AGENDA FOR THE **REGULAR** MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 22, 2026** AT **6:00 PM**

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

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Sḵwx̱wú7mesh (Squamish) and səl̓ílwətaɬ (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 22, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, June 15, 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.

REPORTS

*3. 2025 Statement of Financial Information

*4. 2025 Annual Legislative Reporting on Reserves

PRESENTATION

Council's Strategic Plan – Achievements and Highlights – Chief Financial Officer

Information Report, June 3, 2026 – "Council's Strategic Plan – Achievements and Highlights"

PUBLIC MEETING – 2025 Annual Municipal Report

REPORTS

5. 2025 Annual Municipal Report

6. Zoning Bylaw Amendment – 154 East 17th Street

BYLAWS – FIRST, SECOND AND THIRD READINGS

7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134" (154 East 17th Street, CD-769)

8. "Housing Agreement Bylaw, 2026, No. 9135" (154 East 17th Street, CD-769, Rental Housing Commitments)

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 22, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, June 15, 2026

PUBLIC INPUT PERIOD

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

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

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

1) IN PERSON: Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:50 pm on the day of the Council meeting.

2) ELECTRONICALLY VIA WEBEX: Speakers who choose to participate electronically must pre-register by 12:00 pm on the day of the Council meeting by completing the online form at cnv.org/PublicInputPeriod, or by phoning 604-990-4234. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

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

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

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

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

CONSENT AGENDA

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

RECOMMENDATION:

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

START OF CONSENT AGENDA

REPORTS

*3. 2025 Statement of Financial Information – File: 05-1880-20-0008/2025

Report: Chief Financial Officer, June 3, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated June 3, 2026, entitled “2025 Statement of Financial Information”:

THAT the Statement of Financial Information for the year ended December 31, 2025 be approved and forwarded to the Ministry of Municipal Affairs.

*4. 2025 Annual Legislative Reporting on Reserves – File: 05-1610-01-0001/2025

Report: Chief Financial Officer, June 3, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated June 3, 2026, entitled “2025 Annual Legislative Reporting on Reserves”:

THAT the report of the Chief Financial Officer, dated June 3, 2026, entitled “2025 Annual Legislative Reporting on Reserves”, be received for information.

END OF CONSENT AGENDA

PRESENTATION

Council's Strategic Plan – Achievements and Highlights – Chief Financial Officer

Information Report, June 3, 2026 – "Council's Strategic Plan – Achievements and Highlights”

PUBLIC MEETING – 2025 Annual Municipal Report

Purpose: To provide an opportunity for Council and the public to make comments on the 2025 Annual Municipal Report.

AGENDA

Public Comments (5 minutes per speaker)

Questions and comments from Council

Motion to conclude the Public Meeting

Item 5 refers.

REPORTS

5. 2025 Annual Municipal Report – File: 01-0640-20-0001/2025

Report: Chief Financial Officer, June 3, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated June 3, 2026, entitled "2025 Annual Municipal Report":

THAT the 2025 Annual Municipal Report be approved.

6. Zoning Bylaw Amendment – 154 East 17th Street – File: 08-3400-20-0156/1

Report: Planner 2, June 3, 2026

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated June 3, 2026, entitled "Zoning Bylaw Amendment – 154 East 17th Street":

THAT the application submitted by 583230 B.C. Ltd., to rezone the property located at 154 East 17th Street from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 769 (CD-769) Zone, be considered;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134" (154 East 17th Street, CD-769) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited];*

THAT "Housing Agreement Bylaw, 2026, No. 9135" (154 East 17th Street, CD-769, Rental Housing Commitments) be considered for readings;

Continued…

REPORTS – Continued

6. Zoning Bylaw Amendment – 154 East 17th Street – File: 08-3400-20-0156/1 – Continued

   AND THAT the benefits listed in the section "Community Benefits" and the off-site works and infrastructure improvements listed in the section "Off-Site Works and Infrastructure Upgrades" be delivered or secured, through agreements, including those listed in the section "Legal Agreements", prior to or concurrently with final adoption.

   Items 7 and 8 refer.

BYLAW – FIRST, SECOND AND THIRD READINGS

7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134" (154 East 17th Street, CD-769)

   RECOMMENDATION:

   THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134" (154 East 17th Street, CD-769) be given first, second and third readings.

8. "Housing Agreement Bylaw, 2026, No. 9135" (154 East 17th Street, CD-769, Rental Housing Commitments)

   RECOMMENDATION:

   THAT "Housing Agreement Bylaw, 2026, No. 9135" (154 East 17th Street, CD-769, Rental Housing Commitments) be given first, second and third readings.

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda.

COUNCIL INQUIRIES

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

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

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

THIS PAGE INTENTIONALLY LEFT BLANK

MINUTES OF THE **REGULAR** MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 15, 2026**

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 Valente

1. Regular Council Meeting Agenda, June 15, 2026

CARRIED UNANIMOUSLY
R2026-06-15/1

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor Back

2. Regular Council Meeting Minutes, June 1, 2026

CARRIED UNANIMOUSLY
R2026-06-15/2

PROCLAMATION

Mayor Buchanan declared the following proclamation:

National Indigenous Peoples Day – June 21, 2026 – read by Councillor McIlroy

PUBLIC INPUT PERIOD

- Laurie Parkinson, North Vancouver, spoke regarding livability in the City.
- Sandra Thorson, North Vancouver, spoke regarding a livable city.
- Ross McMillan, North Vancouver, spoke regarding the proposed TransLink development on East 3rd Street.
- Heather Drugge, North Vancouver, spoke regarding transportation in the City.

CONSENT AGENDA

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT the recommendation listed within the "Consent Agenda" be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

3. Housekeeping Bylaw Amendments

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT the following bylaws be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal:

- "Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2026, No. 9163" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2026, No. 9164" (Housekeeping Amendments);
- "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2026, No. 9165" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2026, No. 9166" (Housekeeping Amendments);
- "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041, Amendment Bylaw, 2026, No. 9167" (Housekeeping Amendments);
- "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2026, No. 9168" (Housekeeping Amendments);
- "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2026, No. 9169" (Housekeeping Amendments);
- "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2026, No. 9170" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Graffiti Bylaw, 1995, No. 6696, Amendment Bylaw, 2026, No. 9171" (*Offence Act* Fine Limits);
- "Heritage Conservation Procedures Bylaw, 2013, No. 8292, Amendment Bylaw, 2026, No. 9172" (Housekeeping Amendments);
- "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2026, No. 9173" (Housekeeping Amendments);
- "Minimum Maintenance Standards Bylaw, 1978, No. 5124, Amendment Bylaw, 2026, No. 9174" (*Offence Act* Fine Limits);
- "Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2026, No. 9175" (*Offence Act* Fine Limits);
- "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659, Amendment Bylaw, 2026, No. 9176" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2026, No. 9177" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Properties Involving Controlled Substances Bylaw, 2004, No. 7598, Amendment Bylaw, 2026, No. 9178" (Housekeeping Amendments);
- "Radio Amplification Bylaw, 2021, No. 8853, Amendment Bylaw, 2026, No. 9179" (Housekeeping Amendments);
- "Real Property Regulation Bylaw, 2006, No. 7831, Amendment Bylaw, 2026, No. 9180" (*Offence Act* Fine Limits);

Continued…

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

3. Housekeeping Bylaw Amendments – Continued

- "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2026, No. 9181" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Rodent Control Bylaw, 1998, No. 5899, Amendment Bylaw, 2026, No. 9182" (*Offence Act* Fine Limits);
- "Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2026, No. 9183" (Housekeeping Amendments);
- "Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2026, No. 9184" (Housekeeping Amendments);
- "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945, Amendment Bylaw, 2026, No. 9185" (Housekeeping Amendments);
- "Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2026, No. 9186" (*Offence Act* Fine Limits);
- "Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2026, No. 9187" (Housekeeping Amendments);
- "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2026, No. 9188" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2026, No. 9189" (*Offence Act* Fine Limits);
- "Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2026, No. 9190" (Housekeeping Amendments);
- "Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2026, No. 9191" (Housekeeping Amendments);
- "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2026, No. 9192" (Housekeeping Amendments and *Offence Act* Fine Limits); and
- "Obsolete Bylaw Repeal Bylaw, 2026, No. 9193".

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-06-15/3

END OF CONSENT AGENDA

PRESENTATION

2026 Living City Awards Recipients

Mayor Buchanan presented the 2026 Living City Award to:

- Tiffany Oakes;
- Craftsman Collision;
- Alive Creative Services Corp.; and
- Théodore Robinson.

The Living City Award recognizes outstanding leadership in environmental sustainability and celebrates individuals and organizations making meaningful contributions to environmental stewardship within the community.

PRESENTATION

2026 Cool It! Leadership Training Program Award

Mayor Buchanan presented the 2026 Cool It! Leadership Training Program Award to Helen Chamber's Grade 7 Class at Ridgeway Elementary School.

The Cool It! Leadership Training Program Award recognizes elementary and secondary school classes and their families that demonstrate exceptional leadership and achievement in climate action, including efforts to reduce greenhouse gas emissions and promote sustainable practices at home, school, and in the community.

PRESENTATION

13th Annual HUB Bike Awards – Rose Gardner, Executive Director, HUB Cycling, and Paul Janzen, Vice Chair, HUB North Shore Volunteer Committee

Rose Gardner and Paul Janzen, HUB Cycling, presented the "Bike to School Week" Award to Ridgeway Elementary School, and the "Biggest Leap" Award to the City of North Vancouver.

Mayor Buchanan declared a recess at 6:38 pm and reconvened the meeting at 6:42 pm with all members of Council present.

DELEGATION

Sarah Ross, Vice President, Transportation Planning and Policy, and Aaron Leung, Senior Advisor, Public Affairs, TransLink

Re: Bus Rapid Transit Update

Sarah Ross and Aaron Leung provided a PowerPoint presentation regarding the "Bus Rapid Transit Update" and responded to questions from Council.

Mayor Buchanan left the meeting at 7:07 pm and Councillor McIlroy assumed the role of Chair.

Mayor Buchanan returned to the meeting at 7:10 pm and resumed the role of Chair.

CORRESPONDENCE

4. Aaron Leung, Senior Advisor, Public Affairs, TransLink, May 27, 2026 – File: 01-0400-95-0001/2026

Re: Metrotown to North Shore Bus Rapid Transit Update

Moved by Councillor Valente, seconded by Councillor Girard

THAT the correspondence from Aaron Leung, Senior Advisor, Public Affairs, TransLink, dated May 27, 2026, regarding the "Metrotown to North Shore Bus Rapid Transit Update", be received for information with thanks.

CARRIED UNANIMOUSLY
R2026-06-15/4

PRESENTATION

Transportation Network Plan Project Update – Director, Transportation

Infrastructure, Transportation and Parks staff provided a PowerPoint presentation regarding the "Transportation Network Plan Project Update" and responded to questions from Council.

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

5. Environmental Scan of Waterway – File: 01-0220-01-0001/2026

Inquiry by Councillor Bell

Councillor Bell requested information regarding an environmental scan of the waterway surrounding the Harbour Swim Deck.

R2026-06-15/5

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(i) [legal advice], 90(1)(k) [contract negotiations], and 90(2)(b) [intergovernmental relations].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 8:18 pm and reconvened at 8:57 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Valente, seconded by Councillor Back

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of June 15, 2026, be ratified:

6. Land Matter – File: 06-2370-01-0001/2026

Report: General Manager, Planning, Development and Real Estate, and Manager, Real Estate, May 27, 2026

PURSUANT to the report of the General Manager, Planning, Development and Real Estate, and the Manager, Real Estate, dated May 27, 2026, regarding a land matter:

THAT the wording of the resolution and the report of the General Manager, Planning, Development and Real Estate, and the Manager, Real Estate, dated May 27, 2026, remain in the Closed session.

R2026-06-15/6

7. Intergovernmental Relations – File: 01-0510-20-0004/2026

Report: Chief Financial Officer, May 27, 2026

PURSUANT to the report of the Chief Financial Officer, dated May 27, 2026, regarding intergovernmental relations:

THAT the wording of the resolution and the report of the Chief Financial Officer, dated May 27, 2026, remain in the Closed session.

R2026-06-15/7

8. Health Innovation District – Memorandum of Understanding and Terms of Reference – File: 13-6750-20-0008/1

Report: Manager, Economic Development, May 27, 2026

PURSUANT to the report of the Manager, Economic Development, dated May 27, 2026, entitled “Health Innovation District – Memorandum of Understanding and Terms of Reference”:

THAT the Stakeholder Roundtable Terms of Reference be approved;

THAT the Memorandum of Understanding for the Health Innovation District, in principle, be endorsed, and the Mayor and Corporate Officer be authorized to execute the Memorandum of Understanding with participating Stakeholder Roundtable members;

AND THAT the resolution and the report of the Manager, Economic Development, dated May 27, 2026, entitled “Health Innovation District – Memorandum of Understanding and Terms of Reference” be released.

R2026-06-15/8

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Girard, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:58 pm.

"Certified Correct by the Corporate Officer"

_____

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2025 STATEMENT OF FINANCIAL INFORMATION

Date: June 3, 2026 File No: 05-1880-20-0008/2025

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 June 3, 2026, entitled, "2025 Statement of Financial Information":

THAT the Statement of Financial Information for the year ended December 31, 2025 be approved and forwarded to the Ministry of Municipal Affairs.

ATTACHMENTS

1. The Corporation of the City of North Vancouver Statement of Financial Information as at December 31, 2025 (CityDocs 2815235)

BACKGROUND

The *Financial Information Act* ("FIA") and Regulation requires municipalities to prepare a Statement of Financial Information ("SOFI") approved by Council and the municipality's Financial Officer and make it publicly available. The Ministry of Municipal Affairs also annually requests a copy as permitted by the FIA. The FIA requires that the SOFI be completed and made available as per above no later than June 30th each year.

The SOFI must include the following items:

1. Information on CNV's assets, liabilities, operations, debts, guarantees, and indemnity agreements (page 3);
2. Council remuneration and expenses (page 34);

3. Employee remuneration over $75,000 and related expenses during the year (page 35);
4. Payments to suppliers over $25,000 during the year (page 44);
5. A management report that explains the roles and responsibilities of Council (i.e. providing financial oversight), of management (i.e. preparing the financial information in the report), and CNV's auditors (i.e. expressing an opinion on whether or not CNV's financial statements are fairly presented) (page 53).

Section 168 of the *Community Charter* also specifies that, at least once a year, Council's remuneration, expenses, benefits, and any outside services contracts with a member of Council must be disclosed. CNV's SOFI report is prepared to meet this requirement.

DISCUSSION

A SOFI report for 2025 has been prepared for Council consideration (***Attachment 1***). In this report, the management report and financial information sections (items 1 and 2) are consistent with the Statement of Management Responsibility, financial schedules, and notes included in CNV's 2025 Consolidated Financial Statements accepted by Council at its regular meeting on May 11, 2026. Further explanation of items 3, 4, and 5 is provided below.

Remuneration and Expenses

This section includes the remuneration paid to each Council member, and each employee where payments were greater than $75,000. The consolidated total of remuneration paid to employees whose annual remuneration is $75,000 or less is also provided.

The definition of remuneration is broad and includes any form of salary, wages, bonuses, gratuities, and taxable benefits paid during the year. However, as per the SOFI guidelines, exclusions include anything payable under a severance agreement and the employer's portion of contributions to registered pension and superannuation plans, extended health plans and dental plans.

Expenses include amounts not included in remuneration, for example travel, memberships, tuition, or other similar amounts. As per the SOFI guidelines, exclusions include benefits of a general nature applicable to all employees pursuant to an agreement such as medical, dental, counselling, insurance and similar plans.

The Financial Information Act and Regulations require disclosure of summary information on severance agreements with non-union employees for which payment commenced during the fiscal year. The required disclosure includes the number of months of compensation paid, which protects the confidential nature of these types of agreements.

This section also reconciles the amounts reported in the SOFI (which are reported on a cash basis) to the amounts reported in CNV's audited financial statements (recorded as

per Public Sector Accounting Standards on an accruals basis) to provide readers with additional confidence in the SOFI report.

Suppliers of Goods and Services

This section lists the names of suppliers paid by CNV during the year for the supply of goods or services with an aggregate amount over $25,000 and the consolidated total paid to suppliers with an aggregate amount equal to $25,000 or less. This section also includes a separate schedule of grants and contributions. Finally, this section reconciles the amounts reported in the SOFI (which are reported on a cash basis) to the amounts reported in CNV's audited financial statements (recorded as per Public Sector Accounting Standards on an accruals basis) to provide readers with additional confidence in the SOFI report.

FINANCIAL IMPLICATIONS

CNV staff prepare the SOFI, so there are no additional operating or capital costs incurred in its preparation.

INTER-DEPARTMENTAL IMPLICATIONS

Mayor and Council, as well as members of CNV's Leadership Team, had an opportunity to review their expenses before the draft report was completed.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

CNV's SOFI supports the Corporate Business Plan goal of being a "Responsible Organization."

RESPECTFULLY SUBMITTED:

Larry Sawrenko
Chief Financial Officer

The Corporation of the City of North Vancouver
Statement of Financial Information
As at December 31, 2025

The Corporation of the City of North Vancouver
Statement of Financial Information
As at December 31, 2025

Table of Contents

	Page
Consolidated Financial Statements for the year ended December 31, 2025	3
Schedule of Debts	32
Schedule of Guarantee and Indemnity Agreements	33
Schedule of Remuneration and Expenses	34
Statement of Severance Agreements	44
Schedule of Suppliers of Goods and Services	45
Schedule of Grants and Contributions	52
Management Report and Statement of Financial Information Approval	54
Council Approval of the Statement of Financial Information	Appendix 1

The Corporation of the City of North Vancouver

Consolidated Financial Statements
For the year ended December 31, 2025

Statement of Management Responsibility

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 14, 2026

Tel: (604) 688-5421
Fax: (604) 688-5132
www.bdo.ca

BDO Canada LLP
Royal Centre, 1055 West Georgia Street
Unit 1100, P.O. Box 11101
Vancouver, British Columbia
V6E 3P3

Independent Auditor's Report

To the Mayor and Council of The Corporation of the City of North Vancouver

Opinion

We have audited the consolidated financial statements of the Corporation of the City of North Vancouver and its controlled entities (the "City"), which comprise the consolidated statement of financial position as at December 31, 2025 and the consolidated statement of operations, the consolidated statement of changes in net financial assets and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, 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.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of the Schedules A, B and C of the City's consolidated financial statements.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the City to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the City audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP
Chartered Professional Accountants

Vancouver, British Columbia
May 14, 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)

	2025	2024
FINANCIAL ASSETS		
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
	331,284	318,134
LIABILITIES		
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
	261,696	184,465
NET FINANCIAL ASSETS	69,588	133,669
NON-FINANCIAL ASSETS		
Tangible capital assets (note 7)	678,260	599,653
Inventories	724	1,013
Prepaid expenses	2,828	2,195
	681,812	602,861
ACCUMULATED SURPLUS (note 9)	$ 751,400	$ 736,530

Commitments and contingencies (note 10)

See accompanying notes to the consolidated financial statements

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)

	2025 Budget	2025	2024
	(notes 2(i) and 17)		
REVENUE			
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)	170,226	199,495	182,028
EXPENSES			
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)	168,020	184,625	162,621
Annual surplus	2,206	14,870	19,407
Accumulated surplus beginning of year	736,530	736,530	717,123
Accumulated surplus end of year	$ 738,736	$ 751,400	$ 736,530

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)

	2025 Budget	2025	2024
	(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)
	(81,202)	(78,607)	(71,632)
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
	-	(344)	1,086
Decrease in net financial assets	(78,996)	(64,081)	(51,139)
Net financial assets, beginning of year	133,669	133,669	184,808
Net financial assets, end of year	$ 54,673	$ 69,588	$ 133,669

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)

	2025	2024
Cash provided by (used for):		
Operating Transactions		
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
	52,226	45,967
Capital Transactions		
Cash used to acquire tangible capital assets	(89,477)	(87,079)
Proceeds from sale of tangible capital assets	221	1,994
	(89,256)	(85,085)
Investing Transactions		
Decrease in investments	30,983	13,565
	30,983	13,565
Financing Transactions		
Increase in debt	49,022	873
	49,022	873
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	$ 255,680	$ 212,705

See accompanying notes to the consolidated financial statements

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.

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.

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.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(l) 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.

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

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	$ 63,897	$ 56,276
Accounts payable and accrued liabilities	$ 7,775	$ 4,810
Deferred contributions	12,817	12,037
Debt	37,893	34,358
Total Liabilities	$ 58,485	$ 51,205
Shareholder's equity	$ 5,412	$ 5,071

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:

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.

7. TANGIBLE CAPITAL ASSETS

2025	Land	Land Improvements	Parks	Buildings	Machinery & Equipment	Vehicles	Infrastructure	Library Materials	Work in Progress	Total
Costs										
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
Accumulated Amortization										
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
Net Book Value	$ 50,284	$ 54,639	$ 36,498	$ 73,911	$ 5,699	$ 9,197	$ 186,987	$ 558	$ 260,487	$ 678,260

2024	Land	Land Improvements	Parks	Buildings	Machinery & Equipment	Vehicles	Infrastructure	Library Materials	Work in Progress	Total
Cost										
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
Accumulated Amortization										
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
Net Book Value	$ 46,228	$ 56,576	$ 38,663	$ 67,643	$ 4,513	$ 8,458	$ 186,884	$ 525	$ 190,163	$ 599,653

(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.

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

9. ACCUMULATED SURPLUS (continued)

(b) Reserve funds

	Balance December 31, 2024	Contributions & Transfers	Earnings	Expenditures	Balance 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
Total	$ 77,190	23,336	2,875	25,708	$ 77,693

(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
	$ 647,658	$ 635,726

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
	$ 65,033	$ 61,109
Property Value Tax	$ 87,448	$ 81,899

(b) Pension Liability

CNV and its employees contribute to the Municipal Pension Plan (a jointly trusteed 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.

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.

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.

Lessee	Premise
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 21st 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.

Lessee	Premise
Quay View Housing Society	150 West 2nd Street
Entre Nous Femmes Housing Society	1800 Rufus Drive
Greater Vancouver Housing Corporation	601 West Keith Road
The Lookout Emergency Aid Society	705 West 2nd Street
Creekside Housing Co-operative	710 West 15th Street
Catalyst Community Developments Society	221 East 2nd 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:

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.

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:

2025	General Government	Transportation and Transit	Health, Social Services and Housing	Development Services	Protective Services	Parks, Recreation and Culture	Water Utilities	Sewer & Drainage Utilities	Solid Waste	Total
Revenues										
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
	$ 119,846	5,325	666	8,161	2,219	14,823	19,686	24,988	3,781	$ 199,495
Expenses										
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)
	$ 33,564	10,118	5,179	11,128	36,848	43,229	15,278	24,968	4,313	184,625
Annual Surplus/(Deficit)	$ 86,282	(4,793)	(4,513)	(2,967)	(34,629)	(28,406)	4,408	20	(532)	$ 14,870

2024	General Government	Transportation and Transit	Health, Social Services and Housing	Development Services	Protective Services	Parks, Recreation and Culture	Water Utilities	Sewer & Drainage Utilities	Solid Waste	Total
Revenues										
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
	$ 113,004	2,701	499	6,923	2,023	13,264	18,613	21,381	3,620	$ 182,028
Expenses										
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)
	$ 28,465	13,414	3,144	8,872	35,880	41,846	13,140	14,081	3,779	$ 162,621
Annual Surplus/(Deficit)	$ 84,539	(10,713)	(2,645)	(1,949)	(33,857)	(28,582)	5,473	7,300	(159)	$ 19,407

13. GRANTS AND OTHER

	2025	2024
Federal government	$ 6,072	$ 5,401
Provincial government	6,878	5,390
Regional, local and other grants	7,852	6,891
Total	$ 20,802	$ 17,682

14. DEFERRED REVENUE

(a) Deferred revenue

	2024	Externally Restricted Inflows	Revenue 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 Maturity	Current Interest Rate	Net debt 2024	Additions	Net debt 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

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.

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:

17. BUDGET FIGURES (continued)

		Financial Plan Bylaw
Revenue per Statement of Operations		$ 170,226
Less:		
Budget adjustments for consolidation	12,232	
Transfers from reserve	(15,409)	
Interagency funds	(8,222)	
		(11,399)
Revenue per Financial Plan Bylaw		$ 158,827
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	(8,222)	
		(6,077)
Expenses per Financial Plan Bylaw		$ 161,943
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		(4,541)
Annual budgeted surplus per Financial Plan Bylaw		$ -

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

	2025
2024 Grant Funding Balance	$ 405
Grant Expenditures:	
Business Continuity	(148)
Community Resiliency & Recovery	(43)
City Services	(42)
2025 Grant Funding Balance, December 31, 2025	$ 172

Schedule B: Growing Communities Fund

	2025
2024 Grant Funding Balance	$ 11,805
Interest Earned	432
Grant Expenditures	(1,216)
2025 Grant Funding Balance, December 31, 2025	$ 11,021

Schedule C: Local Government Housing Initiatives Funding

	2025
2024 Grant Funding Balance	$ 362
Grant Expenditures	(159)
2025 Grant Funding Balance, December 31, 2025	$ 203

The Corporation of the City of North Vancouver
Schedule of Debts
For the year ended December 31, 2025
FIR Schedule 1, Section 4 (4)

A Schedule of Debts has not been prepared because the required information is included in the Financial Statements.

The Corporation of the City of North Vancouver
Schedule of Guarantee and Indemnity Agreements
For the year ended December 31, 2025
FIR Schedule 1, Section 5 (4)

A Schedule of Guarantees and Indemnity Agreements has not been prepared because the City of North Vancouver has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses to Elected Officials
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (a)

Elected Official	Position	Remuneration	Benefits[1]	Expenses
Buchanan, Linda	Mayor	$ 159,594	$ 5,214	$ 5,251
Back, Holly	Councillor	53,766	-	8,198
Bell, Don	Councillor	53,766	-	9,939
Girard, Angela	Councillor	53,766	3,289	1,088
McIlroy, Jessica	Councillor	53,766	3,289	10,205
Shahriari, Shervin	Councillor	53,766	3,289	5,982
Valente, Antonio	Councillor	53,766	3,289	4,556
Total		$ 482,190	$ 18,369	$ 45,220

1. Includes taxable benefits and the employer's portion of CPP.

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (b) & (c)

Name	Job Description	Remuneration[1]	Other[2]	Expenses
Adams, D	Project Manager	$ 142,657	$ 1,176	$ 2,500
Adams, P	Equipment Operator 3	74,699	3,066	135
Ahmed, I	Senior Project Manager	91,759	795	887
Alapour, N	Communications & Engmt Spec	92,991	203	247
Allen, J	Senior Project Engineer LEC	99,126	3,732	1,199
Allison, L	Learning & Engagement Spec.	94,195	804	95
Anandji, N	Manager-Enterprise Platforms	81,631	709	-
Anderson, T	Supervisor 1	82,821	2,967	425
Andrade, A	Disclosure Reviewer	75,295	905	330
Apperley, M	Firefighter	130,745	4,578	961
Ashley, J	Firefighter	143,401	112	-
Askarian, P	Planner 1	90,078	182	74
Askraba, G	Project Coordinator	103,712	691	38
Averiss, C	Director, People & Culture	167,685	3,728	1,475
Ayeni, E	Cemetery Services Coordinator	75,560	164	975
Aylsworth, D	Physical Plant Maint. Worker 1	82,838	1,895	-
Ayoughi, A	Business Analyst	86,454	182	541
Bae, J	Traffic Engineering Technician	81,054	188	525
Bains, J	Planner 1	98,815	221	145
Ballard, C	Museum Programs Coordinator	84,331	193	1,031
Balraj, S	Director, Information Tech	182,490	1,269	1,695
Barber, S	Utility Trades-Wastewater Sys	110,009	2,004	1,568
Barker, E	Administrative Coordinator I	83,123	215	-
Barton, L	Manager-Communications	138,676	5,319	227
Beaupre, L	Irrigation Systems Worker	86,611	209	679
Bell, W	Formsetter-Concrete Finisher	76,600	1,633	135
Bergstrom, L	Budget Analyst II	113,505	9,235	1,814
Bernard, C	Project Manager LEC	140,116	1,057	1,681
Biggin, D	Assistant Fire Chief	166,802	12,503	1,973
Bird, R	Project Eng-Build Con&Per LEC	135,067	1,032	1,456
Borland, J	Records Mgmt and Privacy Coord	113,824	894	989
Bosa, S	Firefighter	127,876	108	1,065
Bot, M	Project Manager	140,710	1,061	-
Bovill, J	Firefighter	156,065	720	-
Bowman, B	Section Manager-Streets/Fleet	147,717	1,802	1,524
Bradbury, B	Custodial Guard	72,815	5,960	-
Braithwaite, J	Supervisor-Develop Servicing	123,334	964	-
Brauser, S	Supervisor 2	87,479	651	-
Bridge, K	Junior Project Engineer - LEC	95,543	819	1,065
Brown, J	Truck Driver-Swamper 2	74,550	1,256	-
Brown, S	Disability & Wellness Spec	126,710	985	-
Browne, R	GIS Coordinator	112,063	884	-
Brownlow, D	Fire Prevention Off-Lieutenant	122,116	1,445	534
Buckham, C	Ppl & Culture Business Partner	126,467	985	606
Budgell, J	Sec Mgr-Urb Forest Wtrshd & En	106,596	22,880	1,569
Bulaqui, V	Technical Services Specialist	116,639	4,337	-
Burak, R	Firefighter	146,456	2,743	208
Burgess, B	Firefighter	126,667	107	1,446
Cameron, J	Section Manager-Site Operation	120,080	1,278	1,554
Cann, C	Firefighter	114,895	98	-
Cao, S	Junior Accountant - LEC	93,666	4,027	257
Carruthers, H	Assistant Plan Checker 2	87,674	200	922

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (b) & (c)

Name	Job Description	Remuneration[1]	Other[2]	Expenses
Carter, S	Insurance & Risk Analyst	87,524	200	1,743
Cerka, A	Administrative Coordinator I	80,580	185	6
Chambers, K	Fire Prevention Inspector	119,116	106	2,820
Chan, K	Accounting & Office Admin LEC	74,559	712	170
Chan, M	GM, Planning, Dev & Real Est	223,003	3,578	-
Chant, C	Project Manager	108,271	5,147	148
Chong, L	Senior Building Inspector	129,287	247	708
Choquette, C	Paralegal/Administrative Asst	93,090	811	-
Christensen, J	Ppl & Culture Business Partner	90,164	-	-
Chu, D	RCMP Computer Sys Specialist	99,646	1,249	-
Chu, K	RCMP Computer Sys Specialist	99,190	609	-
Cifarelli, A	Director, Legislative Services	135,463	2,298	2,770
Congdon, J	Auto & Controls Special LEC	127,786	985	-
Connery, K	Senior Project Manager	144,300	1,112	2,293
Cook, J	Firefighter	112,102	95	-
Copping, T	Firefighter	105,158	88	394
Corcoran, R	Firefighter	122,470	6,535	2,310
Croft, J	Firefighter	121,674	102	602
Crookes, R	Bylaw Enforcement Officer 2	85,808	-	-
Cullen, R	Firefighter	145,651	115	392
Cumming, B	Court Liaison Officer	105,232	522	-
Curleigh, S	Firefighter	95,845	88	837
Curtin, M	Firefighter	137,492	112	-
D'Aguiar, C	Trades 2-Gardener	95,695	1,213	-
Dale, A	Assistant to the CAO	101,867	857	-
D'Angelo, N	Digital Communications Coord	84,079	430	1,703
Daniel, J	Occ Health & Safety Specialist	125,765	976	834
De Oliveira Nogueira, S	Crisis Intervention Worker	87,712	207	393
Deas, M	Site Spvr-Dist Enrg Civ Cn LEC	113,471	4,374	-
Dees, M	Formsetter-Concrete Finisher	75,252	190	-
DeJong, P	Sr Advisor-Legislative Service	145,241	4,864	-
d'Entremont, E	GIS Applications Developer	75,524	159	2,810
Di Spirito, D	Captain	164,131	6,596	-
Dickson, S	Captain	74,509	3,970	-
DiGregorio, K	People & Culture Program Coord	76,506	716	2,017
Doran, E	GM-Corporate Services	226,158	2,686	3,656
Draper, J	Director, Transportation	193,569	9,126	892
Du, W	Manager-Data Services	142,773	1,061	211
Duffus, G	Project Manager-Lonsdale Gt St	127,194	1,326	-
Duffy, P	Manager-Bylaws	148,800	1,135	110
Dunlop, S	Firefighter	98,719	7,317	90
Dyer, S	Bylaw Enforcement Officer 2	87,942	221	136
Easton, A	Captain	129,309	16,291	1,154
Easton, S	Captain	153,508	133	-
Ebrahimy, T	Data Coordinator	82,291	172	541
Eghtesadi, S	Supervisor-Develop Servicing	77,102	10,594	177
Elliott, G	Senior Systems Analyst	110,049	662	541
Fabert, U	Manager - Engineering LEC	160,214	828	1,979
Farrally, M	Firefighter	150,328	108	3,224
Farrell, J	Police Information Liaison-B	70,659	7,663	1,613
Fazeli, F	Planner 1	94,920	404	2,360
Felber, L	Occ Health & Safety Specialist	118,633	5,365	1,167

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (b) & (c)

Name	Job Description	Remuneration[1]	Other[2]	Expenses
Fellone, E	Business Analyst	91,357	187	-
Fergusson, D	Manager-Planning	160,596	2,565	1,550
Filizzola Pinheiro Chagas, P	Development Technician 2	97,996	212	1,142
Finlayson, A	Technical Services Specialist	118,964	277	-
Foldi, D	Senior Project Manager	150,002	1,094	1,409
Forman, V	Admin Assistant-Fire	93,090	811	-
Fox, R	Firefighter	127,139	9,106	-
Friesen, M	Director, Planning	161,308	4,030	500
Friestadt, D	Survey Technician 2	84,068	229	200
Fujiwara, J	Systems Analyst	99,623	1,483	-
Fuller, S	Supervisor 2	101,344	22,149	450
Galloway, S	Director, Planning	208,320	5,346	1,437
Garden, S	Firefighter	153,471	4,845	42
Gercsak, T	Plumbing and Gas Inspector	113,859	228	708
Ghasemi, H	Planner 3	83,489	158	3,250
Gibbs, A	Director, Comms & Engmt	170,193	7,706	1,373
Gibson, B	Fire Prevention Inspector	105,071	1,326	2,281
Gilan, J	Transportation Technologist	104,835	349	-
Gilfoil, R	Trades 2-Mechanic	108,389	2,766	1,125
Gillespie, T	Firefighter	128,040	108	2,761
Gillies, L	Deputy Dir-Proj Mgmt & Del-LEC	184,434	8,213	1,974
Grammatico, V	Manager-Economic Development	127,193	954	1,333
Granger, H	City Solicitor	130,190	17,956	1,161
Green, B	Transportation Engineer	142,286	1,833	802
Green, K	Firefighter	130,608	108	160
Greig, J	Manager-Planning	138,393	1,518	785
Grundza, E	Formsetter-Concrete Finisher	77,881	2,522	121
Guolo, C	Firefighter	125,029	106	250
Hafso, J	Community Policing Serv Superv	77,408	178	13
Hall, J	Manager-Public Realm Infrstrct	161,621	3,499	642
Hallaway, M	Firefighter	128,818	108	905
Hanlon, E	System Liaison Specialist	77,401	172	-
Harrison, A	Captain-Training	151,504	364	811
Hawkshaw, D	Captain	150,701	133	702
Headdon, J	Payroll Specialist	77,444	1,997	1,322
Herman, L	Coordinator-Community Dev	99,353	813	571
Hickey, P	Utility Trades-Painting&Carp	90,794	5,236	-
Hill, A	Litter Collector	71,537	6,080	-
Hofilena, G	Database Admin/Sr Systems Anls	127,135	269	-
Holm, M	Manager-Engineering Design	159,379	4,561	535
Houlden, M	Communications Operator 3	88,617	204	691
Howard, K	Manager-Special Projects	138,297	1,041	-
Howard, R	Maintenance Planner	157,109	737	-
Huang, J	Sr GIS Application Developer	109,837	235	715
Huckell, G	Building Inspector	83,699	165	4,783
Huckell, T	Administrative Coordinator I	79,404	8,116	-
Hudson, J	Ppl & Culture Business Partner	126,710	1,939	644
Husk, C	Filming and Events Coordinator	80,657	185	1,185
Hutch, D	Director,Parks & Public Spaces	195,556	1,342	5,171
Hutchinson, Q	Fleet Maintenance Coordinator	79,256	481	-
Hutton, P	License Inspector	77,750	172	7
Iglesias, G	Payroll Technician	77,538	84	184

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (b) & (c)

Name	Job Description	Remuneration[1]	Other[2]	Expenses
Jacobi, M	Storekeeper-Buyer 1	87,495	222	-
Jacobs, J	Firefighter	118,824	102	590
Johal, B	Bylaw Enforcement Officer 2	88,310	202	26
Johnston, M	Planner 1	95,364	190	348
Kahanizaree, O	Project Engineer-Dev Services	109,420	1,501	1,133
Kang, T	Utilities Engineer	102,466	824	469
Kazemipour, A	Senior Project Manager-LEC	82,001	709	11
Kazemiyekta, S	Project Engineer-Dev Services	121,300	3,090	1,162
Keith, N	Administrative Coordinator II	77,835	165	2,044
Kellner, C	Records Supervisor-RCMP	75,793	311	1,800
Kelly, T	Clerk-Engineering Operations	74,830	172	129
Kelsch, L	Section Mgr-Operations Support	140,404	1,034	5,194
Kelso, M	Captain	165,851	941	-
Kilmartin, T	Firefighter	133,031	112	-
Kilner, J	Communications Coordinator	88,098	532	-
Kim, T	Clerk-Engineering Operations	75,461	161	-
King, P	Supervisor 2	94,260	46,646	266
Kowalski, A	Office Manager LEC	87,069	2,828	15
Kral, L	Project Eng-Civil Works LEC	140,710	5,775	1,058
Kwaterska, M	Manager-Shipyards & Waterfront	158,470	1,150	140
Lam, D	Manager-Accounting	137,675	3,716	1,180
Larisch, S	Administrative Coordinator I	75,346	272	25
Larson, L	Administrative Coordinator II	79,773	185	-
Laut, S	Supervisor 1	78,082	4,970	135
Lee, J	Dep Dir-Cust Cnt & Pip Net LEC	80,003	2,317	6
Leggo, C	Equipment Operator 4A	27,166	54,725	24
Lemanski, C	Captain	153,176	136	-
Lentsch, T	Assistant Fire Chief	167,599	16,713	6,012
Lertnamvongwan, S	Mgr-Business Sup & Transform	154,093	2,000	525
Lesku, J	Reader-RCMP	86,873	6,913	678
Lesmeister, C	Section Mgr- Envrm & Prks Plng	132,052	1,880	3,200
Lewis, E	Labourer 2	70,947	4,235	-
Lightfoot, B	Manager-Real Estate	160,987	6,891	1,638
Lindgren, C	Planner 2	115,127	261	677
Lindsay, S	Supervisor 2	101,282	10,228	188
Linsangan, J	Communications Officer-LEC	126,825	1,104	3,729
Low, W	Trades 2-Mechanic	105,179	248	90
Macaulay, M	Supervisory Survey Technlgist	95,172	219	161
MacDonald, C	Graphic Artist	92,089	210	261
MacDonald, E	Planner 2	117,542	285	686
MacInnis, D	Design Technician	87,524	200	1,098
Mackay, J	Supervisor 1	76,964	10,565	867
Mackay, M	Captain	155,035	4,172	-
Mackoff de Miranda, Z	Director Museum	146,311	5,217	3,276
Maekubo, A	Senior Financial Analyst	96,225	212	2,352
Magnusson, K	GM, Infrs, Transp & Parks	228,517	1,506	2,693
Maillie, D	Captain	158,990	133	-
Malagoli, F	Crisis Intervention Worker	99,750	206	2,737
Manarovici, P	Director-Financial Ops & Cont	171,378	1,209	1,970
Man-Bourdon, A	Manager-Parks & Natural Spaces	157,642	1,141	1,803
Mannarino, M	Truck Driver 3	75,020	2	-
Mara, C	Planner 2	107,462	251	-

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (b) & (c)

Name	Job Description	Remuneration[1]	Other[2]	Expenses
Marginson, A	Manager, Business Services	91,466	809	-
Markwick, N	Manager, Civic Engagement	107,370	948	427
Marshall, J	Firefighter	122,251	102	1,948
Martin, T	Survey Technician 2	77,584	213	793
Mason, W	Section Manager-Utilities	142,803	1,064	792
Mathew, N	Plan Checker 2	94,869	210	1,208
Mathews, R	Manager-Building Services	118,353	19,641	1,983
McAdam, F	Planner 2	102,760	3,470	-
McAllister, J	Supervisor 2	103,489	52,757	16
McCarthy, L	Chief Administrative Officer	321,539	25,943	201
McCutcheon, J	Firefighter	112,130	108	578
McEachern, K	Executive Asst-Mayor's Office	104,216	1,066	108
McGee, A	Captain-Fire Prev & Public Ed	147,463	3,454	729
McGeean, K	Parking Bylaw Enforcement Off	75,046	253	193
McGinnis, C	Operations Maintenance Worker	72,314	6,721	335
McLean, C	Manager-RCMP Civ Ops Ops Sup	118,669	1,350	5,138
McMurdo, A	Ppl & Culture Business Partner	127,786	1,124	1,144
McNaughton, G	Assist Supervisor-Operations	76,416	175	135
Menzel, M	Planner 3	122,764	675	-
Minhas, S	Court Liaison Officer	96,451	214	1,891
Mirmohammad Rezaie, M	Development Technician	81,111	666	1,621
Moen, M	Events Coord & Community Liais	87,637	195	313
Mofrad, A	Property Services Coordinator	92,001	211	2,083
Moore, J	Firefighter	131,746	106	-
Mudge, R	Treasury Analyst	95,022	219	1,104
Mulleder, L	Planner 2	103,296	287	1,181
Muralidharan, A	Assistant Plan Checker 1	77,175	172	788
Naab, K	Development Technician 2	140,711	5,447	523
Nacorda, J	Building Maintenance Coordintr	96,849	4,493	-
Nayeri, A	Manager-Infrs Policy Pln&Anlts	149,310	1,943	3,273
Negenman, A	Environmental Coordinator	105,514	373	2,761
Neijens, A	Records Analyst	92,135	203	481
Nelson, L	Firefighter	138,957	112	-
Newbery, B	Firefighter	127,061	106	483
Nobert, D	Building Maintenance Coordintr	83,877	615	150
Nyvall, J	Design Technician	87,524	200	1,547
Oborne, J	Project Coordinator	111,489	230	1,451
Oborne, R	Manager-RCMP Civ Ops Admin Sup	118,982	941	5,893
Oliver, J	Trades 2-Gardener	95,327	400	-
Owens, D	Dep Fire Chief-Prev & Pub Sfty	186,343	4,741	5,777
Pacheco, J	Captain-Preplan & Comm Risk	148,187	133	2,108
Paolucci, T	Manager-Client & Processing Sv	113,171	1,090	-
Parker, R	Supervisor 2	101,389	4,230	1,512
Pasch, R	Archivist	85,502	196	192
Payne, A	Dep Fire Chief-Ops & Support	184,286	40,056	2,100
Payne, T	Firefighter	114,731	95	2,441
Pearce, B	Deputy Chief Admin Officer	245,580	1,607	1,910
Penney, S	People & Culture Program Coord	79,557	732	-
Pensato, G	Benefits, Admin & Systems Spec	104,282	7,746	-
Peters, A	Manager-Revenue	141,161	1,422	1,844
Peters, J	Deputy Corporate Officer	127,742	5,854	1,650
Peters, S	Manager-Projects & Initiatives	145,178	1,061	-

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (b) & (c)

Name	Job Description	Remuneration[1]	Other[2]	Expenses
Phagoora, R	Equipment Operator 1	70,927	7,097	44
Pichler, E	Firefighter	120,114	106	1,249
Pickett, K	Planner 1	94,920	289	-
Piechota, K	Senior Building Inspector	98,763	26,243	2,433
Pollock, B	Building Inspector	113,505	228	3,670
Polman, J	Captain	154,429	133	475
Ponomarov, A	Manager-IT Security	127,919	985	4,068
Power, T	Trades 2-Mechanic	105,244	226	816
Priestley, D	Section Manager-Parks Ops	147,434	3,530	3,782
Pugh, J	Bylaw Enforcement Officer 2	81,610	198	855
Raham, K	Senior Business Analyst	95,181	212	956
Raoufi, M	Budget Analyst I	96,045	195	2,500
Rasmussen, D	Electrical Inspector	108,238	228	-
Rasooli, S	Planner 1	94,920	228	364
Ravenhill, A	Supervisor 2	91,813	11,515	1,725
Reardon, M	Systems Analyst	95,547	212	541
Reiss, S	Buyer	110,208	238	1,765
Righello, A	Formsetter-Concrete Finisher	76,742	175	-
Ring, D	Trades 2-Mechanic	106,017	6,866	-
Roberts, A	Firefighter	126,074	771	-
Robertson, P	Manager-Business Operations	116,288	2,521	409
Rohan, C	Supervisor-Garage	113,412	357	2,860
Rohan, M	Pipefitter-Layer	75,778	3,065	1,632
Rommel, M	Planner 1	103,296	458	1,430
Rosalin, J	Physical Plant Maint. Worker 1	83,045	349	-
Ross, C	Firefighter	84,676	88	2,454
Ross, J	Equipment Operator 4A	81,380	729	-
Rothfels, E	Utilities Engineer	134,943	1,078	993
Rozairo, G	Technical Services Specialist	114,047	-	-
Ryce, T	Director, Development	184,504	1,938	2,521
Sachdev, D	Infrastruct Security Analyst	107,257	878	769
Sadgrove, S	Manager-Payroll	140,710	1,061	184
Sahih, C	Project Coordinator	103,713	1,600	37
Savage, R	Engineering Technician	93,361	-	5,124
Sawrenko, L	Chief Financial Officer	228,517	9,332	2,296
Schalk, G	GM, Public Safety & Fire Chief	227,424	23,246	2,431
Schell, C	Firefighter	122,049	9,490	326
Schurmann, K	Traffic Engineering Technician	98,366	840	350
Scott, C	People & Culture Program Coord	78,044	2,219	-
Sedun, S	Firefighter	133,105	106	-
Sellars, J	Systems Architect	120,591	785	903
Shaughnessy, M	Captain	152,823	4,172	-
Sheel, J	Captain	49,563	90,082	-
Sherlock, H	Planner 1	99,098	303	1,557
Sherwood, D	Equipment Operator 4A	78,995	10,108	112
Shipley, M	Planner 2	107,891	280	4,864
Shyry, L	Environmental Technician	93,175	1,656	1,089
Siddoo, L	Payroll Specialist	101,997	193	184
Singh, R	Equipment Operator 4A	81,345	8,862	150
Skene, R	Deputy Director-Strat & Co Srv	200,075	1,370	264
Smith, C	Utility Trades-Waterworks	90,781	2,262	816
Sommers, J	Firefighter	137,084	115	-

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (b) & (c)

Name	Job Description	Remuneration[1]	Other[2]	Expenses
Staehling, A	Technical Services Specialist	108,391	247	-
Stead, J	Client Services Specialist	72,958	4,723	-
Stefas, T	Pipefitter-Layer	74,827	14,264	188
Stevens, C	Manager-Strategic Initiatives	140,710	2,799	-
Stevenson, M	Captain-Planning & Development	148,429	1,005	1,799
Steward, I	Property Services Coordinator	103,562	237	1,678
Strubin, C	Firefighter	147,245	115	-
Svancara, J	Budget Analyst II	98,063	5,917	1,648
Tang, B	Firefighter	130,204	2,757	1,365
Tang, V	Financial Analyst	83,847	193	2,152
Tapp, J	Planner 1	110,904	247	1,510
Tasaka, J	Events Coord & Community Liais	85,015	187	216
Taylor, D	Bylaw Enforcement Supervisor	93,192	205	786
Terron Gomez, A	Curator	77,661	178	480
Thompson, C	Director, Police Support Svs	156,414	6,997	4,687
Todoruk, C	Truck Driver 2	76,156	18,384	483
Townsend, T	Firefighter	121,344	6,731	590
Trac, A	Crime Analyst	100,267	487	4,193
Tremblay, S	Transportation Planner	107,977	832	3,175
Trespalacios Rubio, M	DEI Leader	140,710	1,292	1,119
Trinkl, G	Supervisor 2	100,448	229	447
Trinkl, M	Supervisor-Operations	34,718	66,429	-
Tweedie, A	Planner 1	93,295	212	3,934
Underhill, B	Planner 2	119,005	2,944	1,089
Upson, D	Police Services Admin Asst	73,594	3,095	300
Urbani, J	Emergency Vehicle Technician	123,806	1,685	1,496
van Born, S	Captain	157,988	133	-
van Heerden, D	Manager-Financial Plan & Anlys	160,830	7,239	1,434
Van Nes, T	Supervisor 2	107,461	4,113	317
Vanderhoek, M	Firefighter	127,902	106	1,804
Vanderhoek, S	Firefighter	124,821	108	160
Vanier, J	Fire Prevention Off-Lieutenant	139,787	2,454	2,119
Veng, K	Chief Executive Officer-LEC	245,579	28,305	906
Vogrig, R	Firefighter	112,406	4,734	1,595
Wambaa, L	Planner 1	98,972	221	1,258
Ward, A	Firefighter	136,749	111	-
Wardell, M	Manager-Development Services	156,145	1,120	874
Warman, B	Supervisor 1	88,054	1,023	630
Washington, S	Firefighter	127,862	2,035	130
Waugh, M	Firefighter	131,310	7,393	160
Webb, V	Administrative Coordinator I	77,452	5,663	652
Williams, M	Firefighter	128,276	106	48
Willock, B	Deputy Dir-Infrastructure Mgmt	193,760	1,248	1,628
Wilson, L	Plumbing and Gas Inspector	109,436	228	883
Wilson, S	Communications & Engmt Spec	83,838	188	-
Winterhalder, L	Reader-RCMP	88,863	3,024	-
Wong, T	User Analyst	73,762	6,136	43
Wong, W	Section Manager-Traffic Eng	142,178	1,061	1,012
Wood, S	Manager-Finance LEC	159,066	6,990	4,368
Woolhouse, C	Communications & Engmt Spec	78,212	904	-
Yong, P	Manager-Projects & Initiatives	141,630	1,080	1,340
Yoo, S	Technical Services Specialist	118,223	240	-

The Corporation of the City of North Vancouver
Schedule of Remuneration and Expenses
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (b) & (c)

Name	Job Description	Remuneration[1]	Other[2]	Expenses
Yu, C	Systems Analyst	103,109	1,589	-
Zander, S	Manager-Purchasing	148,800	8,333	-
Zandieh, G	Project Manager	141,727	1,059	2,165
Zhang, E	Budget Analyst II	95,127	232	1,955
Zhang, E	Senior Financial Analyst	91,137	203	2,229
Zhang, H	Client Services Specialist	88,510	5,989	-
Total employees with remuneration over $75,000		$ 42,490,879	$ 1,266,152	$ 350,290
Total employees with remuneration under $75,000		14,796,999	299,450	70,717
Total remuneration and expenses		$ 57,287,878	$ 1,565,602	$ 421,007

[1] Remuneration includes base salary, premium pay (including overtime, statutory holidays, acting and first aid pay), and paid time off (including sick leave, vacation and compressed time taken).

[2] Other includes retroactive pay, taxable benefits and other forms of remuneration which are not included in the first column.

The Corporation of the City of North Vancouver
Reconciliation Between Total Remuneration and Consolidated Financial Statements
For the year ended December 31, 2025
FIR Schedule 1, Section 6 (2) (d)

FIR Schedule 1, Section 6 (2) (a) - Remuneration paid to elected officials	$ 482,190
FIR Schedule 1, Section 6 (2) (b) and 6 (2) (c) - Employee Remuneration	58,853,480
Total City of North Vancouver remuneration per Statement of Financial Information	59,335,670
Reconciling items	31,188,320
Wages and benefits expenses per consolidated financial statements note 12	$ 90,523,990

The reconciling items/variance between the Schedule of Remuneration and Expenses and the wages and benefits expense reported on the consolidated financial statements of the City of North Vancouver are due to various factors including:

- The Schedule of Remuneration and Expenses is based on actual cash payments made during the fiscal year (including payouts of vacation, gratuity, and overtime banks) whereas the consolidated financial statement figure is determined on an accrual basis;

- The Schedule of Remuneration and Expenses excludes the North Vancouver City Library and CNV's share of the North Vancouver Recreation Commission; and,

- The Schedule of Remuneration and Expenses excludes benefits paid on behalf of employees that are neither taxable to the employee nor paid directly to the employee. Examples include extended health plans and dental plans.

The Corporation of the City of North Vancouver
Statement of Severance Agreements
FIR Schedule 1, Section 6 (7) (a) & (b)
2025

There were six severance agreements under which payment commenced between The Corporation of the City of North Vancouver and its non-unionized employees during fiscal year 2025.

- These agreements ranged from 2.37 to 6.14 months of compensation.

The agreements were determined based on base salary.

The Corporation of the City of North Vancouver
Schedule of Suppliers of Goods and Services
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (1) (a) and (b)

Supplier		Amount
0698283 BC LTD.	$	81,795
1018173 BC LTD		25,063
ACCESS WELDING & COATING INSPECTIONS LTD		45,894
ACOM BUILDING MAINTENANCE LTD.		30,550
ACTION HOLDINGS O/A CUSTOM BLACKTOP CO		403,500
ADVANTAGE ONE TECHNOLOGY INC		38,659
AECOM CANADA ULC		121,821
AINSWORTH INC		56,973
AMAZON		70,188
ANDREW SHERET LTD		60,470
AON REED STENHOUSE INC		1,815,892
APLIN & MARTIN CONSULTANTS LTD		56,045
APPLE		41,825
ARC'TERYX EQUIPMENT INC.		45,053
ASSOCIATED FIRE SAFETY GROUP INC		61,259
ASTROGRAPHIC INDUSTRIES LTD		355,168
ATLASSIAN		26,466
AVENUE MACHINERY CORP		157,216
BA BLACKTOP LTD		3,269,808
BARTLETT TREE EXPERTS		50,134
BC HYDRO		927,190
BC SPCA		34,018
BCAA INSURANCE CORPORATION		30,520
BDO CANADA LLP		142,206
B.E.S.T.		39,055
BFL CANADA RISK & INSURANCE SERVICES INC		243,000
BIBLIOTHECA CANADA INC.		57,815
BLACKBIRD SECURITY INC		35,875
BLACKBURN YOUNG OFFICE SOLUTIONS		178,566
BONIFACE OLEKSIUK POLITANO ARCHITECTS		81,946
BRAVEHEART VENTURES LTD		26,710
CAM CLARK FORD LINCOLN		25,395
CANADA POST CORPORATION		92,038
CANADIAN LINEN AND UNIFORM SERVICE		42,205
CARSCADDEN STOKES MCDONALD ARCHITECTS		292,780
CASCADIA TREE CARE LTD		27,320
CATALYST COMMUNITY DEVELOPMENTS SOCIETY		3,340,121
CAUSE+AFFECT DESIGN LTD		35,572
CDW CANADA CORP.		1,178,647

The Corporation of the City of North Vancouver
Schedule of Suppliers of Goods and Services
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (1) (a) and (b)

Supplier	Amount
CEDAR RIM NURSERY LTD.	27,151
CENTRAL SQUARE TECHNOLOGIES	66,467
CES ENGINEERING INC	27,000
CHARTER TELECOM INC	150,607
CHEEKY UMBRELLA	46,153
CIMCO REFRIGERATION	48,885
CITY OF SURREY	327,245
CITY OF VANCOUVER	58,603
COASTAL TRAINING CONSULTANTS LTD	41,600
COBRA ELECTRIC SERVICES LTD.	962,123
COMMERCIAL TRUCK EQUIPMENT	69,472
COMMUNITY FIRE PREVENTION	82,423
COMPLETE UTILITY CONTRACTORS LTD	1,609,472
CORIOLIS CONSULTING CORPORATION	241,327
CREATIVE BRICKS N BLOC	44,057
CRESSEY DEVELOPMENT LLP	152,076
CROWN CONTRACTING LTD.	482,493
CWPC PROPERTY CONSULTANTS LTD	33,280
DARKHORSE EMERGENCY CORP	26,263
DELOITTE MANAGEMENT SERVICE LP	29,980
DELTA SIERRA CONSTRUCTION & MILLWORK LTD	743,606
DIAMOND HEAD CONSULTING LTD	148,672
DINESEN NURSERIES LTD.	46,985
DISTRICT OF NORTH VANCOUVER	445,325
DLA PIPER (CANADA) LLP	232,266
DOLDEN WALLACE FOLICK LLP	42,579
DRC MECHANICAL LTD	37,317
DRIVE PRODUCTS	31,082
DROKO, EMMANUELA	44,980
E. LEES & ASSOCIATES CONSULTING LTD.	66,687
ECOAST ELECTRIC LTD	29,912
E-COMM	3,986,062
ECONOLITE CANADA INC.	146,017
EMCO CORPORATION	129,230
ENTRO COMMUNICATIONS INC	44,135
ERNST & YOUNG LLP	32,750
ESRI CANADA LTD	95,691
EUNA SOLUTIONS INC	74,691
EXECUTIVE AIR CONDITIONING & REFRIGERATION LTD	56,317
FARM-TEK TURF SERVICES INC.	27,000

The Corporation of the City of North Vancouver
Schedule of Suppliers of Goods and Services
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (1) (a) and (b)

Supplier	Amount
FLOCOR INC.	36,345
FLOWSYSTEMS DISTRIBUTION INC.	145,979
FORTIS BC ENERGY INC.	69,659
FRASER VALLEY EQUIPMENT	47,556
FRED SURRIDGE LTD	69,961
FRONTIER POWER PRODUCTS LTD.	26,318
GAGNON VENTURES INC	166,820
GARTNER CANADA, CO.	63,873
GEHL STUDIO INC	410,148
GEOPACIFIC CONSULTANTS LTD.	29,808
GLACIER MEDIA DIGITAL LP	78,868
GLEN TRAFFIC SOLUTION INC	189,371
GRAFFITI BE GONE INC.	75,890
GRAND OAK TREE CONTRACTING & CONSULTING	55,520
GRANICUS CANADA HOLDINGS ULC	36,817
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT	17,269,422
GREATER VANCOUVER WATER DISTRICT	9,278,238
GREGG DISTRIBUTORS	31,327
GUILD YULE LLP	54,929
HAPA COLLABORATIVE	47,539
HCMA ARCHITECTURE + DESIGN	1,687,591
HEIDELBERG MATERIALS	59,890
HEMSON CONSULTING LTD	132,406
HOLACO CONSTRUCTION (1997) LTD	3,398,811
HOMEWOOD HEALTH INC	27,978
HOOTSUITE INC	27,121
HUB CYCLING	25,413
ICONIX WATERWORKS LP	85,841
INDIGO PARK CANADA	234,049
INFINITE ROAD MARKING LTD	90,192
INFOR (CANADA), ULC	375,348
INLAND TRUCK & EQUIPMENT LTD.	669,938
INNOVATIVE TRAFFIC SOLUTIONS INC.	31,456
INSURANCE CORPORATION OF BC	36,189
INTERNATIONAL SUSTAINABILITY	28,940
INTERPROVINCIAL TRAFFIC SERVICES LTD	35,558
ISLAND KEY COMPUTER LTD	334,378
JACK CEWE CONSTRUCTION LTD.	1,380,746
JIFFY JOHN RENTALS LTD	59,718
JILL ANHOLT STUDIO	46,000

The Corporation of the City of North Vancouver
Schedule of Suppliers of Goods and Services
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (1) (a) and (b)

Supplier	Amount
JIM WILES AND SON LTD	171,548
JOHNSTON GAS SERVICES LTD.	58,184
K.C. WELDING AND DESIGN	26,889
K4B ENGINEERING INC	93,925
KAL TIRE	47,503
KERR WOOD LEIDAL ASSOCIATES LTD	187,918
KITEWORKS USA, LLC	87,008
KMBR ARCHITECTS PLANNERS INC	31,268
KMS TOOLS AND EQUIPMENT LTD.	36,502
KONE INC	58,229
KPMG LLP	90,000
KRAUS TRUCKING	257,999
KUNON LANDSCAPE & DESIGN LTD	39,020
LANESAFE TRAFFIC CONTROL	131,504
LEE HECHT HARRISON KNIGHTSBRIDGE CORP.	132,500
LEIGH YAWKEY WOODSON ART MUSEUM	27,105
LGI-INDUSTRIAL & CONSTRUCTION SUPPLIES	51,495
LICKER GEOSPATIAL CONSULTING LTD	112,511
LIDSTONE & COMPANY	76,406
LONG VIEW SYSTEMS CORPORATION	239,472
LONSDALE ENERGY CORP	541,974
LOWER LONSDALE BUSINESS IMPROVEMENT	40,296
LYONRIDGE PROPERTY SERVICES	69,682
MAGLIN SITE FURNITURE INC.	35,374
MAIL-O-MATIC SERVICES LTD	57,446
MAINROAD MAINTENANCE PRODUCTS	115,167
MAKE PROJECTS LTD	578,581
MANCORP INDUSTRIAL SALES LTD	26,361
MCELHANNEY LTD	286,979
MCRAE'S ENVIRONMENTAL SERVICES LTD	667,878
MDBS QUATTRO CONSTRUCTORS LTD	2,761,624
MEDIA VALET INC.	27,184
MERIDIAN RAPID DEFENSE GROUP CANADA LTD	75,905
METRO MOTORS LTD	367,824
METRO VANCOUVER REGIONAL DISTRICT	27,325
MICROSOFT CANADA INC	269,983
MINISTER OF FINANCE	45,969
MODERN DRAINAGE LTD	86,520
MOTIV ARCHITECTS INC.	66,669
MOTT MACDONALD CANADA LTD.	844,958

The Corporation of the City of North Vancouver
Schedule of Suppliers of Goods and Services
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (1) (a) and (b)

Supplier	Amount
MOULTON, SCOTT	28,960
MULHOLLAND PARKER LAND ECONOMISTS LTD	65,112
MUNICIPAL PENSION PLAN	5,832,136
NAPA NORTH VANCOUVER	73,693
NORTH SHORE ALLIANCE CHURCH	39,305
NORTON ROSE FULBRIGHT CANADA LLP	104,367
NOVACOM BUILDING PARTNERS LTD.	3,562,527
O2 PLANNING AND DESIGN INC	111,059
OPEN TEXT CORPORATION	99,284
OPENROAD TOYOTA RICHMOND	43,755
ORACLE CANADA ULC	170,483
ORGANIZED CRIME AGENCY OF BC (OCABC)	26,626
PACIFIC BLUE CROSS	2,890,571
PACIFIC FLOW CONTROL LTD.	56,644
PARK N PLAY DESIGN COMPANY LTD.	163,134
PARKWORKS SOLUTIONS CORP	41,273
PASSPORT LABS, INC	129,282
PIKA PUMP AND COMPRESSOR SERVICES LTD	43,596
PINTON FORREST & MADDEN GROUP INC.	43,487
PITNEYWORKS	25,467
PLATINUM LEAF FACILITIES INC.	33,495
PMC PRESTIGE MECHANICAL CONTRACTING LTD.	56,561
PONTE BROS. CONTRACTING LTD.	89,211
POWELL PAINTING INC.	25,137
PROFIRE EMERGENCY EQUIPMENT INC	34,726
PROLINK SECURITY SYSTEMS	28,701
PROVINCE OF BRITISH COLUMBIA	1,846,428
QUADBRIDGE INC.	42,670
R.D.M. ENTERPRISES LTD.	1,082,651
RC STRATEGIES INC.	41,463
RECEIVER GENERAL FOR CANADA	18,619,584
RESONANCE CONSULTANCY LTD	125,963
RF BINNIE AND ASSOCIATES LTD	68,133
RFS CANADA	68,504
RICOH CANADA INC	46,236
RIVERWEST GENERAL CONTRACTORS LTD	35,998
ROE ENVIRONMENTAL INC.	39,247
ROLLINS MACHINERY LTD	619,005
ROPER GREYELL	71,092
RUST INVESTMENTS LTD.	187,435

The Corporation of the City of North Vancouver
Schedule of Suppliers of Goods and Services
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (1) (a) and (b)

Supplier	Amount
S.I. SYSTEMS PARTNERSHIP	28,226
SAMURAI EXPRESS TRUCKING	294,963
SASKAY READY MIX LP	114,514
SCOOBY'S DOG WASTE REMOVAL SERVICE LTD.	147,924
SEAFIRST INSURANCE BROKERS LTD.	28,507
SECURITAS TECHNOLOGY CANADA CORPORATION	163,750
SEDGWICK CANADA INC.	111,500
SETI MEDIA INC.	52,500
SHAW	71,432
SILVERBACK TREEWORKS LTD	147,211
SIRSIDYNIX (CANADA) INC.	66,834
SITECORE CANADA INC	41,903
SMITH BROS & WILSON BC LTD	49,165,404
SOFTCHOICE CANADA CORP.	175,063
SOLIDCAD	70,656
SOUTHERN BUTLER PRICE	43,342
SPECIMEN TREES	25,361
STANDARD BUILDING SUPPLIES LTD.	44,473
STAPLES	54,714
STAR GRAPHICS GROUP INC.	29,892
STRATA PLAN EPS6231	168,039
STRATEGYBLOCKS LIMITED	75,653
SUNCOR ENERGY PRODUCTS PARTNERSHIPS	410,820
SUPER SAVE DISPOSAL INC	90,150
SURESPAN CONSTRUCTION LTD.	4,245,886
TACEL LTD.	73,348
TECH LOGIC CORP	37,786
TELUS	341,184
TETRA TECH CANADA INC.	355,644
THE BRITISH COLUMBIA CORPS OF COMMISSIONAIRES	136,201
THE LIVE SYNDICATE PRODUCTIONS INC.	100,530
THE SHIPYARDS DEVELOPMENT LTD.	190,588
TIMBERLINE TREE SERVICES LTD.	63,533
TRANSTAR SANITATION SUPPLY LTD.	29,603
TRIPLE THREE TRADING LTD	42,000
TRUEPOINT SOLUTIONS	65,643
ULINE	70,237
URBAN SAWING AND SCANNING CO LTD	41,044
URBAN SYSTEMS LTD.	541,937
VANCOUVER K DEALERSHIP LTD.	46,136

The Corporation of the City of North Vancouver
Schedule of Suppliers of Goods and Services
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (1) (a) and (b)

Supplier		Amount
VANCOUVER LED SOLUTIONS		29,550
VANCOUVER PILE DRIVING LTD.		32,184
VAN-KEL IRRIGATION		26,987
VELOCITI INNOVATIONS		31,262
VISIONARY INTEGRATION PROFESSIONALS, LLC		59,461
WESTERN INTEGRATED ELECTRICAL LTD.		165,227
WESTLAND INSURANCE GROUP LTD.		291,502
WOOD WYANT CANADA INC.		119,286
WORK TRUCK WEST		37,557
WORKER'S COMPENSATION BOARD		2,104,321
WORLEY CANADA SERVICES LTD.		66,286
YEOMEN PROPERTY MAINTENANCE & RENOVATION		25,919
YMCA BC		68,000
YOUNG ANDERSON BARRISTERS & SOLICITORS		361,462
Total payments over $25,000	$	168,671,512
Total payments $25,000 or less		5,650,546
Total payments	$	174,322,057

The Corporation of the City of North Vancouver
Schedule of Grants and Contributions
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (2) (b)

Organization		Amount
CAPILANO COMMUNITY SERVICES SOCIETY	$	91,056
FAMILY SERVICES OF THE NORTH SHORE		69,955
LOOKOUT HOUSING AND HEALTH SOCIETY		53,200
NAVY LEAGUE OF CANADA		73,500
NORTH SHORE COMMUNITY RESOURCES		63,920
NORTH SHORE NEIGHBOURHOOD HOUSE		1,141,038
NORTH SHORE RESTORATIVE JUSTICE SOCIETY		42,005
NORTH SHORE WOMENS CENTRE		48,805
SCHOOL DISTRICT NO.44 (NORTH VANCOUVER)		1,936,050
SILVER HARBOUR CENTRE SOCIETY		190,200
THE SALVATION ARMY NORTH SHORE		38,200
Total grants or contributions over $25,000	$	3,747,928
Total grants or contributions $25,000 or less		331,252
Total grants or contributions	$	4,079,180

The Corporation of the City of North Vancouver
Schedule of Suppliers of Goods and Services
Reconciliation between payments to suppliers and consolidated financial statements
For the year ended December 31, 2025
FIR Schedule 1, Section 7 (1) (c)

FIR Schedule 1, Section 7(1)(a) & (b) - Payments to Suppliers of Goods and Services	$	174,322,057
FIR Schedule 1, Section 7(2)(b) - Grants and Contributions		4,079,180
Total payments per Statement of Financial Information [1]		178,401,237
Remuneration and related expenses reconciliation items		62,042,271
Related parties reconciliation items		24,385,609
Recoveries reconciliation items		(12,821,716)
Non-financial asset reconciliation items		(67,382,266)
Total expenses per Consolidated Statement of Operations	$	184,625,135

[1] The schedule of payments to suppliers is a "cash basis" listing. This will vary from the expenditures in the consolidated financial statements, which are reported on an accrual basis.

The reconciling items between the Schedule of Suppliers of Goods and Services and the total expenses reported on the consolidated financial statements of the City of North Vancouver are due to various factors including:

- The remuneration and related expenses reconciliation items are based on actual cash payments made during the fiscal year (including payouts of vacation, gratuity, and overtime banks) whereas the consolidated financial statement figure is determined on an accrual basis and includes payments to major agencies.

- Related parties transactions include those from agencies that are included in the consolidated audited financial statements.

- Recoveries reconciliation items are recoveries from partner agencies that reduce the total amount of expenses recognized in the consolidated audited financial statements.

- Non-financial asset reconciliation items are changes to tangible capital assets, prepaid expenses and other non-cash transactions

The Corporation of the City of North Vancouver
Management Report and Statement of Financial Information Approval
For the year ended December 31, 2025
FIR Schedule 1, Sections 9 (2), (3) & 9 (4)
2025

The Financial Statements contained in this Statement of Financial Information under the Financial Information Act have been prepared by management in accordance with Canadian public sector accounting standards, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for the preparation of the Statement of Financial Information and ensuring this information is consistent with the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Mayor and Council are responsible for ensuring that management fulfills its responsibilities for financial reporting and internal controls. Council annually reviews and approves the consolidated financial statements and the statement of financial information.

CNV's internal auditor has the responsibility for assessing the management systems and practices of CNV.

CNV's external auditors, BDO Canada LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their examination includes a review and evaluation of CNV's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presently fairly.

As authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), I approve all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.

Larry Sawrenko
Chief Financial Officer
June 3, 2026

THIS PAGE INTENTIONALLY LEFT BLANK

CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2025 ANNUAL LEGISLATIVE REPORTING ON RESERVES

Date: June 3, 2026 File No: 05-1610-01-2025

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 June 3, 2026, entitled "2025 Annual Legislative Reporting on Reserves":

THAT the report of the Chief Financial Officer, dated June 3, 2026, entitled "2025 Annual Legislative Reporting on Reserves", be received for information.

SUMMARY

The purpose of this report is to provide Council with financial information pursuant to Sections 482, 525 and 569 of the *Local Government Act.*

BACKGROUND

In April of 2008, the Province passed the *Local Government (Green Communities) Statutes Amendment Act, 2008* (the "Act"). This Act amended a number of sections of the *Local Government Act* ("LGA") relating to expenditures on development cost charge works, parking space construction, and alternative transportation initiatives, and added some additional reporting requirements.

In April of 2024, the Province passed the *Housing Statutes Amendment Act, 2024* (Bill 16) which provided new tools for local governments relating to inclusionary zoning, density bonusing and transportation demand measures.

This report addresses the reporting requirements in these pieces of legislation.

DISCUSSION

Development Cost Charges

Local Government Act Section 569.01 requires:

> *(1) Before June 30 in each year, a local government must prepare and consider a report in accordance with this section respecting the previous year.*
>
> *(2) The report must include the following, reported for each purpose under section 559 (2) and (3) [purposes of imposing development cost charge] for which the local government imposes the development cost charge in the applicable year:*
>
> *(a) the amount of development cost charges received;*
> *(b) the expenditures from the development cost charge reserve funds;*
> *(c) the balance in the development cost charge reserve funds at the start and at the end of the applicable year;*
> *(d) any waivers and reductions under section 563 (2).*

"Development Cost Charges Bylaw, 2016, No. 8471" was adopted by Council on July 25, 2016 and amended on November 3, 2025. The bylaw provides a structured DCC program to assist in funding the cost of expanding and upgrading transportation infrastructure, park and parkland development, fire services, as well as funding the impacts of growth on the City's water, sanitary sewer, drainage, solid waste and recycling utilities.

DCC Reserves

2025 ($ 000s)	Transportation	Parks	Water	Sanitary	Drainage	Solid Waste & Recycling	Fire Services
Opening	$2,777	$21,760	$1,949	$1,880	$1,651	$ -	$ -
Interest Earned	91	831	75	72	67	-	-
Contributions	1,616	534	175	171	347	-	-
Expenditures	(1,817)	(358)	-	-	-	-	-
Ending	**$2,667**	**$22,767**	**$2,199**	**$2,123**	**$2,066**	**$ -**	**$ -**

The Transportation DCC program includes projects principally focused on required multi-mode transportation such as bicycle routes, bridges, sidewalks etc. The Parks DCC program includes acquisition of parkland and prescribed park works that include development of parks, trails, and greenways throughout the City. CNV has DCC programs for Water, Sanitary, Drainage, Solid Waste and Recycling utilities that fund the expansion of existing utility infrastructure to accommodate new growth. Lastly, the Fire Services DCC program includes expanding fire service facilities to respond to the city's growing population.

DCC Reductions or Waivers

The LGA provides a municipality with the ability to pass a bylaw allowing waivers or reductions of DCC's to certain categories of development, including:

a) not for profit rental housing, including supportive living housing;
b) for-profit affordable rental housing;
c) a subdivision of small lots that is designed to result in low greenhouse gas emissions;
d) a development that is designed to result in a low environmental impact.

CNV provides a 100% waiver of DCC's for not-for-profit rental housing. CNV does not provide a waiver related to other types of eligible development. No reductions or waivers of DCCs were granted in 2025.

Parking-in-lieu Payments and Alternative Transportation

Local Government Act Section 525 (9) requires:

Before June 30 in each year, a local government must prepare and consider a report respecting the previous year in relation to the reserve funds required under this section, including the following information separately for each of the purposes established under subsection (7):

a) the amounts received under subsection (2) in the applicable year;
b) the expenditures from the reserve funds in the applicable year;
c) the balance in the reserve funds at the start and at the end of the applicable year; and
d) the projected timeline for future projects to be funded from the reserve funds

Parking-in-lieu Payments

Providing payments in lieu of off-street parking space construction is permitted by legislation in certain cases to meet City zoning requirements for parking. The balance of payments received in lieu of parking space construction and parking revenues from 1988-2003 to fund parking-related projects are held in the statutory Parking Reserve below.

Parking Reserve	**2025**
Opening Balance	$6,501
Interest Earned	251
Expenditures	-
Ending Balance	$6,752

Sustainable Transportation Reserve

Local Government Act Section 525 (7) (ii) allows the creation of a reserve to fund "transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation". At the March 10, 2008 Finance Committee meeting, Council directed that such a fund be established, and that an amount equivalent to 0.25% of a tax point, or $87,500, be added to the Project Plan to support alternative transportation projects. There is therefore an annual contribution of $87,500 to the Sustainable Transportation Reserve.

Sustainable Transportation Reserve ($000s)	**2025**
Opening Balance	$222
Interest Earned	8
Contributions	88
Expenditures	(115)
Ending Balance	$203

Annually as part of the financially planning process, the balance of this reserve is substantially allocated to various projects supporting the Mobility Strategy approved by Council on April 11, 2022.

FINANCIAL IMPLICATIONS

The financial implications are covered in the body of the report.

INTER-DEPARTMENTAL IMPLICATIONS

The information on DCC reductions or waivers for 2025 has been reviewed by the Planning, Development, and Real Estate department.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This report supports the Corporate Business Plan goal to be a "Responsible Organization."

RESPECTFULLY SUBMITTED:

Larry Sawrenko
Chief Financial Officer

Council's Strategic Plan - Achievements & Highlights

Finance & Economic Development

June 22, 2026

city of north vancouver

Largest investment in community infrastructure in the history of the City, while . . .

- Maintaining sustainable services
- Leveraging development funded growth
- Keeping tax rates low
- Creating policy that supports our residents and businesses today and for generations

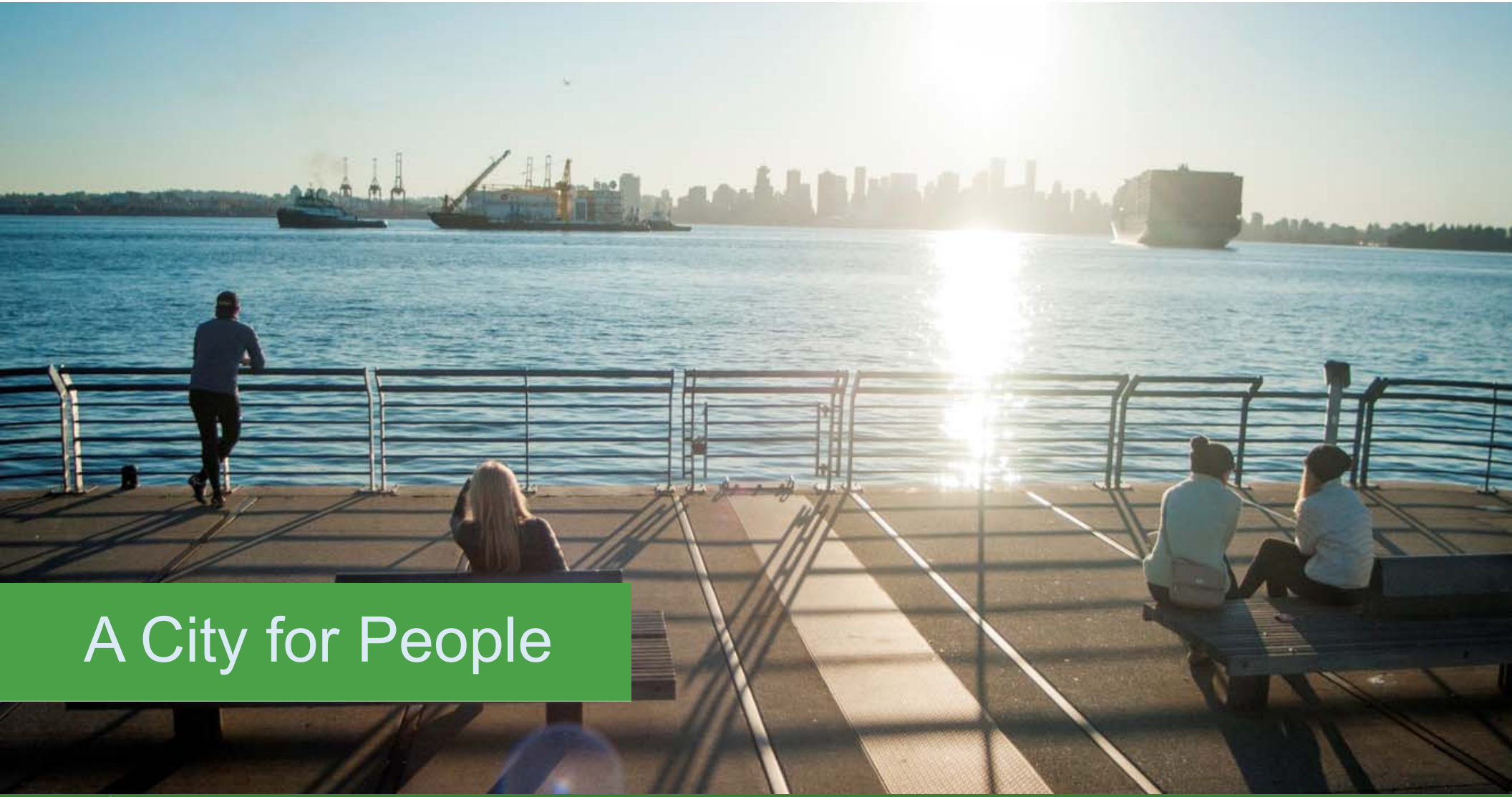
Advancing Council's Strategic Plan

Summary

Staff launched **90** projects to deliver on Council's strategic direction

- **42** projects have been completed

- **48** are currently active, and . . .
  - **19** of those active projects are on track to be completed in 2026



A City for People

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

Mahon Park Childcare Centre & Fieldhouse

CNV Housing Action Plan

Community Well-Being Strategy, Accessibility Plan, Engagement Plan

North Shore Neighbourhood House Redevelopment Phase 1 & 2

Childcare Development

Development Application Process Review & Permits Software

A Resilient City

Lonsdale Energy

Decarbonization

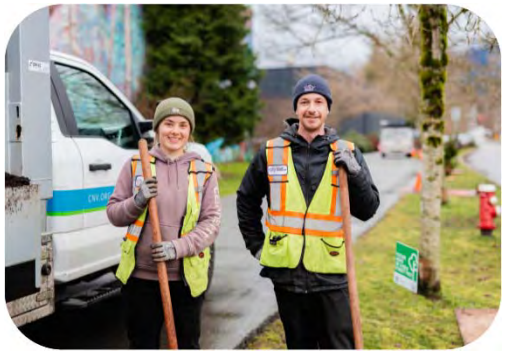
Climate and Environment Strategy

Thain Creek Rehabilitation

Urban Forests and Street Trees

Urban Forest Plan and Management Plan

Greenwood Park Fire Smart



Living Tree Program

900 new street trees

Growing our Resiliency

New Alder
Community Garden

New Plots at Queen Mary
Community Garden

Public Cooling, Heat
Vulnerability Mapping

Pollinator
Meadow Program

New Heat
Pump Program

A Connected City

Esplanade Complete Street

Eastside Connector

Crosscut Bridge

St. Andrews

Building New Protected Mobility Infrastructure

Safer Streets

Mobility Strategy

Curb Access & Parking Plan

Bus Rapid Transit

A Vibrant City

The Shipyards

World Cup Canada Soccer House

Photo Credit: Ethan Cairns, CBC
https://tinyurl.com/3xyawrmc

New and Upgraded Parks

Upgraded
Heywood Park
Playground

Upgraded
Hamersley Park
Playground

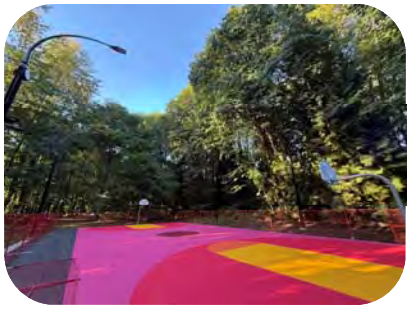
Upgraded
St. Andrews
Park

New Topo Park in Central Lonsdale

New 1600 Eastern Park: Summer 2026

New Features at Parks & Plazas

Picnic Shelters



Mosquito Creek Basketball

Mahon Field House

Lynnmouth Accessibility

Stella Jo Dean Furniture

Mahon Skate Park

Chiba Gardens

Lawn Bowling Facility

Harbour Swimming Deck

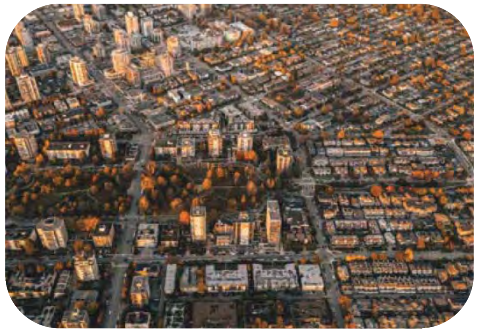
Harbourside Waterfront

A Prosperous City

Health Innovation District

Lonsdale

Great Street



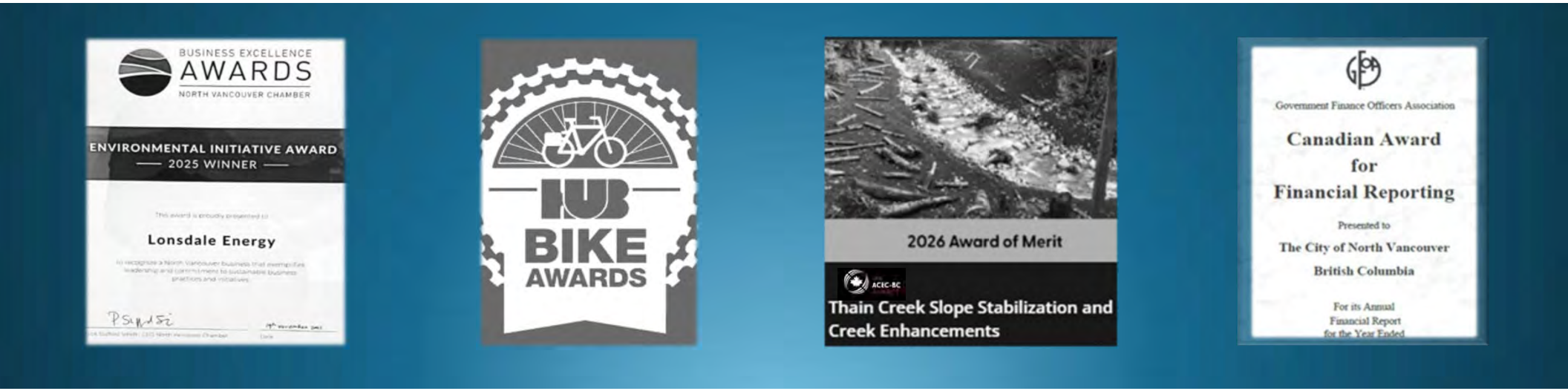
Economic Strategy

Lower Lonsdale Business Improvement Area

Modernize Business Licensing System

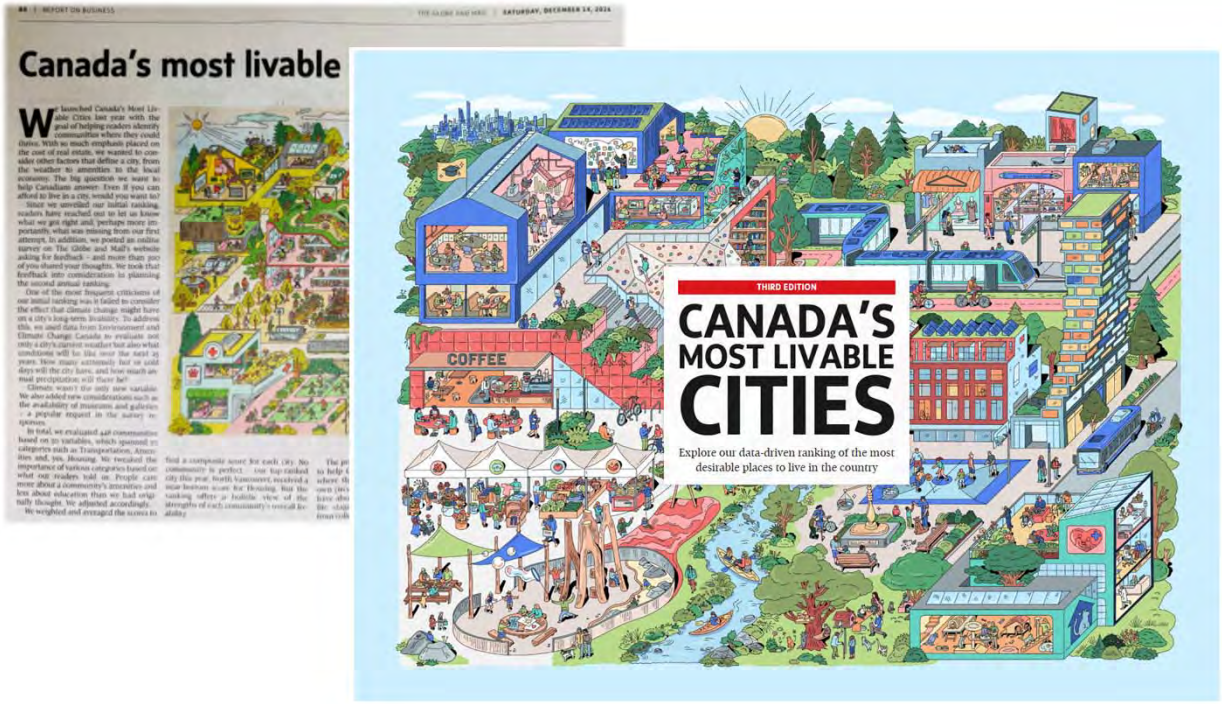
Central Lonsdale Business Improvement Area

Recognition



Awards

- Lonsdale Energy received the **Environment Initiative Award** in 2025 from the North Vancouver Chamber of Commerce
- CNV's Thain Creek Slope Stabilization and Creek Enhancements project received an **Award of Merit** from ACEC-BC
- CNV received the **Biggest Leap Hub Award** in 2026 from Hub Cycling
- For 2nd year in a row, CNV received **Canadian Award for Financial Reporting** from The Government Finance Officers Assoc.



Canada's Most Livable City

- 1st for Raising Kids
- 1st for Newcomers
- 1st for Entrepreneurs

Thank you!

CAO

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: COUNCIL'S STRATEGIC PLAN – ACHIEVEMENTS AND HIGHLIGHTS

Date: June 3, 2026 File No: 01-0620-20-0008/2026

PURPOSE

The purpose of this report is to provide an update on staff's progress implementing Council's 2022-2026 Strategic Plan over the past four years.

BACKGROUND

In 2023, Council published its 2022-2026 Strategic Plan. The Plan was organized around five strategic priorities:

- A City for People
- A Resilient City
- A Connected City
- A Prosperous City
- A Vibrant City

Progress updates have been provided through Annual Municipal Reports, Mid-Year Reports, Year in Review Reports and other departmental updates. Each of these updates covers progress achieved in a given period of time, typically a year or less. This report expands that time horizon by including a comprehensive update of the years between 2022 to 2026.

DISCUSSION

With the adoption of Council's Strategic Plan – and in alignment with Council's vision to be the Healthiest Small City in the World – the City has delivered new community

infrastructure, maintained sustainable services and created long range policy to support resident and business needs, now and for generations.

Residents now have access to:

- two new community centres
- two new childcare centres, and another on the way
- two new and three upgraded parks
- one new and one expanded community garden
- four new protected mobility routes

The most significant of these is the Harry Jerome Community Recreation Centre/Silver Harbour Seniors' Activity Centre, which opens to the public in July 2026. The centre will give residents of all ages – from young families to seniors – a central place to swim, play, gather and stay active. Completion remains on budget, reflecting responsible delivery through a period of high inflation that saw many comparable public projects exceed their cost estimates.

The City's investments have delivered measurable benefits across the community, including more than 2,800 housing units over the past 4 years, the reduction of CO_2 emissions by 5% on a per capita basis since 2022, an increase in active mode transportation from 21% of all trips in 2019 to 27% in 2023, a strong business environment with retail vacancy rates of less than 1%, and the hosting of an increasing number of visitors to the Shipyards, which reached 4.9 million visitors in 2024.

The City's efforts have also been publicly recognized in many ways. Those include:

- **#1 Overall Most Livable City in Canada** – Awarded to the City and District of North Vancouver for 2024 and 2025 by the Globe and Mail

- **Environmental Initiative Award** – Awarded to the City's subsidiary, Lonsdale Energy, for 2025 by the North Vancouver Chamber of Commerce

- **Award of Merit** – Awarded for the City's Thain Creek Slope Stabilization and Creek enhancements in 2026 by the Association of Consulting Engineers of BC

- **Biggest Leap Hub Award** – Awarded to the City in 2026 by Hub Cycling for making significant advancement in getting more people cycling through meaningful policy and infrastructure change

- **#1 City for Entrepreneurs** – Awarded to the City and District of North Vancouver for 2025 by the Globe and Mail

- **Canadian Award for Financial Reporting** – Awarded to the City in 2023 and 2024 by the Government Finance Officers Association

Each year, the City's Annual Municipal Report highlights the completion of actions that advance Council's strategic direction. The following tables provide a progress update on 90 projects that were undertaken over the past four years. Of these projects, 41 have now been completed and another 19 are anticipated to be completed later in 2026.

A City for People

Council Initiative	Progress
1. **Adopt the Community Well-being Strategy**	Completed • **Community Well-being Strategy**: This strategy was adopted in 2024. It puts forward a vision for the city where everyone belongs and has opportunities to thrive.
2. **Deliver housing that aligns with the actions and needs established in the City's Housing Action Plan and update the City's Housing Plan** to include policies, strategies and actions to deliver workforce housing (to address needs for those who are employed in essential industries in the City such as healthcare, emergency services and education)	Completed • **Housing Needs Report**: In 2025, the CNV 2021 Housing Needs Report was updated, as required by provincial legislation. • **Official Community Plan Update**: The City updated its OCP in 2025 to meet its 20-year housing supply needs and meet new provincial requirements, which mandated some of the most comprehensive changes in housing legislation in recent history. In Progress • **Zoning Bylaw Update**: The City adopted amendments to the Zoning Bylaw, which rezoned more than 4,900 properties, consolidated requirements into a single section, and replaced more than 100 comprehensive development zones.

Council Initiative	Progress
3. Advance to explore innovative housing policy that includes protection and expansion of **rental-housing stock**	Completed • **Mid-Market Rental Policy:** The City adopted a Mid-Market Rental policy in 2022. In 2025, Council adopted policy updates as part of new inclusionary zoning policies to address new Provincial legislation.
4. **Continue to build partnerships with other levels of government and housing providers** to deliver more housing diversity and affordability	Completed • **Hub Redevelopment - Phase 1:** saw the completion of a 43-bed respite centre and 89 below-market rental units. The project was completed in 2026. In Progress • **Hub Redevelopment - Phase 2 (North Shore Neighbourhood House):** This project delivers an 18-storey mass timber building that includes 179 non-profit rental homes. A ground breaking ceremony was attended by Mayor and Council, the Province of BC, and Catalyst Community Developments Society. Completion is targeted for 2029. • **Housing Accelerator Fund (HAF) Commitments**: The City is using an $18.6 million HAF grant to improve the supply, quality, diversity, and affordability of housing in the city through 9 initiatives, and Council has directed that remaining funds after funding the 9 initiatives be directed to support the Hub Redevelopment - Phase 2 project.
5. **Advance relationships with local Indigenous communities** and the City's urban Indigenous population as one step toward Truth and Reconciliation	In Progress • **Indigenous Relations Initiatives**: The City entered into a relationship agreement with the Sḵwx̱wú7mesh (Squamish Nation) in 2023. Relationship building activities with the Sḵwx̱wú7mesh and səlilwətaɬ (Tsleil-Waututh) nations will continue through 2026.

Council Initiative	Progress
6. **Encourage and support early childhood development** opportunities, childcare and afterschool care programs	Completed • **Mahon Park Childcare Centre**: This project, operated by the YMCA, opened in 2025 and provided 37 new childcare spaces to the community. • **Innova Child Care** This project, operated by North Shore Neighbourhood House, added 16 new childcare spaces to the Moodyville area, and opened in 2025. In Progress • **Cloverly Childcare**: The opening of Cloverly School will add 92 childcare spaces, which was enabled by a $3.5 million contribution from the City.
7. **Improve accessibility** in the City, making information, activities and the environment meaningful and usable to all people	Completed • **Accessibility Plan**: This plan was completed in 2025 and is now being operationalized across City Departments in areas related to employment, community engagement, emergency management, funding, buildings, transportation, and procurement. • **Access improvements to City Hall, Online and In-Person Services:** The centralized Gateway counter at City Hall now has enhanced customer experience and streamlined services. Improvements include hearing loops at counters to reduce barriers for community members with hearing loss. • **Public Realm Accessibility Improvements**: Tactile walking surface indicators were installed at Esplanade to align with new Translink Guidelines that the City helped establish.

Council Initiative	Progress
	In Progress • **Customer Experience Strategy & Technology Framework:** This project is a multi-department initiative that aims for completion in 2027.
8. **Streamline development approvals** process, ensuring options for early input from development community	Completed • **Development Application Process Review:** The City now publishes average processing times and is able to provide applicants with feedback earlier in the process. A new process for Ground Oriented Zones was implemented to streamline permit applications for residential projects (up to 6 units in size). A development concierge service was also created. In Progress • **Enterprise Development Applications & Permits Software:** The City is procuring software to help streamline internal workflows, improve transparency, and enhance customer experience. A vendor is anticipated to be onboarded in 2026.
9. **Include more storytelling and civic engagement** opportunities and campaigns throughout policies, projects, initiatives and public spaces	Completed • **Community Engagement Framework**: The City's first Community Engagement Framework was adopted in 2025 following research into leading practices and two phases of public and interest holder engagement. • **Improve the Financial Planning Public Engagement Process for Budgeting**: CNV's Financial Plan has been improved into a more public facing document. The engagement process has been augmented and now includes a survey, pop-up events, and a broader digital media campaign. Public input, previously limited, has increased significantly. • **Strategic Communications**: The City launched a media monitoring system and interest holder registry in 2025.

A Resilient City

Council Initiative	Progress
10. **Adopt the Climate and Environment Strategy**	Completed • **Climate & Environment Strategy**: A strategy was developed and adopted. It puts forward a vision for a resilient and low carbon community where all people and nature thrive.
11. Champion the improvement of **cooling efficiencies** in buildings through innovative designs and retrofits	Completed • **New Heat Pump Program**: Provides technical assistance to help multi-unit residential buildings do energy upgrades and retrofits such as switching to a heat pump. In Progress • **Climate Safety for Multi-Residential Buildings**: In 2022, the City developed a North Shore Extreme Heat Strategy and Extreme Heat Response Plan. Since then, a Public Safety Network was established to support public education and outreach; a cooling kit initiative launched to support residents at risk during extreme heat events; and a local government policy toolkit was co-developed.

Council Initiative	Progress
12. Implement **new climate adaptation and environmental improvement measures**, including accelerating the expansion of the urban tree canopy, connecting our urban forests, and restoring natural areas	Completed • **Enhance CNV's Emergency Preparedness Program:** North Shore Emergency Management finalized a *North Shore Disaster and Climate Risk and Resilience Assessment* and a *North Shore Disaster Risk Profile* as per the requirements outlined in the new Emergency and Disaster Management Act. • **Urban Forest Plan:** An Urban Forest Directions Report was completed in 2025, including an Urban Forest Canopy Target of 24% by 2055, and up to 40% over the City's hottest streets. • **Living Tree Program**: The notification process was improved to reduce individual site negotiation and minimize rejected species. Since 2022 over 900 street trees have been planted and thousands more in our forested parks. • **Public Cooling:** Since 2022, 16 public misting stations have been installed in 13 locations across the city's parks, plazas and The Shipyards throughout the hotter months. The stations are built inhouse with common plumbing equipment and can be auto or manually operated. In Progress • **Urban Forest Management Plan**: The City established an Urban Forest and Watershed group within the Department of Infrastructure, Transportation & Parks. In 2026, the City will identify priority planting areas and commence work on an Urban Forest Management Plan to achieve the commitments outlined in the Urban Forest Directions Report.
13. Support **Lonsdale Energy Corporation** in advancing its decarbonization strategy in order to transition to a net-zero emissions system	In Progress • **Lonsdale Energy Decarbonization**: In 2026, a 3MW electrical boiler plant is scheduled to be operational, while the 5MW Urban Heat Recovery Centre begins construction. Together, these two projects will provide more than 40% low carbon energy for the system. The development of a long-term de-carbonization strategy is also underway.

Council Initiative	Progress
14. Continue to support the increase of the City's **water management systems** such as rain gardens, permeable surfaces and stormwater management	Completed • **Storm Water Quality**: Through the installation of rain garden, street sweeping and maintenance of 18 of the 22 oil-grit separators in the city, pollutants were diverted away from the creeks and foreshores protecting the environment. • **Thain Creek Restoration:** Restoration work was completed in 2025 to address slope instability and improve the creek's resiliency to extreme rainfall events. This work included planting a diverse mix of plant species to strengthen the banks, improve habitat for fish and wildlife, and restore the natural character of the ravine. Plant species of cultural importance to the Sḵwx̱wú7mesh (Squamish Nation) were used. In Progress • **Storm Water Management:** The City is modelling the drainage system to support resiliency planning, address gaps in the piped conveyance system, and to identify locations for new raingardens in city streets.
15. Increase **biodiversity, food production and community gardens** throughout the City	Completed • **Alder Community Garden:** This garden replaced the former Lower Lonsdale Community Garden at the new Hub development site and opened in 2024. In Progress • **Pollinator Meadow Program**: The seeding and planting of expanses of pollinator species in specific areas was initiated in 2025 and continues into 2026. The program provides essential habitats for bees, butterflies, and birds; supports healthy flora and fauna, improves soil health; sequesters carbon, and improves stormwater absorption.

Council Initiative	Progress
	• **Queen Mary Community Garden:** This garden, originally established in 2009, has been doubled to support a larger group of community gardeners. The expansion includes new water connections, fencing, pathways, a storage shed and opportunities for accessible garden plots.
16. Maintain focus on fostering opportunities to **reduce food waste** through partnerships with the business community and non-profit organizations.	Completed • **Adopt a North Shore Poverty Reduction Strategy**: The City Adopted the first Poverty Reduction Strategy for the North Shore in partnership with District of West Vancouver, District of North Vancouver, the Sḵwx̱wu7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations, and local not-for-profit organizations. In Progress • **Food Recovery and Redistribution:** The City leveraged its Living City Grant program to support a non-profit that moves surplus food from businesses to non-profits and people in need.
17. Continue to explore opportunities to reduce **noise levels** and the impact of noise on our community.	In Progress • **Noise Monitoring**: Three monitoring stations have been installed at various locations in the city to map the city's noise levels; explore potential sources of concern, and identify potential mitigations and enforcement actions. A report will be provided in 2026.
18. Continue to reduce **transportation emissions** through the implementation of the Mobility Strategy	Completed • **Urban Forestry Electric Cargo Bikes:** The City introduced electric cargo bikes into its Urban Forestry field operations as a pilot in 2025. The program will be fully implemented in 2026 and will reduce the need for traditional, typically gas-powered, vehicles to support operations.

Council Initiative	Progress
	• **Low-Carbon Fleet Pilot Project:** A pilot program was launched to convert gasoline powered vehicles to propane to reduce fleet emissions. The City is also exploring the use of renewable propane as a future fuel source, while broader electric vehicle infrastructure and vehicle availability continue to develop. To date, four vehicles have been converted, resulting in ~$15,000 in annual savings and a reduction of 2.1 tonnes of CO2e emissions per year. • **Intersection Transit Improvements:** This project extended the eastbound transit priority lane from the East 3rd Street Hill to Cotton Road with transit priority through the intersection at Kennard. This extension helped reduce idle time for the R2 by 320,000 minutes per year making transit faster, more reliable and reducing emissions. • **See the section below** (A Connected City) for examples of other projects that helped reduce transportation emissions.

A Connected City

Council Initiative	Progress
19. Undertake planning for rapid transit expansion (**Burrard Inlet Rapid Transit**).	In Progress • **Bus Rapid Transit**: To advance long-term Burrard Inlet Rapid Transit planning, the Metrotown–Park Royal corridor was designated as one of three prioritized regional Bus Rapid Transit (BRT) corridors. Upcoming work will review TransLink's preliminary design, which is nearing the 10% stage gate, and confirm the route alignment. In the near term, the R2 RapidBus extension to Metrotown has been accelerated to September 2026 as a critical interim upgrade.
20. Support the effective use of curbside space through updated **parking policy** and practices.	Completed • **Curbside Management**: The Curb Access and Parking Plan was adopted in 2025 and parking changes applied to the Lower and Central Lonsdale areas. This work helps improve the reliability of finding parking in high demand areas, promotes fairness and supports local businesses.
21. Increase the proportion of residents with **safe and convenient access** to transit and active transportation infrastructure.	Completed • **Mobility Strategy**: The City's Mobility Strategy was completed in 2022, outlining the City's vision for healthy streets that work for everyone. • **Pedestrian Activated Crossings**: Since 2022, 9 signals and 15 push button activated crosswalks were added. Advanced priority signals for pedestrians at signalized intersections were added to 7 more locations, bringing the total to 75% of all signals in the City.

Council Initiative	Progress
	In Progress • **Fire Response Traffic Signal Pre-Emption:** This technology allows Fire response vehicles to turn traffic signals green on demand when responding to emergencies, thereby improving response times. In the next few months we will have deployed this technology at 25 key arterial intersections.
22. Advance the **Priority Mobility Network** focusing on increasing the number of mobility lanes and providing more education, communication and engagement around them.	Completed • **Esplanade Complete Street:** This project delivered a major redesign of the Esplanade corridor in Lower Lonsdale between Forbes Ave and St. Andrews Ave and converted what was a vehicle-oriented road to a complete street that now safely accommodates pedestrians, transit, and cyclists. • **St. Andrew's Bikeway:** Completed in 2024, this project delivered safety improvements for pedestrians, cyclists and drivers between Keith Road and 13th Street. It also introduced a designated bike route that connects to the Green Necklace. In Progress • **Eastside Connector**: The Eastside Connector provides a continuous, *all ages and abilities* route linking West Grand Boulevard to the new Crosscut Bridge, including formalizing a separated bi-directional mobility lane, adding a neighbourhood bike route on East 17th street as well as intersection and lighting improvements, two new traffic signals, and wayfinding. Construction will be completed this summer.

Council Initiative	Progress
	• **Upper Levels Greenway**: Following public engagement, Council endorsed a preferred route along 25th Street and integrating this project with multi-modal improvements to the Lonsdale and Highway 1 overpass project. Terms-of-reference are in the final stages of review with the Ministry of Transit and Transportation. Design work begins in 2027.
23. Begin construction of the **Casano-Loutet** Bridge, a new pedestrian and cycling overpass over Highway 1, linking the City's Loutet and Cedar Village neighbourhoods.	In Progress • **Crosscut Bridge**: This pedestrian and cycling bridge across Highway 1 connects Loutet Park and the Cedar Village neighbourhood and, in turn, the Lonsdale Regional City Centre with the Lynn Valley Town Centre. Scheduled for completion August 2026, Crosscut Bridge will provide a safe and accessible route to schools, services and neighbourhoods.
24. Continue to build out the **sidewalk network** to improve and support the walking experience.	Completed • **Public Realm Accessibility Improvements**: Tactile walking surface indicators were installed at Esplanade to align with new Translink Guidelines that the City helped establish. Retrofitted bus stops were piloted at Forbes and 1st; Esplanade and Semisch; and Esplanade at the mid-block between Chesterfield and Rogers. In Progress • **Sidewalk Expansion:** Each year, the sidewalk program delivers new sidewalks and replacement of substandard sidewalks funded by a combination of City capital budgets and developers. Since 2022, 8 kilometers of sidewalk has been built. The 2026 sidewalk program began in early May and is focusing on 11 locations.
Council Initiative	**Progress**

	• **Curb ramps:** The City has been addressing sub-standard and missing curb ramps to improve accessibility at crossings and intersections. Since 2022, 97 locations have been added or improved. • **Cloverly School Connections**: Neighbourhood sidewalk and crossing improvements are underway for the new Cloverley Elementary School. These improvements include new sidewalk on Sutherland and rectangular rapid flashing beacons at Queensbury Ave at E 4th St and E 7th St, new crosswalk markings, curb extensions, and improved lighting that will make crossings safer.
25. Continue to expand City **wayfinding** using signage, colour and design to support people to move throughout the City.	In Progress • **City-Wide Wayfinding Project**: The City is developing wayfinding signage that represents the city visually, is accessible and informative, and assists residents and visitors in navigating the city. The first phase will be implemented in Lower Lonsdale, followed by The Shipyards and Waterfront in early 2027. Signage is also planned for the Eastside Connector.
26. Explore upgrades to the **Lonsdale/Highway 1 overpass** to improve accessibility, safety and comfort for people using active modes of transportation	Completed • **Connector to Future Upper Levels Highway**: A new multi-use path south of Highway 1 now lays the groundwork for future connections across the overpass to the future Upper Level Greenway corridor north of the Highway. This multi-use path is currently accessed from the Green Necklace on the north side of E 23rd Street. In Progress • **Lonsdale Highway Overpass Mobility Improvements**: The City has been moving forward with concept design, options analysis and public engagement. In 2026, the project scope is expected to be finalized with the Ministry of Transportation and Transit. Development of a detailed design and implementation plan will follow.

A Prosperous City

Council Initiative	Progress
27. Adopt the **Economic Investment Strategy**.	Completed • **Economic Development Strategy**: A strategy was adopted in 2024. The vision is, by 2033, the city of North Vancouver will be a leader in supporting jobs and enterprises that focus on the needs of future. We will create prosperity that can be shared more equitably through investment in the City's long-term economic growth, social cohesion, and environmental resilience.
28. Explore and foster the growth of a **health economic hub** in Central Lonsdale.	In Progress • **Health Innovation District Partnership Planning**: The City completed a situational assessment for a Health Innovation District, and is now laying the groundwork for strategic partnership, including completing a memorandum of understanding with key players in BC's health sector, as well as the development of a Master Development and Implementation plan.
29. Develop a **Strategic Land Stewardship Model** that includes City land holdings, acquisitions, and use in the public interest.	In Progress • **Strategic Land Stewardship Model**: Work is underway to refine the inventory of City land holdings and review zoning, OCP, land title information and other constraints.

Council Initiative	Progress
30. Increase the visibility and promotion of the City as a **tourism** destination.	Completed • **Holiday Season Festivities & Lights:** The City installed decorative holiday lighting along Lonsdale Avenue from 13th to 18th Street, which added warmth and seasonal cheer during winter months. The Shipyards District transformed into a winter wonderland in December with artisan vendors, holiday food and drink stations, live entertainment, and seasonal décor. We expect these activations to become annual events. In Progress • **World Cup Canada Soccer House**: The City has transformed The Shipyards into a preeminent destination for residents and tourists to experience the 2026 Men's World Cup of Soccer. Canada Soccer House opened on June 11 for the opening game of the World Cup, and will be open for games up until the final on July 19, 2026. • **Shipyards Operational Plan & Business Model**: Input was gathered from staff, interest holders and Council to help inform objectives and a preferred economic model for The Shipyards. A completed plan and business model are anticipated for 2026.
31. Continue to explore opportunities to **support local businesses**	In Progress • **Process Improvements:** Process improvement work, starting with an update to liquor, outdoor dining, mobile food truck, and short-term rentals licensing standard operating procedures, is underway. • **Business Permit Educational Materials**: The City is updating education materials, including a new welcome letter and newsletter, and existing website content, to clarify regulatory requirements and steps to obtain permits and licenses for new and existing businesses.

Council Initiative	Progress
32. Modernize the **business licensing** system and support continuous innovations in the delivery of City services to support businesses and attract investment	In Progress • **Modernize Business Licensing System**: Business licensing intake, review, and zoning review processes have been streamlined. The business licensing bylaw has been updated. A permits and licensing system is being procured to support further modernization of licensing processes. • **Inter-Municipal Business Licensing**: Changes to the North Shore's existing Inter Municipal Business Licensing regime are being explored with other municipalities to respond to economic uncertainty created by US tariffs.
33. Foster the expansion of **Business Improvement Associations** throughout the City	Completed • **Central Lonsdale Business Improvement Area**: The City launched the Central Lonsdale BIA in 2026. This BIA will now play an active role in Lonsdale Great Street and Health Innovation District projects. Work to establish a partnership agreement is underway. In Progress • **Lower Lonsdale Business Improvement Area**: Re-established in 2021, the City will sponsor the Lower Lonsdale BIA festival again in 2026. Plans to establish a partnership agreement are also being developed.
34. Explore a **land-use plan** for the western areas of the City that are predominately office employment and light industrial	In Progress • **Western Area Land Use:** This work has been integrated into the Capilano Mall redevelopment application and includes a new Industrial, Commercial and Institutional land use analysis that is currently underway.

A Vibrant City

Council Initiative	Progress
35. **Activate public spaces** — parks, streets, plazas, outdoor areas —for residents to gather together, interact and engage in activities	Completed • **Activate Public Spaces**: The Shipyards featured 261 days of events, activations, skate plaza laps and splash park play. A new Harbour Beach activation was launched at Waterfront Park. Civic Plaza hosted 12 events across 47 days, anchored by live music, community programming, and markets. City parks expanded its programming hosting 19 events over 97 days, with movie nights, seasonal activations, and community markets. • **North Vancouver Lawn Bowling Facility**: The City completed construction of the new clubhouse for the North Vancouver Lawn Bowling Club. The facility is a modern, fully accessible, efficient single-story building that includes a space for gatherings and serves all ages, abilities and backgrounds. • **Topo Park:** The opening of Topo Park in Central Lonsdale created a new neighbourhood gathering place with play features, seating, lighting, a large lawn area and lush plantings and shade trees. The delivery of this park space addresses identified park needs within the Central Lonsdale area. • **Chiba Gardens:** The garden underwent significant renewal in 2025 to provide an improved respite from busy city life in commemoration of our sister city relationship with Chiba Japan.

Council Initiative	Progress
	In Progress • **CNV Parks & Public Spaces Comprehensive Plan:** A systems-based planning approach began in 2025 with work analyzing how our parks and public spaces are performing. Public engagement is now informing key components, including a vision for a connected park and public space network, defined service levels, and a new decision-making framework that will help prioritize long-term investments. The plan is on track to be completed in 2027. • **New Park at 1600 Eastern Avenue:** The City is adding a new park to the central Lonsdale neighbourhood. Designed as a flexible community hub, it will include a central lawn, a circular canopy with porch swings, an in-ground trampoline, water misters, and a fenced dog off-leash area. • **Phase 2 of the Dog Friendly Plan**: A pilot is underway at Stella Jo Dean and East 14th Street to evaluate dog boulevard design interventions and provide amenities to a growing urban dog population. Other dog park improvements will be implemented in priority areas later in 2026. • **Lynnmouth Park Accessibility:** The Lynnmouth Park Dog Off Leash Area is receiving accessibility improvements during the summer of 2026 with a focus on entrance areas, surfacing and seating options. • **Public Space Upgrades:** Multiple parks and plazas are receiving infrastructure improvements in 2026, including Eastview Park; Semisch Park; the Stella Jo Dean Plaza; and the Mosquito Creek Basketball Court.

Council Initiative	Progress
36. Implement the **Kings Mill Walk Park** Master Plan	In Progress • **Harbourside Waterfront**: The first phase of development is complete and includes a new waterfront interface and public space. Plans for the foreshore, which includes habitat reconstruction, site densification, and sea level rise mitigation, were finalized and are now being coordinated with the developer for future implementation. Once complete, construction will start on the renewed Kings Mill Walk Park.
37. Reimagine, revitalize and repurpose Central Lonsdale Avenue as a '**great street**' to support commercial activity, enhance esthetics, walkability, vibrancy and history	Completed • **Lonsdale Great Street Plan:** A Lonsdale Great Street Plan incorporating input received via public engagement with three goals focusing on businesses, the public realm, and continued livability through quality development was endorsed by Council in 2026. In Progress • **Lonsdale Great Street Enhancements:** After Council's endorsement of the Lonsdale Great Street Plan, the City began delivering on "Early Wins" identified in that Plan. These early wins include a legacy business support program, enhancements to the public realm, and new permit design guidelines for new development to align with the Great Street's vision.
38. Create a **Waterfront Park Masterplan** that celebrates the history and culture of Sḵwx̱wú7mesh (Squamish) and səl̓ilwətaɬ (Tsleil-Waututh) Nations, emphasizes the park's regional importance and enhances and improves the connection to Burrard Inlet	In Progress • **Harbour Swim Deck:** The City is delivering a new ocean swimming experience in Burrard Inlet adjacent to Waterfront Park that will provide free swimming access and an active social space for teens and young adults. This work is being done in partnership with the non-profit organization, Swim Drink Fish, who is providing $16 million in project funding. The project is expected to be complete in 2027, subject to Vancouver Fraser Port Authority permitting.

Council Initiative	Progress
39. Create partnerships and host a **multicultural festival** to support connections, economic opportunities and showcase arts, culture and heritage	Completed • **Cultural Programming Grant:** A framework was adopted in 2025 with direction to support cultural organizations delivering their events. This support includes funding and assistance in areas such as training, marketing, and partnership development with a goal that 2027 will be a year-long cultural festival with many local groups able to participate. In Progress • **Multicultural Festival**: A framework and approach is being developed to support partnerships, NVRC integration, and potential funding sources for delivery in 2027.
40. Develop an **Arts and Culture Strategy**	In Progress • **Arts & Culture Strategy:** Community members were appointed by Council to participate in the Public Art committee, which is being led by the North Vancouver Recreation & Culture Commission (NVRC). Processes for delivering public art are being revised to provide enhanced integration between CNV, DNV and NVRC. The Arts and Culture Strategy will be moving forward in 2026 – 2027, RFP underway.
41. Establish a memorial for victims of **Flight PS752**	In Progress • **Flight PS752 Memorial**: The City developed a memorandum of understanding with the Association of the Families of Flight PS752 Victims steering committee to clarify roles and fundraising responsibilities. In 2026, an external advisory panel will be formed to advise on the memorial design process. Subsequent work will ensue once external funding is secured. • **Commemoration Policy**: The City adopted a framework that outlines the scope of this policy, including its purpose, vision and guiding principles. A referral was submitted to Sḵwx̱wú7mesh (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation) to invite collaboration. A draft policy will be tested with professionals and interest holders. Policy completion is targeted for 2026.

FINANCIAL IMPLICATIONS

All of the work identified in this report was funded through previously Council approved Financial Plans.

INTER-DEPARTMENTAL IMPLICATIONS

Implementation of Council's Strategic Plan required collaboration across the City's Departments and External Agencies.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The City Workplan is organized into three sections: Council's Strategic Priorities; Organizational Enablers that enhance the City's capability to deliver on Council's direction; and Services and Operations.

RESPECTFULLY SUBMITTED:

Larry Sawrenko
Chief Financial Officer

CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2025 ANNUAL MUNICIPAL REPORT

Date: June 3, 2026 File No: 01-0640-20-0001/2025

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 June 3, 2026 entitled "2025 Annual Municipal Report":

THAT the 2025 Annual Municipal Report be approved.

ATTACHMENT

1. 2025 Annual Municipal Report (CityDocs 2816446)

BACKGROUND

The *Community Charter* requires that municipalities prepare an Annual Municipal Report ("AMR") prior to June 30 of each year. Section 98(2) of the *Community Charter* states the content to be included in the AMR, including:

- Audited annual financial statements for the previous year;
- A statement of future municipal objectives/measures;
- Permissive tax exemptions provided by Council; and
- Any declarations of Council disqualifications made in the previous year;
- Information on municipal services, operations, objectives/measures for the previous year.

CNV received the Canadian Award for Financial Reporting from the Government Finance Officers Association of the United States and Canada ("GFOA") for its 2023 and 2024 Annual Municipal Reports. The award was established to encourage the

publishing of high-quality annual reports and to provide peer recognition and technical guidance.

DISCUSSION

The 2025 AMR (***Attachment 1***) meets the requirements of the Community Charter and also includes information to provide readers with additional insight and transparency into CNV's activities and performance. It also continues to be in line with the best practice guidance provide by the GFOA as noted in its "Canadian Award for Financial Reporting Reviewers Checklist."

Some new items for the 2025 AMR based on GFOA feedback (provided as part of its review of CNV's 2024 AMR) include:

- Audited financial statement note refinements
- Updated disclosure of grants received
- A new table showing CNV debt levels over the past 5 years

A new "Our city at a Glance section" has also been added based on a review of peer municipality reports.

The above new items incorporate feedback received from GFOA following its evaluation of CNV's 2024 AMR. GFOA requires CNV to incorporate its feedback into the 2025 AMR for CNV to continue to qualify for an annual award.

CNV's 2025 AMR was available for public inspection at City Hall and via CNV's website starting on June 5, 2025 and was promoted via Public Notice in the North Shore News on June 10 and June 17, 2025.

Last year, staff enhanced communication of the AMR to raise more awareness of the report with residents giving them more opportunity to review and comment on the report, all to increase transparency. This year, Staff will use social media to encourage Public Comment on the AMR, which will be made available on the City's website and through physical copies at City Hall.

A summary of public input received will be shared with Council on June 22, 2025.

The AMR will again be promoted pending adoption by Council and aspects of the report will be utilized throughout the remaining part of the year for education and awareness purposes.

FINANCIAL IMPLICATIONS

Production of the 2025 AMR is funded within CNV's approved operating budget.

INTER-DEPARTMENTAL IMPLICATIONS

The AMR is prepared by CNV's Finance & Economic Development Department and its Communications division within the Deputy Chief Administrative Officer's Department, in collaboration with all CNV departments and shared services agencies.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

CNV's AMR supports CNV's organizational development goal to be a Responsible Organization.

RESPECTFULLY SUBMITTED:

Larry Sawrenko
Chief Financial Officer

CITY OF NORTH VANCOUVER | BRITISH COLUMBIA

Annual Report 2025

FOR THE YEAR ENDED DECEMBER 31, 2025

city of north vancouver

Award for financial reporting

The Government Finance Officers Association (GFOA) has awarded the City of North Vancouver a Canadian Award for Financial Reporting for its 2024 Annual Municipal Report. This award was also received in the previous year for the 2023 Annual Municipal Report.

Each year, the GFOA recognizes local governments that go beyond the minimum requirements of generally accepted accounting principles, as set by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada, to prepare annual financial reports that evidence the spirit of transparency and full disclosure; enhance understanding of financial reporting by municipal governments; and address user needs.

The GFOA, founded in 1906, represents public finance officials throughout the United States and Canada. Its mission is to advance excellence in public finance.

THE 2025 ANNUAL MUNICIPAL REPORT WAS PRODUCED BY THE DEPARTMENT OF FINANCE & ECONOMIC DEVELOPMENT.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Context & Accomplishments

CITY OF NORTH VANCOUVER | BRITISH COLUMBIA

Annual Report 2025

FOR THE YEAR ENDED DECEMBER 31, 2025

TABLE OF CONTENTS

Section 1. Introduction

Reflections from the Mayor 2
City Council 3
Greetings from the Chief Administrative Officer 5
Letter from the Chief Financial Officer 6
Our city at a Glance 8
Council Strategic Plan: 2022–2026 10
The City's Workplan 11
2025 Accomplishments 12
Look Ahead 2026 35
City Structure 40
Department Overviews 42
Partner Agencies 43

Section 2. Financial

Financial Statement Discussion and Analysis 45
Statement of Management Responsibility, Chief Financial Officer 48
Independent Auditor's Report 49
Consolidated Statement of Financial Position 52
Consolidated Statement of Operations 53
Consolidated Statement of Changes in Net Financial Assets 54
Consolidated Statement of Cash Flows 55
Notes to Consolidated Financial Statements 56

Section 3. Statistical

5-year Revenues by Source 79
5-year Expense by Function 80
5-year Expense by Object 81
5-year Surplus & Accumulated Surplus 81
5-year Additions to Tangible Capital Assets 82
5-year Assessed General Taxable Values 83
2025 Principal Corporate Taxpayers 83
5-year Taxes, Major Levies & Other Collections 84
2025 Permissive Tax Exemptions 85
2025 Grants Received 86
5-year Comparison of Population Estimates 88
City Population by Age Group 88
Immigration in the City 89
5-year New Construction 89
Total Number of Businesses 90
Dwelling Types 90
Housing Tenure 90
Declaration of Disqualifications 91

Sḵwx̱wú7mesh (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation)

We respectfully acknowledge that we live and work on the traditional and unceded territories of the Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations. The City of North Vancouver is committed to Reconciliation with these Nations, who have lived on these lands since time immemorial.

Sḵwx̱wú7mesh Úxwumixw
Squamish Nation

Tsleil-Waututh Nation
PEOPLE OF THE INLET

Reflections from the Mayor

Mayor Linda Buchanan

On behalf of Council, I am proud to present the 2025 Annual Municipal Report for the City of North Vancouver.

This past year saw significant progress, community investment, and momentum toward our vision of becoming the "Healthiest Small City in the World." Since 2018, I have often spoken about building a city for people — one that supports health, connection, opportunity, and belonging. As you will see in this report, that commitment continued to take shape in tangible, lasting ways.

Construction continued on the new Harry Jerome Community Recreation Centre, the most significant capital project in the City's history, as it moves steadily toward its opening in summer 2026. We also marked the groundbreaking of Phase 2 of the North Shore Neighbourhood House Hub Redevelopment, which will deliver 179 attainable homes alongside expanded essential community services on City-owned land.

We continued to invest in families, children, and public spaces. The completion of the Mahon Park Childcare Centre and Fieldhouse, and Innova Childcare Centre, added new childcare spaces to support families and strengthen our local economy. In Central Lonsdale, the opening of Topo Park introduced a vibrant new green space where residents and visitors can gather and connect with nature.

Transportation and connectivity also remained a priority. Progress continued on the Crosscut Bridge over Highway 1, which will improve safety and better connect students, families, and residents moving across the City.

This year focused on future planning, with residents and businesses shaping key initiatives like the Lonsdale Great Street Plan. Their input guides a long-term vision for Central Lonsdale, prioritizing vibrant public spaces, a strong local economy, improved mobility, and a welcoming environment for all.

Momentum is growing for the Health Innovation District, bolstered by a Leadership Working Group and Economic Development Strategy adopted in 2024. This initiative aims to enhance the health economy, attract innovation, create quality jobs, and improve community well-being.

Looking ahead, the announcement of a new outdoor ocean swimming deck marks an exciting next chapter for our waterfront. As the first facility of its kind in the City's history, it will transform Waterfront Park into a destination for wellness, connection, and joy.

The progress in 2025 reflects the strength of our community and the care people bring to this City every day. That collective effort was recognized when the City of North Vancouver, together with the District of North Vancouver, was named the most livable City in Canada by The Globe and Mail for the second consecutive year. This recognition is something to be proud of, but it also reminds us that our work continues.

I extend my sincere gratitude to residents, community leaders, volunteers, businesses, partners, and our dedicated City staff. Your passion, expertise, and commitment continue to shape the City of North Vancouver.

Together, we will continue to build a healthy, vibrant, resilient, and inclusive city — one we are proud to call home.

Sincerely,
Mayor Linda Buchanan, City of North Vancouver

(L-R) Councillors Angela Girard, Shervin Shahriari, Tony Valente, Mayor Linda Buchanan, Councillors Jessica McIlroy, Don Bell and Holly Back

City Council

City Council is the governing body for the City of North Vancouver. Council is comprised of the Mayor and six Councillors, elected to a four-year term. The current Council was elected on October 15, 2022.

Council is responsible for providing leadership to address the existing and future needs of the City. Council achieves these needs by establishing policies, bylaws and strategic priorities that benefit the City, prioritizing programs and services that are fiscally responsible and maximize overall value for community members.

Their leadership involves participating on a variety of local governing bodies and advisory committees. Some examples include the North Vancouver City Library Board; Park and Tilford Gardens Review Board; Lonsdale Energy Board of Directors; North Vancouver Policing Committee; North Vancouver Recreation & Culture Commission; North Shore Emergency Management Office Executive Committee; North Vancouver Museum & Archives Commission; North Vancouver Standing Committee on Substance Use; Community Safety Advisory Committee; Heritage Advisory Committee; Civic Naming Committee; North Shore Accessibility Advisory Committee; and North Vancouver Community Arts.

Council delegates operational responsibility to the Chief Administrative Officer, who ensures Council's priorities are met.

THE SHIPYARDS
WALLACE SHIPYARDS
STEAM WORKS
SUPER THAI

Greetings from the CAO

Leanne McCarthy

It is my privilege to present the City's 2025 Annual Municipal Report to our residents, businesses, and community partners. This report reflects the City's commitment to transparency and service excellence; while highlighting the progress we have made together over the past year.

In 2025, the City continued to advance Council's priorities by delivering key projects and strengthening the foundation for a vibrant, inclusive, and resilient community. Staff across the organization worked collaboratively to respond to growth, address emerging challenges, and enhance quality of life.

We made strong progress on community infrastructure. Construction continued on the Harry Jerome Community Recreation Centre and Silver Harbour Seniors' Activity Centre, alongside upgrades to the Mickey McDougall Community Recreation Centre, all set to open this year. The Mahon Park Childcare Centre opened, expanding access to childcare, while work advanced on the next phase of the North Shore Neighbourhood House, providing both community services and below-market housing. At the same time, transportation investments—including the Crosscut Bridge pedestrian and cycling overpass and key mobility connections—will improve how people move safely and efficiently throughout the city.

Provincial legislation continued to drive a focus on housing and growth planning. The City updated its Official Community Plan and Zoning Bylaw to align with legislations and enable more housing options, and improvements to development application processes helped increase transparency and public engagement requirements.

Our commitment to sustainability continued through new urban forest canopy targets, ongoing stormwater management work, and Lonsdale Energy's low-carbon initiatives. We also enhanced public spaces and community experiences, including the opening of Topo Park and expanded programming at the Shipyards and Waterfront, creating more opportunities for connection and cultural activity.

Economic development efforts supported local businesses and long-term economic resilience through initiatives such as the Lonsdale Great Street Plan, business licensing modernization, and planning for a Health Innovation District.

Internally, the City continued to modernize service delivery through customer service enhancements and implementation of diversity, equity, inclusion, and accessibility frameworks.

As we look ahead, we remain focused on navigating economic and environmental challenges while continuing to deliver high-quality services. The progress outlined in this report reflects the dedication of staff and the strength of our community as we work together to build a resilient and inclusive city.

L McCarthy

Leanne McCarthy
Chief Administrative Officer

Letter from the CFO

Larry Sawrenko

I am pleased to submit the Corporation of the City of North Vancouver's Annual Municipal Report for the year ended December 31, 2025 as required by Sections 98 and 167 of the Community Charter. The purpose of this report is to present CNV's consolidated financial statements and to provide readers with a clear understanding of CNV's operations and financial position for 2025.

The report includes CNV's 2025 audited financial statements, which covers all of CNV's funds, the North Vancouver City Library, CNV's proportionate shares of the North Vancouver Recreation Commission and North Vancouver Museum & Archives Commission, CNV's funding of North Shore Emergency Management, and CNV's investment in Lonsdale Energy.

Management has prepared CNV's consolidated financial statements in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board. BDO Canada LLP was appointed as CNV's independent auditors and was responsible for obtaining reasonable assurance that CNV's consolidated financial statements as a whole were free from material misstatement and for issuing an auditor's report with an opinion. BDO expressed an unqualified audit opinion that the "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."

Assessing the financial position of a local government includes consideration of several areas. Key areas for any local government include liquidity, typically from various financial reserves, and debt levels. CNV's reserves continue to be maintained at levels needed to fully fund its Capital Plan and provide a cushion against unplanned events if needed. CNV's debt levels also remain low when compared to other comparator municipalities in the region, and well below maximum levels prescribed by the Province of BC. CNV's taxes and fees also remain competitive within the region. Overall, the organization's financial position continues to be strong.

We are grateful to the Government Finance Officers Association of Canada for recognizing our commitment to clear and transparent financial reporting with its Canadian Award for Financial Reporting. CNV has now received this award in two consecutive years for its 2023 and 2024 Annual Municipal Reports.

I would like to thank staff throughout the organization and CNV's outside agencies for working collaboratively with CNV's Finance team to provide sound financial management to the organization over the past year. I look forward to continuing this collaboration as we continue to develop and advance CNV's financial processes to meet the challenges and opportunities ahead.

Larry Sawrenko
Chief Financial Officer
May 19, 2026

Our city at a glance

The City of North Vancouver is a compact and energetic urban community set along the North Shore of Burrard Inlet in British Columbia. The city is located on the North Shore of the Burrard Inlet, on the traditional territory of the xʷməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations. With a land area of 12km², it is smaller than its North Shore neighbours—the District of North Vancouver and the District of West Vancouver—yet it offers a dense, highly walkable environment framed by the North Shore Mountains and a vibrant waterfront.

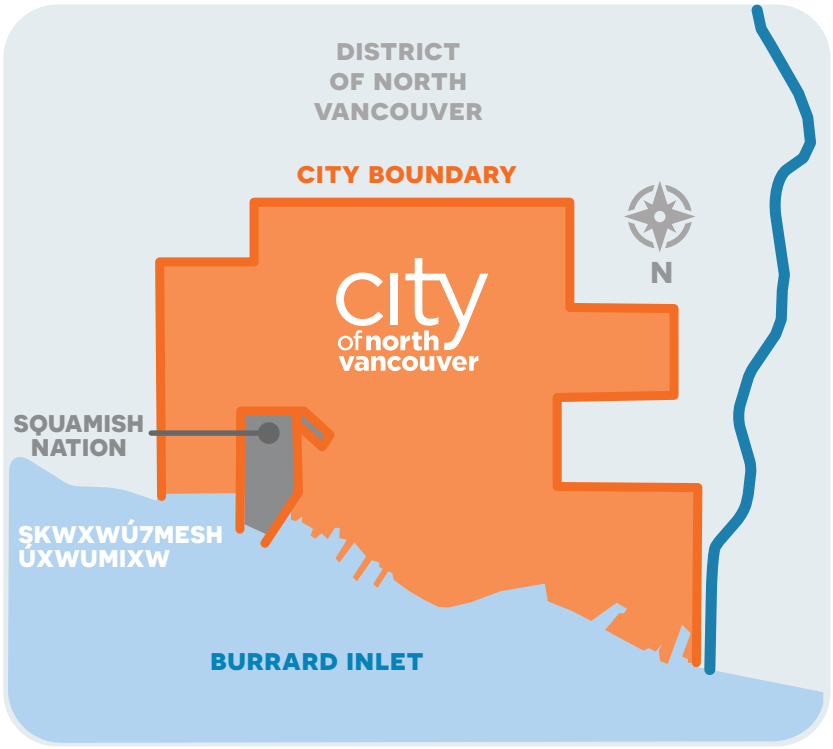
As a designated Regional City Centre, North Vancouver continues to grow, supported by a diverse economy that includes healthcare, port operations, film production, technology, tourism and a strong network of small businesses. The Shipyards District, Lonsdale Quay, and Central Lonsdale serve as lively hubs for dining, shopping, and community events, attracting residents and visitors throughout the year.

66,624
RESIDENTS CALL CITY OF NORTH VANCOUVER HOME

42
AVERAGE AGE

12 km²
REGION SIZE

145 km
TOTAL SIDEWALKS



47%
% HOUSEHOLDS RENTING

130 km
TOTAL STREETS

51
PARKS (140 HECTARES)

2.12
AVERAGE HOUSEHOLD SIZE

31,900
DWELLING UNITS

32% RESIDENTS WORKING LOCALLY

53k INDIVIDUAL INCOME

154 cm
ANNUAL PRECIPITATION

0-2 DAYS WARMER THAN 29° CELSIUS

0-2 DAYS COLDER THAN -5° CELSIUS

16	1	1,836	4,368	2
PRIMARY & SECONDARY SCHOOLS	HOSPITAL	CHILDCARE SPACES	LOCAL BUSINESSES	COMMUNITY RECREATION CENTRES

Sources: **Population Size:** BC Stats 2026, BC Regional District and Municipal Population Estimates, **Average Age:** BC Stats 2026, Population Estimates &, Projections for British Columbia, accessed via Population Application 23 March 2026, **Childcare Spaces:** Vancouver Coastal Health. 2025, **Dwelling Units:** Estimated by combining Statistics Canada 2021 Census data (total private dwelling units) and CNV Permitting Data (net new units: May 11, 2021 to Dec 31, 2025)., **% of Households Renting:** Census 2021, **Residents Working Locally:** North Shore Transportation Panel Survey Report, 2023, **Individual Income:** Statistics Canada, Annual Income Estimates for Individuals (T1FF), 2023, **Temperature:** Environment Canada, 2025 waterfront readings.

Council Strategic Plan
2022–2026

The 2022-2026 Council Strategic Plan encompasses the shared vision of being the healthiest Small City in the World. The following key priorities, focused on housing, environmental stewardship, transportation, economic growth and vibrant public spaces are guiding CNV's efforts.

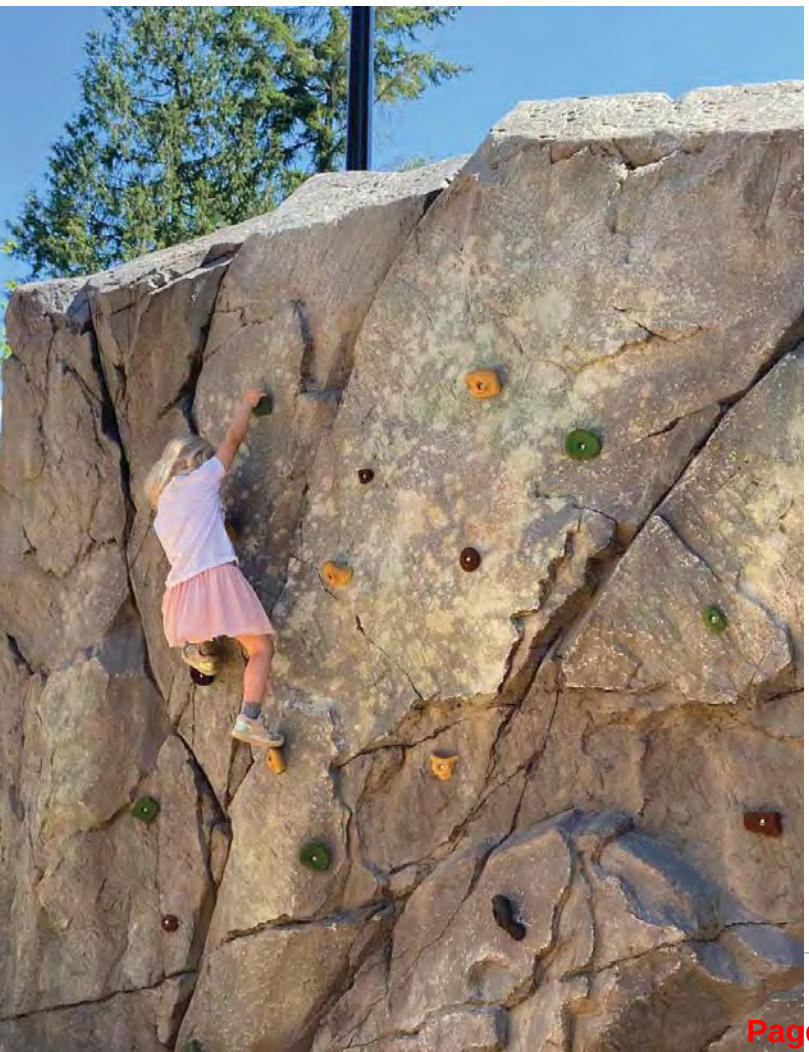
COUNCIL'S VISION & PRIORITIES

'The Healthiest Small City in the World'

The City's Workplan

The City's Workplan is our annual action plan. It advances and builds upon Mayor and Council's Strategic Plan and aligns to our 5-year Financial Plan. These plans guide us as we work to achieve Council's vision of making our community the 'Healthiest Small City in the World'.

Our Workplan is organized around Council's five priorities and the City's three organizational development goals: A Modern Organization, A Responsible Organization, and a Human Organization. Those three goals help ensure we have the capabilities needed to advance Council's strategic priorities and deliver our core services and programs. A Performance Measurement Framework is under development so the City can further measure performance, identify areas for improvement, adjust to changing environments and circumstances and continue to make informed decisions.



THE YEAR IN REVIEW

2025

ACCOMPLISHMENTS

Each year we revisit our annual actions and report back to Council and the community on our progress, as part of our Annual Reporting process. A status description and colour-coded indicator is provided for each 2025 action, as defined below.

✔ **COMPLETED** ➤ **ONGOING AND ON TRACK** ● **ONGOING AND LAGGING** ● **NOT STARTED**

www.cnv.org
www.cnv.org
cnv.org
city

A City for People

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

➤ **Harry Jerome Community Recreation Centre/Silver Harbour Seniors' Activity Centre (DCAO)**
Substantial completion of the project is on track for the third quarter of 2026, and opens to the public in July of 2026. Recent milestones include completion of the exterior envelope, mechanical systems, electrical systems and Lonsdale Energy connections; tiling in the aquatics change areas; arena changerooms and bleachers. The project remains within the $230 million budget.

➤ **Mickey McDougall Community Recreation Centre Renovation & Upgrades (DCAO)**
The City began construction in Q4 of 2024, with completion scheduled for Q1 2026. Flicka Gymnastics is on track to move in during the second quarter. Recent construction milestones include completion of the gymnasium roof; foam pit concrete; north wall structural and envelope remediation; interior finishes and plumbing; as well as mechanical and electrical systems.

✔ **Mahon Park Childcare Centre & Fieldhouse (DCAO)**
An opening ceremony was held in July. Since then, the YMCA has commenced childcare operations and the washrooms and fieldhouse are being used by the community. This project was supported by a $2.69 million provincial grant.

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

Abbreviations Used Throughout the Report:

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

BDD
WALLACE SHIPYARDS
THE SHIPYARDS

● **Supportive Funding Review (PDR)**
Information gathering, analysis, and external research on funding trends and other municipal processes has been completed. Engagement with internal departments has also been completed to review existing processes and grant requirements.

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

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

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

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

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

➤ **Indigenous Relations Initiatives (DCAO)**
On-going meetings with Tsleil-Waututh Nation and Squamish Nation advance the relationship between our governments.

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

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

✔ **Community Safety Advisory Committee (PS)**
This committee was fully endorsed by Council and established in 2025. It continues to meet regularly in accordance with its terms of reference and supports the City's ongoing public safety efforts.

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

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

Mosquito Creek Park
Mosquito Creek Park
17th Street Trailhead
Forest within the City
Community Notice Board
This is an on leash area.
Dogs must be under control at all times.
Tread Lightly & Share the Trail
Dogs in Our Parks
Cycling
Stewardship
Caring for the Park
Helpful Phone Numbers

A Resilient City

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

Lonsdale Energy Heat Recovery and Electric Boiler Plants (LE)
Lonsdale Energy is implementing two major decarbonization projects: a 5MW Urban Heat Recovery Centre to be located on a site owned by the City and a 3MW electrical boiler plant. Together, these two projects will provide more than 40% low carbon energy for the system. The Urban Heat Recovery Centre, planned for operation in 2027, has reached the 60% design stage. The electrical boiler plant is expected to be operating in the middle of 2026. LE is also developing a long-term de-carbonization strategy, of which the discovery phase (Phase 1) was completed in the first half of 2025.

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

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

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

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

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

R2 MARINE DRIVE
TO PHIBBS EXCH
102
19025
RapidBus
DO NOT BLOCK CROSSWALK

A Connected City

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

➤ Crosscut Bridge (ITP)

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

➤ Mobility Network (ITP)

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

● Lonsdale Highway Overpass Mobility Improvements (ITP)

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

➤ Bus Rapid Transit (ITP)

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

✔ Curbside Management (ITP)

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

The North Shore Neighbourhood House
Innova Childcare Centre
was provided in partnership
by the City of North Vancouver and
Cascadia Green Development Ltd.
October, 2025
Mayor Linda Buchanan
Councillor Holly Back
Councillor Don Bell
Councillor Angela Girard
Councillor Jessica McIlroy
Councillor Shervin Shahriari
Councillor Tony Valente
CASCADIA
city of north vancouver

North Shore Neighbourhood House
THE NORTH FACE

The North Shore Neighbourhood House
Innova Childcare Centre
CASCADIA
city

A Properous City

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

- **Lonsdale Great Street (F&ED)**

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

- **Modernize Business Licensing and Regulatory Requirements (F&ED)**

Work is underway to modernize the City's business licensing bylaw, to revise procedures for business inquiries related to opening a new business in the city, and to develop a new digital application process. The City issued an RFP for a new permits and licensing system in Q4 2025 (see below update under "Enterprise Development Application and Permits Software") to support the modernization of business licensing processes. The documentation of Standard Operating Procedures to prepare for the new system is underway. An interdepartmental team began identifying opportunities to reduce regulatory requirements and steps for new and existing businesses. In 2025, short-term initiatives were identified for implementation in 2026. This includes enhanced education materials and website content.

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

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

- **Strategic Land Stewardship Model (PDR)**

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

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

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

A Vibrant City

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

Shipyards Operational Plan & Business Model (ITP)

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

Phase 2 of the Dog Friendly Plan (ITP)

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

CNV Parks and Public Space Plan (ITP)

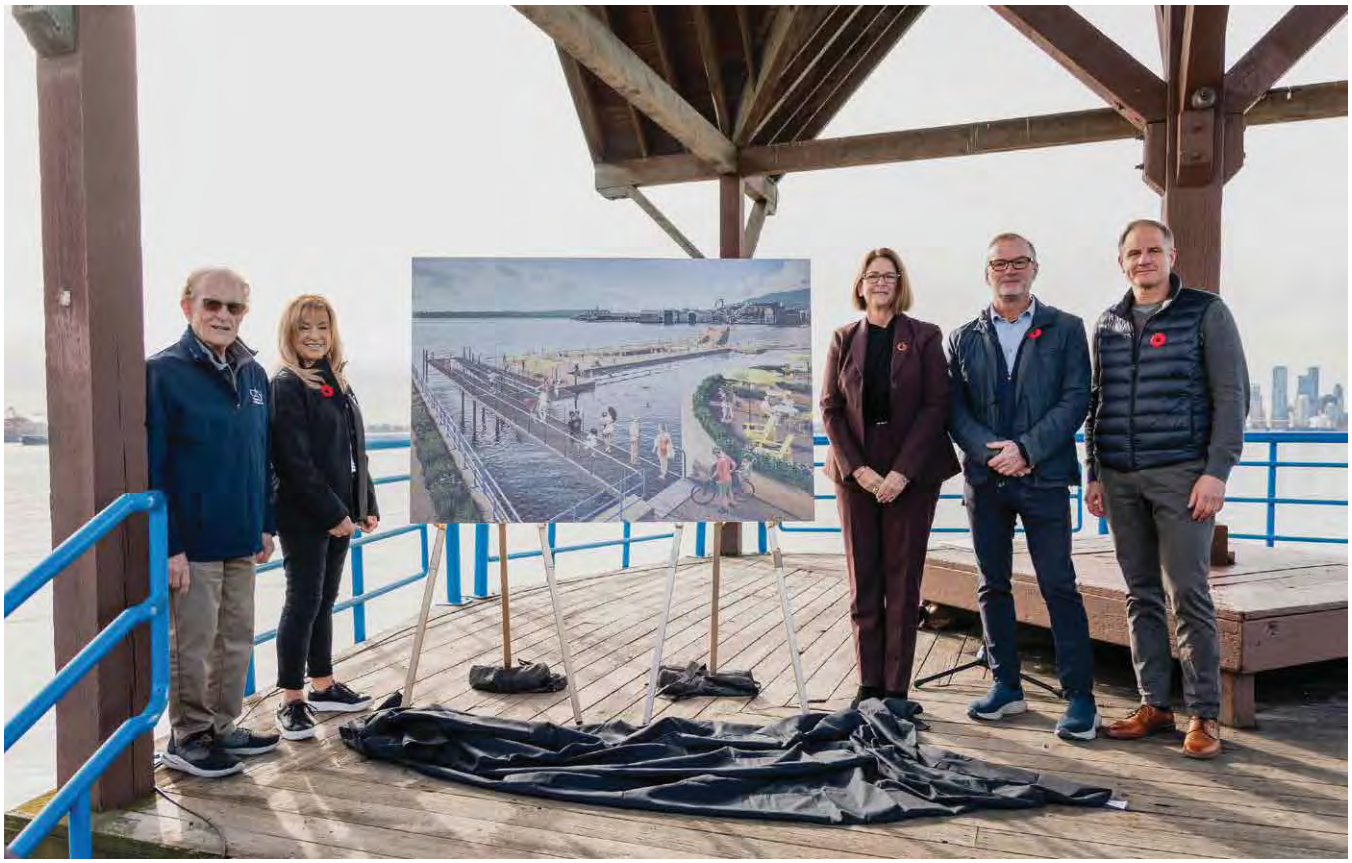
In 2025, the project team retained a consultant team to collaborate with staff on the development of the comprehensive plan. The plan takes a systems-based and data-driven approach to city-wide parks and public space planning. 2025 work included data collection and analysis to develop a current state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

Redevelopment of Kings Mill Walk Park (ITP)

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

Flight PS752 Memorial (ITP)

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



Commemoration Policy (ITP)

In September 2025 Council endorsed the City's Commemoration policy framework. The framework outlined the scope of the policy, purpose, vision and guiding principles. Staff continue to develop the policy and have submitted a referral to Squamish Nation and Tsleil-Waututh Nations to invite collaboration. Staff will review and test a policy draft with professionals in the field and interested/ impacted groups and intend to have a draft for Council consideration..

City-Wide Wayfinding Project (ITP)

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

Activate Public Spaces (ITP)

The Shipyards and Waterfront team curated a variety of events and activations around the city, including a full summer calendar at The Shipyards. The areas of focus are the Civic Plaza, Grand Boulevard, Waterfront Park, and Lonsdale Avenue between 14th and 18th street. In the summer of 2025, a new Harbour Beach activation was launched at Waterfront Park. Work continued to program community events in other parts of the city and will continue in 2026, including producing a calendar of events for community awareness and contributions to the Central Lonsdale refresh.

✔ Topo Park (ITP)

The opening of Topo Park in Central Lonsdale created a new neighbourhood gathering place with play features, seating, lighting, and natural landscaping. This green space offers a welcoming environment for residents and visitors with features that prioritize sustainability and community well-being. The park officially opened on July 23, 2025.

city of north vancouver
PAYING TAXES IN PERSON?
THIS WAY
city of north vancouver
RECEPTION DESK
UPSTAIRS

A Modern Organization

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

✔ **Information Technology Master Plan (CS)**

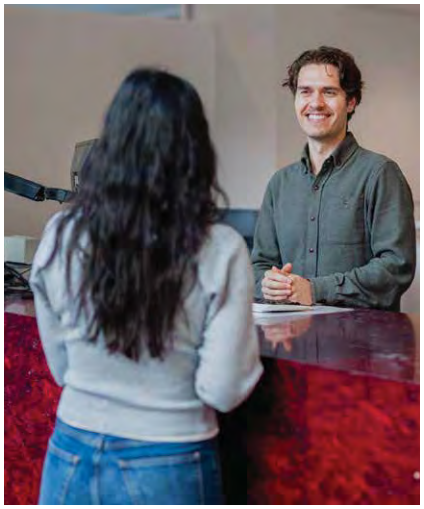
Council endorsed an original IT Master Plan in 2023. The plan is now in the delivery phase with high-priority and foundational projects funded and started in 2025. The actions arising out of the Master Plan will be delivered over the next three years.

➤ **Enterprise Development Applications & Permits Software (CS)**

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

● **Innovation Incubator (CS)**

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



1198

Memories to
last a lifetime
YMCA Camps

A Responsible Organization

A Responsible Organization manages resources efficiently and sustainably, ensuring long-term value and support for the community's needs

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

➤ **Privacy Management Program (DCAO)**
Privacy training content was completed in 2025. Staff training will begin in 2026.

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

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

● **Development Cost Charges and Amenity Cost Charges (F&ED)**
The 2025 Development Cost Charges (DCC) Review was approved by Council in 2025 and sent to the Ministry of Housing and Municipal Affairs for review. A final reading with Council and implementation of new rates were completed in Q3. The ACC component of this review was moved to 2026 when the Province of BC extended its deadlines.

A Human Organization

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

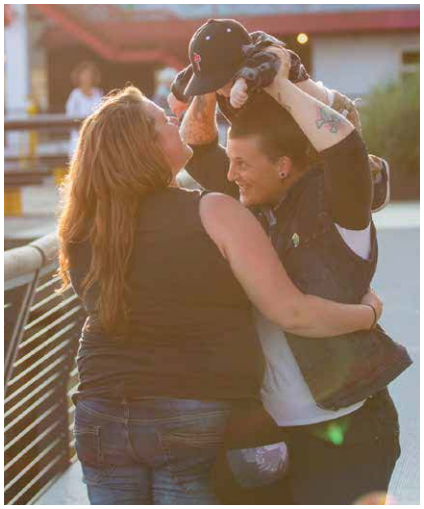
✔ **Diversity, Equity and Inclusion Framework (CS)**
Staff completed development and began implementation of the City's Diversity, Equity and Inclusion Framework to guide its approach. Aligned with Council's vision, it supports decision-making across policies and programs. Staff resources and training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

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

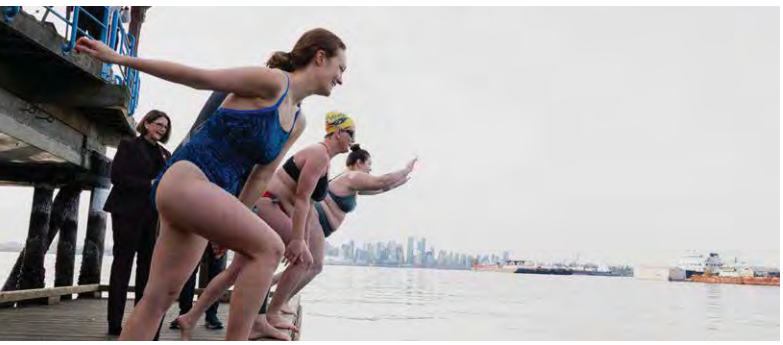
✔ **Leadership Development (CS)**
An in-house Leadership Development program was delivered to two cohorts of Divisional and front-line leaders. Cohorts will continue into 2026. A Supervisory skills programs will also be delivered in 2026 for Public Safety and ITP. This project has now been completed and transitioned into the City's annual operations cycle.

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

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



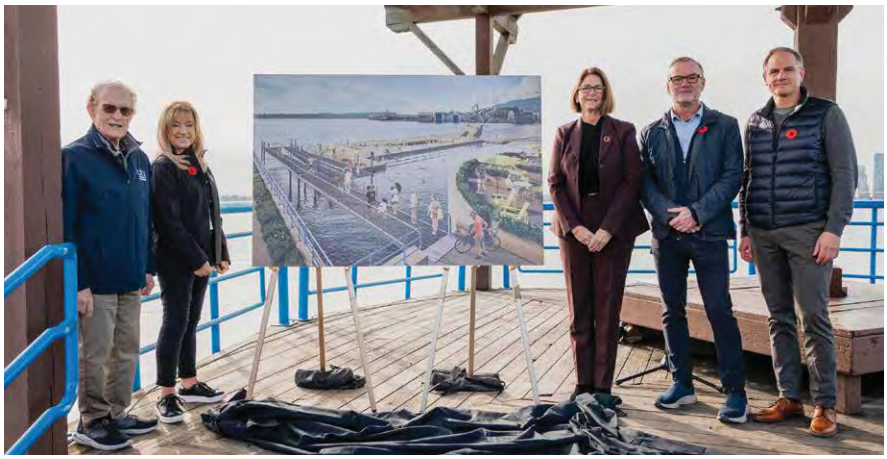
✔ **Accessibility Plan (CS)**
Staff completed development of the City's Accessibility Plan to enhance accessibility across City programs, services, and spaces. Aligned with the Accessible BC Act, the plan reflects the City's commitment to accessibility and equity by identifying actions and priorities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



PUBLIC SAFETY VOLUNTEER
PUBLIC SAFETY VOLUNTEER
PUBLIC SAFETY VOLUNTEER

2026 Look Ahead

Many of the Actions that CNV undertakes to advance Council's Strategic Priorities and CNV's organization development goals span a number of years. The 22 Actions presented below are new for 2026. (Those Actions already underway can be found in the 2025 Year-In-Review section of this report.)



A City for People

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

Community Safety Strategy (PS)
This project develops a Community Safety Strategy to guide action on the safety issues that matter most to residents. The strategy also places increased attention on preventative, upstream approaches. Community engagement activities will help ensure that this work reflects the lived experiences and safety needs of the public, and also strengthen collaboration with relevant sectors.

Crime Prevention through Environmental Design (PS)
This project launches a program to help prevent crime through inclusive and resilient neighborhood design. Priorities include structured delivery, staff training, community education, sustainable practices and long-term viability.

Customer Experience Strategy & Technology Framework (CS)
This project builds upon recent service improvements by establishing a foundation for modern, accessible, and consistent service delivery. In Phase 1, a Customer Service Strategy and Operating Model will be completed.

Security Improvements to City Owned Buildings (CS)
This project delivers a series of security assessments and improvements to City owned facilities to enhance how municipal assets, infrastructure, employees, and residents are protected. The work integrates physical security, digital technology and safety regulations.

A Resilient City

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

Mosquito Creek Rehabilitation (ITP)
This project restores the Mosquito Creek channel, which experienced significant erosion and sediment buildup following the October 2024 atmospheric river event. The work involves removing excess material to re-establish hydraulic capacity and reduce flood risk, while also enhancing habitat conditions for fish.

Pollinator Meadow Program (ITP)
The introduction of the Pollinator Meadow Program helps protect biodiversity, support healthy flora and fauna, and improve soil health. This is done by seeding and planting expanses of pollinator species, which creates habitats for bees, butterflies, and birds. This works also contributes to our climate change mitigation and adaptation goals by sequestering carbon, improving stormwater absorption, and moderating soil temperatures.

Climate Safety for Multi-Residential Buildings (PS)
This project advances actions that help safeguard the thermal safety of multi-unit residential building occupants, while also supporting goals related to affordability, energy efficiency, and emissions reductions.

A Connected City

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

Fire Response Traffic Signal Pre-Emption (ITP)

This project introduces traffic signal pre-emption technology to enable Fire response vehicles to turn signals green on demand, which helps improves their response time. Fifteen locations have been selected to support primary response routes across our city.

Safety & Infrastructure Improvements (ITP)

This project advances the Mobility Strategy by setting priorities for the location and type of safety improvements. Input from the public, as well as City and partner data, will help inform capital programs, including recommended infrastructure improvements to support safe and active routes to elementary and high schools.

A Prosperous City

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

Business Improvement Areas: Partnership Development (F&ED)

This project advances partnerships between the City and the Business Improvement Associations in the city. A new Central Lonsdale Business Improvement Area establishes the city's second BIA, which provides a vehicle for the City to work collaboratively with businesses in the city's main commercial area, and enables early progress on the Lonsdale Great Street and Health Innovation District initiatives. The City will also look to advance its relationship with the Lower Lonsdale Business Improvement Area, including sponsoring its Lower Lonsdale Festival.

Health Innovation District: Partnership Enablement (F&ED)

This project contributes to growing the city's already active health district by laying the groundwork for strategic partnership, including by completing memorandums of understanding with key players in BC's health sector and local stakeholders; and a Master Development and Implementation Plan.

Lonsdale Great Streets Enhancements (F&ED)

This project contributes to Lonsdale becoming a "Great Street" by delivering various "Early Wins." Those include enhancements to lighting, plantings, and furnishings; hosting neighbourhood events; preparing development permit design guidelines to have new development along the corridor align with the Great Street's vision; and developing a legacy business support program to recognize and support longstanding local businesses in the area.

A Vibrant City

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

World Cup Canada Soccer House (ITP)

Working with numerous partners, this project transforms The Shipyards into the City's pre-eminent destination for experiencing the 2026 Men's World Cup of Soccer. Components include programming, public safety, site logistics, and broadcasting and public viewing of World Cup matches from June 11 to July 19.

New Park at 1600 Eastern Avenue (ITP)

This project adds a vibrant new park to the Central Lonsdale Neighbourhood. Designed as a flexible community hub, it includes a central lawn for everyday activities, a circular canopy with porch swings, new trees and landscaping, and playful features like an in-ground trampoline and water misters. The park also features a fenced dog off-leash area. The public will be engaged in naming this public amenity.

Harbour Swim Deck (ITP)

This project introduces a recreational amenity to Waterfront Park in the form of an innovative, outdoor swimming space at minimal City costs due to substantial external grant funding. It also serves as a powerful example of how thoughtful investment can reclaim urban waterfronts and bring inclusive city spaces to life.

A Modern Organization

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

Fire Hall Dispatch & Scheduling Upgrades (PS)

This project upgrades dispatch and scheduling platforms that support the day-to-day operations of the City's Fire Hall.

Next Generation 911 (PS)

This project delivers on a federal mandate to modernize 911 infrastructure across Canada. It does so by implementing internet protocol-based technology into the emergency communications network.

City Website (DCAO)

This project modernizes the City's website to improve access to information and services, as well as the overall user experience.

A Responsible Organization

A Responsible Organization manages resources efficiently and sustainably, ensuring long-term value and support for the community's needs

Dog Licensing Registration Improvements (PS)

This project modernizes the dog license registration process as part of the updating the Animal Control Bylaw.

Election (DCAO)

The City of North Vancouver will hold its local government election on October 17, 2026 for one Mayor, six Councillors and three School Trustees for School District #44.

Governance Updates (DCAO)

The City is updating key governance documents to clarify decision making and increase efficiency. Changes include a new Delegation Bylaw that consolidates all existing delegations of authority into a single bylaw; an updated version of the Officers Bylaw that is streamlined to only include Community Charter provisions; and a Common Authority Charts Policy.

Strategic Management and Execution Platform (F&ED)

This project introduces a cloud-based platform to support the coordination and delivery of the City's Workplan, and in particular, Council's Strategic Priorities. The intent is to strengthen project delivery, inter-departmental visibility, and accountability. Departments will be onboarded in sequence, beginning in 2026.

A Human Organization

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

Recruitment Process Efficiency Improvements (CS)

This project includes improvements to the Manager Toolkit, Recruitment Guide, Applicant Tracking System and Recruitment process to enable a more efficient, effective and equitable recruitment process.

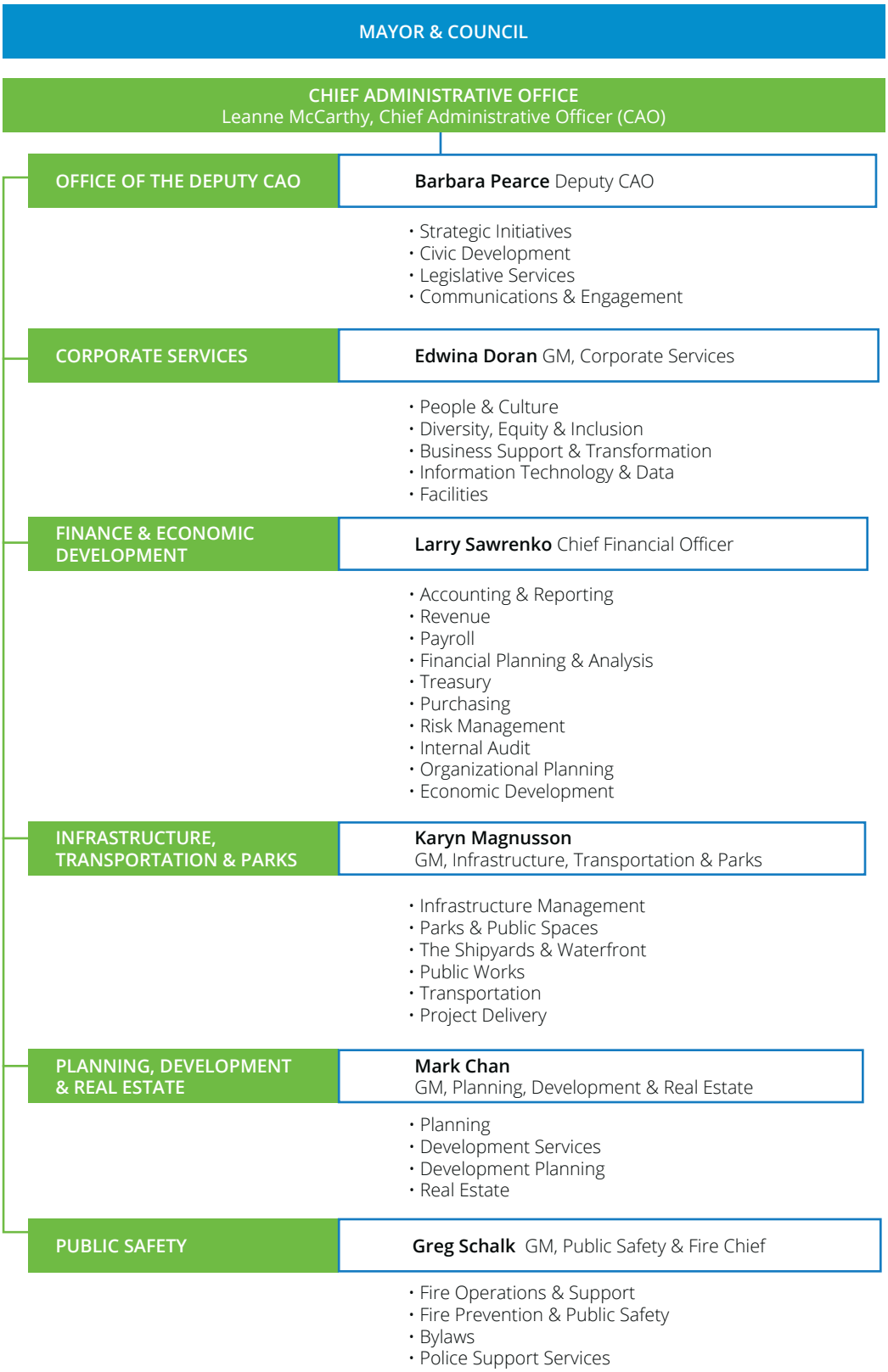
WorkSafe BC Certificate of Recognition Readiness (CS)

This project makes improvements to our occupational health and safety practices in alignment with WorkSafe BC's Certificate of Recognition program. Processes for successful participation will also be put in place.

Employee Safety Check-in Program (CS)

This project modernizes the City's Working in Isolation Program and identifies new technology requirements and options across each department.

City Structure



Department Overviews

Chief Administrative Office

The Chief Administrative Officer (CAO) is appointed by and reports to City Council. The CAO is accountable for all aspects of City operations. The CAO ensures Council direction is acted upon and that short- and long-term corporate objectives are identified and achieved.

Office of the Deputy CAO

The Deputy CAO Office oversees organizational-wide services such as corporate communications, legislative and legal services. In addition, major civic development projects are delivered by this department, including the new Harry Jerome Community Recreation Centre, Silver Harbour Seniors' Activity Centre, Mahon Park Childcare and Fieldhouse, and the North Shore Neighbourhood House Hub Redevelopment.

Corporate Services

The Corporate Services department provides a range of services to support and enable the organization through its People & Culture, Information Technology, Facilities, Business Transformation and Diversity, Equity and Inclusion divisions. Corporate Services works closely with other areas to enable the effective and efficient delivery of City services.

Finance & Economic Development

The Finance division provides financial advice and support to Council; financial services to City departments; and transparent and understandable reporting to the public. Responsibilities also include safeguarding City assets and managing the City's risks and long-term fiscal sustainability. The Economic Development division supports economic growth through business licensing and development initiatives.

Infrastructure, Transportation & Parks

The department of Infrastructure, Transportation and Parks is responsible for city streets, utilities, urban forestry, parks, and public spaces, such as The Shipyards. It also delivers on Council policy related to transportation, mobility, asset management, climate and environment.

Planning, Development & Real Estate

The Planning and Development divisions help Council establish and realize a community vision through the Official Community Plan (OCP). This responsibility includes the development of policy and plans and the regulation of development and construction activity. The Real Estate division is responsible for managing municipal lands and real estate negotiations.

Public Safety

The department of Public Safety – which encompasses the North Vancouver City Fire Department and the Bylaws division – offers a comprehensive approach to community safety. That approach includes partnering with the North Vancouver RCMP and North Shore Emergency Management (NSEM) to protect the people and property of the City of North Vancouver.

Partner Agencies

The City works with many local public-sector agencies to deliver programs and services as partners.

Lonsdale Energy

Lonsdale Energy owns and operates a district energy system that delivers heat to residential and commercial buildings in the city through a series of small heating plants. Lonsdale Energy is wholly-owned by the City, but operates as a separate company. The City's role is that of governance and rate regulator to ensure Lonsdale Energy customers receive dependable, clean and competitively-priced energy heating. The City also provides funding in the form of equity investments and loans.

Museum & Archives of North Vancouver (MONOVA)

Museum & Archives of North Vancouver oversees cultural, archival and museum collections and operates a museum in Lower Lonsdale and archives in Lynn Valley. MONOVA is governed by a Commission appointed by the City and District of North Vancouver Councils. MONOVA's operational and capital expenses are cost-shared between the City of North Vancouver and the District of North Vancouver.

North Shore Emergency Management (NSEM)

North Shore Emergency Management 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. NSEM's ongoing operation is cost-shared by the three municipalities. The Provincial Emergency Program provides financial support in response to specific events.

North Vancouver City Library (NVCL)

The North Vancouver City Library supports lifelong learning and community development by offering free and equitable access to information and ideas. The Library is governed by a Board of Trustees appointed by Council. The City provides most of the Library's funding, but some comes from other sources, including the Provincial Government.

North Vancouver Recreation and Culture (NVRC)

North Vancouver Recreation and Culture operates eleven community recreation centres, the North Vancouver Tennis Centre and Centennial Theatre, and manages room and venue bookings for facilities, fields and outdoor spaces on behalf of the City and District of North Vancouver. NVRC is governed by a Commission appointed by the City of North Vancouver and the District of North Vancouver Councils. NVRC's operational and capital expenses are cost-shared between the two municipalities.

North Vancouver Royal Canadian Mounted Police (RCMP)

The North Vancouver RCMP detachment serves the City of North Vancouver and the District of North Vancouver, and plays an integral role in the protection of North Vancouver residents and their property through crime prevention and detection, emergency response and victim services. Funding for the North Vancouver RCMP is cost-shared between the two municipalities.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Consolidated Financial Statements
For the year ended December 31, 2025

Financial Statement Discussion and Analysis

Introduction

The following Financial Statement Discussion & Analysis should be read in conjunction with the 2025 Consolidated Financial Statements of the Corporation of the City of North Vancouver ("CNV"). This report provides additional analysis into CNV's financial results and discussion regarding the major events, risks and uncertainties in the past year. The preparation of the Consolidated Financial Statements and Financial Statement Discussion & Analysis are the responsibility of management.

Financial Overview

In 2025, CNV faced financial pressures driven by an uncertain international and domestic environment, all within the context of the organization's limited revenue sources. Geopolitical developments, in particular relating to U.S. tariffs, impacted CNV's economic context in 2025. The real estate development sector continued to slow with lower immigration levels, impacting revenues. At the same time, expenditure pressures increased given rising construction inflation, regional levies, and labour costs.

Looking ahead to 2026, the above pressures are likely to persist alongside new inflationary pressures relating to the cost of energy since the beginning of the conflict in the middle east. However, even with the above pressures, the economy is showing resilience, generating positive, although slow, economic growth.

Despite this overall challenging environment, CNV is well-positioned to move forward with resilience and purpose. It is making progress on key capital projects, which reflects a strong commitment to long-term community growth and livability. For example, the $230 million Harry Jerome Community Recreation Centre project, the largest in CNV's history, is anticipated to be delivered on budget and opening in July 2026. By maintaining prudent financial management practices and continuing to align investments with Council's Strategic Priorities, CNV can navigate near-term pressures while building a solid foundation for future opportunities. This balanced approach will help ensure that CNV continues to deliver essential services, support sustainable development, and enhance quality of life for its residents in the years ahead. Going forward, prudent financial management will remain a key goal, including careful management of cash flow, reserves, and debt, to ensure long-term financial sustainability.

1. Consolidated Statement of Financial Position

This statement reports CNV's financial and non-financial assets, liabilities, net financial assets and accumulated surplus as at December 31, 2025. Net financial assets and accumulated surplus are key measures that help report the cumulative impact of past transactions and events on CNV's financial position as at the end of 2025.

Financial assets represent CNV's ability to meet current obligations and support future capital and operating priorities. In 2025, financial assets increased by $13.2 million or 4.1%, from $318.1 million in 2024 to $331.3 million at the end of 2025. The increase was primarily driven by higher cash balances, including an external contribution of $16.0 million restricted for use on the upcoming Harbour Swimming Deck project. This increase was partially offset by a net decrease in investments as these funds, along with additional cash, were invested into capital projects, including the new Harry Jerome Community Recreation Centre.

Liabilities represent present obligations

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

($ in thousands)	2025	2024	Change
Financial Assets	$331,284	$318,134	$13,150
Liabilities	261,696	184,465	77,231
Net Financial Assets	**$69,588**	**$133,669**	**$(64,081)**
Inventories & Prepaid Expenses	$3,552	$3,208	$344
Equity in Tangible Capital Assets	678,260	599,653	78,607
Non-Financial Assets	**$681,812**	**$602,861**	**$78,951**
Accumulated Surplus	**$751,400**	**$736,530**	**$14,870**

arising from past transactions or events that will be settled in the future and require an outflow of economic resources. In 2025, liabilities increased by $77.2 million or 41.9%, rising from $184.5 million in 2024 to $261.7 million. The increase was primarily driven by planned short-term borrowing to fund the Harry Jerome Community Recreation Centre and North Shore Neighbourhood House phase 2 projects, increased construction-related holdbacks, as well as increased deferred revenue to fully account for the $16.0 million restricted external contribution relating to the Harbour Swimming Deck project.

Net financial assets represent the difference between financial assets and liabilities. In 2025, CNV's net financial assets decreased by $64.1 million or 47.9% from $133.7 million in 2024 to $69.6 million. This reduction was driven by the investment of cash into planned capital projects, effectively converting financial assets into non-financial assets. With financial assets still exceeding liabilities by $69.6 million, CNV's liquidity remains strong.

Non-financial assets are comprised of the net book value of tangible capital assets, inventories and prepaid expenses and are not a source of funding for future operations. As a direct result of the increased capital expenditures for major projects, non-financial assets, primarily tangible capital assets, increased in 2025 by $78.9 million or 13.1%.

Accumulated surplus is the difference between total assets and total liabilities. It serves as an indicator of financial health, reflecting the net economic resources that CNV has built up since its inception. In 2025, CNV's revenues were greater than its expenses, which led to a positive annual surplus and contributed to an increase in accumulated surplus. Total accumulated surplus rose by $14.9 million or 2.0%, increasing from $736.5 million in 2024 to $751.4 million

CONSOLIDATED STATEMENT OF OPERATIONS

($ in thousands)	2025	2024	Change
Revenues	$199,495	$182,028	$17,467
Expenses	184,625	162,621	22,004
Annual Surplus	**$14,870**	**$19,407**	**$(4,537)**

2. Consolidated Statement of Operations

This statement reports the changes in economic resources and accumulated surplus compared to budget and the prior year. In 2025, revenues exceeded expenses, resulting in a surplus of $14.9 million. This represents a decrease of $4.5 million compared to the 2024 surplus of $19.4 million

REVENUE	2025 Budget	2025	2024
Property value tax	$87,487	$87,448	$81,899
Other levies	6,191	6,252	5,621
Licenses 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
Grant and other	9,607	20,802	17,682
Developer contributions and other transfers	521	11,660	4,608
Gain on disposition of assets	-	(829)	1,231
Lonsdale Energy Corp. income	-	341	242
	$170,226	**$199,495**	**$182,028**

Revenues

Compared to 2024

Consolidated revenues increased by $17.5 million, or 9.6%, from $182.0 milion in 2024 to $199.5 million in 2025. The growth was primarily driven by higher property tax revenues, increased sales of services, and stronger developer contributions and grants. These increases were partially offset by lower investment income.

Property tax revenues and service sales growth largely reflects planned increases, supplemented by higher metered utility consumption from commercial customers than anticipated. Developer contributions rose significantly, mainly due to an increase in developer-contributed assets and specifically for the receipt of the new $5.5 million Innova Childcare Facility, and recognition of grant funding tied to ongoing capital project construction such as the Crosscut Bridge project for $2.9 million.

These increases were partially offset by a decline in investment income, attributable to lower interest rates given a declining rate environment, and investment balances that decreased as major capital projects were funded during the year.

Compared to Budget

Consolidated revenues exceeded budget by $29.3 million, driven primarily by developer-contributed assets and revenue recognition of grants for ongoing major capital projects. These revenue streams generally reflect capital activity during the year but timing is often under the control of third parties.

	2025 Budget	2025	2024
EXPENSES			
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	**$168,020**	**$184,625**	**$162,621**

Expenses

Compared to 2024

Consolidated expenses, comprising labour costs, purchase of goods and services and depreciation of tangible capital assets, totalled $184.6 million in 2025, an increase of $22.0 million or 13.5% from $162.6 million in 2024. The year-over-year increase was primarily driven by sewer & drainage utilities as Metro Vancouver levy costs increased by $6.7 million, primarily due to North Shore Wastewater Treatment Plant project cost overruns.

Compared to Budget

Consolidated expenses for 2025 were higher than budget by $16.6 million. The variance is primarily due to some project expenses being included in CNV's capital budget, but were not in the end capitalized according to accounting standards after the full extent of the expenditures were known.

3. Consolidated Statement of Changes in Net Financial Assets

This statement is a measure of whether the revenues raised in 2025 were sufficient to cover spending for the year. The statement begins with the annual 2025 surplus from the consolidated statement of operations and adjusts for transactions relating to the acquisition of tangible capital assets and non-cash transactions such as depreciation, as well as the acquisition and use of inventories and prepaid expenses. CNV's net financial assets decreased by $64.1 million in 2025, primarily to fund planned capital expenditures of $89.5 million.

4. Consolidated Statement of Cash Flows

This statement identifies where cash came from and how it was used, and provides detail on changes in cash and cash equivalents since the last reporting period. The statement reports cash flows classified as operating transactions, capital transactions, investing transactions and financing transactions.

In 2025, CNV's total cash balances increased by $43.0 million, from $212.7 million to $255.7 million. The increase was primarily driven by the maturity of investments, the restricted cash contribution received to support the Harbour Swimming Deck project, and draws on CNV's Municipal Finance Authority debt facilities. These inflows were partially offset by cash used to fund the capital program. Overall, CNV's debt metrics are well below provincially established maximums, compare favourably to other municipalities in the region, and overall are very strong.

Conclusion

CNV remains in a strong position, supported by stable revenues, asset and accumulated surplus growth, and a balanced budget. Through disciplined financial management and proactive oversight of fiscal risks, CNV is well positioned to sustain long-term financial health while continuing to deliver high-quality services to residents.

Statement of Management Responsibility

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 14, 2026

Tel: (604) 688-5421
Fax: (604) 688-5132
www.bdo.ca

BDO Canada LLP
Royal Centre, 1055 West Georgia Street
Unit 1100, P.O. Box 11101
Vancouver, British Columbia
V6E 3P3

Independent Auditor's Report

To the Mayor and Council of The Corporation of the City of North Vancouver

Opinion

We have audited the consolidated financial statements of the Corporation of the City of North Vancouver and its controlled entities (the "City"), which comprise the consolidated statement of financial position as at December 31, 2025 and the consolidated statement of operations, the consolidated statement of changes in net financial assets and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, 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.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of the Schedules A, B and C of the City's consolidated financial statements.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the City to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the City audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP
Chartered Professional Accountants

Vancouver, British Columbia
May 14, 2026

The Corporation of the City of North Vancouver
Consolidated Statement of Financial Position

As at ended December 31, 2025 with comparative figures for 2024 (In thousands of dollars)

	2025	2024
FINANCIAL ASSETS		
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
	331,284	318,134
LIABILITIES		
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
	261,696	184,465
NET FINANCIAL ASSETS	69,588	133,669
NON-FINANCIAL ASSETS		
Tangible capital assets (note 7)	678,260	599,653
Inventories	724	1,013
Prepaid expenses	2,828	2,195
	681,812	602,861
ACCUMULATED SURPLUS (note 9)	$ 751,400	$ 736,530

Commitments and contingencies (note 10)

See accompanying notes to the consolidated financial statements

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)

	2025 Budget (notes 2(i) and 17)	2025	2024
REVENUE			
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)	170,226	199,495	182,028
EXPENSES			
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)	168,020	184,625	162,621
Annual surplus	2,206	14,870	19,407
Accumulated surplus beginning of year	736,530	736,530	717,123
Accumulated surplus end of year	$ 738,736	$ 751,400	$ 736,530

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)

	2025 Budget (notes 2(i) and 17)	2025	2024
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)
	(81,202)	(78,607)	(71,632)
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
	-	(344)	1,086
Decrease in net financial assets	(78,996)	(64,081)	(51,139)
Net financial assets, beginning of year	133,669	133,669	184,808
Net financial assets, end of year	$ 54,673	$ 69,588	$ 133,669

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)

	2025	2024
Cash provided by (used for):		
Operating Transactions		
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
	52,226	45,967
Capital Transactions		
Cash used to acquire tangible capital assets	(89,477)	(87,079)
Proceeds from sale of tangible capital assets	221	1,994
	(89,256)	(85,085)
Investing Transactions		
Decrease in investments	30,983	13,565
	30,983	13,565
Financing Transactions		
Increase in debt	49,022	873
	49,022	873
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	$ 255,680	$ 212,705

See accompanying notes to the 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.

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.

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.

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(l) 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.

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

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	$ 63,897	$ 56,276
Accounts payable and accrued liabilities	$ 7,775	$ 4,810
Deferred contributions	12,817	12,037
Debt	37,893	34,358
Total Liabilities	$ 58,485	$ 51,205
Shareholder's equity	$ 5,412	$ 5,071

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:

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.

7. TANGIBLE CAPITAL ASSETS

2025	Land	Land Improvements	Park	Buildings	Machinery & Equipment	Vehicles	Infrastructure	Library Materials	Work in Progress	Total
Costs										
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
Accumulated Amortization										
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
Net Book Value	$ 50,284	54,639	36,498	73,911	5,699	9,197	186,987	558	260,487	$ 678,260

2024	Land	Land Improvements	Park	Buildings	Machinery & Equipment	Vehicles	Infrastructure	Library Materials	Work in Progress	Total
Cost										
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
Accumulated Amortization										
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
Net Book Value	$ 46,228	56,576	38,663	67,643	4,513	8,458	186,884	525	190,163	$ 599,653

(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.

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

9. ACCUMULATED SURPLUS (continued)

(b) Reserve funds

	Balance December 31, 2024	Contributions & Transfers	Earnings	Expenditures	Balance 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
Total	$ 77,190	23,336	2,875	25,708	$ 77,693

(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
	$ 647,658	$ 635,726

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
	$ 65,033	$ 61,109
Property Value Tax	$ 87,448	$ 81,899

(b) Pension Liability

CNV and its employees contribute to the Municipal Pension Plan (a jointly trusteed 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.

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.

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.

Lessee	Premise
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 21st 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.

Lessee	Premise
Quay View Housing Society	150 West 2nd Street
Entre Nous Femmes Housing Society	1800 Rufus Drive
Greater Vancouver Housing Corporation	601 West Keith Road
The Lookout Emergency Aid Society	705 West 2nd Street
Creekside Housing Co-operative	710 West 15th Street
Catalyst Community Developments Society	221 East 2nd 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:

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.

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:

2025	General Government	Transportation and Transit	Health, Social Services and Housing	Development Services	Protective Services	Parks, Recreation and Culture	Water Utilities	Sewer & Drainage Utilities	Solid Waste	Total
Revenues										
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 Transfer	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
	$ 119,846	5,325	666	8,161	2,219	14,823	19,686	24,988	3,781	$ 199,495
Expenses										
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)
	$ 33,564	10,118	5,179	11,128	36,848	43,229	15,278	24,968	4,313	184,625
Annual Surplus/(Deficit)	$ 86,282	(4,793)	(4,513)	(2,967)	(34,629)	(28,406)	4,408	20	(532)	$ 14,870

2024	General Government	Transportation and Transit	Health, Social Services and Housing	Development Services	Protective Services	Parks, Recreation and Culture	Water Utilities	Sewer & Drainage Utilities	Solid Waste	Total
Revenues										
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
	$ 113,004	2,701	499	6,923	2,023	13,264	18,613	21,381	3,620	$ 182,028
Expenses										
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)
	$ 28,465	13,414	3,144	8,872	35,880	41,846	13,140	14,081	3,779	$ 162,621
Annual Surplus/(Deficit)	$ 84,539	(10,713)	(2,645)	(1,949)	(33,857)	(28,582)	5,473	7,300	(159)	$ 19,407

13. GRANTS AND OTHER

	2025	2024
Federal government	$ 6,072	$ 5,401
Provincial government	6,878	5,390
Regional, local and other grants	7,852	6,891
Total	$ 20,802	$ 17,682

14. DEFERRED REVENUE

(a) Deferred revenue

	2024	Externally Restricted Inflows	Revenue 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 Maturity	Current Interest Rate	Net debt 2024	Additions	Net debt 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

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.

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:

17. BUDGET FIGURES (continued)

		Financial Plan Bylaw
Revenue per Statement of Operations		$ 170,226
Less:		
Budget adjustments for consolidation	12,232	
Transfers from reserve	(15,409)	
Interagency funds	(8,222)	
		(11,399)
Revenue per Financial Plan Bylaw		$ 158,827
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	(8,222)	
		(6,077)
Expenses per Financial Plan Bylaw		$ 161,943
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	(4,541)
Annual budgeted surplus per Financial Plan Bylaw	$ -

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

	2025
2024 Grant Funding Balance	$ 405
Grant Expenditures:	
Business Continuity	(148)
Community Resiliency & Recovery	(43)
City Services	(42)
2025 Grant Funding Balance, December 31, 2025	$ 172

Schedule B: Growing Communities Fund

	2025
2024 Grant Funding Balance	$ 11,805
Interest Earned	432
Grant Expenditures	(1,216)
2025 Grant Funding Balance, December 31, 2025	$ 11,021

Schedule C: Local Government Housing Initiatives Funding

	2025
2024 Grant Funding Balance	$ 362
Grant Expenditures	(159)
2025 Grant Funding Balance, December 31, 2025	$ 203

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

STATISTICAL INFORMATION

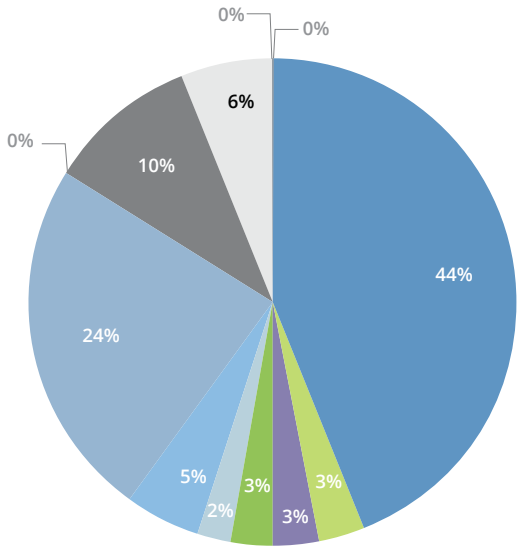
5-YEAR CONSOLIDATED REVENUES BY SOURCE

($ in thousands)	2025	2024	2023	2022	2021
Property value tax	$87,448	$81,899	$76,274	$72,159	$69,056
Other levies	6,252	5,621	4,188	4,002	3,814
Licences and permits	6,492	4,723	7,898	7,165	6,441
Fines and fees	6,847	6,110	6,854	6,236	4,678
Rent	3,607	3,584	3,873	3,689	3,368
Interest, dividends and penalties	9,641	14,427	15,156	8,075	5,589
Sale of services	47,085	41,785	36,819	33,908	29,672
Rebate and recoveries	149	116	203	165	185
Grants and other	20,802	17,682	28,099	13,199	12,729
Developer contributions and other transfers	11,660	4,608	5,948	40,907	8,200
Gain (Loss) on disposition of assets	(829)	1,231	746	(1,143)	(714)
Lonsdale Energy Corp. income	341	242	3	213	666
	$199,495	**$182,028**	**$186,061**	**$188,575**	**$143,684**

DID YOU KNOW?

Less than half of the City's revenues come from Property Value Taxes, with the majority coming from other sources such as user fees, rents and investment income.

2025 PERCENTAGE OF CONSOLIDATED REVENUES BY SOURCE



Property Value Tax	44%
Other Levies	3%
Licences & Permits	3%
Fines & Fees	3%
Rent	2%
Interest, Dividends & Penalties	5%
Sales of Services	24%
Rebates and Recoveries	0%
Grants & Other	10%
Developer Contributions & Other Transfers	6%
Loss on Dispositon of Assets	0%
Lonsdale Energy Income	0%

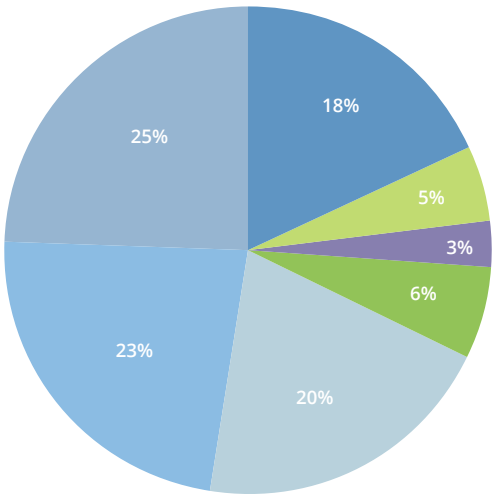
5-YEAR CONSOLIDATED EXPENSES BY FUNCTION

($ in thousands)	2025	2024	2023	2022	2021
General government	$33,564	$28,465	$28,197	$26,326	$23,211
Transportation and transit	10,118	13,414	10,749	10,771	8,866
Health, social services and housing	5,179	3,144	2,984	2,796	2,724
Development services	11,128	8,872	9,604	7,716	7,494
Protective services	36,848	35,880	32,844	28,248	28,139
Parks, recreation and culture	43,229	41,846	37,143	34,396	30,665
Water utilities	15,278	13,140	12,378	11,724	10,871
Sewer and drainage utilities	24,968	14,081	13,054	12,201	11,767
Solid waste	4,313	3,779	3,744	3,254	3,163
	$184,625	**$162,621**	**$150,697**	**$137,432**	**$126,900**

DID YOU KNOW?

Consolidated expenses have increased over the last five years as approved in CNV's Financial Plan. Overall, CNV generates revenues in excess of expenses in order to fund its capital spending, ensuring financial sustainability.

2025 PERCENTAGE OF CONSOLIDATED EXPENSES BY FUNCTION

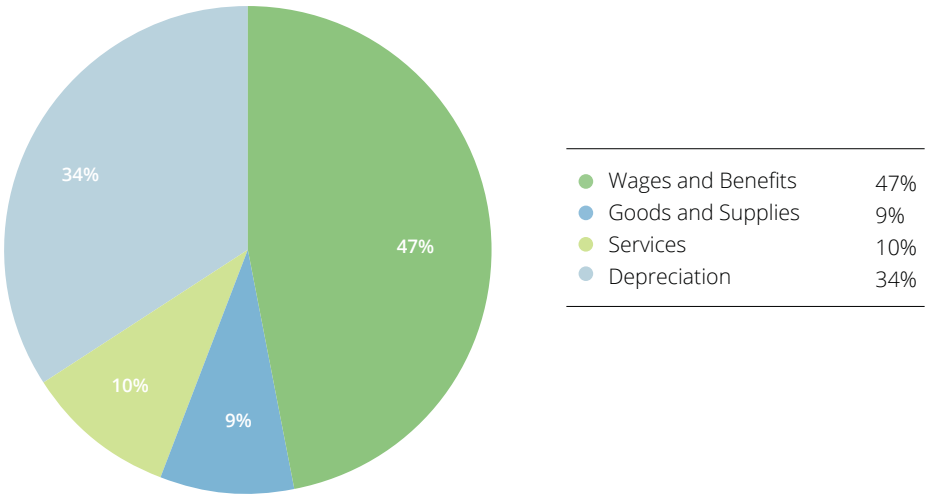


General Government	18%
Transportation & Transit	5%
Health, Social Services & Housing	3%
Development Services	6%
Protective Services	20%
Parks, Recreation & Culture	23%
Water, Sewer, Drainage, and Solid Waste Utilities	25%

5-YEAR CONSOLIDATED EXPENSES BY OBJECT

($ in thousands)	2025	2024	2023	2022	2021
Wages and benefits	$86,450	$78,167	$74,610	$66,046	$62,016
Goods and supplies	18,968	16,496	14,720	14,198	13,179
Services	62,737	50,283	44,407	39,126	34,606
Depreciation	16,470	17,675	16,960	18,062	17,099
	$184,625	**$162,621**	**$150,697**	**$137,432**	**$126,900**

2025 PERCENTAGE OF CONSOLIDATED EXPENSES BY OBJECT



DID YOU KNOW?

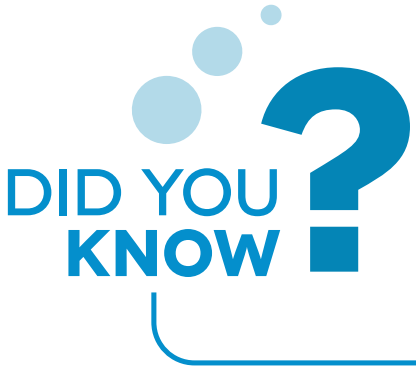
In 2025, the CNV managed to its lowest surplus in five years. This was enabled by the implementation of its new financial framework. The Community Charter does not permit CNV to plan budget deficits.

5-YEAR SURPLUS, ACCUMULATED SURPLUS & NET FINANCIAL ASSETS

($ in thousands)	2025	2024	2023	2022	2021
Surplus	$14,870	$19,407	$35,364	$51,143	$16,784
Accumulated Surplus	751,400	736,530	717,123	681,759	633,109
Net Financial Assets	69,588	133,669	184,808	198,927	169,732

5-YEAR ADDITIONS TO TANGIBLE CAPITAL ASSETS

($ in thousands)	2025	2024	2023	2022	2021
Land	$4,056	$0	$0	$1,320	$1,000
Land Improvements	-	-	12	50	11
Parks	-	-	5,387	3,160	149
Buildings	10,878	1,196	3,352	121	7,897
Machinery & Equipment	2,779	0	753	3,243	1,134
Vehicles	2,004	976	3,314	1,474	1,391
Infrastructure	5,722	15,853	5,726	27,773	7,990
Library Materials	266	246	233	218	236
Work in Progress	89,157	86,860	47,256	(145)	71,357
	114,862	**105,131**	**66,033**	**37,214**	**91,165**



Major capital projects completed over the past year include the new Mahon Park Childcare Centre and Fieldhouse, and the Innova Childcare Centre. Work in progress reflects CNV's overall capital program, including the new $230 million Harry Jerome Community Recreation Centre and Silver Harbour Seniors Activity Centre.

LONG TERM DEBT

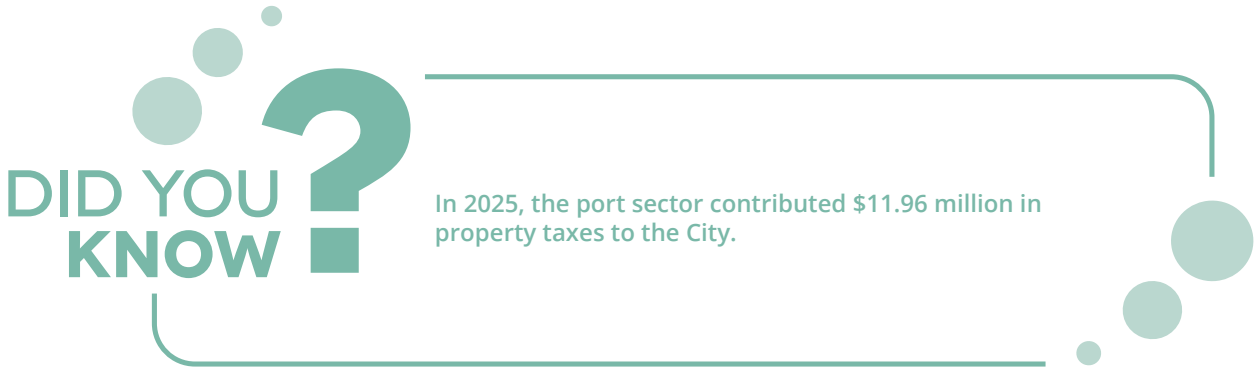
Year End ($)	2025	2024	2023	2022	2021
Long term debt (Supported by Property Tax)	0	0	0	0	0
Long term debt * (Supported by Lonsdale Energy)	0	0	0	0	237,098
Total long term debt	**0**	**0**	**0**	**0**	**237,098**
Short term debt **	49,895,000	873,000	0	0	0
Total Debt	**49,895,000**	**873,000**	**0**	**0**	**237,098**

*Refers to fixed-rate borrowing from the Municipal Finance Authority ** Refers to floating-daily rate borrowing from the Municipal Finance Authority,

5-YEAR ASSESSED GENERAL TAXABLE VALUES

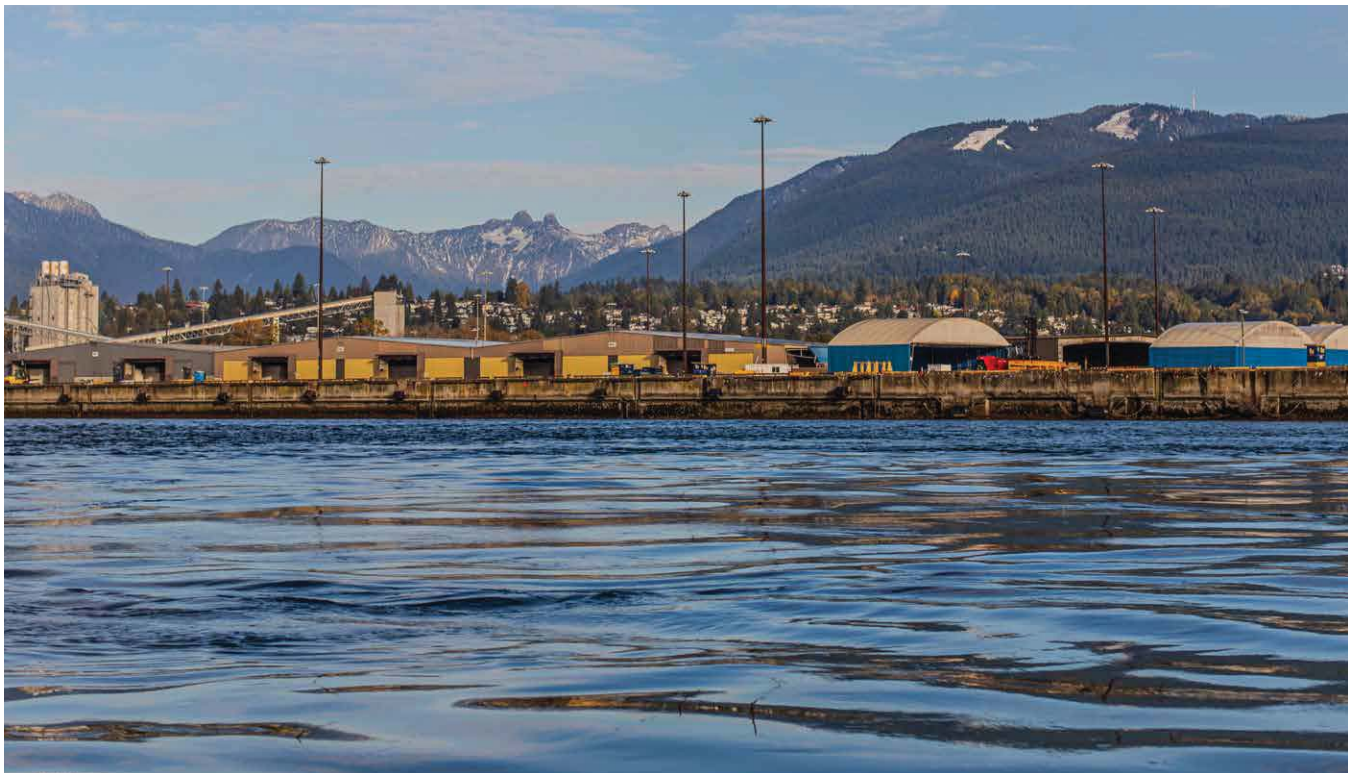
($ in thousands)	2025	2024	2023	2022	2021
Land	$26,449,605	$26,339,475	$26,571,549	$24,072,132	$20,761,274
Improvements	7,275,295	7,238,402	6,582,041	6,219,141	5,738,106
Total	**$33,724,900**	**$33,577,877**	**$33,153,590**	**$30,291,273**	**$26,499,380**

Source: BC Assessment Revised Roll



2025 PRINCIPAL CORPORATE TAXPAYERS

Owner	Property Class	2025 Gross Taxes
G3 Terminal Vancouver Ltd.	Major Industry and Business and Other	$ 4,574,514
Neptune Bulk Terminals Ltd.	Major Industry, Light Industry and Business and Other	3,266,272
James Richardson & Sons	Major Industry and Light Industry	1,926,029
Cargill Ltd.	Major Industry	1,263,315
BCIMC Realty Corporation	Business and Other	1,025,834
North Shore Studios Management	Light Industry and Business and Other	991,083
P & T Shopping Centre Holdings	Business and Other	889,314
Onni 1308 Lonsdale Ave Holdings	Business and Other	829,969
KKBL No. 419 Ventures Ltd	Business and Other	681,133
221 West Esplanade Co. Ltd	Residential and Business and Other	669,916
	Total	**$ 16,117,379**



5-YEAR TAXES, MAJOR LEVIES AND OTHER GOVERNMENT COLLECTIONS

($ in thousands)	2025	2024	2023	2022	2021
Property Tax	$87,448	$81,899	$76,274	$72,159	$69,056
Water Utility Fees	18,618	17,327	15,461	14,693	12,804
Sewer Utility Fees	19,424	15,906	13,583	12,122	10,790
Solid Waste Utility Fees	2,318	2,227	2,158	2,004	1,787
Collections for Others	65,033	61,109	57,302	55,106	55,968
Total	**$192,841**	**$178,469**	**$164,778**	**$156,084**	**$150,405**

DID YOU KNOW?

Over the past 5 years, 36% of taxes collected by CNV were on behalf of other agencies to fund provincial and regional services, such as schools and transit.

2025 PERMISSIVE TAX EXEMPTIONS

Every year, CNV receives applications from non-profit organizations that own land and qualify for tax exemption under the requirements of provincial legislation. In 2025, the following non-profit organizations qualified:

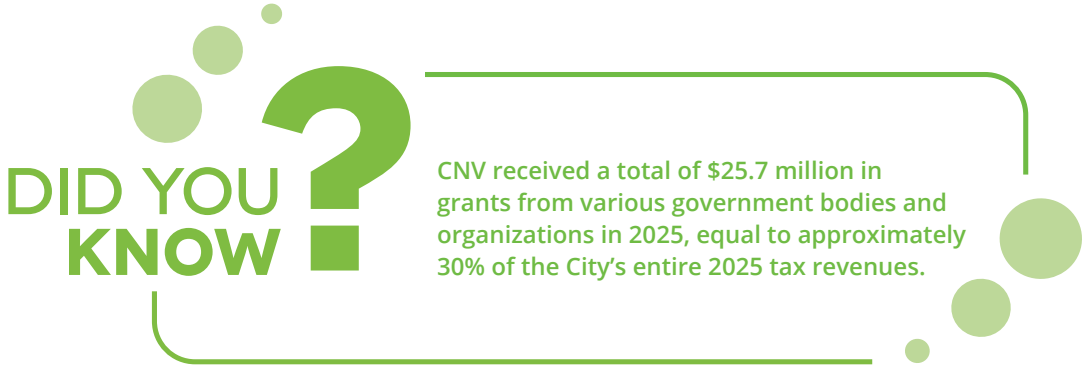
ORGANIZATION	TAXES EXEMPT
Anavets Senior Citizens' Housing	$ 14,577
Army, Navy, Air Force Veterans in Canada	25,204
Auxiliary to the Lions Gate Hospital - Thrift Shop	11,756
BC Photography and Media Arts Society	92,585
Catalyst Community Developments Society	56,290
Chesterfield House Society	3,781
City of North Vancouver - The Pipe Shop	49,011
City of North Vancouver - The Shipyards	62,151
Community Living Society	7,105
Family Services North Shore	20,713
Fraternal Order of Eagles, North-West Aerie 2638	37,249
Girl Guides of Canada	93,478
Hollyburn Community Services Society	13,510
Holy Trinity Catholic Church	5,224
HYAD Housing for Young Adults with Disabilities	2,972
Intellectual Disabilities (North & West Vancouver) Society	3,438
King's Temple Missionary Society - North Shore Christian Centre	2,839
Kiwanis North Shore Housing Society	62,261
Lighthouse Harbour Ministries	8,164
Lonsdale Creek Day Care Society	18,354
Lookout Housing and Health Society	21,504
Marineview Housing Society	9,145
Navy League of Canada	24,436
North Shore Alliance Church	27,543
North Shore Bethel Christian Mennonite Brethren Church	2,932
North Shore Disability Resource Centre Association	4,079
North Shore Multicultural Society	56,893
North Shore Neighbourhood House	51,614
North Shore Neighbourhood House - Centre View Child Care	3,347
North Shore Neighbourhood House - Programming Space	604
North Vancouver Chamber of Commerce	9,499
North Vancouver Community Arts Council	20,532
North Vancouver Lawn Bowling Club	20,784
North Vancouver Museum and Archives Commission	119,550
North Vancouver Royal Canadian Legion	27,233
Parish of St. Agnes Anglican Church	1,073
Parish of St. John, The Evangelist Anglican Church	19,749
Presentation House Cultural Society	52,512
Salvation Army North Vancouver Community Church	12,263
Silver Harbour Seniors' Activity Centre Society	201,794
St. Andrew's & St. Stephen's Presbyterian Church	6,905
St. Andrew's United Church	4,339
St. Leonard's Society of North Vancouver	3,497
The Cascadia Society for Social Working	14,905
The Way Church	6,256
Vancouver Coastal Health Authority - Magnolia House	4,096
Vancouver Coastal Health Authority - Margaret Fulton Centre	1,208
Young Women's Christian Association	2,564
Grand Total	**$ 1,351,518**

2025 GRANTS

CNV applies for grants to support a variety of programs and services that benefit the community and take the financial burden off of local taxpayers. In 2025, excluding major agencies, CNV received the following grant payments:

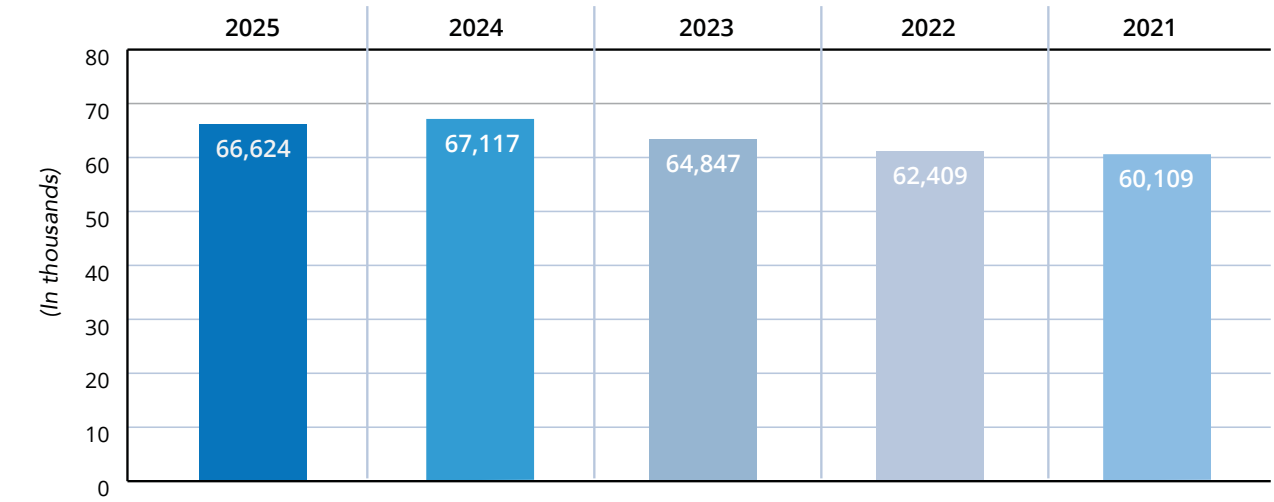
SOURCE	DESCRIPTION	GRANT AMOUNT
Federal Government of Canada		
Canada Mortgage and Housing Corporation	Housing Accelerator Fund	$4,649,775
Infrastructure Canada	Flicka Gymnastics - Mickey McDougall Retrofit	1,521,974
Total of Federal Government of Canada		**$6,171,749**

Provincial Government of BC		
Ministry of Education and Child Care	Mahon Park Childcare Project	$1,345,763
Province of BC	Indigenous Engagement Requirements under the Emergency and Disaster Management Act	42,000
Total of Provincial Government of Canada		**$1,387,763**



Other		
BC Hydro	Jump on a New Heat Pump Phase 3	29,000
BC Hydro	Community ReGreening	8,000
ICBC	New Multi-use path and street lighting on East 19th Street, new sidewalk on Sutherland Avenue, and corner bulges to enhance school safety in the vicinity of Sutherland Secondary School	$ 36,000
ICBC	New sidewalk and street lighting on the south side of East 15th Street to enhance pedestrian safety in the community	14,000
ICBC	Pedestrian crosswalk on the east leg, tertiary signal head for the westbound traffic and a sign for the eastbound right-turn to yield to cyclists to enhance overall user safety at the intersection of West 3rd Street and Mission Road	4,000
Swim Drink Fish Canada	Contribution to the Harbour Swimming Deck Project	16,000,000
Translink	Maintenance and Rehabilitation of Major Road Structure	1,131,500
Translink	St. Georges Ave Pedestrian Crossing Safety Improvements	400,000
Translink	Marine Drive TSP Design and Construction	81,809
UBCM	Community Works Fund	251,335
UBCM	Next Gen 911 Grant	60,912
UBCM	Community Needs Assessment	47,637
UBCM	Indigenous Cultural Safety	26,363
Total of Other		**$18,090,555**
Grand Total		**$25,650,066**

5-YEAR COMPARISON OF POPULATION ESTIMATES



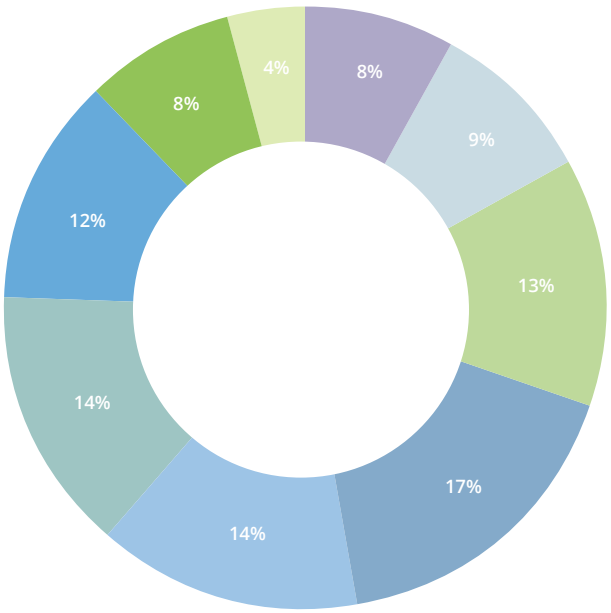
% CHANGE FROM PREVIOUS YEAR	-0.4%	3.5%	3.9%	3.9%	2.0%

Source: BC Ministry of Citizens' Services, Provincial estimates are higher than Statistics Canada census data.

DID YOU KNOW?

Did You Know: Population in the city decreased for the first time in 5 years in 2025, impacted by the Canada's changing immigration policies.

CITY POPULATION BY AGE GROUP



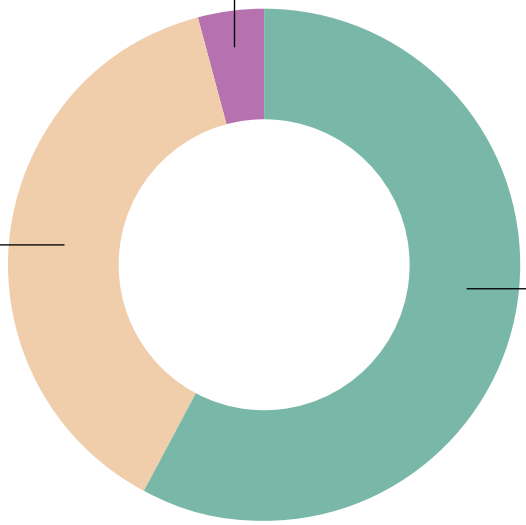
0-9 yrs:	8%
10-19 yrs:	9%
20-29 yrs:	13%
30-39 yrs:	17%
40-49 yrs:	14%
50-59 yrs:	14%
60-69 yrs:	12%
70-79 yrs:	8%
80+ yrs:	4%

Source: Statistics Canada, 2021 Census

IMMIGRATION IN THE CITY

• 85% of City Residents are Canadian Citizens

• 4% Non-permanent Residents
(includes anyone from another country with a usual place of residence in Canada, and who has a work or study permit or who has claimed refugee status)



• 38% Immigrants
(includes anyone who is or who has ever been a landed immigrant or a permanent resident)

• 58% Non-immigrants
(includes anyone who is a Canadian citizen by birth)

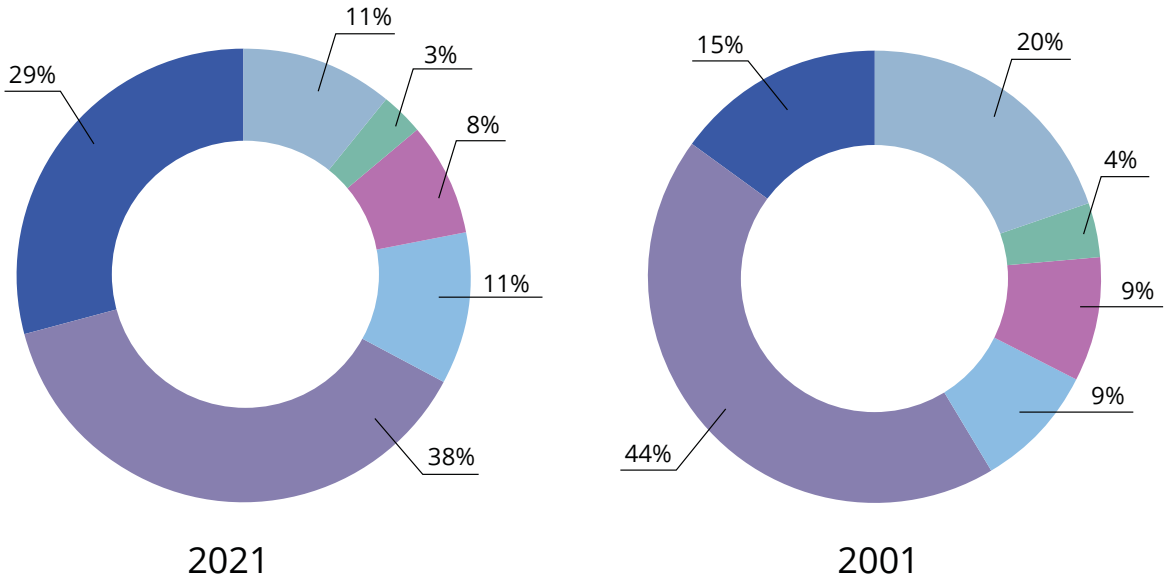
DID YOU KNOW?

There continues to be demand for new permits, even in a challenging development environment. Over the past five years, CNV has added over 3,000 net new housing units to the community and continues to see new units delivered in 2025.

5-YEAR NEW CONSTRUCTION

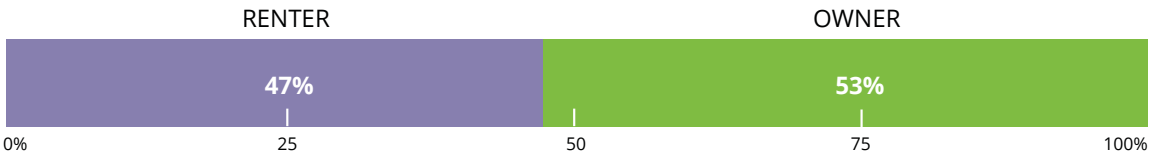
(Construction Value $ in thousands)	2025	2024	2023	2022	2021
# of Permits	349	287	276	378	394
# of Units	381	568	1,186	461	435
Construction Value	$180,851	$382,648	$679,818	$329,137	$207,604

DWELLING TYPES 2001–2021



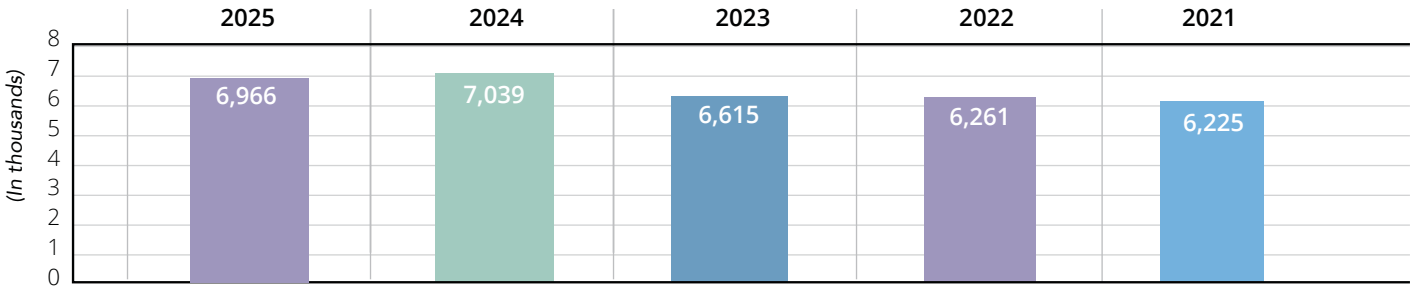
Source: Statistics Canada, 2021 and 2001 Census

HOUSING TENURE



Source: Statitstics Canada, 2021 Census

TOTAL NUMBER OF BUSINESSES



** A new method of tabulating business licenses updated previously reported figures.*

Disqualifications

No Councillors were disqualified from holding office in 2025 under the provisions set out in the Community Charter.

Amelia Cifarelli
Corporate Officer

SEASIDE
THE SHIPYARDS

OUR VISION: THE HEALTHIEST SMALL CITY IN THE WORLD

city of north vancouver

141 W 14th Street
North Vancouver, BCV7M 1H9
T 604.985.7761
cnv.org | info@cnv.org

PUBLIC MEETING

Monday, June 22, 2026
6:00pm

2025 Annual Municipal Report

THE ANNUAL MUNICIPAL REPORT provides the community with an opportunity to learn about the City and its performance. The report states the City's goals for 2026 and demonstrates progress made toward the previous year's initiatives.

PURSUANT *to Sections 98 and 99 of the Community Charter*, the City of North Vancouver's 2025 Annual Municipal Report will be presented for consideration at the above noted meeting.

PROVIDE WRITTEN INPUT: By email (finance@cnv.org), mail, or deliver in-person to City Hall - Attention: Chief Financial Officer. All submissions must include your name and address and be received at City Hall no later than noon on **Friday, June 19, 2026.**

SPEAK AT THE HYBRID MEETING: **In person at City Hall:** On the day of the Public Meeting, a sign-up sheet will be available in the lobby, outside the Council Chamber, between 5:30-5:50pm. Enter City Hall from 13th Street after 5:30pm.

By Webex or phone: Pre-register online at **cnv.org/PublicMeetings**, or by phoning **604.990.4234** to provide contact details. Login instructions will be forwarded to you. *All Webex/phone pre-registration must be submitted no later than noon on Monday, June 22, 2026.*

VIEW THE REPORT online at **cnv.org/AnnualReport** anytime from June 5 to June 22, 2026.

QUESTIONS? Contact the Finance Department at **finance@cnv.org.**

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

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

city of north vancouver

THIS PAGE INTENTIONALLY LEFT BLANK

A/Director	General Manager	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Franki McAdam, Planner 2

Subject: ZONING BYLAW AMENDMENT – 154 EAST 17th STREET

Date: June 3, 2026 File No: 08-3400-20-0156/1

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

RECOMMENDATION

PURSUANT to the report of the Planner 2, dated June 3, 2026, entitled "Zoning Bylaw Amendment – 154 East 17th Street":

THAT the application submitted by 583230 B.C. Ltd., to rezone the property located at 154 East 17th Street from a Medium Density Apartment Residential 1 (RM-1) Zone to a Comprehensive Development 769 (CD-769) Zone, be considered;

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134" (154 East 17th Street, CD-769) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, section 464(3) [public hearing prohibited]*;

THAT "Housing Agreement Bylaw, 2026, No. 9135" (154 East 17th Street, CD-769, Rental Housing Commitments) be considered for readings;

AND THAT the benefits listed in the section "Community Benefits" and the off-site works and infrastructure improvements listed in the section "Off-Site Works and Infrastructure Upgrades" be delivered or secured, through agreements, including those listed in the section "Legal Agreements", prior to or concurrently with final adoption.

ATTACHMENTS

1. Context Map (CityDocs 2742832)
2. Architectural Plans, dated April 28, 2026 (CityDocs 2803810)
3. Landscape Plans, dated March 20, 2026 (CityDocs 2792930)
4. Overview of Proposed Zoning Variances (CityDocs 2698184)
5. Tenant Relocation Plan, dated April 20, 2026 (CityDocs 2801236)
6. Advisory Design Panel Resolution, dated November 29, 2024 (CityDocs 2757873)
7. Public Consultation Summary (CityDocs 2652067)
8. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134" (CityDocs 2699801)
9. "Housing Agreement Bylaw, 2026, No. 9135" (CityDocs Pt. 1 2701055; Pt. 2 2804475)

SUMMARY

This report presents, for Council's consideration, a rezoning application for the property at 154 East 17th Street to permit a 6-storey, residential building consisting of 57 rental apartment units, six of which would be mid-market rental units, secured in perpetuity.

BACKGROUND

Applicant:	583230 B.C. Ltd.
Architect:	Siegrist Architecture
Official Community Plan Designation:	Residential Level 5 (R5)
Existing Zoning:	Medium Density Apartment Residential 1 (RM-1)
Applicable Guidelines:	N/A

PROJECT DESCRIPTION

The application proposes a 6-storey rental building with two levels of underground parking accessed via the lane and a total density of 2.6 FSR. An overview of the proposed development is in Table 1.

Table 1. *Development Proposal Overview*

Element	Proposal
Unit Mix	57 residential rental units, including: • 28 studio units; • 17 one-bed units; • Six two-bed units; and • Six three-bed units (10.5%)
Mid Market Rental	Six (6) units (10.5%), including: • Three studio units; • Two one-bed units; and • One three-bed unit.
Adaptable Units	18 Level 2 adaptable units (31.5%), including: • Twelve studio units; and • Six two-bed units.
Residential Amenity	Indoor – 74.6 square metres (803 square feet) Outdoor – approx. 70.5 square metres (759 square feet)

Site Context and Surrounding Use

The site is located mid-block along East 17th Street, between Lonsdale Avenue and St. Georges Avenue, close to a full range of services, public transit facilities and recreation opportunities within the Lonsdale Regional City Centre. The site is located adjacent to the future 'on-street bike route' planned for the complete length of 17th Street as prescribed in the City's 'Bicycle Master Plan Network' (2016).

The proposal would replace the existing four-storey residential building. The neighbouring buildings consist of a mixture of residential and mixed-use buildings with heights ranging from four storeys to 12 storeys. The subject property is currently zoned Medium Density Apartment Residential 1 (RM-1) Zone that permits residential uses. The site is located at the periphery of three other land use designations that provide for commercial and residential uses and greater density and height.

The buildings and uses immediately surrounding the site are described in Table 2.

Table 2. *Surrounding Uses*

Direction	Address	Zoning	Description	OCP
North (across lane)	155 E 18th St.	RM-1	3 storey residential	R5 (max 2.6 FSR & 6 storeys)
Southeast (across E. 17th)	161 E 17th St.	RM-1	3 storey residential	R5 (max 2.6 FSR & 6 storeys)
Southwest (across E. 17th)	143 E 17th St.	CD-403	13 storey purpose built rental building	R6 (max 3.3 FSR & 13 storeys)
East	1721 St. Georges Ave	RM-1	3 storey residential	R5 (max 2.6 FSR & 6 storeys)
West	140 E 17th St	RM-1	4 storey residential	R5 (max 2.6 FSR & 6 storeys)

POLICY FRAMEWORK

The proposed development is aligned with the objectives and goals of relevant, Council adopted policy, as shown in Table 3.

Table 3. *Policy Alignment*

Official Community Plan	
Objective 1.3.1 Ensure that new development is compatible with the established urban form of the City, reflecting the primacy of the Lonsdale Regional City Centre and the transition through mid- and low-rise buildings to lower-density residential neighbourhoods.	As a mid-rise development, the proposal offers a transition between the lower density developments to the east and the higher density developments centred around Lonsdale Avenue.
Objective 1.3.6 Encourage architecture that responds to the unique context of the City in a sensitive, sustainable, and aesthetically compatible manner.	The building has been designed with articulation to break up the form of the building and reduce the perceived bulk and dominance. The site planning responds to two large existing street trees, which will be retained.

Objective 1.3.9 Explore ways to activate laneways in the City including opportunities for varied uses, pedestrian and cycling activity as well as stormwater management and urban agriculture.	The building engages the adjacent laneway through ground-level communal amenities and direct pedestrian access, supported by landscaping and lighting design that establishes the lane as an integral part of the site's circulation network and contributes to an actively engaged laneway.
Objective 1.4.1 Consider the needs of households with children in the design of multi-family developments.	A children's play area is programmed into the outdoor amenity space for the use of the residents only.
Objective 1.5.6 Ensure a sufficient number of new apartment building provide accessible units and that these accessible units are represented across various unit sizes.	The proposal exceeds the Zoning Bylaw minimum requirement for 25% of units, by providing 31.5% units as Adaptable Level 2 Design.
North Vancouver Bicycle Master Plan	
Goal #2 Promote cycling as a key part of a sustainable Transportation system by encouraging and supporting regular use of cycling as a means of travel.	The site is designed to consider the future, adjacent 'on-street bike route' planned for the entire length of 17th Street by providing direct and clear access from secure bicycle storage facilities to the proposed bike route.
Housing Action Plan	
'Big Move' Strategy #4: To increase the number of three or more-bedroom units appropriate for larger and/or extended families within new multi-unit residential developments.	The proposal meets this strategy by providing six three-bed units, which meets the recommended 10% minimum, to be secured through the Housing Agreement.
CNV Community Wellbeing Strategy	
Direction #2 Expand the supply and improve the quality, diversity, and affordability of housing in the City.	The proposed development is for a purpose built rental, residential building that adds 57 units to the market. The proposed development also provides a good variety of unit types.
Tactic 2.21 Support renters through the use of the City's Tenant Displacement Policy and other regulatory tools.	The existing rental building is occupied, and tenants will be receiving relocation assistance and compensation as per the City's *Residential Tenant Displacement Policy.* The applicant's Tenant Relocation Plan has been reviewed by staff and meets the requirements.

PLANNING ANALYSIS

Proposed Zoning Variances

The proposed built form is consistent with the character of the neighbourhood. To allow for the construction of the building, several variances from the existing zoning are required, including an increase of the height and density to match the OCP designation. A new Comprehensive Development Zone has been prepared for the property (Attachment #8).

The proposed variances are necessary to construct the new building, and are supported by staff to achieve the intended form of development in the Residential Level 5 area. An overview of the proposed variances can be found in Attachment #4.

Landscape and Tree Retention

The City's Tree Bylaw, 2022, No. 8888, will apply to the property and its new zoning. There is currently one tree on site, which is proposed to be removed. In addition, six trees on neighbouring, private properties, with confirmed marginal retention capacity, are proposed to be removed to facilitate the development. All trees being removed will require a Tree Removal Permit.

The building has been designed to accommodate the retention of two large, City street trees on the East 17th Street frontage. The front entry and ground-level patios have been designed to allow for a large tree-protection zone. A total of 10 new trees will be planted on the site. Additional street trees will be planted along East 17th Street.

Additionally, the Tree Bylaw will require an estimated cash contribution of $20,500 (based on 2026 rates) to cover the relevant Ecological Compensation Fee and Tree Replacement Cash-in-lieu to compensate the City for the removal of the trees. This money will be used by the Parks Department to increase the tree canopy throughout the City's public realm and park networks. The final amount will be determined through assessment of a Tree Removal Permit, subsequent to the rezoning phase.

Staff support the removal of the trees, having considered the tree replacement plan as appropriate, especially given the constrained site conditions. The cash contribution will assist with enabling tree replacement elsewhere in the City, and therefore ensure compliance with the Tree Bylaw.

Transportation and Parking

The site is close to bus stops along Lonsdale Avenue and East 15th Street, both of which are along TransLink's Frequent Transit Network. The proposed development will have 36 vehicle parking stalls, slightly more than the 34 minimum required. Table 4 provides a summary and overview of the proposed parking.

Table 4. *Proposed Vehicle and Bicycle Parking*

Car Parking	**Provided** Total of 36 stalls, comprised of: • 30 Resident parking stalls • 6 Visitor parking stalls Disability Parking: (already included in totals above) • 1 Visitor stall • 1 Resident stall	**Required** Total of 34 spaces, comprised of: • 28 Resident parking stalls • 6 Visitor parking stalls Disability Parking: (already included in totals above) • 1 Visitor stall • 1 Resident stall

Bicycle Parking	**Provided** Residential: • Secure – 86 spaces; • Short Term – 6 spaces. *Note: 10 of the secure spaces are sized for larger cargo bikes.*	**Required** Residential: • Secure – 86 spaces; • Short Term – 6 spaces.

Off-Site Works and Infrastructure Upgrades

The proposed development will provide off-site public realm upgrades, consistent with the City's Subdivision and Development Control Bylaw. This includes the reconstruction of the frontage upgrades on East 17th Street with new sidewalk, street lighting, and street furnishings, as required. Existing street trees will be retained and additional street trees and boulevard landscaping will be provided. The development will also repave East 17th Street and the lane adjacent to the proposed development site to the City's standards. The proposed development will meet the City's stormwater management requirements and all applicable third-party utility works will be undergrounded per the Bylaw, and third-party service vaults and kiosks will be installed underground and on private property at the back of the lane, with landscape screening.

In addition to the standard bylaw required infrastructure upgrades, the development will secure a contribution of $75,000 for a future traffic signal at the intersection of St. Georges Avenue and East 17th Street. A $60,000 contribution for a bi-directional separated off-street bicycle lane on 17th Street will also be made.

The offsite works and infrastructure upgrade requirements will be secured through a Servicing Agreement with the City before the final adoption of the bylaws.

Staff will continue to work with the applicant to finalize offsite works and detailed design to meet City requirements. Should Council wish to proceed with the proposed project, provision of building grades (final elevation of the site at the property line) to the satisfaction of the City is required prior to Building Permit issuance. This is to ensure that the building and site design will align with the public realm.

Residential Tenant Displacement Policy

In 2021, Council amended the *Residential Tenant Displacement Policy* to enhance protection and compensation to long-term residential tenants.

The existing building contains 22 units, and at the time of application submission all the units were occupied. None of the existing tenants have been relocated at the date of this report being written.

The applicant has prepared a Tenant Relocation Plan (Attachment #5) that meets the requirements of the *2021 Residential Tenant Displacement Policy*, including compensation and relocation assistance. Tenants have been informed about the redevelopment plans through letters and tenant meetings. The Tenant Relocation Plan will be secured as part of the Housing Agreement.

A Tenant Relocation Coordinator has been communicating with tenants and providing information on available units in the general rental market, as well as resources for government housing programs.

Under the provincial *Residential Tenancy Act*, final eviction notices cannot be delivered to tenants until a demolition permit has been issued. The notice must provide a minimum of four months prior to the eviction date. Before issuance of the demolition permit, staff will request an update from the Tenant Relocation Coordinator regarding the process of relocating tenants and compensation as outlined in the Tenant Relocation Plan (Attachment #5).

Community Benefits

The City's OCP allows for density beyond the base 1.6 FSR in the Residential Level 5 designation, up to a maximum of 2.6 FSR, at Council's discretion as an incentive to achieve additional public benefits or amenities. The OCP identifies the provision of rental housing – both market and non-market – as one pathway to achieving the additional density.

As part of the proposed development, the applicant will be providing 51 secured, market rental housing units, and six mid-market rental (MMR) units (i.e. 10% of the market rental housing units). The market and mid-market units will be provided largely in accordance with the Inclusionary Zoning provisions in the City's Zoning Bylaw, the Inclusionary Housing Policy, and secured in perpetuity through a Housing Agreement. This securing of 10% of units to be rented at MMR rates achieves outcomes that are consistent with the City's previous practice, as well as the City's Inclusionary Zoning provisions and policy.

As this application was instream at time of Council endorsement of the City's Inclusionary Housing Policy, the proposed development will not need to adhere to two new Inclusionary Housing Policy requirements: minimum unit sizes for the MMR units; and a deeper below average rent (30%) for three-bedroom units. Regarding unit sizes, staff have reviewed the proposed building plans, and all MMR units are comparable to market units in terms of size, layout and location within a building floorplate. The one proposed three-bedroom MMR unit will be rented at 10% below average market rents, as required by the policy in place at the time of application.

In addition to secured market and mid-market rental units, staff are seeking Council direction to secure the following items as conditions of this rezoning:

- Public Art to a value of $68,750.

Legal Agreements

Should Council support this rezoning, the following legal agreements will be prepared and signed by the applicant prior to final adoption:

- Development Covenant;
- Housing Agreement;

- Servicing Agreement;
- Community Good Neighbour Agreement;
- Crane Swing and Shoring Agreement;
- Flooding Covenant; and
- Community Energy Agreement.
- Public Art Agreement

ADVISORY BODY INPUT

Advisory Design Panel

The application was originally reviewed by the Advisory Design Panel (ADP) on November 19, 2024 (see Attachment #6). The Panel recommended approval of the project, subject to addressing the following issues to the satisfaction of staff:

- Incorporate permanent architectural features for visual interest if vines on parking trellis or the off-site trees are removed.
- Remove vines from trellis above parkade entrance and redesign landscaping.
- Revisit the lighting design at the entrance so facial recognition can occur.
- Program the indoor amenity area for multifunction purposes and integrate with the outdoor amenity area.
- Consider the entrance's accessibility for all users.
- Consider the lane as an opportunity for public art.
- Ensure the street address and entrance is visible to users and first responders at all times and in all weather conditions.
- Lighting systems must provide clear lines of sight.
- Explore opportunities to incorporate real wood, even in soffits or covered areas.
- Apply suggested CPTED principles around bicycle parking and storage.

The applicant responded directly to each of these issues, to the satisfaction of staff.

Given there were no substantive changes to the design elements of the previous and current development proposals, further referral to the Advisory Design Panel was not warranted.

COMMUNITY CONSULTATION

The applicant was required to follow the City's procedures for community consultation, which includes neighbourhood notification including site sign, and mailed notification to nearby properties.

A Virtual Developer Information Session (VDIS) was hosted by the applicant on December 10th, 2024 to present the proposal, and was attended by six participants. Several comments and questions were recorded, with the main themes being:

- Concern about parking; and
- Concern about residential tenant displacement.

A summary of all public engagement, prepared by the applicant, is available in Attachment #7.

Staff Response

The proposed development will provide vehicle and bicycle parking that meets requirements in the Zoning Bylaw. Regarding residential tenant displacement, the applicant has prepared a Tenant Relocation Plan (Attachment #5) in accordance with the requirements in the 2021 *Residential Tenant Displacement Policy*, including compensation and relocation assistance. The Tenant Relocation Plan will be secured as part of the Housing Agreement.

NO PUBLIC HEARING FOR OCP COMPLIANT RESIDENTIAL DEVELOPMENT

Pursuant to recent Provincial amendments to Section 464 of the *Local Government Act,* which came into force on November 30, 2023, the City must not hold a public hearing on a proposed rezoning bylaw if: an OCP is in place for the subject site; the bylaw is consistent with the OCP; the development is residential; and that residential component is at least half of the gross floor area for the development. Since all of these factors apply to this development, no public hearing will be held and notice will be published with reference to the date of First Reading of the Bylaw, as set out in the *Local Government Act*.

RELATION TO HOUSING TARGETS

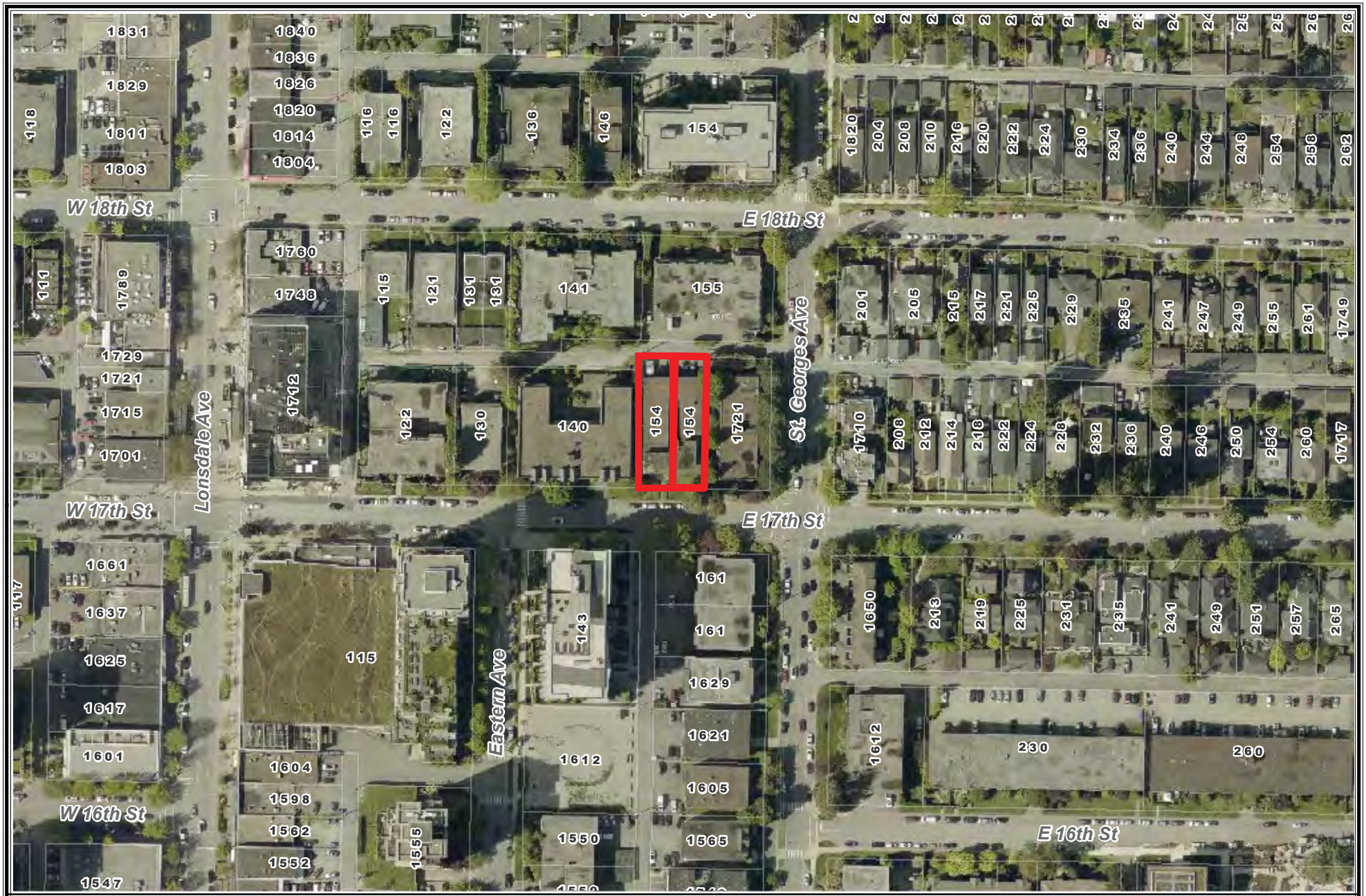
In June 2024, the Province issued a Housing Target Order (HTO) to the City of North Vancouver, mandating the completion of 3,320 net new housing units commencing July 1, 2024 and ending June 30, 2029. This application proposes the creation of 57 units and the demolition of 22 units. Once completed, it would contribute 35 net new units toward meeting the City's Provincial housing targets.

CONCLUSION

This proposal illustrates good planning and is in alignment with goals and objectives of the Official Community Plan to intensify residential development within the Lonsdale Regional City Centre, and to increase rental and mid-market units in the city. Staff are supportive of the proposal and recommend the amendment to the Zoning Bylaw be approved.

RESPECTFULLY SUBMITTED:

Franki McAdam
Planner 2



city of north vancouver

Context Map: 154 East 17th Street

Architectural Drawing Index

A-0.000 Cover

A-0.101	Project Information
A-0.102	Data
A-0.201	Perspective Render - Entry
A-0.310	Context - Site Location
A-0.320	Context - Aerial Perspective
A-0.330	Context - Street View Photos
A-0.340	Context - Street View Photos

A-1.000 Site

A-1.100	Survey
A-1.200	Site Plan
A-1.300	Landscape Plan
A-1.400	SW&R Plan

A-2.000 Plans

A-2.010	Level P2 Parking Plan
A-2.020	Level P1 Parking Plan
A-2.101	Level 1 Floor Plan
A-2.102	Level 2 Floor Plan
A-2.103	Level 3 Floor Plan
A-2.104	Level 4 Floor Plan
A-2.105	Level 5 Floor Plan
A-2.106	Level 6 Floor Plan

A-3.000 Enlarged Plans

A-3.101	Unit Plans
A-3.102	Unit Plans

A-4.000 Elevations

A-4.010	South Elevation
A-4.020	North Elevation
A-4.030	East Elevation
A-4.040	West Elevation
A-4.050	Material Board

A-5.000 Sections

A-5.101	Building Section - North-South 01
A-5.102	Building Section - North-South 02
A-5.103	Building Section - North-South 03
A-5.104	Building Section - North-South 04
A-5.105	Building Section - East-West

A-8.000 Supplemental

A-8.210	Level 1 FSR Overlays
A-8.220	Level 2 FSR Overlays
A-8.230	Level 3 FSR Overlays
A-8.240	Level 4 FSR Overlays
A-8.250	Level 5 FSR Overlays
A-8.260	Level 6 FSR Overlays
A-8.310	Shadow Study - March 21st - June 21st
A-8.320	Shadow Study - September 21st - December 21st

Architectural Drawing Issues

2024-08-16	Issue 01- DP Application
2024-11-06	Issue 02 - ADP
2024-11-12	Issue 03 - ADP R1
2025-08-01	Issue 04 - DP Resubmission
2025-10-31	Issue 05 - DP Resubmission
2026-01-09	Issue 06 - DP Resubmission
2026-02-25	Issue 07 - DP Resubmission
2026-03-19	Issue 08 - DP Resubmission
2026-04-28	Issue 09 - DP Resubmission

Architectural Project Information

Permit Numbers:
To be confirmed

Project Description:
6 Storey, Residential Woodframe Rental Apartment Building

Civic Address:
154 17th East, North Vancouver, BC

Legal Description:
LOTS 3 & 4; BOTH OF LOT C; BLOCK 5 OF BLOCK 18; DISTRICT LOT 549, GROUP 1, NWD, PLAN 6468

PID:
010-899-618 (LOT 3)
010-899-634 (LOT 4)

OCP:
Existing Zoning: RM-1
Proposed Zoning: CD

Note: Drawings only to scale when printed on 24x36 sheets

SIEGRIST ARCHITECTURE

E17th Rentals

REGISTERED ARCHITECT DUANE SIEGRIST BRITISH COLUMBIA
APR.28.2026

Project Information
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-0.101

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

1. SITE AREA

1.1 Total Lot Area

	Lot 3	6,599.00 SF	613.06 m²
	Lot 4	7,391.00 SF	686.64 m²
Total Gross Lot Area*	Total Lot Area	**13,990.00** SF	**1,299.70 m²**

*TBC Confirmed by Survey BY BENNETT LAND SURVEYING LTD ON JULY 26-2022

Zoning: CD-1 based on RM-1

2. FLOOR SPACE RATIO (FSR)

2.1 Maximum FSR***

Maximum Floor Area	**2.60**	**36,374.00 SF**	**3,379.23 m²**

2.2 Proposed FSR***

Proposed Floor Area	2.60	**36,437.79 SF**	**3,385.2 m²**
Proposed Zoning	CD		

3. GROSS FLOOR AREA (GFA)

Unit Types	Unit Areas: Exclusion Area SF	Exclusion Area m²	Unit Areas SF	Unit Areas m²	Total Unit Area after exclusion area is subtracted SF	m²	Number of Units / Floor: Level 1 Floor Plan	Level 2 Floor Plan	Level 3 Floor Plan	Level 4 Floor Plan	Level 5 Floor Plan	Level 6 Floor Plan	Total Units	Total Unit Area after Exclusions SF	m²	% of Units
Unit A1-A	**0.00**	**0.00**	**417.20**	38.76	**417.20**	38.76	1	1	1	1	1	1	**6**	**2,503.20**	232.55	**11%**
Studio + 1 Bath							417.20	417.20	417.20	417.20	417.20	417.20				
Unit A2-A	**20.02**	**1.86**	**476.40**	44.28	**456.38**	42.40	1	1	1	1	1	1	**6**	**2,738.28**	254.39	**11%**
Studio + 1 Bath							456.38	456.38	456.38	456.38	456.38	456.38				
Unit A2-B	**20.02**	**1.86**	**475.10**	44.14	**455.08**	42.28	1	1	1	1	1	1	**6**	**2,730.48**	253.67	**11%**
Studio + 1 Bath							455.08	455.08	455.08	455.08	455.08	455.08				
Unit A3-A	**0.00**	**0.00**	**408.12**	37.92	**408.12**	37.92	0	1	1	1	1	1	**5**	**2,040.60**	189.58	**9%**
Studio + 1 Bath							0.00	408.12	408.12	408.12	408.12	408.12				
Unit A3-B	**0.00**	**0.00**	**406.86**	37.80	**406.86**	37.80	0	1	1	1	1	1	**5**	**2,034.30**	188.99	**9%**
Studio + 1 Bath							0.00	406.86	406.86	406.86	406.86	406.86				
Unit B1-A	**0.00**	**0.00**	**471.43**	43.80	**471.43**	43.80	0	2	2	2	2	2	**10**	**4,714.30**	437.97	**18%**
1 Bed + 1 Bath							0.00	942.86	942.86	942.86	942.86	942.86				
Unit B1-B	**0.00**	**0.00**	**471.43**	43.80	**471.43**	43.80	1	0	0	0	0	0	**1**	**471.43**	43.80	**2%**
1 Bed + 1 Bath							471.43	0.00	0.00	0.00	0.00	0.00				
Unit B1-C	**0.00**	**0.00**	**466.15**	43.31	**466.15**	43.31	0	1	1	1	1	1	**5**	**2,330.75**	216.53	**9%**
1 Bed + 1 Bath							0.00	466.15	466.15	466.15	466.15	466.15				
Unit B1-D	**0.00**	**0.00**	**470.05**	43.67	**470.05**	43.67	1	0	0	0	0	0	**1**	**470.05**	43.67	**2%**
1 Bed + 1 Bath							470.05	0.00	0.00	0.00	0.00	0.00				
Unit C1-A	**20.02**	**1.86**	**857.62**	79.67	**837.60**	77.81	0	1	1	1	1	1	**5**	**4,188.00**	389.07	**9%**
2 Bed + 2 Bath							0.00	837.60	837.60	837.60	837.60	837.60				
Unit C1-B	**20.02**	**1.86**	**862.31**	80.11	**842.29**	78.25	1	0	0	0	0	0	**1**	**842.29**	78.25	**2%**
2 Bed + 2 Bath							842.29	0.00	0.00	0.00	0.00	0.00				
Unit D1-A	**0.00**	**0.00**	**941.34**	87.45	**941.34**	87.45	1	1	1	1	1	1	**6**	**5,648.04**	524.72	**11%**
3 Bed + 2 Bath							941.34	941.34	941.34	941.34	941.34	941.34				
Total							**7**	**10**	**10**	**10**	**10**	**10**	Total **57**			
							4,053.77 SF	5,331.59 SF	5,331.59 SF	5,331.59 SF	5,331.59 SF	5,331.59 SF		**30,711.72**	**2,853.19**	**100%**
							376.60 m²	495.32 m²	495.32 m²	495.32 m²	495.32 m²	495.32 m²		*check* 30,711.72	2,853.19	

Total Residential Area - Apartments **30,711.72 SF**

Total Residential Efficency above grade **84%**

CURRENT UNIT MIX

STUDIO	**28**	49%
ONE BED	**17**	30%
TWO BED	**6**	11%
THREE BED	**6**	11%

Adaptable Units Required

Level 1 **42** Level 1 Adaptable Units Required

Level 2 25% of total Units **15** Level 2 Adaptable Units Required

3.3 Total Building Area

	Level P2 Floor Plan	Level P1 Floor Plan	Level 1 Floor Plan	Level 2 Floor Plan	Level 3 Floor Plan	Level 4 Floor Plan	Level 5 Floor Plan	Level 6 Floor Plan	Total Building Areas SF	m²
Residential Unit Areas			4,053.77 SF	5,331.59 SF	5,331.59 SF	5,331.59 SF	5,331.59 SF	5,331.59 SF	**30,711.72**	2,853.19
Residential Common Areas			1,017.77	**941.66**	**941.66**	**941.66**	**941.66**	**941.66**	**5,726.07**	531.96
Amenity			**803.37**						**803.37**	74.63
Lobby			**398.01**						**398.01**	36.98
Subtotal	- SF	- SF	6,272.92 SF	6,273.25 SF	6,273.25 SF	6,273.25 SF	6,273.25 SF	6,273.25 SF	**37,639.17**	**3,496.76**
	- m2	- m2	582.77 m2	582.80 m2	582.80 m2	582.80 m2	582.80 m2	582.80 m2	**Total Building Area** *37,639.17*	*3,496.76*
Subtotal	- SF	- SF	1,201.38 SF	- SF	- SF	- SF	- SF	- SF	**Total Exclusions Area** **1,201.38**	**111.61**
	- m2	- m2	111.61 m2	- m2	- m2	- m2	- m2	- m2	*1,201.38*	*111.61*
Total Building Area FSR - Apartments & Townhomes									**Area for FSR** **36,437.79**	**3,385.15**

Note: Total Area for FSR is excluding: *In suite storage*
Cladding exclusion for walls (to be confirmed by energy model)
Roof top mechanical enclosures
P1 portside area

4. OFF-STREET PARKING

4.1 Parking Required

Residential Parking	Level P2	Level P1	SPACES PER UNIT	UNIT COUNT	SPACES REQUIRED
Total Residential Spaces Required			0.5	57	28
Accessible Parking Spaces					
Level 2 Adaptable + Spaces(1 – 25) = 2 Accessible Parking Spaces					0
Level 2 Adaptable + Spaces(26 – 50) = 2 Accessible Parking Spaces					2
					30 Total Residential Spaces Required
Visitor Parking					
Total Visitor Spaces Required			0.1	57	**5** Total Visitor Spaces Required
			10%		1
					35 Total Spaces Required
Maximum Small Cars			35%		20 Maximum Small Cars

4.2 Parking Provided

Residential Parking			SPACES PROVIDED	
Regular Spaces Provided	13	8	21	
Small Spaces Provided	8		8	
Accessible Spaces Provided	1		1	
Total Residential Spaces Provided			**30**	Total Residential Spaces Provided
Visitor Parking			SPACES PROVIDED	
Regular Spaces Provided		2	2	
Small Spaces Provided		3	3	
Accessible Spaces Provided		1	1	
Total Visitor Spaces Provided			**6**	Total Visitor Spaces Provided
Total Spaces Provided			**36**	**Total Spaces Provided**
Total Stall Provided				
Regular Spaces Provided			23	
Small Spaces Provided			11	31%
Accessible Spaces Provided			2	

5. BICYCLE STALLS

5.1 Bicycle Spaces Required

	Level P2	Level P1	Level 1	SPACES	UNIT COUNT	SPACES REQUIRED
Class A Bikes Parking Spaces (Secure)				1.5	57	86
Vertical				35%		30
Horizontal						56
Cargo				10%		9
Electrical Outlet				for every 4		22
Class B (short-term bike stalls)				0		6
						92 Total Required

5.2 Bicycle Spaces Provided

Class A Bikes Parking Spaces (Secure)			**92** Total Provided
Vertical	30		30
Horizontal	46		46
Cargo	10		10
Electrical Outlet	22		22
Class B (short-term bike stalls)	6		6 there are 4 bike racks at the front entry and 2 bike racks at the back of the building on the northeast side

5.3 Storage Spaces

Storage 4ft x 4ft metal mesh lockers	1	57	57	Total Required
	57		57	Total Provided

6 GARBAGE REQUIREMENTS

6.1 Onsite Garbage

Onsite Garbage			5.23 SF PER UNIT	57	298.11 SF **Required**
See SW & R Plan for Proposed Onsite Garbage	332.45	100.46			432.91 SF **Provided**

7 Lot

7.1 Lot Coverage

Total Lot Area =	13,990.00 SF	1,299.70 m2	
Lot Coverage =	6,359.30 SF	590.79 m2	
=		45%	

Data Verification - Parking Stall Count

Parking Type	Parking Sub Type
Level P2 Parking Plan	
Residential	Accessible
	1
Residential	Regular
	13
Residential	Small
	8
Level P1 Parking Plan	
Residential	Accessible
	1
Residential	Regular
	8
Visitors	Regular
	2
Visitors	Small
	3
	36

1 Parking Stall Count

Data Verification - Bicycle Lockers Count

Size	Type	Quantity
Level P1 Parking Plan		
0.6m x 1.8m	CLASS A BIKE LOCKER	46
0.6m x 1m	VERTICAL BIKE	30
2.44m x 0.6m	CARGO BIKE LOCKER	10
		86
Level 1 Floor Plan		
0.3m x 1.8m	SHORT-TERM BIKE	6
		6
		92

2 Lockers - Bicycle Count

Storage Lockers

Parking Type	Parking Sub Type
Level P2 Parking Plan	
Storage Room	1.2m x 1.2m
	57

3 Storage Lockers

SIEGRIST

REGISTERED ARCHITECT DIANE SIEGRIST BRITISH COLUMBIA APR.11. 28 2026

Data
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-0.102

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

1 Perspective from 17th St. East

2 Perspective from 17th St. East

SIEGRIST

REGISTERED ARCHITECT
DUSANNE SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Perspective Render - Entry
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-0.201

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

14 STOREYS

20 STOREYS

15 STOREYS

15 STOREYS

12 STOREYS

SIEGRIST

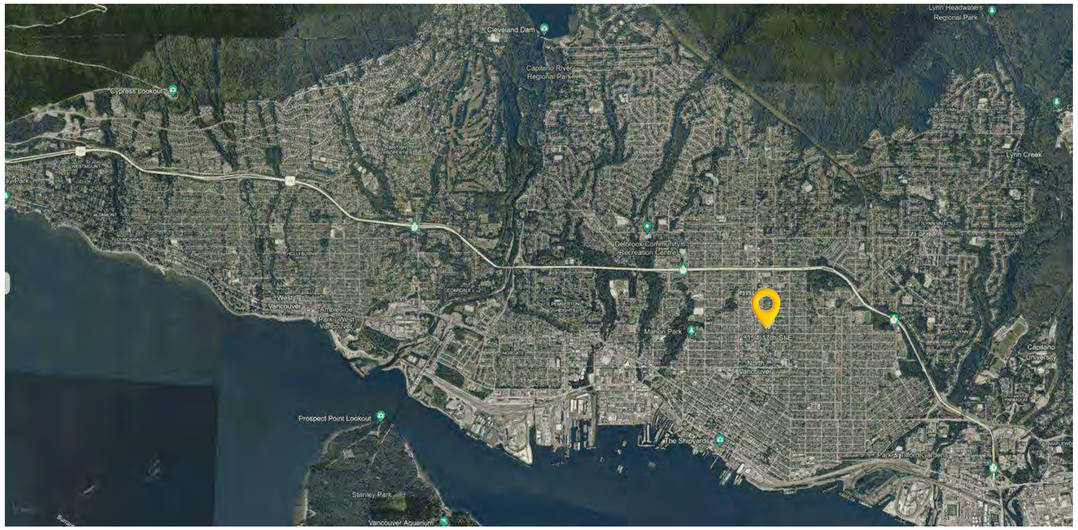
Context - Site Location

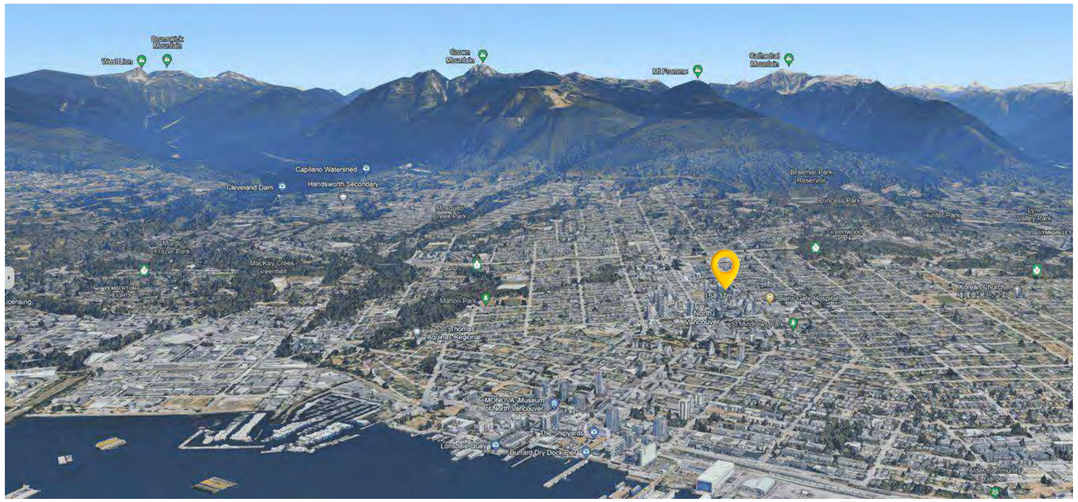
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

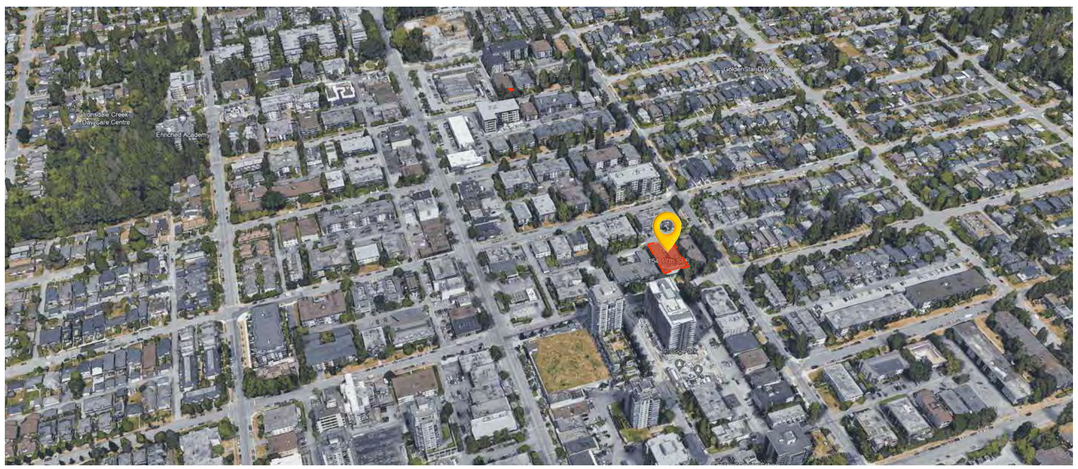
A-0.310

REGISTERED ARCHITECT DUANE SIEGRIST BRITISH COLUMBIA
APR.28.2026

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.







SIEGRIST

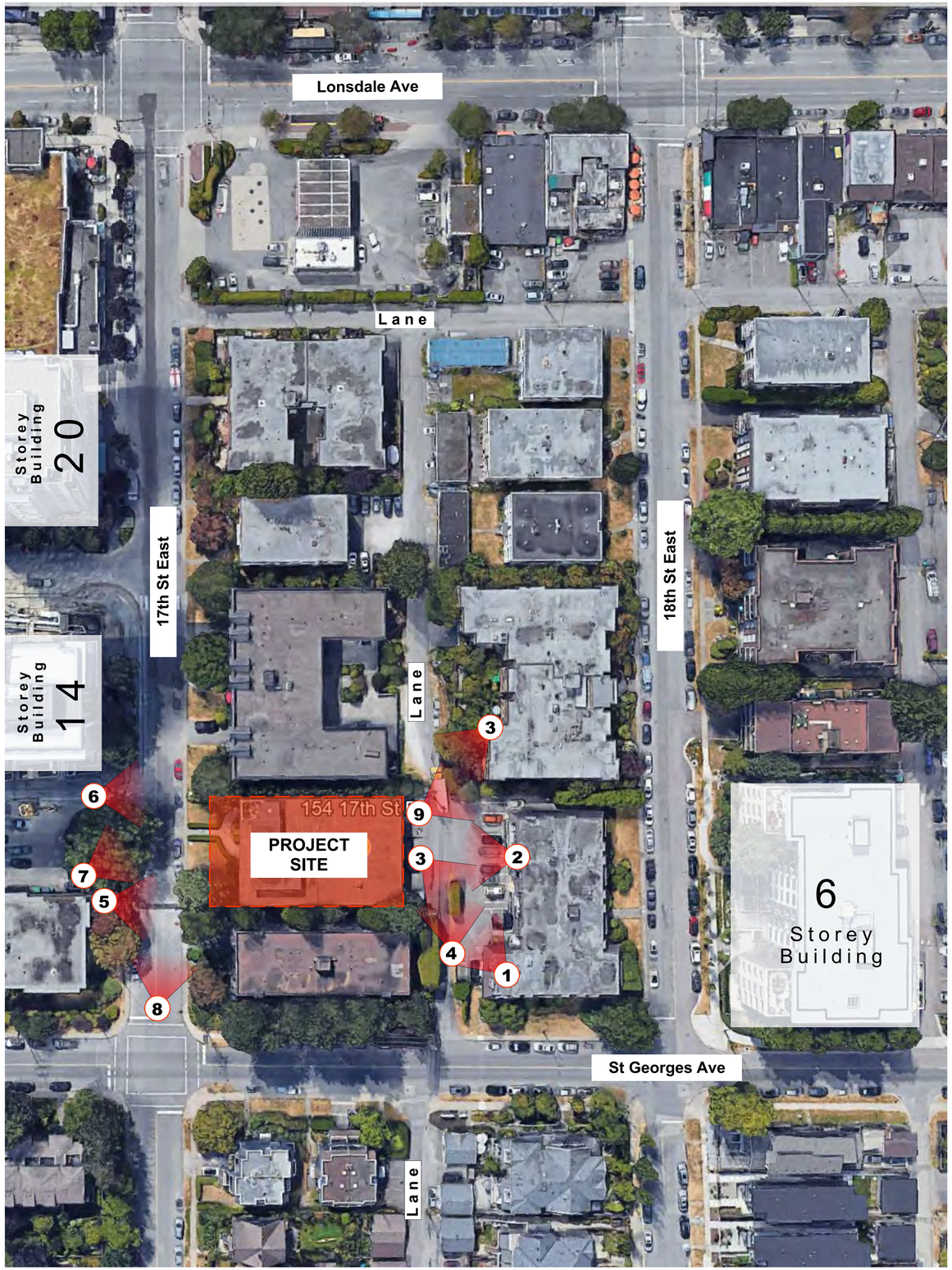
REGISTERED ARCHITECT DOMINIC SIEGRIST BRITISH COLUMBIA
APR/JL 28 2026

Context - Aerial Perspective

Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-0.320

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



SIEGRIST

REGISTERED ARCHITECT
DOMINIC SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Context - Street View Photos

Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-0.330

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

SIEGRIST

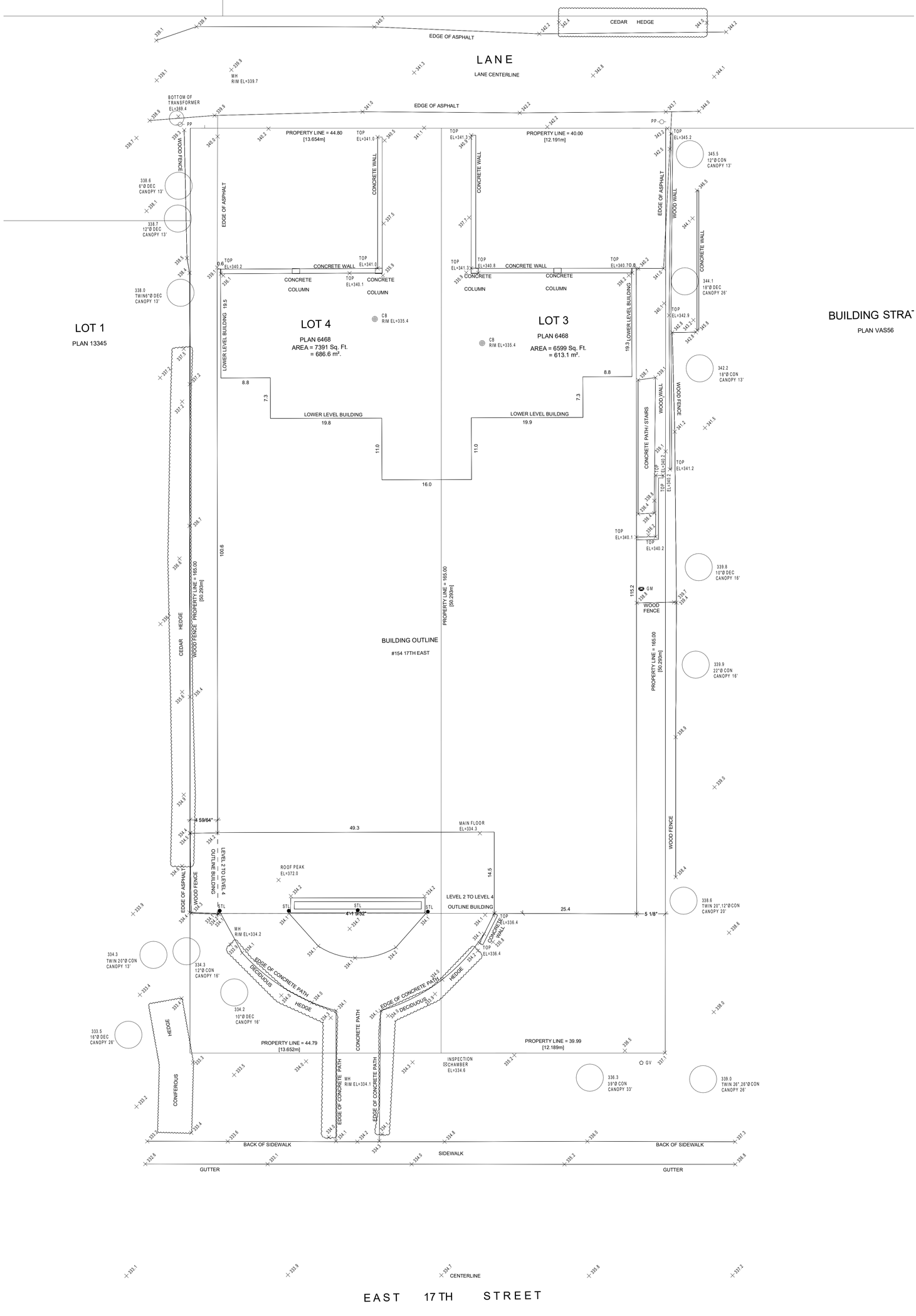
REGISTERED ARCHITECT
DUANE SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Context - Street View Photos

Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-0.340

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



Survey
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-1.100

Page 256

1 Survey
SCALE: 1/8" = 1'-0"

Note: This drawing is not the legal survey. This drawing may have been modified from the original survey. Please refer to original signed and sealed survey if needed.

SIEGRIST

6 STORY RESIDENTIAL RENTAL BUILDING

Project Description:
6 Storey Wood Frame Residential Rental Building

Civil Adress:
154 17th East, North Vancouver,

Legal Description:
LOTS 3 & 4; BOTH OF LOT C; BLOCK 5 OF BLOCK 18;
DISTRICT LOT 549, GROUP 1, NWD, PLAN 6468

Lot Area:
13,990.00 ft²

Lot Coverage:
6,359.30 ft²

Lot Coverage (%):
45%

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

APPROX OUTLINE OF ADJACENT BUILDING

PARKADE ACCESS

BUILDING ENTRY

OUTDOOR AMENITY

GARBAGE STAGING AREA

GATE

LANE

BUILDING STRATA

STREET ADDRESS TO BE POSTED ON BUILDING OR PEDESTAL FACING THE ASSIGNED STREET.
SIZE OF NUMERS TO CONFORM TO CONSTRUCTION BYLAW 8271 PART 11
-BUILDING SETBACK FROM STREET: 0-15m
-MINIMUM NON-ILLUMINATED CHARACTER SIZE: 100mm
-MINIMUM ILLUMINATED CHARACTER SIZE: 80mm

MAX. 15m ACCESS FROM ROAD

POTENTIAL PUBLIC ART LOCATION TBC

FIRE DEPARTMENT CONNECTION

ACCESS TO BELOW GRADE STOREYS

ACCESS TO ABOVE GRADE STOREYS

EXIT

PARKADE BELOW

MECH SHAFT BELOW

BALCONY ABOVE

CEDAR HEDGE

WOOD FENCE

WOOD WALL

CONCRETE WALL

LANDSCAPING (LOW) SPECIFY MAX HEIGHT PER COMMENTS

4.21m x 4.23m

1 Site Plan
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

SIEGRIST

Site Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-1.200

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

APPROX OUTLINE OF ADJACENT BUILDING

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

CEDAR HEDGE

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

WOOD FENCE

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

BUILDING STRATA PLAN VAS230

6 STORY RESIDENTIAL RENTAL BUILDING

Project Description:
6 Storey Wood Frame Residential Rental Building

Civil Adress:
154 17th East, North Vancouver,

Legal Description:
LOTS 3 & 4; BOTH OF LOT C; BLOCK 5 OF BLOCK 18; DISTRICT LOT 549, GROUP 1, NWD, PLAN 6468

Lot Area:
13,990.00 ft²

Lot Coverage:
6,359.30 ft²

Lot Coverage (%):
45%

PARKADE ACCESS

#T1 REMOVE

ACCESSIBLE RAMP DOWN 5.0%

ACCESSIBLE RAMP DOWN 5.0%

9.2° 4" RAMP DOWN 13.3%

18° 6" RAMP DOWN 15%

10° 0" RAMP DOWN 15%

LANDSCAPING (LOW) SPECIFY MAX HEIGHT PER COMMENTS

GARBAGE STAGING AREA

TEMPORARY 9.333 m²

OUTDOOR AMENITY

GATE

PMT 4.21m x 4.23m

#C1 RETAIN

#C2 RETAIN

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE

CONCRETE WALL

WOOD WALL

#OS6 RETAIN

APPROX OUTLINE OF ADJACENT BUILDING

LANE

LOT D PLAN 6745

1 Landscape Plan
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SIEGRIST

N

REGISTERED ARCHITECT MICHAEL SIEGRIST BRITISH COLUMBIA
APR.28.2026

Landscape Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-1.300

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

STEP ONE MOBILITY
PLANNING AND ENGINEERING
778-888-0387
4644 51 Street
Delta, BC V4K 2V7
john@steponemobility.com
www.steponemobility.com

To: Andrew Martins
Siegrist Architecture
416 West Pender Street, Vancouver, V6B 1T5

Date: October 20, 2025

RE: **154 17th Street East – Refuse Collection Plan**

Step One Mobility has prepared a refuse collection circulation plan for your project at 154 17th Street East in the City of North Vancouver. This plan reviews the general collection operations, provides vehicle movement tracking diagrams for key locations, and makes recommendations for the parking areas to support operations. This plan must be read in conjunction with the remainder of the development permit submission which includes additional information on the refuse collection program.

The proposed refuse collection operation will use a jitney vehicle to relocate bins to and from the lane on collection day. This operation is typical in the lower mainland for higher density buildings where refuse storage at grade is not possible.

Design Vehicle

This plan includes three drawings (the Refuse Collection Plan Drawings) demonstrating circulation for a typical jitney truck bringing bins to and from the lane for collection. The design vehicle is a Ford F-350, shown with a typical 4yd. dumpster bin attached to the rear. Dimensions for an F-350 are shown in Figure 1.

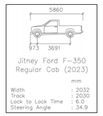


Figure 1 - F-350 Design Vehicle Specifications

The drawings assess both a bin carried by the truck, as well as one that is towed. Actual operations will depend on the collection contractor and bin pull-out service used. There are several contractors in the lower mainland providing this service, which use different vehicles.

Operations

Refuse collection operations requires one visitor parking space to be left open on collection days for jitney turnaround.

Signage directing visitors not to park in this space on collection days is required. Installed signage should include a specific day of the week or month, and applicable hours, based on further coordination with a waste hauler and bin pull-out service provider. The building manager must keep signage current to ensure this space is available when needed.

The building has only about 40 parking spaces, with about 55 units. In this transit friendly location with local services within walking distance, this may generate about 15 vehicle trips in the peak AM and PM hours. This is about 1 trip every 4 minutes. Because of this relatively low level of trip generation, interactions between resident vehicles and refuse collection vehicles are expected to be minimal.

The drawings also include convex mirrors on the P1 level to improve visibility between vehicles.

Circulation Drawings

Sheet 1 of the Refuse Collection Plan Drawings show operations at grade. The jitney truck is able to complete a three-point turn at the end of the driveway ramp to access the garbage staging area, and return to the parking ramp. This functions for both towed and carried bins.

Sheet 2 of the Refuse Collection Plan Drawings shows two potential turnaround situations on P1. The top panels show typical operations with the jitney carrying a bin, while the bottom two panels show inbound and outbound movements of a jitney towing a bin.

Overall, the movements of the jitney appear acceptable.

Circulation for a collection vehicle has not been checked, as the lane accommodates this today and no changes are proposed.

Recommendations

Removal of encroaching vegetation in the lane is recommended to allow for jitney turnarounds at the top of the driveway ramp.

The building manager must keep signage in visitor parking spaces current to ensure these spaces are available for turnaround on collection days.

Additional Information

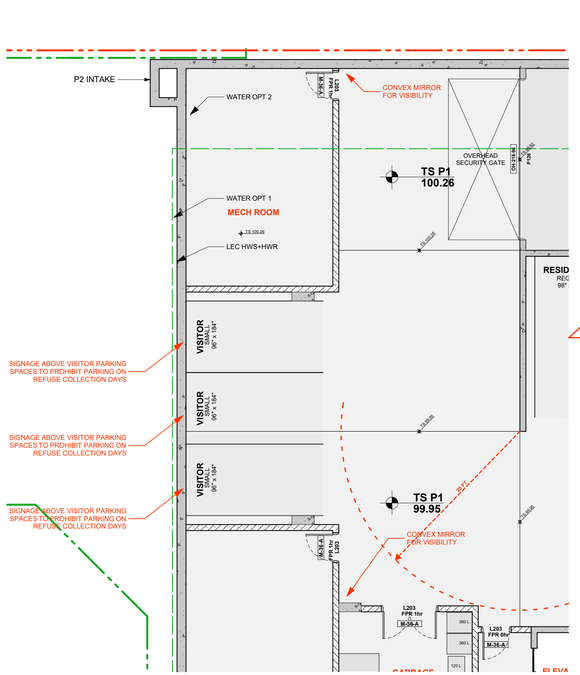
Additional information regarding refuse collection bin quantity and layout is provided with the development permit submission.

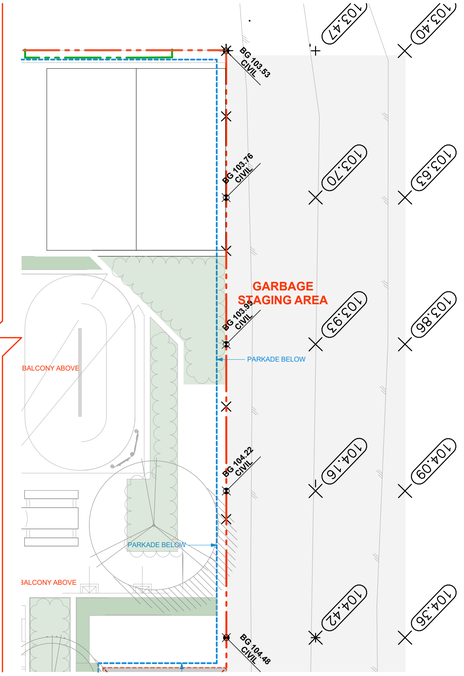
Project No. 058-001
Project Name: 154 17th St East

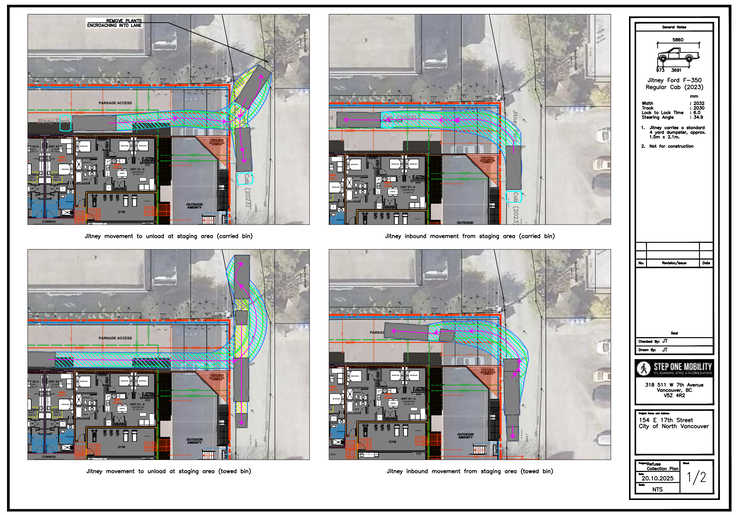
Prepared By: John Turecki P.Eng.
Step One Mobility Planning and Engineering Ltd.
4644 51 Street
Delta, BC
V4K 2V7

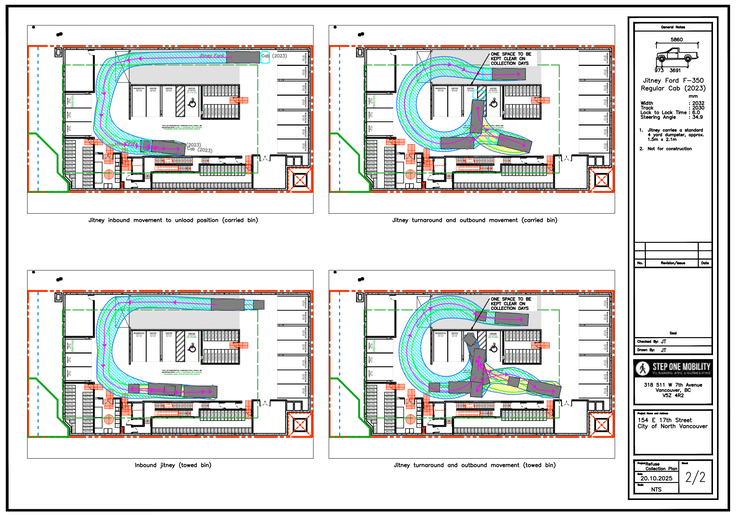
EGBC Permit: 1003889

Reviewed By: John Turecki P.Eng.
Date: October 20, 2025
Document Status: Final Rev 1









Refuse Circulation.dwg

Refuse Circulation.dwg

30 Total Residential Spaces Provided

SPACES PROVIDED

SIEGRIST

REGISTERED ARCHITECT
NAOMI SIEGRIST
BRITISH COLUMBIA
APR.11, 28 2026

SW&R Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-1.400

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN
#OS8 RETAIN
#OS9 REMOVE
#OS10 RETAIN
#OS11 RETAIN
#OS12 RETAIN
CEDAR HEDGE
WOOD FENCE
P2 INTAKE
#T1 REMOVE
#C2 RETAIN
#C1 RETAIN
#OS1 REMOVE
#OS2 REMOVE
#OS3 REMOVE
#OS4 REMOVE
#OS5 REMOVE
CONCRETE WALL
WOOD WALL
#OS6 RETAIN

BUILDING STRATA
PLAN VARIES

LANE

RESIDENTIAL REGULAR 96" x 216"
RESIDENTIAL SMALL 96" x 194"
RESIDENTIAL ACCESSIBLE 96" x 8'0" x 216" LEVEL 2 CHARGING

R09 R10 R11 R12 R13 R14 R15 R16 R17 R18 R19 R20 R21 R22 R23 R24 R25 R26 R27 R28 R29 R30

WATER OPT 2
WATER OPT 1
LEC HWS+HWR

TS P2 96.62
TS P2 96.32
TS P2 95.43

19'-0" RAMP DOWN 12.5%
#1 8'-2" SLOPE DOWN 9%
#2 8'-2" SLOPE DOWN 9%
5ft 2" SLOPE DOWN 9%

100% OF RESIDENTIAL PARKING STALL SHALL BE EQUIPPED WITH LEVEL 2 CHARGING OR A HIGHER CHARGING LEVEL FOR AN ELECTRIC VEHICLE
22 PARKING SPACES

100% OF RESIDENTIAL PARKING SPACES ARE REQUIRED TO MEET CNV LEVEL 2 EV CHARGING

10% OF VISITOR PARKING SPACES ARE REQUIRERD TO MEET CNV LEVEL 2 EV CHARGING WITH DEDICATED CIRCUITS

28.09m BETWEEN EXIT DOORS

VESTIBULE
ELEVATOR
EXIT STAIR #1
EXIT STAIR #2
JAN
STAIR #3
VEST
22 STORAGE
23 STORAGE
12 STORAGE
1.2m x 1.2m STORAGE
1.2m x 0.6m STORAGE

P2 EXHAUST
P1 EXHAUST

1 A-4.010
1 A-6.403
1 A-5.103
1 A-5.102
1 A-5.101
1 A-5.104
1 A-4.020
1 A-5.105
2 A-5.105
4 A-4.040
4 A-4.030

#DrgID #LayID

1 Level P2 Parking Plan
SCALE: 1/8" = 1'-0"

SIEGRIST

N

REGISTERED ARCHITECT DUANE SIEGRIST BRITISH COLUMBIA
APR.21, 28 2026

Level P2 Parking Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-2.010

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

CEDAR HEDGE

WOOD FENCE

P2 INTAKE

#T1 REMOVE

WATER OPT 2

WATER OPT 1

MECH ROOM

LEC HWS+HWR

CONVEX MIRROR FOR VISIBILITY

OVERHEAD SECURITY GATE

TS P1 100.26

TS P1 99.95

TS P1 99.06

RESIDENTIAL REGULAR 98" x 216"

VISITOR REGULAR 98" x 216"

VISITOR REGULAR 98" x 216" V05 PARKING SPACE TO BE KEPT CLEAR ON GARBAGE COLLECTION DAY.

VISITOR ACCESSIBLE 98" x 60" x 216" LEVEL 2 CHARGING

SIGNAGE ABOVE VISITOR PARKING SPACES TO PROHIBIT PARKING ON REFUSE COLLECTION DAYS

20 H (10 C) BIKES LOCKERS

100% OF RESIDENTIAL PARKING STALL SHALL BE EQUIPPED WITH LEVEL 2 CHARGING OR A HIGHER CHARGING LEVEL FOR AN ELECTRIC VIHICLE

14 PARKING SPACES

100% OF RESIDENTIAL PARKING SPACES ARE REQUIRED TO MEET CNV LEVEL 2 EV CHARGING

10% OF VISITOR PARKING SPACES ARE REQUIERS TO MEET CNV LEVEL 2 EV CHARGING WITH DEDICATED CIRCUITS

GARBAGE ROOM

VESTIBULE

ELEVATOR

STORAGE

20 H 6 V BIKES LOCKERS

16 H 24 V BIKES LOCKERS

VEST

ELEC ROOM

P2 EXHAUST

P1 EXHAUST

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE

CONCRETE WALL

WOOD WALL

#OS6 RETAIN

#C1 RETAIN

#C2 RETAIN

BUILDING STRATA

LANE

1 Level P1 Parking Plan
SCALE: 1/8" = 1'-0"

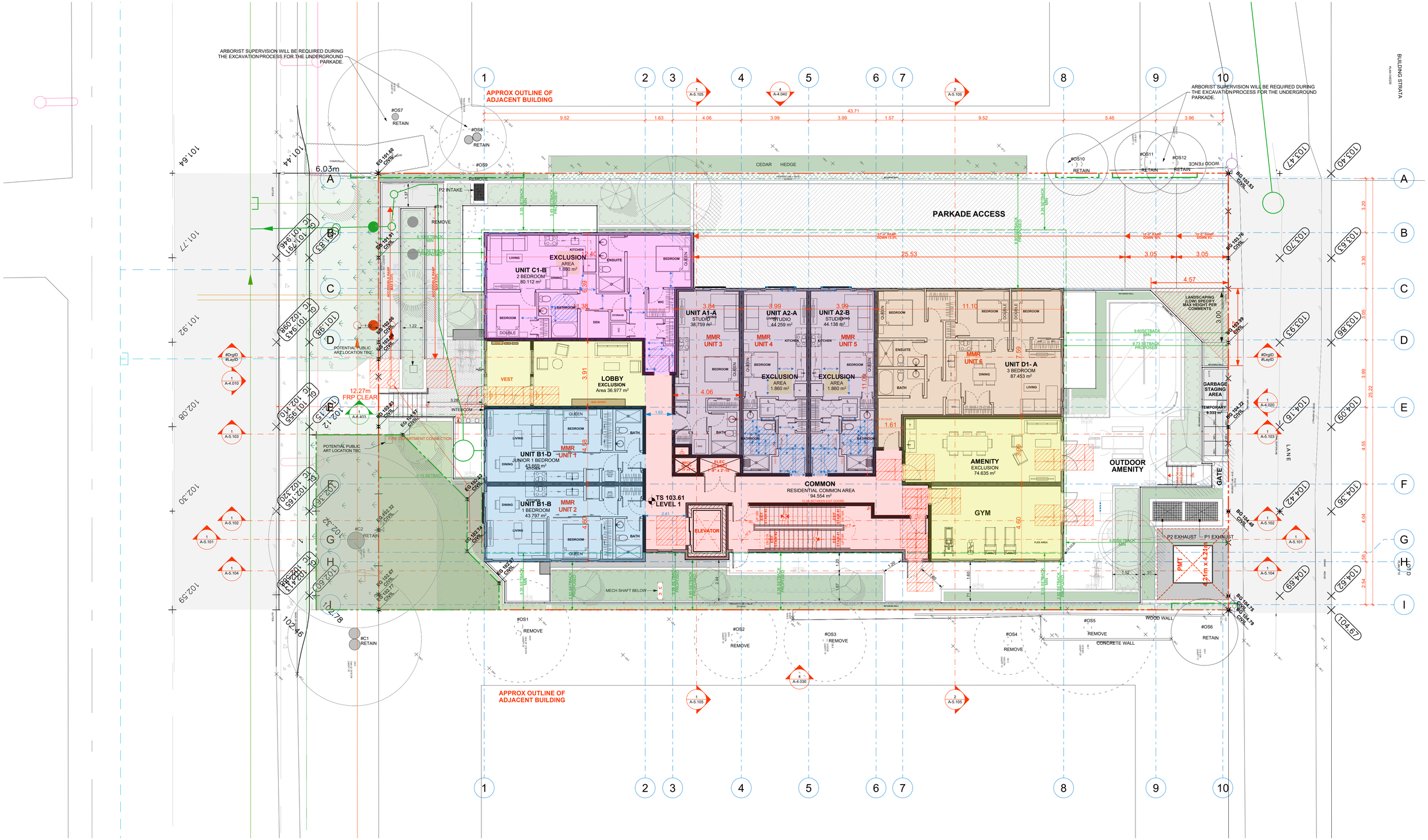
SIEGRIST

Level P1 Parking Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-2.020

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

REGISTERED ARCHITECT DIANNE SIEGRIST PROVINCE OF BRITISH COLUMBIA
APR.28.2026



1 Level 1 Floor Plan
SCALE: 1/8" = 1'-0"

SIEGRIST

Level 1 Floor Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-2.101

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN
#OS8 RETAIN
#OS9 REMOVE
#T1 REMOVE
CEDAR HEDGE
#OS10 RETAIN
#OS11 RETAIN
#OS12 RETAIN
WOOD FENCE

BUILDING STRATA
PLAN VAS3230

LANE

UNIT C1-A
2 BEDROOM
79.676 m²
EXCLUSION AREA 1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²
EXCLUSION AREA 1.860 m²

UNIT A2-B
STUDIO
44.138 m²
EXCLUSION AREA 1.860 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

UNIT B1-A
1 BEDROOM
43.797 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²

ELEVATOR

6.10SETBACK MIN
6.23 SETBACK PROPOSED
3.35 SETBACK MIN
3.48 SETBACK PROPOSED
6.60 SETBACK PROPOSED
9.60SETBACK MIN
9.73 SETBACK PROPOSED
9.60SETBACK MIN

#C1 RETAIN
#C2 RETAIN
#OS1 REMOVE
#OS2 REMOVE
#OS3 REMOVE
#OS4 REMOVE
#OS5 REMOVE
CONCRETE WALL
#OS6 RETAIN
WOOD WALL

1 Level 2 Floor Plan
SCALE: 1/8" = 1'-0"

SIEGRIST

Level 2 Floor Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC
A-2.102

APRIL 28 2026

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN
#OS8 RETAIN
#OS9 REMOVE
#T1 REMOVE
CEDAR HEDGE
#OS10 RETAIN
#OS11 RETAIN
#OS12 RETAIN
WOOD FENCE
#C2 RETAIN
#C1 RETAIN
#OS1 REMOVE
#OS2 REMOVE
#OS3 REMOVE
#OS4 REMOVE
#OS5 REMOVE
CONCRETE WALL
WOOD WALL
#OS6 RETAIN

UNIT C1-A
2 BEDROOM
79.676 m²
EXCLUSION AREA 1.880 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²
ENTRANCE

UNIT B1-A
1 BEDROOM
43.797 m²
ENTRANCE

EXCLUSION
AREA
1.860 m²

EXCLUSION
AREA
1.860 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²
2.24 BETWEEN EXIT DOORS

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-A
1 BEDROOM
43.797 m²
ENTRANCE

ELEVATOR
ELEC. 1.98 x 2.15
HVAC 1.98 x 2.15
STAIR 1.47 x 5.18
STAIR 1.47 x 5.18
STAIR 1.47 x 5.18

BALCONY
BUILDING STRATA
LANE
SIDEWALK
GUTTER
BACK OF SIDEWALK
PROPERTY LINE = 165.00
PROJECT SCREEN

6.10SETBACK MIN
6.23 SETBACK PROPOSED
3.35 SETBACK MIN
3.48 SETBACK PROPOSED
6.60 SETBACK PROPOSED
9.60SETBACK MIN
9.73 SETBACK PROPOSED
9.60SETBACK MIN
3.20
3.30
3.05
3.99
25.22
4.55
4.04
2.54

#DrgID #LayID
1 A-4.010
1 A-6.403
1 A-5.103
1 A-5.102
1 A-5.101
1 A-5.104
1 A-5.105
4 A-4.040
2 A-5.105
4 A-4.030
1 A-5.105
2 A-5.105
#DrgID #LayID
1 A-4.020
1 A-5.103
1 A-5.102
1 A-5.101
1 A-5.104

1 2 3 4 5 6 7 8 9 10
A B C D E F G H I

1 Level 3 Floor Plan
SCALE: 1/8" = 1'-0"

SIEGRIST

N

REGISTERED ARCHITECT DOUG SIEGRIST BRITISH COLUMBIA
APR.JL 28 2026

Level 3 Floor Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-2.103

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN
#OS8 RETAIN
#OS9 REMOVE
#T1 REMOVE
CEDAR HEDGE
#OS10 RETAIN
#OS11 RETAIN
#OS12 RETAIN
WOOD FENCE
#C2 RETAIN
#C1 RETAIN
#OS1 REMOVE
#OS2 REMOVE
#OS3 REMOVE
#OS4 REMOVE
#OS5 REMOVE
CONCRETE WALL
WOOD WALL
#OS6 RETAIN

BUILDING STRATA
PLAN VAS230

LANE

UNIT C1-A
2 BEDROOM
79.676 m²
EXCLUSION AREA 1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²
EXCLUSION AREA 1.860 m²

UNIT A2-B
STUDIO
44.138 m²
EXCLUSION AREA 1.860 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

UNIT B1-A
1 BEDROOM
43.797 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²
ELEVATOR

6.10SETBACK MIN
6.23 SETBACK PROPOSED
3.35 SETBACK MIN
3.48 SETBACK PROPOSED
6.60 SETBACK PROPOSED
9.60SETBACK MIN
9.73 SETBACK PROPOSED
9.60SETBACK MIN

1 Level 4 Floor Plan
SCALE: 1/8" = 1'-0"

SIEGRIST

N

REGISTERED ARCHITECT DOUG SIEGRIST BRITISH COLUMBIA
APR.JIL 28 2026

Level 4 Floor Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-2.104

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

BUILDING STRATA

PLAN VARIES

LANE

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

CEDAR HEDGE

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

WOOD FENCE

#T1 REMOVE

#C2 RETAIN

#C1 RETAIN

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE

CONCRETE WALL

WOOD WALL

#OS6 RETAIN

UNIT C1-A
2 BEDROOM
79.676 m²

EXCLUSION
AREA
1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

UNIT B1-A
1 BEDROOM
43.797 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²

UNIT A3-A
STUDIO
37.915 m²

ELEVATOR

BALCONY

6.10SETBACK MIN

6.23 SETBACK PROPOSED

3.35 SETBACK MIN

3.48 SETBACK PROPOSED

6.85 SETBACK PROPOSED

9.60SETBACK MIN

9.73 SETBACK PROPOSED

9.60SETBACK MIN

9.60SETBACK MIN

9.73 SETBACK PROPOSED

6.10 SETBACK

9.73 SETBACK PROPOSED

9.60SETBACK MIN

9.73 SETBACK PROPOSED

9.60SETBACK MIN

9.73 SETBACK PROPOSED

9.60SETBACK MIN

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

BUILDING STRATA

LANE

#OS7 RETAIN
#OS8 RETAIN
#OS9 REMOVE
#T1 REMOVE
CEDAR HEDGE
#OS10 RETAIN
#OS11 RETAIN
#OS12 RETAIN
WOOD FENCE

UNIT C1-A
2 BEDROOM
79.676 m²
EXCLUSION AREA 1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

UNIT B1-A
1 BEDROOM
43.797 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²

ELEVATOR

#C2 RETAIN
#C1 RETAIN
#OS1 REMOVE
#OS2 REMOVE
#OS3 REMOVE
#OS4 REMOVE
#OS5 REMOVE
CONCRETE WALL
WOOD WALL
#OS6 RETAIN

6.10 SETBACK MIN
6.23 SETBACK PROPOSED
3.35 SETBACK MIN
3.48 SETBACK PROPOSED
6.60 SETBACK PROPOSED
9.60 SETBACK MIN
9.73 SETBACK PROPOSED
9.60 SETBACK MIN

1 Level 6 Floor Plan
SCALE: 1/8" = 1'-0"

SIEGRIST

Level 6 Floor Plan
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC
A-2.106

APR.JL 28 2026

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

TABLE C

TECHNICAL CRITERIA FOR UNIVERSAL DESIGN DWELLING UNITS

Note: Table incorporates key requirements only - source should be referenced for further detail as required.

Note: Unless noted otherwise, all dimensions are in millimeters.

INDEX

NHS = National Housing Strategy
BP = Better practice
CSA = CSA B651: Accessible design for the built environment

PATH = PATH Housing Series: Universal Design and Accessible Housing
(http://homelesshub.ca/sites/default/files/HousingSeries_AccessibleHousing.pdf)

ID	Category	Sub-Category	Key Features	Source
C1	Application	Entry and Circulation	Accessible route through the main entry door and continuous through all the rooms on the entry level of the unit	PATH
C2	Application	Access to Spaces and Fixtures	Accessible route to the required floor spaces, leading to all kitchen appliances and to all bathroom fixtures making these spaces and fixtures accessible. The route must also connect with all secondary exterior doors. Spaces include the storage areas and exterior balconies and patios that are part of the dwelling unit.	PATH
C3	Application	Multi-storey Dwelling Units	Configure unit to allow future installation of wheelchair platform lift to provide access to upper or lower floors, without the need for structural alterations to the unit	BP
C4	Exterior Circulation	Routes	Width at least 920	CSA 7.3.1.1
C5	Exterior Circulation	Surfaces	Stable, firm and slip resistant surfaces	CSA 7.3.1.1
C6	Exterior Circulation	Surfaces	Level, or sloped no steeper than the ratio of 1:20 (5%)	CSA 7.3.1.1
C7	Exterior Circulation	Surfaces	Cross-slope no steeper than the ration of 1:50 (2%)	CSA 7.3.1.1
C8	Exterior Circulation	Edge Protection	Edge protection provided at grade changes and other potential hazards	CSA 7.3.1.1
C9	Entrances and Doors	Entrance Landings	Min 1500 x 1500	CSA 7.3.1.2
C10	Entrances and Doors	Entrance Doors	No Step - Threshold no more than 13	CSA 7.3.2
C11	Entrances and Doors	Entrance Doors	Clear opening width of at least 810	CSA 7.3.2

TABLE C (continued)

ID	Category	Sub-Category	Key Features	Source
C12	Entrances and Doors	Entrance Doors	Accessible door hardware	PATH
C13	Interior Circulation	Corridors	At least 920 wide	CSA 7.3.3.1
C14	Interior Circulation	Corridors	No steps or changes in level	CSA 7.3.3.1
C15	Interior Circulation	Doors and Doorways	Threshold no more than 13 - level threshold preferred	CSA 7.3.3.2
C16	Interior Circulation	Doors and Doorways	Clear opening width of at least 810	CSA 7.3.3.2
C17	Interior Circulation	Doors and Doorways	Accessible door hardware	PATH
C18	Environmental Controls	Controls	Located 380-1220 from floor, with space in front to accommodate a wheelchair	PATH
C19	Washroom	Reinforcement	Provide appropriate structural support for grab bars in walls around toilet	CSA 7.4.3.7
C20	Washroom	Reinforcement	Provide appropriate structural support for grab bars in walls around bathtub	CSA 7.4.3.9
C21	Washroom	Reinforcement	Provide appropriate structural support for grab bars in walls around shower stall	CSA 7.4.3.10
C22	Washrooms and kitchens	Usability	Kitchens and bathrooms must provide sufficient maneuvering space for wheelchair users to approach, operate most appliances and fixtures, and exit.	PATH

10-08-18

BE A PART OF THE NEXT GENERATION OF HOUSING!

cmhc-nhs.ca

PATH
Projects for Assistance in Transition from Homelessness

Housing Series:
Universal Design and Accessible Housing

Bonnie Milstein

Universal design is a framework for the design of places, objects, information, communication, and policy to be usable by the widest range of people in the widest range of situations without special or separate design. Most simply, universal design is the human-centered design of everything with everyone in mind. The Federal Fair Housing Act requires seven universal design features in residential buildings built after 1991 that have four or more units. In buildings with elevators, 100 percent of the dwelling units must include these seven features, while in non-elevator buildings all ground floor units must include them.

The Seven Features of Universal Design

1. *Accessible Building Entrance on an Accessible Route*

   Each residential building must have at least one accessible entrance. An "accessible route" is a continuous, unobstructed path through sites and buildings. The route must connect the accessible entrance with public transportation stops, accessible parking spaces, accessible passenger loading zones, and public streets and sidewalks.

2. *Accessible and Usable Public and Common Use Areas*

   Examples of public and common use areas include mailboxes, laundry rooms, community rooms, on-site walkways, parking, lobbies, corridors, drinking fountains, playgrounds, and rental offices. "Accessible and Usable" mean that:

   - Public and common use areas must be located on the ground floor if the building has no elevator.
   - Corridors must remain free of both temporary and permanent obstructions.
   - Accessible parking is located on the shortest possible accessible circulation route to an accessible building entrance.
   - If a building has washing machines and dryers, public toilets, bathing facilities, and lockers, one of each must be accessible.

3. *Usable Doors*

   Accessibility requirements apply to all doors—doors into the building, doors connecting corridors, and doors into and throughout the apartment. Doors must provide at least 32 inches of clearance. Many localities increased the clearance to 36 inches for building entrance doors. Door hardware must also be usable. For example, for someone with arthritis in the hands, doorknobs are not usable. Lever handles and push plates are examples of usable door hardware.

4. *Accessible Route Into and Through the Dwelling Unit*

   The accessible route must pass through the main entry door and continue through all the rooms in the unit. The accessible route must go to the required floor spaces, lead to all kitchen appliances and to all bathroom fixtures making these spaces and fixtures accessible. The route must also connect with all secondary exterior doors. The accessible route must be sufficiently wide without any abrupt changes in level so residents with disabilities, and their guests with disabilities, can safely use all rooms and spaces. These spaces include the storage areas and, under most circumstances, exterior balconies and patios that may be part of the dwelling unit.

5. *Accessible Locations for Environmental Controls*

   Environmental controls include light switches, electrical outlets, and thermostats. These controls must be from 15–48 inches above the floor.

6. *Reinforced Bathroom Walls to Attach Grab Bars*

   The builder is not required to install grab bars, but the builder must reinforce the bathroom walls so that the resident can mount grab bars safely to walls around the toilet, bathtub, and shower.

7. *Usable Kitchens and Bathrooms*

   Usable kitchens and bathrooms are not necessarily required to provide wheelchair-turning space, but must provide sufficient maneuvering space for wheelchair users to approach, operate most appliances and fixtures, and exit.

Fully Accessible Units ("504 Units")

In all residential buildings that receive Federal funding for construction, rehabilitation, rental subsidies, or other purposes, at least 5 percent of the dwelling units must be fully accessible for residents with mobility disabilities. In addition, at least 2 percent must include sensory aides for residents with visual or hearing disabilities. Fully accessible units are sometimes called "504 units" because Section 504 of the Rehabilitation Act regulations applies the accessibility requirements to housing created or maintained using Federal funds.

Federally assisted housing includes—but is not limited to—Supportive Housing Programs (SHP), Housing Opportunities for Persons with AIDS (HOPWA), and Shelter Plus Care (S+C).

ADAPTABLE DESIGN GUIDELINES
DESIGN ELEMENTS

City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5 - 1

	LEVEL ONE	LEVEL TWO	LEVEL THREE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS		Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each unit	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers - no stairs within building circulation including corridors on residential levels - accessible storage lockers for each Level 3 unit
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm) and enterphone	Canopy over main building entrances (3' or 915mm and enterphone
BUILDING ACCESS		Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided	Provide automatic door opener for at least one building entry door at ground level as well as doors leading into the building on each underground parkade level where disability parking is provided
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS		Flush thresholds 13 mm between and suite entry doors	Flush thresholds 13 mm between and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)	Flush thresholds throughout the building (maximum ½" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *	Accessible building enterphone, call buttons and, where provided, suite door bells *

* Illustrations available
** Options considered

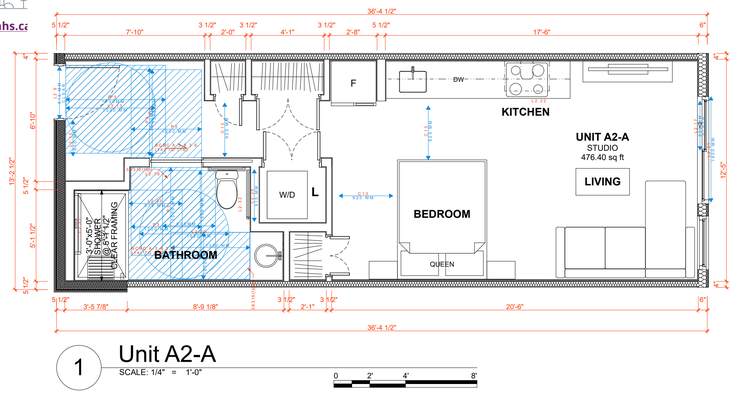
COMMON AREAS		Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *	Accessible mailboxes for all AD Level 3 units, and 5' or 1520mm turning radius in front *
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION		Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
SUITE CIRCULATION		Provide wiring for an automatic door opener for the suite entry door	Provide wiring for an automatic door opener for the suite entry door
SUITE CIRCULATION		Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*
DOORS		Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860mm clear opening
PATIOS & BALCONIES		Minimum one door 2' - 10" or 860mm clear door opening	Minimum one door 2' - 10" or 860mm clear door opening
PATIOS & BALCONIES		Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **	Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold **
PATIOS & BALCONIES		Minimum 5' or 1520mm turning radius on patio / balcony	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS		Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS		Provide minimum 6-0 or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor	Provide minimum 6-0 or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'- 6" or 750mm above the floor
KITCHEN		Continuous counter between sink and stove*	Continuous counter between sink and stove*
KITCHEN			Sink cabinet minimum 2'6" or 810mm wide
KITCHEN			Provide sufficient space for future installation of cooktop and wall oven
KITCHEN			Provide for potential 2'8" or 810mm wide undercounter workspace
KITCHEN			Lower edge of upper cupboards 4'6" or 1350mm above floor

* Illustrations available
** Options considered

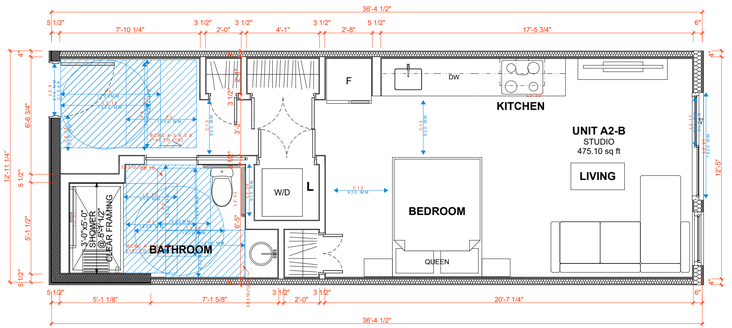
KITCHEN			Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet) *
MIN. ONE BATHROOM		Toilet located adjacent to wall (min 3' or 915mm lenghth) *	Toilet located adjacent to wall (min 4'6" or 1370mm length) *
MIN. ONE BATHROOM		Provide turning radius within bathroom (may result from removal of vanity cabinet)*	Provide turning radius within bathroom (may result from removal of vanity cabinet)*
MIN. ONE BATHROOM		3' or 915mm clearance along full length of tub *	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM		Provide wiring for an automatic door opener for the suite entry door. Provide 2' or 610mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM			Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM			Accessible storage *
MIN. ONE BATHROOM			Provide pocket door or door swing out *
MIN. ONE BATHROOM			Space under sink minimum 2'8" or 810mm wide *
MIN. ONE BATHROOM			Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm - refer to the 1998 BC Building Access Handbook for details
MIN. ONE BEDROOM			Sufficient maneuvering room between closet and double bed *
MIN. ONE BEDROOM			Provide 3' or 915mm access to window opening *
LAUNDRY FACILITIES			Provide front loading side-by-side washer / dryer in-suite or in common area
LAUNDRY FACILITIES			4' or 1220mm manoeuvring space in front of washer / dryer

S:\COMMUNITY PLANNING\Adaptable Design\Handouts\Design Elements Handout.doc

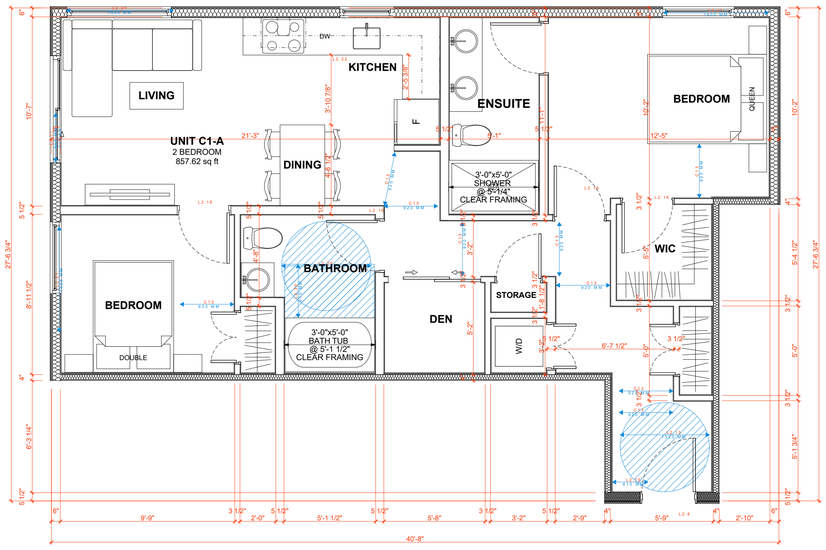
* Illustrations available
** Options considered



1 Unit A2-A
SCALE: 1/4" = 1'-0"



2 Unit A2-B
SCALE: 1/4" = 1'-0"



3 Unit C1-A
SCALE: 1/4" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
ROXANNE SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Unit Plans
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

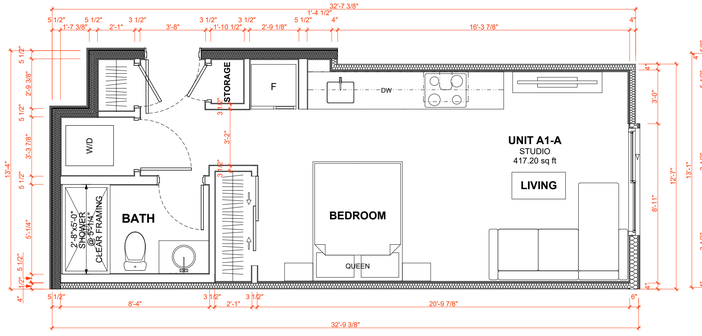
A-3.101

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

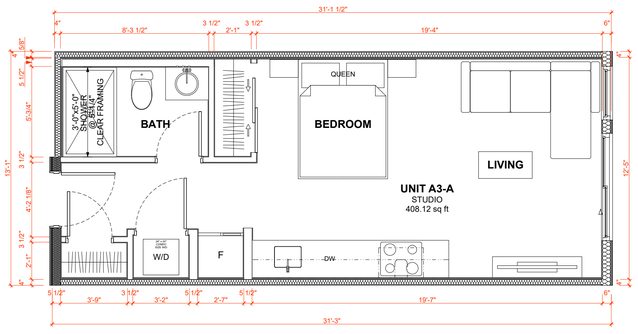
	LEVEL ONE
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS	
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm) and enterphone
BUILDING ACCESS	
BUILDING ACCESS	Disability Parking provided in accordance with Zoning bylaw Figure 9-4 as attached
BUILDING ACCESS	
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells *

* Illustrations available
** Options considered

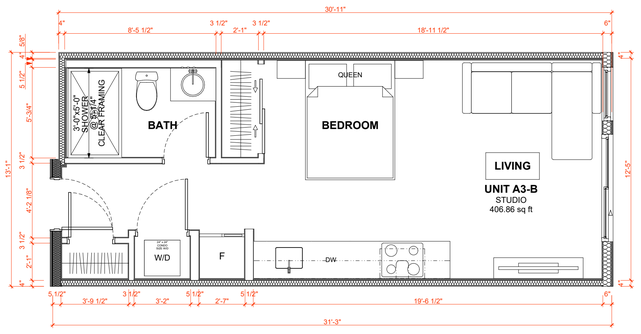
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *



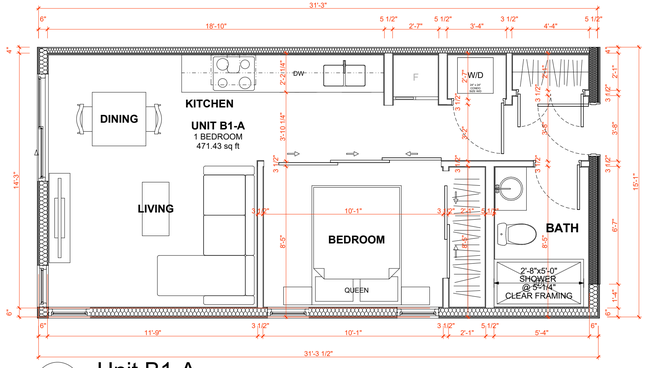
1 Unit A1-A
SCALE: 1/4" = 1'-0"



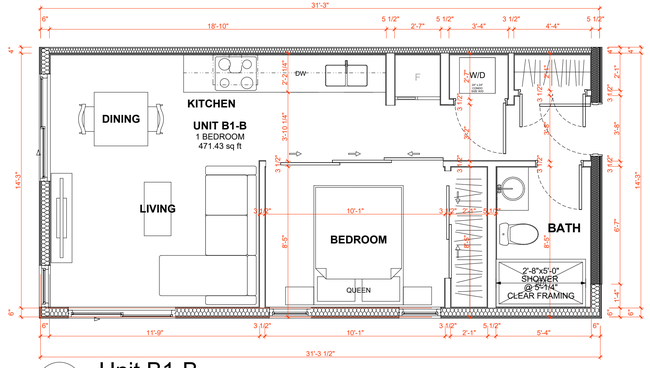
2 Unit A3-A
SCALE: 1/4" = 1'-0"



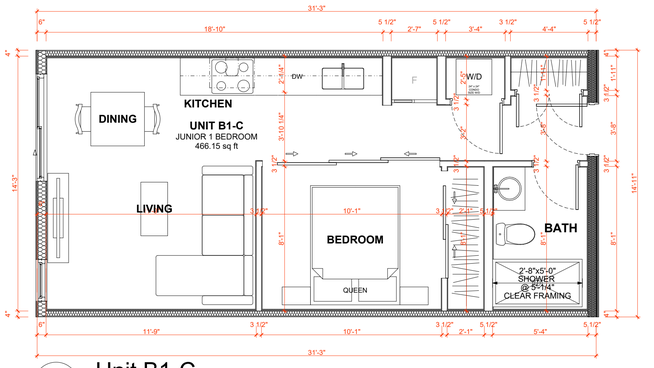
3 Unit A3-B
SCALE: 1/4" = 1'-0"



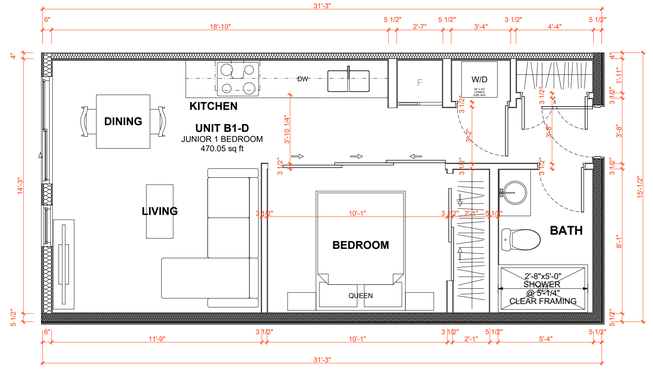
4 Unit B1-A
SCALE: 1/4" = 1'-0"



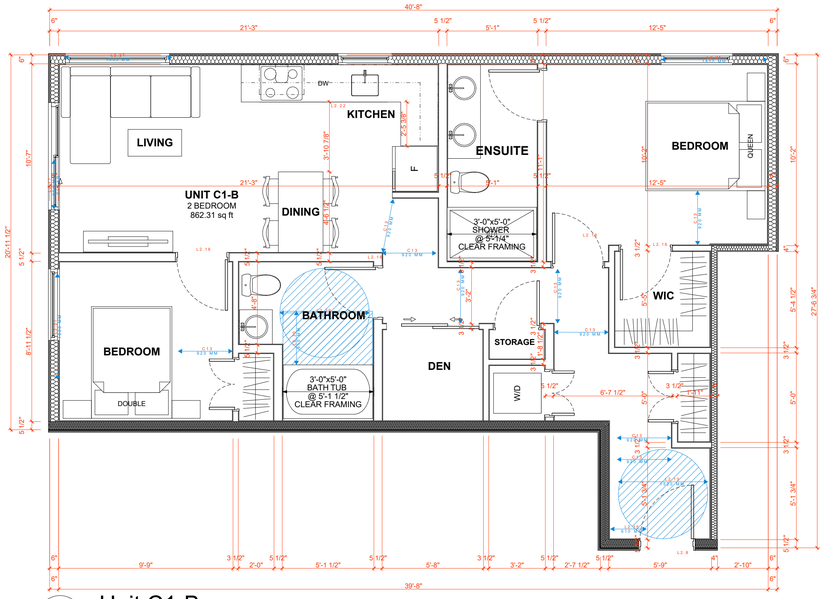
5 Unit B1-B
SCALE: 1/4" = 1'-0"



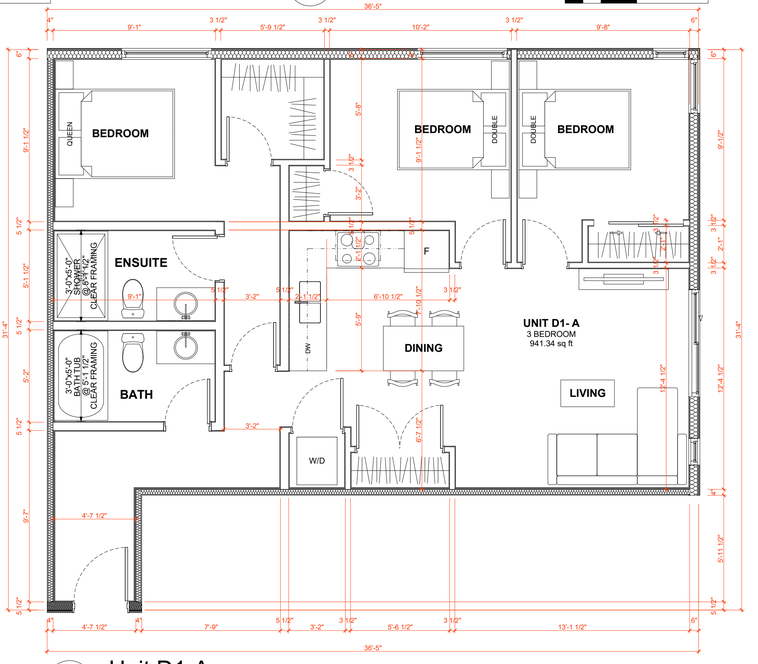
6 Unit B1-C
SCALE: 1/4" = 1'-0"



7 Unit B1-D
SCALE: 1/4" = 1'-0"



8 Unit C1-B
SCALE: 1/4" = 1'-0"



9 Unit D1-A
SCALE: 1/4" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
JEANNE SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Unit Plans
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-3.102

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

MATERIAL AND COLOUR LEGEND

Note: All Materials and Colours are subject to change during Tender and/or Pricing phase of the project.
Note: Contractor to provide submittals and samples if a product change is proposed.

	Colour	Product	Finish (to match)	Manufacturer
1.0	**CLADDING**			
1.1	LAP SIDING			
1.1-A	Dark Grey	HARDIEPLANK® LAP SIDING CEDARMILL ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.1-A Colour***	Iron Grey	JamesHardie
1.2	PANEL SIDING			
1.2-C	Medium Grey	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.2-C Colour***	Grey Slate	JamesHardie
1.2-E	Black	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-E Colour*** ***all flashings above/within - Match 1.2-E Colour***	Painted - Benjamin Moore Twilight Zone 2127-10	JamesHardie
1.2-F	Brown/Orange	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-F Colour*** ***all flashings above/within - Match 1.2-F Colour***	Painted - RAL 8004	JamesHardie
2.0	**SOFFIT**			
2.1	Cedar	JamesHardie™ + Woodtone RusticSeries™ 12" Exposure	Mountain Cedar	JamesHardie
3.0	**ROOFS**			
3.1	Black	2-Layer SBS membrane	Standard Colour - Black	
4.0	**DOORS**			
4.1	Black	Entry Doors	Standard Colour - Black with Glazing where applicable	
4.2	Black	Metal Door	Standard Colour - Black	
4.3	Black	Garage Overhead Gate	Standard Colour - Black	
5.0	**WINDOWS**			
5.1	Black	Vinyl Windows		
6.0	**TRIMS FASCIAS**			
6.1	Dark Grey	HardieTrim® Boards 5/4 Rustic	Iron Gray	JamesHardie
7.0	**RAILINGS**			
7.1	Black	Aluminum Guard Railing	Black Frames with Glazing	
7.2	Orange	Vertical Metal Slats Privacy Screen	Black Frames	
8.0	**ACCESSORIES**			
8.1	Mixed	Flashings	See Cladding notes in 1.0	
8.2	Aluminum	Solar Sunshades - optional - depending on energy model		
9.0	**STRUCTURE**			
9.1	Wood	Glulam Engineered Timber	Exposed Engineered Wood	

"Average Grade" means the average of:

(1) The highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure; and

(2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined maximum 9.29 square metres (100 square feet) and window wells). *[Bylaw 7135, July 23, 2012]*

1 South Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

South Elevation
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-4.010

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

MATERIAL AND COLOUR LEGEND

Note: All Materials and Colours are subject to change during Tender and/or Pricing phase of the project.
Note: Contractor to provide submittals and samples if a product change is proposed.

	Colour	Product	Finish (to match)	Manufacturer
1.0 CLADDING				
1.1 LAP SIDING				
1.1-A	Dark Grey	HARDIEPLANK® LAP SIDING CEDARMILL ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.1-A Colour***	Iron Grey	JamesHardie
1.2 PANEL SIDING				
1.2-C	Medium Grey	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.2-C Colour***	Grey Slate	JamesHardie
1.2-E	Black	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-E Colour*** ***all flashings above/within - Match 1.2-E Colour***	Painted - Benjamin Moore Twilight Zone 2127-10	JamesHardie
1.2-F	Brown/Orange	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-F Colour*** ***all flashings above/within - Match 1.2-F Colour***	Painted - RAL 8004	JamesHardie
2.0 SOFFIT				
2.1	Cedar	JamesHardie™ + Woodtone RusticSeries™ 12" Exposure	Mountain Cedar	JamesHardie
3.0 ROOFS				
3.1	Black	2-Layer SBS membrane	Standard Colour - Black	
4.0 DOORS				
4.1	Black	Entry Doors	Standard Colour - Black with Glazing where applicable	
4.2	Black	Metal Door	Standard Colour - Black	
4.3	Black	Garage Overhead Gate	Standard Colour - Black	
5.0 WINDOWS				
5.1	Black	Vinyl Windows		
6.0 TRIMS FASCIAS				
6.1	Dark Grey	HardieTrim® Boards 5/4 Rustic	Iron Gray	JamesHardie
7.0 RAILINGS				
7.1	Black	Aluminum Guard Railing	Black Frames with Glazing	
7.2	Orange	Vertical Metal Slats Privacy Screen	Black Frames	
8.0 ACCESSORIES				
8.1	Mixed	Flashings	See Cladding notes in 1.0	
8.2	Aluminum	Solar Sunshades - optional - depending on energy model		
9.0 STRUCTURE				
9.1	Wood	Glulam Engineered Timber	Exposed Engineered Wood	

"Average Grade" means the average of:

(1) The highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure; and

(2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined maximum 9.29 square metres (100 square feet) and window wells). *[Bylaw 7135, July 23, 2012]*

1 North Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
DARREN SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

North Elevation

Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-4.020

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

MATERIAL AND COLOUR LEGEND

Note: All Materials and Colours are subject to change during Tender and/or Pricing phase of the project.
Note: Contractor to provide submittals and samples if a product change is proposed.

	Colour	Product	Finish (to match)	Manufacturer
1.0	**CLADDING**			
1.1	**LAP SIDING**			
1.1-A	Dark Grey	HARDIEPLANK® LAP SIDING CEDARMILL ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.1-A Colour***	Iron Grey	JamesHardie
1.2	**PANEL SIDING**			
1.2-C	Medium Grey	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.2-C Colour***	Grey Slate	JamesHardie
1.2-E	Black	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-E Colour*** ***all flashings above/within - Match 1.2-E Colour***	Painted - Benjamin Moore Twilight Zone 2127-10	JamesHardie
1.2-F	Brown/Orange	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-F Colour*** ***all flashings above/within - Match 1.2-F Colour***	Painted - RAL 8004	JamesHardie
2.0	**SOFFIT**			
2.1	Cedar	JamesHardie™ + Woodtone RusticSeries™ 12" Exposure	Mountain Cedar	JamesHardie
3.0	**ROOFS**			
3.1	Black	2-Layer SBS membrane	Standard Colour - Black	
4.0	**DOORS**			
4.1	Black	Entry Doors	Standard Colour - Black with Glazing where applicable	
4.2	Black	Metal Door	Standard Colour - Black	
4.3	Black	Garage Overhead Gate	Standard Colour - Black	
5.0	**WINDOWS**			
5.1	Black	Vinyl Windows		
6.0	**TRIMS FASCIAS**			
6.1	Dark Grey	HardieTrim® Boards 5/4 Rustic	Iron Gray	JamesHardie
7.0	**RAILINGS**			
7.1	Black	Aluminum Guard Railing	Black Frames with Glazing	
7.2	Orange	Vertical Metal Slats Privacy Screen	Black Frames	
8.0	**ACCESSORIES**			
8.1	Mixed	Flashings	See Cladding notes in 1.0	
8.2	Aluminum	Solar Sunshades - optional - depending on energy model		
9.0	**STRUCTURE**			
9.1	Wood	Glulam Engineered Timber	Exposed Engineered Wood	

"Average Grade" means the average of:
(1) The highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure; and

(2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined maximum 9.29 square metres (100 square feet) and window wells). *[Bylaw 7135, July 23, 2012]*

4 East Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
NAME SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

East Elevation
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-4.030

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

"Average Grade" means the average of:

(1) The highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure; and

(2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined maximum 9.29 square metres (100 square feet) and window wells). *[Bylaw 7135, July 23, 2012]*

MATERIAL AND COLOUR LEGEND

Note: All Materials and Colours are subject to change during Tender and/or Pricing phase of the project.
Note: Contractor to provide submittals and samples if a product change is proposed.

	Colour	Product	Finish (to match)	Manufacturer
1.0	**CLADDING**			
1.1	LAP SIDING			
1.1-A	Dark Grey	HARDIEPLANK® LAP SIDING CEDARMILL ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.1-A Colour***	Iron Grey	JamesHardie
1.2	PANEL SIDING			
1.2-C	Medium Grey	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.2-C Colour***	Grey Slate	JamesHardie
1.2-E	Black	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-E Colour*** ***all flashings above/within - Match 1.2-E Colour***	Painted - Benjamin Moore Twilight Zone 2127-10	JamesHardie
1.2-F	Brown/Orange	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-F Colour*** ***all flashings above/within - Match 1.2-F Colour***	Painted - RAL 8004	JamesHardie
2.0	**SOFFIT**			
2.1	Cedar	JamesHardie™ + Woodtone RusticSeries™ 12" Exposure	Mountain Cedar	JamesHardie
3.0	**ROOFS**			
3.1	Black	2-Layer SBS membrane	Standard Colour - Black	
4.0	**DOORS**			
4.1	Black	Entry Doors	Standard Colour - Black with Glazing where applicable	
4.2	Black	Metal Door	Standard Colour - Black	
4.3	Black	Garage Overhead Gate	Standard Colour - Black	
5.0	**WINDOWS**			
5.1	Black	Vinyl Windows		
6.0	**TRIMS FASCIAS**			
6.1	Dark Grey	HardieTrim® Boards 5/4 Rustic	Iron Gray	JamesHardie
7.0	**RAILINGS**			
7.1	Black	Aluminum Guard Railing	Black Frames with Glazing	
7.2	Orange	Vertical Metal Slats Privacy Screen	Black Frames	
8.0	**ACCESSORIES**			
8.1	Mixed	Flashings	See Cladding notes in 1.0	
8.2	Aluminum	Solar Sunshades - optional - depending on energy model		
9.0	**STRUCTURE**			
9.1	Wood	Glulam Engineered Timber	Exposed Engineered Wood	

4 West Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT DOMINIC SIEGRIST BRITISH COLUMBIA
APR.IL 28 2026

West Elevation
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-4.040

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

MATERIAL AND COLOUR LEGEND

Note: All Materials and Colours are subject to change during Tender and/or Pricing phase of the project.
Note: Contractor to provide submittals and samples if a product change is proposed.

	Colour	Product	Finish (to match)	Manufacturer
1.0 CLADDING				
1.1 LAP SIDING				
1.1-A	Dark Grey	HARDIEPLANK® LAP SIDING CEDARMILL ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.1-A Colour***	Iron Grey	JamesHardie
1.2 PANEL SIDING				
1.2-C	Medium Grey	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-C Colour*** ***all flashings above/within - Match 1.2-C Colour***	Grey Slate	JamesHardie
1.2-E	Black	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-E Colour*** ***all flashings above/within - Match 1.2-E Colour***	Painted - Benjamin Moore Twilight Zone 2127-10	JamesHardie
1.2-F	Brown/Orange	48" HARDIEPANEL® VERTICAL SIDING SMOOTH ***all panel joint/transition trims EZ Trim - Match 1.2-F Colour*** ***all flashings above/within - Match 1.2-F Colour***	Painted - RAL 8004	JamesHardie
2.0 SOFFIT				
2.1	Cedar	JamesHardie™ + Woodtone RusticSeries™ 12" Exposure	Mountain Cedar	JamesHardie
3.0 ROOFS				
3.1	Black	2-Layer SBS membrane	Standard Colour - Black	
4.0 DOORS				
4.1	Black	Entry Doors	Standard Colour - Black with Glazing where applicable	
4.2	Black	Metal Door	Standard Colour - Black	
4.3	Black	Garage Overhead Gate	Standard Colour - Black	
5.0 WINDOWS				
5.1	Black	Vinyl Windows		
6.0 TRIMS FASCIAS				
6.1	Dark Grey	HardieTrim® Boards 5/4 Rustic	Iron Gray	JamesHardie
7.0 RAILINGS				
7.1	Black	Aluminum Guard Railing	Black Frames with Glazing	
7.2	Orange	Vertical Metal Slats Privacy Screen	Black Frames	
8.0 ACCESSORIES				
8.1	Mixed	Flashings	See Cladding notes in 1.0	
8.2	Aluminum	Solar Sunshades - optional - depending on energy model		
9.0 STRUCTURE				
9.1	Wood	Glulam Engineered Timber	Exposed Engineered Wood	

1.1-A JamesHardie™
Hardie® Lap Siding Select Cedarmill®
Iron Gray

1.2-C JamesHardie™
HardiePanel® Vertical Siding
Grey Slate

1.2-E JamesHardie™
Painted - Benjamin Moore
Twilight Zone 2127-10

1.2-F JamesHardie™
Painted - TBC
RAL 8004

2.1 JamesHardie™
Woodtone Soffit
Mountain Cedar

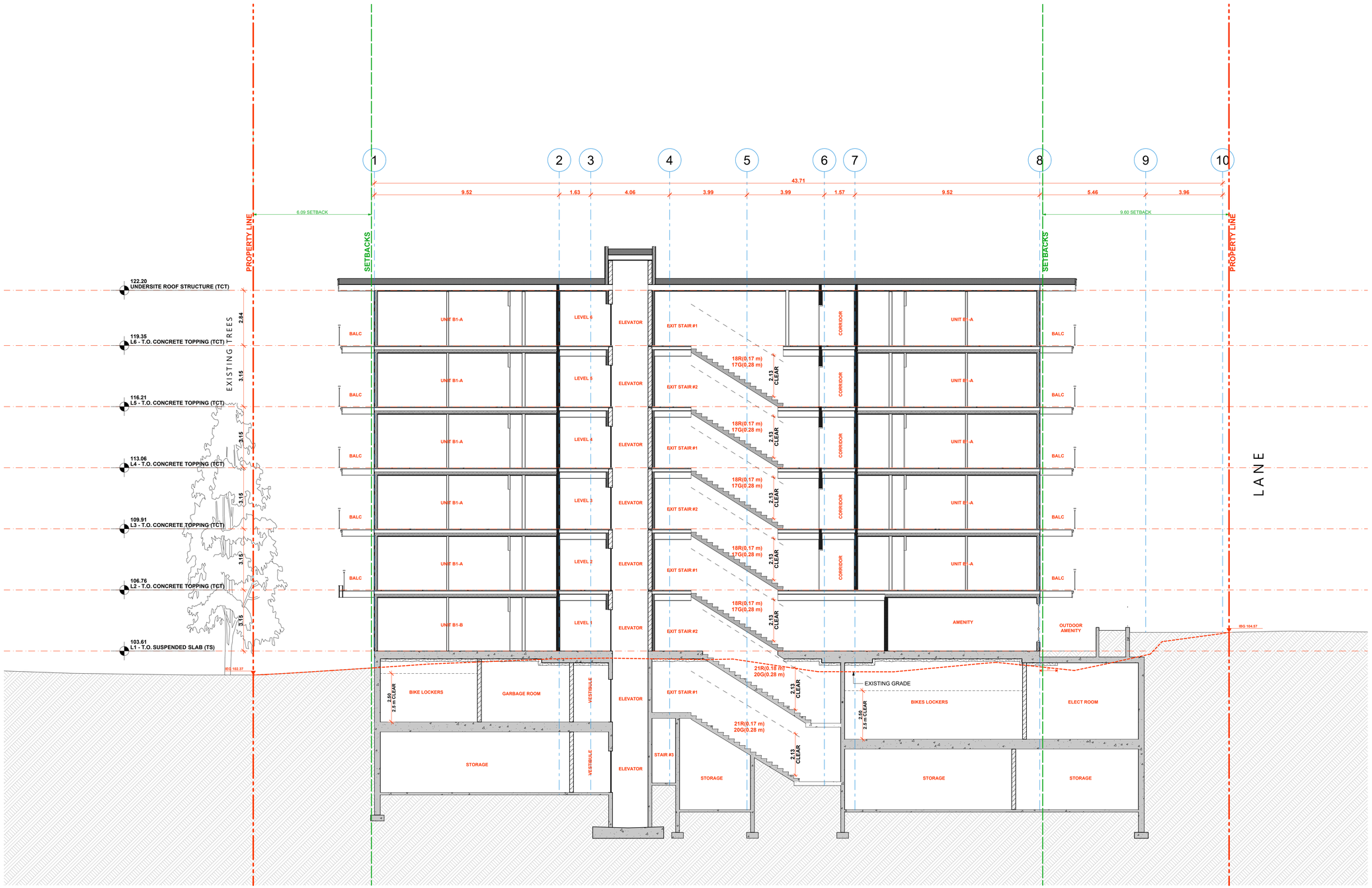
SIEGRIST

REGISTERED ARCHITECT DIANE SIEGRIST BRITISH COLUMBIA
APR.28.2026

Material Board
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-4.050

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



1 Building Section - North-South 01

SCALE: 1/8" = 1'-0"

SIEGRIST

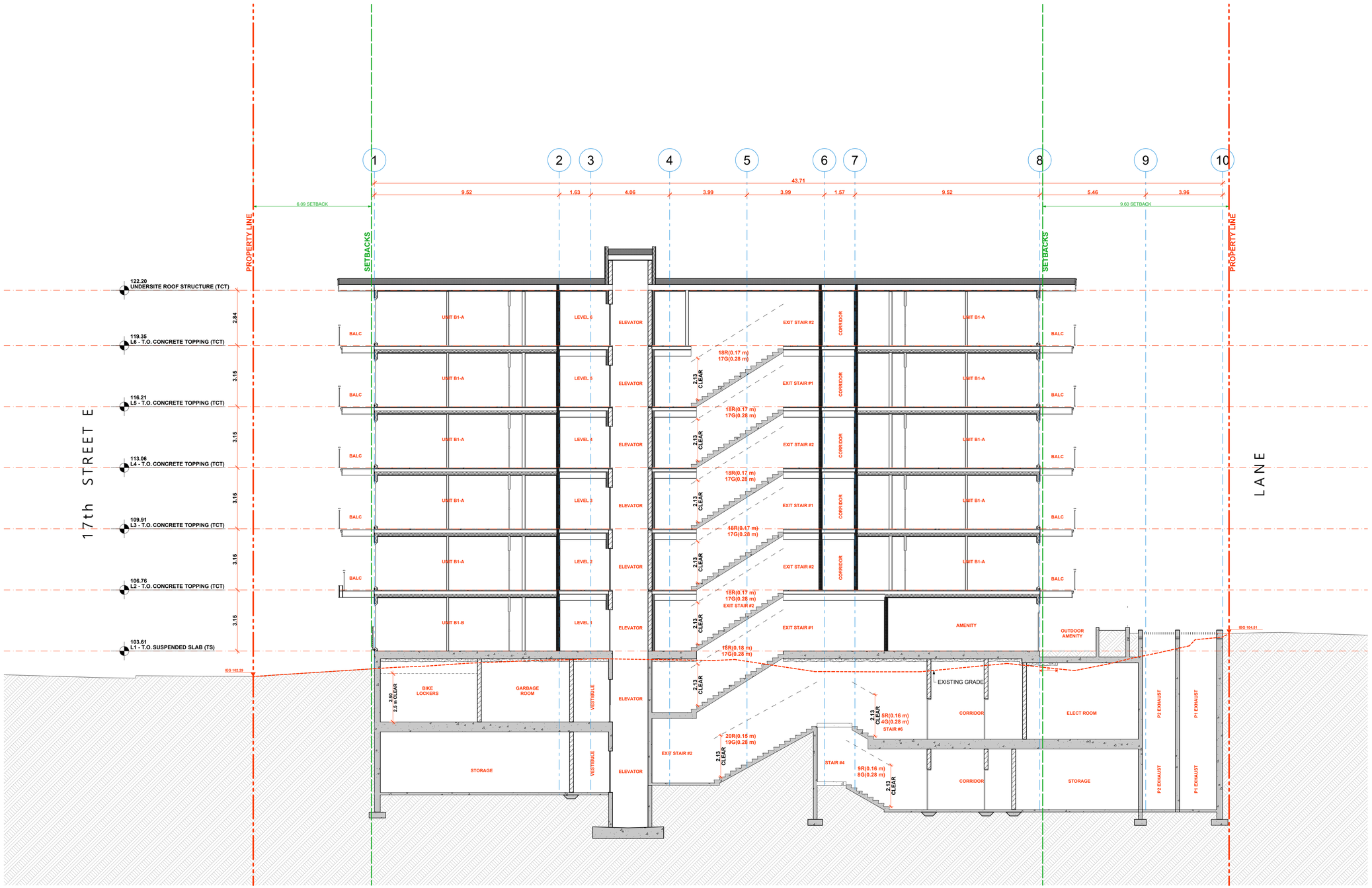
REGISTERED ARCHITECT
SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Building Section - North-South 01

Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-5.101

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



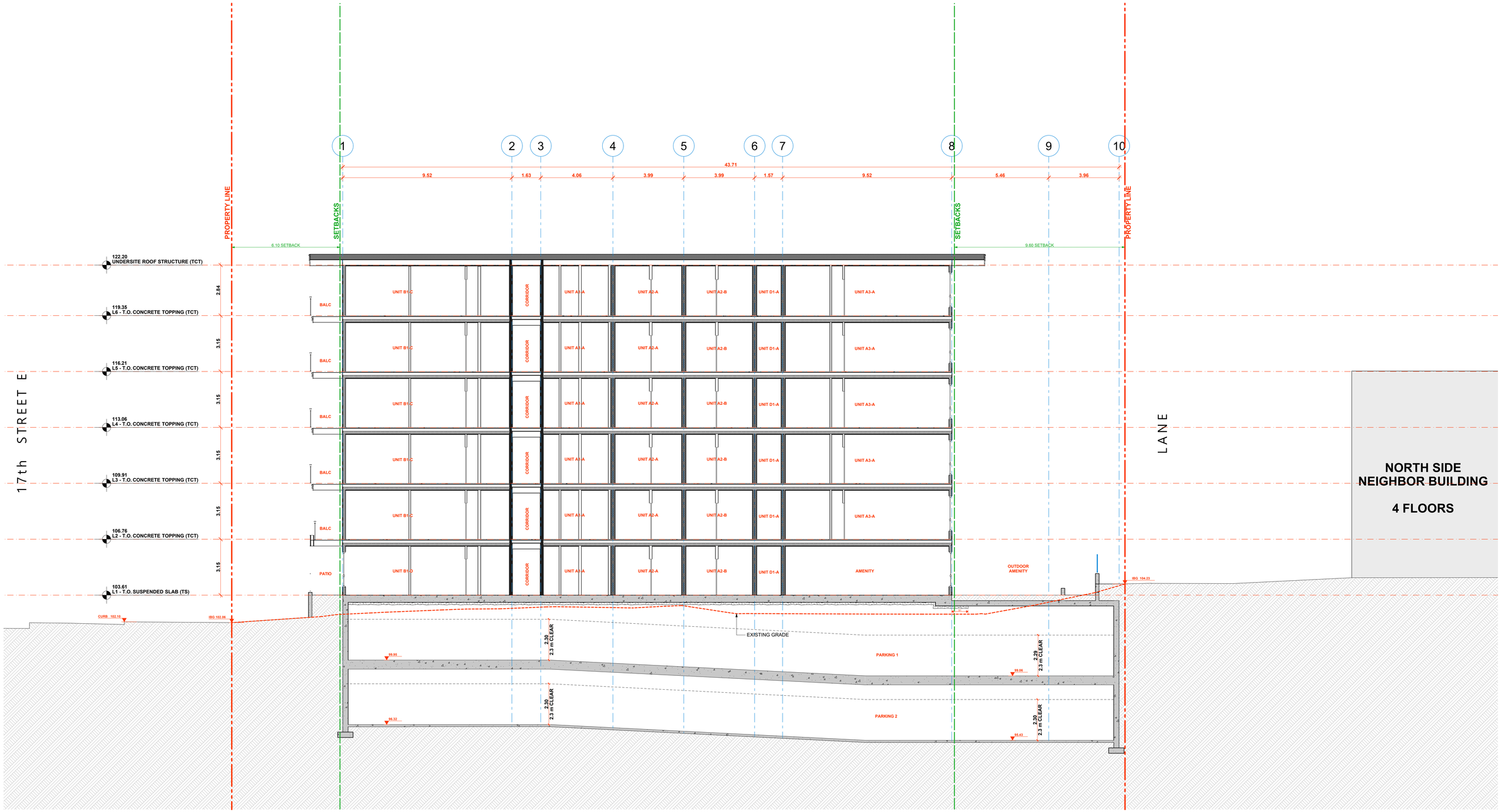
1 Building Section - North-South 02
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
THOMAS SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Building Section - North-South 02
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC
A-5.102

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



1 Building Section - North-South 03

SCALE: 1/8" = 1'-0"

SIEGRIST

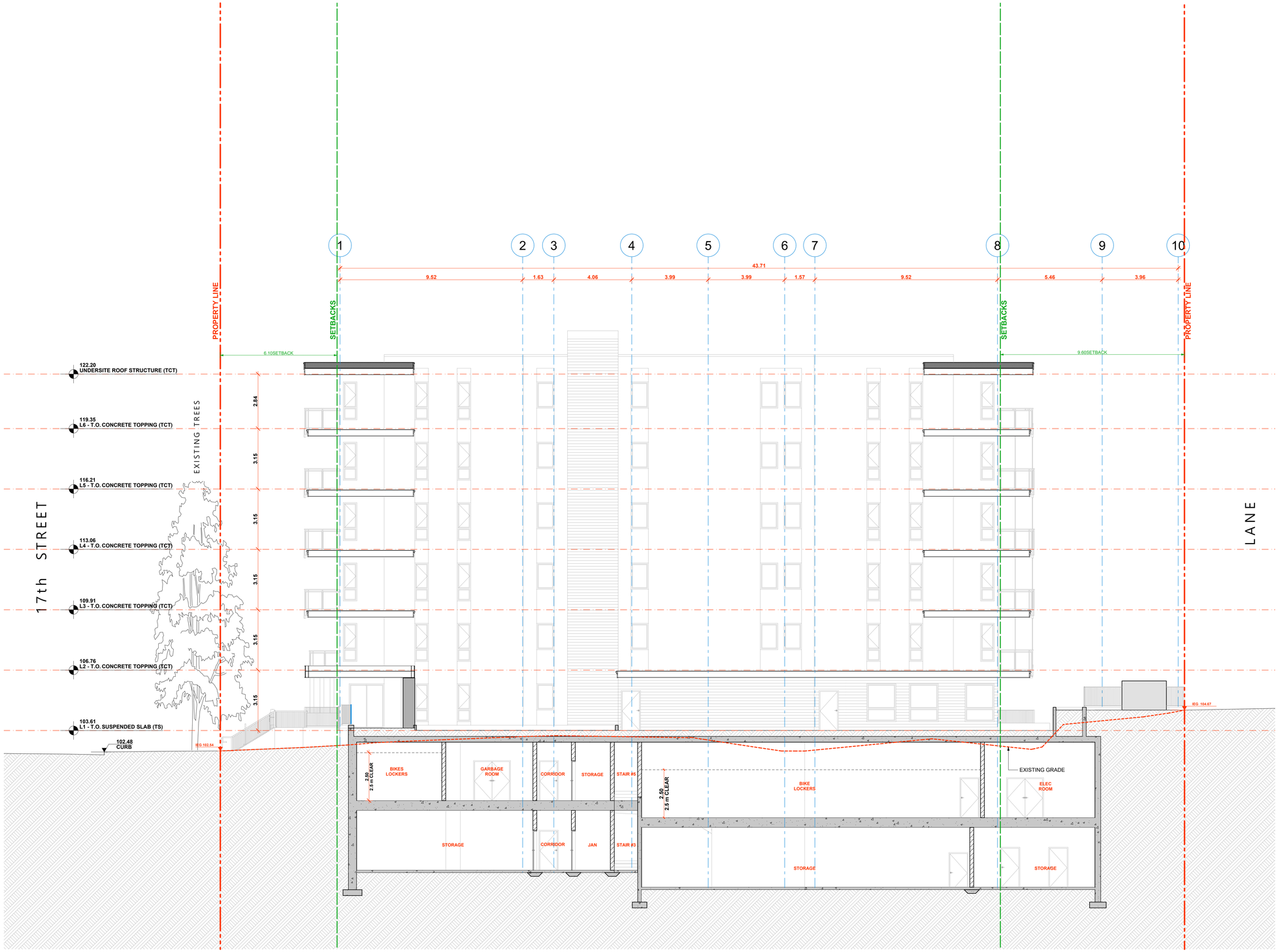
REGISTERED ARCHITECT
DARREN SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Building Section - North-South 03

Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-5.103

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



1 Building Section - North-South 04
SCALE: 1/8" = 1'-0"

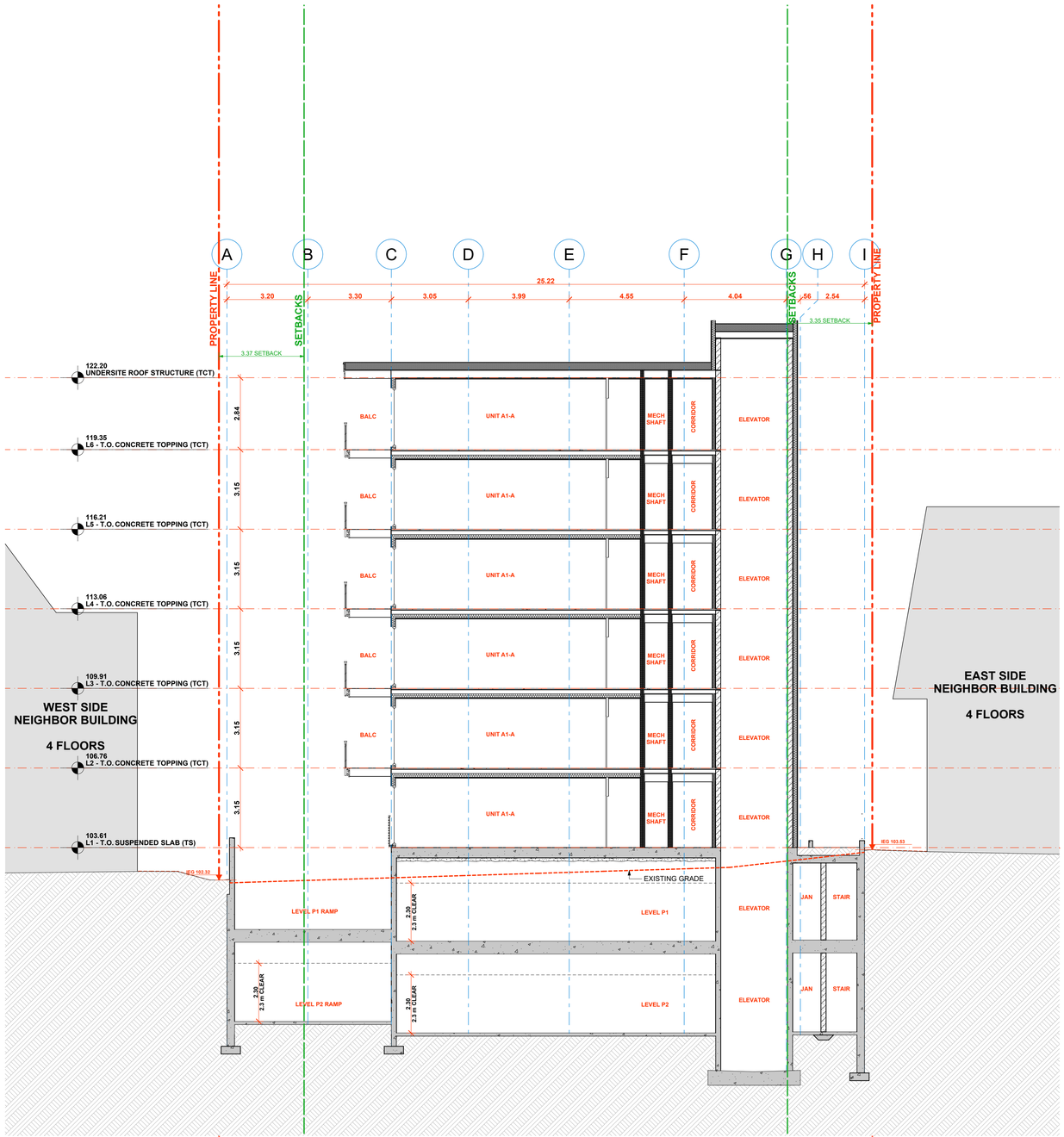
SIEGRIST

REGISTERED ARCHITECT DIANE SIEGRIST BRITISH COLUMBIA
APR.01.28.2026

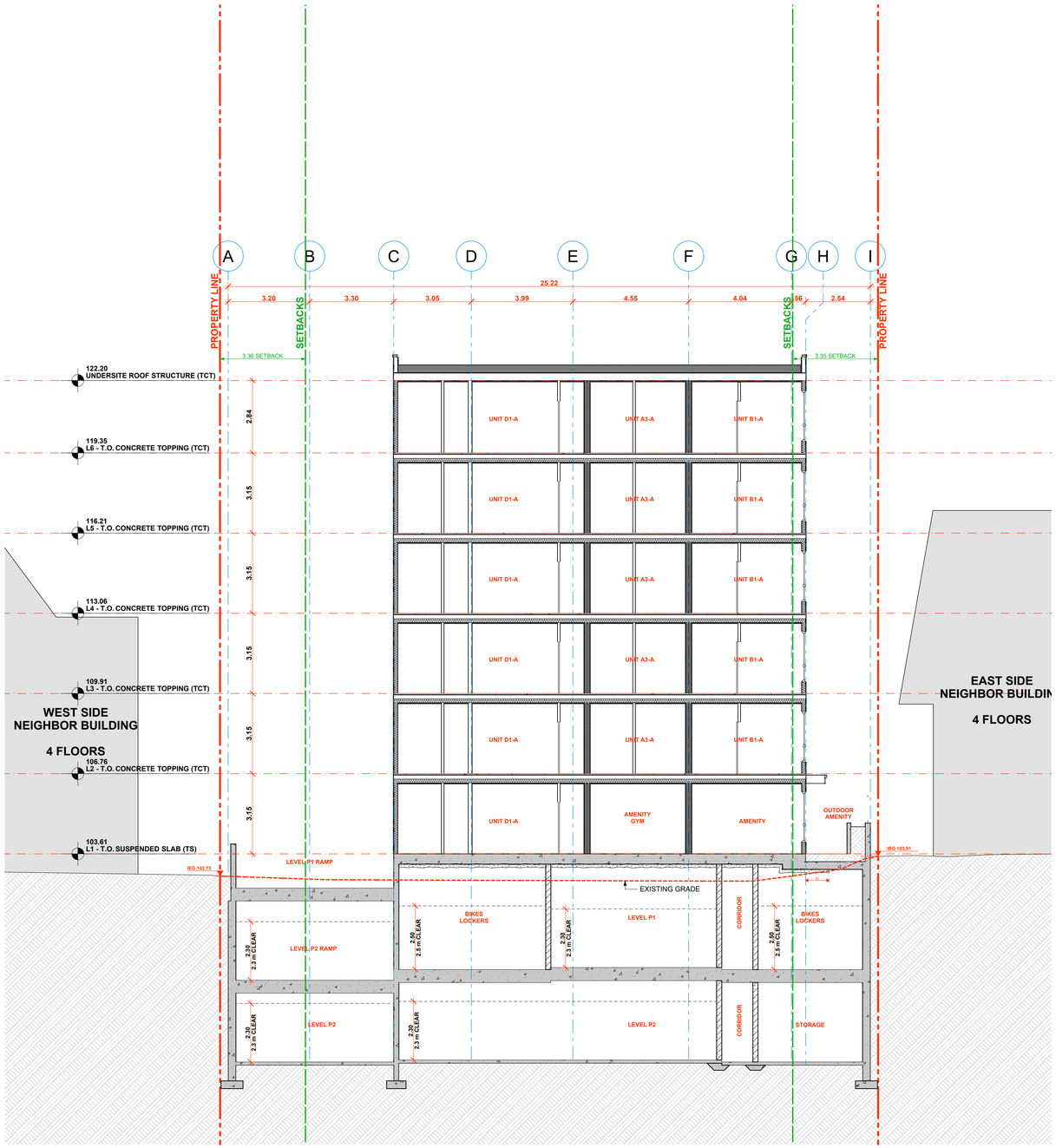
Building Section - North-South 04
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-5.104

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



1 Building Section - East-West 01
SCALE: 1/8" = 1'-0"



2 Building Section - East-West 02
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
JOANNE SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Building Section - East-West
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-5.105

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

#T1 REMOVE

CEDAR HEDGE

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

WOOD FENCE

BUILDING STRATA
PLAN VAS230

LANE

EXCLUSION
AREA
1.860 m²

UNIT C1-B
2 BEDROOM
80.112 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

EXCLUSION
AREA
1.860 m²

EXCLUSION
AREA
1.860 m²

UNIT D1- A
3 BEDROOM
87.453 m²

LOBBY
EXCLUSION
Area 36.977 m²

UNIT B1-D
JUNIOR 1 BEDROOM
43.669 m²

UNIT B1-B
1 BEDROOM
43.797 m²

AMENITY
EXCLUSION
74.635 m²

COMMON
RESIDENTIAL COMMON AREA
94.554 m²

ELEVATOR

#C1 RETAIN

#C2 RETAIN

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE
CONCRETE WALL

#OS6 RETAIN

WOOD WALL

1 Level 1 - FSR Overlay
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
JOANNE SIEGRIST
BRITISH COLUMBIA
APR.28.2026

Level 1 FSR Overlays
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-8.210

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

#T1 REMOVE

CEDAR HEDGE

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

WOOD FENCE

BUILDING STRATA

UNIT C1-A
2 BEDROOM
79.676 m²

EXCLUSION
AREA
1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

EXCLUSION
AREA
1.860 m²

EXCLUSION
AREA
1.860 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

UNIT B1-A
1 BEDROOM
43.797 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²

ELEVATOR

UNIT B1-A
1 BEDROOM
43.797 m²

BALCONY

#C2 RETAIN

#C1 RETAIN

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE

CONCRETE WALL

WOOD WALL

#OS6 RETAIN

LANE

1 Level 2 - FSR Overlay
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
DOMINIC SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Level 2 FSR Overlays
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-8.220

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

#T1 REMOVE

#C2 RETAIN

#C1 RETAIN

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE

#OS6 RETAIN

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

CEDAR HEDGE

WOOD FENCE

WOOD WALL

CONCRETE WALL

UNIT C1-A
2 BEDROOM
79.676 m²

EXCLUSION
AREA
1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

EXCLUSION
AREA
1.860 m²

EXCLUSION
AREA
1.860 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

UNIT B1-A
1 BEDROOM
43.797 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²

ELEVATOR

UNIT B1-A
1 BEDROOM
43.797 m²

BALCONY

PRIVACY SCREEN

BUILDING STRATA
PLAN VAS230

LANE

1 Level 3 - FSR Overlay
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
DOMINIC SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Level 3 FSR Overlays
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-8.230

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

#T1 REMOVE

CEDAR HEDGE

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

WOOD FENCE

BUILDING STRATA

UNIT C1-A
2 BEDROOM
79.676 m²

EXCLUSION
AREA
1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

EXCLUSION
AREA
1.860 m²

EXCLUSION
AREA
1.860 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²

UNIT B1-A
1 BEDROOM
43.797 m²

UNIT B1-A
1 BEDROOM
43.797 m²

BALCONY

ELEC 1.98' x 2.76'

#C2 RETAIN

#C1 RETAIN

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE

#OS6 RETAIN

WOOD WALL

CONCRETE WALL

LANE

43.71

9.52 | 1.63 | 4.06 | 3.99 | 3.99 | 1.57 | 9.52 | 5.46 | 3.96

3.20 | 3.30 | 3.05 | 3.99 | 25.22 | 4.55 | 4.04 | 5.61 | 2.54

1 2 3 4 5 6 7 8 9 10

A B C D E F G H I

1 Level 4 - FSR Overlay
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
DOMINIC SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Level 4 FSR Overlays
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-8.240

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

#T1 REMOVE

CEDAR HEDGE

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

WOOD FENCE

BUILDING STRATA

PLAN VAS535

UNIT C1-A
2 BEDROOM
79.676 m²

EXCLUSION
AREA
1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

UNIT B1-A
1 BEDROOM
43.797 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²

ELEVATOR

UNIT B1-A
1 BEDROOM
43.797 m²

BALCONY

PRIVACY SCREEN

#C2 RETAIN

#C1 RETAIN

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE

CONCRETE WALL

WOOD WALL

#OS6 RETAIN

LANE

43.71

9.52 | 1.63 | 4.06 | 3.99 | 3.99 | 1.57 | 9.52 | 5.46 | 3.96

3.20 | 3.30 | 3.05 | 3.99 | 25.22 | 4.55 | 4.04 | 5.61 | 2.54

1 Level 5 - FSR Overlay
SCALE: 1/8" = 1'-0"

SIEGRIST

REGISTERED ARCHITECT
DOMINIC SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

Level 5 FSR Overlays
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-8.250

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

ARBORIST SUPERVISION WILL BE REQUIRED DURING THE EXCAVATION PROCESS FOR THE UNDERGROUND PARKADE.

#OS7 RETAIN

#OS8 RETAIN

#OS9 REMOVE

#T1 REMOVE

CEDAR HEDGE

#OS10 RETAIN

#OS11 RETAIN

#OS12 RETAIN

WOOD FENCE

UNIT C1-A
2 BEDROOM
79.676 m²

EXCLUSION
AREA
1.860 m²

UNIT A1-A
STUDIO
38.759 m²

UNIT A2-A
STUDIO
44.259 m²

UNIT A2-B
STUDIO
44.138 m²

EXCLUSION
AREA
1.860 m²

EXCLUSION
AREA
1.860 m²

UNIT A3-B
STUDIO
37.799 m²

UNIT D1- A
3 BEDROOM
87.453 m²

UNIT A3-A
STUDIO
37.915 m²

UNIT B1-C
JUNIOR 1 BEDROOM
43.306 m²

UNIT B1-A
1 BEDROOM
43.797 m²

COMMON
RESIDENTIAL COMMON AREA
87.483 m²

ELEVATOR

UNIT B1-A
1 BEDROOM
43.797 m²

#C2 RETAIN

#C1 RETAIN

#OS1 REMOVE

#OS2 REMOVE

#OS3 REMOVE

#OS4 REMOVE

#OS5 REMOVE

CONCRETE WALL

WOOD WALL

#OS6 RETAIN

LANE

BUILDING STRATA

1 Level 6 - FSR Overlay
SCALE: 1/8" = 1'-0"

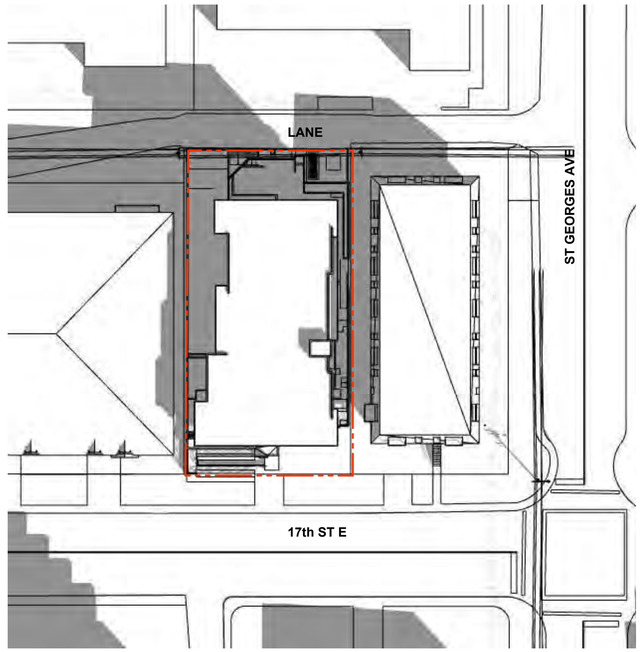
SIEGRIST

REGISTERED ARCHITECT
DOMINIC SIEGRIST
BRITISH COLUMBIA
APRIL 28 2026

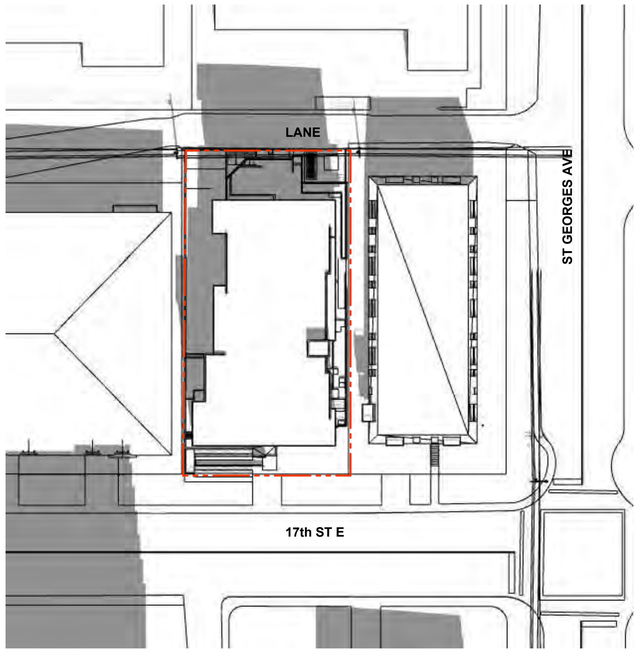
Level 6 FSR Overlays
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-8.260

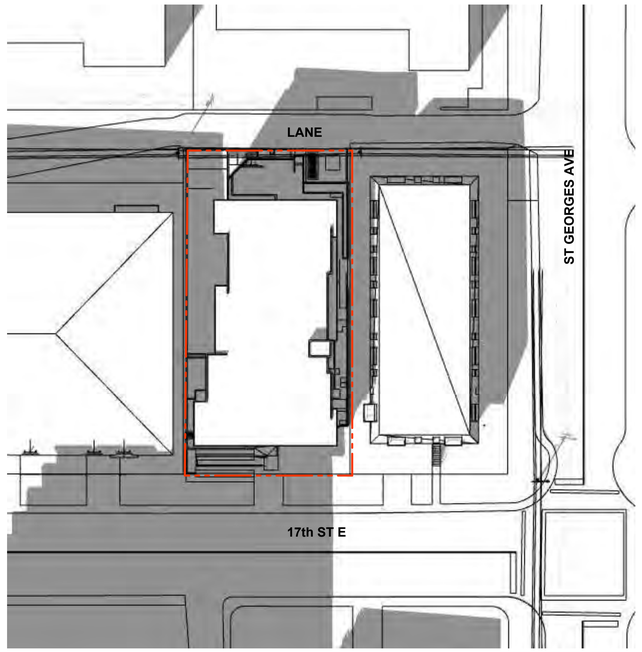
Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



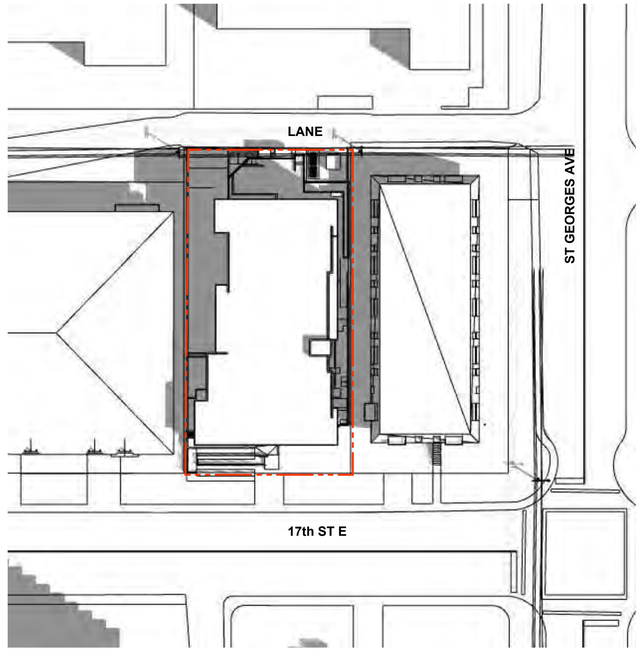
1 Shadow Studies - March 21st - 10 am



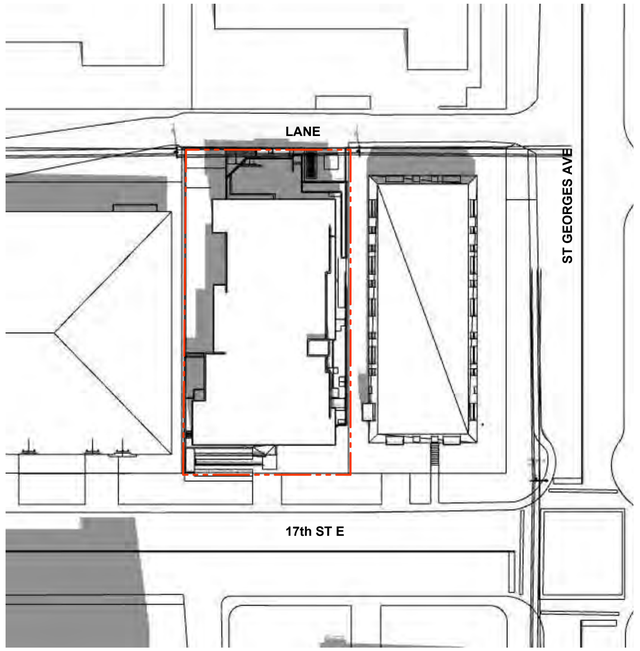
2 Shadow Studies - March 21st - 12 pm



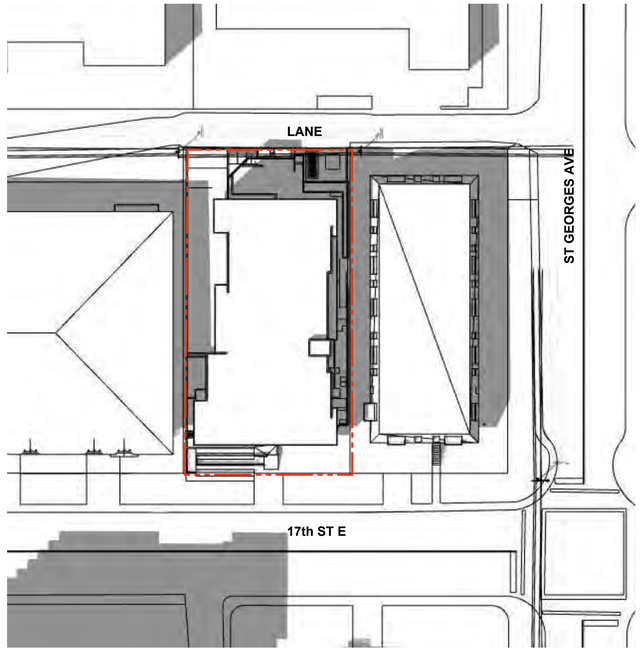
3 Shadow Studies - March 21st - 2 pm



4 Shadow Studies - June 21st - 10 am



5 Shadow Studies - June 21st - 12 pm



6 Shadow Studies - June 21st - 2 pm

SIEGRIST

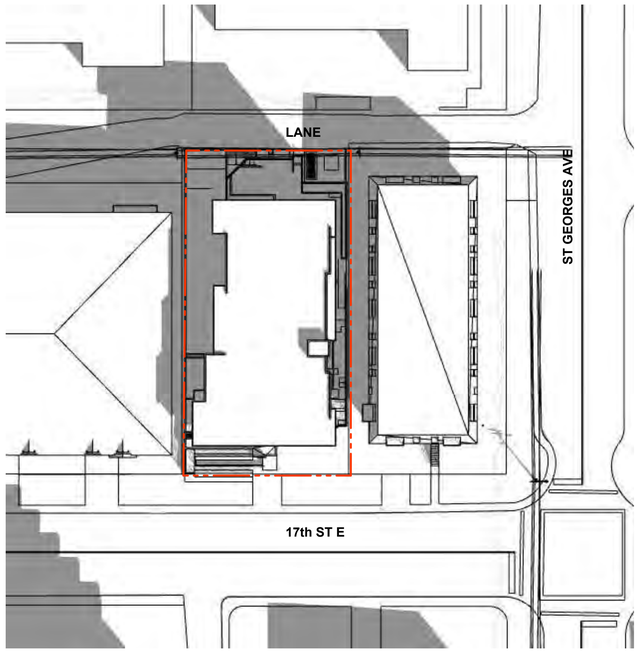
REGISTERED ARCHITECT DOMINIC SIEGRIST BRITISH COLUMBIA
APR.28.2026

Shadow Study - March 21st - June 21st

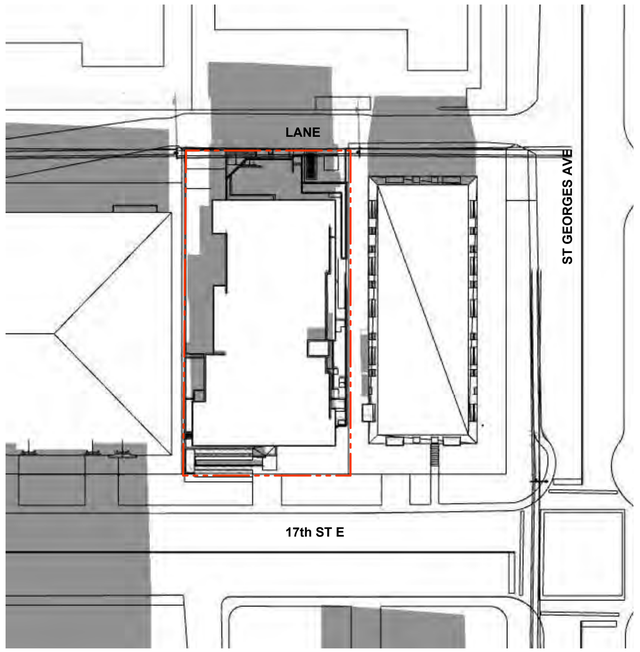
Project Number: 040
April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

A-8.310

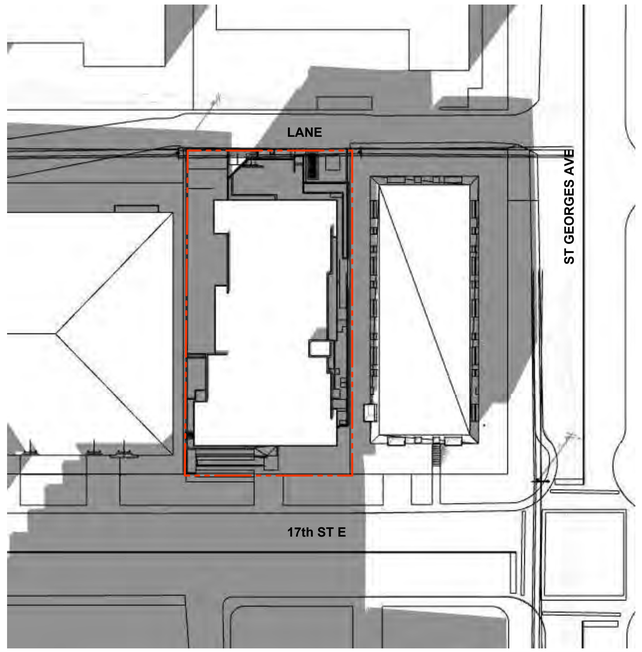
Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.



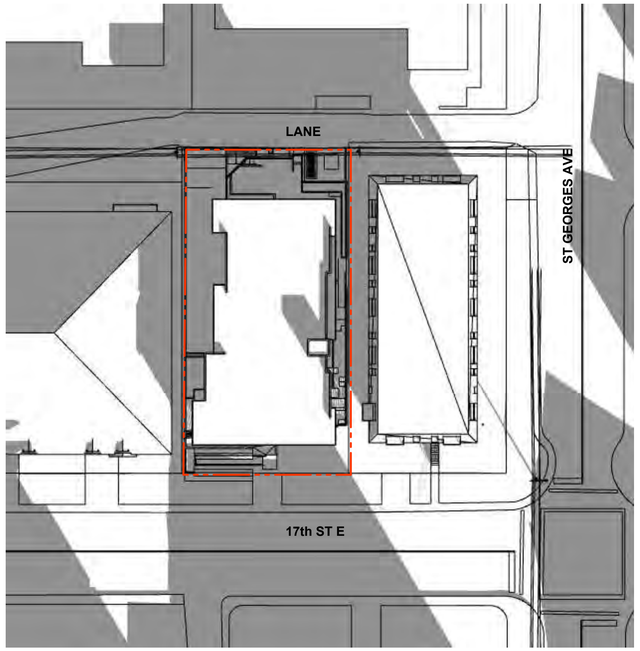
1 Shadow Studies - September 21st - 10 am



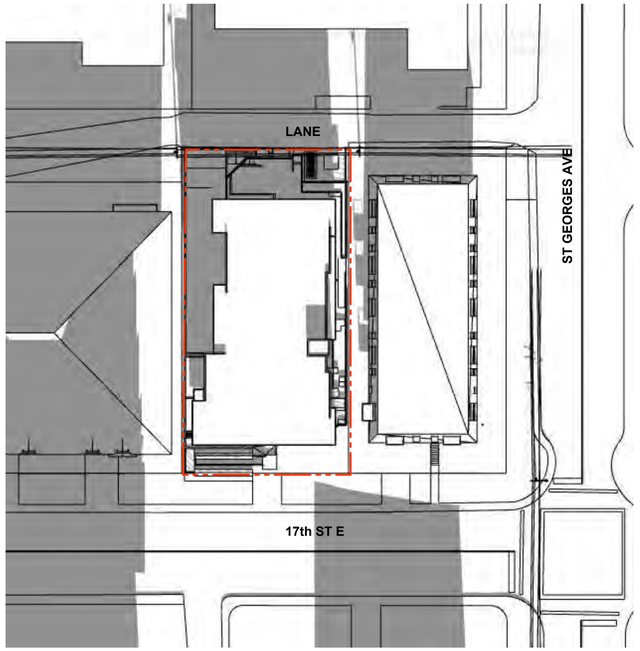
2 Shadow Studies - September 21st - 12 pm



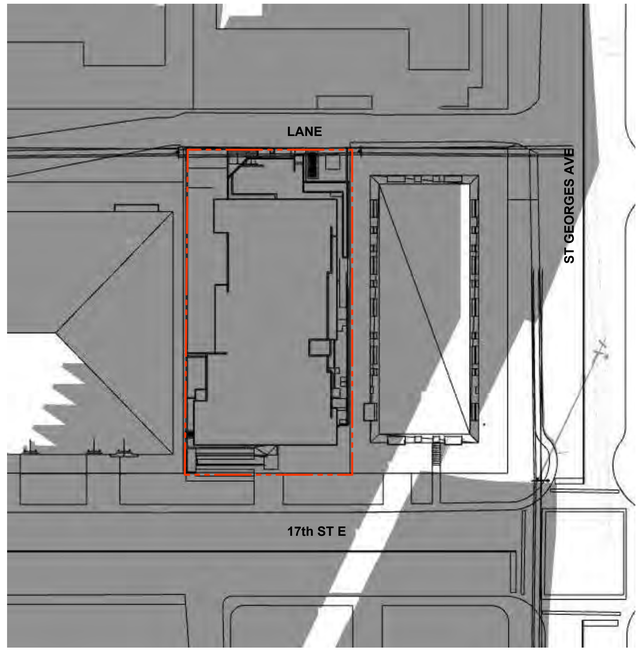
3 Shadow Studies - September 21st - 2 pm



4 Shadow Studies - December 21st - 10 am



5 Shadow Studies - December 21st - 12 pm



6 Shadow Studies - December 21st - 2 pm

SIEGRIST

REGISTERED ARCHITECT DOMINIC SIEGRIST BRITISH COLUMBIA
APR.28.2026

Shadow Study - September 21st - December 21st **A-8.320**

April 28, 2026
Issue 09 - DP Resubmission
154 17th East, North Vancouver, BC

Copyright reserved. All drawings and designs are and at all times remain the exclusive property of Siegrist Architecture Inc. and cannot be used without consent from Siegrist Architecture Inc.

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	26.MAR.20	UPDATE PER NEW SITE PLAN	AO
17	26.MAR.17	UPDATE PER NEW SITE PLAN	AO
16	25.FEB.17	UPDATE PER COMMENTS	CLG
15	26.JAN.20	UPDATE PER NEW CIVIL PLAN	AO
14	26.JAN.08	UPDATE PER CITY COMMENTS	AO
13	25.NOV.06	UPDATE PER ARCH COMMENTS	AO
12	25.OCT.30	UPDATE PER NEW ARCH PLAN	AO
11	25.OCT.16	UPDATE PER NEW ARCH PLAN	AO
10	25.AUG.18	UPDATE PER NEW CIVIL PLAN	AO
9	25.AUG.01	ADD TREE PROTECTION FENCING	CLG
8	25.JUL.23	UPDATE PER CITY COMMENTS	CLG
7	25.JUL.17	UPDATE PER ROW DELETE	CLG
6	25.JUL.08	UPDATE PER ROW DELETE	CLG
5	25.APR.10	NEW SITE PLAN/COMMENTS	MM
4	24.AUG.16	UPDATE SITE FURNISHINGS LAYOUT	CLG
3	24.AUG.14	UPDATE PER NEW ARCH PLAN	AO
2	24.AUG.06	UPDATE PER NEW CIVIL PLAN	AO
1	24.AUG.01	UPDATE PER NEW SITE PLAN	AO

CLIENT:

PROJECT:

E17th RENTALS

154 17th EAST
NORTH VANCOUVER

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 2024 JUL 18
SCALE: 1:100
DRAWN: AO
DESIGN: AO
CHK'D: CLG

DRAWING NUMBER: **L1**

OF 8

PMG PROJECT NUMBER: **24-127**

24127-17.ZIP

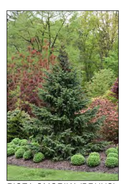
ACER PALMATUM 'ELEGANS'

CERCIS CANADENSIS 'FOREST PANSY'

GINKGO BILOBA 'GOLDSPIRE'

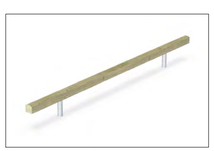
CHAMAECYPARIS NOOTKATENSIS 'PENDULA'

PARROTIA PERSICA 'VANESSA'


PICEA OMORIKA 'BRUNS'

WISHBONE INDUSTRIES LOOP BIKE RACK

IP LIGHTING STEP LIGHT 'IP55-616600'


KOMPAN BALANCE BEAM KPL 819; NATURAL COLOUR

RUBBER 'DOT' ADVENTURE PATH: USE CONTRASTING COLOUR (RED, GREEN OR BLUE) PER PLAN

WISHBONE INDUSTRIES RUTHERFORD TABLE WITH ACCESSIBLE AREA

COMMERCIAL-GRADE CONCRETE GREY COLOUR PLANTER POTS

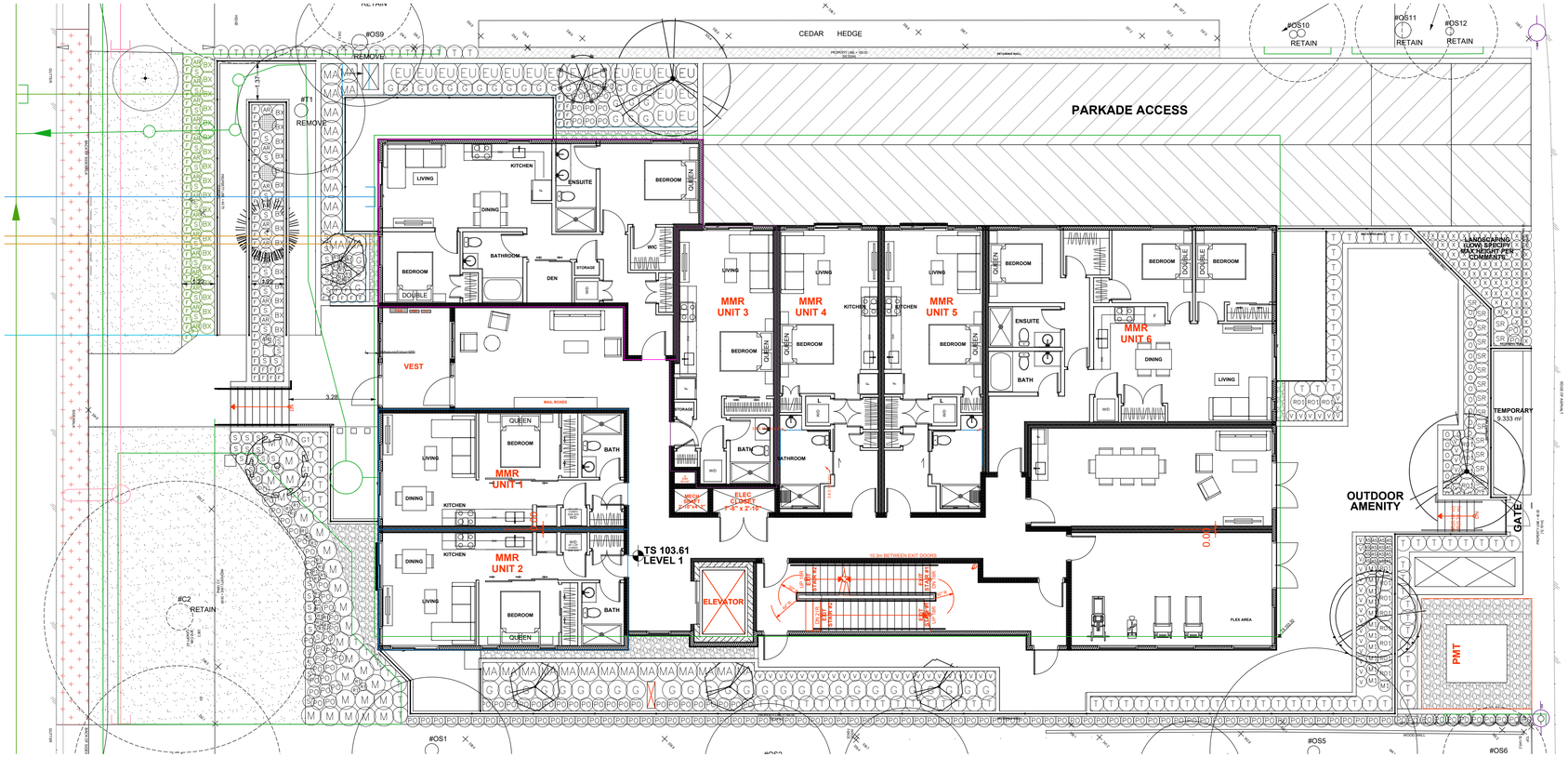
TREE SCHEDULE

PMG PROJECT NUMBER: 24-127

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER PALMATUM 'ELEGANS'	ELEGANS JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM
	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; B&B; CLIMATE RESILIENT
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2M HT; B&B
	3	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B; SHADE TOLERANT
	1	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	5CM CAL;B&B; 1.5M STD; CLIMATE RESILIENT
	1	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	1.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

0 10 20m



0 10 20m

PLANT SCHEDULE

PMG PROJECT NUMBER: 24-127

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BX	16	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
EU	19	EUONYMUS FORTUNEI 'EMERALD N GOLD'	WINTERCREEPER 'EMERALD N GOLD'	#2 POT; 30CM #3 POT; 50CM
MA	31	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM; NATIVE
M	26	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM
SR	20	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
T	108	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM 1.5M B&B
GRASS				
CI	6	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
RO	16	ROSMARINUS OFFICINALIS	ROSEMARY	#1 POT
VINE				
CT	1	CAMPSIS X TAGLIABUANA 'MADAME GALEN'	TRUMPET CREEPER 'MADAME GALEN'	#3 POT; 75CM; STAKED
PERENNIAL				
AS	16	ALLIUM SCHOENOPRASUM	CHIVES	#1 POT
AR	11	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	DWARF SCHMIDT WORMWOOD	#1 POT
M1	12	MENTHA x PIPERITA	PEPPERMINT	#1 POT
O	22	ORIGANUM VULGARE	OREGANO	#1 POT
R1	32	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
GC				
X	68	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	#1 POT; 20CM
F	47	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	9CM POT
G	53	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.
PO	133	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
S	47	SEDUM OREGANUM	OREGON STONECROP	9CM POT
V	53	VACCINIUM VITIS-IDAEA	LINGONBERRY	#2 POT; 50CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

OFFSITE PLANT SCHEDULE

PMG PROJECT NUMBER: 25-057

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BX	19	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
PERENNIAL				
AR	16	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	DWARF SCHMIDT WORMWOOD	#1 POT
GC				
F	34	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	9CM POT
S	13	SEDUM OREGANUM	OREGON STONECROP	9CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	26.MAR.20	UPDATE PER NEW SITE PLAN	AO
17	26.MAR.17	UPDATE PER NEW SITE PLAN	AO
16	25.FEB.17	UPDATE PER COMMENTS	CLG
15	26.JAN.20	UPDATE PER NEW CIVIL PLAN	AO
14	26.JAN.08	UPDATE PER CITY COMMENTS	AO
13	25.NOV.06	UPDATE PER ARCH COMMENTS	AO
12	25.OCT.30	UPDATE PER NEW ARCH PLAN	AO
11	25.OCT.16	UPDATE PER NEW ARCH PLAN	AO
10	25.AUG.18	UPDATE PER NEW CIVIL PLAN	AO
9	25.AUG.01	ADD TREE PROTECTION FENCING	CLG
8	25.JUL.23	UPDATE PER CITY COMMENTS	CLG
7	25.JUL.17	UPDATE PER ROW DELETE	CLG
6	25.JUL.08	UPDATE PER ROW DELETE	CLG
5	25.APR.10	NEW SITE PLAN/COMMENTS	MM
4	24.AUG.16	UPDATE SITE FURNISHINGS LAYOUT	CLG
3	24.AUG.14	UPDATE PER NEW ARCH PLAN	AO
2	24.AUG.06	UPDATE PER NEW CIVIL PLAN	AO
1	24.AUG.01	UPDATE PER NEW SITE PLAN	AO

CLIENT:

PROJECT:

E17th RENTALS

154 17th EAST
NORTH VANCOUVER

DRAWING TITLE:

SHRUB PLAN

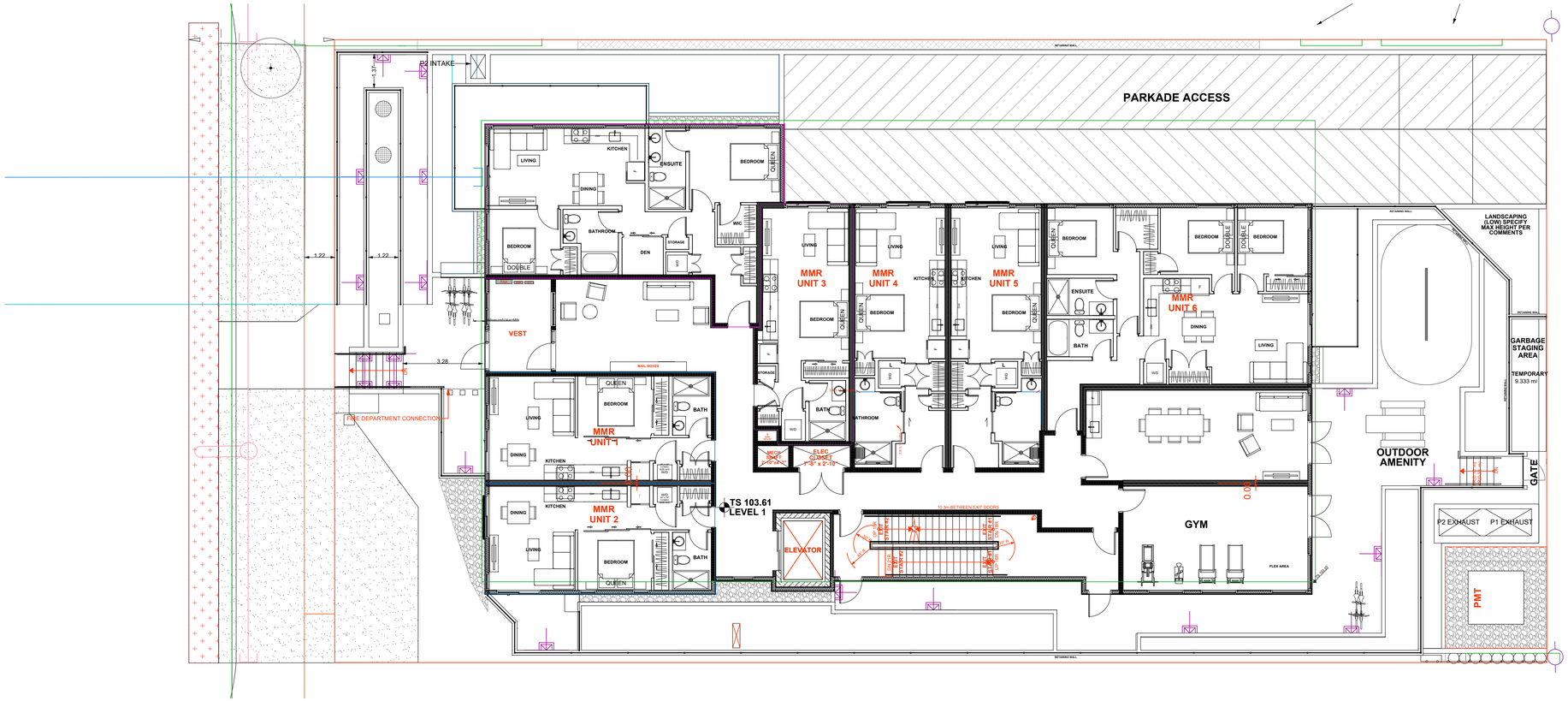
DATE: 2024 JUL 18
SCALE: 1:100
DRAWN: AO
DESIGN: AO
CHK'D: CLG

DRAWING NUMBER: **L2**

OF 8

24127-17.ZIP

PMG PROJECT NUMBER: **24-127**



LIGHTING LEGEND

SYMBOL	MODEL
	STEP LIGHT: IP LIGHTING CATALOGUE # 'IP55-616600', TYP.

0 10 20m

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	26.MAR.20	UPDATE PER NEW SITE PLAN	AO
17	26.MAR.17	UPDATE PER NEW SITE PLAN	AO
16	25.FEB.17	UPDATE PER COMMENTS	CLG
15	26.JAN.20	UPDATE PER NEW CIVIL PLAN	AO
14	26.JAN.08	UPDATE PER CITY COMMENTS	AO
13	25.NOV.06	UPDATE PER ARCH COMMENTS	AO
12	25.OCT.30	UPDATE PER NEW ARCH PLAN	AO
11	25.OCT.16	UPDATE PER NEW ARCH PLAN	AO
10	25.AUG.18	UPDATE PER NEW CIVIL PLAN	AO
9	25.AUG.01	ADD TREE PROTECTION FENCING	CLG
8	25.JUL.23	UPDATE PER CITY COMMENTS	CLG
7	25.JUL.17	UPDATE PER ROW DELETE	CLG
6	25.JUL.08	UPDATE PER ROW DELETE	CLG
5	25.APR.10	NEW SITE PLAN/COMMENTS	MM
4	24.AUG.16	UPDATE SITE FURNISHINGS LAYOUT	CLG
3	24.AUG.14	UPDATE PER NEW ARCH PLAN	AO
2	24.AUG.06	UPDATE PER NEW CIVIL PLAN	AO
1	24.AUG.01	UPDATE PER NEW SITE PLAN	AO

CLIENT:

PROJECT:

E17th RENTALS

154 17th EAST
NORTH VANCOUVER

DRAWING TITLE:

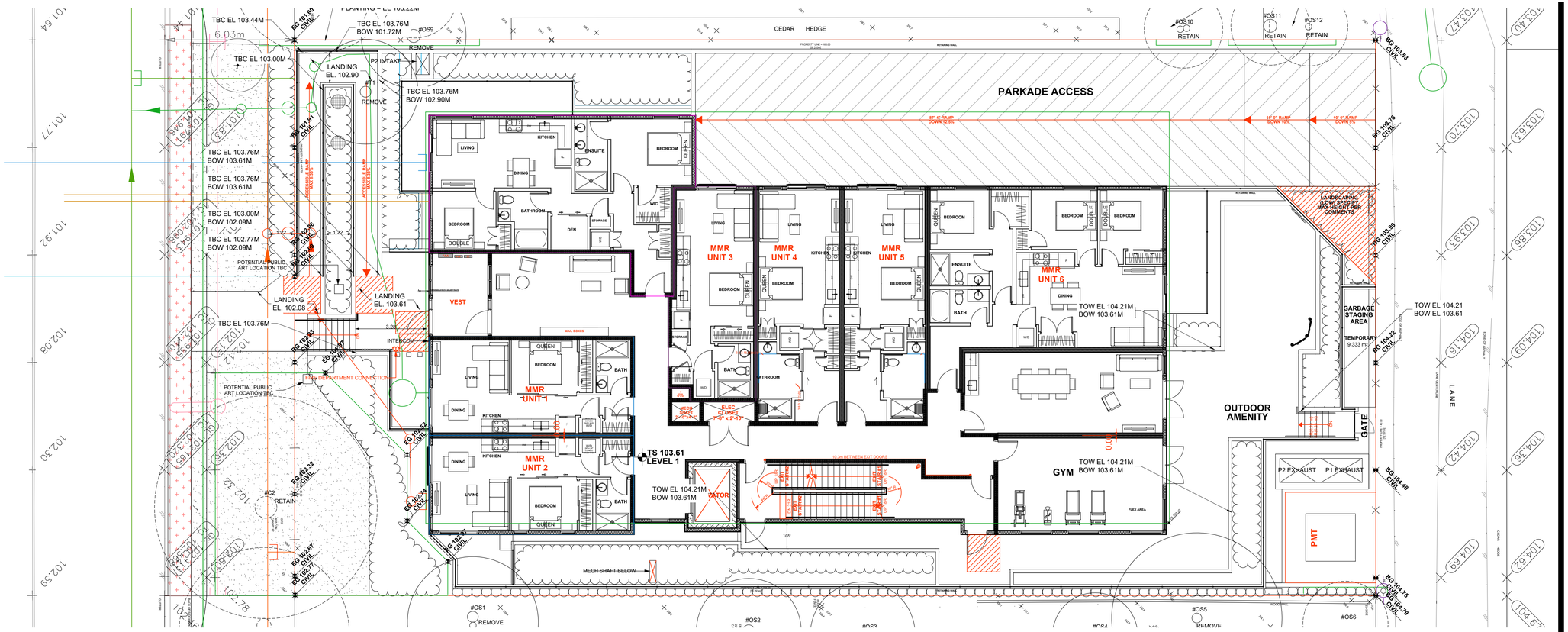
LIGHTING PLAN

DATE: 2024 JUL 18
SCALE: 1:75
DRAWN: AO
DESIGN: AO
CHK'D: CLG

DRAWING NUMBER: **L3** OF 8

24127-17.ZIP

PMG PROJECT NUMBER: **24-127**



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	26.MAR.20	UPDATE PER NEW SITE PLAN	AO
17	26.MAR.17	UPDATE PER NEW SITE PLAN	AO
16	25.FEB.17	UPDATE PER COMMENTS	CLG
15	26.JAN.20	UPDATE PER NEW CIVIL PLAN	AO
14	26.JAN.08	UPDATE PER CITY COMMENTS	AO
13	25.NOV.06	UPDATE PER ARCH COMMENTS	AO
12	25.OCT.30	UPDATE PER NEW ARCH PLAN	AO
11	25.OCT.16	UPDATE PER NEW ARCH PLAN	AO
10	25.AUG.18	UPDATE PER NEW CIVIL PLAN	AO
9	25.AUG.01	ADD TREE PROTECTION FENCING	CLG
8	25.JUL.23	UPDATE PER CITY COMMENTS	CLG
7	25.JUL.17	UPDATE PER ROW DELETE	CLG
6	25.JUL.08	UPDATE PER ROW DELETE	CLG
5	25.APR.10	NEW SITE PLAN/COMMENTS	MM
4	24.AUG.16	UPDATE SITE FURNISHINGS LAYOUT	CLG
3	24.AUG.14	UPDATE PER NEW ARCH PLAN	AO
2	24.AUG.06	UPDATE PER NEW CIVIL PLAN	AO
1	24.AUG.01	UPDATE PER NEW SITE PLAN	AO

CLIENT:

PROJECT:

E17th RENTALS

154 17th EAST
NORTH VANCOUVER

DRAWING TITLE:

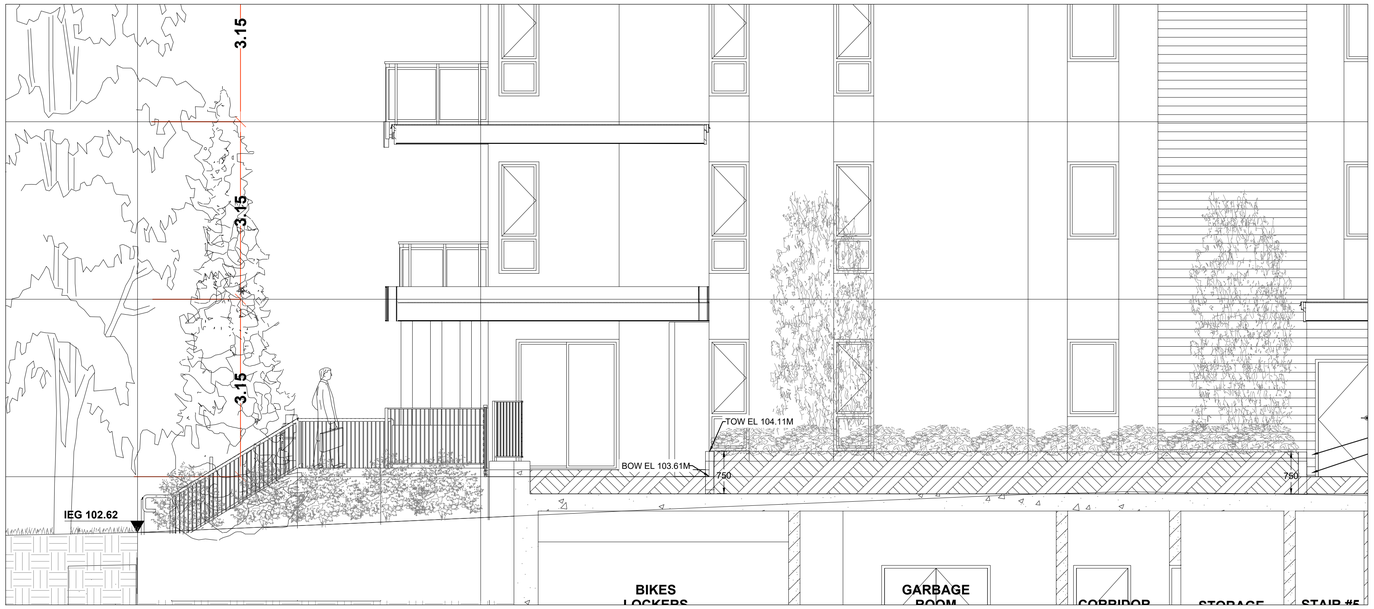
GRADING PLAN

DATE: 2024 JUL 18
SCALE: 1:75
DRAWN: AO
DESIGN: AO
CHK'D: CLG

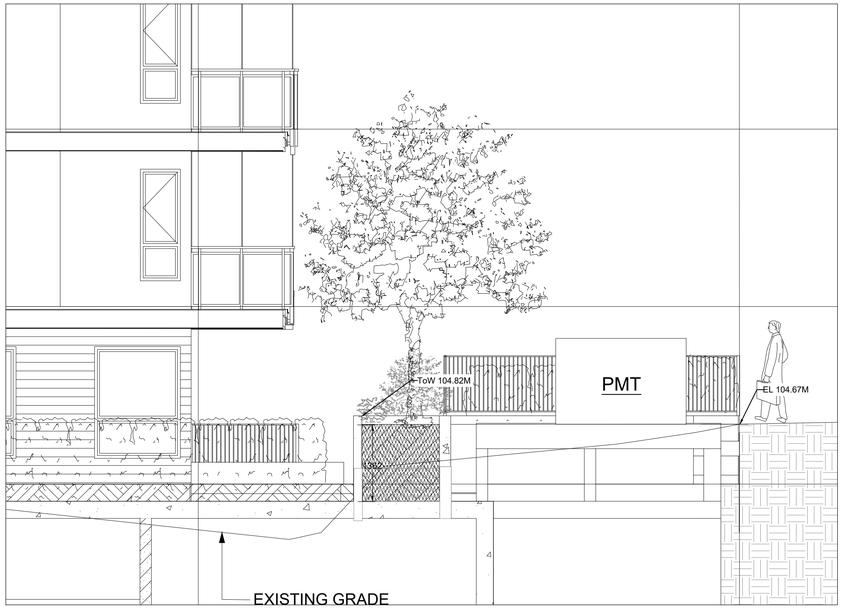
DRAWING NUMBER: **L4** **OF 8**

24127-17.ZIP

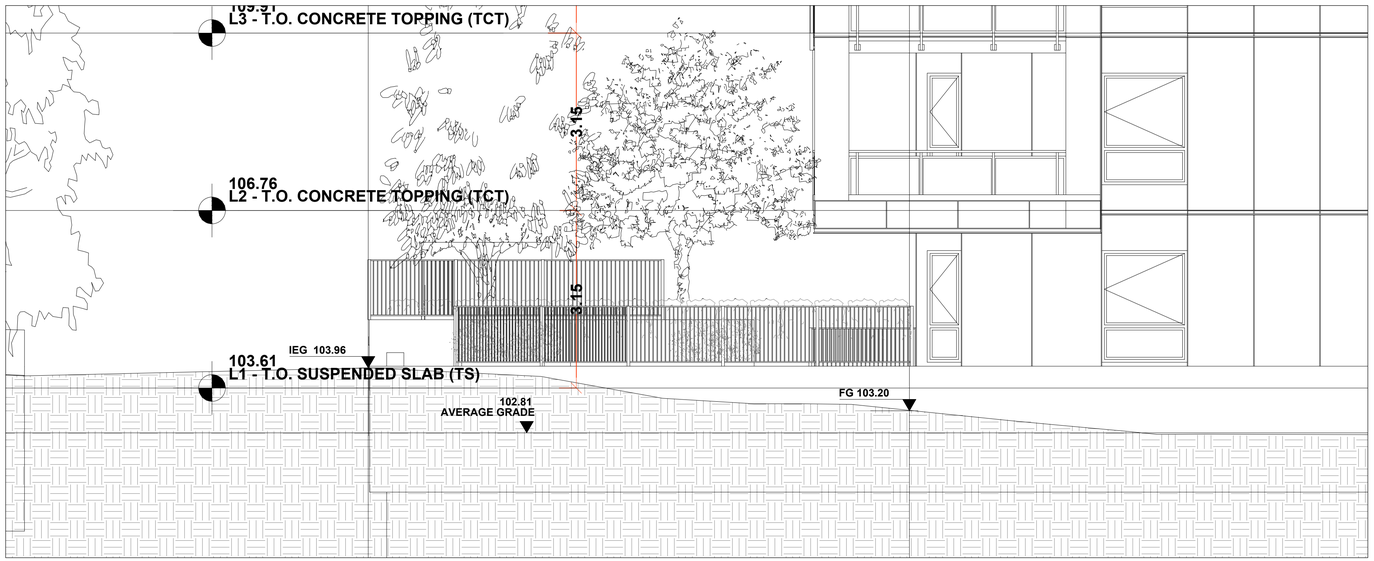
PMG PROJECT NUMBER: **24-127**



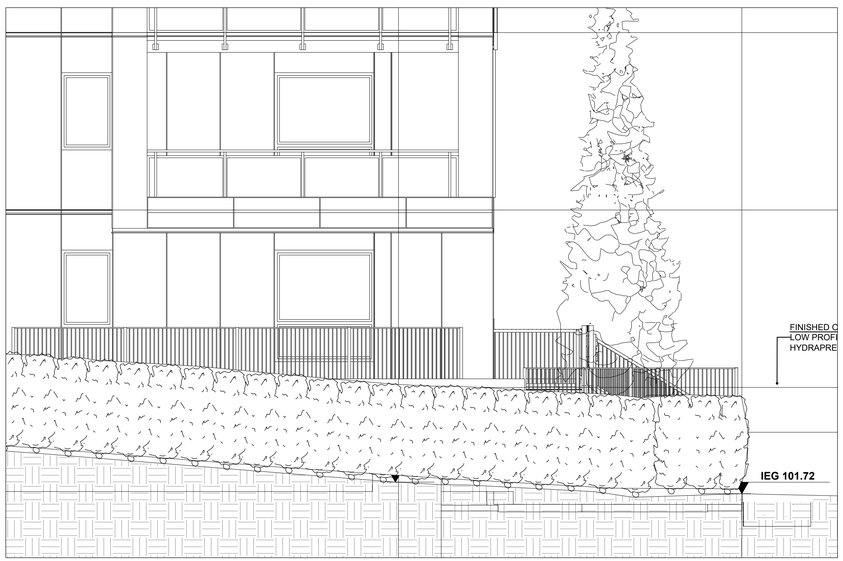
SECTION A



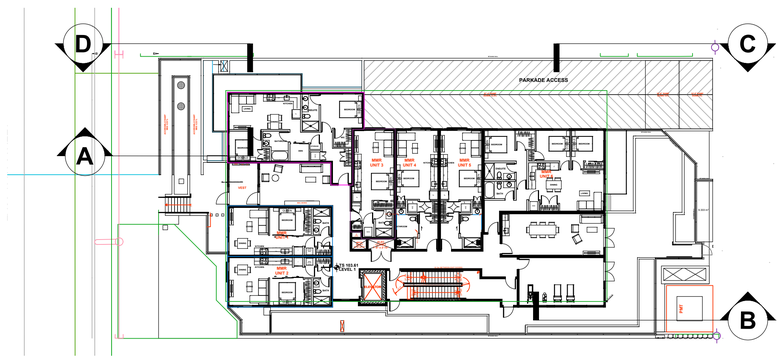
SECTION B



SECTION C



SECTION D



KEY PLAN: NTS

0 10 20m

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	26.MAR.20	UPDATE PER NEW SITE PLAN	AO
17	26.MAR.17	UPDATE PER NEW SITE PLAN	AO
16	25.FEB.17	UPDATE PER COMMENTS	CLG
15	26.JAN.20	UPDATE PER NEW CIVIL PLAN	AO
14	26.JAN.08	UPDATE PER CITY COMMENTS	AO
13	25.NOV.06	UPDATE PER ARCH COMMENTS	AO
12	25.OCT.30	UPDATE PER NEW ARCH PLAN	AO
11	25.OCT.16	UPDATE PER NEW ARCH PLAN	AO
10	25.AUG.18	UPDATE PER NEW CIVIL PLAN	AO
9	25.AUG.01	ADD TREE PROTECTION FENCING	CLG
8	25.JUL.23	UPDATE PER CITY COMMENTS	CLG
7	25.JUL.17	UPDATE PER ROW DELETE	CLG
6	25.JUL.08	UPDATE PER ROW DELETE	CLG
5	25.APR.10	NEW SITE PLAN/COMMENTS	MM
4	24.AUG.16	UPDATE SITE FURNISHINGS LAYOUT	CLG
3	24.AUG.14	UPDATE PER NEW ARCH PLAN	AO
2	24.AUG.06	UPDATE PER NEW CIVIL PLAN	AO
1	24.AUG.01	UPDATE PER NEW SITE PLAN	AO

CLIENT:

PROJECT:

E17th RENTALS

154 17th EAST
NORTH VANCOUVER

DRAWING TITLE:

LANDSCAPE SECTION-ELEVATIONS

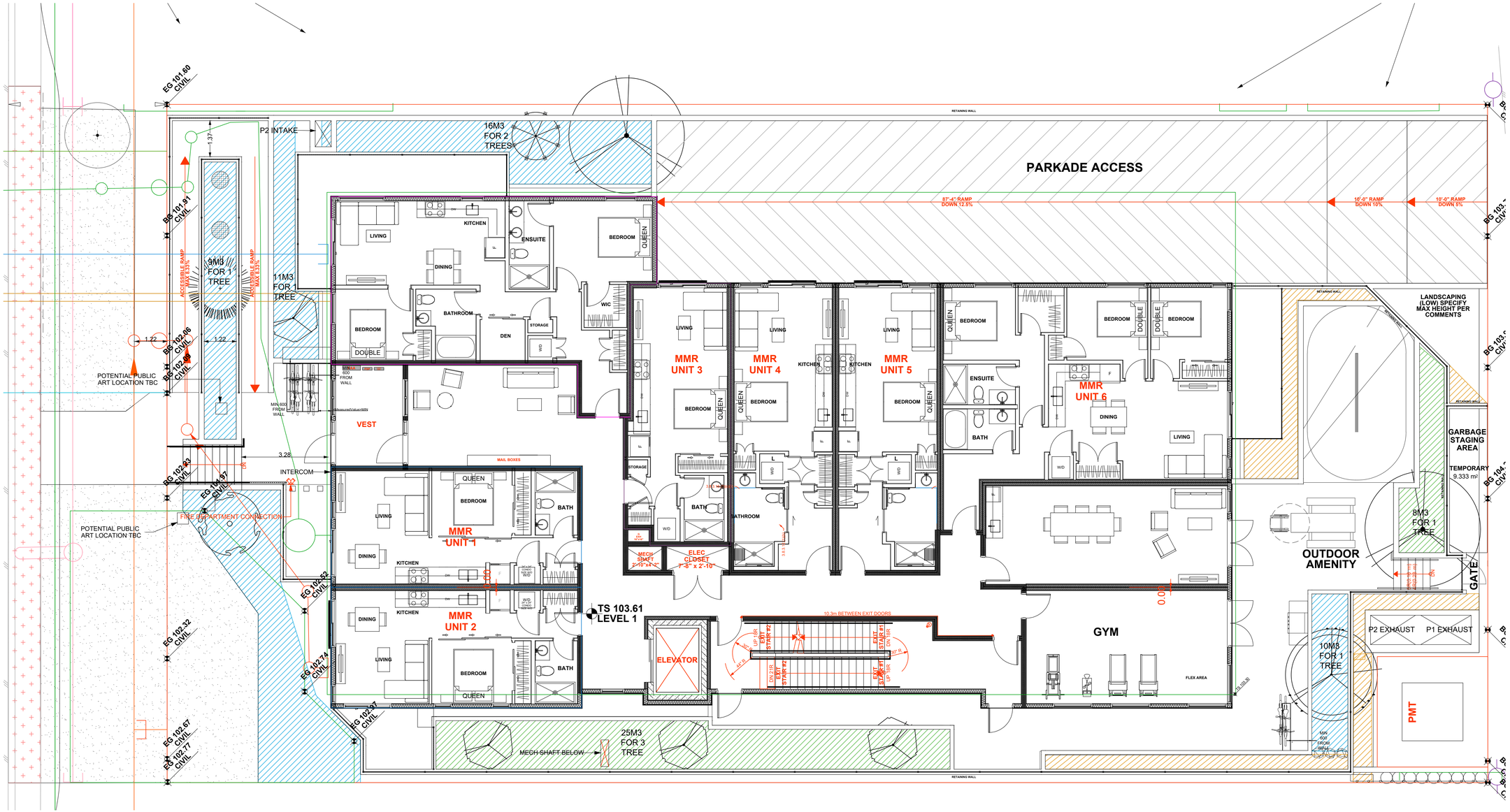
DATE: 2024 JUL 18
SCALE: 1:75
DRAWN: AO
DESIGN: AO
CHK'D: CLG

DRAWING NUMBER: **L5**

OF 8

PMG PROJECT NUMBER: **24-127**

24127-17.ZIP



SOIL DEPTH LEGEND

	MODEL
	450MM SOIL DEPTH
	750MM SOIL DEPTH
	914MM SOIL DEPTH

0 10 20m

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	26.MAR.20	UPDATE PER NEW SITE PLAN	AO
17	26.MAR.17	UPDATE PER NEW SITE PLAN	AO
16	25.FEB.17	UPDATE PER COMMENTS	CLG
15	26.JAN.20	UPDATE PER NEW CIVIL PLAN	AO
14	26.JAN.08	UPDATE PER CITY COMMENTS	AO
13	25.NOV.06	UPDATE PER ARCH COMMENTS	AO
12	25.OCT.30	UPDATE PER NEW ARCH PLAN	AO
11	25.OCT.16	UPDATE PER NEW ARCH PLAN	AO
10	25.AUG.18	UPDATE PER NEW CIVIL PLAN	AO
9	25.AUG.01	ADD TREE PROTECTION FENCING	CLG
8	25.JUL.23	UPDATE PER CITY COMMENTS	CLG
7	25.JUL.17	UPDATE PER ROW DELETE	CLG
6	25.JUL.08	UPDATE PER ROW DELETE	CLG
5	25.APR.10	NEW SITE PLAN/COMMENTS	MM
4	24.AUG.16	UPDATE SITE FURNISHINGS LAYOUT	CLG
3	24.AUG.14	UPDATE PER NEW ARCH PLAN	AO
2	24.AUG.06	UPDATE PER NEW CIVIL PLAN	AO
1	24.AUG.01	UPDATE PER NEW SITE PLAN	AO

CLIENT:

PROJECT:

E17th RENTALS

154 17th EAST
NORTH VANCOUVER

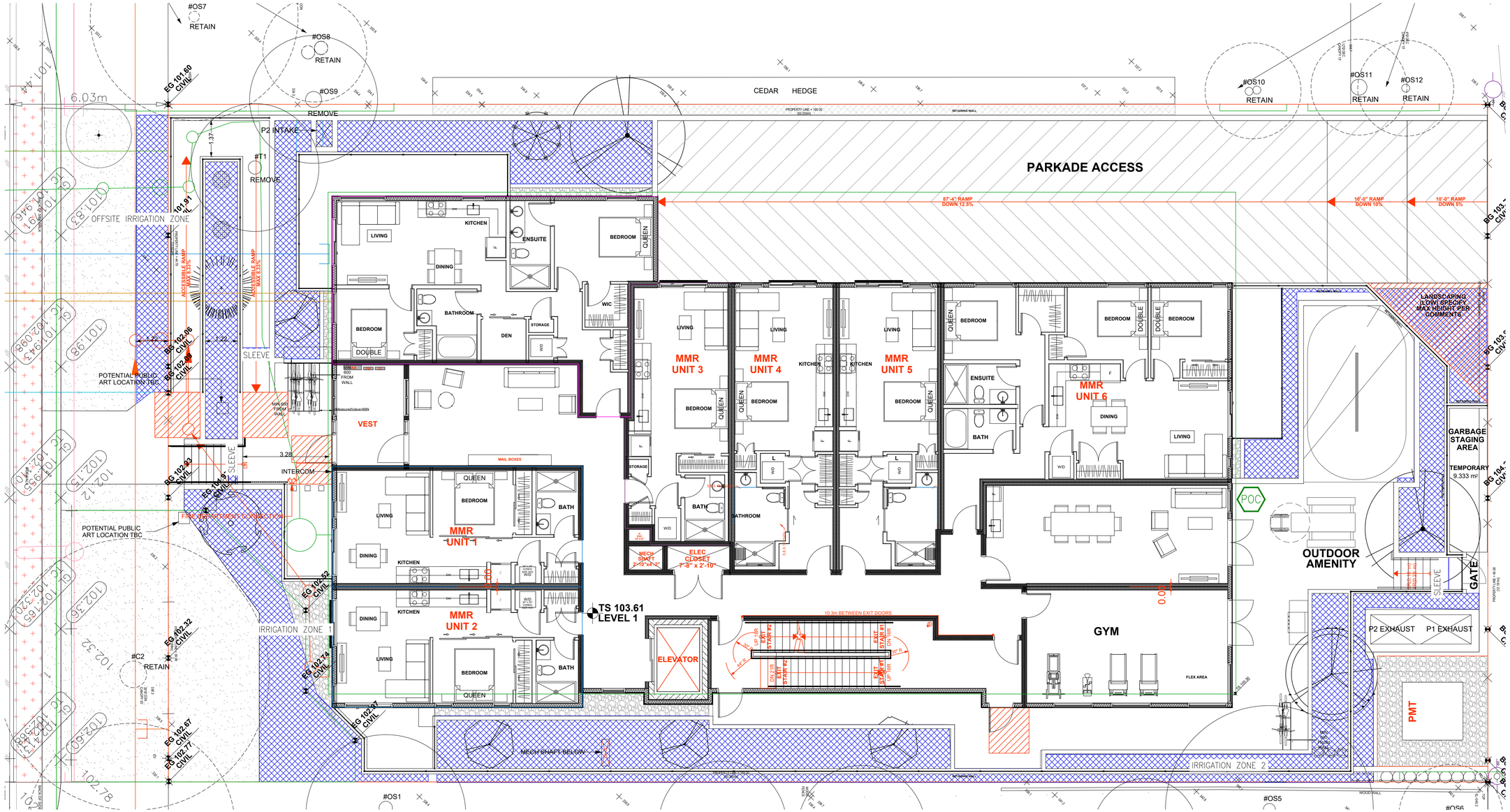
DRAWING TITLE:

SOIL DEPTH PLAN

DATE:	2024 JUL 18	DRAWING NUMBER:
SCALE:	1:75	**L6**
DRAWN:	AO	
DESIGN:	AO	
CHK'D:	CLG	**OF 8**

24127-17.ZIP

PMG PROJECT NUMBER: **24-127**



IRRIGATION LEGEND

KEY	MANUFACTURER	DESCRIPTION
	TBD	HALF - NOZZLE SPACING AND TYPE TO INDICATE CONCEPT ONLY
	TBD	QUARTER - NOZZLE SPACING AND TYPE TO INDICATE CONCEPT ONLY
POC		1-1/2" STUB-OUT PROVIDED BY MECHANICAL CONTRACTOR FOR IRRIGATION HOOK-UPS.
SLEEVE		SCHEDULE 40 PVC SLEEVE (4" UNLESS OTHERWISE INDICATED)

NOTES: IRRIGATION TO BE HIGH EFFICIENCY DRIP SYSTEM; SMART CONTROLLED DESIGN BUILD. PROVIDE SHOP DRAWINGS FOR CONSULTANTS REVIEW BEFORE CONSTRUCTION.

0 10 20m

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	26.MAR.20	UPDATE PER NEW SITE PLAN	AO
17	26.MAR.17	UPDATE PER NEW SITE PLAN	AO
16	25.FEB.17	UPDATE PER COMMENTS	CLG
15	26.JAN.20	UPDATE PER NEW CIVIL PLAN	AO
14	26.JAN.08	UPDATE PER CITY COMMENTS	AO
13	25.NOV.06	UPDATE PER ARCH COMMENTS	AO
12	25.OCT.30	UPDATE PER NEW ARCH PLAN	AO
11	25.OCT.16	UPDATE PER NEW ARCH PLAN	AO
10	25.AUG.18	UPDATE PER NEW CIVIL PLAN	AO
9	25.AUG.01	ADD TREE PROTECTION FENCING	CLG
8	25.JUL.23	UPDATE PER CITY COMMENTS	CLG
7	25.JUL.17	UPDATE PER ROW DELETE	CLG
6	25.JUL.08	UPDATE PER ROW DELETE	CLG
5	25.APR.10	NEW SITE PLAN/COMMENTS	MM
4	24.AUG.16	UPDATE SITE FURNISHINGS LAYOUT	CLG
3	24.AUG.14	UPDATE PER NEW ARCH PLAN	AO
2	24.AUG.06	UPDATE PER NEW CIVIL PLAN	AO
1	24.AUG.01	UPDATE PER NEW SITE PLAN	AO

CLIENT:

PROJECT:

E17th RENTALS

154 17th EAST
NORTH VANCOUVER

DRAWING TITLE:

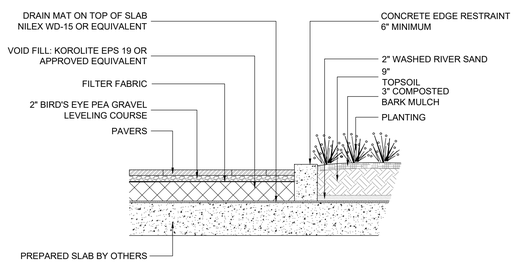
IRRIGATION PLAN

DATE: 2024 JUL 18
SCALE: 1:75
DRAWN: AO
DESIGN: AO
CHK'D: CLG

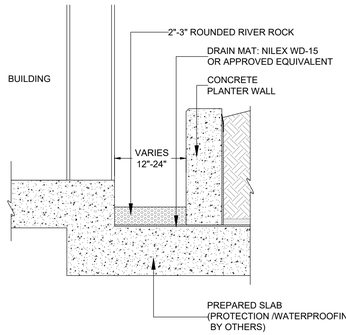
DRAWING NUMBER: **L7** **OF 8**

PMG PROJECT NUMBER: **24-127**

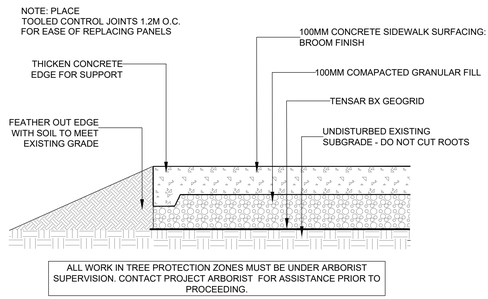
24127-17.ZIP



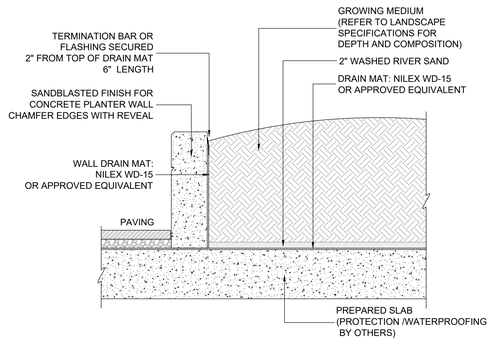
1 PAVER EDGING ON SLAB
1:25



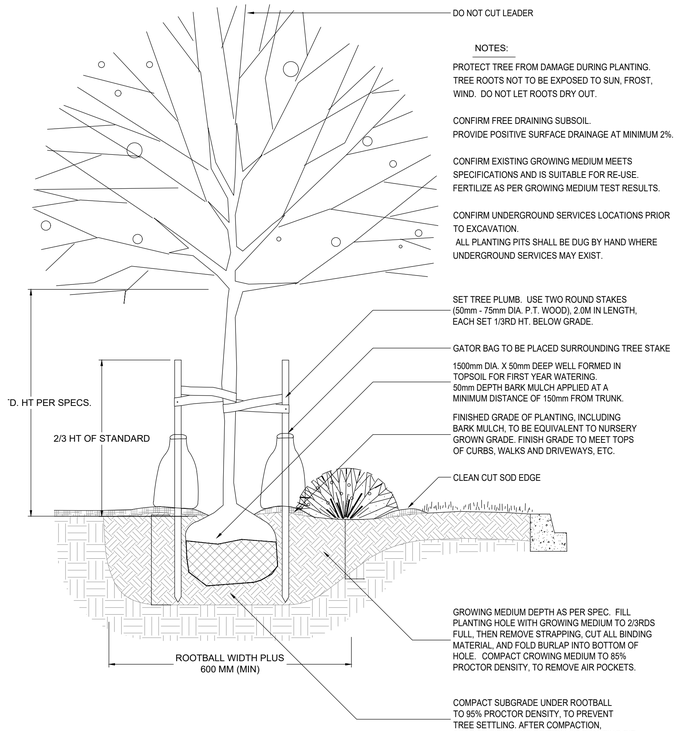
2 DRAIN ROCK STRIP AT BUILDING ON SLAB
1:25



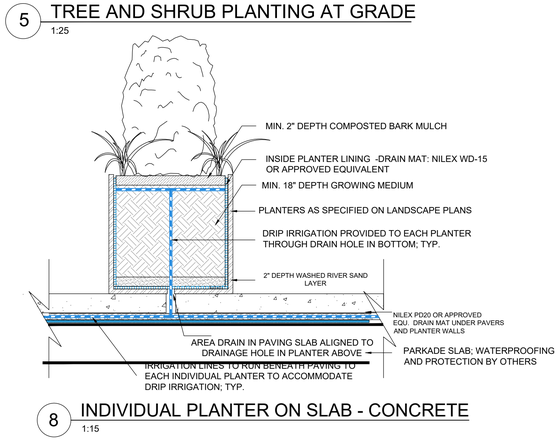
3 SIDEWALK DETAIL THROUGH ROOT ZONE
1:10



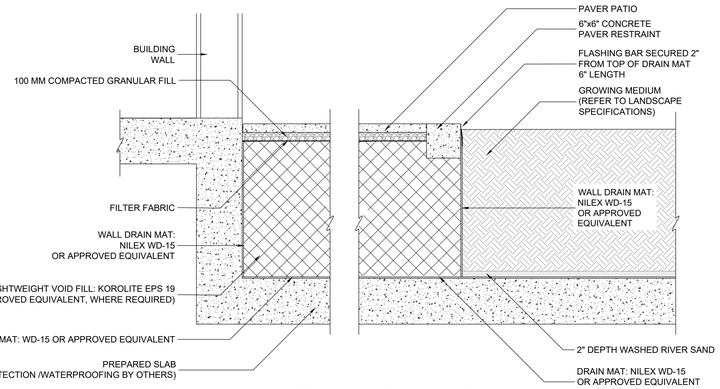
4 PLANTER WALL ON SLAB
1:25



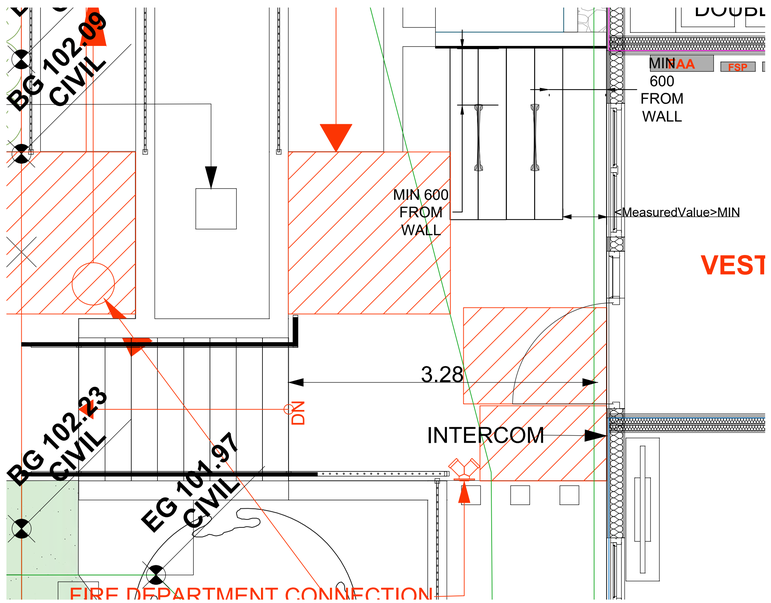
5 TREE AND SHRUB PLANTING AT GRADE
1:25



8 INDIVIDUAL PLANTER ON SLAB - CONCRETE
1:15

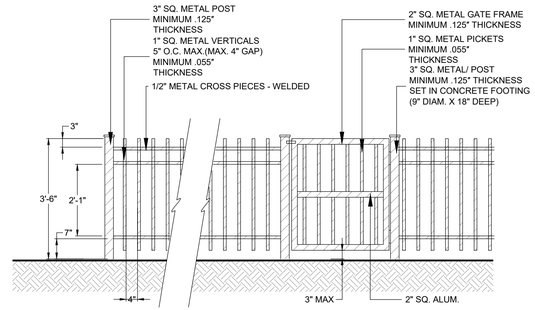


6 PATIO/LANDSCAPE AT SLAB DROP
1:25



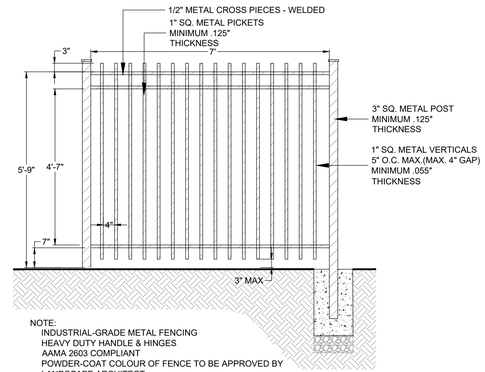
BIKE PARKING DETAIL PLAN
1:30

MINIMUM OFFSET DISTANCES



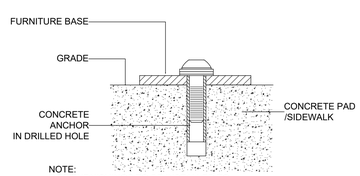
NOTE:
INDUSTRIAL-GRADE METAL FENCING
HEAVY DUTY HANDLE & HINGES
AAMA 2603 COMPLIANT POWDER-COATING
COLOUR OF FENCE TO BE APPROVED BY LANDSCAPE ARCHITECT

7 3'-6" HT. METAL PICKET
1:25



NOTE:
INDUSTRIAL-GRADE METAL FENCING
HEAVY DUTY HANDLE & HINGES
AAMA 2603 COMPLIANT
POWDER-COAT COLOUR OF FENCE TO BE APPROVED BY
LANDSCAPE ARCHITECT

9 6' HT. METAL PICKET
1:25



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS

10 SITE FURNITURE MOUNTING
N.T.S

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	26.MAR.20	UPDATE PER NEW SITE PLAN	AO
17	26.MAR.17	UPDATE PER NEW SITE PLAN	AO
16	25.FEB.17	UPDATE PER COMMENTS	CLG
15	26.JAN.20	UPDATE PER NEW CIVIL PLAN	AO
14	26.JAN.08	UPDATE PER CITY COMMENTS	AO
13	25.NOV.06	UPDATE PER ARCH COMMENTS	AO
12	25.OCT.30	UPDATE PER NEW ARCH PLAN	AO
11	25.OCT.16	UPDATE PER NEW ARCH PLAN	AO
10	25.AUG.18	UPDATE PER NEW CIVIL PLAN	AO
9	25.AUG.01	ADD TREE PROTECTION FENCING	CLG
8	25.JUL.23	UPDATE PER CITY COMMENTS	CLG
7	25.JUL.17	UPDATE PER ROW DELETE	CLG
6	25.JUL.08	UPDATE PER ROW DELETE	CLG
5	25.APR.10	NEW SITE PLAN/COMMENTS	MM
4	24.AUG.16	UPDATE SITE FURNISHINGS LAYOUT	CLG
3	24.AUG.14	UPDATE PER NEW ARCH PLAN	AO
2	24.AUG.06	UPDATE PER NEW CIVIL PLAN	AO
1	24.AUG.01	UPDATE PER NEW SITE PLAN	AO

CLIENT:

PROJECT:

E17th RENTALS

154 17th EAST
NORTH VANCOUVER

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 2024 JUL 18
SCALE: VARIES
DRAWN: AO
DESIGN: AO
CHK'D: CLG

DRAWING NUMBER: **L8**

OF 8

24127-17.ZIP

PMG PROJECT NUMBER: **24-127**

Overview of Zoning Variances

The following provides a summary and overview of the proposed zoning variances associated with the proposed development at 154 East 17th Street:

Table 1. *Summary of Proposed Zoning Changes*

	BASE RM-1 ZONE	PROPOSED CD-769 ZONE
Density Maximum	1.6 FSR	2.6 FSR (as per the OCP)
Height Maximum	Three storeys	Six storeys, and 20 metres (as per the OCP)
Siting	Principal Building shall be sited in accordance with the following: From the Front Lot Line • 6.096 metres (20 feet) From the Rear Lot Line • 6.096 metres (20 feet) From an Interior Side Lot Line • 4.57 metres (15 feet)	Principal Building shall be sited in accordance with the following: from the Front Lot Line (southern boundary): • No less than 6 metres (19.6 foot) to the basement levels; • No less than 6 metres (19.6 feet) to upper level walls. • No less than 4 metres (13.1 feet) to an unenclosed balcony. from the Rear Lot Line (northern boundary): • No less than 0.1 metres (0.3 foot) to the basement levels; • No less than 9.0 metres (29.5 feet) to upper level walls. • No less than 7.5 metres (24.6 feet) to an unenclosed balcony. from the Interior Side Lot Line (western boundary): • No less than 0.1 metres (0.3 foot) to the basement levels; • No less than 3.3 metres (10.8 feet) to upper level walls. • No less than 1.5 metres (4.9 feet) to an unenclosed balcony. from the Interior Side Lot Line (eastern boundary): • No less than 0.1 metres (0.3 foot) to the basement levels; • No less than 2.7 metres (8.8 feet) to upper level walls. • No less than 1.5 metres (4.9 feet) to an unenclosed balcony.
Building Width & Length	Shall not exceed a horizontal width or length of 30.48 metres (100 feet) above the third Storey	Waived
Unit Separation	Where one wall faces another wall of the same Building or the wall of another Building or	Waived

	BASE RM-1 ZONE	PROPOSED CD-769 ZONE
	Structure on the same Lot, shall be sited to provide a continuous 90 degree horizontal arc, unencumbered by Buildings or Structures, of radius not less than: (a) 12.192 metres (40 feet) from the centre of each window of a living room; (b) 9.144 metres (30 feet) from the centre of each window of a Habitable Room other than a living room; (c) 3.048 metres (10 feet) from the centre of any other window, from walls, or from corners or walls;	
Inclusionary Zoning requirements for all Apartment Residential Developments	Inclusionary Housing (MMR) Units must meet minimum unit sizes as stipulated in the City's Inclusionary Housing Policy. Minimum Unit size; • Studio: 400 square feet (37.16 m²) • One bedroom: 525 sf (48.8 m²) • Two bedroom: 725 sf (67.4m²) • Three bedroom: 925 sf (86m²) For IH/MMR within market rental developments, rent levels are set at least 10% below average market rents in the City for studio, 1 bedroom and 2 bedroom units, and at least 30% below average market rents for units with 3 or more bedrooms.	Minimum unit sizes are Waived All IH/MMR units are to be rented at 10% below average market rates.

Justification for Variances

Density Maximum

The proposed increase in density from the base 1.6 FSR to 2.6 FSR is supported by the provision of significant community benefits, consistent with the OCP. The development will deliver 51 secured market rental units and six mid-market rental (MMR) units, secured in perpetuity through a Housing Agreement. The proposed MMR units align with the Inclusionary Housing Policy and Inclusionary Zoning provisions

and are comparable to market units in size, layout, and location. In addition, the applicant will provide public art valued at $68,750. Collectively, these benefits support the requested increase in density.

Height Maximum

The proposed height complies with the maximum height in the Official Community Plan. Other buildings of a similar height have been recently approved or constructed in the area, and the height fits with the neighbourhood context. The building design ensures appropriate relationships to the neighbouring existing buildings.

Siting

The siting generally complies with the zoning requirements for the front and rear, with adjustments made to allow for the proposed building. The interior side lot line setbacks are reduced. Given the small lot, the narrower side lot line setbacks allow the building to achieve the full anticipated height and density. The building is designed appropriately to respond to the neighbouring buildings, including being more generously set back along a portion of the lot line and reducing the number of habitable room windows/balconies, which ensuring privacy and overlook impacts are managed through design. The proposed siting is determined to facilitate appropriate setbacks that would enable a similar development to be realized on the adjoining property to the east (1721 St. Georges Ave), while still maintaining a suitable level of amenity.

Building Width and Length

The proposed building has a length exceeding 34 metres (111.5 feet), which exceeds the permitted maximum of 30.48 metres (100 feet). However, the building has been designed with appropriate articulation along the length of the building, minimizing any negative visual impact. Being oriented more north-south, with a narrower frontage, the building will fit with the existing street character.

To break the building massing, vertical fin walls and stacked balconies articulate the façade. There is a generous use of overhangs at or below the roofline and outdoor amenity is provided at the north, lane-facing side of the development.

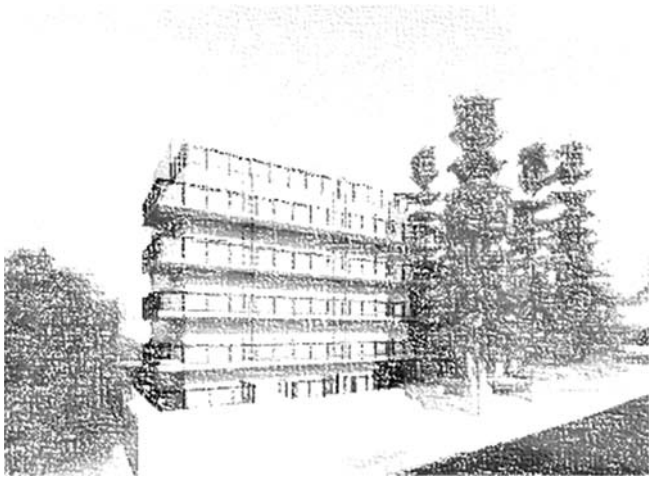
With these design features, staff are supportive of the variance to building length.

Unit Separation

The building has been designed with appropriate unit separation and site planning to ensure an appropriate level of privacy between habitable rooms and spaces, and staff are supportive of the variance.

Inclusionary Zoning Requirements for Residential Development

As this application was instream at time of Council endorsement of the City’s Inclusionary Housing Policy, the proposed development is not required to adhere to two new policy requirements: minimum unit sizes for the MMR units, and a deeper below average rent (30%) for three-bedroom units. Regarding unit sizes, staff have reviewed the size of units for the building, and all MMR units are comparable to market units in terms of size, layout and location within a building floorplate. The one proposed three-bedroom MMR unit will be rented at 10% below average market rents, as required by the policy in place at the time of application.



TENANT RELOCATION PLAN REV.4

154 East 17 St, North Vancouver
April 20, 2026

ABSTRACT

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the Residential Tenancy Act (RTA).

583239 BC Ltd.

Table of Contents

INTERACTION TIMELINE 2

583239 BC Ltd. PROPOSED RESIDENTIAL TENANT RELOCATION PLAN – 154 EAST 17 ST APARTMENTS 3

OCCUPANCY REPORT 3

VULNERABLE TENANTS 3

TENANT COMMUNICATION STRATEGY 4

TENANT RELOCATION COORDINATOR 5

RELOCATION ASSISTANCE 6

FINANCIAL COMPENSATION 6

MOVING EXPENSES 6

FIRST RIGHT OF REFUSAL 7

TENANT ASSISTANCE PACKAGE 7

FINAL TENANT RELOCATION REPORT 7

Appendix 1: April 2026 TENANCY REPORT 9

INTERACTION TIMELINE

Date	Tenant Interaction
August 30, 2024	Application submitted to CNV
November 23, 2024	Development Sign erected on property
November 25, 2024	Development Sign Erected on Property
November 27, 2024	Development Notice in North Shore News
December 3, 2024	Development Notice in North Shore News
December 10, 2024	Virtual Developer Information Session
Dec 10 – Dec 25, 2024	VDIS Question Period
January 21, 2025	First Letter to the Tenants
July 24, 2025	Second Letter to the Tenants
August 14, 2025	All Tenants Meeting
September 11, 2025	Letter to the Tenants – Change of TRC
September 15, 2025	All Tenants Meeting
November 26, 2025	All Tenants Meeting

583239 BC Ltd. PROPOSED RESIDENTIAL TENANT RELOCATION PLAN – 154 EAST 17 ST APARTMENTS

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the *Residential Tenancy Act (RTA)*.

OCCUPANCY REPORT

Documentation on the existing rental building is provided to the City which includes the following information:

- Number of units (occupied/vacant)
- Unit types and sizes (number of bedrooms);
- Rental rates for each unit;
- Type of tenancy (fixed-term / periodic)
- Length of tenancy for each unit; and
- Relevant demographic profiles (mobility/accessibility issues, seniors, low income, etc.)

This documentation of existing tenancies in the Occupancy Report helps inform tenant eligibility for assistance. Tenancies active when the Development Application is submitted to the City are eligible for compensation, and relocation support under the Residential Tenant Displacement Policy (H18). Tenants that move in after the Development Application is submitted, do not qualify for assistance or compensation.

VULNERABLE TENANTS

583239 BC Ltd. is committed to providing additional support for vulnerable tenants. This will be assessed on an individual basis as part of the Occupancy Report. Tenants will be provided a voluntary Tenant Household Needs Assessment Form as part of the Tenant Assistance Package to help identify vulnerable tenants. Vulnerable tenants who do not initially identify a need for additional assistance in the Occupancy Report should will not be denied reasonable additional assistance at a later date if needed.

Vulnerable tenants are defined as those:

- With disabilities that have a recognized disability pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- Who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria;
- Low Income households whose income is below 50% of gross median household income for that household size. In general terms:
    a) Households without dependents with Gross Annual Income < $35,000
    b) Households with dependents with Gross Annual Income < $60,000

Additional relocation assistance for vulnerable tenants requires the TRC to:

c) Identify non-market, subsidized units as options for vulnerable tenants
d) Identify accessible unit options, including those that are also non-market, subsidized options, as required;
e) Work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;

f) Assist vulnerable tenants in making arrangements to apply for, visit/view (including reasonable transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
g) Assist with activities such as packing (additional funding for movers); and
h) Assist vulnerable tenants in applying for rent supplements, as required;
i) If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements, as required and upon request.

Any vulnerable tenants who would like to receive additional support can request this b contacting the TRC by email or phone. Alternatively, the TRC is always available at the end of the 'all tenants meeting' to discuss any matters further.

TENANT COMMUNICATION STRATEGY

The following Tenant Communication Strategy outlines how 583239 BC Ltd. will be proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquires, and any applicable tenant resources.

583239 BC Ltd. will advised tenants that it has officially submitted development applications to the City of North Vancouver to Amend the Zoning Bylaw, apply for a Development Permit. The timeline to process these applications is approximately 12-18 months. Affected tenants will be informed in a timely manner throughout the development application process and formal notice shall be provided as follows:

1. Notice of Application Submission:

   Notice of a development application submission shall be given to existing tenants within 30 days of application approval by the City of North Vancouver Staff. The Notice shall include a date of the first Tenant Information Meeting, copy of the Tenant Relocation Plan, Tenant Assistance Package, and the applicable sections of the Residential Tenancy Act. All new tenancies beginning after the application submission must also be provided with a copy of the Tenant Relocation Plan and Tenant Assistance Plan and made aware of the development application.

   Timely process updates will be provided to the tenants by 583239 BC Ltd., including notice of applicable Tenant Information Meetings, City Council meetings, Public Hearing and methods for providing input to City staff and Council.

2. Formal Notice:

   Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to residents upon issuance of a Development Permit.

3. Advanced Notice of CNV Council Meetings

At this time a date for the projects first council meeting has not been confirmed, once the CNV provide confirmation of this date the TRC will provide tenants with notice of the date, time and purpose of the council meeting. This process will be repeated for all council meetings.

4. 583239 BC Ltd. Contact Information

Mailing: PO Box 33037, West Vancouver, BC V7V 4W7
Telephone: 778-990-2119 c/o Drift Project Management Ltd. (Owner's Representative)
E-mail: nicholas@driftpm.ca

A dedicated Google Drive folder will be setup and access given to tenants and staff members at the City. The shared folder will provide pdf copies of all posted publications and relevant resources for tenants including the Tenant Relocation Plan, Tenant Assistance Plan, Upcoming Tenant Information meeting dates, City Council Meeting Dates, Financial Compensation to Tenants, Moving Expenses, etc. In addition, hard copies of all official notices will also be either mailed or hand-delivered to each suite, posted in the lobby of 154 East 17th Apartments.

TENANT RELOCATION COORDINATOR

583239 BC Ltd. has appointed Jon Wells as the Tenant Relocation Coordinator (TRC) as part of the Tenant Relocation Plan (TRP) to facilitate direct communication with tenants and provide ongoing support and assistance on securing suitable replacement accommodations in accordance with the provisions outlined in the TRP. The Coordinator will be funded by 583239 BC Ltd. and have regular hours and contact information for when he will be available to tenants.

Altruistic Project Management

Business Hours: 9AM-5PM Weekdays

Telephone: **604-908-6858**

E-mail: tenantrelocation583230@gmail.com

Note: The TRC changed in September 2025 due to circumstances beyond our control. Refer to "Letter to Tenants – Change of TRC" on page 5 of this report.

RELOCATION ASSISTANCE

For eligible tenants who want assistance in finding new rental accommodation, the Tenant Relocation Coordinator will identify at least 3 comparable rental dwelling units for each tenant household. The comparable units should have the same number of bedrooms as the current unit and be located in the City of North Vancouver unless otherwise specified by the household. Other needs and preferences specified by the tenant household, will be reflected in the comparable units presented.

The maximum rent for the comparable units found by the TRC will be no more than the greater of:

a) 10% above the tenant's current rent; or
b) 10% above the most recently published CMHC average rent level, by number of bedrooms, for the City of North Vancouver (or Metro Vancouver if CNV date is unavailable).

At the time of DP application submission, the 2024 data for City of North Vancouver available:

	Bachelor	**1-BR Unit**	**2-BR Unit**
CMHC Average Rent/mth 2024	$1,608	$1,802	$2,309
10% Above CMHC Average Rent	$1,769	$1,982	$2,540

FINANCIAL COMPENSATION

Financial Compensation shall be provided to all eligible tenants based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than the date the tenants move out after Final Adoption of the Zoning Bylaw, if already vacated the property, or if not moving out early, at the time of move out whether or not a demolition permit has been obtained or an eviction notice has been served.

Length of Tenancy at time of DPA submission	**Financial Compensation**
⩽ 5 years / 60 months	4 months' rent
> 5 years	4 months + (#months tenancy – 60 months) x ($25/mth)

If an eligible tenant moves out prior to approval of the rezoning application, financial compensation (including the moving expenses detailed below) will be provided to the tenant no later than immediately following final adoption of the rezoning bylaw(s). For all other eligible tenants, financial compensation is to be provided to the tenant no later than the date they move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

MOVING EXPENSES

583239 BC Ltd. shall pay amounts listed in the table below for an insured moving company to relocate existing tenants into their new accommodation or provide an equivalent flat rate payout. Note: the below rates will increase in line with CPI on an annual basis from the date the bylaw was adopted.

Type of Unit	Compensation Provided
Studio & 1 Bedroom	$1,140
2 Bedroom	$1,425
3 Bedroom	$1,904

FIRST RIGHT OF REFUSAL

583239 BC Ltd. is proposing a development with purpose-built rental units. All displaced tenants will be offered the first right of refusal to live in any purpose-built rental units in the new building, with the particulars of the units to be negotiated between the property owner and individual tenants.

Where the new building includes mid-market rent (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements for the MMR unit at the time the unit is first available for rent. To ensure that displaced tenants receive notification when the MMR units are becoming available, they will need to confirm during the relocation process that they want to exercise their first right of refusal.

TENANT ASSISTANCE PACKAGE

583239 BC Ltd. shall provide the Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package shall include the following:

a) Timeline and overview of the development application process
b) Development Application submitted to CNV staff on August 15, 2024 and subsequently reviewed by staff;
c) A commitment by 583239 BC Ltd. to provide advanced notifications and updates to tenants on upcoming Tenant Information Meetings, Council Meetings, Public Hearing relating to the application;
d) Contact information of the dedicated Tenant Relocation Coordinator;
e) Methods for advising City staff and City Council of concerns;
f) Financial compensation provided by 583239 BC Ltd., including First Right of refusal;
g) Method of requesting additional support by low income tenants and others facing barriers;
h) Current copy of the British Columbia Residential Tenancy Act;
i) A copy of the City of North Vancouver's Tenant Relocation Policy H18
j) Copies of applicable Tenant Resources (BC Tenant Resource and Advisory Centre (TRAC), etc.)

583239 BC Ltd. shall provide copies of all written correspondence and confirmation that the Tenant Assistance Package has been provided to tenants, and City staff prior to staff bringing forward a report to Council for consideration of the development application.

FINAL TENANT RELOCATION REPORT

The Final Tenant Relocation Report shall be submitted to City staff prior to receiving the demolition permit for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

a) An update to the outcome on the relocation of displaced tenants, including evidence that tenant have been satisfactorily assisted by 583239 BC Ltd. in locating alternate accommodations;

b) The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.

Appendix 1: April 2026 TENANCY REPORT

154 17th St E								
Unit #	#Bedrooms	Tenancy Type	Tenancy Start	Tenancy Agreement (y/n)	Expected Compensation (Under 5 Years)	Additional Expected Compensation (Over 5 Years) - Nov 2025	Moving Expenses	Remarks
1A	2	month to month	1993-08-01	Y	$4,588	$8,175	$1,425	
1B	2	month to month	2001-02-01	Y	$4,260	$5,925	$1,425	
1CA	2	month to month	2017-03-01	Y	$5,396	$1,100	$1,425	
1	2	month to month	2019-06-01	Y	$6,832	$425	$1,425	
2	2	month to month	2020-01-01	N	$8,400	$250	$1,425	
3	2	month to month	2019-07-01	Y	$5,655	$400	$1,425	
4	1	month to month	2023-04-01	Y	$6,800	n/a	$1,140	
5	1	month to month	2020-10-01	N	$5,883	$25	$1,140	Baby due 31.12.2025 (third dependent)
6	1	month to month	2021-08-01	N	$6,624	n/a	$1,140	
7	2	month to month	2024-08-01	Y	$9,476	$0	$1,425	
8	2	month to month	1992-10-01	Y	$4,386	$8,425	$1,425	
9	2	month to month	2020-12-01	Y	$7,141	$0	$1,425	
10 (Previous)	2	month to month	2022-03-01	Y	$8,000.00	$0	$1,425	Tenant Moved
10	2	month to month	2025-01-15	Y	n/a	n/a	$0	New Tenant
11	2	month to month	2020-05-01	N	$6,900	$150	$1,425	
12	2	month to month	2012-03-01	Y	$5,172	$2,600	$1,425	

12A	1	month to month	2021-02-01	N	$5,701	$0	$1,140	
14	1	month to month	2019-12-01	Y	$5,590	$275	$1,140	
15	1	month to month	2014-01-01	Y	$4,332	$3,150	$1,140	
16	2	month to month	2017-04-01	Y	$6,388	$1,075	$1,425	
17	2	month to month	2017-06-01	Y	$5,942	$1,025	$1,425	
18	2	month to month	2017-04-01	Y	$6,172	$1,075	$1,425	
19	3	month to month	2023-03-01	N	$11,980	$0	$1,904	

ADVISORY DESIGN PANEL
CITY OF NORTH VANCOUVER
141 WEST 14TH STREET
NORTH VANCOUVER
BC / CANADA / V7M 1H9

T 604 985 7761
F 604 985 9417
INFO@CNV.ORG
CNV.ORG

November 29, 2024

VIA EMAIL: duanesiegrist@siegristarchitecture.ca

Duane Siegrist
Siegrist Architecture
416 West Pender Street,
Vancouver, BC V6B 1T5

Dear Duane:

Re: Rezoning Application at 154 East 17th Street, North Vancouver

At the meeting on November 19, 2024, the Advisory Design Panel reviewed the above application and unanimously endorsed the following resolution:

> THAT the Advisory Design Panel has reviewed the rezoning application for 154 East 17th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner.
>
> - Incorporate permanent architectural features for visual interest if vines on parking trellis or the off-site trees are removed.
> - Remove vines from trellis above parkade entrance and redesign landscaping.
> - Revisit the lighting design at the entrance so facial recognition can occur.
> - Program the indoor amenity area for multifunction purposes and integrate with the outdoor amenity area.
> - Consider the entrance's accessibility for all users.
> - Consider the lane as an opportunity for public art.
> - Ensure the street address and entrance is visible to users and first responders at all times and in all weather conditions.
> - Lighting systems must provide clear lines of sight.
> - Explore opportunities to incorporate real wood, even in soffits or covered areas.
> - Apply suggested CPTED principles around bicycle parking and storage.
>
> AND THAT The Panel wishes to thank the applicant for their presentation.

The recommendations of the Advisory Design Panel pertain only to site-specific design and site planning considerations and do not, in any way, represent Council and staff approval or rejection of this project.

Best regards,

Sarah Larisch
Administrative Coordinator

Document Number: 2604014

Cc: C. Griffiths, PMG Landscape Architects, caelan@pmglandscape.com
A. Martins, Siegrist Architecture, andrewmartins@siegristarchitecture.ca
N. Burrows, Drift Project Management, nicholas@driftpm.ca
N. Torigoe, Drift Project Management, nobu@driftpm.ca
A. Kazemi, 583230 BC Limited, alirkazemi@hotmail.com
L. Mulleder, Planner 2
F. McAdam, Planner 2

Virtual Developer information Session

Summary Report

154 17th Street East, North Vancouver

Owner: 583230 BC Ltd

Applicant: Ali Kazemi

Owner Representative: Nicholas Burrows, Drift Project Management

1.0 Virtual Developer Information Session Setup

Date of VDIS: December 10, 2024

Final Date for comments: December 24, 2024

Virtual Tool Used to Host Meeting: Google Meet

VDIS Facilitator: Nicholas Burrows, Drift Project Management

2.0 Pre-Meeting Community Notifications

CNV Approved Mailer was distributed via hand delivered mail drop (due to Canada Post strike) to all address provided by CNV prior to the deadline. A copy of the mailer is included as Appendix A

Mailer information included in the November 27 and December 3, 2024 issues of North Shore News. A copy of the proof that was run is included as Appendix B

Development Sign was erected at the subject property on November 25, 2024, a photograph of the erected sign is included as Appendix C.

3.0 VDIS Meeting

Date: December 10, 2024

Time: 6pm – 7pm

Number of Attendees: 6

Meeting Recap:

1. Nicholas Burrows took the meeting participants through a PowerPoint Presentation which covered the following topics (presentation is included as appendix D):
    a. Purpose of the VDIS
    b. Privacy for Participants
    c. Ways to ask questions/make comments both in the VDIS and after the meeting.
    d. Overview of the proposed development
    e. Affordability / Mid-Market Units
    f. Tenant relocation process/compensation/assistance
    g. Schedule

2. Attendees asked the following questions. Answers noted were provided by Nicholas Burrows unless otherwise noted:

   Q1. How many units are in the existing building, and how many parking space?

   A1. 22 units in the existing building, unsure of the number of parking stalls. An existing tenant present on the call stated that there are currently 10 parking spaces but this is not verified.

   Q2. The cost for monthly rental of a new parking space?

   A2. Nicholas Burrows confirmed that the developer has not yet set pricing for parking stalls in the new building but it would be in line with market price at the time of lease-up.

   Q3. will there be any loss on the 100s block street parking.

   A3. Frankie McAdam confirmed that the CNV upgrades to 17th street is currently ongoing by the CNV and encouraged attendees interested to review the CNV website for additional information on the streetscape upgrades.

   Q4. Request for additional parking spaces in the building.

   A4. Confirmed that the development meets the parking ratios required by CNV bylaw.

   Q5. Suggest the kid playground and BBQ area be separated.

   A5. Placement of the outdoor amenities is severely constrained by the size and shape of the site. The architect has provided a thoughtful arrangement to have good flow from the indoor to outdoor amenity space.

   Q6. Will tenants of the new building be able to get a on-street parking pass from the CNV?

   A6. Frankie McAdam confirmed that the on-street parking is regulated by the CNV and the tenants in the building would not be necessarily entitled to receive an on-street parking pass.

Q7. For the MMR units, if I have a roommate would their income also be factored into the calculation on income level?

A7. It was stated that the wording on the CNV website / documentation notes "household income" will be considered when reviewing the MMR criteria.

Summary

In summary, the concerns that have been raised by the public through the VDIS and other commenting platforms predominantly revolve around two items – parking and tenant compensation.

With regards parking, the development meets the requirements set out in the City of North Vancouver policy in addition to being located close to both the extensive bus services aling Lonsdale Avenue and the Sea Bus terminal which provide the tenants with alternative transport options. In addition the building will have extensive bike storage with e-bike charging.

The developer has also put forwards a tenant relocation plan which exceeds the requirements of the City of North Vancouver compensation level.

Appendices:

Appendix A – Development Mailer

Appendix B – North Shore News Proof

Appendix C – Development Sign Photo

Appendix D – VDIS Presentation

Appendix A – Development Mailer

PLANNING APPLICATION

154 East 17th Street East, North Vancouver

583230 BC Ltd has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone (Res-5) to a new Comprehensive Development (CD) Zone to allow for a 6-storey purpose-built rental building with 55 residential units. The proposal includes 39 vehicle parking stalls and 89 secure bicycle parking stalls.

PROPOSED BUILDING

LOCATION

TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

December 24th, 2024.

cnv.org/Applications

Search by property address

VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: December 10th, 2024
TIME: 6.00 pm – 8.00 pm
REGISTER: Should you wish to join the online Developer Information Session, please request the Google Meet link by emailing dev.info.session@gmail.com

APPLICANT

Ali Kazemi
583230 BC Ltd
nicholas@driftpm.ca
604-343-4411

CITY OF NORTH VANCOUVER

Franki McAdam
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

DEVELOPMENT APPLICATION COMMENT FORM

To provide input, please visit the City website: **cnv.org/Applications**

Alternatively, you can fill out the form below and email it to the Planner or drop-off at City Hall (141 West 14th Street, North Vancouver BC, V7M 1H9). Your comments will be shared with City staff and the Applicant to help shape the proposal through the review process. Comments will not be posted publicly and personal information will not be shared with Council. For info on how to provide feedback during the Council process or Public Hearing, visit cnv.org/PublicHearings

1. What do you like about the proposal?

2. What would you suggest or change to improve the proposal?

3. Which of the following best describes you:
   - ☐ I live in the City of North Vancouver
   - ☐ I work in the City of North Vancouver
   - ☐ I live AND work in the City of North Vancouver
   - ☐ None of the above

Project Address:	154 East 17th Street, North Vancouver

Please provide your contact info if you would like a response to your feedback. Your contact info will be shared with the Applicant but not with Council.

Email Address (*Optional*):	
Phone Number *(Optional):*	

The City is collecting your personal information in accordance with Section 26(c) of the Freedom of Information and Protection of Privacy Act. The City collects your information for the purposes of administering City programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Coordinator at 141 West 14th Street, North Vancouver, BC V7M 1H9 or planning@cnv.org or 604-985-7761.

Appendix B – North Shore News Proof

PLANNING APPLICATION

154 East 17th Street East, North Vancouver

583230 BC Ltd has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone (Res-5) to a new Comprehensive Development (CD) Zone to allow for a 6-storey purpose-built rental building with 55 residential units. The proposal includes 39 vehicle parking stalls and 89 secure bicycle parking stalls.

PROPOSED BUILDING

LOCATION

TO LEARN MORE & TO PROVIDE INPUT

COMMENT ONLINE BY:

December 24th, 2024.

cnv.org/Applications

Search by property address

VIRTUAL DEVELOPER'S INFORMATION SESSION:

DATE: December 10th, 2024
TIME: 6.00 pm – 8.00 pm
REGISTER: Should you wish to join the online Developer Information Session, please request the Google Meet link by emailing dev.info.session@gmail.com

APPLICANT

Ali Kazemi
583230 BC Ltd
nicholas@driftpm.ca
604-343-4411

CITY OF NORTH VANCOUVER

Franki McAdam
Planning & Development
141 West 14th Street, North Vancouver
planning@cnv.org
604-983-7357

PROOF DO NOT REPRODUCE

Appendix C – Development Sign Photo

PLANNING APPLICATION

154 East 17th Street

583230 BC Ltd has applied for a Zoning Bylaw Amendment to rezone the property from the RM-1 Zone (Res-5) to a new Comprehensive Development (CD) Zone to allow for a 6-storey purpose-built rental building with 55 residential units. The proposal includes 39 vehicle parking stalls and 89 secure bicycle parking stalls.

A virtual information session will be held where interested members of the public are invited to learn about the application and provide feedback. Please contact **dev.info.session@gmail.com** for more information.

Applicant: Ali Kazemi
583230 BC Ltd
nicholas@driftpm.ca
604-343-4411

PROPOSED BUILDING

LOCATION

TO LEARN MORE OR TO PROVIDE INPUT ON THIS PROJECT:

cnv.org/Applications
Search by property address

COMMENT ONLINE BY:
December 24th, 2024

VIRTUAL DEVELOPER'S INFORMATION SESSION

DATE: Tuesday, December 10th
TIME: 6:00PM - 8:00PM
REGISTER: Please email your name and information to **dev.info.session@gmail.com** to register your involvement in the on-line session.

cnv.org/Applications
planning@cnv.org
604.983.7357

city of north vancouver

Appendix D – VDIS Presentation

VIRTUAL DEVELOPER INFORMATION SESSION

154 17TH STREET EAST, NORTH VANCOUVER

PURPOSE OF THE VDIS

- PROVIDE AN OVERVIEW OF THE PLANNED RENTAL BUILDING
- PROVIDE VISUAL PERSPECTIVE OF THE NEW RENTAL BUILDING
- SHOW A VIRTUAL 'FLY-THROUGH' VIDEO OF THE PROJECT
- FIELD ANY QUESTIONS FROM ATTENDEES OF THE VDIS
- OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO PROVIDE FEEDBACK ON THE PROPOSAL I.E. SUPPORT, OPPOSITION, SUGGESTED CHANGES AND FOR WHAT REASONS
- PROVIDE CITY OF NORTH VANCOUVER STAFF WITH A SUMMARY REPORT OF THE VDIS FOLLOWING THE CONCLUSION OF THE PUBLIC CONSULTATION PROCESS

YOUR PRIVACY

- PARTAKING IN THIS SESSION WILL NOT REQUIRE ANY PERSONAL INFORMATION TO BE SHARED
- THE SUBSEQUENT REPORT TO CITY OF NORTH VANCOUVER STAFF WILL CONTAIN NO PERSONAL INFORMATION OF WHO ATTENDED THIS VDIS, WHO HAS ASKED QUESTIONS OR WHO PROVIDED FEEDBACK.
- THIS VDIS WILL NOT BE RECORDED, SUBSEQUENT REPORT WILL BE BASED ON WRITTEN NOTES AND CHAT LOG OF QUESTIONS ASKED

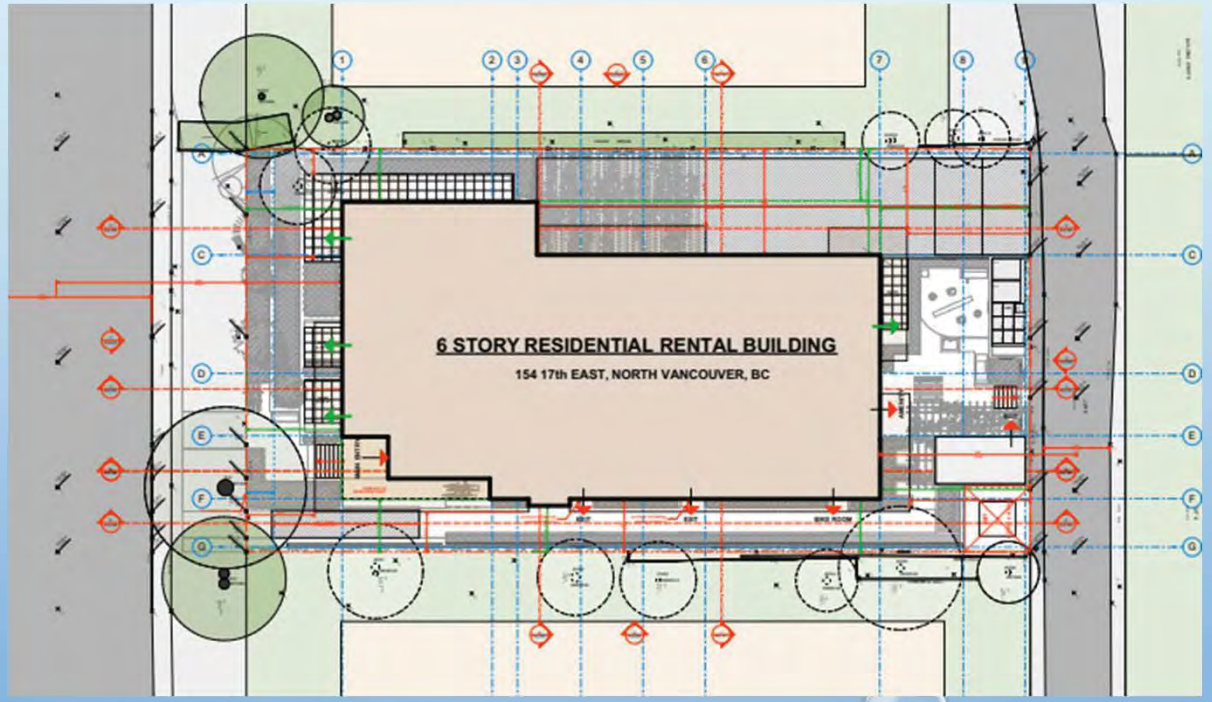
ATTENDANT PARTICIPATION

- WE ENCOURAGE PARTICIPANTS TO ENGAGE WITH THE PROCESS WITH ANY QUESTIONS THEY MAY HAVE ABOUT THE PLANNED RENTAL BUILDING THROUGH THE FOLLOWING:
  - USE OF THE CHAT FUNCTION DURING THE VDIS SESSION TO ASK QUESTIONS
  - USE OF DEVELOPMENT APPLICATION COMMENT FORM (WWW.CNV.ORG/APPLICATIONS)

TENANT COMMUNICATIONS

- EXISTING TENANTS HAVE/WILL SOON RECEIVE A LETTER INFORMING THEM OF THE TENANT RELOCATION PROCESS AND THEIR RIGHTS
- LETTER WILL ALSO INTRODUCE THE 3RD PARTY INDEPENDENT TENANT RELOCATION COORDINATOR WHO WILL BE THE MAIN CONDUIT OF COMMUNICATION ON TENANT RELOCATION MATTERS

154 17TH STREET EAST SITE PLAN



DEVELOPMENT STATISTICS

- NUMBER OF RENTAL UNITS: 55 UNITS
  - STUDIOS: 37
  - 1 BED: 6
  - 2 BED: 6
  - 3 BED: 6
- PARKING SPACES: 39 STALLS (4 H/C STALLS)
- BICYCLE PARKING SPACES: 89 SECURE STALLS
- BUILDING AMENITIES: LARGE INDOOR AMENITY SPACE / FUNCTION ROOM
- EXTERIOR AMENITY SPACE WITH CHILDREN'S PLAY AREA, BBQ AREA AND SEATING AREA
- RETENTION OF THE LARGE PROMINENT TREE ALONG 17TH.

AFFORDABILITY

- 6 MID MARKET UNITS TO BE SECURED THROUGH A HOUSING AGREEMENT
- MID MARKET RATES ARE SET BY THE CITY OF NORTH VANCOUVER.
- FIRST RIGHT OF REFUSAL FOR THESE UNITS GIVEN TO CURRENT TENANTS, IF THEY QUALIFY THROUGH THE CNV SPECIFIED CRITERIA
- MID MARKET UNITS ASSIGNED AS FOLLOWS:
  - STUDIO: 4 UNITS
  - 1 BED: 1 UNIT
  - 3 BED: 1 UNITS

MID-MARKET RENTAL RATES

UNIT SIZE	2023 CMHC AVERAGE RENT FOR CNV	2024 MMR RENT LEVEL	HOUSEHOLD INCOME LIMIT
Studio	$1,397	$1,257	$50,292
1 Bedroom	$1,722	$1,550	$61,992
2 Bedroom	$2,192	$1,973	$78,912
3+ Bedroom	$2,950	$2,655	$106,200

TENANT COMPENSATION

- LEVEL OF COMPENSATION BASED ON LENGTH OF TENANCY
- LESS THAN 5 YEARS = 4 MONTHS RENT
- MORE THAN 5 YEARS = 4 MONTHS RENT + (TOTAL TENANCY IN MONTHS – 60) * $25
- MOVING EXPENSES:
  - STUDIO / 1 BED = $1000
  - 2 BED = $1250
  - 3 BED = $1500

RELOCATION ASSISTANCE

- TENANT RELOCATION COORDINATOR WILL SUPPORT TENANTS WITH THE FOLLOWING:
  - COMMUNICATIONS WITH TENANTS
  - ASSISTANCE LOOKING FOR NEW ACCOMMODATION (IF DESIRED) IN COMPARABLE UNITS.
  - A COMPARIBLE UNIT WOULD BE:
    - LOCATED IN NORTH VANCOUVER
    - SAME NUMBER OF BEDROOMS
    - NOT MORE THAN 10% ABOVE CURRENT RENT OR 10% ABOVE CMHC MEDIAN RENT LEVEL.

FIRST RIGHT OF REFUSAL

- ALL TENANTS WILL GET FIRST RIGHT OF REFUSAL TO RENT UNITS IN THE NEWLY COMPLETED BUILDING
- EXISTING TENANTS WILL ALSO GET FIRST RIGHT OF REFUSAL TO RENT THE NEWLY COMPLETED MID-MARKET RENTAL UNITS, PROVIDED THAT THEY MEET THE CRITERIA
- TENANTS WISHING TO BE CONSIDERED FOR THE MMR UNITS SHOULD MAKE THEIR INTENTIONS KNOWN DURING THE RELOCATION PROCESS

SCHEDULE

- CNV PLANNING REPORT TO COUNCIL: MID-2025
- APPLICANT BUILDING PERMIT SUBMISSION: 2025
- BUILDING PERMIT ISSUANCE: 2026
- DEMOLITION PERMIT: 2026
- 4 MONTH NOTICE TO END TENANCY ISSUED 2026
- BUILDING DEMOLITION 2026

NOTE: ALL TIMELINES ARE CURRENT BEST ESTIMATES

NOTE: TENANTS WILL BE PROVIDED ONGOING NOTICE OF UPDATES TO ABOVE TIMELINES

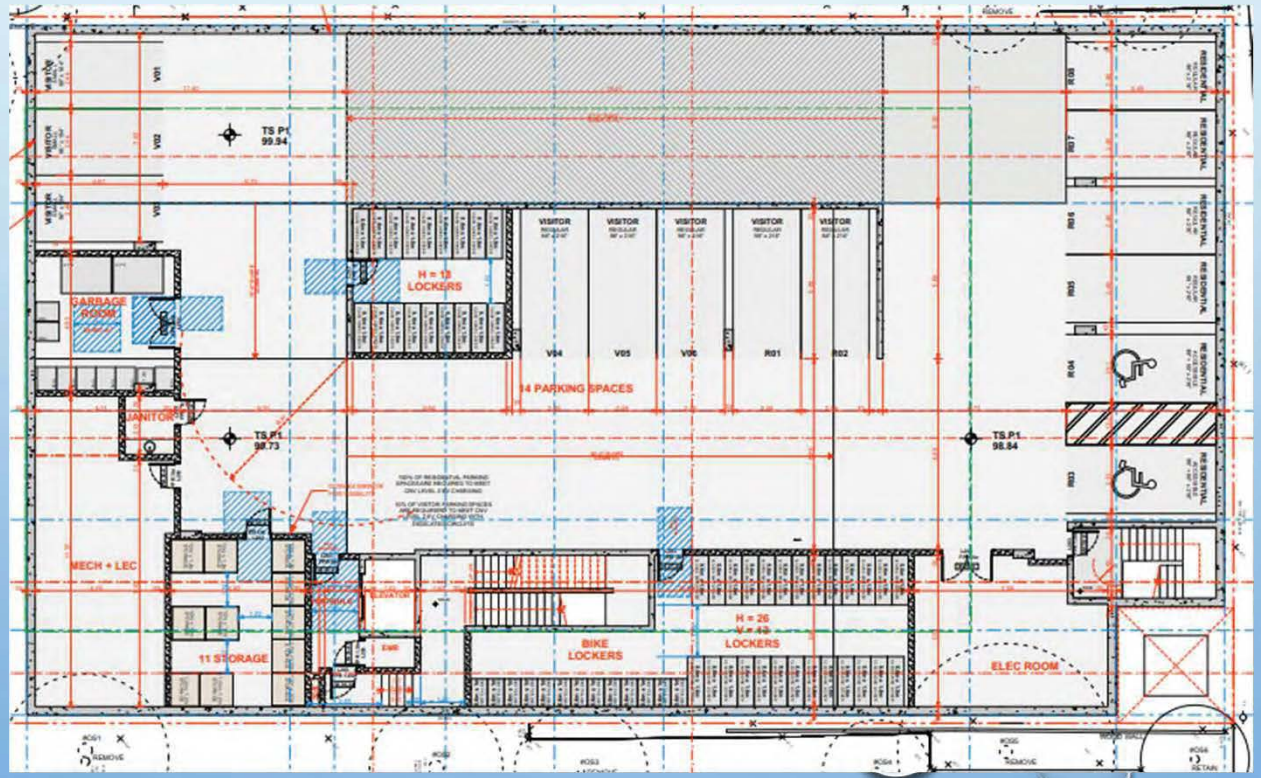
BUILDING RENDERINGS
SOUTH PERSPECTIVE

BUILDING RENDERINGS
NORTH PERSPECTIVE

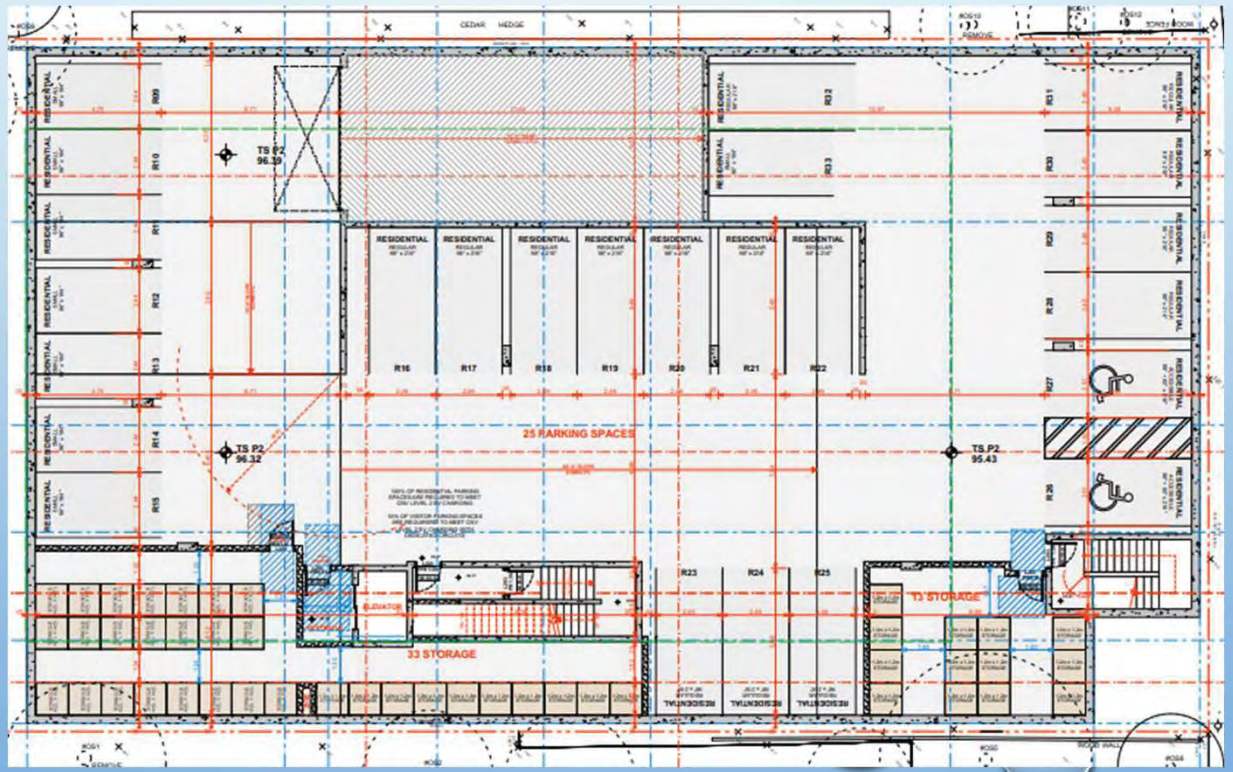
BUILDING RENDERINGS
EAST PERSPECTIVE

BUILDING RENDERINGS
WEST PERSPECTIVE

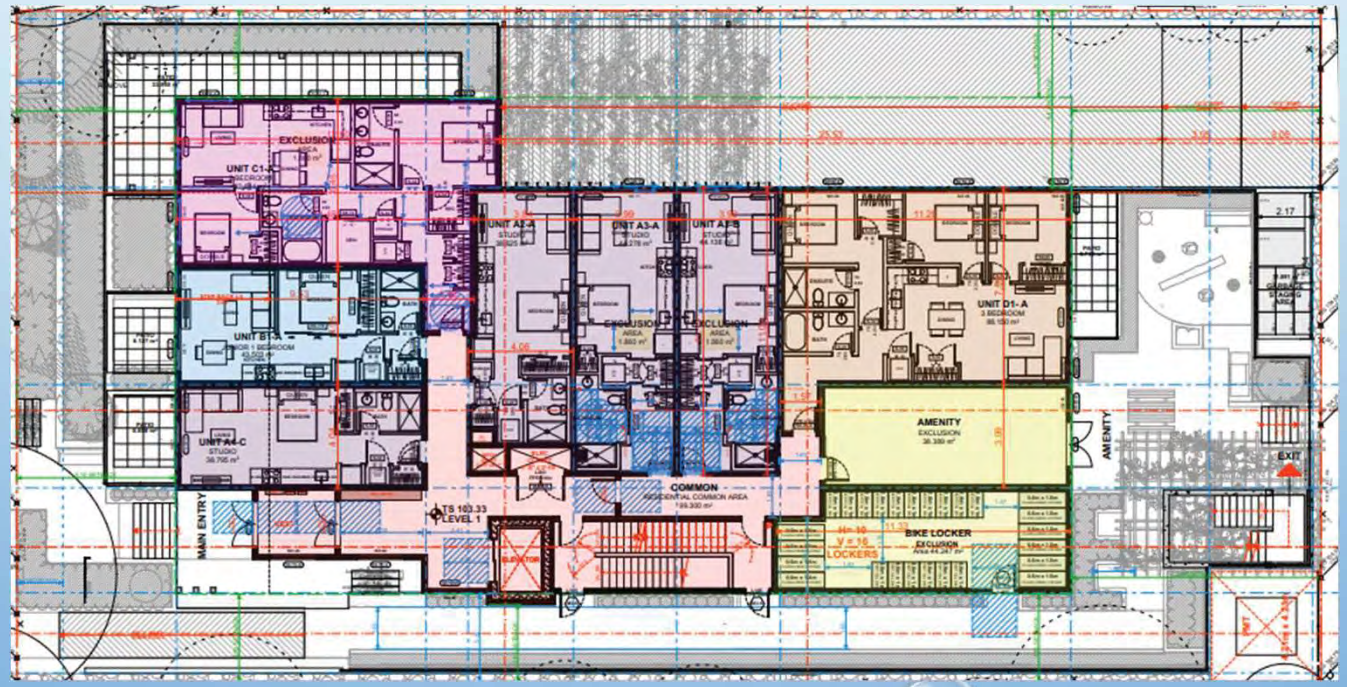
FLOOR PLANS
PARKADE LEVEL 1



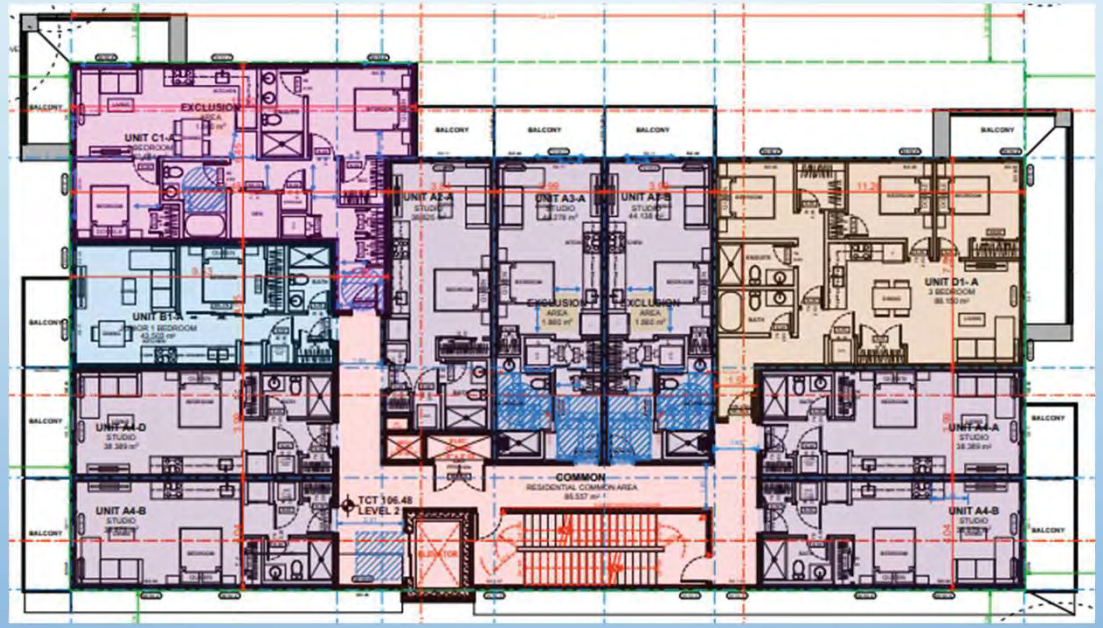
FLOOR PLANS
PARKADE LEVEL 2



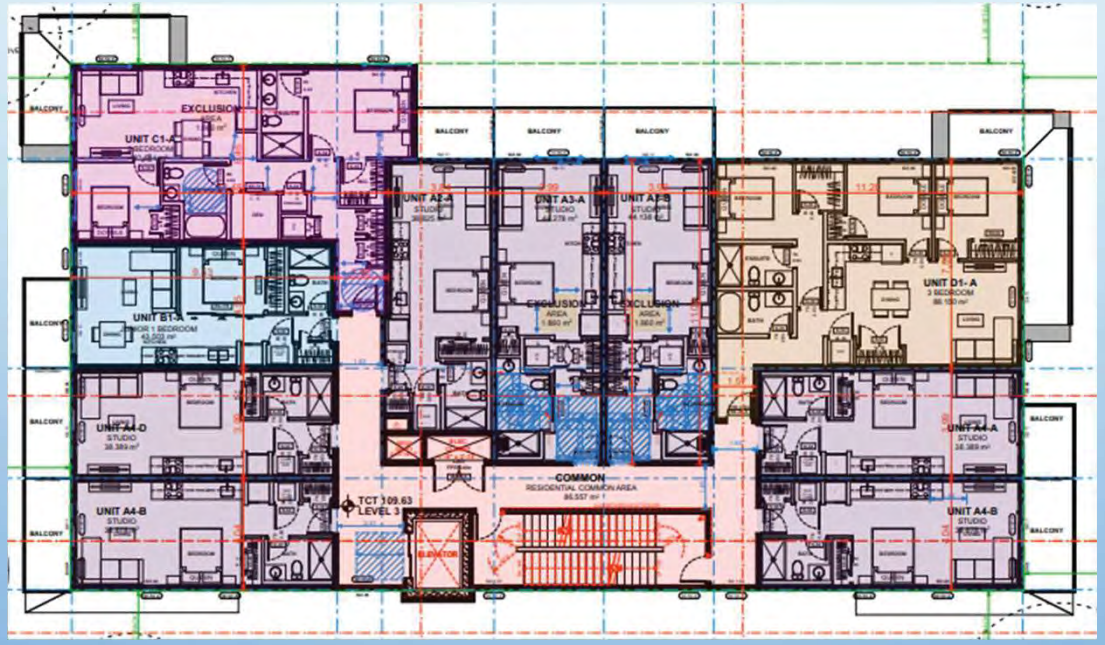
FLOOR PLANS
RESIDENTIAL LEVEL L1



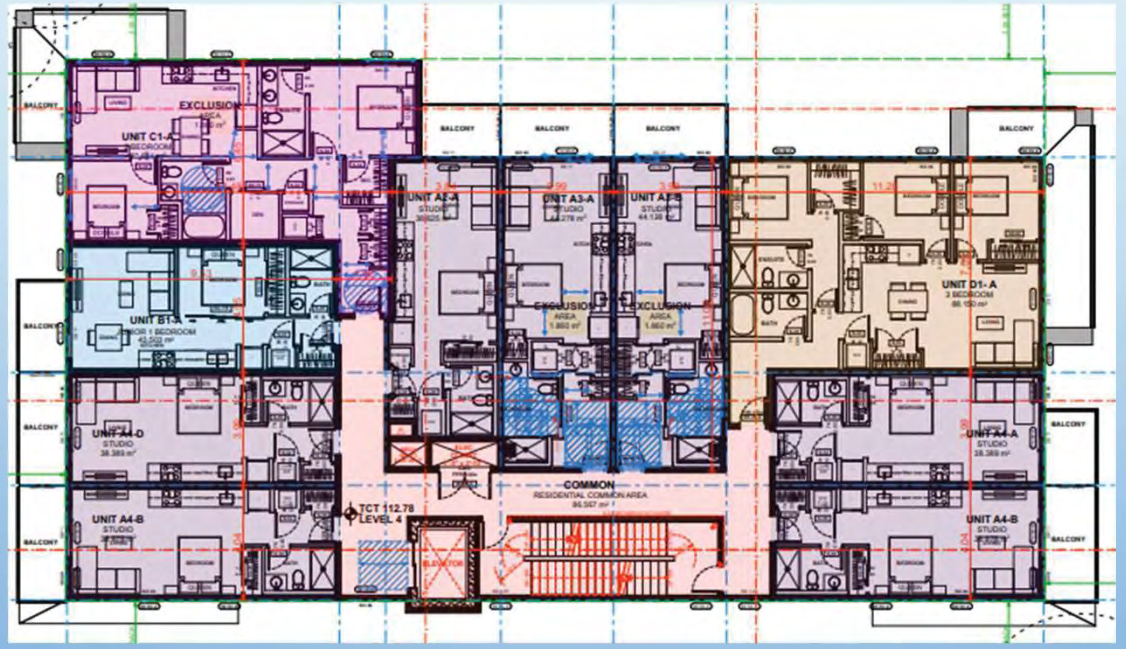
FLOOR PLANS
RESIDENTIAL LEVEL L2



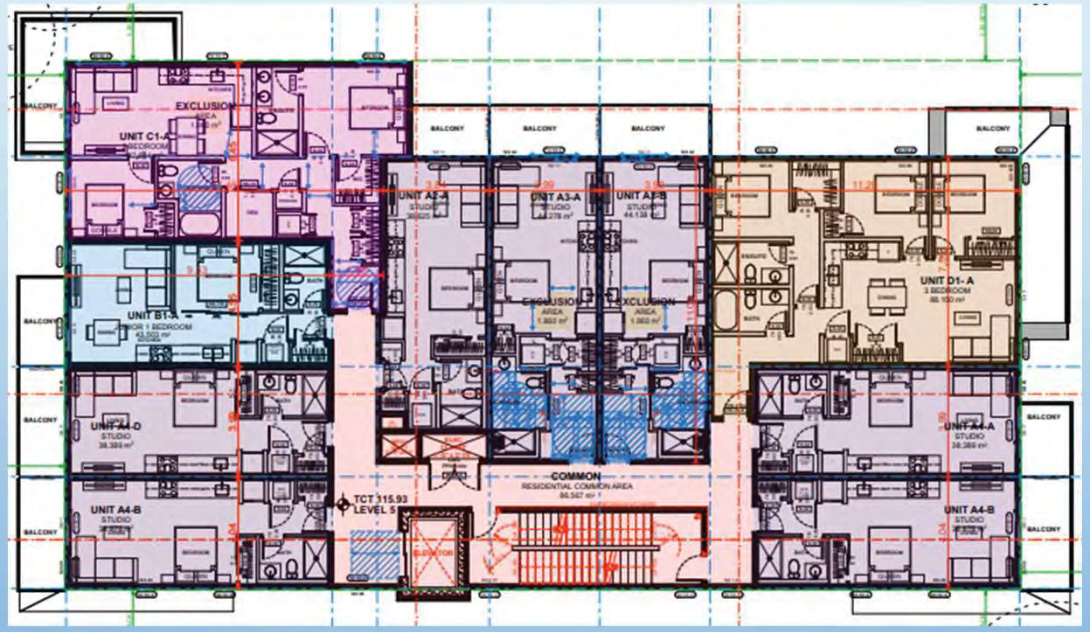
FLOOR PLANS
RESIDENTIAL LEVEL L3



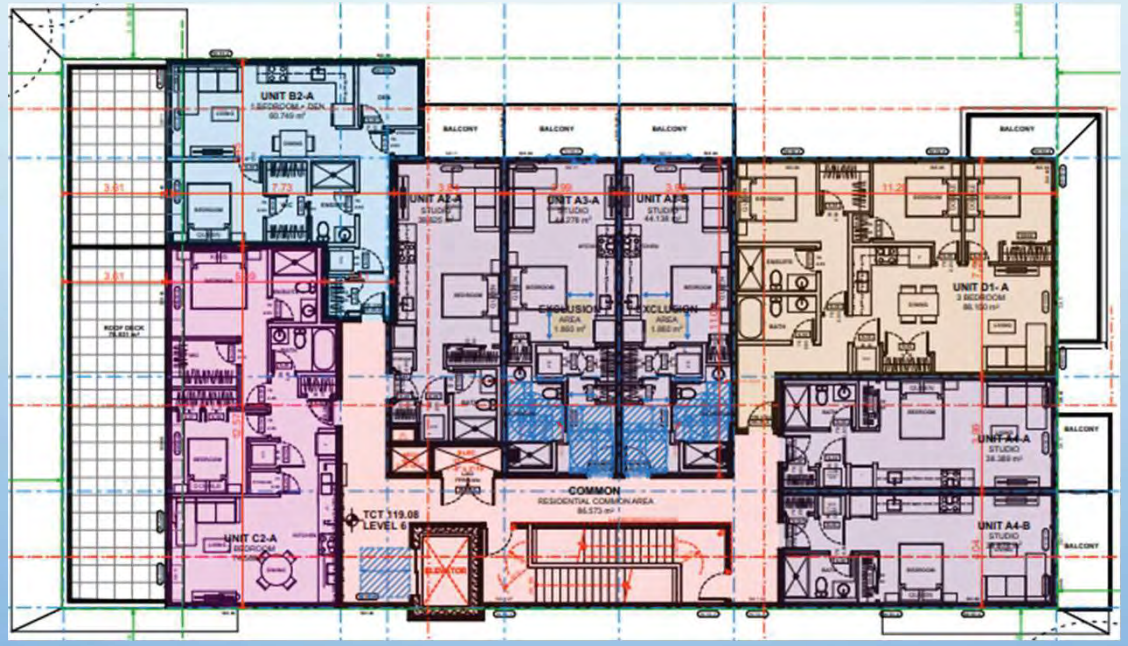
FLOOR PLANS
RESIDENTIAL LEVEL L4



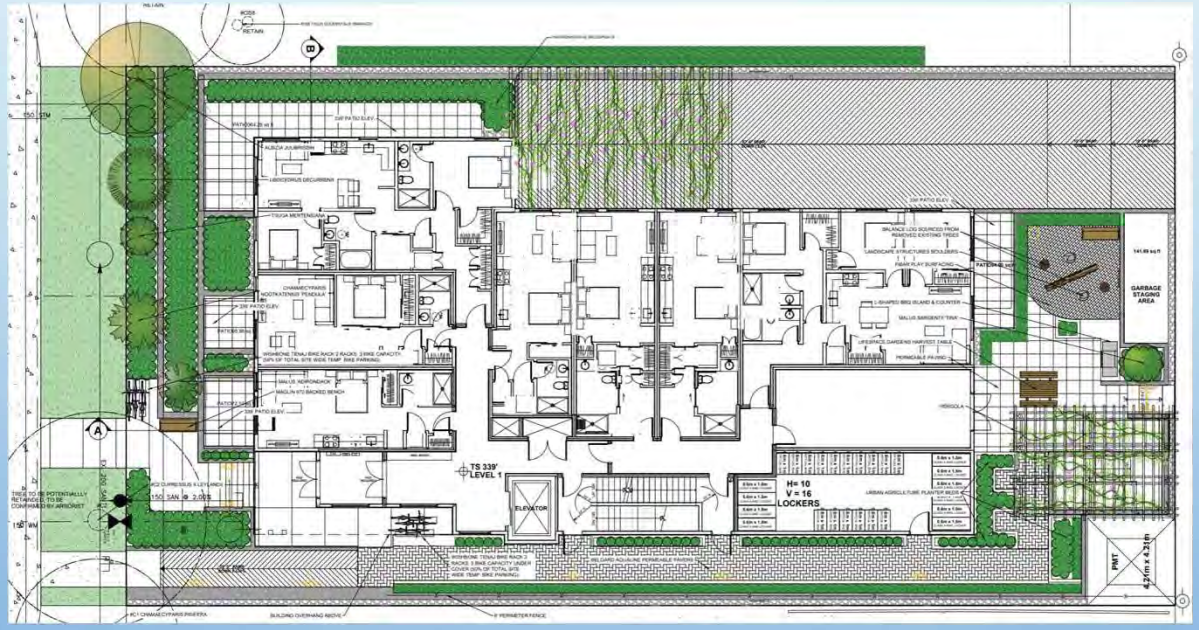
FLOOR PLANS
RESIDENTIAL LEVEL L5



FLOOR PLANS
RESIDENTIAL LEVEL L6



LANDSCAPE PLAN
RESIDENTIAL LEVEL L1



THANKYOU

- FURTHER FEEDBACK COMMENTS & FEEDBACK
  - WWW.CNV.ORG/APPLICATIONS

- ADDITIONAL QUESTIONS
  - NICHOLAS BURROWS: DEV.INFO.SESSION@GMAIL.COM 604-343-4411

Notice of Proposed Zoning Amendment Bylaw
NO PUBLIC HEARING

Zoning Amendment Bylaw No. 9134, 2026

154 East 17th Street

PURPOSE: The purpose of the proposed Bylaw is to amend the Zoning Bylaw from Medium Density Apartment Residential 1 Zone (RM-1) to a new Comprehensive Development 769 (CD-769) Zone to permit the construction of a 6 storey residential building with 57 rental units, six of which will be mid-market rental units, along with a proposed Housing Agreement Bylaw to secure the market rental and mid-market rental housing in perpetuity.

SUBJECT LANDS: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 154 East 17th Street. **LEGAL DESCRIPTION: Lot 4 of Lot C, Block 5 of Block 18, DL 549, Plan 6468 and Lot 3 of Lot C Block 5 of Block 18 DL 549 Plan 6468.**

BYLAW READINGS: Consideration of first, second and third readings of the proposed Bylaw will be at the Regular Council Meeting on **Monday, June 22, 2026**.

ACCESS DOCUMENTS: A copy of the proposed Bylaw is available for inspection online anytime at **cnv.org/PublicNotices** from **June 10, 2026 to June 22, 2026**.

PROVIDE INPUT: ***Written submissions only, including your name and address,*** may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, ***no later than noon on Monday, June 22, 2026***, to ensure availability to Council at the meeting. No Public Hearing will be held, as it is not required by section 464(2) of the *Local Government Act*. ***No Public Input Period submissions on this matter will be heard at the Council meeting.***

QUESTIONS? Contact Linden Mulleder at **planning@cnv.org or T 604-990-4217**

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

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

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

city of north vancouver

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9134

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. 9134" (154 East 17th Street, CD-769).**

2. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the following lands currently having a civic address of 154 East 17th Street and legally described below as henceforth being transferred, added to and forming part of CD-769 (Comprehensive Development 769 Zone):

PID: 010-899-634	LOT 4 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468
PID: 010-899-618	LOT 3 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468

from zone RM-1

3. Part 12 of Division VI: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:

A. Adding the following Comprehensive Development to Section 1201 in numerical order:

CD-769 Comprehensive Development 769 Zone (154 East 17th Street)

In the CD-769 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as the RM-1 Zone, except that:

(1) One Principal Building shall be permitted on the Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Residential Apartment Use;
   i. Accessory Home Occupation Use, subject to Section 507(6), (7) and (8) of this Bylaw;
   ii. Accessory Home Office Use, subject to Section 507(6) of this Bylaw;
   iii. Accessory Off-Street Loading Use;
   iv. Accessory Off-Street Parking Use;

(3) Gross Floor Area:

(a) Combined and in total, shall not exceed 2.6 times the Lot Area;

(4) Height:

(a) Height of Principal Building shall not exceed six storeys and 20.0 metres (65.6 feet) as measured from the average Building Grades at the north property line;

(b) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:

i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet);
ii. Fully screened mechanical equipment, located at least 2 metres (9.8 feet) from the roof edge, by not more than 6.1 metres (20 feet);

(5) Siting:

(a) Principal Building shall be sited in accordance with the following:
i. from the Front Lot Line (southern boundary):
1. No less than 6 metres (19.6 foot) to the basement levels;
2. No less than 6 metres (19.6 feet) to upper-level walls;
3. No less than 4 metres (13.1 feet) to an unenclosed balcony;
ii. from the Rear Lot Line (northern boundary):
1. No less than 0.1 metres (0.3 foot) to the basement levels;
2. No less than 9.0 metres (29.5 feet) to upper-level walls;
3. No less than 7.5 metres (24.6 feet) to an unenclosed balcony;
iii. from the Interior Side Lot Line (western boundary):
1. No less than 0.1 metres (0.3 foot) to the basement levels;
2. No less than 3.3 metres (10.8 feet) to upper-level walls;
3. No less than 1.5 metres (4.9 feet) to an unenclosed balcony;
iv. from the Interior Side Lot Line (eastern boundary):
1. No less than 0.1 metres (0.3 foot) to the basement levels;
2. No less than 2.7 metres (8.8 feet) to upper-level walls;
3. No less than 1.5 metres (4.9 feet) to an unenclosed balcony;

(b) Section 410(3), “Siting Exceptions” is varied as follows:
i. Steps, including parking exit stairs, and ramps for accessible entry, can be positioned to project beyond the face of the Principal Building;

(6) Section 510(2), Unit Separation, shall be waived;

(7) Section 510(3), Building Width and Length, shall be waived;

(8) Section 1105(2), Minimum Unit Size, shall be waived.

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

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

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

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

MAYOR

CORPORATE OFFICER

THIS PAGE INTENTIONALLY LEFT BLANK

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9135

A Bylaw to enter into a Housing Agreement (154 East 17th Street)

WHEREAS Section 483 of the *Local Government Act* R.S.B.C. 2015 c.1 permits a local government to enter into a housing agreement for rental housing.

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 **"Housing Agreement Bylaw, 2026, No. 9135" (154 East 17th Street, CD-769, Rental Housing Commitments).**

2. The Council hereby authorizes The Corporation of the City of North Vancouver to enter into a Housing Agreement to secure rental housing commitments with the owner of lands having a civic address of 154 East 17th Street, North Vancouver, legally described as: PID: 010-899-634; LOT 4 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468; and PID: 010-899-618; LOT 3 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468 substantially in the form attached to this bylaw.

3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and any documents required to give effect to the Housing Agreement.

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

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

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

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

MAYOR

CORPORATE OFFICER

PART 2 – TERMS OF INSTRUMENT

RENTAL HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT,

BETWEEN:

583230 B.C. LTD, INC.NO. 583230
212-168 EAST 13TH STREET
NORTH VANCOUVER, BC,
V7L 4W8

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER,
a municipal corporation pursuant to the *Local Government Act* and having its offices at 141 West 14th Street, North Vancouver, British Columbia, V7M 1H9

(the "City")

WHEREAS:

A. The Owner is the registered and beneficial owner of the Lands.

B. The City is a municipal corporation incorporated pursuant to the *Local Government Act*, RSBC 2015, c. 1 and the *Community Charter*, SBC 2003, c. 26.

C. Section 219 of the *Land Title Act,* RSBC 1996, c. 250 (the "***Land Title Act***") permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on except in accordance with the covenant and that land is not to be subdivided except in accordance with the covenant.

D. Section 483 of the Act permits a local government to, by bylaw, enter into a housing agreement that may include terms and conditions regarding the occupancy of the housing units identified in the agreement, including respecting the form of tenure of the housing units, the availability of the housing units to classes of persons, the administration and management of the housing units and the rents and lease, sale or share prices that may be charged.

E. The City has adopted a bylaw authorizing this Agreement.

F. The Owner and the City wish to enter into this Agreement pursuant to Section 219 of the *Land Title Act* and section 483 of the Act.

NOW THEREFORE in consideration of the sum of Ten Dollars ($10.00) now paid by the City to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges), the Owner and the City covenant each with the other as follows:

1. DEFINITIONS

(a) "**Act**" means the *Local Government Act*, RSBC 2015, c.1 as amended from time to time;

(b) "**Affordable Rent**" means with respect to each Mid-Market Rental Unit a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of North Vancouver as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into;

(c) "**Agreement**" means this agreement as amended from time to time;

(d) "**Commencement Date**" has the meaning set out in section 2.1 herein;

(e) "**Council**" means the municipal council for the City of North Vancouver;

(f) "**CMHC**" means Canada Mortgage and Housing Corporation;

(g) "**Director, Planning and Development**" means the chief administrator of the Department of Planning of the City and their successors in function and their respective nominees;

(h) "**Dwelling Unit**" means a dwelling unit as defined in the City of North Vancouver's "Zoning Bylaw 1995, No. 6700" as amended from time to time;

(i) "**Lands**" means those lands and premises legally described as:

PID: 010-899-634;
LOT 4 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468; and
PID: 010-899-618;
LOT 3 OF LOT C BLOCK 5 OF BLOCK 18 DISTRICT LOT 549 PLAN 6468

(j) "**Mid-Market Rental Units**" means the six (6) Dwelling Units in the Residential Building to be constructed on the Lands that are rented to tenants for Affordable Rent;

(k) "**Market Rental Units**" means all Dwelling Units in the Residential Building other than the Mid-Market Rental Units;

(l) "**Maximum Household Income**" means an annual gross household income determined by multiplying Affordable Rent by 12 to yield the households' annual housing costs, and divide by 30% (0.30) to meet the standard definition of affordability;

(m) "**Rental Purposes**" means an occupancy or intended occupancy which is or would be governed by a tenancy agreement as defined in Section 1 of the *Residential Tenancy Act,* SBC 2002 c. 78 as amended from time to time between the Owner and the tenant;

(n) "**Rental Units**" means the Market Rental Units and the Mid-Market Rental Units;

(o) "**Residential Building**" means the 6 storey building to be constructed on the Lands to be used for Rental Purposes with 57 Dwelling Units, of which 51 Dwelling Units will be Market Rental Units and 6 Dwelling Units will be Mid-Market Rental Units;

(p) "**RT Act"** means the *Residential Tenancy Act*, SBC 2002 c. 78;

(q) "**Rezoning Bylaw**" means the rezoning bylaw applicable to the Lands described as "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134";

(r) "**Section 219 Covenant**" means a covenant pursuant to Section 219 of the *Land Title Act;*

(s) "**Tenancy Agreement**" means an agreement, whether written or oral, express or implied, between the Owner and a tenant respecting possession or occupancy of a Rental Unit;

(t) "**Tenant Relocation Plan**" means the Tenant Relocation Plan dated April 20, 2026, as prepared by the Owner and approved by the City, to meet the requirements of the City's Residential Tenant Displacement Policy, version H18 and dated as of July 21, 2021, a copy of which is attached as Schedule A to this Agreement; and

(u) "**Term**" has the meaning set out in section 2.1 herein.

2. TERM

2.1 This Agreement will commence upon adoption by the City's Council of "Housing Agreement Bylaw, 2026, No. 9135" (154 East 17th Street, CD-769, Rental Housing Commitments) (the "**Commencement Date**") and will continue until the date this Agreement is terminated in accordance with sections 2.2 or 8.3(c) (the "**Term**").

2.2 This Agreement will terminate immediately upon the removal or destruction of the Residential Building provided the Residential Building is not repaired or rebuilt following the destruction thereof.

2.3 Subject to section 7.3, upon termination of this Agreement, this Agreement will be at an end and of no further force and effect.

3. SECTION 219 COVENANT

3.1 The Owner covenants and agrees with the City as a covenant in favour of the City pursuant to Section 219 of the *Land Title Act,* that during the Term of this Agreement, it being the intention and agreement of the Owner that the provisions in this Agreement be annexed to, and run with and be a charge upon the Lands, that notwithstanding the Rezoning Bylaw, the Lands will be used and built on only in strict compliance with the terms and conditions of this Agreement and that:

(a) the Lands must not be subdivided or stratified;

(b) the Rental Units in the Residential Building must be used for Rental Purposes only and all Rental Units must be owned and operated by the Owner, provided that the

Mid-Market Rental Units may be operated by a non-profit entity engaged by the Owner and having expertise in non-market housing, with the approval of the Director, Planning and Development; and

(c) no Rental Unit in the Residential Building must be occupied for any purpose except for Rental Purposes pursuant to a Tenancy Agreement.

3.2 The Owner further covenants and agrees with the City that the Lands and any buildings or structures constructed thereon including the Residential Building must be developed, built, and maintained in accordance with all City bylaws, regulations and guidelines as amended from time to time.

3.3 Section 7.1 and 7.2 of this Agreement are integral to and form part of this Section 219 Covenant.

4. TENANCY RESTRICTIONS

4.1 The unit mix for Rental Units in the Residential Building will be no fewer than 6 three-bedroom units, 6 two-bedroom units, 17 one-bedroom units and 28 studio units or as otherwise approved in writing by the Director, Planning and Development in their discretion.

4.2 The Mid-Market Rental Units will be provided in the following unit mix: 3 studio units, 2 one-bedroom units, and 1 three-bedroom unit. The Owner may only change this mix with the approval in writing by the Director, Planning and Development with such approval to be granted in their discretion. The Owner will be entitled to determine the locations of the six (6) Mid-Market Rental Units within the Residential Building.

4.3 Notwithstanding the number of Dwelling Units that are required to be Mid-Market Rental Units as specified in the definitions for Mid-Market Rental Units and Residential Building in this Agreement, the Director of Planning and Development may, at their discretion, approve a change to the number of Dwelling Units in the Residential Building and, consequently, the number of Dwelling Units that are required to be Mid-Market Rental Units, provided that such number remains equal to or greater than 10% of the total number of Dwelling Units in the Residential Building.

4.4 The Owner will enter into a minimum 1 year Tenancy Agreement for each of the Mid-Market Rental Units which will convert to a month to month tenancy at the end of the 1 year term. If such a tenancy is ended prior to the end of the Term, the Owner must rent the Mid-Market Rental Unit at Affordable Rent. For greater certainty, at the end of each tenancy, the Mid-Market Rental Unit will continue to be rented as a Mid-Market Rental Unit at Affordable Rent, which obligation will be ongoing at all times during the Term.

5. OWNER'S OBLIGATIONS

5.1 Without limiting section 3.1 of this Agreement:

(a) Management and administration: the management, administration, and associated costs with the management and administration of the Rental Units, including the Mid-Market Rental Units, will be borne by the Owner or its designated rental agent, unless otherwise approved by the City in writing and all Mid-Market Rental Units must be managed by one rental agent;

(b) Compliance with Tenant Relocation Plan: The Owner will fulfil all of the commitments set out in the Tenant Relocation Plan and if requested by the City at any time, will provide information to the City to confirm compliance with the Tenant Relocation Plan;

(c) Advertisement: when the Mid-Market Rental Units first become available, the Owner will advertise such units for a minimum of one month on at least two common rental property search platforms that allow potential tenants to view available properties for rent in North Vancouver without payment of a fee or requirement for registration, and the Owner will feature the tenure restrictions set out in this Agreement prominently in all advertising of Mid-Market Rental Units. When a Mid-Market Rental Unit becomes available for a subsequent, new tenancy, the Owner will advertise the unit in accordance with the foregoing requirements for a period of at least one week;

(d) Tenant Selection: the Owner will make the Mid-Market Rental Units available, both at the first tenancy and each subsequent tenancy, in the following order of priority:

(i) If the Residential Building replaces an existing rental building, then tenants from the existing rental building on the Lands being replaced who have household incomes at or below the Maximum Household Income will be provided first right of refusal in the Mid-Market Rental Units, and have first priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;

(ii) Households who have been displaced from redevelopment elsewhere in the City who have household incomes at or below the Maximum Household Income will have second priority, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis

(iii) The Owner will then make any remaining Mid-Market Rental Units not rented by tenants from the existing building on the Lands available to tenants with an annual household income at or below that the Maximum Household Income who are either current residents of the City of North Vancouver or who work in the City of North Vancouver and have done so for at least six months, provided that if there are multiple applicants in this category for one unit, then applicant families with one or more dependents will have priority for units with two or more bedrooms and if applicants are equal in this regard, then applications will be considered on a first come-first-served basis;

(iv) If there are any remaining Mid-Market Rental Units not rented by tenants who meet the criteria in sections 5.1(d)(i) to (iii) after the expiry of the one-month advertising period, then the Owner will make such units available to tenants who meet the Maximum Household Income requirement; and

(v) Tenants in Mid-Market Rental Units must not have an ownership interest in a residential property in the City or in a neighbouring municipality which the tenant could otherwise occupy and the Owner will require confirmation from the prospective tenant that they meet this requirement at the time of tenancy;

(vi) In determining whether a tenant meets the Maximum Household Income requirements or the requirement in section 5.1(d)(v), the Owner or its rental agent, so long as it acts honestly and in good faith, is entitled to rely on all information provided by the prospective tenant and the Owner will have no liability if the prospective tenant intentionally or unintentionally provides any incorrect information. The Owner is under no obligation to monitor or update the financial circumstances of the tenant once the lease is signed.

(e) Rent Amount and Permitted Increases: Affordable Rent for Mid-Market Rental Units is to be determined at the time of tenancy. Rent amounts may be subsequently increased below or at the permitted annual rent increase then set under the RT Act;

(f) Compliance with applicable laws: without restricting the foregoing, the Owner will comply with all applicable provisions of the RT Act and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies;

(g) Performance: the Owner will perform its obligations under this Agreement diligently and in good faith;

(h) Information Regarding Unit Availability: If the City establishes a register for availability of Mid-Market Rental Units within the City, the Owner will provide to the City information regarding any Mid-Market Rental Units that become available for rent, in a form acceptable to the Director, Planning and Development;

(i) Evidence of compliance: provided that the same can be done without breaching the *Personal Information Protection Act*, SBC 2003, c. 63 (as amended from time to time) the Owner will, on an annual basis at the time of Business License renewal and upon any other request by the City, supply to the City copies of any documentation in possession of the Owner necessary to establish compliance with the Owner's obligations under this Agreement.

6. DEFAULT AND REMEDIES

6.1 The City may, acting reasonably, give to the Owner a written notice (in this section 6.1, the "**Notice**") requiring the Owner to cure a default under this Agreement within 30 days of receipt of the Notice. The Notice must specify the nature of the default. The Owner must act with diligence to correct the default within the time specified.

6.2 If the default is not corrected within the time specified, the Owner will pay to the City on demand by the City 200 percent of the difference between current market rent, as determined by a third-party appraiser, and Affordable Rent for each Mid-Market Rental Unit in default for the default year to the end of the Term of the Agreement. The monies collected from default will be deposited to the City's Affordable Housing Reserve Fund.

6.3 The Owner will pay to the City on demand by the City all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

6.4 The Owner acknowledges and agrees that in case of a breach of this Agreement which is not fully remediable by the mere payment of money and promptly so remedied, the harm sustained by the City and to the public interest will be irreparable and not susceptible of adequate monetary compensation.

6.5 Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and declaratory relief, or any of them, to enforce its rights under this Agreement.

6.6 The Owner acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing housing for Rental Purposes, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out and that the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

6.7 No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy of a default by the Owner under this Agreement.

7. LIABILITY

7.1 Pursuant to Section 219(6) of the *Land Title Act*, except for the negligence of the City or its employees, agents or contractors, the Owner will indemnify and save harmless each of the City and its elected officials, board members, officers, directors, employees, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission, negligent or otherwise, by the Owner, or its officers, directors, employees, agents, contractors, or other persons for whom at law the Owner is responsible;

(b) the Owner’s default under this Agreement; and

(c) the Owner's ownership, operation, management or financing of the Lands for the provision of housing for Rental Purposes.

7.2 Except to the extent such advice or direction is given negligently, the Owner hereby releases and forever discharges the City, its elected officials, board members, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns from and against all claims, demands, damages, actions or causes of action by reason of or arising out of advice or direction respecting the ownership, operation or management of the Lands for the provision of housing for Rental Purposes which has been or hereafter may be given to the Owner by all or any of them.

7.3 The covenants of the Owner set out in sections 7.1 and 7.2 of this Agreement will survive the expiration or the earlier termination of this Agreement and will continue to apply to any breach of the Agreement and to any claims arising under this Agreement during the ownership by the Owner of the Lands.

8. GENERAL PROVISIONS

8.1 The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement and notice of this Agreement which is required to be filed pursuant to the *Act*. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement.

8.2 Nothing in this Agreement:

(a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the use or subdivision of land;

(b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

(c) relieves the Owner from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

8.3 The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Owner, occupier or user of the Lands or any portion of it including the Rental Units and the Limited Common Property; and

(c) without limiting part 2 of this Agreement, the City may at any time execute a release and discharge of this Agreement in respect of the Lands, without liability to anyone for doing so.

8.4 This Agreement burdens and runs with the Lands and any part into which any of them may be subdivided or consolidated, by strata plan or otherwise. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement. Without limiting the generality of the foregoing, the Owner will not be liable for any breach of any covenant, promise or agreement herein in respect of any portion of the Lands sold, assigned, considered or otherwise disposed of, occurring after the Owner has ceased to be the owner of the Lands.

8.5 The covenants and agreements on the part of the Owner in this Agreement have been made by the Owner as contractual obligations as well as being made pursuant to section 483 of the Act and as such will be binding on the Owner.

8.6 The Owner will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement and notice of this Agreement is registered against the title to the Lands, including any amendments to this Agreement as may be required by the Land Title Office or the City to effect such registration.

8.7 The City and the Owner each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

8.8 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

8.9 If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

8.10 Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

8.11 All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile or e-mail transmission, or by personal service, to the following address for each party:

City: The Corporation of the City of North Vancouver
141 West 14th Street
North Vancouver, British Columbia
V7M 1H9
Attention: Director, Planning & Development
Facsimile: 604.985.0576
Email: planning@cnv.org

The Owner: 583230 B.C. LTD.,
212-168 EAST 13TH STREET
NORTH VANCOUVER, BC,
V7L 4W8
Attention: Ali Kazemi
Email: alirkazemi@hotmail.com
Phone: 604-720-2913

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile or e-mail transmission, on the first business day after the date when the facsimile or e-mail transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may

designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

8.12 Upon request by the City, the Owner will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

8.13 This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

9. INTERPRETATION

9.1 Gender specific terms include both genders and include corporations. Words in the singular include the plural, and words in the plural include the singular.

9.2 The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the construction of any provision. In all cases, the language in this Agreement is to be construed simply according to its fair meaning, and not strictly for or against either party.

9.3 The word "including" when following any general statement or term is not to be construed to limit the general statement or term to the specific items which immediately follow the general statement or term to similar items whether or not words such as "without limitation" or "but not limited to" are used, but rather the general statement or term is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of the general statement or term.

9.4 The words "must" and "will" are to be construed as imperative.

9.5 Any reference in this Agreement to any statute or bylaw includes any subsequent amendment, re-enactment, or replacement of that statute or bylaw.

9.6 This is the entire agreement between the City and the Owner concerning its subject, and there are no warranties, representations, conditions or collateral agreements relating to the subject matter of this Agreement, except as included in this Agreement. This Agreement may be amended only by a document executed by the parties to this Agreement and by bylaw, such amendment to be effective only upon adoption by City Council of an amending bylaw to “Housing Agreement Bylaw, 2026, No. 9135”.

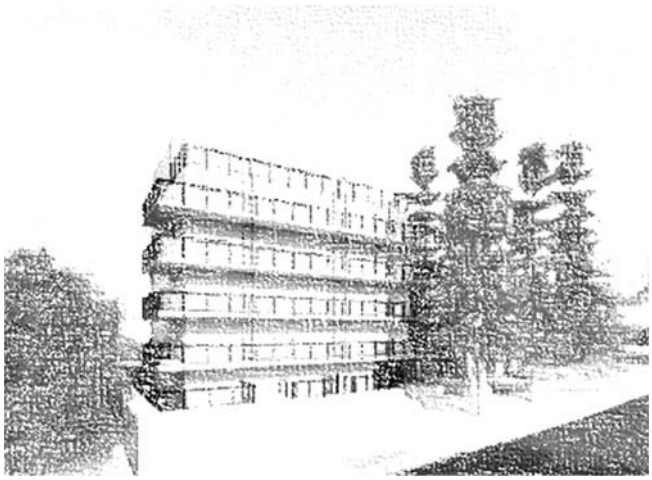
9.7 This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.

9.8 This Agreement can be signed in counterpart.

IN WITNESS OF THIS AGREEMENT the City and the Owner have executed this Agreement by signing the “Form C – General Instrument – Part 1” or “Form D – Executions Continued” attached hereto.

SCHEDULE A
TENANT RELOCATION PLAN

[see attached]



TENANT RELOCATION PLAN REV.4

154 East 17 St, North Vancouver
April 20, 2026

ABSTRACT

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the Residential Tenancy Act (RTA).

583239 BC Ltd.

Table of Contents

INTERACTION TIMELINE 2

583239 BC Ltd. PROPOSED RESIDENTIAL TENANT RELOCATION PLAN – 154 EAST 17 ST APARTMENTS 3

OCCUPANCY REPORT 3

VULNERABLE TENANTS 3

TENANT COMMUNICATION STRATEGY 4

TENANT RELOCATION COORDINATOR 5

RELOCATION ASSISTANCE 6

FINANCIAL COMPENSATION 6

MOVING EXPENSES 6

FIRST RIGHT OF REFUSAL 7

TENANT ASSISTANCE PACKAGE 7

FINAL TENANT RELOCATION REPORT 7

Appendix 1: April 2026 TENANCY REPORT 9

INTERACTION TIMELINE

Date	Tenant Interaction
August 30, 2024	Application submitted to CNV
November 23, 2024	Development Sign erected on property
November 25, 2024	Development Sign Erected on Property
November 27, 2024	Development Notice in North Shore News
December 3, 2024	Development Notice in North Shore News
December 10, 2024	Virtual Developer Information Session
Dec 10 – Dec 25, 2024	VDIS Question Period
January 21, 2025	First Letter to the Tenants
July 24, 2025	Second Letter to the Tenants
August 14, 2025	All Tenants Meeting
September 11, 2025	Letter to the Tenants – Change of TRC
September 15, 2025	All Tenants Meeting
November 26, 2025	All Tenants Meeting

583239 BC Ltd. PROPOSED RESIDENTIAL TENANT RELOCATION PLAN – 154 EAST 17 ST APARTMENTS

The following Tenant Relocation Plan is part of 583239 BC Ltd's development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the *Residential Tenancy Act (RTA)*.

OCCUPANCY REPORT

Documentation on the existing rental building is provided to the City which includes the following information:

- Number of units (occupied/vacant)
- Unit types and sizes (number of bedrooms);
- Rental rates for each unit;
- Type of tenancy (fixed-term / periodic)
- Length of tenancy for each unit; and
- Relevant demographic profiles (mobility/accessibility issues, seniors, low income, etc.)

This documentation of existing tenancies in the Occupancy Report helps inform tenant eligibility for assistance. Tenancies active when the Development Application is submitted to the City are eligible for compensation, and relocation support under the Residential Tenant Displacement Policy (H18). Tenants that move in after the Development Application is submitted, do not qualify for assistance or compensation.

VULNERABLE TENANTS

583239 BC Ltd. is committed to providing additional support for vulnerable tenants. This will be assessed on an individual basis as part of the Occupancy Report. Tenants will be provided a voluntary Tenant Household Needs Assessment Form as part of the Tenant Assistance Package to help identify vulnerable tenants. Vulnerable tenants who do not initially identify a need for additional assistance in the Occupancy Report should will not be denied reasonable additional assistance at a later date if needed.

Vulnerable tenants are defined as those:

- With disabilities that have a recognized disability pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- Who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria;
- Low Income households whose income is below 50% of gross median household income for that household size. In general terms:
    a) Households without dependents with Gross Annual Income < $35,000
    b) Households with dependents with Gross Annual Income < $60,000

Additional relocation assistance for vulnerable tenants requires the TRC to:

c) Identify non-market, subsidized units as options for vulnerable tenants
d) Identify accessible unit options, including those that are also non-market, subsidized options, as required;
e) Work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;

f) Assist vulnerable tenants in making arrangements to apply for, visit/view (including reasonable transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
g) Assist with activities such as packing (additional funding for movers); and
h) Assist vulnerable tenants in applying for rent supplements, as required;
i) If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements, as required and upon request.

Any vulnerable tenants who would like to receive additional support can request this b contacting the TRC by email or phone. Alternatively, the TRC is always available at the end of the 'all tenants meeting' to discuss any matters further.

TENANT COMMUNICATION STRATEGY

The following Tenant Communication Strategy outlines how 583239 BC Ltd. will be proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquires, and any applicable tenant resources.

583239 BC Ltd. will advised tenants that it has officially submitted development applications to the City of North Vancouver to Amend the Zoning Bylaw, apply for a Development Permit. The timeline to process these applications is approximately 12-18 months. Affected tenants will be informed in a timely manner throughout the development application process and formal notice shall be provided as follows:

1. Notice of Application Submission:

   Notice of a development application submission shall be given to existing tenants within 30 days of application approval by the City of North Vancouver Staff. The Notice shall include a date of the first Tenant Information Meeting, copy of the Tenant Relocation Plan, Tenant Assistance Package, and the applicable sections of the Residential Tenancy Act. All new tenancies beginning after the application submission must also be provided with a copy of the Tenant Relocation Plan and Tenant Assistance Plan and made aware of the development application.

   Timely process updates will be provided to the tenants by 583239 BC Ltd., including notice of applicable Tenant Information Meetings, City Council meetings, Public Hearing and methods for providing input to City staff and Council.

2. Formal Notice:

   Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to residents upon issuance of a Development Permit.

3. Advanced Notice of CNV Council Meetings

At this time a date for the projects first council meeting has not been confirmed, once the CNV provide confirmation of this date the TRC will provide tenants with notice of the date, time and purpose of the council meeting. This process will be repeated for all council meetings.

4. 583239 BC Ltd. Contact Information

Mailing: PO Box 33037, West Vancouver, BC V7V 4W7
Telephone: 778-990-2119 c/o Drift Project Management Ltd. (Owner's Representative)
E-mail: nicholas@driftpm.ca

A dedicated Google Drive folder will be setup and access given to tenants and staff members at the City. The shared folder will provide pdf copies of all posted publications and relevant resources for tenants including the Tenant Relocation Plan, Tenant Assistance Plan, Upcoming Tenant Information meeting dates, City Council Meeting Dates, Financial Compensation to Tenants, Moving Expenses, etc. In addition, hard copies of all official notices will also be either mailed or hand-delivered to each suite, posted in the lobby of 154 East 17th Apartments.

TENANT RELOCATION COORDINATOR

583239 BC Ltd. has appointed Jon Wells as the Tenant Relocation Coordinator (TRC) as part of the Tenant Relocation Plan (TRP) to facilitate direct communication with tenants and provide ongoing support and assistance on securing suitable replacement accommodations in accordance with the provisions outlined in the TRP. The Coordinator will be funded by 583239 BC Ltd. and have regular hours and contact information for when he will be available to tenants.

Altruistic Project Management

Business Hours: 9AM-5PM Weekdays

Telephone: **604-908-6858**

E-mail: tenantrelocation583230@gmail.com

Note: The TRC changed in September 2025 due to circumstances beyond our control. Refer to "Letter to Tenants – Change of TRC" on page 5 of this report.

RELOCATION ASSISTANCE

For eligible tenants who want assistance in finding new rental accommodation, the Tenant Relocation Coordinator will identify at least 3 comparable rental dwelling units for each tenant household. The comparable units should have the same number of bedrooms as the current unit and be located in the City of North Vancouver unless otherwise specified by the household. Other needs and preferences specified by the tenant household, will be reflected in the comparable units presented.

The maximum rent for the comparable units found by the TRC will be no more than the greater of:

a) 10% above the tenant's current rent; or
b) 10% above the most recently published CMHC average rent level, by number of bedrooms, for the City of North Vancouver (or Metro Vancouver if CNV date is unavailable).

At the time of DP application submission, the 2024 data for City of North Vancouver available:

	Bachelor	**1-BR Unit**	**2-BR Unit**
CMHC Average Rent/mth 2024	$1,608	$1,802	$2,309
10% Above CMHC Average Rent	$1,769	$1,982	$2,540

FINANCIAL COMPENSATION

Financial Compensation shall be provided to all eligible tenants based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than the date the tenants move out after Final Adoption of the Zoning Bylaw, if already vacated the property, or if not moving out early, at the time of move out whether or not a demolition permit has been obtained or an eviction notice has been served.

Length of Tenancy at time of DPA submission	**Financial Compensation**
⩽ 5 years / 60 months	4 months' rent
> 5 years	4 months + (#months tenancy – 60 months) x ($25/mth)

If an eligible tenant moves out prior to approval of the rezoning application, financial compensation (including the moving expenses detailed below) will be provided to the tenant no later than immediately following final adoption of the rezoning bylaw(s). For all other eligible tenants, financial compensation is to be provided to the tenant no later than the date they move out, whether or not a demolition permit has been obtained or an eviction notice has been served.

MOVING EXPENSES

583239 BC Ltd. shall pay amounts listed in the table below for an insured moving company to relocate existing tenants into their new accommodation or provide an equivalent flat rate payout. Note: the below rates will increase in line with CPI on an annual basis from the date the bylaw was adopted.

Type of Unit	Compensation Provided
Studio & 1 Bedroom	$1,140
2 Bedroom	$1,425
3 Bedroom	$1,904

FIRST RIGHT OF REFUSAL

583239 BC Ltd. is proposing a development with purpose-built rental units. All displaced tenants will be offered the first right of refusal to live in any purpose-built rental units in the new building, with the particulars of the units to be negotiated between the property owner and individual tenants.

Where the new building includes mid-market rent (MMR) units, tenants will have the first right of refusal to rent an MMR unit in the new building, provided the tenant meets the eligibility requirements for the MMR unit at the time the unit is first available for rent. To ensure that displaced tenants receive notification when the MMR units are becoming available, they will need to confirm during the relocation process that they want to exercise their first right of refusal.

TENANT ASSISTANCE PACKAGE

583239 BC Ltd. shall provide the Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package shall include the following:

a) Timeline and overview of the development application process
b) Development Application submitted to CNV staff on August 15, 2024 and subsequently reviewed by staff;
c) A commitment by 583239 BC Ltd. to provide advanced notifications and updates to tenants on upcoming Tenant Information Meetings, Council Meetings, Public Hearing relating to the application;
d) Contact information of the dedicated Tenant Relocation Coordinator;
e) Methods for advising City staff and City Council of concerns;
f) Financial compensation provided by 583239 BC Ltd., including First Right of refusal;
g) Method of requesting additional support by low income tenants and others facing barriers;
h) Current copy of the British Columbia Residential Tenancy Act;
i) A copy of the City of North Vancouver's Tenant Relocation Policy H18
j) Copies of applicable Tenant Resources (BC Tenant Resource and Advisory Centre (TRAC), etc.)

583239 BC Ltd. shall provide copies of all written correspondence and confirmation that the Tenant Assistance Package has been provided to tenants, and City staff prior to staff bringing forward a report to Council for consideration of the development application.

FINAL TENANT RELOCATION REPORT

The Final Tenant Relocation Report shall be submitted to City staff prior to receiving the demolition permit for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

a) An update to the outcome on the relocation of displaced tenants, including evidence that tenant have been satisfactorily assisted by 583239 BC Ltd. in locating alternate accommodations;

b) The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.

Appendix 1: April 2026 TENANCY REPORT

154 17th St E								
Unit #	#Bedrooms	Tenancy Type	Tenancy Start	Tenancy Agreement (y/n)	Expected Compensation (Under 5 Years)	Additional Expected Compensation (Over 5 Years) - Nov 2025	Moving Expenses	Remarks
1A	2	month to month	1993-08-01	Y	$4,588	$8,175	$1,425	
1B	2	month to month	2001-02-01	Y	$4,260	$5,925	$1,425	
1CA	2	month to month	2017-03-01	Y	$5,396	$1,100	$1,425	
1	2	month to month	2019-06-01	Y	$6,832	$425	$1,425	
2	2	month to month	2020-01-01	N	$8,400	$250	$1,425	
3	2	month to month	2019-07-01	Y	$5,655	$400	$1,425	
4	1	month to month	2023-04-01	Y	$6,800	n/a	$1,140	
5	1	month to month	2020-10-01	N	$5,883	$25	$1,140	Baby due 31.12.2025 (third dependent)
6	1	month to month	2021-08-01	N	$6,624	n/a	$1,140	
7	2	month to month	2024-08-01	Y	$9,476	$0	$1,425	
8	2	month to month	1992-10-01	Y	$4,386	$8,425	$1,425	
9	2	month to month	2020-12-01	Y	$7,141	$0	$1,425	
10 (Previous)	2	month to month	2022-03-01	Y	$8,000.00	$0	$1,425	Tenant Moved
10	2	month to month	2025-01-15	Y	n/a	n/a	$0	New Tenant
11	2	month to month	2020-05-01	N	$6,900	$150	$1,425	
12	2	month to month	2012-03-01	Y	$5,172	$2,600	$1,425	

12A	1	month to month	2021-02-01	N	$5,701	$0	$1,140	
14	1	month to month	2019-12-01	Y	$5,590	$275	$1,140	
15	1	month to month	2014-01-01	Y	$4,332	$3,150	$1,140	
16	2	month to month	2017-04-01	Y	$6,388	$1,075	$1,425	
17	2	month to month	2017-06-01	Y	$5,942	$1,025	$1,425	
18	2	month to month	2017-04-01	Y	$6,172	$1,075	$1,425	
19	3	month to month	2023-03-01	N	$11,980	$0	$1,904	