b. In addition to the other Guidelines, the following will be considered when evaluating a development permit application for subdivision that would create any lot of 10 metres or less in lot width:
  - i. The form, character and the planned vision of the surrounding neighbourhood;
  - ii. The impact of grade on the ability to provide direct ground-oriented access to the front doors of units, and how grade and site planning impact neighbouring sites;
  - iii. Impact of massing on neighbouring properties, in particular, on their amenity/private open spaces;
  - iv. Impact of development on mature tree retention and landscaping requirements;
  - v. Site access and servicing, including parking, garbage/recycling storage areas, site access requirements, and outdoor livability enhancements; and,
  - vi. The ability to meet all life safety and fire protection access requirements.

## Page: 13

Number: 1  
7.5 metres (24.6 feet)

Number: 2  
10.0 metres (32.8 feet)

Number: 3  
5

Number: 4  
10.0 metres (32.8 feet)

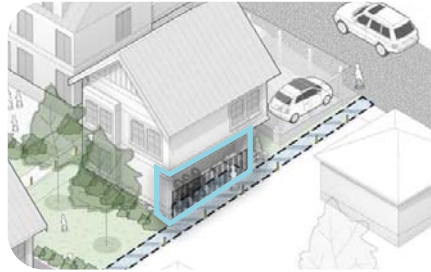
Number: 1  
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Number: 2  
**shall**

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pavers.

**1.13 Support Active Lifestyles with Functional Storage**

- a. Accessible, secure storage solutions for bikes, sports equipment, and other large mobility and recreational items (Mobility Parking and Recreational Storage) **shall** be designed to encourage active transportation and outdoor recreation.
- b. These storage areas **should** be located in areas with direct access to the street or laneway without the use of stairs.



Provide ample room for Mobility Parking and Recreational Storage in an easy-to-access space.

**1.14 Location of Parking**

- a. Parking **shall** be located at the rear of the lot and **off of** the laneway.
- b. In rare situations where parking has been permitted to be accessed from a street, a single shared driveway **shall** be used for all parking. Pavement **shall** consist of high-quality, permeable specialty pavers.



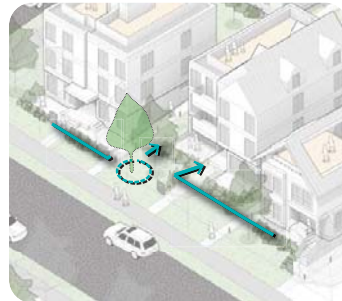
The illustrations above depict multiple potential scenarios along the laneways. In these cases, parking is the predominant element—yet landscape, balconies, and safe pathways are all incorporated.

## 2. Trees, Soils & Landscape

**INTENT:** Context sensitive landscape design can enhance the public realm's attractiveness, improve on-site amenity spaces, and contribute to neighbourly interaction. It will also serve a functional purpose by improving stormwater management, reducing the urban heat island effect, and growing the urban tree canopy.

### 2.1 Respect Site Context

- a. Site planning **shall** respond to existing topography, trees, and site-specific features. Adjust building setbacks where appropriate to preserve natural assets, cultural elements, or enhance pedestrian and ecological connectivity.
- b. Developments **shall** take advantage of site topography and existing trees to minimize impacts on neighbouring sites, for example using terraced retaining walls or by stepping a project to match the slope.



Setting buildings back further may allow for the retention of existing mature trees.

### 2.2 Retain Existing Mature Trees and Native Soil

- a. Existing mature trees **should** be retained when located within 3m [1] a front lot line – unless there is a conflict with existing utilities and services or confirmation of pests, disease, or structural defects provided by a certified arborist.
- b. Existing mature trees **should** be retained when located within 3m [2] any rear lot line – unless there is a conflict with existing utilities and services or confirmation of pests, disease, or structural defects provided by a certified arborist.
- c. Variances in building height, siting, parking and retaining walls may be considered where it can be demonstrated that they support the retention and long-term health of an existing mature and healthy tree.
- d. Retaining native soil on-site is **encouraged**.

### 2.3 Maintain Low-level Landscaping in Front Yards

- a. Areas within front setbacks **should** incorporate low-level plantings integrated with entryways, porches, and pathways to create a green interface between buildings and streets while maintaining a visual connection between people on the ground floor and the people on the street. [3]
- b. Applicants **should** demonstrate compliance through documenting plant species selection, suitability, and anticipated plant height when mature.

Number: 1  
3.0 metres (9.8 feet)

Number: 2  
3.0 metres (9.8 feet)

Number: 3  
Privacy hedges **should** be avoided.

Number: 1  
[Delete because not reviewed at Development Permit]

Number: 2  
1.0 metres (3.3 feet)

Number: 3  
3 metres (9.8 feet)

**2.4 Grow the Urban Canopy**

Zoning requires a minimum amount of landscaped area. Site design **should** thoughtfully arrange these landscaped areas to support a robust and healthy urban tree canopy.

- a. A minimum number of medium\* trees **shall** be provided on the lot in accordance with the following table:

| Number of Medium* Trees Required |                            |                |                |       |
|----------------------------------|----------------------------|----------------|----------------|-------|
| Dwelling Units on the Lot        | Lot Area (m <sup>2</sup> ) |                |                |       |
|                                  | < 450                      | ≥ 450 to < 550 | ≥ 550 to < 650 | ≥ 650 |
| 1                                | 2                          | 3              | 4              | 5     |
| 2                                | 2                          | 2              | 3              | 4     |
| 3 or more                        | 1                          | 1              | 2              | 2     |

**\*** Medium trees are considered to have a canopy width of at least 6 metres **once they reach maturity**. However:

- One medium tree may be considered equivalent to three small trees with canopy width of less than 6 metres but greater than 3 metres **once they reach maturity**.
- Two medium trees may be considered equivalent to one large tree or retention of a significant tree. A **significant tree** means a tree that is 60cm Diameter at Breast Height (DBH) or larger, and a Certified Arborist has provided a statement that the tree is in good health and is expected to remain in good health under the proposed development scheme.

- b. Adequate high-quality, uncontaminated soil volumes to support healthy tree growth **shall** be provided. <sup>[1]</sup>


- c. Soil volumes **should** be provided in accordance with the following table (assuming 1m <sup>[2]</sup> soil depth):

| Tree Size                                   | Minimum Soil Volume (m <sup>3</sup> ) per Tree | Minimum Shared Soil Volume (m <sup>3</sup> ) per Tree |
|---|--|---|
| Small Tree (canopy width: 3m to 6m)         | 12   | 10  |
| Medium Tree (canopy width: 6m to 10m)       | 20   | 15  |
| Large Tree (canopy width: greater than 10m) | 35   | 30  |

- d. The minimum separation distance between new trees and buildings **should** be 3m. <sup>[3]</sup>

## 2.5 Use Plantings that Support Habitat Creation and Climate Resilience

- a. Proposed plants **should** include the use of native, adaptive, and drought-tolerant species to protect and improve biodiversity and soil health in a changing climate.

 Use of the City's *Urban Tree Species List for a Changing Climate* and Metro Vancouver's *Urban Tree List for Metro Vancouver in a Changing Climate* is **encouraged**.


- c. Rooftop container gardens and urban agriculture is strongly **encouraged** in order to improve the quality of outdoor amenity space and provide additional environmental benefits such as habitat for biodiversity, and passive cooling.
- d. Green infrastructure, such as rain gardens and green roofs, is **encouraged** in order to support stormwater management and the health of the City's waterways.

## 2.6 Soften Retaining Walls with Landscaping on Steep Sites

Landscaping **should** soften the appearance of retaining walls. The following approaches can help to achieve this guideline:


- Integrate planters into guardrails or other structures on the top of walls, allowing plants to overhang;
- Provide **active green** walls (vertical structures that are comprised of different types of plants) set within growing medium (soil, stone, or sometimes water) and including built-in irrigation; and
- Provide stepped planters with shrubbery or climbing vines growing from the base with installation of an appropriate irrigation system.

## 2.7 Maintain Neighbourly Fencing


- a. ~~The maximum fence height in the front setback shall be 1.2m.~~
- b. ~~The maximum fence height in the sideyard setback is 1.6m. The sideyard fence shall not project beyond the front building façade.~~
- c. ~~The rearyard fence shall not project beyond the building façade of a rear building.~~ 

## 2.8 Use Dark Sky Lighting

Low-level pathway lighting **shall** be incorporated. This lighting **shall** be dark-sky compliant (shielded fixtures that direct light downwards) and positioned to avoid emitting glare into adjacent buildings.

 Number: 1


Move this guideline up to be the second sentence of guideline 2.5a

 Number: 2

, the City's Native Plant Species List,

 Number: 3

[Delete]

 Number: 4

a. The maximum fence height between a front building and a street or between a rear building and a lane **shall** be 1.2 metres (3.9 feet).

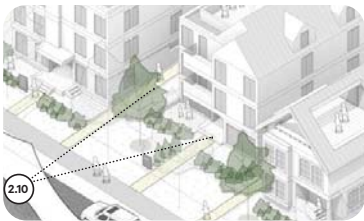
b. Side yard fences greater than 1.2 metres (3.9 feet) in height **shall** not project beyond the facades of front or rear buildings.

## 2.9 Wayfinding

- a. Addresses **shall** be clearly signed and visible from the street for emergency response.
- b. Pathways **should** be ~~shared and~~ **visible**. This means that they are enhanced through landscaping, planters, wayfinding, or unique paving materials to enhance visibility and placemaking at key entry points.

## 2.10 Minimize Paved Areas

- a. When two or more units are accessed from the same street, pathways **should** be combined to reduce paved areas in front yards and publicly-facing areas.
- b. For corner lots, a pathway to both the primary street and side street is **encouraged**.
- c. Using paved areas for multiple functions is **encouraged**. Pathways and fire lanes can be designed as multi-functional spaces by widening them, adding linear gardens, seating and vertical garden walls.
- d. The use of specialty pavers that provide for natural drainage of water into the soil are strongly **encouraged**.



Pathways are to be kept to a minimum and designed to be shared, multi-functional spaces.

### 3. Rooftop Amenity

**INTENT:** Rooftops enhance livability by providing usable amenity space. These spaces should be designed to integrate with the building's architecture. Impacts to the street and neighbours are to be mitigated by providing varied massing and visual interest.

#### 3.1 Minimal Projections Above Roof Height

The inclusion of ~~stair access boxes~~,<sup>1</sup> railings, and privacy screens are necessary for the safe access and use of rooftop space. The location of these elements should be designed to mitigate negative impacts on adjacent properties. This means:

- a. The placement of ~~access boxes~~,<sup>2</sup> **should** be near the side or rear of the rooftop space so as to minimize visual impact from the street. These **should** be offset away from adjacent properties to avoid shadowing.
- b. Building walls/parapets **should** be incorporated for safety rather than railings. When <sup>3</sup>using railings, integrate into the overall design using complementary colour and materials to the rest of the building.<sup>4</sup>
- c. ~~Planters and vegetation should be integrated in tandem with railings so as to balance the potential for residential privacy while creating positive visual interest from the street.~~<sup>5</sup>
- d. ~~The use of privacy screens should be minimized.~~<sup>6</sup> The rooftop amenity space **should** be less visible from the street and neighbouring properties by integrating outdoor space into the roof design or design of the building. ~~If privacy screens are used, they should be offset from the building edge.~~<sup>7</sup>
- e. If included, solar panels, solar hot water heating, skylights, and other rooftop elements **should** be integrated into the design of the building. If not included, future locations of these components **should** be identified so as to future-proof the design.



Variations in roof forms contribute to an interesting and visually appealing roofscape that complements neighbourhood character. The guidelines do not set out a single, preferred approach to roof forms. Instead, they encourage the creation of usable rooftop space and embrace variations while mitigating against excessive projections above permitted roof height.

#### Page: 19

- ~~Number: 1~~  
rooftop enclosed landings
- ~~Number: 2~~  
rooftop enclosed landings
- ~~Number: 3~~  
If
- ~~Number: 4~~  
, and planters and vegetation for privacy and visual interest.
- ~~Number: 5~~  
[Delete because this has been added to the guideline above]
- ~~Number: 6~~  
[Delete]
- ~~Number: 7~~  
The use of privacy screens **should** be minimized, but if privacy screens are used, they **should** be offset from the building edge.

## 4. Equipment & Services

**INTENT:** These Guidelines ensure equipment and services are integrated into sites and buildings with careful consideration of the effects on overall building design, mitigating impacts on the public realm and neighbours, and implications on future access and servicing requirements.

### 4.1 Consolidate Service Utility Connections

- a. When the existing location of utility connections cannot be kept, connection locations **should** be consolidated to minimize potential future disturbance of the site.
- b. Service utility connections **should** not be located at the front of buildings.

### 4.2 Screen Heat Pumps

- a. Heat pumps and other mechanical equipment **shall** be placed out of view.
- b. Heat pumps **should** not be placed on individual balconies as these may render the balcony unusable.

### 4.3 Screened Garbage and Recycling

- a. ~~Areas for parking, garbage/recycling storage, and site access pathways shall be visually distinct and clearly identifiable.~~ <sup>1</sup>
- b. Garbage areas **shall** be screened from view and located away from public streets. Side yard locations or areas adjacent to parking with easy access to the laneway are preferred.
- c. Materials consistent with the overall design **should** be used for any area utilized for garbage and recycling.



Garbage and recycling are screened from view. In this case, it is combined with bike storage.

### 4.4 Align Vents, Gutters, and Other Elements

Vents, gutters, and other external building elements **should** be integrated into the architectural composition of the building. The approximate locations of these **should** be shown in early drawings and applicants are **encouraged** to commit to aligning these elements so as to mitigate against cluttered façades. <sup>2</sup>

## Page: 20

Number: 1

Site access pathways for garage/recycling storage areas **shall** be visually distinct from parking areas.

Number: 2

### 5. Heritage Building & Heritage Character Areas

**INTENT:** Existing heritage buildings are valuable assets and their conservation is important. The heritage character of some neighbourhoods can be supported through compatible new development that acknowledges and complements the architectural forms, materials, and landscape traditions of the context.

#### 5.1 Heritage Buildings

For heritage buildings, as identified in the City's [Heritage Register](#):

- a. Alterations or additions to a heritage building **should** aim to retain heritage features on the street-facing façade of the building, particularly features identified as having heritage value in the City's Heritage Register.
- b. Retention of existing heritage buildings is **strongly encouraged**. To support retention, the following zoning requirements may be varied:
  - i. Any regulation relating to parking and vehicle access;
  - ii. Any regulation relating to the shape, height, siting or lot coverage of buildings or structures; and
  - iii. Minimum Permeable Area.

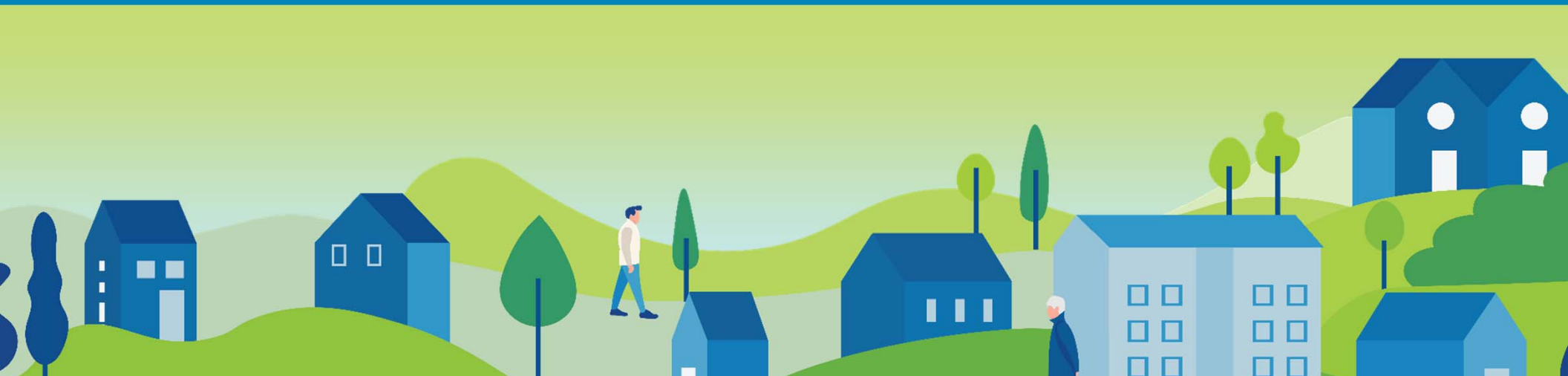
#### 5.2 New Development in Heritage Character Areas and on Heritage Register Properties

- a. New developments in the City's Heritage Character Areas, and new developments on properties with existing [Heritage Register](#) buildings, are **encouraged** to acknowledge the materiality and forms of the existing neighbourhood/property heritage character. Designs are **encouraged** to be compatible and sympathetic to the historic context, but direct imitation or replication of heritage buildings is discouraged.
- b. In the **Grand Boulevard Heritage Character Area**, to reinforce the "garden suburb" park identity of the landscaped public boulevard, new developments **should** provide front yard landscaping which features:
  - i. Larger front yard building setbacks that are sensitive to the overall street rhythm and adjacent properties;
  - ii. Layered and textured plantings with a focus on native and pollinator-attracting species; and
  - iii. Natural materials such as stone, wood, brick and flagstone/gravel pathways.
- c. In the **East 10th Street and Finlay's Row Heritage Character Areas**, the street-facing façade of new developments are **encouraged** to reflect the form typical of these areas, including:
  - i. A consistent setback from the street;
  - ii. Roof shape and style;
  - iii. Shingle-style or other highly textured or patterned siding;
  - iv. Regular and ordered window proportions and placement; and
  - v. A prominent covered porch or verandah accessed by stairs that are clearly visible from the street.



# Bill 25 Implementation

## Updating our Official Community Plan and Zoning Bylaw



# Presentation Agenda

- 1 What is Bill 25?
- 2 How has the City already addressed Provincial requirements?
- 3 What are the proposed changes due to Bill 25?
- 4 How did we gather and use input?
- 5 What are the next steps?

# 1 What is Bill 25?



# What is Bill 25?

Amendments to the **Official Community Plan** and **Zoning Bylaw** are being considered in response to **Bill 25**, new provincial housing legislation

Bill 25 aims to ensure municipalities are implementing new housing legislation consistently

# What is Bill 25?

**November  
2023**

The Province introduced a new suite of housing legislation. (Bill 44)

**June 9,  
2025**

Zoning Bylaw Amendment to meet SSMUH requirements.

**October 6,  
2025**

OCP and Zoning Bylaw Amendments to meet 20-year housing needs introduced.

*Approved by Council  
December 8, 2025*

**November  
27, 2025**

The Province enacted **Bill 25** to update SSMUH requirements in the *Local Government Act*.

**June 30, 2026**

Provincial deadline to comply with **Bill 25**

## 2 How has the City already addressed Provincial requirements?



# How City has addressed Provincial requirements

On December 8, 2025, Council approved changes to the OCP and Zoning Bylaw, to bring the City into compliance with earlier provincial requirements and meet the housing needs identified in the 2024 Housing Needs report.

These changes included:

- Updating the **OCP** to show where up to 4 and up to 6 dwelling units per lot is allowed
- Introducing the new **Ground Oriented Zone**
- Introducing **design guidelines** for the Ground Oriented Zone
- Creating a new **Heritage Special Study Area**



# How City has addressed Provincial requirements

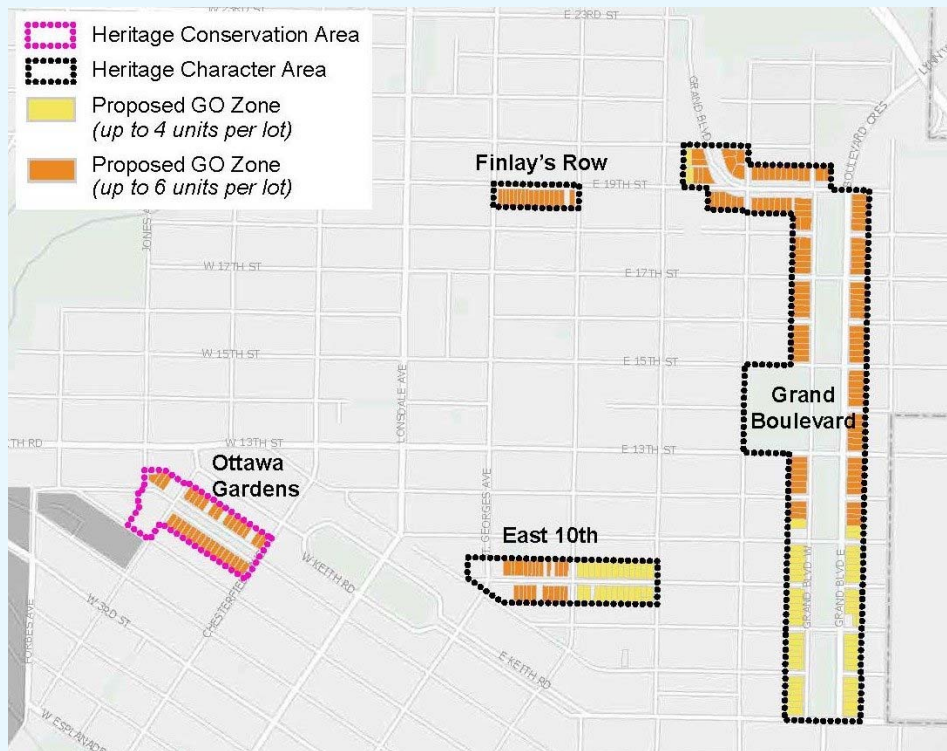
The **Ground Oriented (GO) Zone** permits a range of low density, ground-oriented housing:

- Housing choice
- Neighbourhood comfort
- Walkability and connectedness
- A healthy tree canopy
- Long-term livability for all households



# How City has addressed Provincial requirements

The Heritage Special Study areas:



East 10<sup>th</sup> Street



Ottawa Gardens



# 3 What are the proposed changes due to Bill 25?



# What are the proposed changes?

To comply with **Bill 25**, we are required to update the OCP and Zoning Bylaw to:

1. Allow **up to 6 dwelling units** per lot in **Frequent Transit Areas**
2. Remove **minimum on-site parking** requirements within those **Frequent Transit Areas**
3. Rezone all remaining single-detached and duplex zones to the City's new **GO Zone**

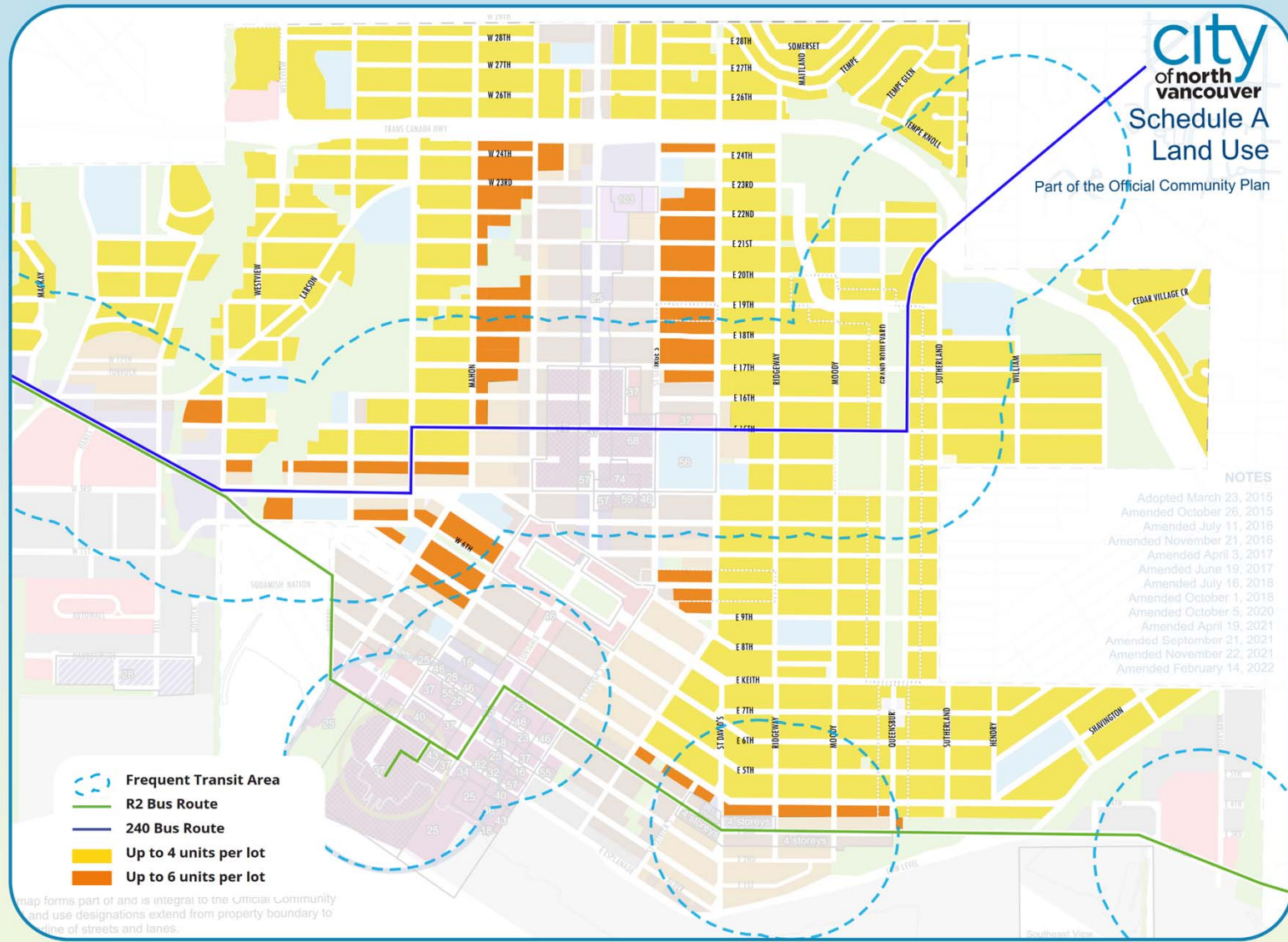
**Frequent Transit Areas** are within 400m of frequent transit bus stops

Frequent transit bus services in the City are the 240 Lynn Valley bus route and the R2 Rapid Bus route

# Today

Areas where up to 4 and up to 6 dwelling units are allowed (as of December 8, 2025).

Overlay showing the Frequent Transit Areas, 400m from R2 and 240 Bus Stops.

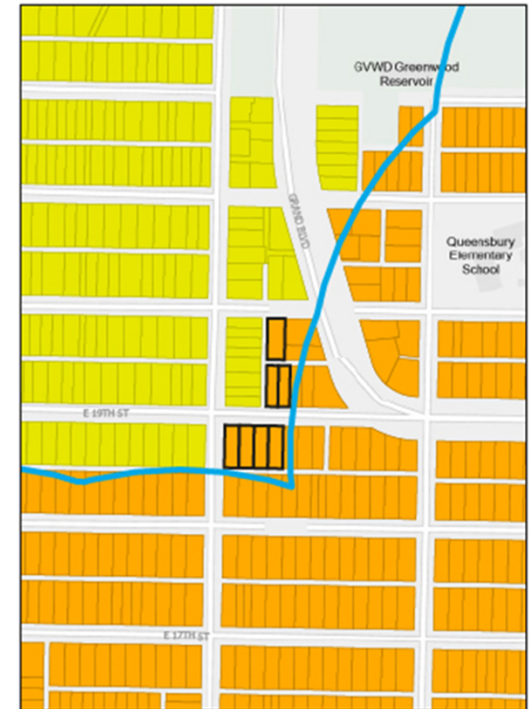
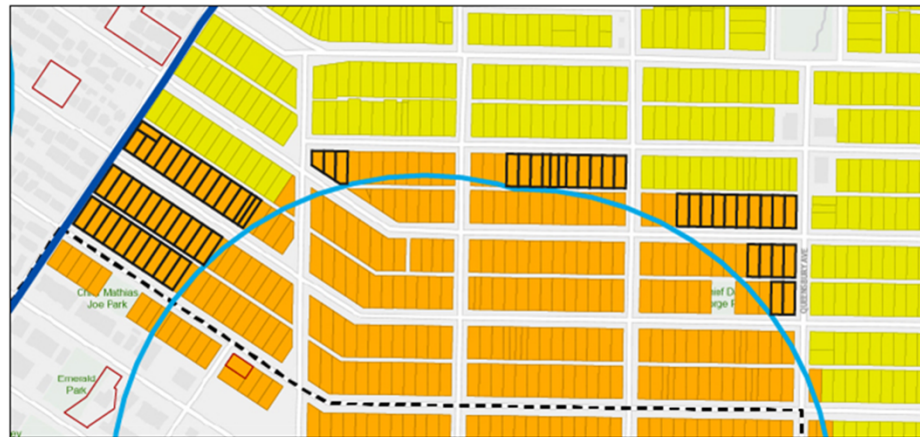




## Consistent Block Approach

Allow up to 6 units with no parking requirements consistently across blocks that are captured within a Frequent Transit Area.

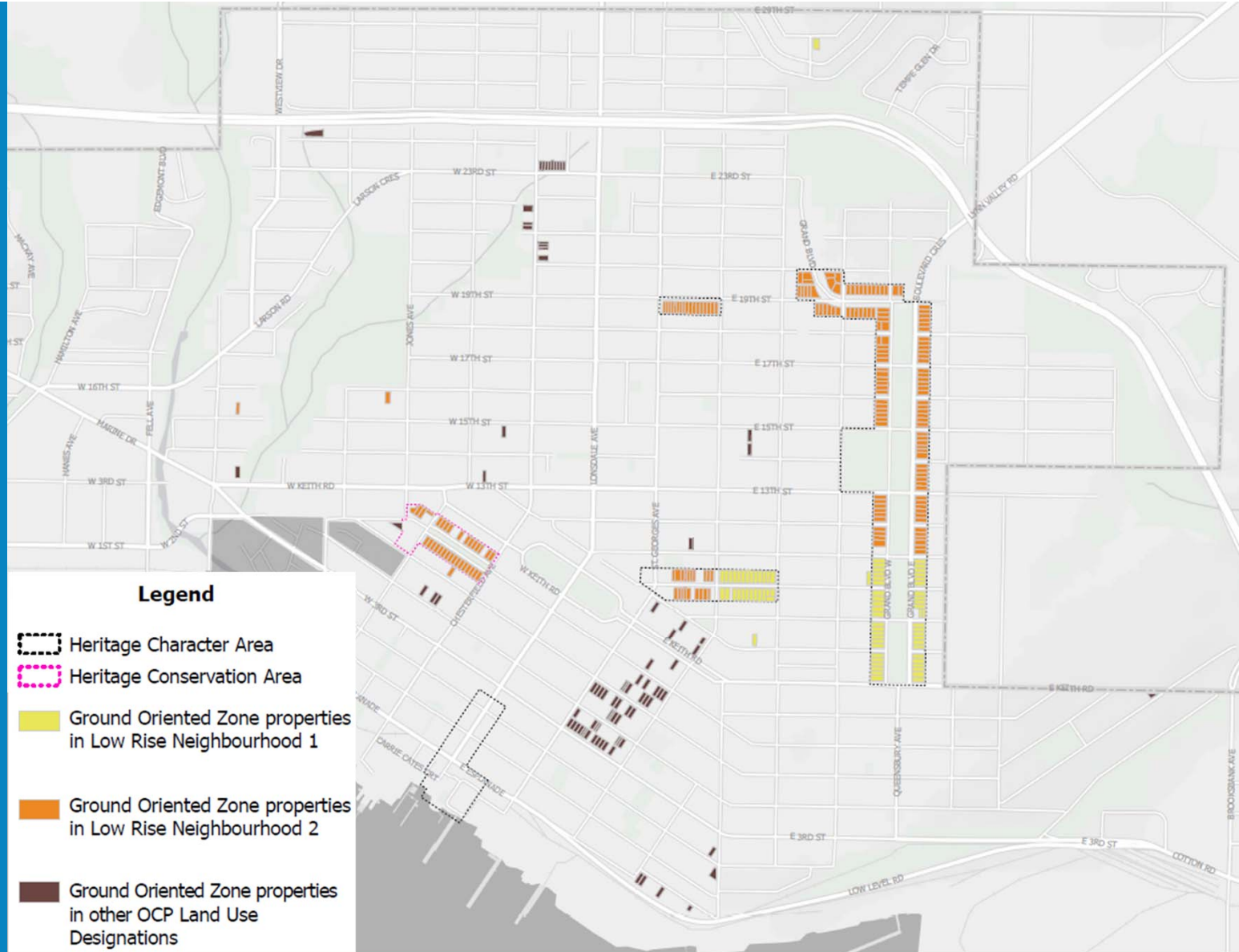
These areas are shown with a black outline.



# Proposed Zoning

Areas where the City is required to permit up to 4 and up to 6 units to align with Bill 25 by June 30, 2026.

This can be achieved by rezoning these areas to the Ground Oriented Zone.



# 4 How did we gather and use input?



# How did we gather input?

## **Ottawa Gardens Walking Tours**

- February 23 and February 28

## **Drop-in Info Sessions**

- February 28, March 3, and March 4

## **Let's Talk Engagement Tool**

- [letstalk.cnv.org/bill25alignment](http://letstalk.cnv.org/bill25alignment)

## **OCP Town Hall**

- April 1

## **Housing for Families Focus Group**

- April 20



# How did we gather input? What we heard

- Pace and amount of change and what that means for infrastructure
- Parking requirements
- Housing for families and multi-generational households

## Valued heritage characteristics:

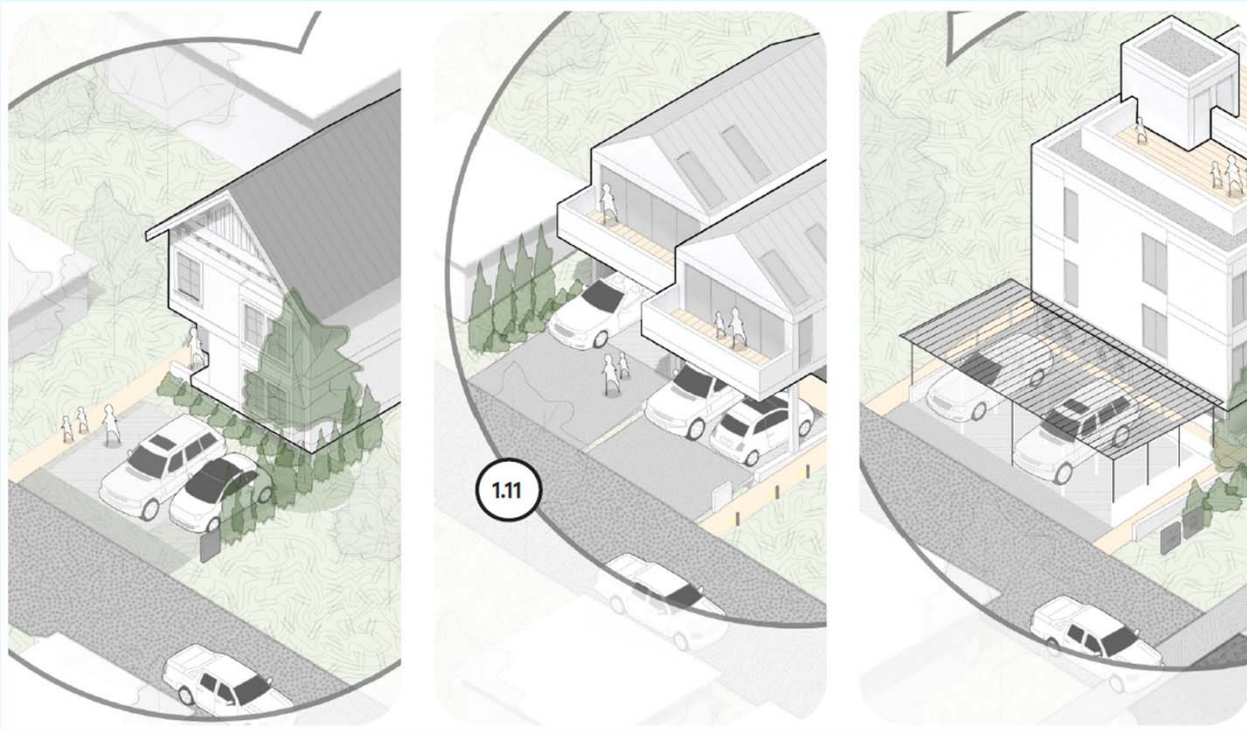
- Front porches
- Rooflines
- Building height
- Setbacks
- Windows
- Landscaping and trees
- Materials and colours

# A spotlight on pace and amount of change

- Requirements to accommodate growth set at provincial level
- Development optional – anticipate build out gradually over many years
- City renews utilities over time, and development pays for new capacity



# A spotlight on parking



## Surface and Carports

- Parking area not included in density calculations

## Garages

- Gross Floor Area (density) exclusion for each parking space per unit
- *Proposed New*: space must be provided around parking in garage so it is functional

# A spotlight on families

## Functional spaces

- Level entry units encouraged
- Living areas above ground
- Functional storage for strollers, bikes, mobility aids

## All stages of life

- Flexibility for suites or stratification

## Outdoor spaces

- Outdoor spaces (at ground or via deck) off of living areas
- Tree retention and planting

## Flexible unit configuration

- Zone allows for range of unit sizes
- Early applications show large, family-size units

## Next Steps:

- Confirm 3-bedroom approach and minimum 3-bedroom unit size with development community

# Summary of Proposed Changes: OCP

## **Required Bill 25 Amendments:**

- Allow up to 6 dwelling units per lot in Frequent Transit Areas
- Areas shown with **black outline** on Attachment 3 map

## **Consistent Block Approach:**

- Allow up to 6 dwelling units per lot for another 118 properties
- Areas shown with **red outline** on Attachment 3 map

## **Heritage Special Study:**

- Remove “Heritage Special Study” from OCP – now complete

## **Housekeeping:**

- Clarify where Low Rise Neighbourhoods Guidelines apply

# Summary of Proposed Changes: Zoning

## **Required Bill 25 Amendments:**

- Remove minimum parking requirements in Frequent Transit Areas
- Rezone single-detached and duplex properties to Ground Oriented Zone (Attachment 5 map)

## **Consistent Block Approach:**

- Remove minimum parking requirements for another 118 properties

## **Heritage Special Study:**

- Incentives to support retention of heritage building
- Maintain Grand Boulevard development pattern
- Address specific needs for two protected heritage properties

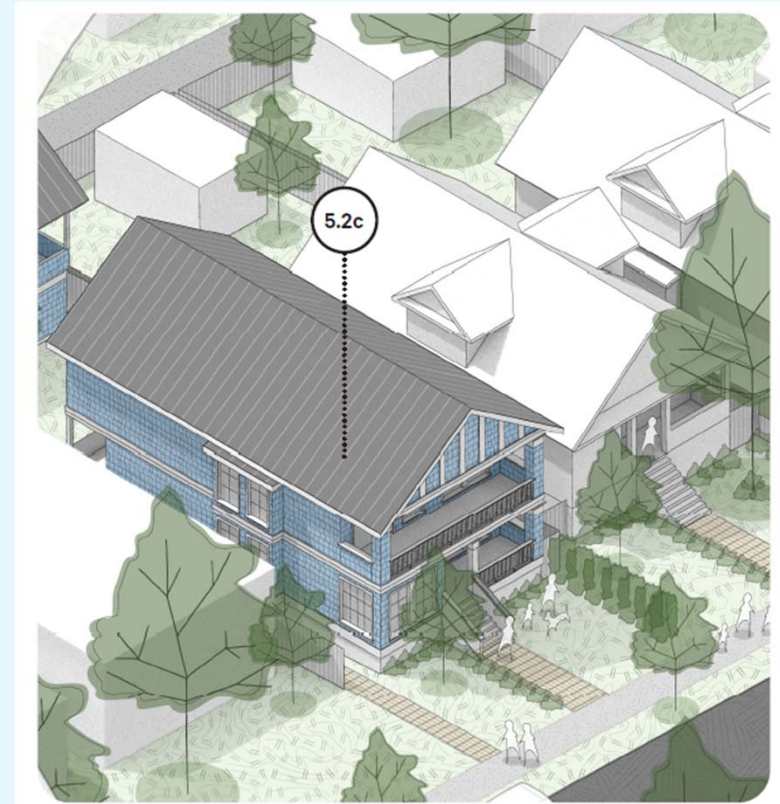
## **Housekeeping:**

- Clarify requirements storage, permeable area, and rooftop access requirements
- Fix cross-references and wording that people found confusing

# Summary of Proposed Changes: Guidelines

## Heritage Special Study:

- Bring a heritage lens to the Low Rise Neighbourhoods Guidelines, **no change to Ottawa Gardens Conservation Guidelines**
- For existing heritage buildings on the Heritage Register
  - Alterations and additions should retain heritage features
  - Zoning requirements can be relaxed to support retention of heritage buildings
- For new development in Heritage Character Areas and Heritage Register Properties
  - New development should be compatible and sympathetic to the heritage context in terms of siting and materials use



*A new development in the East 10th Street Heritage Character Area with a street-facing façade that reflects the characteristic form of the area.*

# 5 Next Steps



# What are the next steps?

|   |   |                |   |  |
|---|---|----------------|---|--|
| <b>May 11</b>                               | <b>May 12</b>   | <b>June 15</b> | <b>June 22</b>                            | <b>June 30, 2026</b>                                       |
| First Reading of<br>OCP and<br>Zoning Bylaw | What We Heard<br>Report<br>published to<br>Let's Talk<br><br>Send Referrals | Public Hearing | Council<br>considers<br>Bylaw<br>Adoption | Provincial<br>deadline to<br>comply with<br><b>Bill 25</b> |

**THE CORPORATION OF THE CITY OF NORTH VANCOUVER**

**BYLAW NO. 9153**

**A Bylaw to amend “Official Community Plan Bylaw, 2014, No. 8400”**

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

1. This Bylaw shall be known and cited for all purposes as **“Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2026, No. 9153” (Provincial Legislation Alignment: Implementation of Bill 25)**.
2. “Official Community Plan Bylaw, 2014, No. 8400” is amended as follows:
  - A. In Section 2.5 Development Permit Areas, “Table 4 Area Specific Development Permit Areas (DPAs)”, row “FC – Form & Character”, by deleting the text in the “Applicability” column in its entirety and replacing it with the following:

“All residential properties, as indicated on Schedule A in Appendix 1.0, except those where Development Permit Guidelines are in effect within the following Development Permit Areas: The Shipyards, East 3<sup>rd</sup> Street (Moodyville), Harbourside Waterfront, Harry Jerome Neighbourhood Lands, and Residential Apartment Levels 5 and 6.”
  - B. By deleting Section 2.8.6 Heritage Special Study Area in its entirety.
  - C. In Schedule A Land Use, by reclassifying properties that are currently designated Low Rise Neighbourhood 1, and are either described in Section C(1) or C(2) of this Bylaw, to Low Rise Neighbourhood 2:
    - (1) Properties that are, on the date this Bylaw comes into effect, wholly or partly within 400 metres of a bus stop that meets the following minimum service requirements throughout the year:
      - (a) A least one route arrives at the bus stop at least every 15 minutes, on average, between the hours of 7 a.m. and 7 p.m. between Monday and Friday;
      - (b) At least one route arrives at the stop at least every 15 minutes, on average, between the hours of 10:00 a.m. and 6:00 p.m. on Saturdays and Sundays.
    - (2) Properties listed in the table below:

| <b>Lot</b> | <b>Block</b> | <b>District Lot</b> | <b>Plan</b> |
|------------|--------------|---------------------|-------------|
| 176        | B            | 616                 | 20292       |
| 41         | 128          | 274                 | 878         |
| 178        | B            | 616                 | 20292       |
| 179        | B            | 616                 | 20292       |
| F          | 36           | 552                 | 20565       |
| 14         | 13           | 273                 | 1063        |

| Lot  | Block | District Lot | Plan  |
|------|-------|--------------|-------|
| 136  | B     | 616          | 20292 |
| 20   | 8     | 273          | 1063  |
| C    | 36    | 552          | 20565 |
| 138  | B     | 616          | 20292 |
| 134  | B     | 616          | 20292 |
| 140  | B     | 616          | 20292 |
| 175  | B     | 616          | 20292 |
| 145  | B     | 616          | 20292 |
| 139  | B     | 616          | 20292 |
| D    | 36    | 552          | 20565 |
| 135  | B     | 616          | 20292 |
| 1    | 15    | 550          | 2998  |
| 146  | B     | 616          | 20292 |
| 16   | 21    | 548          | 1435  |
| 133  | B     | 616          | 20292 |
| 141  | B     | 616          | 20292 |
| 137  | B     | 616          | 20292 |
| 174  | B     | 616          | 20292 |
| 143  | B     | 616          | 20292 |
| 142  | B     | 616          | 20292 |
| 9    | 36    | 552          | 3412  |
| 144  | B     | 616          | 20292 |
| 4    | 15    | 550          | 2998  |
| 6    | 7     | 616          | 2095  |
| G    | 36    | 552          | 20565 |
| 3    | 7     | 616          | 2095  |
| 132  | B     | 616          | 20292 |
| 177  | B     | 616          | 20292 |
| 236  | B     | 616          | 20292 |
| 237  | B     | 616          | 20292 |
| 238  | B     | 616          | 20292 |
| 239  | B     | 546/616      | 20292 |
| E    | 36    | 552          | 20565 |
| 1    | /1    | 552          | 17152 |
| 2    | /2    | 552          | 17152 |
| 22   | 8     | 273          | 1063  |
| AM13 | 81    | 550          | 1647  |
| 15   | 21    | 548          | 1435  |
| D    | 10A   | 550          | 12359 |
| 14   | 21    | 548          | 1435  |
| 2    | 15    | 550          | 2998  |
| B    | 36    | 552          | 10736 |
| 10   | 13    | 273          | 1063  |

| <b>Lot</b> | <b>Block</b> | <b>District Lot</b> | <b>Plan</b> |
|------------|--------------|---------------------|-------------|
| 11         | 10A          | 550                 | 3953        |
| A          | 9            | 273                 | 4072        |
| B          | 9            | 273                 | 4072        |
| C          | 9            | 273                 | 4072        |
| 10         | 10A          | 550                 | 3953        |
| 11         | 13           | 273                 | 1063        |
| 10         | 36           | 552                 | 3412        |
| 5          | 9            | 273                 | 1063        |
| 3          | 15           | 550                 | 2998        |
| 8          | 12           | 616                 | 2547        |
| 9          | 12           | 616                 | 2547        |
| 5          | 80           | 550                 | 1904        |
| 6          | 80           | 550                 | 1904        |
| 34         | 128          | 274                 | 878         |
| 11         | 81           | 550                 | 1647        |
| 12         | 13           | 273                 | 1063        |
| 13         | 13           | 273                 | 1063        |
| 15         | 13           | 273                 | 1063        |
| 1          | 10           | 273                 | 1063        |
| 2          | 10           | 273                 | 1063        |
| 3          | 10           | 273                 | 1063        |
| 4          | 9            | 273                 | 1063        |
| 6          | 9            | 273                 | 1063        |
| 9          | 9            | 273                 | 1063        |
| 10         | 9            | 273                 | 1063        |
| 11         | 9            | 273                 | 1063        |
| 12         | 9            | 273                 | 1063        |
| 13         | 9            | 273                 | 1063        |
| 14         | 8            | 273                 | 1063        |
| 15         | 8            | 273                 | 1063        |
| 16         | 8            | 273                 | 1063        |
| 17         | 8            | 273                 | 1063        |
| 18         | 8            | 273                 | 1063        |
| 19         | 8            | 273                 | 1062        |
| 21         | 8            | 273                 | 1063        |
| 23         | 8            | 273                 | 1063        |
| 21         | 117          | 274                 | 878         |
| 21         | 117          | 274                 | 878         |
| 24         | 117          | 274                 | 878         |
| 26         | 117          | 274                 | 878         |
| A          | 117          | 274                 | 878         |
| 31         | 117          | 274                 | 878         |
| 32         | 117          | 274                 | 878         |

| <b>Lot</b> | <b>Block</b> | <b>District Lot</b> | <b>Plan</b> |
|------------|--------------|---------------------|-------------|
| 4          | 128          | 274                 | 878         |
| 33         | 128          | 274                 | 878         |
| 40         | 128          | 274                 | 878         |
| 1-2        | NULL         | 274                 | VR1549      |
| 1-2        | 128          | 274                 | LMS292      |
| 1-2        | 128          | 274                 | LMS1313     |
| 1-2        | 128          | 274                 | LMS2373     |
| 1-2        | 128          | 274                 | LMS3803     |
| 1-2        | 117          | 274                 | LMS4111     |
| 1-2        | NULL         | 274                 | LMS4722     |
| 1-2        | NULL         | 274                 | 878         |
| 1-2        | NULL         | 274                 | BCS677      |
| 1-2        | NULL         | 274                 | BCS1520     |
| 1-2        | NULL         | 274                 | BCS1698     |
| 1-2        | NULL         | 274                 | BCS1778     |
| 1-2        | NULL         | 274                 | BCS1791     |
| 1-2        | NULL         | 274                 | BCS1818     |
| 1-2        | NULL         | 274                 | BCS2832     |
| 1-2        | NULL         | 274                 | BCS2865     |
| 1-2        | 128          | 274                 | BCS2965     |
| 1-2        | NULL         | 274                 | BCS3294     |
| 1-2        | NULL         | 274                 | EPS1144     |
| 1-2        | NULL         | 274                 | EPS3555     |
| 1-2        | NULL         | 274                 | EPS3946     |
| 1-2        | NULL         | 274                 | EPS5816     |
| 1-2        | 117          | 274                 | EPS8321     |

- D. In Schedule A Land Use, by deleting the 'Special Study Area' boundaries for East 10<sup>th</sup> Street Heritage Character Area, Finlay's Row Heritage Character Area, and Grand Boulevard Heritage Character Area.

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.

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MAYOR

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CORPORATE OFFICER

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# THE CORPORATION OF THE CITY OF NORTH VANCOUVER

## BYLAW NO. 9154

### 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. 9154**” (Provincial Legislation Alignment: Implementation of Bill 25).
2. “Zoning Bylaw, 1995, No. 6700” is amended as follows:
  - A. In Division I: Administration, Part 3: Basic Provisions, Section 302 Zones, subsection (4), before RS-1 One-Unit Residential 1, by adding the following Zones:

“GO Ground Oriented  
MID Mid Rise”
  - B. In Division III: Zone Standards, Part 5: Residential Zone Regulations, Section 514 Size, Shape and Siting of Accessory Buildings, by deleting the first paragraph in its entirety and replacing it with the following:

“Accessory Buildings in all Residential zones, except in the Ground Oriented Zone and the RC Comprehensive Residential Zones.”
  - C. Division III: Zone Standards, Part 5B: Ground Oriented Zone Regulations is amended as follows:
    - (1) by adding imperial measurement conversions in feet and square feet for all measurements provided in metres and square metres.
    - (2) in Section 573 Permitted Uses and Use-Specific Conditions, by deleting subsection (1)(b) in its entirety and replacing it with the following:

“(b) Each Dwelling Unit shall have an individual exterior door that can be accessed from a Street via a clear path that is at least 1.0 metres (3.3 feet) wide and is well-lit at night.”
    - (3) in Section 573 Permitted Uses and Use-Specific Conditions, Table 573-1 Maximum Dwelling Units in the Ground Oriented Zone, row 4, by deleting the text in the “Lot Area and Location” column in its entirety and replacing it with the following:

“Within any OCP Land Use Designation other than Low Rise Neighbourhood 1:”
    - (4) in Section 574 Minimum Lot Width and Size, by deleting subsection (1) in its entirety and replacing it with the following:

“(1) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within the Low Rise Neighbourhood 1 Land Use Designation is 7.5 metres (24.6 feet), except for:

- (a) a Corner Lot, which must have a minimum Lot Width of no less than 10.0 metres (32.8 feet); and,
- (b) a Lot fronting on Grand Boulevard, which must have a minimum Lot Width of no less than 15.0 metres (49.2 feet).”

(5) in Section 575 Maximum Gross Floor Area, by deleting subsection (2) in its entirety and replacing it with the following:

“(2) The maximum permitted Gross Floor Area for properties within any OCP Land Use Designation other than Low Rise Neighbourhood 1 shall be 1.0 times the Lot Area (1.0 FSR).”

(6) in Section 575 Maximum Gross Floor Area, by deleting subsection (3) in its entirety and replacing it with the following:

“(3) For development within the Ground Oriented Zone, Gross Floor Area shall be measured to the outside of Exterior Walls, excluding:

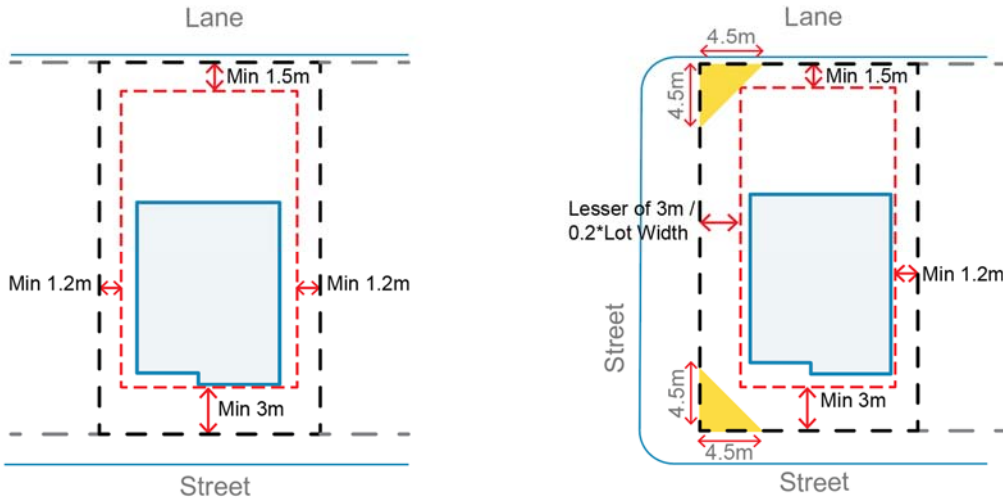
- (a) A Crawl Space;
- (b) A room used exclusively for electrical and/or mechanical equipment serving more than two Dwelling Units on the Lot;
- (c) A room serving more than two (2) Dwelling Units that is used exclusively for the storage of garbage, organics and recycling, up to a maximum area equal to double the minimum requirement as listed in Table 583-1;
- (d) A room used exclusively for secure bicycle parking, provided in accordance with Part 10A;
- (e) Any portion of a floor containing an elevator;
- (f) Any portion of a floor containing stairs where the stairs provide access from an entrance at-grade to a Dwelling Unit located above or below grade;
- (g) The lowest floor level of a Building that is recognised within an official registry of heritage buildings that has been published and maintained by the City;
- (h) Parking Spaces within a garage or parkade, up to a maximum area of 16.0 square metres (172.2 square feet) per Dwelling Unit;
- (i) Mobility Parking and Recreational Storage Areas, up to a maximum area of 8.0 square metres (86.1 square feet) per Dwelling Unit.”

(7) in Section 575 Maximum Gross Floor Area, by deleting subsection (4) in its entirety;

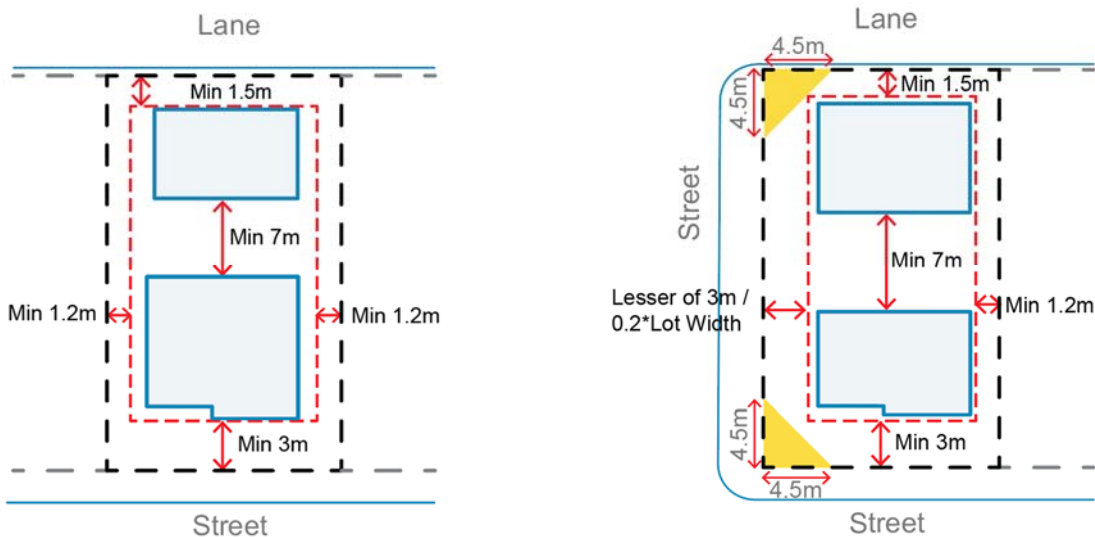
(8) in Section 576 Lot Coverage, by deleting subsection (1) in its entirety and replacing it with the following:

“Lot Coverage shall not exceed the maximum percentages in Table 576-1.”

- (9) in Section 577 Permeable Area and Landscaped Area, by deleting the figure heading “Figure 575-1 Lot Coverage Illustration” and replacing it with “Figure 577-1 Lot Coverage Illustration”;
- (10) in Section 578 Building Siting and Dimensions, Figure 578-1: One-Building Scenario Siting Requirements Illustration, by deleting the illustrations and replacing it with the following:



- (11) in Section 578 Building Siting and Dimensions, Figure 578-2: Two-Building Scenario Siting Requirements Illustration, by deleting the illustrations and replacing it with the following:



- (12) in Section 579 Building Height, Table 579-1 Permitted Height Projections, by deleting conditions “A”, “E”, and “G” in their entirety and replacing them with the following:

- A. Except for portions of a Building located within 5.0 metres (16.4 feet) of a Rear Lot Line, roofs may project up to 11.0 metres (36.1 feet) above the floor level of the lowest storey directly below, and shall be measured to the top of a flat roof or the midpoint of a pitched roof.
  - E. The vertical extent of the enclosed landing shall not project more than 2.7 metres (8.9 feet) above the surface of the Roof Deck to which it is providing access;
  - G. Structures providing weather protection may project up to 2.4 metres (7.9 feet) above the surface of the Roof Deck, provided that they are sited at least 2.0 metres (6.6 feet) from the nearest roof edge of the Storey directly below.”
- (13) in Section 580 Siting and Height of Accessory Structures by deleting subsection (3) in its entirety and replacing it with the following:
  - “(3) On a Lot containing no more than two (2) Dwelling Units, Accessory Structures of up to 1.8 metres (5.9 feet) in Height may be located behind the front face of a Building, except for a Corner Lot fronting on two (2) or more Streets, in which case, Accessory Structures may not exceed 1.2 metres (3.9 feet) in Height when located in a yard adjacent to an Exterior Side Lot Line.”
- (14) in Section 580 Siting and Height of Accessory Structures by deleting subsection (7) in its entirety and replacing it with the following:
  - “(7) Notwithstanding Sections 580(1) and (2), any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of up to 2.0 metres (6.6 feet) in Height.
- (15) in Section 581 Vehicle Parking Requirements, by deleting subsection (1)(a) in its entirety and replacing it with the following:
  - “(a) A minimum of 0.5 Parking Spaces shall be required for each Dwelling Unit, except for properties identified in Figure 9-4 in Part 9 of this Bylaw, where parking spaces are not required;”
- (16) in Section 582 Bicycle Parking Requirements, by deleting subsection (2) in its entirety and replacing it with the following:
  - “(2) Notwithstanding subsection 582(1), where a Mobility Parking and Recreational Storage Area of at least 4.0 square metres (43.1 square feet) has been provided for a Dwelling Unit, the requirements of Part 10A shall be waived for that Dwelling Unit.”
- (17) in Section 583 Garbage, Organics and Recycling Storage Requirements, by deleting subsection (3) in its entirety and replacing it with the following:
  - “(3) Required storage areas for garbage, organics and recycling shall be sized as indicated in Table 583-1.”

(18) in Section 583 Garbage, Organics and Recycling Storage Requirements, by deleting subsection (5) in its entirety and replacing it with the following:

“(5) Required pathways providing access to and from the storage area for garbage, organics and recycling must be separated from vehicle parking and maneuvering areas by a physical barrier, landscaping or change in paving materials.”

(19) in Section 583 Garbage, Organics and Recycling Storage Requirement, after subsection (5), by adding the following subsection (6):

“(6) Where a Building on a Lot is Used only for the storage of garbage, organics and recycling and does not exceed an area of 4.5 square metres (48.4 square feet), nor a Height of 1.8 metres (5.9 feet), it may be excluded from Lot Coverage, and may be sited anywhere on the Lot.”

D. Division III: Zone Standards, Part 5C: Mid-Rise Zone Regulations is amended as follows:

(1) by adding imperial measurement conversions in feet and square feet for all measurements provided in metres and square metres.

(2) In Section 593 Definitions Pertaining to the Mid Rise Zone and Ground Oriented Zone, by deleting the definition for “Mobility Parking and Recreational Storage Area” in its entirety and replacing it with the following:

“**“Mobility Parking and Recreational Storage Area”** means an area within a Building that is dedicated for the Parking of mobility devices and/or the storage of various household items designed and designated for use by a single Dwelling Unit, and that is accessible from a Street or Lane via a path of adequate qualities and dimensions that allows for daily access to those items and/or mobility devices.”

(3) In Section 593 Definitions Pertaining to the Mid Rise Zone and Ground Oriented Zone, by deleting the definition for “Permeable Area” in its entirety and replacing it with the following:

“**“Permeable Area”** means areas of the Lot that consist of a permeable material, including soil, gravel, pavers and other materials that allow for the absorption and release of ground water through infiltration and evaporation; that are not a Parking Space or Driveway; and that are free of Structures at any grade, except that:

- (1) Groundwater infiltration equipment that supports groundwater recharge may be sited partly or fully within a Permeable Area; and,
- (2) Horizontal roof overhangs, including gutters and any other elements affixed to the roof that are a minimum of two (2) storeys above the Permeable Area are permitted to project up to 0.6 metres (2 feet) into a Permeable Area.”

- E. Division IV: Parking and Loading Standards, Part 9: Parking and Access Regulations is amended as follows:
- (1) in Section 906 General Parking and Access Regulations, subsection (4)(d), by deleting paragraphs (i) and (ii) in their entirety and replacing them with the following:
    - “(i) Ground Oriented (GO) Zone and One-Unit and Two-Unit Residential Zones;
    - (ii) Ground-Oriented Residential (RG) Zones provided that the Lot has a:
      - a. Rear Lot Line length of less than 16 metres (52.5 feet);
      - b. Density no greater than 1.0 times the Lot Area;”
  - (2) in Section 908 Minimum Provision of Parking Spaces, after Figure 9-3 Minimum Parking Provision by Class of Building, by adding Figure 9-4 Ground Oriented (GO) Zone – Properties Where Parking is Not Required, shown in Schedule A, attached to this Bylaw.
- F. Division VI: Comprehensive Development Zones, Comprehensive Development 757 (CD 757) Zone is amended as follows:
- (1) in Section (3), by changing the maximum lot coverage from 42 percent to 45 percent;
  - (2) in Section (4), by changing the permitted Gross Floor Area from 0.73 FSR to 0.78 FSR;
  - (3) in Section (8), by changing the maximum geodetic height from 99.0 metres (324.8 ft.) to 101.0 metres (331.4 ft.);
  - (4) by deleting Section (10) in its entirety and replacing it with the following:

“(10) Every Principal unit shall have access to 2 Bicycle Parking Spaces and every Accessory unit shall have access to 1 Bicycle Parking Space.”
- G. In Division VI: Comprehensive Development Zones, Comprehensive Development 768 (CD 768) Zone is amended as follows:
- (1) by deleting Section (2) in its entirety and replacing it with the following:

“(2) The permitted Principal and Accessory Uses on the Lot shall be limited to:

    - (a) Two (2) Dwelling Units in the northernmost Principal Building (the heritage building);
      - i. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw
      - ii. Accessory Home Office Use;
    - (b) Four (4) Dwelling Units in the southernmost Principal Building (the infill building);

- i. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw
- ii. Accessory Home Office Use;”

(2) by deleting Sections (3) and (4) in its entirety.

(3) by deleting Section (8) in its entirety and replacing it with the following:

“(8) Every Dwelling Unit shall have access to 2 Bicycle Parking Spaces;”

H. Division VII: Zoning Map is amended as follows:

(1) by reclassifying all of the Lots that are described in Schedule B Properties to be Reclassified to GO Zone, attached to this Bylaw, to GO (Ground Oriented) Zone.

(2) by reclassifying the lands described below to P-1 (Public Use and Assembly):

|             |  |
|-------------|--|
| 014-621-991 | LOT 9 BLOCK 21 DISTRICT LOT 547 PLAN 1435  |
| 014-621-975 | LOT 8 BLOCK 21 DISTRICT LOT 547 PLAN 1435  |
| 012-110-663 | LOT 65 BLOCK 4 DISTRICT LOT 548 PLAN 3846  |
| 012-110-671 | LOT 66 BLOCK 4 DISTRICT LOT 548 PLAN 3846  |
| 012-110-698 | LOT 67 BLOCK 4 DISTRICT LOT 548 PLAN 3846  |
| 012-111-741 | AMENDED LOT 71 (SEE 287811L) BLOCK 4 DISTRICT LOT 548 PLAN 3846  |
| 012-110-752 | LOT 70 BLOCK 4 DISTRICT LOT 548 PLAN 3846  |
| 011-866-195 | LOT 8 BLOCK 202A DISTRICT LOT 544 PLAN 1364  |
| 014-751-160 | AMENDED LOT 3 (EXPLANATORY PLAN 6544) BLOCK 210 DISTRICT LOT 544 PLAN 1364                             |
| 014-771-233 | LOT 16, EXCEPT THE NORTH 10 FEET NOW LANE AND PART IN PLAN 16126, BLOCK 201 DISTRICT LOT 544 PLAN 1364 |
| 014-772-370 | LOT 7, EXCEPT THE SOUTH 10 FEET NOW LANE, BLOCK 201 DISTRICT LOT 544 PLAN 1364                         |
| 008-759-588 | LOT A OF LOT B BLOCK 1 DISTRICT LOT 547 PLAN 12994   |
| 012-907-855 | LOT 1 BLOCK 23 DISTRICT LOT 552 PLAN 3412  |
| 012-907-871 | LOT 2 BLOCK 23 DISTRICT LOT 552 PLAN 3412  |
| 012-907-880 | LOT 3 BLOCK 23 DISTRICT LOT 552 PLAN 3412  |

from zone RS-1; and

|             |  |
|-------------|--|
| 013-073-311 | LOT 20 BLOCK 205A DISTRICT LOT 545 PLAN 3179 |
|-------------|--|

from zone RT-1.

- I. Division VIII: Development Permit Guidelines is amended by repealing section I. Low Rise Neighbourhoods Development Permit Guidelines and replacing them with the document in Schedule C of this Bylaw.

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.

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MAYOR

---

CORPORATE OFFICER



**Properties to be Reclassified to GO Zone**

1. Rezone to GO Zone all properties that are zoned RS-1, RS-2 or RT-1, but excluding the following properties:

|             |   |
|-------------|---|
| 007-528-442 | LOT 33 BLOCK A DISTRICT LOT 616 PLAN 16322  |
| 008-199-418 | AMENDED LOT 13 (SEE 228841L) BLOCK 81 DISTRICT LOT 550 PLAN 1647                                  |
| 014-276-691 | LOT 16 BLOCK 88 DISTRICT LOT 549 PLAN 1822  |
| 014-783-797 | THE EAST 33 FEET OF LOT 2, EXCEPT THE SOUTH 10 FEET NOW LANE, BLOCK 96 DISTRICT LOT 550 PLAN 1197 |
| 014-621-991 | LOT 9 BLOCK 21 DISTRICT LOT 547 PLAN 1435   |
| 014-621-975 | LOT 8 BLOCK 21 DISTRICT LOT 547 PLAN 1435   |
| 012-110-663 | LOT 65 BLOCK 4 DISTRICT LOT 548 PLAN 3846   |
| 012-110-671 | LOT 66 BLOCK 4 DISTRICT LOT 548 PLAN 3846   |
| 012-110-698 | LOT 67 BLOCK 4 DISTRICT LOT 548 PLAN 3846   |
| 012-111-741 | AMENDED LOT 71 (SEE 287811L) BLOCK 4 DISTRICT LOT 548 PLAN 3846                                   |
| 012-110-752 | LOT 70 BLOCK 4 DISTRICT LOT 548 PLAN 3846   |
| 011-866-195 | LOT 8 BLOCK 202A DISTRICT LOT 544 PLAN 1364   |
| 014-751-160 | AMENDED LOT 3 (EXPLANATORY PLAN 6544) BLOCK 210 DISTRICT LOT 544 PLAN 1364                        |
| 013-073-311 | LOT 20 BLOCK 205A DISTRICT LOT 545 PLAN 3179  |

2. Rezone to GO Zone all properties having the following zones:

|   |        |         |        |          |
|---|--------|---------|--------|----------|
| CD-043  | CD-337 | CD-477  | CD-577 | CD-667   |
| CD-140  | CD-364 | CD-494  | CD-614 | CD-682** |
| CD-189  | CD-381 | CD-495  | CD-616 | CD-692   |
| CD-208  | CD-406 | CD-498  | CD-626 | CD-736   |
| CD-217  | CD-420 | CD-504* | CD-650 |          |
| CD-224  | CD-457 | CD-546  | CD-657 |          |
| CD-301  | CD-472 | CD-573  | CD-662 |          |
| *excluding the property zoned CD-504, legally described as Strata Lots: 1-79;<br>District Lot: 550; Plan: BCS2710 |        |         |        |          |
| **excluding the property zoned CD-682, legally described as Lot: A; DL: 550;<br>Plan: EPP73936                    |        |         |        |          |

# Low Rise Neighbourhoods







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# Introduction

## Preface

Ground-oriented housing contributes to the overall quality, livability, sustainability, and sociability of the City as a whole, and creates distinct and memorable neighbourhoods. The Guidelines are intended to ensure development that fits well into the existing neighbourhood fabric, while offering a greater variety of highly livable housing options.

These Guidelines are intended for the development of ground-oriented housing, including developments of up to 6 units per lot. The Guidelines offer design flexibility to support streets with diverse housing types and architectural expression.



## Exemptions

A Development Permit shall be required for all subdivisions and for all development on a lot unless one or more of the following conditions applies:

1. A subdivision consists of a parcel line adjustment or consolidation where:
  - a. No additional lots are created,
  - b. No proposed lot would have a width of less than 10.0 metres (32.8 feet), and
  - c. No proposed lot causes non-conformance;
2. A subdivision is undertaken for park purposes;
3. For properties located in zones other than the Ground Oriented Zone: the use permitted on the lot is One-Unit Residential Use, and development is limited to an Accessory Coach House Use;
4. The property is not subject to an issued development permit and the development is limited to one or more of the following:
  - a. Alterations to an existing building that would result in no new units or no more than two dwelling units on the lot;
  - b. Alteration, replacement or new construction of a building containing no dwelling units on a lot with an existing dwelling or dwellings;
5. The development is limited to one or more of the following:
  - a. Interior renovations;
  - b. Demolition of an existing building;
  - c. Landscaping alterations that would result in a net increase in Landscaped Area;
  - d. Addition of or improvements to solid waste management for the property;
  - e. Addition of or improvements to bicycle and micro-mobility device parking and access;
  - f. Replacement of a building or structure that has been destroyed by natural causes, in cases where the replacement building or structure is identical to the original in both form and character;
6. The development is limited to a “minor alteration” to an issued Development Permit.

Minor alterations to an issued Development Permit, which do not change the manner in which the building or other development authorized by the permit meets the intent of the Guidelines, may be permitted without an amendment of the Development Permit, subject to the written approval from the City.

## Interpretation

Guidelines that use the term **'shall'** are expectations. An application that fails to demonstrate alignment with these guidelines will not be approved.

Development that will maintain or result in no more than two dwelling units on a Lot, and no more than one building containing dwelling units, is only required to meet the Guidelines marked by **'shall'** expectations.

Guidelines that use the term **'should'** are also expectations, though unique circumstances may warrant flexible approaches or exceptions. A project that fails to demonstrate alignment with these guidelines and lacks a clear rationale for the misalignment will not be approved. However, a project that fails to demonstrate alignment with these guidelines but does provide a clear rationale as to why—and incorporates alternative measures to support the intention of the guidelines—may be approved.

Guidelines that use the term **'encourage'** are provided to support the overall design and review process. They address design criteria that generally improve the design quality of a project but may not be suitable in every situation, or essential to a successful project. There is no expectation that every project must meet every guideline that uses the term **'encourage'**. However, a project that comprehensively fails to demonstrate alignment with all of these guidelines may not be approved, as it would be broadly misaligned with the City's stated expectations of achieving design quality.

Lastly, the graphics are provided for illustrative purposes only to help explain concepts.

## Variations

To facilitate implementation of these guidelines, any Development Permit issued for property within this Development Permit Area may, subject to the restrictions of the Local Government Act and unless otherwise specified in these Guidelines, vary or supplement any provisions of the bylaws regulating zoning, parking, works and services, drainage, signs, screening, landscaping and subdivision.

The Guidelines intentionally leave room for interpretation and creative flexibility. Unique approaches not considered in these Guidelines are more likely to be supported when the applicant demonstrates that the intent of the Guidelines has been met.

# 1. Buildings & the Public Realm

**INTENT:** The siting and design of buildings is important for framing the public realm, and creating opportunities for neighbourly interactions while maintaining privacy. High quality building materials and attractive designs enhance the developments' identity and character, while contributing to the local neighbourhood vernacular.

## 1.1 Relationship to the Street

Locate buildings close to the street to create a comfortable pedestrian environment:

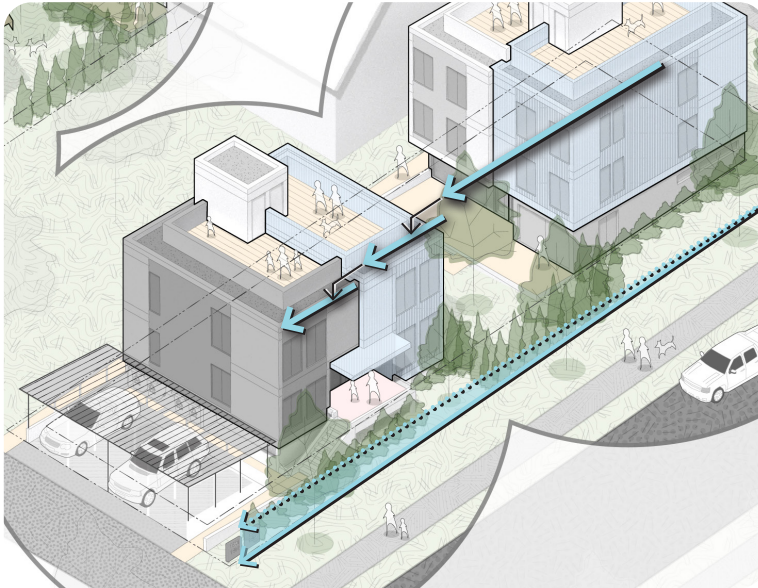
- a. New buildings **shall** be located or set back in a way that is consistent with the intended planned vision of the street. Alternative solutions may be considered for sites that are adjacent to buildings not anticipated to change, and larger front setbacks are encouraged in the Grand Boulevard Heritage Character Area to reinforce the 'garden suburb' character.
- b. New buildings **shall** be at the minimum setback on corner properties where two streets meet. Irregular lots may be exempt from this guideline.
- c. Sites **should** be arranged to maximize building massing along the public streets.
- d. Any built elements located in the front setback **should** be coordinated with the materials of the building, as well as those of the streetscape.
- e. The use of retaining walls that cut off development from the streetscape and pedestrian network **shall** be minimized. Any retaining walls are **encouraged** to be set back at least 1.0 metre (3.3 feet) from a front property line.
- f. Buildings **shall** be located to create usable outdoor space on site, which prioritizes contributing to residents' livability and/or supporting biodiversity, over providing purely decorative landscaping.

## 1.2 Relationship to Open Spaces

- a. Development adjacent to parks, pathways and statutory rights-of-way **should** be oriented to and frame the open space.
- b. Building design and site planning **should** maintain views to open spaces and focal points.
- c. Building design **should** be used to create connection between indoor and outdoor usable shared or private outdoor space.
- d. Building separation distance may be varied on a lot to allow:
  - i. An existing building to be incorporated into the site design provided that high quality outdoor space is included for each dwelling unit;
  - ii. Two side-by-side buildings fronting a street.

### 1.3 Responding to Grade

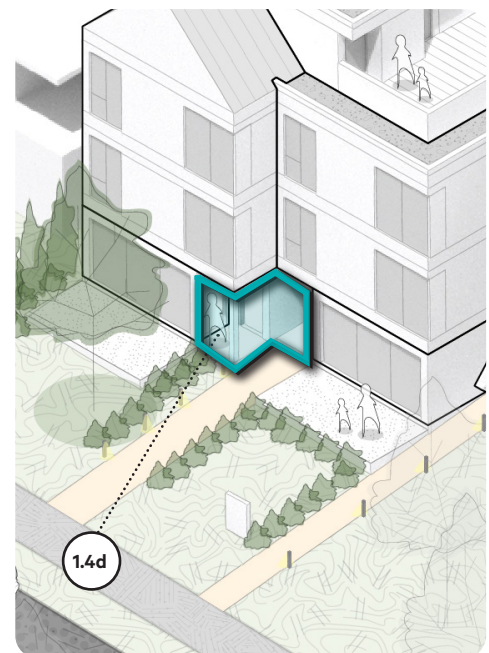
- a. Ground floors in new buildings **should** step to meet grade on sloped sites, particularly corner lots where the meeting of grade facilitates ground level entries and an improved street relationship.



*Both ground floors and rooftops step down in a manner consistent with the sloping of the site. This results in articulation of rooftops (even when a project only incorporates flat roofs) and a continuous positive relationship to the street.*

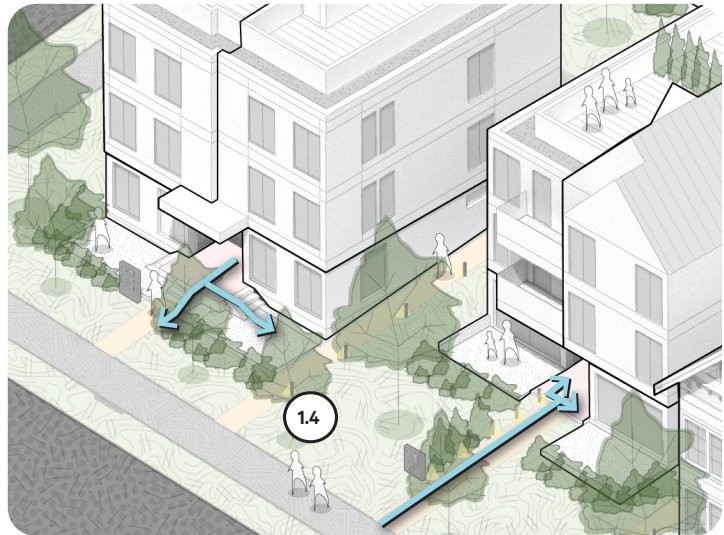
### 1.4 Building Entrances

- a. All units in new buildings **shall** have direct ground-oriented access. This means incorporating an entry door within six steps of finished grade. This prevents excessive stairs connecting spaces either above or below grade and maintains a simplified, harmonized appearance to the building's exterior. The following are exempt from this guideline:
- i. Heritage buildings, as identified in the City's Heritage Register;
  - ii. Properties in the City's Heritage Character Areas, if a new development is incorporating a porch or verandah that reflects the heritage character of the neighbourhood.
- b. Dwelling entrances should have a 1.0 metre (3.3 feet) clear and convenient walkway connection to sidewalks and any other adjacent public spaces. This pathway shall be illuminated at night, fully located within the lot, and not be obstructed or overlap with any parking spaces or garbage storage areas.



*Entries that are recessed and incorporated into the overall architecture of the building are preferred over entries with canopies.*

- c. Barrier-free access for single-level, fully accessible units is **encouraged**.
- d. Entries **should** be expressed architecturally through the inclusion of a front porch, a recessed entry, or roof overhang. Porches, recessed entries, and roof overhangs tend to be better integrated into overall building design than canopies.
- e. If canopies are included, the design **should** match the overall architectural expression of the building by utilizing materials used elsewhere in the design, mimicking the roof line, and be of modest scale aligning with the door below.

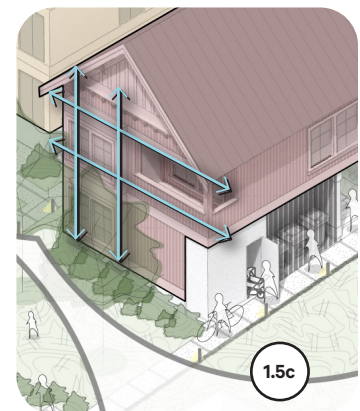


Shared porches and individual building entrances are oriented to the street.

- f. Porches, stoops or terraces with landscaping **should** be provided to support more privacy for ground floor units.
- g. When multiple entries are accessed from a shared front porch, the porch **should** be designed as a place of neighbourly interaction and be designed without privacy screens. Private outdoor space should be located elsewhere.

## 1.5 Building Façades

- a. Tactile materials, appropriate wall openings, ornamentation around windows, and capping **should** be used where appropriate given the architectural expression of the building to enhance the attractiveness and comfort of the public realm.
- b. Natural, low embodied-carbon, durable, and high quality materials are **encouraged**.
- c. Windows **should** be aligned either along their vertical or horizontal edges so that they appear harmonized and avoid visual disruption along the façade.
- d. Long building façades **shall** be broken up through articulation and/or material change. Materials **should** generally wrap around exterior corners and change on interior corners.
- e. For new townhouses and multi-unit buildings on corner lots, building façade design **shall** establish an edge by massing buildings to the corner and providing a height element, material change, or special architectural features.

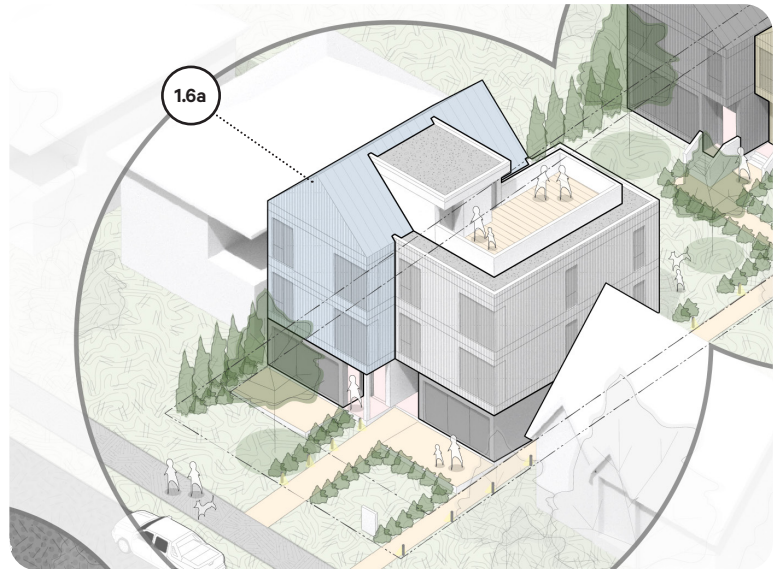


Windows are aligned to present a harmonized facade.

- f. Blank walls **should** be avoided. If windowless facades cannot be avoided, they **shall** be located on interior facades; material changes, building articulation and creative lighting **shall** be used to make these walls less imposing.
- g. Balconies and decks located on the second or third floors **should** face either the street or the laneway to enhance activation of the public realm, instead of interior lot lines which can cause privacy issues.

## 1.6 Building Height and Massing

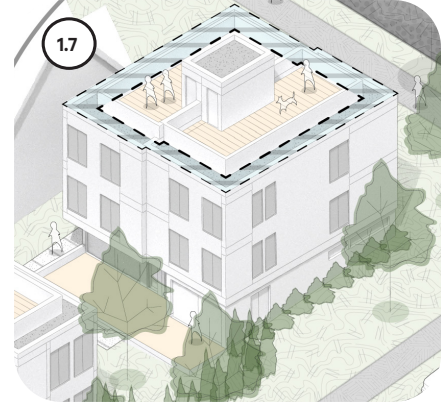
- a. Designs **should** aim to reduce mass and shadow on adjacent sites and maximize visual interest from the street. This can be achieved by the incorporation of peaked roofs, where appropriate.
- b. The following will be considered when evaluating a variance to height for a new building:
  - i. The impact of massing on neighbouring properties, in particular, on their amenity/private open spaces;
  - ii. The transition of height between neighbouring buildings;
  - iii. The form, character and the planned vision of the surrounding neighbourhood;
  - iv. The impact of grade on accentuating the height and how that impacts neighbouring sites;
  - v. The impact of the requested height on adjacent heritage properties; and,
  - vi. Whether the variance supports the retention of an existing heritage building, such as raising an existing heritage building.
- c. Where it has been demonstrated that a proposed design has met all of the guidelines in section 3.1, the maximum height permitted for rooftop projections may be varied to the extent necessary to support the proposed design.
- d. An appropriate transition of building height, scale, and massing **shall** be provided to ensure potential impacts on neighbouring properties are mitigated through considerate design.



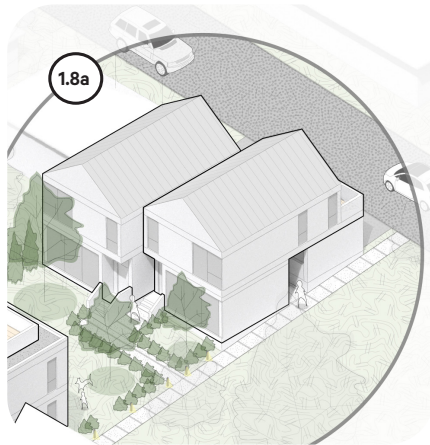
*Peaked roofs can reduce shadow on adjacent sites.*

## 1.7 Provide Vertical Articulation for Flat Roofs

- a. On larger buildings with flat roofs, variations in massing **should** be introduced by limiting the extent of each roof element. For flat roofs, a maximum of 75% of the total building footprint area is appropriate for a single plane. Variations in the building footprint can also help avoid visual monotony in flat roof buildings.



*Limit the flat plane of the usable rooftop space and offset it from the building's edge.*



*Buildings are offset and have individual roof designs to distinguish each unit.*

## 1.8 Pitched Roofs

- a. On buildings with three or more units, pitched roofs that are in alignment with individual units and express individual units are **encouraged**.
- b. If rooftops utilize a combination of pitched and flat roof areas, pitched roof designs **should** be located in areas facing the street.

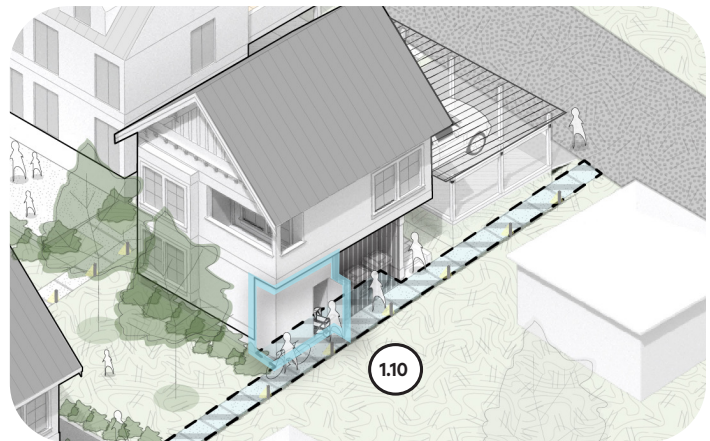
## 1.9 Buildings and Narrow Lots

- a. Although the Zoning Bylaw may permit lots as narrow as 7.5 metres (24.6 feet), development permits for subdivisions that would create any lots less than 10.0 metres (32.8 feet) wide will only be considered in exceptional circumstances. While perfect compliance with all guidelines is rarely feasible, subdivisions proposing these narrow parcels shall be subject to a stricter and more rigorous application of the Development Permit Guidelines.
- b. In addition to the other Guidelines, the following will be considered when evaluating a Development Permit Application for subdivision that would create any lot of 10.0 metres (32.8 feet) or less in lot width:
  - i. The form, character and the planned vision of the surrounding neighbourhood;
  - ii. The impact of grade on the ability to provide direct ground-oriented access to the front doors of units, and how grade and site planning impact neighbouring sites;
  - iii. Impact of massing on neighbouring properties, in particular, on their amenity/private open spaces;

- iv. Impact of development on mature tree retention and landscaping requirements;
- v. Site access and servicing, including parking, garbage/recycling storage areas, site access requirements, and outdoor livability enhancements; and,
- vi. The ability to meet all life safety and fire protection access requirements.

## 1.10 Support Active Lifestyles with Functional Storage

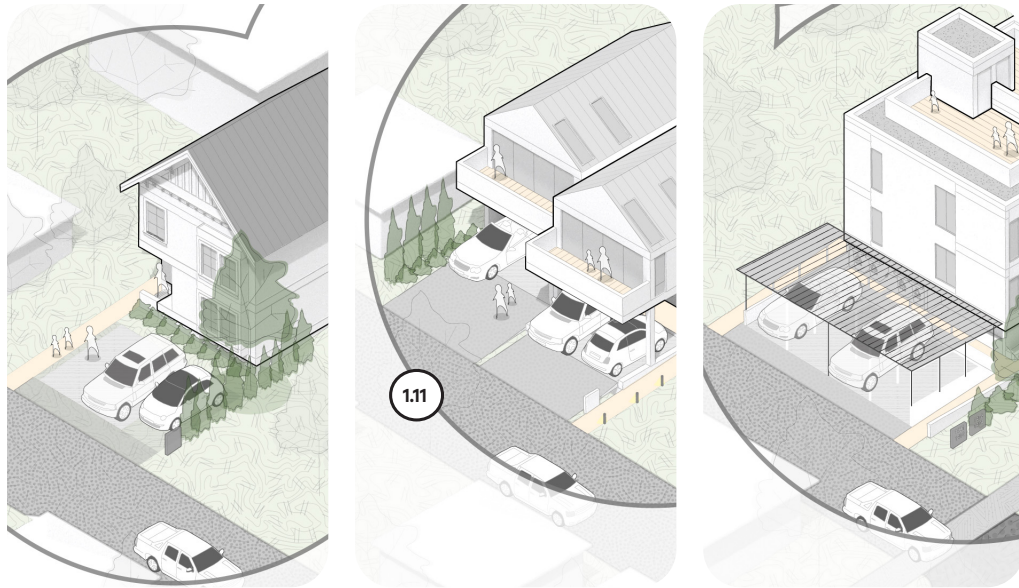
- a. Accessible, secure storage solutions for bikes, sports equipment, and other large mobility and recreational items (Mobility Parking and Recreational Storage) **shall** be designed to encourage active transportation and outdoor recreation.
- b. These storage areas **should** be located in areas with direct access to the street or laneway without the use of stairs.



*Provide ample room for Mobility Parking and Recreational Storage in an easy-to-access space.*

## 1.11 Buildings and Laneways

- a. Lane frontages **shall** accommodate required access to parking, garbage/recycling storage areas, and site access requirements.
  - i. Carports are **encouraged** to incorporate landscaping.
- b. Remaining space **should** be used for landscaping and trees, provided that trees are sited such that the majority of their mature canopy diameter will be located within the Lot.
- c. The portion of any path that is within 1.0 metres (3.3 feet) of the laneway **shall** be flush with grade and without obstructed sightlines to ensure pedestrian visibility when stepping into the laneway.
- d. Facades facing the lane or an exterior side lot line **should** incorporate a minimum of 1.4 square metres (15.1 square feet) of window. Windows facing interior side yards should be considerate of privacy, such as by minimizing clear glazing and careful placement of windows.



*The illustrations above depict multiple potential scenarios along the laneways. In these cases, parking is the predominant element—yet landscape, balconies, and safe pathways are all incorporated.*

## 1.12 Location of Parking

- a. Parking **shall** be located at the rear of the lot and accessed from the laneway.
- b. In rare situations where parking has been permitted to be accessed from a street, a single shared driveway **shall** be used for all parking. Pavement **shall** consist of high-quality pavers.

## 2. Trees, Soils & Landscape

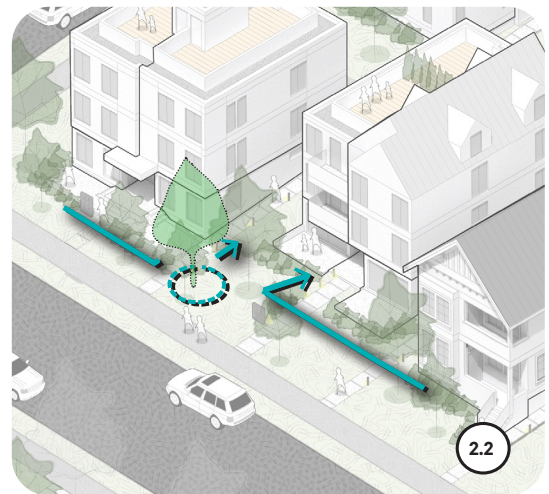
**INTENT:** Context sensitive landscape design can enhance the public realm’s attractiveness, improve on-site amenity spaces, and contribute to neighbourly interaction. It will also serve a functional purpose by improving stormwater management, reducing the urban heat island effect, and growing the urban tree canopy.

### 2.1 Respect Site Context

- a. Site planning **shall** respond to existing topography, trees, and site-specific features. Adjust building setbacks where appropriate to preserve natural assets, cultural elements, or enhance pedestrian and ecological connectivity.
- b. Developments **shall** take advantage of site topography and existing trees to minimize impacts on neighbouring sites, for example using terraced retaining walls or by stepping a project to match the slope.

### 2.2 Retain Existing Mature Trees and Native Soil

- a. Existing mature trees **should** be retained when located within 3.0 metres (9.8 feet) of a front lot line – unless there is a conflict with existing utilities and services or confirmation of pests, disease, or structural defects provided by a certified arborist.
- b. Existing mature trees **should** be retained when located within 3.0 metres (9.8 feet) of any rear lot line – unless there is a conflict with existing utilities and services or confirmation of pests, disease, or structural defects provided by a certified arborist.
- c. Variances in building height, siting, parking and retaining walls may be considered where it can be demonstrated that they support the retention and long-term health of an existing mature and healthy tree.
- d. Retaining native soil on-site is **encouraged**.



*Setting buildings back further may allow for the retention of existing mature trees.*

### 2.3 Maintain Low-level Landscaping in Front Yards

- a. Areas within front setbacks **should** incorporate low-level plantings integrated with entryways, porches, and pathways to create a green interface between buildings and streets while maintaining a visual connection between people on the ground floor and the people on the street. Privacy hedges **should** be avoided.
- b. Applicants **should** demonstrate compliance through documenting plant species selection, suitability, and anticipated plant height when mature.

## 2.4 Grow the Urban Canopy

Zoning requires a minimum amount of landscaped area. Site design **should** thoughtfully arrange these landscaped areas to support a robust and healthy urban tree canopy.

- a. A minimum number of medium\* trees **shall** be provided on the lot in accordance with the following table:

| Number of Medium* Trees Required |                            |                |                |       |
|----------------------------------|----------------------------|----------------|----------------|-------|
| Dwelling Units on the Lot        | Lot Area (m <sup>2</sup> ) |                |                |       |
|                                  | < 450                      | ≥ 450 to < 550 | ≥ 550 to < 650 | ≥ 650 |
| 1                                | 2                          | 3              | 4              | 5     |
| 2                                | 2                          | 2              | 3              | 4     |
| 3 or more                        | 1                          | 1              | 2              | 2     |



Medium trees are considered to have a canopy width of at least 6 metres **once they reach maturity**. However:

- One medium tree may be considered equivalent to three small trees with canopy width of less than 6 metres but greater than 3 metres **once they reach maturity**.
- Two medium trees may be considered equivalent to one large tree or retention of a significant tree. A **significant tree** means a tree that is 60cm Diameter at Breast Height (DBH) or larger, and a Certified Arborist has provided a statement that the tree is in good health and is expected to remain in good health under the proposed development scheme.

- b. Soil volumes **should** be provided in accordance with the following table, assuming 1.0 metre (3.3 feet) soil depth:

| Tree Size                                   | Minimum Soil Volume (m <sup>3</sup> ) per Tree | Minimum Shared Soil Volume (m <sup>3</sup> ) per Tree |
|---|--|---|
| Small Tree (canopy width: 3m to 6m)         | 12   | 10  |
| Medium Tree (canopy width: 6m to 10m)       | 20   | 15  |
| Large Tree (canopy width: greater than 10m) | 35   | 30  |

- c. The minimum separation distance between new trees and buildings **should** be 3 metres (9.8 feet).

## 2.5 Use Plantings that Support Habitat Creation and Climate Resilience

- a. Proposed plants **should** include the use of native, adaptive, and drought-tolerant species to protect and improve biodiversity and soil health in a changing climate. Use of the City's *Urban Tree Species List for a Changing Climate*, the City's *Native Plant Species List*, and Metro Vancouver's *Urban Tree List for Metro Vancouver in a Changing Climate* is **encouraged**.
- b. Rooftop container gardens and urban agriculture is strongly **encouraged** in order to improve the quality of outdoor amenity space and provide additional environmental benefits such as habitat for biodiversity, and passive cooling.
- c. Green infrastructure, such as rain gardens and green roofs, is **encouraged** in order to support stormwater management and the health of the City's waterways.

## 2.6 Soften Retaining Walls with Landscaping on Steep Sites

Landscaping **should** soften the appearance of retaining walls. The following approaches can help to achieve this guideline:

- Integrate planters into guardrails or other structures on the top of walls, allowing plants to overhang;
- Provide green walls (vertical structures that are comprised of different types of plants) set within growing medium (soil, stone, or sometimes water) and including built-in irrigation; and
- Provide stepped planters with shrubbery or climbing vines growing from the base with installation of an appropriate irrigation system.

## 2.7 Maintain Neighbourly Fencing

- a. The maximum fence height between a front building and a street or between a rear building and a lane **shall** be 1.2 metres (3.9 feet).
- b. Side yard fences greater than 1.2 metres (3.9 feet) in height **shall** not project beyond the facades of front or rear buildings.

## 2.8 Use Dark Sky Lighting

Low-level pathway lighting **shall** be incorporated. This lighting **shall** be dark-sky compliant (shielded fixtures that direct light downwards) and positioned to avoid emitting glare into adjacent buildings.

## 2.9 Wayfinding

- a. Addresses **shall** be clearly signed and visible from the street for emergency response.
- b. Pathways **should** be legible. This means that they are enhanced through landscaping, planters, wayfinding, or unique paving materials to enhance visibility and placemaking at key entry points.

## 2.10 Minimize Paved Areas

- a. When two or more units are accessed from the same street, pathways **should** be combined to reduce paved areas in front yards and publicly-facing areas.
- b. For corner lots, a pathway to both the primary street and side street is **encouraged**.
- c. Using paved areas for multiple functions is **encouraged**. Pathways and fire lanes can be designed as multi-functional spaces by widening them, adding linear gardens, seating and vertical garden walls.
- d. The use of specialty pavers that provide for natural drainage of water into the soil are strongly **encouraged**.



*Pathways are to be kept to a minimum and designed to be shared, multi-functional spaces.*

# 3. Rooftop Amenity

**INTENT:** Rooftops enhance livability by providing usable amenity space. These spaces should be designed to integrate with the building’s architecture. Impacts to the street and neighbours are to be mitigated by providing varied massing and visual interest.

## 3.1 Minimal Projections Above Roof Height

The inclusion of rooftop enclosed landings, railings, and privacy screens are necessary for the safe access and use of rooftop space. The location of these elements should be designed to mitigate negative impacts on adjacent properties. This means:

- a. The placement of rooftop enclosed landings **should** be near the side or rear of the rooftop space so as to minimize visual impact from the street. These **should** be offset away from adjacent properties to avoid shadowing.
- b. Building walls/parapets **should** be incorporated for safety rather than railings. If using railings, integrate into the overall design using complementary colour and materials to the rest of the building, and planters and vegetation for privacy and visual interest.
- c. The rooftop amenity space **should** be less visible from the street and neighbouring properties by integrating outdoor space into the roof design or design of the building. The use of privacy screens **should** be minimized, but if privacy screens are used, they **should** be offset from the building edge.
- d. If included, solar panels, solar hot water heating, skylights, and other rooftop elements **should** be integrated into the design of the building. If not included, future locations of these components **should** be identified so as to future-proof the design.



*Variations in roof forms contribute to an interesting and visually appealing roofscape that complements neighbourhood character. The guidelines do not set out a single, preferred approach to roof forms. Instead, they encourage the creation of usable rooftop space and embrace variations while mitigating against excessive projections above permitted roof height.*

## 4. Equipment & Services

**INTENT:** These Guidelines ensure equipment and services are integrated into sites and buildings with careful consideration of the effects on overall building design, mitigating impacts on the public realm and neighbours, and implications on future access and servicing requirements.

### 4.1 Consolidate Service Utility Connections

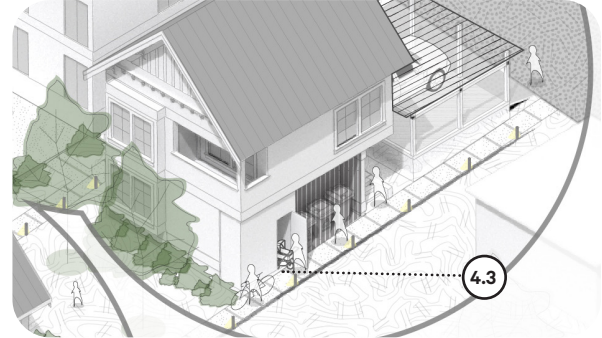
- a. When the existing location of utility connections cannot be kept, connection locations **should** be consolidated to minimize potential future disturbance of the site.
- b. Service utility connections **should** not be located at the front of buildings.

### 4.2 Screen Heat Pumps

- a. Heat pumps and other mechanical equipment **shall** be placed out of view.
- b. Heat pumps **should** not be placed on individual balconies as these may render the balcony unusable.

### 4.3 Screened Garbage and Recycling

- a. Site access pathways for garbage/recycling storage areas **shall** be visually distinct from parking areas.
- b. Garbage areas **shall** be screened from view and located away from public streets. Side yard locations or areas adjacent to parking with easy access to the laneway are preferred.
- c. Materials consistent with the overall design **should** be used for any area utilized for garbage and recycling.



*Garbage and recycling are screened from view.*

### 4.4 Align Vents, Gutters, and Other Elements

Vents, gutters, and other external building elements **should** be integrated into the architectural composition of the building. The approximate locations of these **should** be shown in early drawings and applicants are **encouraged** to commit to aligning these elements so as to mitigate against cluttered façades.

# 5. Heritage Building & Heritage Character Areas

**INTENT:** Existing heritage buildings are valuable assets and their conservation is important. The heritage character of some neighbourhoods can be supported through compatible new development that acknowledges and complements the architectural forms, materials, and landscape traditions of the context.

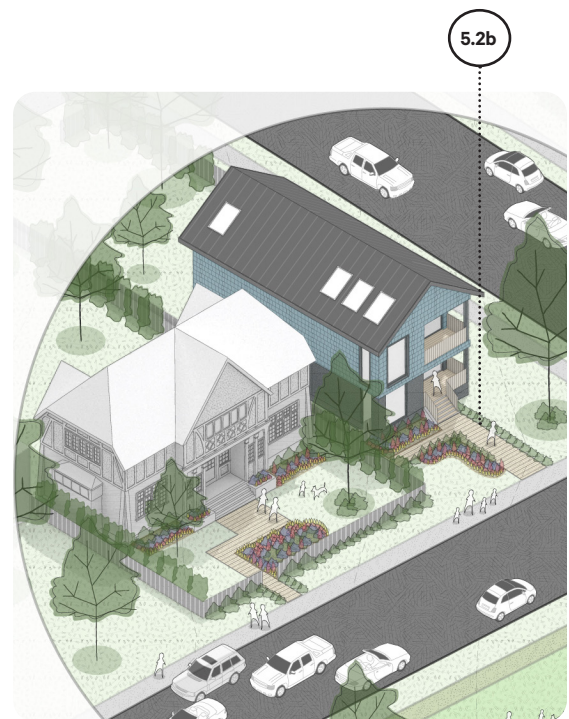
## 5.1 Heritage Buildings

For heritage buildings, as identified in the City’s Heritage Register:

- a. Alterations or additions to a heritage building **should** aim to retain heritage features on the street-facing façade of the buildings, particularly features identified as having heritage value in the City’s Heritage Register.
- b. Retention of existing heritage buildings is **strongly encouraged**. To support retention, the following zoning requirements may be varied:
  - i. Any regulation relating to parking and vehicle access;
  - ii. Any regulation relating to the shape, height, siting or lot coverage of buildings or structures.
  - iii. Minimum Permeable Area.

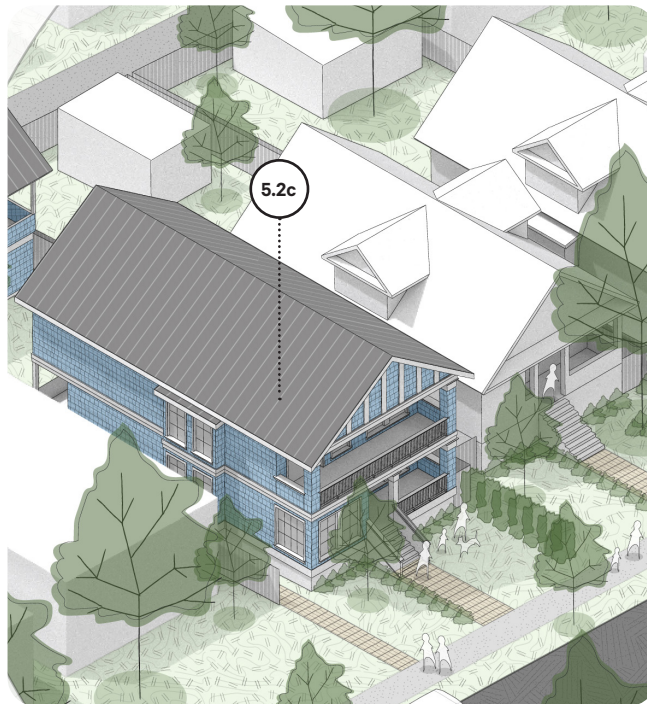
## 5.2 New Development in Heritage Character Areas and on Heritage Register Properties

- a. New developments in the City’s Heritage Character Areas, and new developments on properties with existing Heritage Register buildings, are **encouraged** to acknowledge the materiality and forms of the existing neighbourhood/property heritage character. Designs are **encouraged** to be compatible and sympathetic to the historic context, but direct imitation or replication of heritage buildings is **discouraged**.

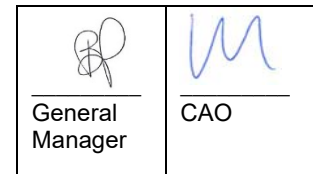


*A new development in the Grand Boulevard Heritage Character Area with a landscaped front yard supports the park-like boulevard character.*

- b. In the **Grand Boulevard Heritage Character Area**, to reinforce the “garden suburb” park identity of the landscaped public boulevard, new developments **should** provide front yard landscaping which features:
- i. Larger front yard building setbacks that are sensitive to the overall street rhythm and adjacent properties;
  - ii. Layered and textured plantings with a focus on native and pollinator-attracting species; and
  - iii. Natural materials such as stone, wood, brick and flagstone/gravel pathways.
- c. In the **East 10th Street and Finlay’s Row Heritage Character Areas**, the street-facing façade of new developments are **encouraged** to reflect the form typical of these areas, including:
- i. A consistent setback from the street;
  - ii. Roof shape and style;
  - iii. Shingle-style or other highly textured or patterned siding;
  - iv. Regular and ordered window proportions and placements; and
  - v. A prominent covered porch or verandah at the main level accessed by stairs clearly visible from the street.



*A new development in the East 10th Street Heritage Character Area with a street-facing façade that reflects the characteristic form of the area.*



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

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Robert Skene, Deputy Director, Civic Development and Strategic Initiatives

Subject: PARKING REGULATION FOR THE NEW HARRY JEROME COMMUNITY RECREATION CENTRE

Date: April 22, 2026 File No: 02-0800-30-0028/1

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

**RECOMMENDATION**

PURSUANT to the report of the Deputy Director, Civic Development and Strategic Initiatives, dated April 22, 2026, entitled “Parking Regulation for the New Harry Jerome Community Recreation Centre”:

THAT the implementation of regulated parking for the new Harry Jerome Community Recreation Centre, that provides the first two hours of parking on a complimentary basis and applies paid parking between the hours of 9:00 a.m. and 9:00 p.m., be approved;

THAT the parking rate following the initial two-hour complimentary period be established at \$3.00 per hour, or \$0.75 per 15 minutes, with a daily maximum of \$12.50 in effect after four paid hours;

AND THAT staff report back to Council within 12 months of implementation with an evaluation of parking utilization, community impacts, financial performance, enforcement outcomes, and any recommended adjustments to rates, time limits, exemptions, or operational practices.

**PURPOSE**

The purpose of this report is to seek Council approval for implementation of parking regulation in the new Harry Jerome Community Recreation Centre (HJCRC) that

supports access for facility users, discourages long-term non-user parking, and aligns with surrounding parking regulations.

## **SUMMARY**

This report recommends that Council approve regulating parking in the new HJCRC. The proposed approach would provide the first two hours of parking on a complimentary basis, with paid parking in effect between 9:00 a.m. and 9:00 p.m. After the complimentary period, parking would be charged at \$3.00 per hour, or \$0.75 per 15 minutes, with a daily maximum of \$12.50 after four paid hours.

The proposed regulation is intended to support convenient access for recreation centre users, reduce spillover and long-term non-user parking, and align the operation of the facility parking supply with surrounding on-street parking conditions.

## **BACKGROUND**

Parking regulation and paid parking is increasingly used at recreation facilities and public destinations across the Lower Mainland to manage demand, improve parking availability, and reduce spillover impacts on surrounding neighbourhoods. These systems commonly rely on digital payment platforms and licence plate recognition-based enforcement.

The HJCRC parking facility includes 270 spaces, including 18 spaces reserved for the Silver Harbour Seniors' Activity Centre. Parking demand is expected to vary throughout the day and week, with peak demand generally occurring during evenings and weekends. Given the location of the site, the parking facility may also attract long-term parking associated with nearby destinations if left unregulated, reducing availability for recreation centre users.

## **DISCUSSION**

Staff recommend implementation of parking regulation for HJCRC that provides the first two hours of parking on a complimentary basis, followed by paid parking at a rate of \$3.00 per hour, or \$0.75 per 15 minutes. Paid parking would apply between 9:00 a.m. and 9:00 p.m. A daily maximum of \$12.50 would apply after four paid hours to accommodate longer stays and participation in programs, events, or tournaments.

This is intended to balance user access, operational clarity, and consistency with surrounding parking regulations. The two-hour complimentary period reflects the time-limited parking context on nearby streets and is intended to support typical recreation visits. The proposed paid parking window of 9:00 AM to 9:00 PM aligns with most recreation centre programming and on-street paid parking hours in the Central Lonsdale area, helping to reduce incentives for drivers to shift between the facility and nearby streets in search of lower-cost or less-regulated parking.

Regulating parking is also intended to improve turnover and availability within the HJCRC parking facility, discourage long-term commuter or non-user parking, and

support broader transportation objectives by encouraging walking, cycling, transit use, and carpooling where feasible.

Parking operations would be supported through digital payment tools and licence plate recognition-based monitoring. The operating model will be finalized through the implementation planning phase.

Implementation may also require review and potential amendment of applicable North Vancouver Recreation and Culture Commission bylaws to enable the City to regulate parking and collect associated revenues at the facility. Any such bylaw amendments would need to be coordinated with the District of North Vancouver.

## **Risk Management**

The proposed parking regulation presents several considerations that can be managed through implementation design, proactive communications, and post-implementation monitoring.

From an operational perspective, the primary risk is that unregulated parking demand could reduce availability for HJCRC users and create ongoing access pressures at the facility. Introducing a regulated parking framework is intended to address this risk by supporting turnover and prioritizing parking availability for recreation centre patrons.

From a neighbourhood and reputational perspective, there is a risk that a new paid parking program may generate concern from users or nearby residents, particularly during early implementation. This risk can be mitigated through clear public communication, appropriate signage, a straightforward user experience, and ongoing monitoring of neighbourhood spillover impacts. A remedy for significant and persistent spillover is the application of the resident permit parking program.

## **Monitoring and Reporting**

Staff will monitor parking utilization, user behaviour, neighbourhood impacts, and enforcement outcomes following implementation. This monitoring will help determine whether the parking framework is functioning as intended and whether any changes are warranted to improve access, operations,

Staff will report back to Council within twelve months of implementation with an evaluation of the program and any recommended adjustments to rates, time limits, exemptions, or operating practices.

## **FINANCIAL IMPLICATIONS**

Implementation may require capital costs for parking technology, signage, advertising and enforcement systems. Where feasible, staff will seek to minimize City-funded upfront costs through the selection of an appropriate operating model. If the City delivers parking management directly, funding options, including internal borrowing, will be reviewed consistent with recent approaches used for municipal parking systems.

Ongoing costs may include system maintenance, transaction fees, administration, and enforcement. Parking revenues are expected to cover operating and enforcement costs over time. Financial performance will be monitored and reported back to Council following implementation.

### **INTER-DEPARTMENTAL IMPLICATIONS**

Implementation would require coordination across multiple City departments. Infrastructure, Transportation and Parks would provide input regarding pricing alignment and any related on-street parking considerations. Financial Services would support revenue management and reporting. Enforcement services would support compliance. Information Technology Services may assist with system integration, and Communications would support public information and user outreach.

### **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

The proposed parking framework supports the City's Strategic Plan, Mobility Strategy and the Curb Access and Parking Plan transportation objectives by promoting parking management in high-demand areas, efficient use of public infrastructure, supporting transportation demand management, and maintaining access to community amenities.

RESPECTFULLY SUBMITTED:



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Robert Skene  
Deputy Director, Civic Development and  
Strategic Initiatives