



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, JULY 13, 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 Skw̓xw̓7mesh (Squamish) and sə́lilwətaʔ (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 13, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 6, 2026

PUBLIC INPUT PERIOD

DELEGATION

Will Zylmans, Community Relations Manager, and Ariana Arguello, Program Manager, Technology and Market Development, FortisBC – Manor House Deep Energy Retrofit Pilot

CORRESPONDENCE

3. Will Zylmans, Community Relations Manager, FortisBC – Manor House Deep Energy Retrofit Pilot Program

REPORT

4. Rezoning Application – 2525 Lonsdale Avenue

BYLAWS – FIRST, SECOND AND THIRD READINGS

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9198” (2525 Lonsdale Avenue, CD-774)
6. “Housing Agreement Bylaw, 2026, No. 9199” (2525 Lonsdale Avenue, CD-774, Rental Housing Commitments)

REPORT

7. Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street

BYLAWS – FIRST, SECOND AND THIRD READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9195” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)
9. “Housing Agreement Bylaw, 2026, No. 9196” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

REPORTS

10. Housing Target Order Year Two Progress Report
11. 2027 Permissive Tax Exemptions

BYLAW – FIRST, SECOND AND THIRD READINGS

12. “Taxation Exemption Bylaw, 2026, No. 9156”

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 13, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 6, 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”.

DELEGATION

Will Zylmans, Community Relations Manager, and Ariana Arguello, Program Manager, Technology and Market Development, FortisBC

Re: Manor House Deep Energy Retrofit Pilot

Item 3 refers.

CORRESPONDENCE

3. Will Zylmans, Community Relations Manager, FortisBC, March 4, 2026
– File: 01-0230-01-0001/2026

Re: Manor House Deep Energy Retrofit Pilot Program

RECOMMENDATION:

THAT the correspondence from Will Zylmans, Community Relations Manager, FortisBC, dated March 4, 2026, regarding the “Manor House Deep Energy Retrofit Pilot Program” be received for information with thanks.

REPORT

4. Rezoning Application – 2525 Lonsdale Avenue – File: 08-3400-20-0175/1

Report: Planner 2, June 24, 2026

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated June 24, 2026, entitled “Rezoning Application – 2525 Lonsdale Avenue”:

THAT the application submitted by Cascadia Green Development Ltd., to rezone the property located at 2525 Lonsdale Avenue from a Medium Density Apartment Residential 1 (RM-1) Zone to a new Comprehensive Development 774 (CD-774) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9198” (2525 Lonsdale Avenue, CD-774) 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. 9199” (2525 Lonsdale Avenue, CD-774, Rental Housing Commitments) be considered for readings;

Continued...

REPORT – Continued

4. Rezoning Application – 2525 Lonsdale Avenue – File: 08-3400-20-0175/1
– Continued

AND THAT the community benefits listed in the section “Community Benefits”, the Transportation Demand Measures listed in the section “Parking, Loading and Transportation”, and the road dedication and 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 5 and 6 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9198” (2525 Lonsdale Avenue, CD-774)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9198” (2525 Lonsdale Avenue, CD-774) be given first, second and third readings.

6. “Housing Agreement Bylaw, 2026, No. 9199” (2525 Lonsdale Avenue, CD-774, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2026, No. 9199” (2525 Lonsdale Avenue, CD-774, Rental Housing Commitments) be given first, second and third readings.

REPORT

7. Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street
– File: 08-3400-20-0189/1

Report: Planner 2, June 24, 2026

RECOMMENDATION:

PURSUANT to the report of the Planner 2, dated June 24, 2026, entitled “Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street”:

Continued...

REPORT – Continued

7. Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street – File: 08-3400-20-0189/1 – Continued

THAT the application submitted by RED East 16th Limited Partnership (Adera Developments), to rezone the properties located at 1540 St. Georges Avenue and 215-235 East 16th Street from a Medium Density Apartment Residential 1 (RM-1) Zone, Comprehensive Development 306 (CD-306) Zone, and Comprehensive Development 425 (CD-425) Zone, to an amended CD-306 Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9195” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) 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. 9196” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be considered for readings;

AND THAT the community 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 8 and 9 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9195” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9195” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) be given first, second and third readings.

9. “Housing Agreement Bylaw, 2026, No. 9196” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

RECOMMENDATION:

THAT “Housing Agreement Bylaw, 2026, No. 9196” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be given first, second and third readings.

REPORTS

10. Housing Target Order Year Two Progress Report – File: 10-4720-20-0003/1

Report: Planner 1, July 2, 2026

RECOMMENDATION:

PURSUANT to the report of the Planner 1, dated July 2, 2026, entitled “Housing Target Order Year Two Progress Report”:

THAT the City of North Vancouver’s Housing Target Order Progress Report: July 1, 2025 – June 30, 2026 be received for information, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*;

AND THAT the City of North Vancouver’s Housing Target Order Progress Report: July 1, 2025 – June 30, 2026 be submitted to the Minister of Housing and Municipal Affairs and published to the City of North Vancouver website, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*.

11. 2027 Permissive Tax Exemptions – File: 05-1970-07-0001/2026

Report: Chief Financial Officer, June 24, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated June 24, 2026, entitled “2027 Permissive Tax Exemptions”:

THAT “Taxation Exemption Bylaw, 2026, No. 9156” be considered for readings.

Item 12 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

12. “Taxation Exemption Bylaw, 2026, No. 9156”

RECOMMENDATION:

THAT “Taxation Exemption Bylaw, 2026, No. 9156” 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

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

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

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN