



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 20, 2026 AT 6:00 PM

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, July 20, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 13, 2026

PROCLAMATION

Pride Week – July 25 - August 2, 2026

PUBLIC INPUT PERIOD

CONSENT AGENDA

Item *3 is listed in the Consent Agenda for consideration.

BYLAW – ADOPTION

- *3. “Taxation Exemption Bylaw, 2026, No. 9156”

DELEGATION

Jennifer Belak, Executive Director, and Farah Steen, Director, Stakeholder and Community Engagement, Vancouver’s North Shore Tourism Association
– Video Presentation: Major Initiatives and Program Highlights

CORRESPONDENCE

4. Jennifer Belak, Executive Director, Vancouver’s North Shore Tourism Association
– Update on Vancouver’s North Shore Tourism Association’s Activities and Accomplishments

PRESENTATIONS

- A. Public Safety Fire and Bylaws 2025 Annual Report – General Manager, Public Safety and Fire Chief; Deputy Fire Chief, Prevention and Public Safety; and Manager, Bylaw Services
Information Report, July 2, 2026 – “North Vancouver City Fire Department Annual Report 2025”
Information Report, July 2, 2026 – “Bylaw Services Overview 2025”
- B. E-Mobility Education and Safety-Focused Enforcement – Director, Transportation
Information Report, July 8, 2026 – “E-Mobility Education and Safety-Focused Enforcement”
- C. Harbour Swim Deck Project – Gregory Ford, Vice President, Swim Drink Fish, and Lake Ontario Waterkeeper
Information Report, July 14, 2026 – “Harbour Swim Deck Project Update”

REPORT

5. 2026 Appropriation #2

MOTION

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities
Memorandum, dated July 15, 2026 – “Amendment to July 6, 2026 North Shore Wastewater Treatment Plant Resolution”

NOTICES OF MOTION

7. Enhancing Pedestrian Safety Through E-Mobility Signage – Councillor Shahriari
8. Establishing a Cooling Strategy, including Maximum Indoor Temperature Standard, for Multi-Unit Residential Buildings – Councillor Girard
9. Harbour Swimming Deck – Councillor Bell, Councillor Back and Councillor Shahriari

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, July 20, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, July 13, 2026

PROCLAMATION

Pride Week – July 25 - August 2, 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

Item *3 is listed in the Consent Agenda for consideration.

RECOMMENDATION:

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

START OF CONSENT AGENDA

BYLAW – ADOPTION

*3. “Taxation Exemption Bylaw, 2026, No. 9156”

RECOMMENDATION:

THAT “Taxation Exemption Bylaw, 2026, No. 9156” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

END OF CONSENT AGENDA

DELEGATION

Jennifer Belak, Executive Director, and Farah Steen, Director, Stakeholder and Community Engagement, Vancouver’s North Shore Tourism Association

Re: Video Presentation: Major Initiatives and Program Highlights

Item 4 refers.

CORRESPONDENCE

4. Jennifer Belak, Executive Director, Vancouver’s North Shore Tourism Association, June 4, 2026 – File: 01-0230-20-0037/2026

Re: Update on Vancouver’s North Shore Tourism Association’s Activities and Accomplishments

RECOMMENDATION:

THAT the correspondence from Jennifer Belak, Executive Director, Vancouver’s North Shore Tourism Association, dated June 4, 2026, regarding the “Update on Vancouver’s North Shore Tourism Association’s Activities and Accomplishments”, be received for information with thanks.

PRESENTATIONS

- A. Public Safety Fire and Bylaws 2025 Annual Report – General Manager, Public Safety and Fire Chief; Deputy Fire Chief, Prevention and Public Safety; and Manager, Bylaw Services

Information Report, July 2, 2026 – “North Vancouver City Fire Department Annual Report 2025”

Information Report, July 2, 2026 – “Bylaw Services Overview 2025”

- B. E-Mobility Education and Safety-Focused Enforcement – Director, Transportation

Information Report, July 8, 2026 – “E-Mobility Education and Safety-Focused Enforcement”

- C. Harbour Swim Deck Project – Gregory Ford, Vice President, Swim Drink Fish, and Lake Ontario Waterkeeper

Information Report, July 14, 2026 – “Harbour Swim Deck Project Update”

REPORT

5. 2026 Appropriation #2 – File: 05-1705-30-0019/2026

Report: Chief Financial Officer, July 2, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated July 2, 2026, entitled “2026 Appropriation #2”:

THAT the 2026-2030 Financial Plan Specific Appropriations, as set out in Attachment #1, be approved;

AND THAT should any of the amounts remain unexpended as at December 31, 2029, the unexpended balances shall be returned to the credit of the respective reserves.

MOTION

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities – File: 01-0400-60-0006/2026

Submitted by Mayor Buchanan

RECOMMENDATION:

THAT Council amend the following resolution from the July 6, 2026 Regular meeting to replace the phrase “section 765 of the *Local Government Act*” with the phrase “relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*”:

WHEREAS the City of North Vancouver has repeatedly raised concerns regarding the cost escalation of the North Shore Wastewater Treatment Plant (NSWWTP) from an original estimate of \$700 million to \$3.86 billion, and the disproportionate burden this places on North Shore residents;

WHEREAS on March 5, 2026, the Mayors of the City and District of North Vancouver met with the Premier of British Columbia and Minister of Housing and Municipal Affairs, and by joint letter dated April 28, 2026 reaffirmed the requests for a public inquiry into the NSWWTP cost overruns by the province, a provincial review of Metro Vancouver's governance framework, and a fairness mechanism to protect municipalities from bearing the cost of uncontrolled escalations on regional mega-projects;

WHEREAS on May 13, 2026, the GVS&DD Board announced a mediated settlement of its litigation with Acciona Wastewater Solutions LP under which Acciona provided \$235 million to the GVS&DD, and the GVS&DD has not confirmed how those proceeds will be applied;

WHEREAS Metro Vancouver has since announced a review of the NSWWTP Program that is commissioned and funded by Metro Vancouver will proceed as litigation is complete;

WHEREAS a review commissioned by the very entity whose governance and processes are under examination cannot provide the independence, public confidence, and accountability that residents require and deserve;

AND WHEREAS the District of North Vancouver Council is concurrently considering a resolution to submit a complaint to the Inspector of Municipalities pursuant to relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*, and a united North Shore position materially strengthens both requests;

Continued...

MOTION – Continued

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities – File: 01-0400-60-0006/2026 – Continued

THEREFORE BE IT RESOLVED:

1. THAT Council write to the GVS&DD Board requesting that the full \$235 million settlement received by the GVS&DD from Acciona be applied to the North Shore subregion to reduce the cost of the NSWWTP, with the benefit allocated to North Shore ratepayers;
2. THAT Council re-affirm in writing to the Chair, Metro Vancouver Board of City of North Vancouver's position that any review of the NSWWTP Program must be truly independent, commissioned at arm's length from Metro Vancouver, preferably by the Province of British Columbia or the Inspector of Municipalities, with terms of reference not determined by Metro Vancouver;
3. THAT the Mayor, on behalf of Council, submit a complaint to the Inspector of Municipalities of British Columbia pursuant to relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*, regarding Metro Vancouver's management of the NSWWTP, specifically requesting: (a) a public inquiry into the NSWWTP cost overruns to establish an independent record of what occurred with recommendations; (b) a provincial review of Metro Vancouver's governance framework, particularly the *GVS&DD Act* and the mechanisms by which it can borrow billions of dollars on behalf of member municipalities without their meaningful consent; and (c) a fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight;
4. AND THAT copies of this resolution be forwarded to the Premier of British Columbia; the Minister of Housing and Municipal Affairs; the Inspector of Municipalities; the Chair of the Metro Vancouver Board of Directors; the Chair of the GVS&DD Board; and the Councils of the District of North Vancouver and the District of West Vancouver.

Memorandum, dated July 15, 2026 – “Amendment to July 6, 2026 North Shore Wastewater Treatment Plant Resolution”

NOTICES OF MOTION

7. Enhancing Pedestrian Safety Through E-Mobility Signage
– File: 01-0530-12-0001/2026

Submitted by Councillor Shahriari

RECOMMENDATION:

WHEREAS the City of North Vancouver supports the safe and responsible use of electric mobility devices as an important transportation option for many residents and visitors;

WHEREAS the number and variety of electric mobility devices, including electric scooters, electric bicycles, electric cargo bicycles, and other forms of micromobility, have increased significantly in recent years, resulting in greater use of shared public spaces by both riders and pedestrians;

WHEREAS the City of North Vancouver participates in the Provincial Electric Kick Scooter Pilot Project and has regulations governing where electric mobility devices may operate, including restrictions on sidewalks, crosswalks, and certain roadways;

WHEREAS many residents, visitors, and riders may be unaware of these regulations and of where electric mobility devices may legally operate within the City;

WHEREAS Council has previously directed staff to explore opportunities to improve safety through education related to the use of electric mobility devices;

AND WHEREAS location-specific signage and pavement markings can improve public awareness, reduce conflicts between pedestrians and riders, and promote the safe sharing of public spaces;

THEREFORE BE IT RESOLVED THAT staff be directed to report back to Council with options, costs, and potential locations for a phased Pedestrian Safety and E-Mobility Signage Program that would:

- a. Identify opportunities for early implementation of signage and pavement markings at priority “hot spot” locations, based on factors such as reported collision data, pedestrian volumes, and community feedback, to improve pedestrian safety and awareness of existing regulations governing electric mobility devices;
- b. Consider ways to promote safe and lawful use of electric mobility devices in areas of high pedestrian activity, including shared pathways where signage may assist in promoting pedestrian priority, yielding behaviour, and safe interactions between riders and pedestrians;
- c. Explore opportunities to improve public awareness of existing rules and regulations through signage at strategic locations throughout the City; and
- d. Explore opportunities for consistent signage and messaging across the North Shore to improve public understanding and regional consistency.

NOTICES OF MOTION – Continued

8. Establishing a Cooling Strategy, including Maximum Indoor Temperature Standard, for Multi-Unit Residential Buildings – File: 01-0530-12-0001/2026

Submitted by Councillor Girard

RECOMMENDATION:

WHEREAS it is known that the human body normally regulates its internal temperature through sweating, and during extended periods of extreme heat in the summer, the body's internal systems become increasingly stressed and for some, unable to cool the body effectively, with known impacts to and increased strain of the body's nervous, circulatory and respiratory systems;

WHEREAS the threat of the summer's extreme heat affects our community's most vulnerable members, such as seniors, children, individuals living with chronic diseases, and/or individuals living in housing without adequate cooling systems, and the risk to them of heat-related deaths and other serious health effects increases as the number of days of extreme heat increases;

WHEREAS while the City of North Vancouver has taken proactive measures to respond to times of prolonged extreme heat by providing cooling stations around the City for community members to seek respite during these times;

WHEREAS in 2024, the Provincial Government changed the B.C. Building Code to mandate that every Multi-Unit Residential Building have at least one "cool" room – by their definition, it must be cooler than 26°C;

WHEREAS Multi-Unit Residential Buildings built after 2024 will need to meet this Provincial requirement, and there are no requirements within the B.C. Building Code to require Multi-Unit Residential Buildings built before 2024 to meet this one "cool" room requirement;

WHEREAS a Toolkit was created for "Thermal Safety in Existing Multi-Unit Residential Buildings" which includes a series of recommendations for actions both at the municipal and provincial level;

WHEREAS the City of Vancouver recently considered a report dated May 5, 2026 entitled "Report Back – Giving Effect to Cooling Rights in a Climate Emergency Through the Licence Bylaw", which recommended, among other things, that Council request the Province amend the *Vancouver Charter* – the distinct provincial legislation that governs the City of Vancouver – to permit Vancouver to establish maximum indoor temperature standards, as Vancouver's own enabling legislation currently authorizes only the regulation of minimum indoor temperature;

Continued...

NOTICES OF MOTION – Continued

8. Establishing a Cooling Strategy, including Maximum Indoor Temperature Standard, for Multi-Unit Residential Buildings – File: 01-0530-12-0001/2026 – Continued

WHEREAS the City of North Vancouver is governed not by the *Vancouver Charter* but by the *Community Charter* and the *Local Government Act*, together with the provincial *Building Act*, which set out different rules than those applicable to the City of Vancouver regarding local government authority over building and temperature standards;

AND WHEREAS the City of New Westminster, a municipality governed by the *Community Charter*, as is the City of North Vancouver, has already enacted amendments to its Business Regulations and Licensing (Rental Units) Bylaw (May 2025 and June 2026) prohibiting restrictions on cooling devices and requiring at least one living space in a rental unit to be maintained at or below 26°C between 8:00 p.m. and 8:00 a.m., indicating that municipalities governed by the *Community Charter* may already have some authority to act in this area, distinct from the position of the City of Vancouver;

THEREFORE BE IT RESOLVED THAT staff investigate and report back on a Cooling Strategy for the City of North Vancouver to address periods of extreme heat and summertime cooling, which should include research on the City's existing authority under the *Community Charter* and *Building Act* to establish a maximum indoor temperature bylaw – set at 26°C – for existing and future rental Multi-Unit Residential Buildings;

THAT in the proposed Cooling Strategy, staff consider the following in their review:

- increased size of openable windows within the units themselves;
- mandatory HVAC cooling system for a building's common areas and within the units, with priority on the installation of heat pumps;
- accommodations for portable AC cooling devices and/or heat pumps where a building's HVAC cooling system does not extend to each individual unit; and
- investigate options for those who are unable to purchase a portable AC cooling device during extended times of extreme heat;

AND THAT the Mayor, on behalf of City Council, write to the BC Minister of Housing and Municipal Affairs to:

- advocate for the inclusion of the Right to Cool for Multi-Unit Residential Buildings in the *Strata Property Act* and the *Residential Tenancy Act*, and to prohibit landlords and strata corporations from restricting or preventing residents from using portable cooling devices; and
- request an update on the Province's effort to support Metro Vancouver local governments, outside the City of Vancouver, in establishing standards for cooling in Multi-Unit Residential Buildings.

Background Information, April 2025 and May 5, 2026

NOTICES OF MOTION – Continued

9. Harbour Swimming Deck – File: 01-0530-12-0001/2026

Submitted by Councillor Bell, Councillor Back and Councillor Shahriari

RECOMMENDATION:

WHEREAS the initial Public Engagement Process for the proposed Harbour Swimming Deck at Waterfront Park has now concluded and several questions are now being raised by the public;

THEREFORE BE IT RESOLVED THAT staff report back to Council with respect to the following items in relation to the Harbour Swimming Deck:

- Health risk to swimmers due to acknowledged industrial and harbour-related pollutants in the Vancouver Inner Harbour;
- Safety of swimmers, particularly young swimmers with typically lower body mass, in the traditionally cold temperatures of the relatively deep waters in the area of the proposed Deck Pool;
- Public release of the Feasibility Study for the protected capital and annual operating costs of the Swimming Deck;
- Indication as to what shoreside construction and facilities related to the Swimming Deck are planned or required, and how this affects the future overall plan for the future of Waterfront Park; and
- Consideration of any impact of the recently Federally announced dredging of the harbour bottom area East of the Second Narrows.

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*, Sections 90(1)(e) [land matter] and 90(1)(g) [legal matter].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, JULY 13, 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 Shahriari, seconded by Councillor McIlroy

1. Regular Council Meeting Agenda, July 13, 2026

CARRIED UNANIMOUSLY

R2026-07-13/1

ADOPTION OF MINUTES

Moved by Councillor Back, seconded by Councillor Bell

2. Regular Council Meeting Minutes, July 6, 2026

CARRIED UNANIMOUSLY

R2026-07-13/2

PUBLIC INPUT PERIOD

- Alborz Mousavand, North Vancouver, spoke regarding the Canada Soccer House entry and exit access.
- Liam Olsen, North Vancouver, spoke regarding transit and the R2 extension.
- Michele Saum, North Vancouver, spoke regarding traffic safety at the 23rd Street and Mahon Avenue intersection.
- Dennis Hilton, North Vancouver, spoke regarding public safety.

DELEGATION

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

Re: Manor House Deep Energy Retrofit Pilot

Will Zylmans and Ariana Arguello, FortisBC, provided a PowerPoint presentation regarding the "Manor House Deep Energy Retrofit Pilot" and responded to questions from Council.

Councillor Girard left the meeting at 6:44 pm and returned at 6:46 pm.

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

Moved by Councillor Girard, seconded by Councillor McIlroy

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.

CARRIED UNANIMOUSLY

R2026-07-13/3

REPORT

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

Report: Planner 2, June 24, 2026

Moved by Councillor McIlroy, seconded by Councillor Valente

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;

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.

CARRIED UNANIMOUSLY

R2026-07-13/4

BYLAWS – FIRST, SECOND AND THIRD READINGS

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

Moved by Councillor Girard, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

R2026-07-13/5

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

Moved by Councillor Girard, seconded by Councillor McIlroy

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

CARRIED UNANIMOUSLY

R2026-07-13/6

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

Moved by Councillor Girard, seconded by Councillor Valente

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”:

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;

Continued...

REPORT – Continued

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

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.

CARRIED

Councillor Back, Councillor Bell and Councillor Shahriari opposed.
R2026-07-13/7

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)

Moved by Councillor McIlroy, seconded by Councillor Valente

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.

CARRIED

Councillor Bell and Councillor Shahriari opposed.
R2026-07-13/8

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

Moved by Councillor McIlroy, seconded by Councillor Valente

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.

CARRIED

Councillor Bell and Councillor Shahriari opposed.
R2026-07-13/9

REPORTS

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

Report: Planner 1, July 2, 2026

Moved by Councillor Valente, seconded by Councillor Shahriari

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

Continued...

REPORTS – Continued

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

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*.

CARRIED UNANIMOUSLY

R2026-07-13/10

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

Report: Chief Financial Officer, June 24, 2026

Moved by Councillor McIlroy, seconded by Councillor Valente

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.

CARRIED UNANIMOUSLY

R2026-07-13/11

BYLAW – FIRST, SECOND AND THIRD READINGS

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

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Taxation Exemption Bylaw, 2026, No. 9156” be given first, second and third readings.

CARRIED UNANIMOUSLY

R2026-07-13/12

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Councillor Girard advised of her intention to bring forward a Notice of Motion at the next Regular Council meeting regarding cooling strategies for multi-unit residential buildings.

Councillor Shahriari advised of his intention to bring forward a Notice of Motion at the next Regular Council meeting regarding pedestrian safety.

Councillor Bell advised of his intention to bring forward a Notice of Motion at the next Regular Council meeting regarding the Harbour Swimming Deck.

RECESS TO CLOSED SESSION

Moved by Councillor Shahriari, seconded by Councillor Back

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].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 8:35 pm and reconvened at 9:51 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Girard, seconded by Councillor Bell

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of July 13, 2026, be ratified:

13. Land Matter – File: 06-2370-10-0001/2026

Report: Manager, Development Services, June 24, 2026

PURSUANT to the report of the Manager, Development Services, dated June 24, 2026, regarding a land matter:

THAT the wording of the resolution and the report of the Manager, Development Services, dated June 24, 2026, remain in the Closed session.

R2026-07-13/13

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:52 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER



Office of the Mayor
CITY OF NORTH VANCOUVER
BRITISH COLUMBIA

Proclamation

PRIDE WEEK

Whereas

the City of North Vancouver is committed to being a welcoming and inclusive place for all people and families;

Whereas

2SLGBTQAI+ people live, work and play with pride in the City of North Vancouver and make valuable contributions to the social and economic fabric of our City;

Whereas

2SLGBTQAI+ people have faced and continue to face significant challenges as they strive for equity in areas such as healthcare, public safety, employment, recognition of family relationships and identity;

And Whereas

the City of North Vancouver acknowledges the 2026 Vancouver Pride Society's theme: "Together Again", emphasizing, community care, belonging, and the joy found in meaningful connections across diverse communities; and further acknowledges the North Shore Pride Alliance's theme, "Freedom 2 Be", which recognizes that everyone deserves the freedom to be themselves without fear, discrimination or barriers;

Now Therefore

I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **July 25 to August 2, 2026** as **Pride Week** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, July 20, 2026

Linda C. Buchanan

Mayor Linda Buchanan

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9156

**A Bylaw to exempt certain lands and improvements in the
City of North Vancouver from taxation for the year 2027**

Section 224 of the *Community Charter* provides that a Council, by bylaw, may exempt from taxation imposed under section 197 of the *Community Charter* certain lands and improvements, or both, for the period and subject to the conditions stated in the bylaw.

Council wishes to exempt from taxation certain lands and improvements that are owned, held, or operated for the use or purposes identified in section 224 of the *Community Charter*, as amended.

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 “**Taxation Exemption Bylaw, 2026, No. 9156**”.
2. Each parcel of land described in Columns B, C, D and E of the Schedule attached to this Bylaw, and any improvements on such parcel, shall be exempt from taxation under section 197(1)(a) of the *Community Charter*, for the term specified in Column F, on the condition that such parcel is used, held, owned, or occupied by the organization named in the corresponding row of Column A of the Schedule.
3. The effective date of this Bylaw is January 1, 2027, with an expiration date of December 31, 2027.

READ a first time on the 13th day of July, 2026.

READ a second time on the 13th day of July, 2026.

READ a third time on the 13th day of July, 2026.

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

MAYOR

CORPORATE OFFICER

SCHEDULE TO "Taxation Exemption Bylaw, 2026, No. 9156"

Column A		Column B	Column C	Column D	Column E	Column F
OWNER/OCCUPIER		ROLL NUMBER	ADDRESS	LEGAL DESCRIPTION	PID	TERM
	NON-PROFIT EXEMPTIONS					
1	Anavets Senior Citizens' Housing	142001.100	245 3rd St. East	D/L 274 BL 142 LOT 1 PL BCP48496	028-616-260	2027
2	Army, Navy, Air Force Veterans in Canada	141011.000	119 East 3rd Street	D/L 274 BL 141 LOT 11 PL 878	015-077-179	2027
3	Auxiliary to the Lions Gate Hospital - Thrift Shop	030021.000	132 West 16th Street	D/L 548 BL 30 LOT L PL 1085	004-086-392	2027
4	BC Photography and Media Arts Society	177035.301	101 Carrie Cates Court	D/L 271 LOT A PLAN EPP30713	029-093-554	2027
5	Care BC (New Applicant)	311851.001	221 East 2nd Street	D/L 274 LOT 1 BL 154 PL EPS11851	032-750-790	2027
6	Catalyst Community Developments Society	311851.002	144 St. Georges Ave	D/L 274 LOT 2 BL 154 PL EPS11851	032-750-803	2027
7	Catalyst Community Developments Society	154001.200	120 St. Georges Avenue	D/L 274 LOT B PL EPP130457	032-071-965	2027
8	Chesterfield House Society	048019.000	1415 Chesterfield Avenue	D/L 548 BL E.48 LOT A PL 12729	008-811-946	2027
9	City of North Vancouver - The Pipe Shop	175100.400	115 Victory Ship Way	D/L 274 BL 176 LOT 4 PL BCP39824	027-842-215	2027
10	City of North Vancouver - The Shipyards	175100.500	125 Victory Ship Way	D/L 274 BL 176 LOT 5 PL BCP39824	027-842-223	2027
11	Community Living Society	116003.000	317-319 East Keith Road	D/L 274 BL 116 LOT 4 PL 878	015-131-548	2027
12	Community Living Society	990531.021	1003 - 555 West 28th Street	D/L 544 SL21 PL LMS531	017-957-826	2027
13	Family Services North Shore	086015.100	203 and 206 - 1111 Lonsdale Avenue	D/L 548/549 BL 86 LOT G PL LMP29334	023-499-486	2027
14	Flicka Gymnastics Club (New Applicant)	217000.002	240 East 23rd Street	D/L 546 LOT B BL 217 PL 18193	007-204-001	2027
15	Fraternal Order of Eagles, North-West Aerie 2638	992790.001	170 West 3rd Street	D/L 274 LOT 1 PL BCS2790	027-428-613	2027
16	Fraternal Order of Eagles, North-West Aerie 2638	992790.002	168 West 3rd Street	D/L 274 LOT 2 PL BCS2790	027-428-621	2027
17	Fraternal Order of Eagles, North-West Aerie 2638	992790.003	166 West 3rd Street	D/L 274 LOT 3 PL BCS2790	027-428-630	2027
18	Fraternal Order of Eagles, North-West Aerie 2638	992790.004	164 West 3rd Street	D/L 274 LOT 4 PL BCS2790	027-428-648	2027
19	Fraternal Order of Eagles, North-West Aerie 2638	992790.005	162 West 3rd Street	D/L 274 LOT 5 PL BCS2790	027-428-656	2027
20	Girl Guides of Canada	994482.220	107 - 252 Esplanade W	D/L 271 LOT 220 PL EPS4482	030-250-218	2027
21	Girl Guides of Canada	994482.221	108 - 252 Esplanade W	D/L 271 LOT 221 PL EPS4482	030-250-226	2027
22	Girl Guides of Canada	994482.222	109 - 252 Esplanade W	D/L 271 LOT 222 PL EPS4482	030-250-234	2027
23	Girl Guides of Canada	994482.229	207 - 252 Esplanade W	D/L 271 LOT 229 PL EPS4482	030-250-307	2027
24	Girl Guides of Canada	994482.230	208 - 252 Esplanade W	D/L 271 LOT 230 PL EPS4482	030-250-315	2027
25	Girl Guides of Canada	994482.231	209 - 252 Esplanade W	D/L 271 LOT 231 PL EPS4482	030-250-323	2027
26	Hiŷá'ŋ ta Skw̓xwú7mesh Housing Society	120003.000	165 West 6th Street	D/L 274/548 BL 120 LOT A PL 13200	008-707-111	2027
27	Hollyburn Community Services Society	034008.000	439 East 17th Street	D/L 550 BL 34 LOT 8 PL 1698	014-409-941	2027
28	Hollyburn Community Services Society	994407.004	104 - 210 West 13th Street	D/L 548 LOT 4 PL BCS4407	028-810-317	2027
29	Hollyburn Community Services Society	994407.006	106 - 210 West 13th Street	D/L 548 LOT 6 PL BCS4407	028-810-333	2027
30	Hollyburn Community Services Society	994407.007	107 - 210 West 13th Street	D/L 548 LOT 7 PL BCS4407	028-810-341	2027
31	Hollyburn Community Services Society	994407.013	205 - 210 West 13th Street	D/L 548 LOT 13 PL BCS4407	028-810-406	2027
32	Hollyburn Community Services Society	994407.014	206 - 210 West 13th Street	D/L 548 LOT 14 PL BCS4407	028-810-414	2027
33	Hollyburn Community Services Society	994407.015	207 - 210 West 13th Street	D/L 548 LOT 15 PL BCS4407	028-810-422	2027
34	HYAD Housing for Young Adults with Disabilities	206011.400	2130 Chesterfield Avenue	D/L 545 BL 206 LOT C PL BCP44933	028-231-619	2027
35	Intellectual Disabilities (North & West Vancouver) Society	004045.000	1924 Jones Avenue	D/L 547 BL 4 LOT 2 PL 14515	007-780-591	2027
36	Kiwanis North Shore Housing Society	139026.000	170 West 2nd Street	D/L 271/274 BL 139 LOT D PL 13604	008-538-191	2027
37	Kiwanis North Shore Housing Society	052100.100	1480 St. Andrews Avenue	D/L 550 BL 52 Lot 1 PL BCP23494	026-683-211	2027
38	Lighthouse Harbour Ministries	980786.001	1 - 260 East Esplanade	D/L 274 SL1 PL VR786	005-892-244	2027
39	Lonsdale Creek Day Care Society	205008.000	230 West 21st Street	D/L 545 BL 205 LOT 8/14 PL 3181	013-068-831	2027
40	Lookout Housing and Health Society	510061.300	705 West 2nd Street	D/L 265 LOT 2 PL BCP8797	025-819-828	2027
41	Marineview Housing Society	605012.000	1057 Cloverley Street	D/L 272 BL 5 LOT 12 PL 3875	005-751-390	2027
42	Marineview Housing Society	091008.000	1053 Grand Boulevard	D/L 550 BL 91 LOT 8 PL 1647	005-751-454	2027

Column A		Column B	Column C	Column D	Column E	Column F
OWNER/OCCUPIER		ROLL NUMBER	ADDRESS	LEGAL DESCRIPTION	PID	TERM
	NON-PROFIT EXEMPTIONS - Continued					
43	Navy League of Canada	003004.000	1555 Forbes Avenue	D/L 547 LOT 27 BL 27 PL 12205	008-935-629	2027
44	North Shore Disability Resource Centre Association	950001.218	2412 Wilding Way	D/L 616 BL B LOT 218 PL 20292	006-672-728	2027
45	North Shore Multicultural Society	050010.000	100, 202, 203, 204, 204A, 205, 207, 301, 302, 303, 304, and 305 - 123 East 15th Street	D/L 549 BL 50 LOT B PL 15169	007-671-032	2027
46	North Shore Neighbourhood House	154001.300	225 East 2nd Street	D/L 274 Lot C PL EPP130457	032-071-973	2027
47	North Shore Neighbourhood House - Centre View Child Care	061011.500	143 14th Street East	D/L 549 BL 61 LOT ASP4 PL EPP68325	030-180-732	2027
48	North Shore Neighbourhood House - Innova Child Care	129006.102	250 - 422 East 3rd Street	D/L 274 BL 129 ASP 2 PL EPP 141822	032-584-083	2027
49	North Shore Neighbourhood House - Programming Space	991235.063	113 3rd St East	D/L 274 LOT 63 PL EPS1235	029-140-676	2027
50	North Vancouver Chamber of Commerce	994443.002	102 - 124 West 1st Street	D/L 274 BL156 LOT 2 PL LMS4443	025-073-591	2027
51	North Vancouver Community Arts Council	993740.009	335 Lonsdale Avenue	D/L 274 LOT 9 PL LMS3740	024-324-523	2027
52	North Vancouver Lawn Bowling Club	217000.002	249 E 24th Street	D/L 546 BL 217 LOT B PL 18193	007-204-001	2027
53	North Vancouver Museum and Archives Commission	996231.131	115 Esplanade West	D/L 271 LOT 131 PL ESP6231	030-942-667	2027
54	North Vancouver Royal Canadian Legion	994102.001	123 West 15th Street	D/L 548 LOT 1 PL LMS4102	024-750-638	2027
55	North Vancouver Royal Canadian Legion	994102.002	121 West 15th Street	D/L 548 LOT 2 PL LMS4102	024-750-646	2027
56	Presentation House Cultural Society	134013.000	333 Chesterfield Avenue	D/L 271 BL 134 LOT 13 PL 735	015-132-536	2027
57	Silver Harbour Seniors' Activity Centre Society	207050.000	144 East 22nd Street	D/L 545 BL207 LOT C PL 15014	007-711-280	2027
58	St. Leonard's Society of North Vancouver	067027.000	312 Bewicke Avenue	D/L 547 BL 67 LOT 26 PL 750	015-141-926	2027
59	Vancouver Coastal Health Authority - Magnolia House	906073.000	720 East 17th Street	D/L 616 BL 6 LOT 73 PL 1763	004-276-914	2027
60	Vancouver Coastal Health Authority - Margaret Fulton Centre	003002.100	1601 Forbes Avenue	D/L 547 LOT A PL LMP42825	024-562-874	2027
61	The Cascadia Society for Social Working	021010.001	325 West 19th Street	D/L 547/548 BL 21 LOT H PL 20988	005-163-064	2027
62	The Cascadia Society for Social Working	021004.001	351 West 19th Street	D/L 547 BL 21 LOT F PL 20141	003-683-702	2027
63	The Cascadia Society for Social Working	004081.000	348 West 19th Street	D/L 547 BL 4 LOT G 3846	012-111-902	2027
64	The Vancouver Waldorf School Society	719020.000	532 East 4th Street	D/L 273 BL 19 LOT 20 PL 1063	010-410-872	2027
65	YMCA BC - Mahon Park Child Care	003001.101	438 West 16th Street	D/L 271/547 LOT 1 PL BCP49414	CNV-001-872	2027
66	Young Women's Christian Association	061011.600	125 14th Street East	D/L 549 BL 61 LOT ASP 5 PL EPP68325	030-180-741	2027
	PLACE OF WORSHIP EXEMPTIONS					
67	Holy Trinity Catholic Church	239066.100	2705 Lonsdale Avenue	D/L 545 BL 239 LOT 3 PL BCP45481	028-295-943	2027
68	King's Temple Missionary Society - NS Christian Centre	912009.001	1400 Sutherland Avenue	D/L 616 BL 12 LOT C PL 21170	006-853-838	2027
69	North Shore Alliance Church	208001.001	201 East 23rd Street	D/L 545 BL 208 LOT 1 PL 20958	005-061-563	2027
70	North Shore Alliance Church	208001.002	241 East 23rd Street	D/L 545/546 BL 208 LOT 2 PL 20958	005-061-571	2027
71	North Shore Bethel Christian Mennonite Brethren Church	114025.000	185 East Keith Road	D/L 274 BL 114 LOT 19 PL 878	015-069-141	2027
72	Parish of St. Agnes Anglican Church	078014.100	530 East 12th Street	D/L 550 BL 78 LOT A PL LMP40523	024-355-712	2027
73	Parish of St. John, The Evangelist Anglican Church	072001.001	209 West 13th Street	D/L 548 BL 72 PL 20861	004-364-970	2027
74	Salvation Army North Vancouver Community Church	086009.001	105 West 12th Street	D/L 548/549 BL 86 LOT C PL 1464	014-606-950	2027
75	St. Andrew's & St. Stephen's Presbyterian Church	227100.000	2641 Chesterfield Avenue	D/L 545 BL 227A LOT A PL 2836	013-525-409	2027
76	St. Andrew's United Church	088003.000	1046 St. Georges Avenue	D/L 549 BL 88 LOT B PL 750	015-136-931	2027
77	St. Andrew's United Church	088038.000	1044 St. Georges Avenue	D/L 549 BL 88 LOT 27/28/29 PL 4328	011-642-483	2027
78	The Way Church	012028.000	630 East 19th Street	D/L 550 BL 12 LOT C PL 9445	009-653-309	2027

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June 4, 2026

Corporate Officer, Legislative Services Division
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9

Dear Ms. Julie Peters,

RE: Request for Delegation Presentation to North Vancouver City Council

On behalf of Vancouver's North Shore Tourism Association (VNSTA), I am writing to request an opportunity to appear as a delegation before Council at an upcoming meeting.

We would like to provide Mayor and Council with a brief update on VNSTA's activities and accomplishments over the past year. Our presentation will begin with a video highlighting our Top 25 Successes of 2025, followed by an overview of several key initiatives, achievements, and outcomes that have contributed to the growth and promotion of North Vancouver and the North Shore as a destination.

We anticipate the presentation will be approximately 10 minutes in length and will be for information purposes only.

At this time, I anticipate that myself, VNSTA Executive Director, Jennifer Belak and Director of Partnerships and Community Relations, Farah Steen will appear before Council. Should there be any changes to our presenters I will be sure to advise you accordingly.

Thank you for your assistance in arranging this opportunity. We appreciate Council's continued support and look forward to sharing the positive impacts of our work over the past year.

Yours truly,



Jennifer Belak
Executive Director
Vancouver's North Shore Tourism Association

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Public Safety Fire and Bylaws 2025 Annual Report



Presented July 20, 2026
Public Safety Department



Public Safety Division



Fire Service Highlights 2025



- Service Delivery
- Community Partnering



- Strategic Planning and Readiness



- Staff Engagement

Fire Service Highlights 2025 Continued



- Community Engagement
- Social Media



- Fire Prevention and Education

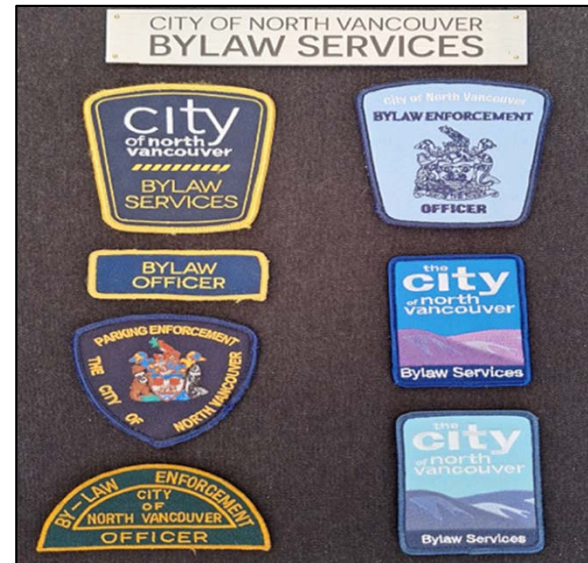


- Fire Operations
- Training

Bylaw Services Highlights 2025



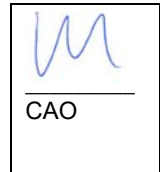
- Voluntary Compliance
- Education



- Respectful Enforcement
- Community Issues



Thank you.



The Corporation of **THE CITY OF NORTH VANCOUVER**
PUBLIC SAFETY DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Greg Schalk, General Manager, Public Safety and Fire Chief

Subject: NORTH VANCOUVER CITY FIRE DEPARTMENT ANNUAL REPORT
2025

Date: July 2, 2026 File No: 14-7000-01-0001/2026

ATTACHMENTS

1. North Vancouver City Fire Department Annual Report 2025 (CityDocs [2826399](#))

Message from the Fire Chief

It is my privilege to present the North Vancouver City Fire Department's 2025 Annual Report, highlighting another year of service, innovation, and commitment to protecting the residents, businesses, and visitors of the City of North Vancouver.

Throughout 2025, the department continued to respond to an increasingly complex and diverse range of emergencies while maintaining a strong focus on prevention, preparedness, and community resilience. As our city continues to grow and evolve, so too do the expectations placed on emergency services. Our members have met these challenges through professionalism, adaptability, and an unwavering commitment to public safety.

This year, we advanced several key initiatives that strengthen both our emergency response capabilities and our long-term approach to community risk reduction. Fire prevention and public education efforts continued to expand through targeted outreach, proactive inspections, and enhanced collaboration with property owners, developers, and community partners to reduce risk before emergencies occur.

Operationally, we remained focused on maintaining a highly trained and well-equipped workforce. Ongoing investments in training, specialized response capabilities, technology, and interagency coordination have ensured that our personnel remain prepared to respond safely and effectively to the evolving risks facing our community.

Strong partnerships continue to be fundamental to our success. Our ongoing collaboration with BC Emergency Health Services, the North Vancouver RCMP, North Shore Emergency Management, neighbouring fire departments, and numerous municipal and regional partners enables coordinated, efficient, and effective responses across the full spectrum of emergencies, while strengthening the overall resilience of the North Shore.

None of the accomplishments outlined in this report would have been possible without the dedication and professionalism of our members. Their commitment to service, continuous improvement, and excellence is reflected in every aspect of our operations. I would also like to acknowledge the residents and businesses of North Vancouver, whose commitment to preparedness, fire safety, and community responsibility contributes significantly to making our city a safer place to live, work, and visit.

As we look ahead, we remain committed to building a modern, progressive fire department that is prepared to meet the changing needs of our community. Guided by our mission to protect life, property, and the environment, and grounded in our core values of integrity, respect, teamwork, professionalism, and service, we will continue to pursue opportunities that enhance public safety and strengthen community resilience.

It is an honour to serve alongside the dedicated members of the North Vancouver City Fire Department and to support the community we are privileged to protect.

RESPECTFULLY SUBMITTED:



Greg Schalk
General Manager, Public Safety and Fire Chief



city
of north
vancouver

**HERE TO SERVE
SINCE 1907**

NORTH VANCOUVER CITY FIRE DEPARTMENT ANNUAL REPORT 2025

LEAD WITH INTEGRITY

NEVER COMPROMISE SAFETY

SERVE WITH COMPASSION



We respectfully acknowledge that we live and work on the traditional and unceded territories of the Sk̓wx̓wú7mesh (Squamish) and sə́ilwətał (Tsleil-Waututh) Nations. The City of North Vancouver is committed to reconciliation with these Nations, who have lived on these lands since time immemorial.

At the City, we humbly acknowledge that our commitment to reconciliation is growing and evolving. Through meaningful engagement and education, we advocate for greater diversity and inclusion and strive to incorporate the Truth and Reconciliation Commission's calls to action applicable to our work into our workplace practices.



It is my privilege to present the North Vancouver City Fire Department's (NVCFD) 2025 Annual Report, reflecting another year of steady progress, operational readiness, and continued commitment to the residents, businesses, and visitors of the City of North Vancouver.

Building on the foundation outlined in last year's report, 2025 saw our members continue to balance an increasing and diverse call load with a sustained focus on prevention and community engagement. Fire prevention staff expanded their outreach through targeted public education initiatives, while also strengthening inspection programs that support safer buildings and reduce preventable risk across the community.

Operationally, this year included ongoing refinement of our response capabilities, with continued investment in training, equipment familiarization, and interagency coordination.

Our work alongside BC Emergency Health Services, the North Vancouver RCMP, and North Shore Emergency Management remained essential in ensuring coordinated, efficient responses across all types of emergencies, from routine medical calls to complex multi-agency incidents. These partnerships continue to be a cornerstone of public safety on the North Shore.

As the city continues to grow and evolve, so too do the demands placed on emergency services. In response, the department has remained focused on adaptability—supporting members through professional development, wellness initiatives, and modernization efforts that ensure we are prepared for emerging risks while maintaining service excellence.

None of the progress achieved in 2025 would be possible without the dedication of our career members, whose professionalism continues to define this organization. I also wish to acknowledge the residents of North Vancouver whose ongoing commitment to preparedness, prevention, and community responsibility strengthens the collective resilience of our city.

Guided by our mission to protect life, property, and the environment, we remain committed to continuous improvement while upholding the values of trust, integrity, respect, teamwork, and professionalism. It remains an honour to serve alongside the members of this department and to support the community we are privileged to protect.



**GENERAL MANAGER OF PUBLIC
SAFETY AND FIRE CHIEF**

MESSAGE FROM FIRE CHIEF GREG SCHALK



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Our Mission, Core Values

NVCFD's mandate, mission, and guiding principles.

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Traffic Pre-emption

Emergency Response

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Key incident, response, and containment statistics.

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Fire Prevention

Inspections, enforcement, and property protection.

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Public Education

Community programs teaching safety and preparedness.

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Social Media

Online outreach for safety, updates, and engagement.

13-17

In the Community, Partnering, Training

Volunteer programs, partnerships, and firefighter training.

18-21

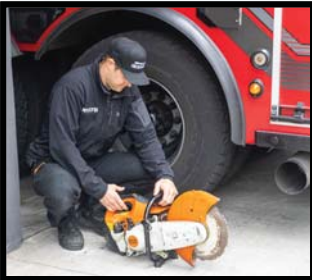
Tharrp, Staff Engagement, Strategic Planning and Training Readiness, and Health and Wellness

Planning, and updated emergency response plans.

City of North Vancouver, Your Fire Department

The North Vancouver City Fire Department has proudly served the community since 1907, providing emergency response, fire suppression, rescue services, public education, and fire prevention to residents and visitors throughout the City of North Vancouver. For more than a century, the department has remained committed to protecting life, property, and the environment through professionalism, innovation, training, and community partnership. Today, the department continues to evolve to meet the growing and changing needs of the community while maintaining a strong tradition of service and public safety.

Our Values



LEAD WITH INTEGRITY

We are here for one reason: to protect North Vancouver's citizens. We openly collaborate in pursuit of what is best for them.



NEVER COMPROMISE SAFETY

The safety of the public and our colleagues is in our hands. Each of us commits to the highest standards: best-in-class skills, techniques and equipment for fire, rescue and medical emergencies.



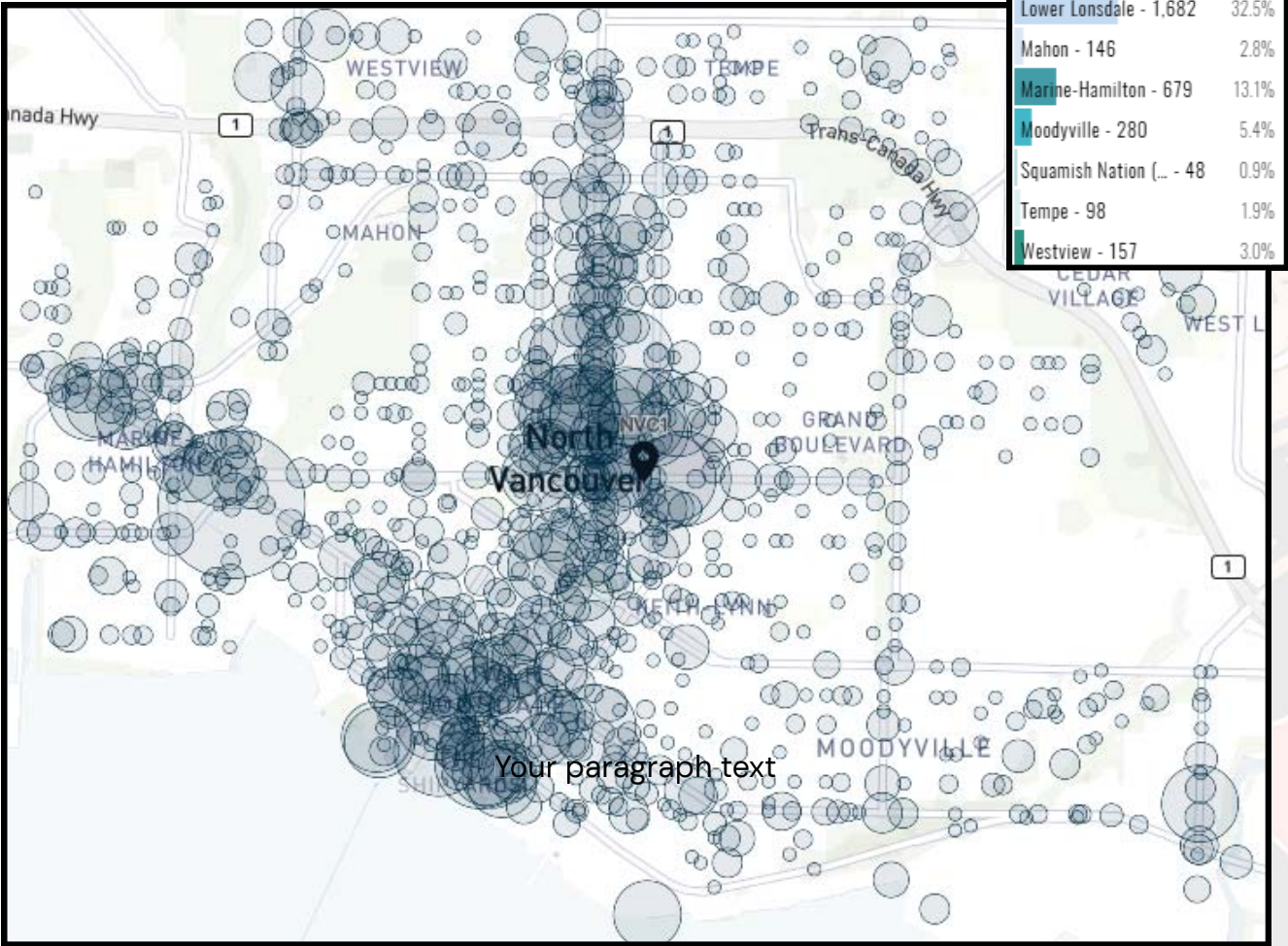
SERVE WITH COMPASSION

In addition to caring for persons directly involved in emergencies, we also see those indirectly impacted and consider the range of their losses. Our interactions show we care. We direct our empathy to charitable service in our community.

Our Mission

To safeguard and serve our community through the promotion and provision of education, prevention, emergency medical and fire services in protecting life, property, and the environment.

2025 HIGHLIGHTS



Map grid of the City of North Vancouver Fire response area, sorted by incident count by neighbourhood. Data and mapping were provided using Darkhorse Emergency software, which NVCFD utilizes for strategic planning. Data-driven insights help us better understand the current and evolving risk landscape.



6,165
Sum of all
Vehicle Responses



4,895
Incidents

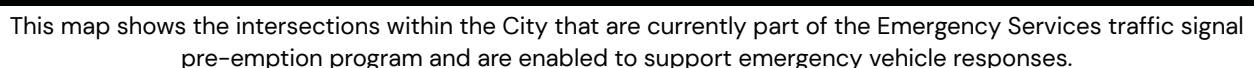
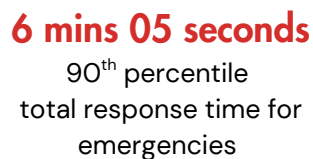


1 min 59 seconds
Turnout Time
90th percentile



4 mins 48 seconds
Travel Time
90th percentile

Traffic pre-emption plays a critical role in improving how fire apparatus and other emergency responders navigate through the City while responding to emergencies. The system works by allowing approaching emergency vehicles to communicate directly with traffic signals, temporarily changing lights to green in the direction of travel and reducing delays at intersections. This not only improves firefighter and public safety by reducing the need to navigate through congested intersections against traffic controls, but also significantly decreases response times to emergencies. Faster response times directly support the Department's ability to protect life, property, and the environment by allowing crews to intervene earlier during critical incidents. By reducing delays at major intersections, firefighters are able to arrive on scene quicker and begin suppression, rescue, and medical interventions sooner during time-sensitive emergencies. The system also improves overall traffic flow during emergency responses, helping motorists better anticipate and react to approaching apparatus. In addition, traffic pre-emption reduces wear and tear on emergency vehicles caused by frequent stopping and accelerating through heavily travelled corridors. The City's investment in the new traffic pre-emption program has contributed to the Department maintaining a very high percentage of fires contained to the area of origin, helping to limit fire spread, reduce property damage, and improve overall incident outcomes for the community. Early intervention remains one of the most effective tools in preventing fires from extending beyond the room or area where they originate, ultimately enhancing community safety and resilience.



FIRE PREVENTION

Building Safety Inspections



2,952

Routine fire safety inspections completed



993

Other Inspection Types



292

Building Plan Reviews



460

Business License Inspections

Fire Loss



\$555K

Fire Loss due to Damage



\$202 Million

Value of Property Saved

Miscellaneous



59

Nuisance Fires (Garbage Cans/Bark Mulch)



34

Burning Complaints responded to

Fire Investigations



146

Fire Investigations

Revenues



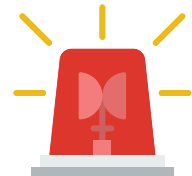
\$206K

Plans review Permit



\$20,227K

Fire re-inspection costs recovered



\$15,500K

False Alarm Fees

Risk Based Inspections

The Fire Prevention Office has changed its inspection program to a risk-based fire inspection program as mandated by the new BC Fire Safety Act. This program is designed to improve public safety by prioritizing inspections for buildings and properties by taking into account factors such as building occupancy, construction type, fire protection systems, and previous inspection history.

By taking these factors into account, higher-risk occupancies, such as multi-residential buildings, high-hazard industrial operations, hospitals, and buildings with a history of compliance or safety concerns, are inspected more frequently than lower-risk properties such as small business and mercantile occupancies. By focusing resources on properties with more elevated hazards, this program helps FPO reduce the likelihood of fires and injuries, provides more opportunities to educate property owners and occupants about fire prevention and safe operational practices, and allows more time to train and keep up with the ever changing industry.



Fire Underwriters Survey

In October 2025, the City of North Vancouver Fire Department received an updated Fire Insurance Grade Classification (FIGC) from the Fire Underwriters Survey (FUS), reflecting a comprehensive reassessment of the department's fire protection capabilities. This update builds upon the previous FUS evaluation completed in 2016.

The City continues to maintain the highest possible ratings, achieving a Public Fire Protection Classification (PFPC) Grade of 1 and a Dwelling Protection Grade (DPG) of 1, unchanged from the 2016 assessment. These ratings signify exceptional performance in fire suppression services, emergency response, training, water supply, fire prevention programs, and overall operational effectiveness.

The 2025 evaluation resulted in an overall score of 96.04 out of a possible 100 points, placing the City of North Vancouver Fire Department among the highest-rated fire departments in Canada. This score reflects the department's sustained commitment to continuous improvement, investment in personnel and infrastructure, and adherence to industry-leading standards.

Maintaining top-tier PFPC and DPG ratings reinforces the City's dedication to public safety and contributes to favorable fire insurance outcomes for residents and businesses. The department remains focused on advancing its capabilities to meet evolving risks and maintain its standing as a leader in fire protection services nationally.



Fire Underwriters Survey™
A SERVICE TO INSURERS AND MUNICIPALITIES

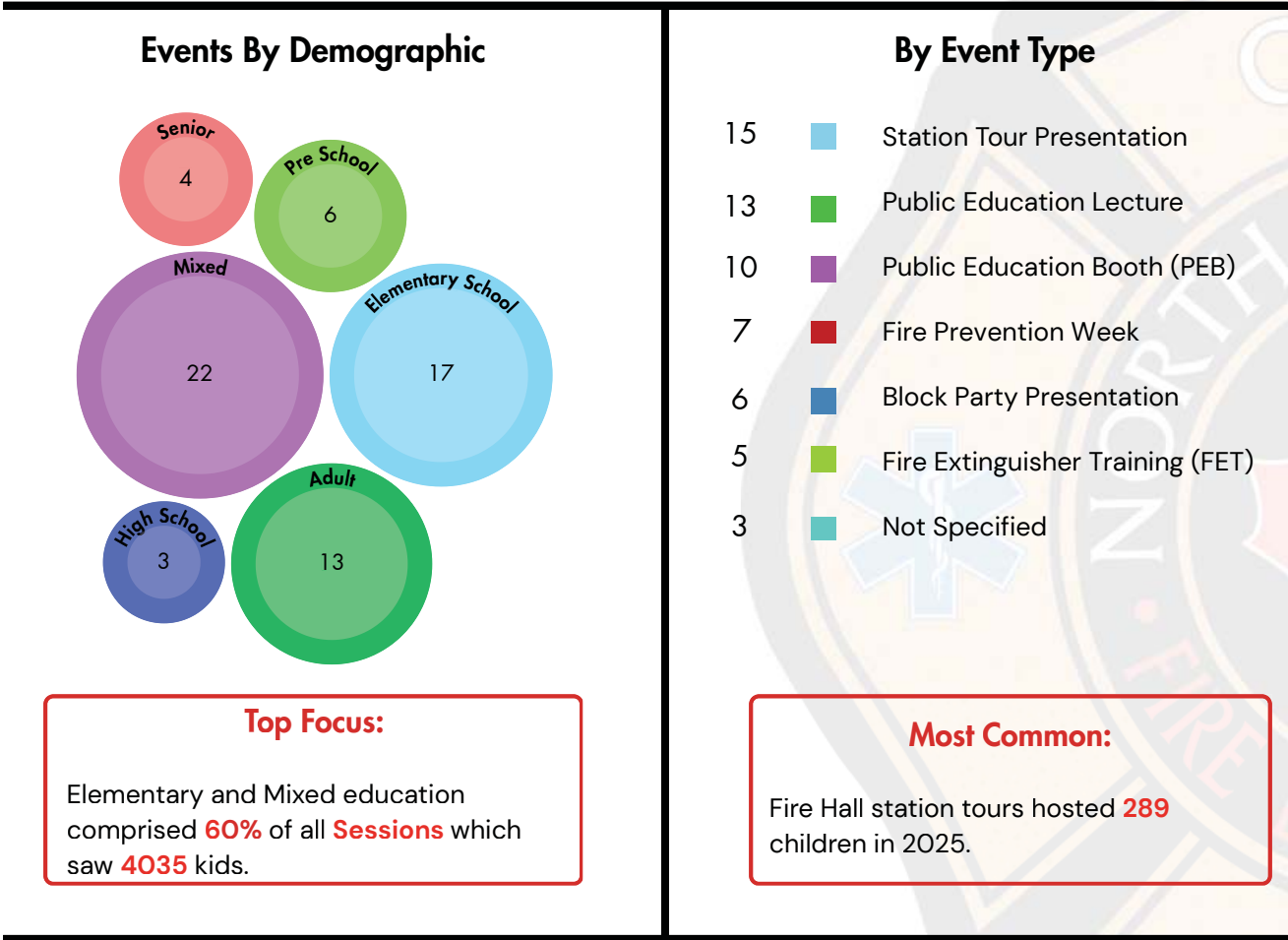
PUBLIC EDUCATION EVENTS

Public education remains an important part of the City of North Vancouver Fire Department's commitment to community safety. Throughout 2025, members participated in a variety of educational and community engagement events focused on fire safety awareness, emergency preparedness, and building positive relationships with residents. During Fire Prevention Week, members of the Prevention Division visited local schools throughout the community to provide fire safety education to students of all ages, focusing on smoke alarm awareness, home escape planning, calling 9-1-1, and general fire prevention practices. Members also attended community events with educational displays that provided residents with safety information, educational materials, and opportunities to engage directly with firefighters and prevention staff. The Department welcomed both scheduled groups and walk-in families to fire halls for tours and presentations, allowing residents to meet firefighters, explore fire apparatus, and learn about emergency response operations, fire safety, smoke alarms, and home escape planning. Crews also attended schools and community events to provide on-location educational presentations and fire truck displays. In addition, fire extinguisher training sessions were provided to community groups and businesses throughout the year, focusing on extinguisher selection, and understanding when evacuation and calling 9-1-1 is the safest option during a fire emergency.



PUBLIC EDUCATION DATA BY THE NUMBERS

Public education remains a key priority for NVCFD and an important part of building a safe and resilient community. Throughout the year, members engaged with residents through school visits, community events, public safety presentations, fire extinguisher training, and fire hall tours, providing practical fire safety and emergency preparedness information to people of all ages. These opportunities help strengthen community relationships while reinforcing the shared responsibility of public safety across the City of North Vancouver.



SOCIAL MEDIA

For the City of North Vancouver Fire Department, social media continued to be an effective tool for public safety communication, community engagement, and organizational transparency throughout 2025. Through Facebook and Instagram, the Department was able to quickly share emergency notifications, evacuation information, public safety messaging, and incident updates with the community. These platforms also helped strengthen public trust by highlighting training activities, prevention initiatives, operational readiness, recruitment opportunities, and ongoing public education campaigns focused on seasonal hazards, emergency preparedness, and fire safety awareness.



648

Posts

8.6% from **709**



413,485

Impressions

53% from **270,354**



7,128

Followers

14% from **6,273**



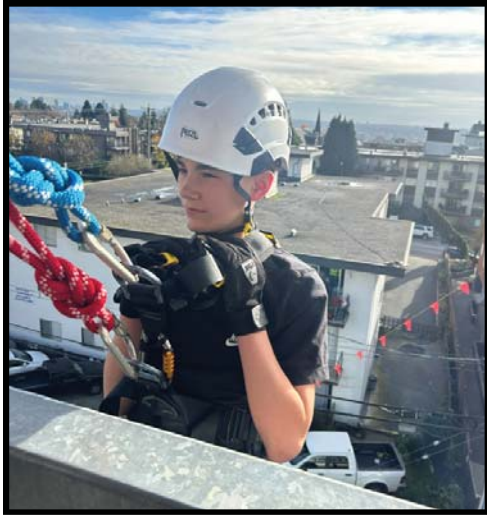
4,236

Views

98% from **2,136**



IN THE COMMUNITY



Community Engagement

Since the 2021–2022 school year, the North Vancouver City Fire Department has proudly partnered with SD44 (North Vancouver School District) to support a Work Experience Program that provides students with firsthand exposure to the fire service. The program offers students the opportunity to learn about the many aspects of firefighting, emergency response, teamwork, and public service while spending time alongside department members in a real-world environment. Through this partnership, many students have graduated high school with a clearer understanding of the profession and the confidence that firefighting is a career path they wish to pursue in the future. The program continues to be a valuable way to mentor and inspire the next generation while strengthening connections between the department and the community's youth.



SD44 CPR-C Program

Since 2021, North Vancouver City Fire Department firefighters have partnered with local secondary schools to deliver CPR-C training to Grade 10 students, providing youth with valuable lifesaving knowledge and practical emergency response skills. Student participation in the program continues to grow each year, reflecting both the success of the initiative and the strong interest from students within the community.



In 2025, firefighters certified 201 students from Carson Graham and Sutherland Secondary Schools. Beyond learning CPR skills that may one day help save a life, students also gain insight into the day-to-day role firefighters play within the community and the importance of emergency preparedness and public service.



C.A.P.S. Volunteer Program

The C.A.P.S. (Community Awareness Public Safety) volunteer program had a productive and impactful 2025, continuing to expand its presence and engagement throughout the community through ongoing public education and outreach initiatives. This year, the program welcomed 7 new volunteers, further strengthening its ability to support community safety efforts. The team participated in a wide range of public events, helping promote fire safety awareness, emergency preparedness, and positive connections between the department and the community. Some of these events included:

Kids Fest
River Day
NVCFD Block Party
Pumpkin Patch
Winter Wonderland
5 Loutet Farm Days
2 Hot Summer Nights

Pro D Day Snow Activation
Earth Day
EP Week Meet and Greet
Teddy Bear Picnic
North Shore Bike Fest
Festivibe
Summer Splash



7 New C.A.P.S.
Volunteers



19 Events
Attended



272 Residents
Engaged

Summer Splash 2025

Summer Splash is a community event hosted by the North Vancouver City Fire Department at Semisch Park that brings residents and firefighters together for an afternoon focused on fun, connection, and public safety.

The event provides an opportunity for community members to meet their local firefighters, learn valuable fire and life safety tips, explore fire apparatus and equipment, and participate in interactive activities throughout the day.

Families and children can enjoy giveaways, educational displays, and the opportunity to cool off, get wet, and have fun in a safe and welcoming environment while strengthening connections between NVCFD and the community we proudly serve.



COMMUNITY PARTNERING



Season of Giving

The NVCFD Season of Giving Drive-Thru, hosted in partnership with Arc'teryx, brought together employees from Arc'teryx, CAPS, and NVCFD in support of local families during the holiday season. The drive-thru format provided a convenient and accessible way for residents to donate books, toys, non-perishable food items, and cash contributions, encouraging broad community participation during a busy time of year.



Donations collected supported the NVCFD Toy Drive, the Little NVCFD Library, and the local food bank through The Harvest Project, helping ensure resources reached families and individuals experiencing increased need. The event also created valuable opportunities for community engagement, allowing residents to connect with firefighters and partner organizations while supporting a meaningful cause. The success of the initiative highlighted the strength of local partnerships and the shared commitment to giving back to the community and supporting those in need across the North Shore.

Smoke Alarm Program

Improving the reliability and presence of smoke alarms continues to align directly with the goals of Community Risk Reduction (CRR) as outlined in NFPA 1300. CRR focuses on proactive, data-driven prevention strategies aimed at reducing the risks that have the greatest impact on the community through practical, sustainable, and cost-effective initiatives. In 2025, CNV fire crews tested, installed, or confirmed the presence of a total of 1,098 smoke alarms throughout the community, helping to enhance early fire detection and improve overall life safety for residents.



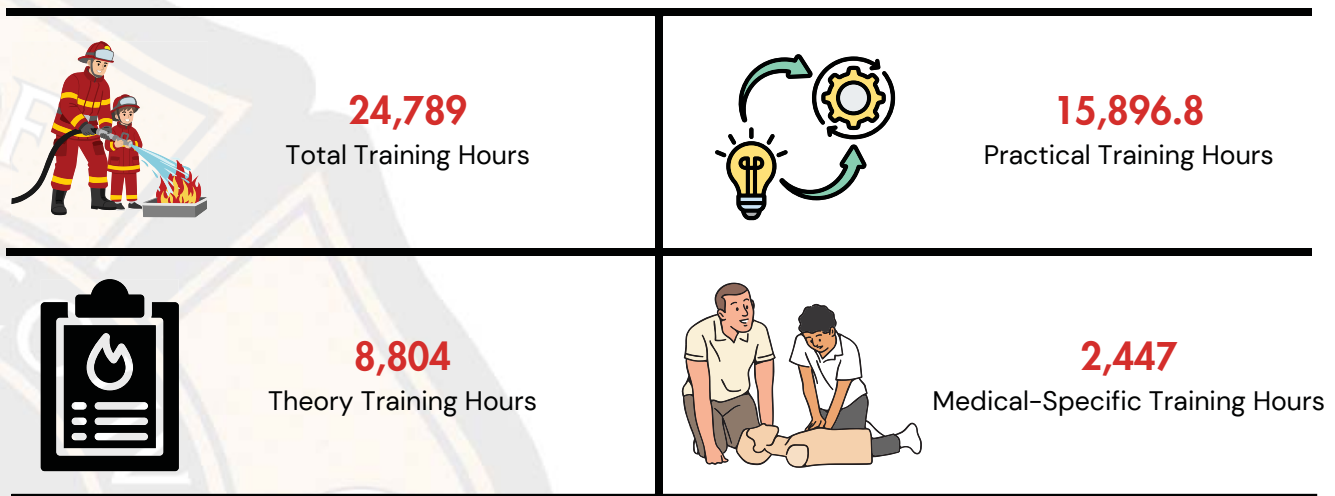
G3

In 2025, G3 Terminal Vancouver generously provided funding to support NVCFD's emergency medical response capabilities through the purchase of five new Lifepak 1000 AED units. These upgraded devices enhance frontline response by ensuring firefighters have reliable, modern equipment readily available during medical emergencies and cardiac arrest incidents within the community.

This investment also created an opportunity for the department to further support community safety by donating existing AED units to local partner organizations, including The Lookout Society and SD44 secondary schools, Carson Graham and Sutherland. By extending access to lifesaving equipment beyond the fire service, this partnership helps strengthen emergency preparedness and public safety throughout the City of North Vancouver.

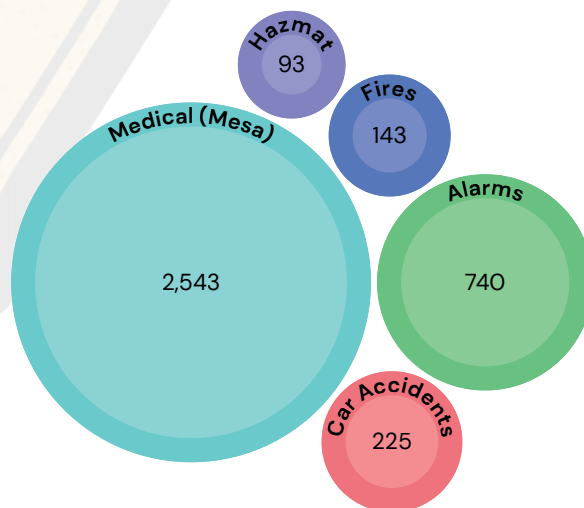
TRAINING

In 2025, the Fire Department completed just under **25,000** hours of training, demonstrating our ongoing commitment to operational excellence and community safety. Our members follow the training standards established by the Office of the Fire Commissioner for a full-service fire department, ensuring we remain prepared to respond to a wide range of emergencies. Through a combination of practical, hands-on evolutions and theoretical instruction, our personnel consistently strive to go above and beyond the minimum expectations. This dedication to continuous learning and professional development reflects our commitment to providing the highest level of service to our community.



Our new **2026–2027** two-year training plan was developed using these metrics as a key driving force, ensuring our training priorities are aligned with the types of incidents and service demands our members respond to most frequently.

Top 5 Incident Responses | 2025



NVCFD tracks call volumes and incident types year over year to identify trends and ensure our training priorities align with the emergencies our members are most likely to encounter. This ongoing analysis allows us to proactively plan and adapt future training to meet the evolving needs of the community and maintain a high level of operational readiness.

Core Training Disciplines

Incident Command
High-Rise Attach
Hazmat Response
Swift Water Rescue
Emergency Vehicle Operator
Wildland Fire
Fire Ground Operations
Confined Space
Technical Rescue

First Aid
Auto Extrication
Peer Support
Traffic Safety
Forcible Entry
Radio Communications
Critical Incident Stress
Structural Collapse



TECHNICAL HIGH ANGLE ROPE RESCUE PROGRAM (THARRP)

The Technical High Angle Rope Rescue Program (THARRP) is a specialized safety and rescue initiative in British Columbia designed to train firefighters in complex rescue operations involving workers trapped at elevated heights, such as tower cranes. The program bridges the gap between basic firefighting capabilities and advanced rescue needs related to fall protection and suspension trauma scenarios.

THARRP is jointly funded by WorkSafeBC and managed through the BC Construction Safety Alliance (BCCSA). Because maintaining dedicated on-site standby rescue teams is often not practical or cost-effective for construction projects, this unique and provincially recognized program equips municipal fire departments to respond to these types of high-angle construction emergencies when they occur.

Within this framework, the City of North Vancouver Fire Department maintains seven technician-level trained members who ensure our crews remain fully trained and capable of responding to complex high-angle incidents in alignment with THARRP standards. In addition, since the start of 2020, North Vancouver Firefighters have completed 44 tower crane site surveys and pre-plans within City limits. These pre-plans strengthen operational readiness by ensuring crews have detailed, site-specific knowledge of crane operations, access considerations, and rescue strategies, ultimately improving safety and effectiveness during real-world emergencies.

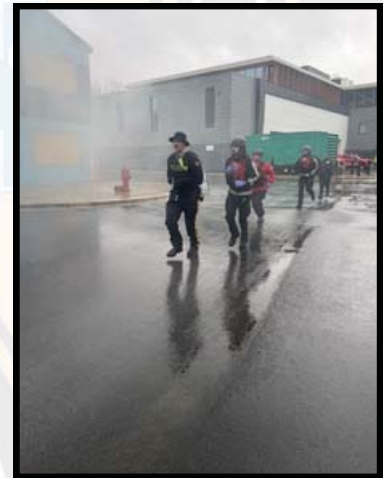
Key Partnerships



STRATEGIC PLANNING AND TRAINING READINESS

Rescue Task Force training initiatives were underway throughout 2025, with the intent of fully implementing and expanding collaborative scenario-based training in 2026 in preparation for the upcoming 2026 FIFA World Cup. The City of North Vancouver Fire Department has been working closely with BC Emergency Health Services, the Royal Canadian Mounted Police, and the District of North Vancouver Fire & Rescue Services to ensure all responding agencies are aligned in their approach, communication, and operational expectations during high-risk incidents involving active deadly threats. This collaborative planning emphasizes the importance of coordinated response efforts, rapid patient care, scene safety, and interoperability between emergency services during dynamic and potentially chaotic situations.

Throughout 2025, members focused heavily on familiarization with specialized equipment, medical kits, ballistic protective equipment, and first aid resources that may be utilized during these incidents. Training also included detailed reviews of agency roles and responsibilities, unified command principles, casualty collection procedures, and operational considerations when working within warm and hot zones alongside law enforcement partners. The long-term objective is to bring all agencies together in comprehensive scenario-based training exercises that allow members to apply these skills in realistic environments. These collaborative training days will ensure that firefighters, paramedics, and police officers gain a stronger understanding of one another's operational priorities while building the confidence, communication, and teamwork necessary to respond effectively during an Active Deadly Threat event.



Key Partnerships



BCEHS | BC Emergency Health Services

STAFF ENGAGEMENT

Truth and Reconciliation

In 2025, the City of North Vancouver Fire Department continued its commitment to Truth and Reconciliation through its fourth consecutive year of cultural learning and engagement with Indigenous communities. Building on the foundation established over the previous three years, this year's program was developed in partnership with the Squamish Ocean Canoe Family and supported through grant funding received in 2024 from UBCM under the CEPF: Indigenous Cultural Safety and Cultural Humility Training program.

The Department was successful in securing \$33,960 in grant funding to support this important initiative and further strengthen relationships and understanding between the Fire Service and Indigenous communities. Training sessions were held May 12–15, 2025, at the Squamish Ocean Canoe Family clubhouse located within Mosquito Creek Marina. Members had the opportunity to speak directly with Squamish Nation Elders and Knowledge Keepers while participating in meaningful discussions surrounding reconciliation, Indigenous history, and cultural understanding.

Key topics included the intergenerational trauma experienced by Indigenous Peoples and how members of the fire service can adopt a more empathetic and trauma-informed approach in their interactions and service delivery. Discussions also explored the historical experiences that contributed to mistrust in uniformed services and how fire departments can help foster meaningful and positive change moving forward.

As part of the cultural component of the training, each member participated in the creation of a traditional dance paddle. Pre-carved paddles were personalized by members throughout the sessions and taken home as keepsakes to commemorate the experience and learning journey.



First Nations Emergency Social Services

This year, the City of North Vancouver Fire Department, School District 44/45, District of North Vancouver and West Vancouver Fire Departments, proudly hosted the 4th Annual First Nations Emergency Services Society (FNESS) Firefighter Bootcamp.

The bootcamp is a hands-on program that introduces Indigenous youth to firefighting and emergency response. Participants learn core skills such as hose handling, ladder operations, teamwork, communication, and leadership, while also building confidence and connections within their communities.

For many youth, it provides early exposure to firefighting as a potential career path and helps demonstrate that public service roles are both achievable and meaningful. The success of the program reflects the value of partnership and mentorship in supporting stronger, more inclusive fire services across the North Shore.

HEALTH AND WELLNESS

CRITICAL INCIDENT STRESS MANAGEMENT TEAM

Did you know?

The City of North Vancouver Fire Department maintains a Critical Incident Stress Management (CISM) Team Program to support the mental health and wellbeing of firefighters and staff following traumatic or high-stress incidents. Firefighters regularly respond to emergencies involving serious injuries, fatalities, medical emergencies, fires, and events involving vulnerable members of the community. These incidents can have lasting emotional and psychological impacts on emergency responders over the course of their careers.

The department's CISM Team Program provides trained peer support members who are available to assist firefighters and staff following difficult calls and critical incidents. The program focuses on early intervention, confidential peer support, mental health awareness, and connecting members with additional professional resources when required. Because peer team members understand the unique challenges associated with emergency services work, they are often able to provide meaningful support from shared experience.

Throughout 2025, the department continued to support training and collaboration within the CISM program to ensure members have access to timely assistance and wellness resources. Maintaining a strong peer support network remains an important part of building resiliency within the department and ensuring firefighters are supported both personally and professionally while continuing to provide high-quality service to the community.



CISM

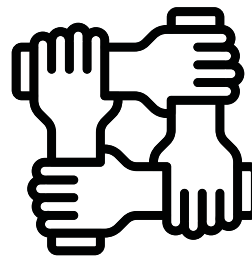
PEER SUPPORT TEAM

Did you know?

The City of North Vancouver Fire Department maintains a Peer Support Team Program that works closely alongside the department's Critical Incident Stress Management (CISM) Team. While the CISM Team primarily focuses on support following traumatic or high-stress emergency incidents, the Peer Support Team provides ongoing assistance to members who may be experiencing challenges both inside and outside of the workplace.

Firefighters and emergency personnel can face a variety of personal and professional stressors throughout their careers, including cumulative stress, family challenges, workplace pressures, and the emotional impacts associated with emergency response work. The Peer Support Team provides confidential, peer-based support from trained members who understand the realities of the fire service profession. Working together, the CISM and Peer Support Teams help identify members who may benefit from additional follow-up and support after difficult incidents or life events.

In late 2025, the department formally introduced the Peer Support Team Program as part of its ongoing commitment to member wellness and resiliency. The addition of this program strengthened the department's ability to provide proactive follow-up and ongoing support for members dealing with both occupational and personal stressors, reinforcing the department's continued focus on maintaining a healthy and supported workforce.



PEER SUPPORT

THANK YOU AND STAY CONNECTED

The City of North Vancouver Fire Department would like to sincerely thank the residents, businesses, community organizations, and partner agencies who continue to support the work we do each and every day. The strength of our community is built through collaboration, trust, and a shared commitment to public safety, and we are proud to serve a city that consistently demonstrates those values. Whether through emergency response, fire prevention initiatives, public education, training, or community outreach, the ongoing support we receive allows our members to continue delivering service at the highest possible standard.

Throughout 2025, our members remained committed to protecting life, property, and the environment through professionalism, teamwork, and compassion. From responding to emergencies and supporting residents during difficult moments, to participating in educational programs, school visits, public events, and specialized training, the Department continues to evolve alongside the growing needs of our community. The dedication shown by our firefighters, officers, staff, and volunteers reflects a strong culture of service that extends far beyond emergency response alone.

As we look ahead, the Department remains focused on continuing to build strong community relationships, embracing new technologies and training opportunities, and enhancing the level of service we provide to the City of North Vancouver. We are grateful for the confidence and trust placed in us and remain committed to serving our community with integrity, respect, and pride. Together, we will continue working toward a safer, stronger, and more resilient community for everyone.

FOLLOW US

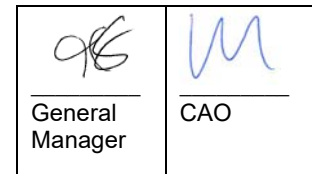
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PUBLIC SAFETY DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Paul Duffy, Manager, Bylaw Services

Subject: BYLAW SERVICES OVERVIEW 2025

Date: July 2, 2026 File No: 09-3900-01-0001/2026

SUMMARY

This report provides Council with an overview on Bylaw Services' enforcement activities in 2025. The goal of Bylaw enforcement is to achieve compliance with municipal bylaws through fair, consistent, transparent and measured enforcement practices that support building a healthy, safe and prosperous community.

BACKGROUND

Bylaw Services in 2025 continued to play a critical role in supporting community safety, livability, and regulatory compliance throughout the City. The department responded to a growing range of public concerns, including parking enforcement, property use, noise complaints, business regulations, and public safety matters. A significant focus this year was the implementation and ongoing management of the paid parking and the resident-exempt parking programs. This initiative required enhanced public education, enforcement efforts, and operational support to facilitate a smooth transition for residents, businesses, and visitors while ensuring the programs operate effectively and consistently.

To meet these increasing demands, three additional staff members were hired specifically to support parking operations and enforcement related to the pay parking system and resident exempt parking initiatives. These new positions strengthened the City's ability to effectively monitor compliance, improve customer service, process permit applications, and address parking concerns in a timely manner. This investment in staffing helped ensure the successful rollout of these major transportation and parking management changes while maintaining Bylaw Services' broader commitment to responsive, fair, and effective enforcement across the community.

The investigation statistics provided in Tables 1, 2, 3 and 4 relate to a variety of bylaws enforced in the City, including but not limited to, parking related offences/ticketing and animal control related complaints.

DISCUSSION

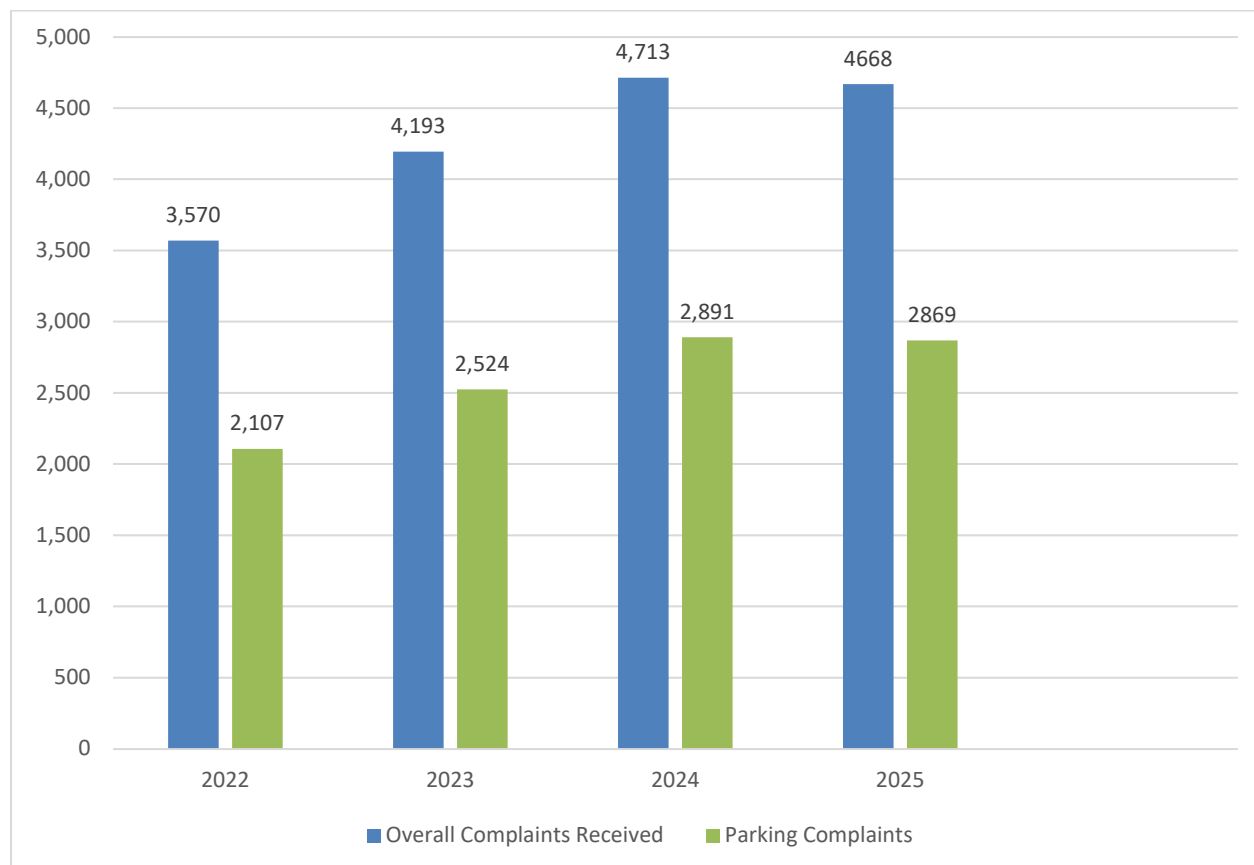
Bylaw Services

Bylaw Services, comprised of sixteen full-time employees, consists of a Manager, Supervisor, Bylaw Enforcement Officers, and Bylaw Support/Screening Clerks. The department supplements the screening clerks and parking enforcement staff with a small pool of auxiliary staff.

Bylaw Enforcement Officer – Hours of Operation

Bylaw Enforcement Officers provide enforcement services seven days per week, generally available between 6:30am to 9:00pm. Bylaw Support staff provide services during standard City Hall operating hours, Monday to Friday from 8:30am to 5:00pm. After-hour complaints are monitored by the Manager, Bylaw Services, and are addressed on a priority basis.

Community Issues Raised to Bylaw Services



Parking Enforcement

The City continues to face increasing competition for limited curb space, driven by evolving transportation demands and shifting urban needs. This competition intensifies year over year, further strained by the rise of e-commerce, which has significantly increased the demand for commercial and passenger loading zones in both residential and commercial areas.

Parking complaints currently represent approximately 60% of all bylaw complaints received. To support proactive enforcement efforts, Parking Enforcement staff operate two automatic licence plate reader (ALPR) vehicles. While complaints remain a valuable tool for identifying issues and helping the City design safe, accessible streets for all users, they can reduce the capacity for proactive enforcement initiatives.

Table 1 provides data from parking related tickets issued from 2022 through 2025.

Table 1: Parking Related Ticket Data				
Bylaw Tickets Details	2022	2023	2024	2025
Total Bylaw Notices Issued (Tickets)	9,441	13,693	15,578	28,077
Warning Tickets Issued	1,953	2,094	1,900	2,825
Total Tickets Voided (Errors/Lack of Evidence)	858	1,126	1,229	2,786
* Is considered a ticket but removed from unpaid total				

Non-Parking Bylaw Enforcement

Bylaw Enforcement Officers are responsible for enforcing several bylaws, including the *Street and Traffic Bylaw*, and respond to calls for service related to the following:

- **Construction Regulation** – compliance with construction-related bylaws;
- **Zoning** – use of property, including structures and unapproved suites;
- **Nuisance Abatement** – addressing unsightly or unsanitary conditions;
- **Business Licence** – assisting the Licence Inspector as required;
- **Minimum Maintenance Standards** – exterior physical condition of private property;
- **Rental Premises Standards of Maintenance and Prevention of Nuisances** – interior condition of residential rental properties and measures to mitigate impacts on the surrounding neighborhood;
- **Rodent Control** – prevention and enforcement related to rodent infestations;
- **Noise Control** – managing noise complaints under the bylaw;
- **Parks Regulation** – enforcement related to animals at large and camping in parks;
- **Solid Waste Management Service** – issues related to garbage pickup and waste bins;
- **Environmental Regulations** – enforcement under the *Sewerage and Drainage Utility Bylaw* and the *Stream and Drainage System Protection Bylaw*, particularly for substances entering the City’s catch basins;

- **Wharf Regulation** – activities such as crab traps and other waterfront uses;
- **Smoking Regulation** – smoking in prohibited areas; and
- **Real Property Regulations** – matters relate to the use and maintenance of City-owned land.

Table 2 provides data on bylaw complaints investigated in 2022 through 2025.

Table 2: Bylaw Complaint Data				
Call-for-Service Description	2022	2023	2024	2025
<i>Zoning (Including Minimum Maintenance and Standards of Maintenance)</i>	75	66	102	75
<i>Graffiti</i>	23	27	15	29
<i>Noise</i>	283	261	247	252
<i>Nuisance Abatement (Debris/untidy)</i>	361	361	437	386
<i>Unhoused Individuals</i>	144	194	229	255
<i>Stream and Drainage</i>	28	24	32	43
<i>Sprinkling/Water</i>	35	159	78	26
<i>Street and City Land (Sidewalk obstructions)</i>	151	191	278	240
<i>Wharf Bylaw</i>	6	10	5	11
<i>Business Licences (Operating Without a Licence)</i>	6	10	17	6
Total	1,112	1,303	1,440	1,323

Noise Complaints

Staff continue to advance efforts to mitigate noise in the City while monitoring the impact of each change. Although urban noise may seem inevitable and unavoidable, the City takes proactive steps to manage these challenges. Staff focus on identifying, measuring, and mitigating urban noise to support a healthier and more livable community environment.

The following noise complaint data remains consistent with previous reporting periods.

Table 3 provides data on noise complaints investigated in 2022, 2023, 2024 and 2025.

Table 3: Bylaw Noise Complaint Data				
Noise Type	2022	2023	2024	2025
<i>Construction¹</i>	180	165	123	131
<i>Vehicle Noise</i>	6	6	9	18
<i>Residential Noise</i>	7	7	11	12
<i>Busking</i>	16	10	19	6
<i>Garbage Pick Up</i>	3	10	5	10
<i>Garden Equipment Noise</i>	0	5	7	8

Table continues next page

¹ Noise associated to construction continues to account for the majority of noise complaints

Table 3: Bylaw Noise Complaint Data – continued

Commercial Business	18	15	38	30
HVAC Noise	16	15	27	25
Noise Other	37	21	18	12
Total	283	254	257	252

Animal Control Services

Animal Control Services is regulated through several bylaws, including the *Dog Tax Regulation Bylaw*, *Small Creatures Limitation Bylaw*, and *Parks Regulation Bylaw*. The majority of calls for service related to animal control contraventions of the *Dog Tax Regulation Bylaw*. Documentation of Animal Control staff park patrol attendance has shown an increase since 2022.

Year	Patrols
2025	2487
2024	975
2023	830
2022	330

Table 4 provides data on animal-related complaints responded to by Bylaw staff from 2022 through 2025.

Table 4: Animal Related Complaints

Call-for-Service Description	2022	2023	2024	2025
<i>Stray Dogs Picked Up</i>	16	13	14	28
<i>Dogs Returned</i>	13	12	14	22
<i>Adopted Dogs</i>	3	1	0	6
<i>Dogs Euthanized</i>	0	0	0	0
<i>Off-Leash Education Interactions</i>	281	163	340	814
<i>Written Warning Tickets</i>	8	13	21	34
<i>Tickets Issued</i>	41	33	52	59
<i>Dog Attack/Bites</i>	42	35	36	52
<i>Dogs Declared as Vicious</i>	1	0	1	1
<i>Noisy Dog Complaints</i>	18	26	14	44
<i>Animal Carcass Picked Up</i>	99	88	85	146
<i>Chicken Complaints</i>	0	2	0	2

Bylaw Support/Screening Staff

Three Bylaw support and screening staff receive and respond to approximately 1000 emails and phone calls from the public each month. They create follow-up files for Bylaw Officers and conduct an initial review (screening) of any disputed tickets. In 2025, there was a significant increase in ticket disputes, largely driven by the adjustment period associated with the new parking regulations. Many individuals challenged violations related to the unfamiliarity with payment requirements.

Year	Screened Tickets
2025	2218
2024	841
2023	741
2022	724

Bylaw Adjudication Registry

The bylaw adjudication process provides individuals with an opportunity to dispute municipal bylaw tickets through an independent review rather than a traditional court process. After the ticket is issued, the recipient may either pay the penalty or request an adjudication hearing within the prescribed timeframe. Disputes are reviewed by a neutral adjudicator who considers evidence from both, the issuing Bylaw Officer and the respondent before making a binding decision. This process is designed to be more efficient, accessible and cost effective while ensuring fairness, transparency and accountability in bylaw enforcement.

Year	Adjudication Hearings	Ticket Disputes
2025	1	13
2024	1	13
2023	2	14
2022	1	18

FINANCIAL IMPLICATIONS

The primary goal of Bylaw Enforcement is compliance. While ticket and fine revenue is a by-product rather than a primary objective, it helps offset enforcement costs.

INTER-DEPARTMENTAL IMPLICATIONS

Bylaw Services, in collaboration with internal City departments and external agencies, takes a measured approach to addressing arising issues. Shared approaches include, but are not limited to:

- Effectively managing large construction sites in the City through a collaborative team approach with Building Inspections, Engineering Development Services staff, and the Construction Ambassador.
- Addressing environmental initiatives and issues, including responding to dumping complaints near drainage systems, catch basins, and creeks.
- Supporting engineering with traffic control efforts, such as street occupancy/use data collection, data entry, monitoring the Resident Exempt parking program, and participating in coordinated elementary school traffic safety campaigns.
- Responding to Land Use or other Zoning Bylaw concerns in partnership with Planning Division staff.
- Handling park-related complaints, including homeless camp clean-ups and off-leash dog issues.

- Providing support for large festivals and events in the City.
- Collaborating with the RCMP regarding homelessness and nuisance properties.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Bylaw staff support the City's priorities under the current Strategic Plan to provide infrastructure and improve flow throughout the City. These priorities include:

- **"A Prosperous City"**, where parking management supports new and existing businesses;
- **"A Connected City"**, where parking management enables sustainable movement of people, goods, and services within the City;
- **"A City for the People"**, which is accessible to all;
- **"A Resilient City"**, enhancing and protecting environmental health; and
- **"A Vibrant City"**, ensuring public spaces are as safe as possible.

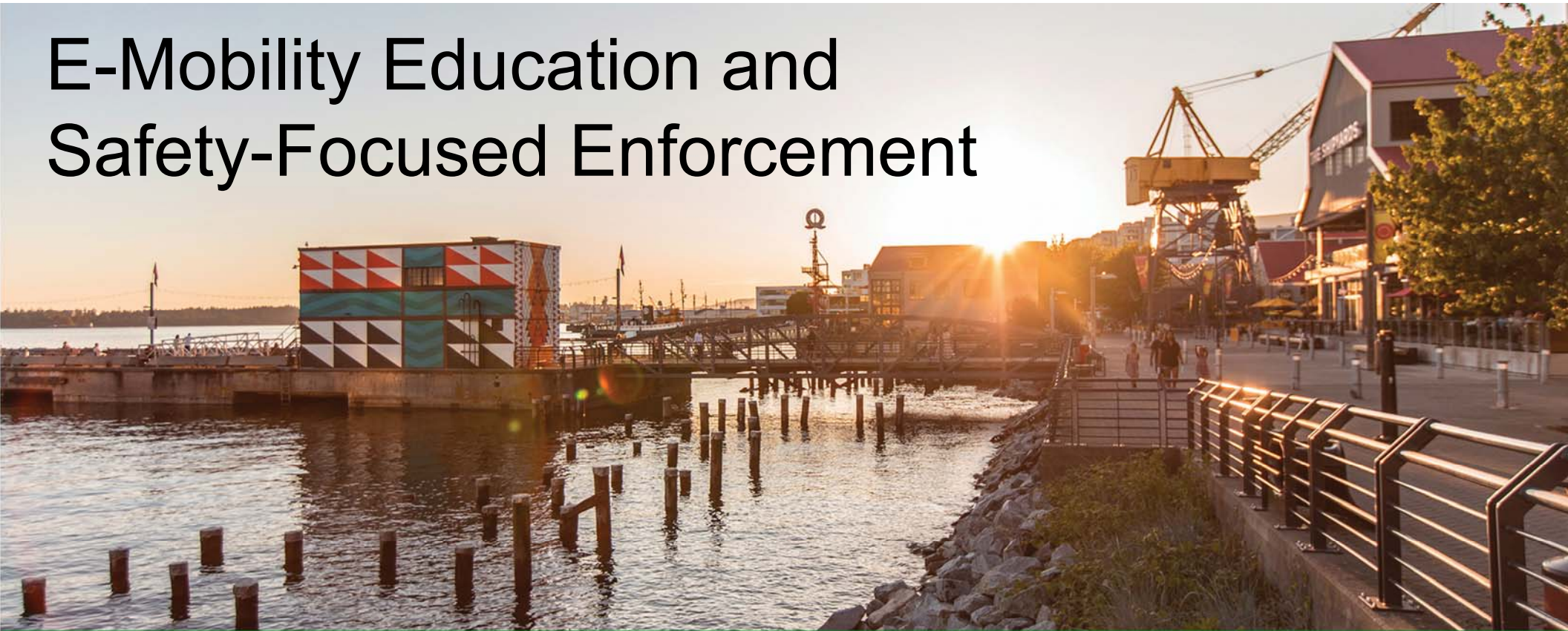
RESPECTFULLY SUBMITTED:



Paul Duffy
Manager, Bylaw Services

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E-Mobility Education and Safety-Focused Enforcement



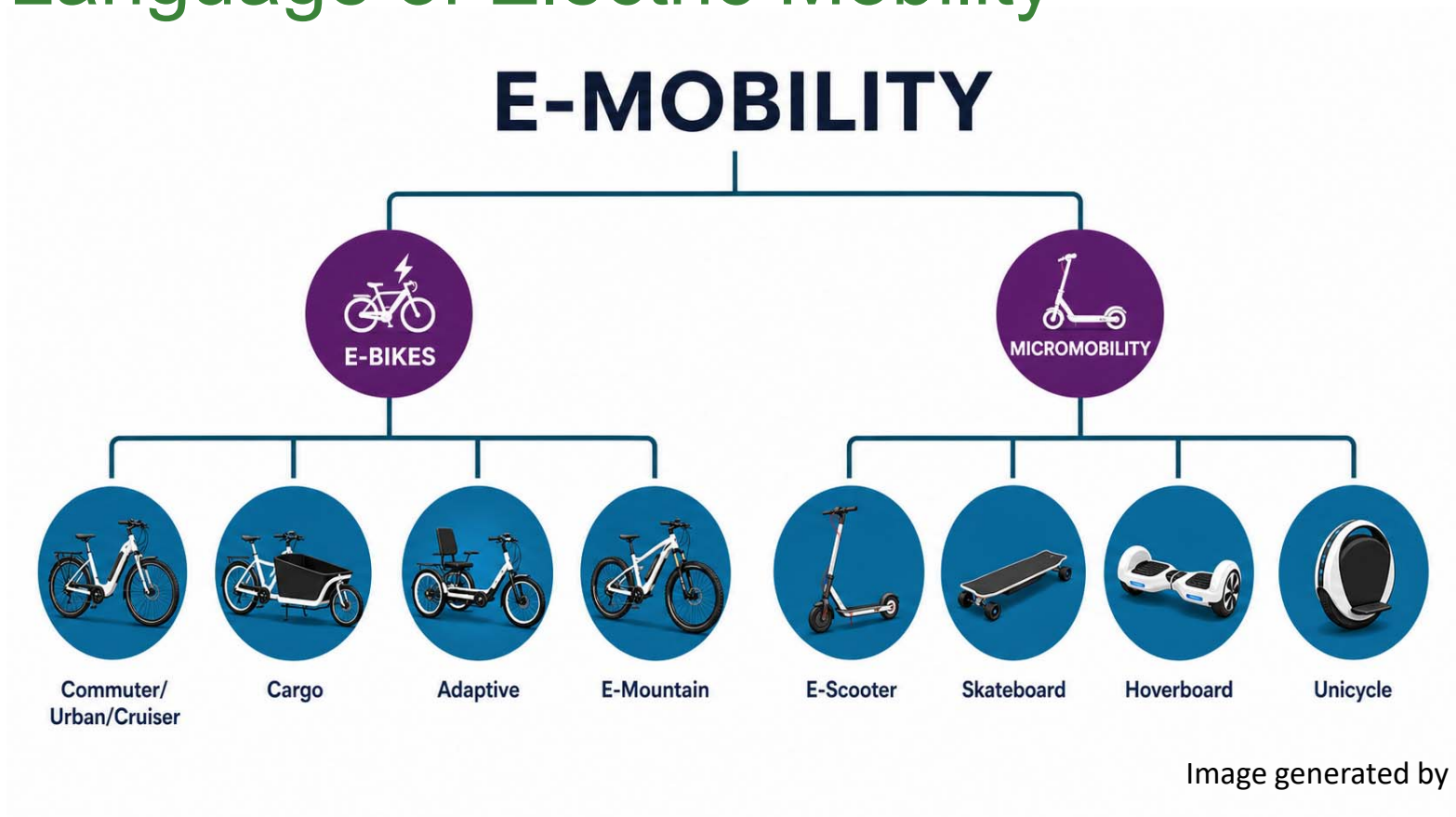
July 20, 2026

Infrastructure, Transportation & Parks

Public Safety

city
of north
vancouver

The Language of Electric Mobility



E-Mobility Is Changing the Way We Move

- Adoption rates are high as people look to options that save money and travel time, connect easily with transit and are fun to use
- Vital tool for youth independence
- Technology is rapidly evolving and regulations are complex, creating challenges
- Council has raised concern with these tensions through a number of inquiries and motions



City of Vancouver e-scooter share Image courtesy of CBC News, Oct 1, 2025.

E-Mobility Trends in the City

2025 North Shore Transportation Survey

Findings:

- *E-bikes* now make up about 19% of all bicycles
- The number of *micromobility* devices grew by 50% between 2023 and 2025
- 6% of households have a micromobility device
- The City has the highest % of micromobility devices on the North Shore



Education

Key Actions Taken

- Attended and hosted community events:
 - North Shore Bike Fest
 - Safety Blitz Lonsdale Quay
 - North Shore Safety Council Forum
- Published educational resources on the City and RCMP's website and social media channels
- Staff-to-staff sharing to promote a consistent, regional approach



Education

Upcoming Actions

- Community volunteer safety blitzes to share key messages, hand out bells and lights at key locations
- E-mobility safety workshops at secondary schools in the fall
- Evolve E-bike share community outreach events at The Shipyards



Safety-Focused Enforcement

- Prioritizes reducing the greatest safety risks rather than simply issuing the largest number of tickets or enforcing every rule equally
- Focuses on working to change behaviours that are the most dangerous or egregious



Safety-Focused Enforcement



Electric Motorcycles
(*E-Motos*)

Not Legal on roads*, sidewalks, paths, or bike lanes.
*unless speed-limited, licensed and insured. Majority of devices sold in B.C. are not speed-limited.



Motor Assisted Cycles
(*E-Bikes*)

Regulated (requires pedals, **max 32 km/hr**, age 16+ for standard e-bike, age 14+ for light e-bike, no sidewalk riding, may use roads, paths and bike lanes).



Electric Kick Scooters
(*E-Scooters*)

Regulated under BC Pilot Project (**max 25km/hr**, age 16+, no sidewalk riding, only on roads signed 50km/hr or less, paths, and bike lanes).

Next Steps

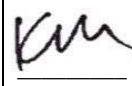
- Pilot introduction of speed limits on shared paths in key locations
- Supportive education and enforcement measures
- Sustained education and awareness campaigns





Thank you.



 Director	 General Manager	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Jennifer Draper, Director, Transportation

Subject: E-MOBILITY EDUCATION AND SAFETY-FOCUSED ENFORCEMENT

Date: July 8, 2026 File No: 16-8330-11-0001/1

ATTACHMENT

1. Information Report, March 25, 2026 – Encouraging the Safe Use of Electric Mobility Devices – Planned Actions (CityDocs [2794913](#))

BACKGROUND

This report provides Council with an update on the City's multi-agency response to electric mobility safety, detailing next steps for targeted education and public awareness.

Electric mobility (e-mobility) refers to the family of electric-motor-powered devices made up of personal or shared e-bikes and 'micromobility'. Micromobility is a group of smaller personal or shared devices designed primarily for shorter trips. Examples include electric scooters, skateboards, hoverboards and unicycles. For the purpose of consistent data collection in the City, the North Shore Transportation Survey distinguishes e-bikes from micromobility.

Household e-mobility adoption in the City is rapidly increasing according to the latest North Shore Transportation Survey. In 2025, nearly 1 in 5 households had access to at least one e-bike. Between 2023 and 2025, a 50% increase in the number of households with micromobility devices was reported – the highest growth and proportional ownership on the North Shore. E-mobility devices are breaking down a variety of barriers for meeting everyday transportation needs including cost, topography, and convenient connections to transit. At the same time, these devices are relatively new to our streets, and with advances in technology, device sizes and weights coupled with a complex web of regulations make for greater speed disparity and risk along shared paths. E-mobility devices and regulations are noted in Appendix 1.

Current efforts centre on youth safety while acknowledging that e-mobility serves as a vital tool for independent and reliable youth transportation. Data reveals that underage riders (youth under 16) account for a significant portion of e-mobility interactions, particularly regarding double-riding and sidewalk riding. While regulatory awareness is growing among parents and guardians, sustained outreach is required to achieve broad public understanding. Furthermore, until a more complete network of separated and protected infrastructure is delivered, youth, often with parental encouragement, may feel more comfortable riding off-street.

DISCUSSION

The City's approach to e-mobility safety balances adoption with public safety. By integrating public education, strategic partnerships, and safety-focused enforcement, the approach protects pedestrians and vulnerable road users while supporting sustainable transportation.

Established in September 2025, the E-mobility Working Group—comprising City staff, the RCMP, Vancouver Coastal Health (VCH), and ICBC—has expanded to include the District of North Vancouver (DNV) to ensure an aligned, cross-jurisdictional approach across North Vancouver.

Education efforts aim to close the gap between rapidly evolving e-mobility technology and public awareness of provincial and municipal regulations.

Key Education Actions Taken to Date:

- **Community Interventions:** Conducted targeted safety blitzes and regulatory education at high-volume transit hubs (Lonsdale Quay Bus Exchange) and community events (North Shore Safety Council Forum, North Shore Bike Fest).
- **Resource Centralization:** Published updated educational resources on the City's website.

Upcoming Education Actions:

- **Secondary School Workshops:** Partnering with HUB Cycling and Evolve to host mandatory or high-visibility safety workshops at local secondary schools this fall. These will focus on student/guardian legal responsibilities (such as the 16+ age restriction for e-scooters) and practical skills training.
- **Volunteer Safety Blitzes:** Through the summer and fall, Community Policing and Public Safety volunteers will conduct high-visibility outreach at busy locations, distributing bells, lights, and educational resources as part of the "Slow Your Roll" campaign to foster shared responsibility on our pathways.
- **Regional Advocacy:** Presenting the City's e-mobility safety initiatives to *North Shore Connects* to foster broader inter-municipal collaboration and policy alignment.

In addition to the City and RCMP, regional partners are actively delivering coordinated initiatives to support public awareness and data collection:

- **Evolve E-Bike Share:** Delivering community outreach across the North Shore to promote responsible riding behavior, including five community events at The Shipyards this summer.

- **Province of British Columbia:** Strengthening public awareness of the Electric Kick Scooter Pilot regulations through a newly released municipal educational toolkit, which has been integrated into the City website.
- **Vancouver Coastal Health:** Enhancing data collection frameworks to capture and share nuanced, anonymized e-mobility injury data, directly informing our localized enforcement and infrastructure priorities.

Aligned with the e-mobility education initiatives, RCMP have adopted a safety-focused enforcement approach. Safety-focused enforcement is an approach that prioritizes reducing the greatest safety risks rather than simply issuing the largest number of tickets or enforcing every rule equally. This is an enforcement approach that is commonly used in road safety programs. The goal focuses on working to change behaviours that are the most dangerous or egregious. RCMP will continue to focus on identified community areas of concern and will systematically target behaviors by both drivers and e-mobility users that pose the greatest risks to vulnerable road users.

NEXT STEPS

In addition, the City is exploring the introduction of speed limits on multi-use pathways to reduce speed disparity between rolling and walking. Speed limits would be coordinated with existing speed regulation for the North Shore's shared e-bike system.

Through continued collaboration among City staff, the RCMP, and regional partners, this safety-focused approach ensures that North Vancouver's streets remain safe and accessible for all road users as e-mobility adoption grows.

RESPECTFULLY SUBMITTED:



Jennifer Draper
Director, Transportation

APPENDIX 1

The following table provides a high-level overview of device regulations.

Vehicle Type	Regulation
E-Motorcycles (<i>E-Motos</i>) 	Not Legal on roads*, sidewalks, paths, or bike lanes. *unless speed-limited, licensed and insured. Majority of devices sold in BC are not speed-limited.
Motor Assisted Cycles (<i>E-Bikes</i>) 	Regulated (Requires pedals, max 32 km/h, age 16+ for standard e-bike, age 14+ for light e-bike, no sidewalk riding, may use roads, paths, and bike lanes)
Electric Kick Scooters (<i>E-Scooters</i>) 	Regulated under BC Pilot Project (Max 25km/h, age 16+, no sidewalk riding, only on roads signed 50km/hr or less, paths, and bike lanes)



 Director	 A/General Manager	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sarah Tremblay, Transportation Planner

Subject: NOTICE OF MOTION: ENCOURAGING THE SAFE USE OF ELECTRIC
 MOBILITY DEVICES – PLANNED ACTIONS

Date: March 25, 2026 File No: 16-8330-11-0001/1

ATTACHMENTS

1. Council Resolution of November 17, 2025 – Encouraging the Safe Use of Electric Mobility Devices (CityDocs [2749095](#))

SUMMARY

This report responds to Council's November 17, 2025 Notice of Motion on the safe use of electric mobility (e-mobility) devices, outlining coordinated actions with partners focused on education, engagement, and enforcement to support the safety of vulnerable road users.

BACKGROUND

Notice of Motion

Council's November 17, 2025 Notice of Motion Encouraging the Safe Use of Electric Mobility Devices directed staff to report back to Council with opportunities to support street safety for all vulnerable road users, with a focus on education related to the safe use of electric mobility devices, considering the following:

1. Feedback from equity-seeking groups on their experiences with mobility infrastructure, and identification of areas where that infrastructure is lacking to inform future mobility network development;
2. Development of a public education campaign on e-mobility safety presented to North Shore Connects to work towards regional consistency. This campaign should consider support for e-mobility safety training through a variety of channels such as schools, HUB etc. to ensure education is delivered for people of all ages and abilities;

3. Incorporating education on encouraging road user communication through voice, bells, and other audible warning devices; and
4. As a last resort, identifying locations where supportive enforcement—consistent across the North Shore—could be provided.

Electric Mobility Devices on the North Shore

The use of electric mobility devices, such as e-bikes and e-scooters, is rapidly growing, offering a healthy, affordable way to travel and navigate our regions hills. E-bike ownership in the North Shore has increased from approximately 4,100 in 2019 to nearly 17,920 in 2023; today about 15% of households have at least one e-bike and about 4% have another type of e-micromobility device.

The province is supporting integration of e-bikes and e-scooters through initiatives such as the Electric Kick Scooter Pilot and updates to the Motor Vehicle Act. The Electric Kick Scooter Pilot allows participating communities to trial private e-scooter use. Early results indicate that 99.99% of e-scooter trips have ended without incident.¹

Currently, only certain e-bikes and e-scooters are permitted on-street under provincial regulations, with minimum rider ages of 14 and 16, respectively. They are also required to use permitted infrastructure (e.g., no riding on sidewalks), be within power thresholds and follow other safety protocols (e.g., wear a helmet, use lights, no riding double). Other e-mobility devices such as e-unicycles are not permitted. However, awareness among riders and parents of these restrictions remains limited. Many users—particularly younger or less experienced riders—may be less familiar with road rules. This can lead to conflicts with pedestrians, especially on shared pathways where passing etiquette (e.g., using a bell or voice) is not always understood, and safety risks when interacting with motor vehicles.

In fall 2025, the North Vancouver E-mobility Working Group was formed in response to growing popularity of e-mobility and safety concerns, especially around the lack of awareness of rules and regulations. Members include RCMP, Vancouver Coastal Health (VCH), and City staff from Public Safety and Transportation.

As use increases, staff are advancing coordinated education and enforcement actions with partners to support safe operation, while advocating for the province to address safety concerns and regulation awareness through the pilot.

DISCUSSION

Staff have worked with the North Vancouver E-mobility Working Group and the Integrated Transportation Committee to identify opportunities to support street safety for vulnerable road users, focusing on education related to the safe use of e-mobility. Planned actions are listed below.

¹ B.C. Electric Kick Scooter Pilot Project Interim Report – Year One Results.
https://www2.gov.bc.ca/assets/gov/driving-and-transportation/reports-and-reference/reports-and-studies/planning-strategy-economy/2025-bc_electric_kick_scooter_pilot_project_interim_report.pdf

Feedback from equity-seeking groups on infrastructure

Staff are undertaking work to develop a comprehensive Transportation Network Plan (previously Multi-modal Network Plan), a strategic, integrated approach to planning for different modes of transportation, ensuring modes work together rather than being planned in isolation. The forthcoming Transportation Network Plan will involve robust public engagement, including equity-seeking groups, to better understand their experiences with mobility infrastructure and identify gaps or barriers that can inform future network development.

Public education campaign and education on road user communication

In recent years, the City, RCMP, VCH, and other partners have implemented a range of programs and initiatives to promote safety for vulnerable road users, support safe operation of e-mobility, and educate the public on regulatory requirements. A summary is provided in Appendix 1.

Given the wide range of high-quality resources already available, staff will focus on a coordinated approach to education with regional partners as well as amplifying existing campaigns through City communications channels to increase community awareness of safe e-mobility practices. This will include the following targeted actions to enhance the impact of these resources:

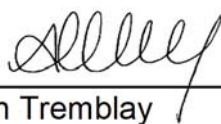
- Host e-mobility educational workshops at local secondary schools
- Distribute City-branded bells, lights and safety resources at schools and community events
- Post educational resources on the City's website
- Present planned actions on e-mobility safety to North Shore Connects and engage other partners through the North Vancouver E-mobility Working Group to support regional consistency.

Staff will launch the planned actions from early spring through fall, targeting events such as Go by Bike Week, Bike to School Week, North Shore Bike Fest, and other community events.

Supportive enforcement

Enforcement plays an important supporting role in road safety, helping reinforce safe behaviours and address higher-risk behaviour. City staff will continue to share information on e-mobility trends, public complaints, and safety observations with the RCMP, and support development of a consistent, enforcement approach guided by safety. The approach should be guided by principles that prioritize areas of high pedestrian activity, such as multi-use paths, busy commercial streets, parks and school zones, and focus on behaviours by drivers and e-mobility users that most affect vulnerable road user safety.

RESPECTFULLY SUBMITTED:



Sarah Tremblay
Transportation Planner

APPENDIX 1 – SUMMARY OF PUBLIC EDUCATION INITIATIVES

Organization	Details
City of North Vancouver	- Supporting the development of the North Vancouver RCMP's e-scooter safety campaign and sharing content on City social media channels and website; - Educating students and parents at School Zone Safety Blitzes; - Up to date information on the City's website with safe riding practices for road users (driving, cycling, walking, and boarding), and specific information on e-scooters; - Funding free cycling education courses for every grade 6/7 student in the City to learn bicycle skills that are transferrable to e-mobility: - Rules of the road; - Practical skills such as bike control, handling, and signals; and - Neighbourhood road ride practicing navigating common infrastructure and traffic scenarios; - Implementation of various safety measures as part of the E-Bike Share Program: - Implementation of e-bike share slow zones (max 16km/h) in areas of high pedestrian volume; - Ensuring all devices have helmets; - Safety tips are provided in-app, via decals on bikes, and an e-bike safety guide and videos; and - Future initiatives from Evolve include a comprehensive safety campaign on the North Shore, hosting community events, and developing printed safety materials.
RCMP	Ran an e-scooter safety campaign in the fall sharing riding tips and regulations.
Province of BC	Continues to develop and share information on safety and rules of the road for e-bikes and e-scooters , including a recent pamphlet on buying an electric kick scooter .
BC Injury Research and Prevention	Ran a campaign over the fall about e-scooter safety and injury data emphasizing trends and steps for injury prevention.
Vancouver Coastal Health	Puts out regular safety campaigns , including a holiday campaign in December focused on the legal age for riding an e-scooter (above 16 years old) and safety tips for how to use them legally.
BCAA	Planning an e-mobility safety campaign to launch this Spring. The City is working in partnership on North Shore-focused messaging on BCAA e-bikes and e-cargo bikes.
HUB Cycling	Continues to share e-bike safety rules and has training sessions to develop skills and understanding of e-bikes. HUB Cycling has also been working with the City of Coquitlam to develop micromobility courses, teaching e-scooter riding skills.
Local bike shops	Many local bike shops share their own safety resources such as Reckless Bike Store .

The background image shows a scenic waterfront park. In the foreground, there's a grassy area with several wooden benches. A paved path runs along the water's edge, where a few people are cycling. The water is calm, and in the distance, a city skyline is visible under a clear sky. A large tree with green leaves is on the left side of the frame.

Harbour Swim Deck Project

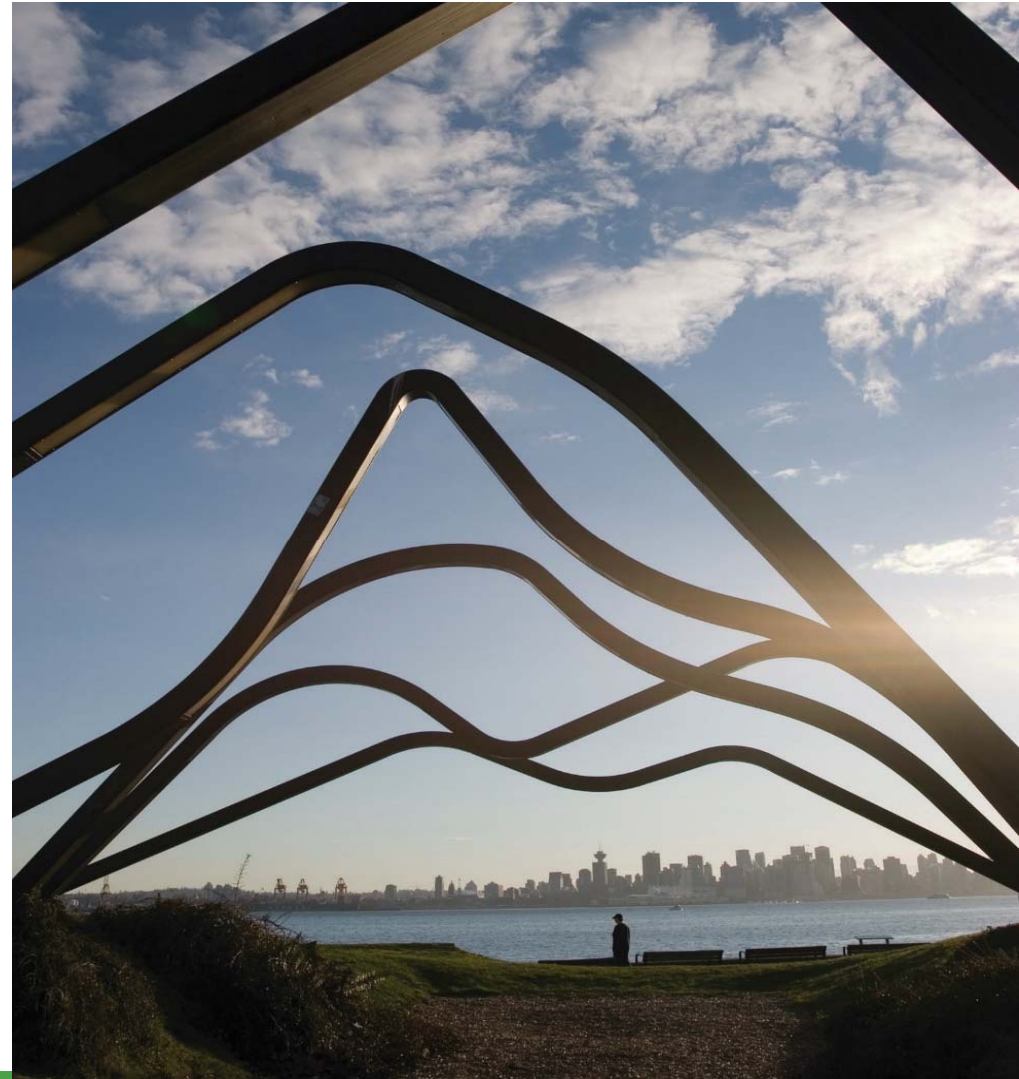
Council Presentation

July 20, 2026

Infrastructure, Transportation & Parks

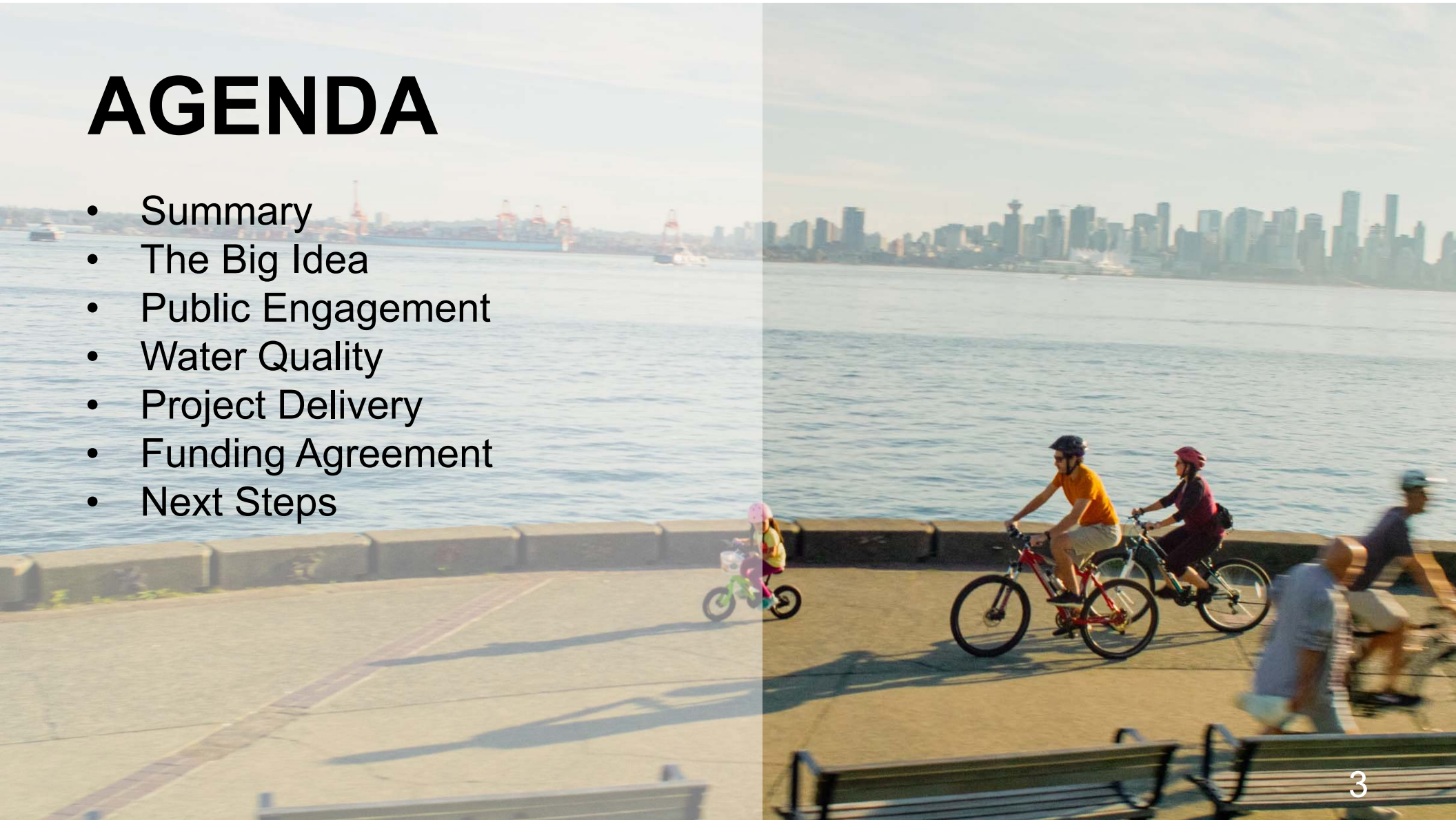
Purpose

To provide an overview and update of the Harbour Swimming Deck project, including early indications from on-going public engagement, an overview of water quality regulations and testing completed for the project, projected timeline and next steps.



AGENDA

- Summary
- The Big Idea
- Public Engagement
- Water Quality
- Project Delivery
- Funding Agreement
- Next Steps



BACKGROUND

- In late 2023 **Swim Drink Fish (SDF)**, national not-for-profit organization approached the City with the idea of harbour swimming deck in front of Waterfront Park
- The capital cost of the harbour deck is to be predominantly funded through the philanthropy of the **Weston family**
- A **feasibility study** for the project was undertaken to determine practicality and explore a preliminary concept design



Funding Agreement

Swim Drink Fish | Weston family foundations

\$16M funding the majority of the capital cost

The City of North Vancouver

City contribution of **\$5M from developer funds**, covering the remainder of the project capital cost

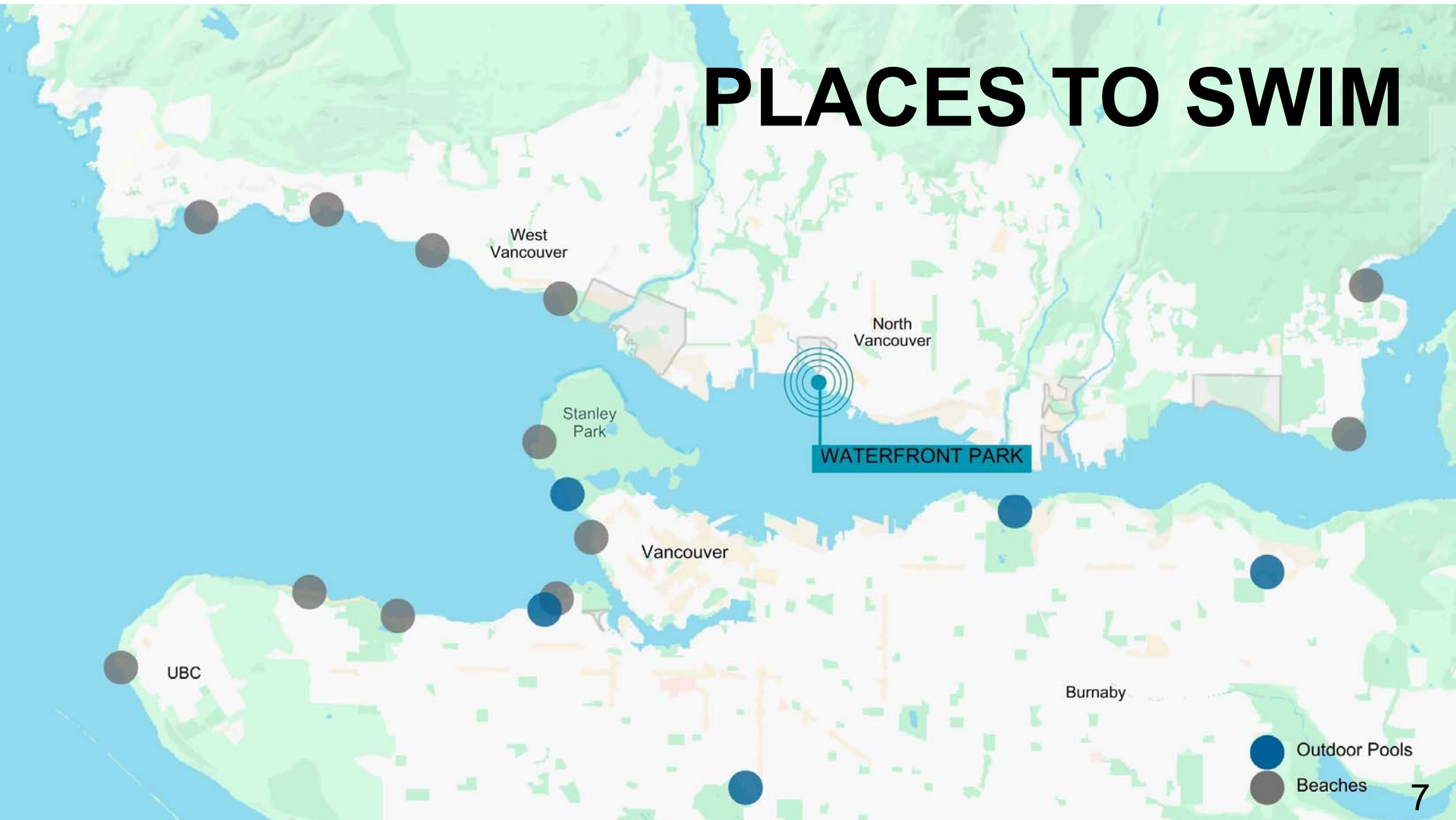
Total Project Budget

\$21M

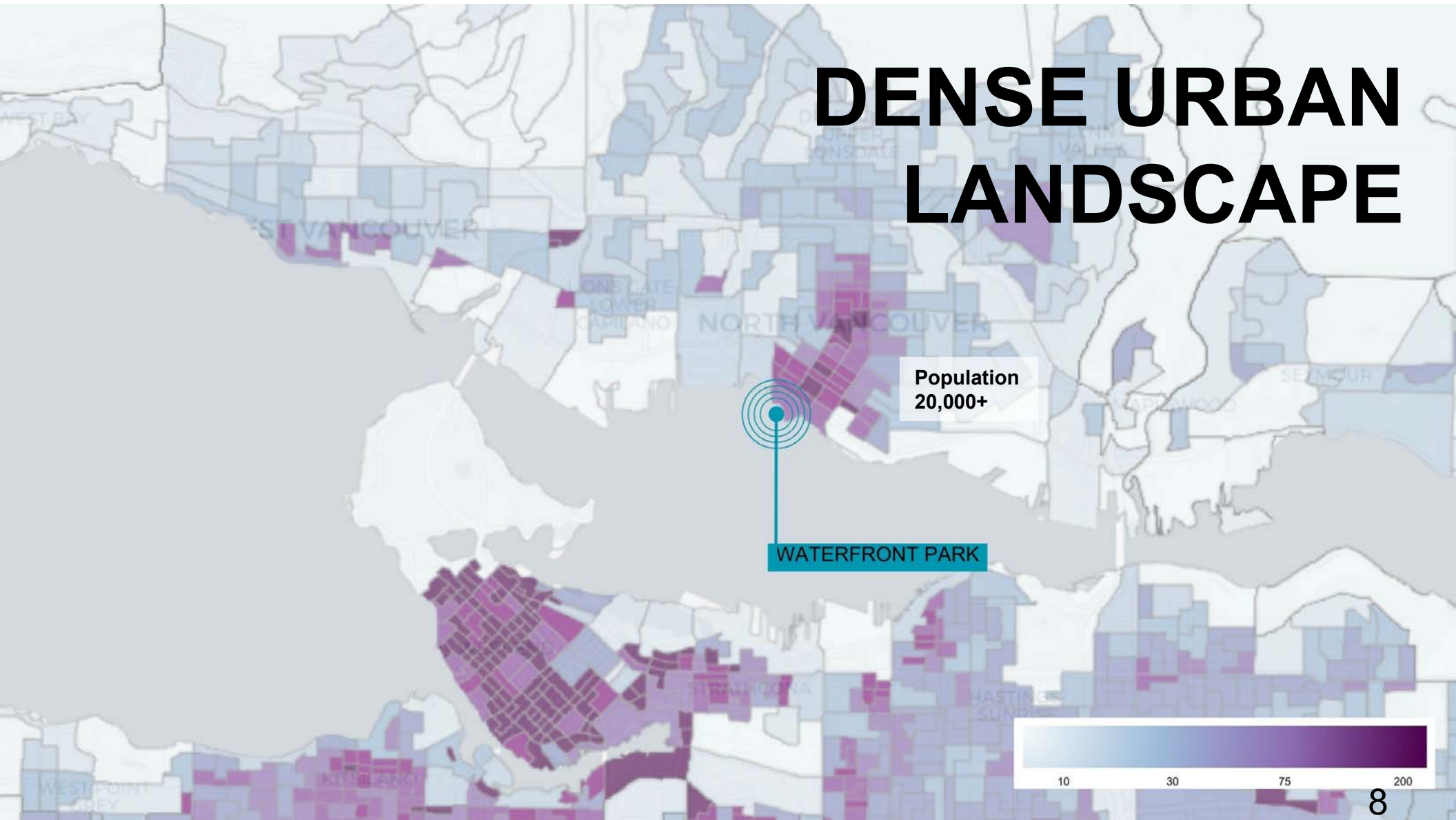
THE BIG IDEA



PLACES TO SWIM



DENSE URBAN LANDSCAPE



EXPANDING THE CITY'S FOOTPRINT



THE CITY'S WATERFRONT EXPERIENCE

KINGS MILL WALK
PARK

HARBOUR DECK AT
WATERFRONT PARK

THE
SHIPYARDS

THE CITY'S WATERFRONT EXPERIENCE

KINGS MILL WALK
PARK

HARBOUR DECK AT
WATERFRONT PARK

THE
SHIPYARDS

LEADING GLOBAL CITIES



Islands Brygge
Copenhagen, Denmark - 2002



Kastrup Harbour Bath
Kastrup, Denmark - 2005



Helgoland Sobadeanstalt
Helgoland, Denmark - 2008



Pirrama Park
Sydney, Australia - 2010



Coral Park
Copenhagen, Denmark - 2011



Sorenga Sjobad
Norway - 2015



Vestre Fjord Park
Aalborg, Denmark - 2017



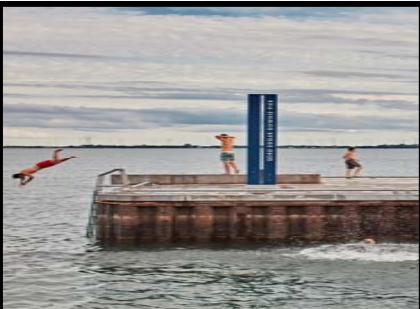
Bassin de la Villette
Paris, France - 2017



Arhus Harbor Bath
Aarhus, Denmark - 2018



Sandkaj Harbour Bath
Copenhagen, Denmark - 2018



Gord Edgar Downie Pier
Kingston, Canada - 2018



BLÅ RUM
Herning, Denmark - 2021



Skanderborg City Baths
Denmark - 2021



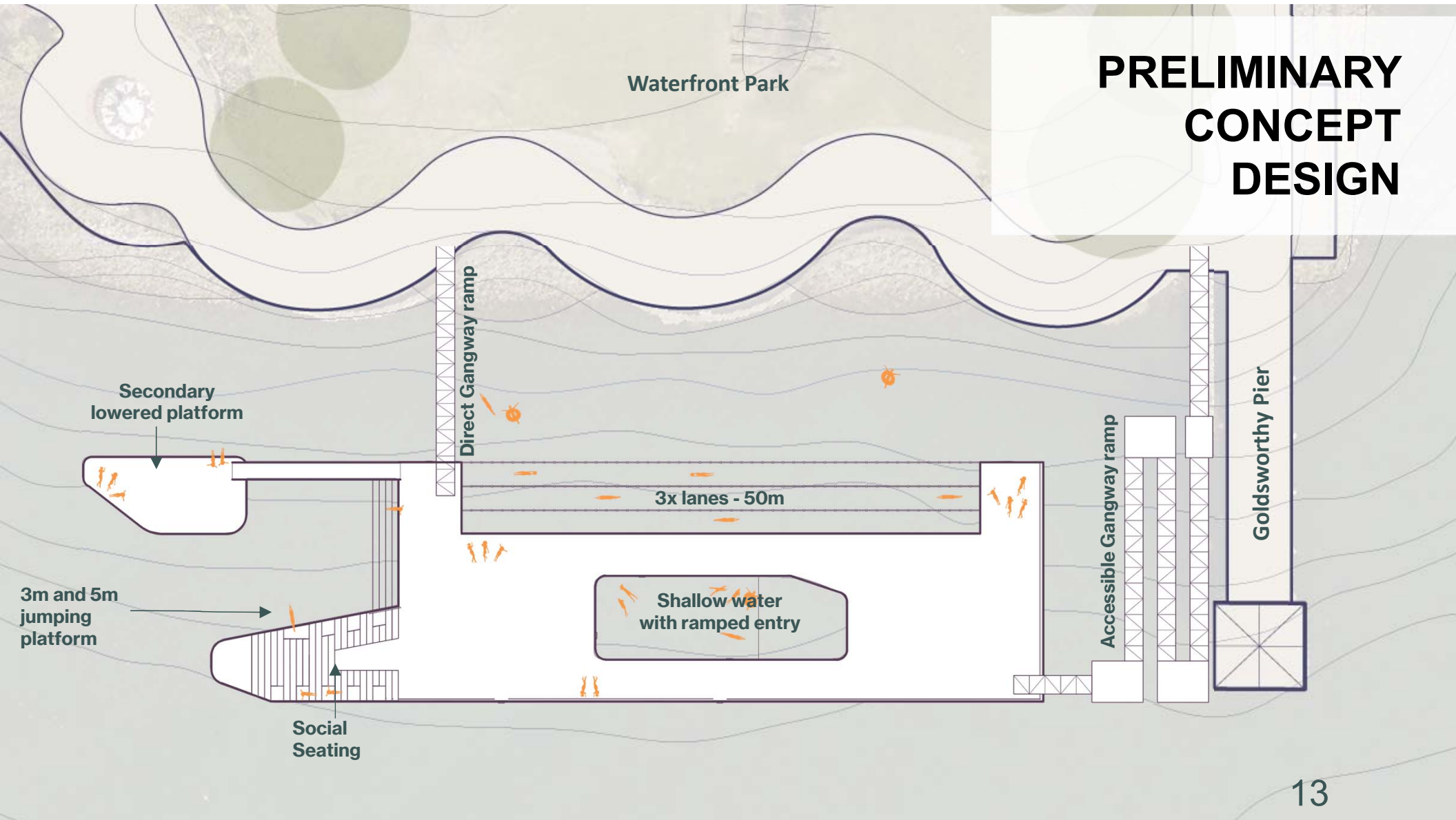
L'Oasis
Quebec City, Quebec - 2022



Waterfront Park Harbour Deck
North Vancouver, Canada - 2027

12

PRELIMINARY CONCEPT DESIGN



13

Indicative concept design for illustrative purposes only



RECREATION FEATURES

- ✓ Generous, safe, protected swimming areas
- ✓ Shallow sea water pool with zero entry (accessible)
- ✓ Lane swimming - >50m x3 lanes
- ✓ Jumping - 3m & 5m
- ✓ Spacious lounging and seating

Indicative concept design for illustrative purposes only

SAFETY FEATURES

- ✓ Life guarded in peak seasons
- ✓ First aid services
- ✓ Safety railings
- ✓ Two access ramps
- ✓ Gradual entry features e.g. ramps and stairs for acclimatization
- ✓ Surrounded by a buoy line to keep swimmers safe
- ✓ Security guarded overnight

Indicative concept design for illustrative purposes only

AMENITIES



Changing stalls



Outdoor showers



Lounging/social areas



Renewal of existing washrooms

Site ambassadors and activation elements
umbrellas, chairs,
planters.

Potential pop up bar,
concession in the future.

16

Indicative concept design for illustrative purposes only

INCLUSIVE FEATURES

- ✓ Access ramp to allow access by people using mobility devices, even at low tide
- ✓ Ramped entry, roll or walk in pool in the center of the deck





COMMUNITY BENEFITS

- ✓ Connection with water
- ✓ Social connection
- ✓ Health and wellness
- ✓ Low-barrier services
- ✓ Value for money
- ✓ Economic benefits



YOUTH

- ✓ Social gathering
- ✓ Casual physical activity
- ✓ A sense of fun, adventure and challenge/risk
- ✓ Transit accessible

Cold water immersion can boost dopamine levels of 530%

European Journal of Applied Physiology



FAMILIES

- ✓ Free, low barrier activity for young families
- ✓ Helps meet demand (and long waitlists) for swimming lessons

Kids who swim reach cognitive milestones 10 months earlier compared to the kids who don't

Griffith University of Australia

OLDER ADULTS

- ✓ Social
- ✓ Low impact physical activity
- ✓ Fully accessible for those with mobility challenges

Older adults who swim have better cognitive ability compared to non-swimmers thanks to the rhythmic movements and sensory feel of the water, especially in open water swimming

Journal of Aging Research





FITNESS AND TRAINING

- ✓ Helps meet the high demand for 50m lap swimming
- ✓ On the Spirit Trail - walking, running or cycling

Swimming for just 30 minutes a week can even help to guard against heart disease, stroke and type 2 diabetes – Diabetes UK



WELLNESS

- Growing outdoor swimming culture - wild swimming, open water swimming, year round “polar bear” swimming, cold plunge

“Swimmers who maintained their regular group wild swim sessions for six months or more reported their life satisfaction improved by 25%, their happiness increased by 20%, whilst their feeling of worthiness went up by 23%. Significantly, their anxiety levels decreased by 18%.” The Wild Swim Project (Surrey, UK)

SOCIAL CONNECTION

- ✓ A central venue for neighborhood events and casual gatherings
- ✓ A secure, positive environment for youth socializing
- ✓ Vibrant space for people-watching that combats social isolation
- ✓ Diverse seating and gathering areas on land and deck to encourage interaction

ENVIRONMENTAL BENEFITS

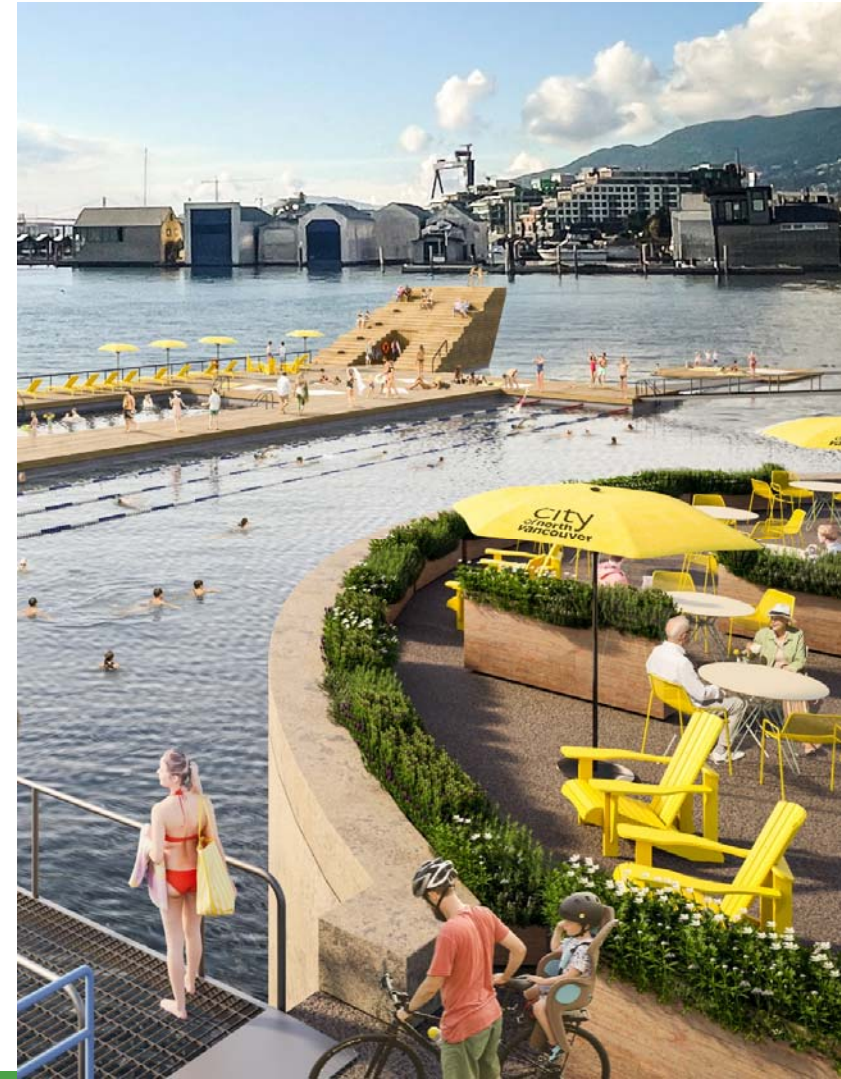
The project is anticipated to have minimal environmental impact

- ✓ The deck would create a **climate change resilient** waterfront recreation space, adaptive to sea level rise and offering a space for **cooling off in extreme hot weather**
- ✓ Sense of **connection with the water** fosters environmental stewardship and responsibility for water quality



ECONOMIC BENEFITS

- ✓ New visitors to the City's waterfront and The Shipyards
- ✓ Increase local spending (e.g. food and beverage)
- ✓ Enhanced overall positive sentiment
- ✓ Known as a vibrant destination
- ✓ Showing bold, innovative, leadership



ECONOMIC BENEFITS

While accessing the Harbour Deck is free,
visitors are likely to visit nearby local
business

Potentially spending
~\$10M
per year in Lower
Lonsdale



Cost Overview

The feasibility analysis cites the following rough order of magnitude (ROM) costs:

Capital Costs* est. \$21M¹

*incl. soft + hard costs

Operating Costs est. \$7-800k/yr²

City of North Vancouver responsibility (City maintains ownership of asset)

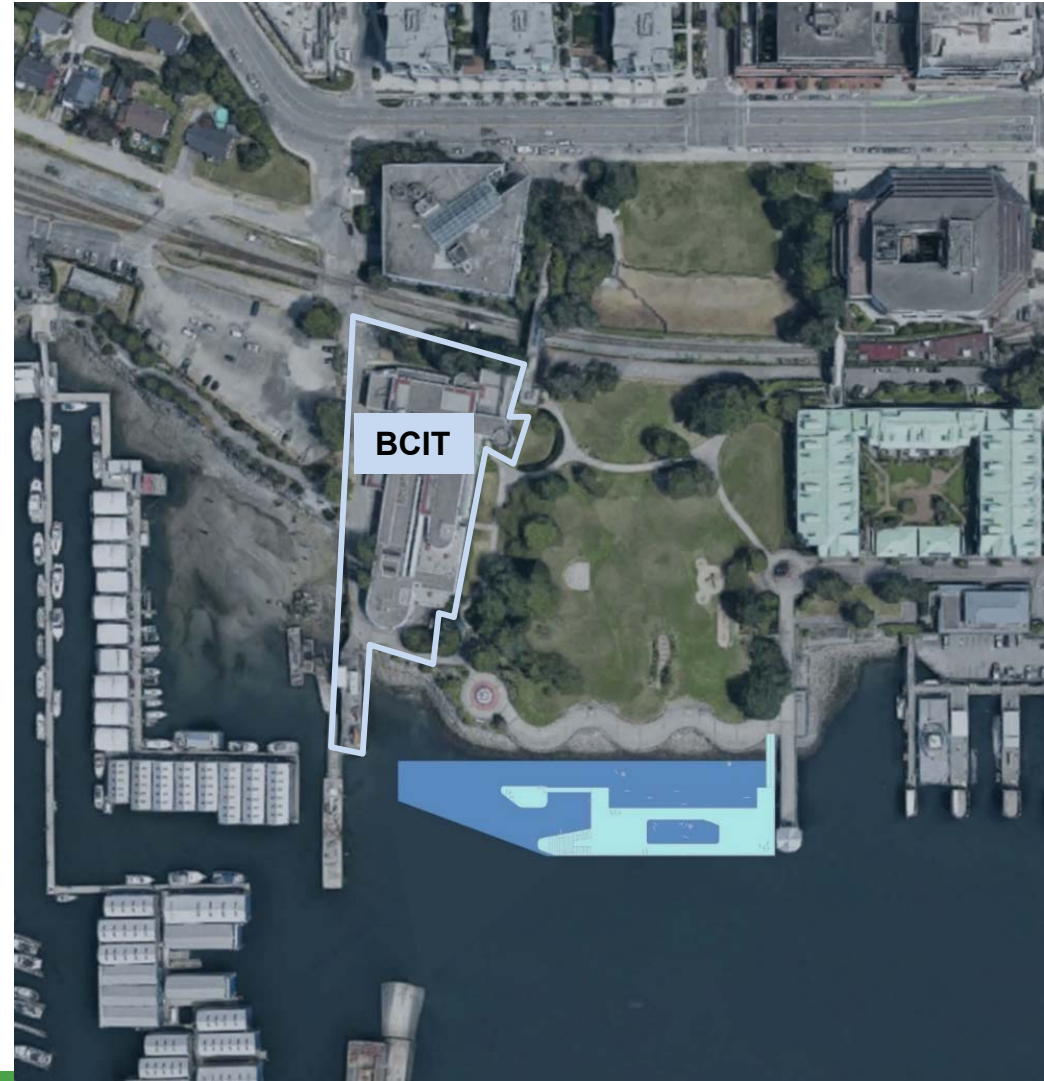
¹ Capital costs developed by professional quantity surveyor based on schematic design and VFPA PPR received

² Operating costs developed by internal CNV consultation based on schematic design and identified assumptions including maintenance and renewal costs over the life of the deck - costs would not be incurred until Harbour Deck is operational (estimated from Spring 2027)

VALUE FOR MONEY

+ ~7000 sqm of public space to the City without purchase of additional land

Land value estimate - \$38.3M
(*BCIT Land value - BC Assessment*)



VALUE FOR MONEY

An open water swimming experience is far cheaper to build and operate than an outdoor pool

Recent 25m outdoor pools in MetroVan

- Construction - \$20-32M
- 4 month operating season
- Operating Costs - \$77k-\$225k/month

The proposed Harbour Swimming Deck:

- Project Costs - ~\$21M
- Year-round operation potential
- Operation - \$58 - \$66k/month (based on an estimated \$700k - \$800k/yr operating budget)



PUBLIC ENGAGEMENT



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Public Engagement

An initial public engagement period ran from June 1 to June 30, drawing over 3,000 online and in-person interactions.

- Engagement focused on:
 - Process to-date, including partnership, schematic design and on land improvements
 - Preliminary Operations Plan
 - Water quality

Engagement activities included:

- Online survey on CNV's Let's Talk page
- On-site pop-up events at Waterfront Park and Shipyards
- Youth engagement – SD#44 (targeted email with link to survey) and North Vancouver Library Teen Space (pop-up event at Library)

Engagement was promoted through:

- City-wide postcards, targeted mailout for nearby neighbours
- Digital social media and traditional media
- On-site signage and local postering (physical and digital)
- Targeted community outreach and digital mail outs via Let's Talk database



Public Engagement

The process drew 2,695 survey respondents and over 400 participants across three on-site events at Waterfront Park and The Shipyards.

Early Indications

- 1) Two-thirds of participants said they'd use the swimming deck
- 2) Key concerns include: water quality, municipal spending, increased noise at park, and parking access
- 3) Participants are most excited about: access to water, lane swimming, and sunbathing

Targeted engagement will continue in the fall with youth and businesses. A full **What We Heard Report** will be available this fall.



WATER QUALITY



Overview

The following slides provide a snapshot of the multi-year water quality monitoring program undertaken by Swim Drink Fish to assess Waterfront Park's suitability for recreational swimming.





Engaging in any natural water activity inherently involves some baseline level of risk.

Public health decisions are fundamentally about keeping that risk within an acceptable limit.

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Regulatory Framework



In Canada, recreational water management is a collaborative, multi-jurisdictional effort that seeks to protect public health and safety through a preventive risk management approach.

Federal

- Health Canada is responsible for establishing the scientific foundation for safe recreational waters by publishing the Guidelines for Canadian Recreational Water Quality.
- Health Canada establishes guideline values for physical, aesthetic, chemical, and microbiological parameters.

Provincial

- In B.C., the Ministry of Environment and Climate Change Strategy (ENV), alongside the Ministry of Health (HLTH) and the Ministry of Water, Land and Resource Stewardship (WLRS), translates federal science into provincial policy.

Local

- The day-to-day oversight, monitoring, and direct public health management of recreational waters are handled by local authorities.
- In Metro Vancouver, this is a collaborative effort between municipalities, Metro Vancouver, and Vancouver Coastal Health (VCH).

Managing Risk

Type of Risk	Description	Substances	Risk Management	Oversight
Acute Health Risk	Sudden, intense, and short-lived, usually tied to short-term exposure	Bacteria (e.g., E. coli or Enterococci), and blue-green algae	Routine recreational water monitoring programs, making public advisories when bacteria exceed guideline values	Local public health authorities
Chronic Health Risk	Long-term, ongoing exposure that lasts over time, often compounding slowly, usually tied to drinking water or eating fish or shellfish	Heavy metals (e.g., Cadmium, Zinc, Copper, Mercury), organic chemicals (solvents, pesticides, hydrocarbons), and PFAS (Per- and polyfluoroalkyl substances)	Developing drinking water quality and fish and shellfish consumption guidelines	Provincial and Territorial governments informed by Federal science
Incident-based Health Risk	An environmental incident or spill is a sudden, accidental release of hazardous chemicals, or pollutants into a water body that causes immediate localized contamination and health or safety risks	Petrochemical and oil spills, high-concentration acid or alkali leaks, pesticide/fertilizer runoff surges, and urban/industrial wastewater overflows	Developing a Marine Spill Response Plan for early detection and management of location throughout the period of risk	Municipal beach or swim-site managers

Key Takeaways for Swimmers

Acute risks are the primary concern:

- When it comes to determining if water is suitable for swimming, local health authorities primarily focus on indicator bacteria like E. coli.

Chronic risks apply more to diet than to swimming:

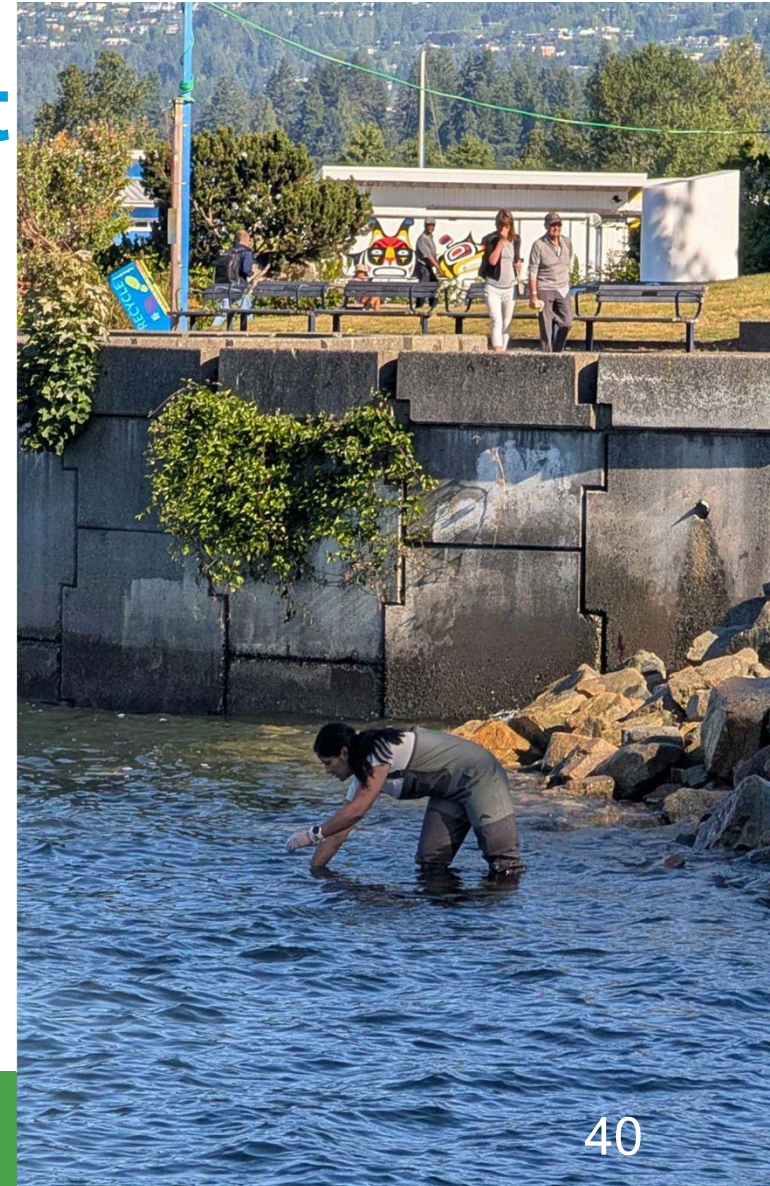
- Other contaminants may be present in water, however to pose a risk to people, one would need to regularly drink large amounts of the water or consume fish and shellfish over a long period of time.



Waterfront Park Assessment

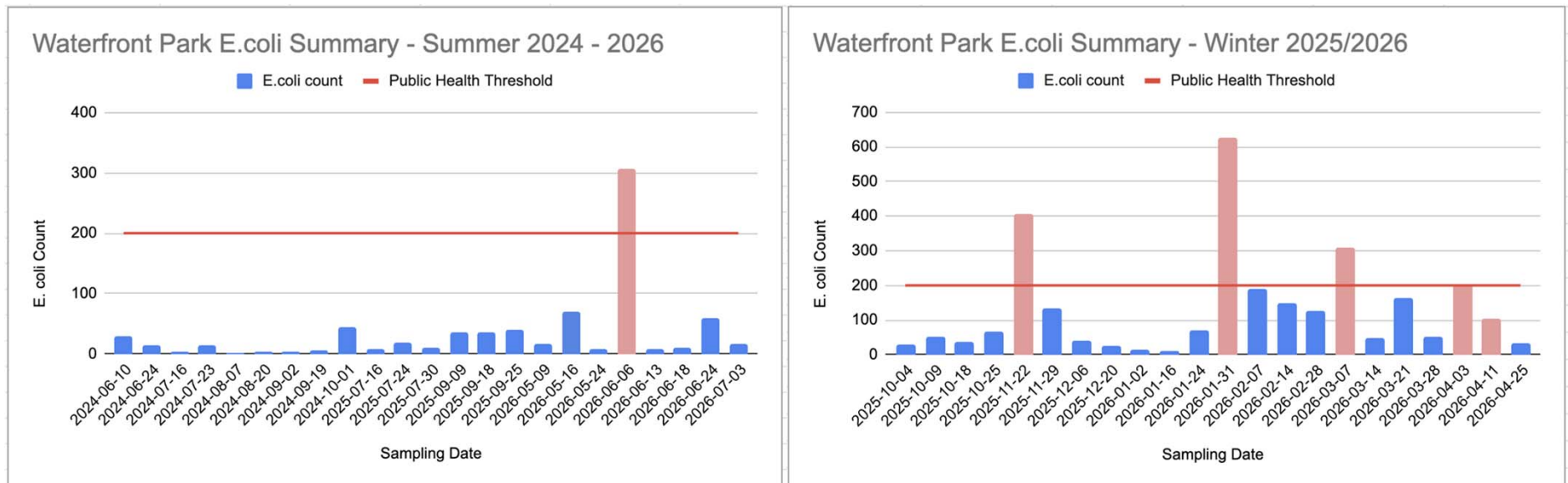
To assess Waterfront Park's recreational suitability, SDF conducted:

1. **Biological Water Quality Monitoring** in the water lot during the 2024, 2025, and 2026 summer swimming seasons and during the off-season in 2025 and 2026 following the same E.coli testing guidelines that Metro Vancouver uses at other local beaches.
2. **2024 Non-Bacterial Contaminant Review** of existing studies to assess the presence of contaminants (including heavy metals, polycyclic aromatic hydrocarbons, and contaminants of emerging concern) in Burrard Inlet and determine whether their concentrations pose a risk to recreational activities in the area.
3. **2026 Water Column Chemical Sampling** at Waterfront Park to support the City of North Vancouver's operational safety plan and spill response protocols.



1. Biological Water Quality Monitoring

The biological water quality testing results from Waterfront Park show the water meets or exceeds health standards for swimming because **E. coli bacteria levels are consistently below levels set by local authorities.**



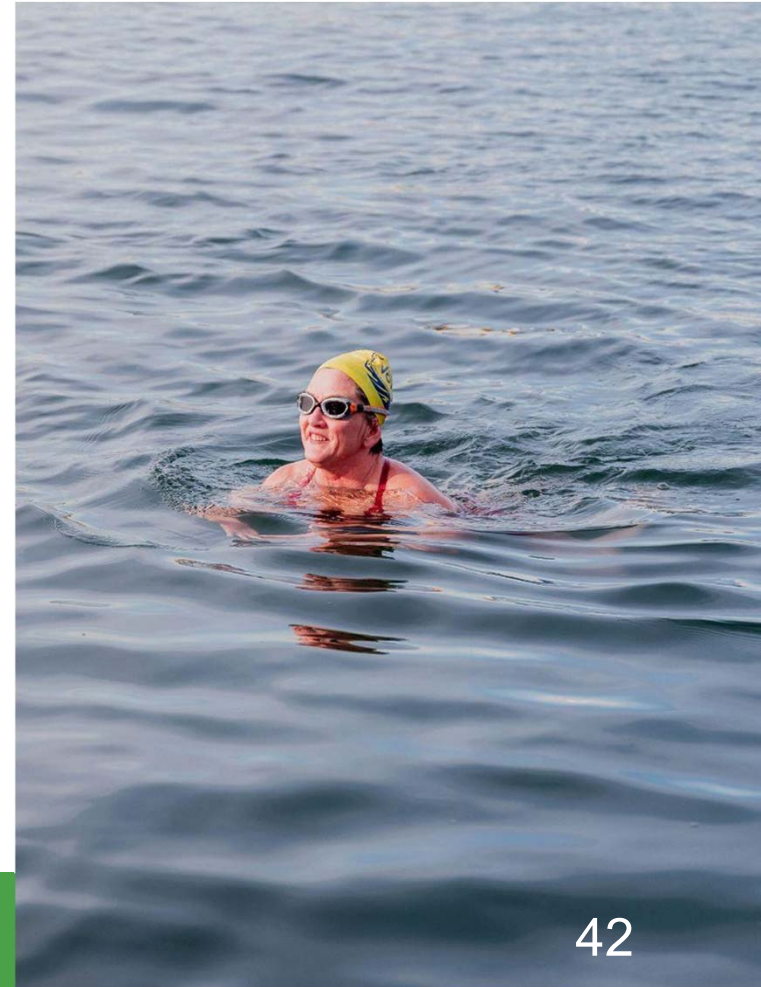
Environmental conditions like rain and temperature can all influence levels of bacteria. Rainfall and stormwater runoff can carry bacteria from urban parks and other land surfaces into the water. This is the reason Vancouver Coastal Health recommends avoiding swimming in any open waters for 48 hours after heavy rains.

2. 2024 Non-bacterial Contaminant Review

The review concluded that:

- Through the consumption of fish and shellfish these contaminants may have possible adverse effects to human health
- The low concentration of the contaminants in the water column **do not pose an acute risk to swimmers.**

Full report is available for review [here](#).



3. 2026 Water Column Chemical Sampling

Chemical sampling results from the Waterfront Park water column indicate that:

- The concentration of non-bacterial contaminants in the water column is **too low to pose an acute risk to human health for recreational swimming.**



3. 2026 Water Column Chemical Sampling

Test Group	Summary	BC RWQG <i>BC Recreational Water Quality Guideline</i>
General Water Quality	All within acceptable range for recreation	✓
Metals	Concentrations within recreational guidelines and general low or below detectable laboratory limit	✓
Organic Contaminants	PAHs, VOCs, chlorophenols and other organics were present at trace concentrations within applicable guidelines	✓
Nutrients	All concentrations within applicable recreational or marine water quality guidelines	✓

Ongoing Water Quality Monitoring

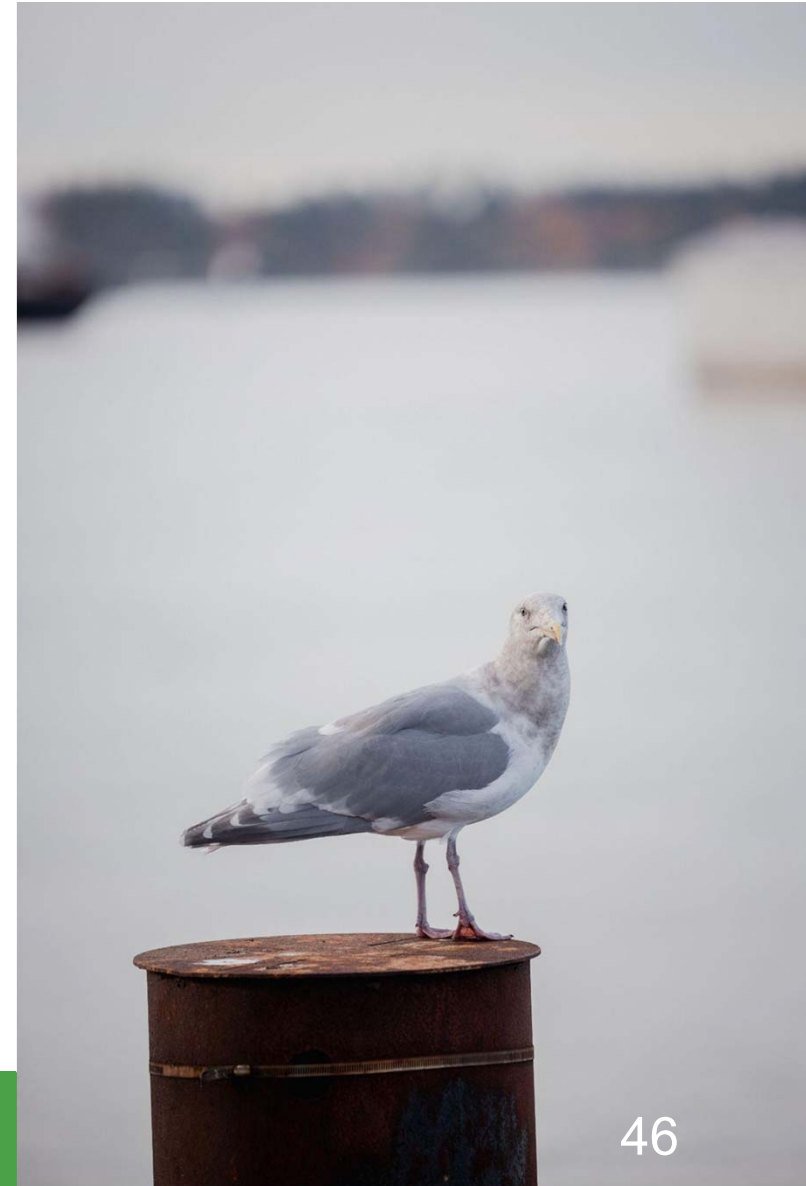
While two years of monitoring have demonstrated that the site is suitable for swimming, continuing to collect data will build the long-term dataset and support informed management decisions.

- Swim Drink Fish will continue to monitor E. coli levels.
- Once the Harbour Swimming Deck opens to the public, Metro Vancouver, in partnership with VCH, will test Waterfront Park as part of its recreational water quality monitoring program.
- Results will be available on Metro Vancouver and VCH's websites.



Incident Response Plan

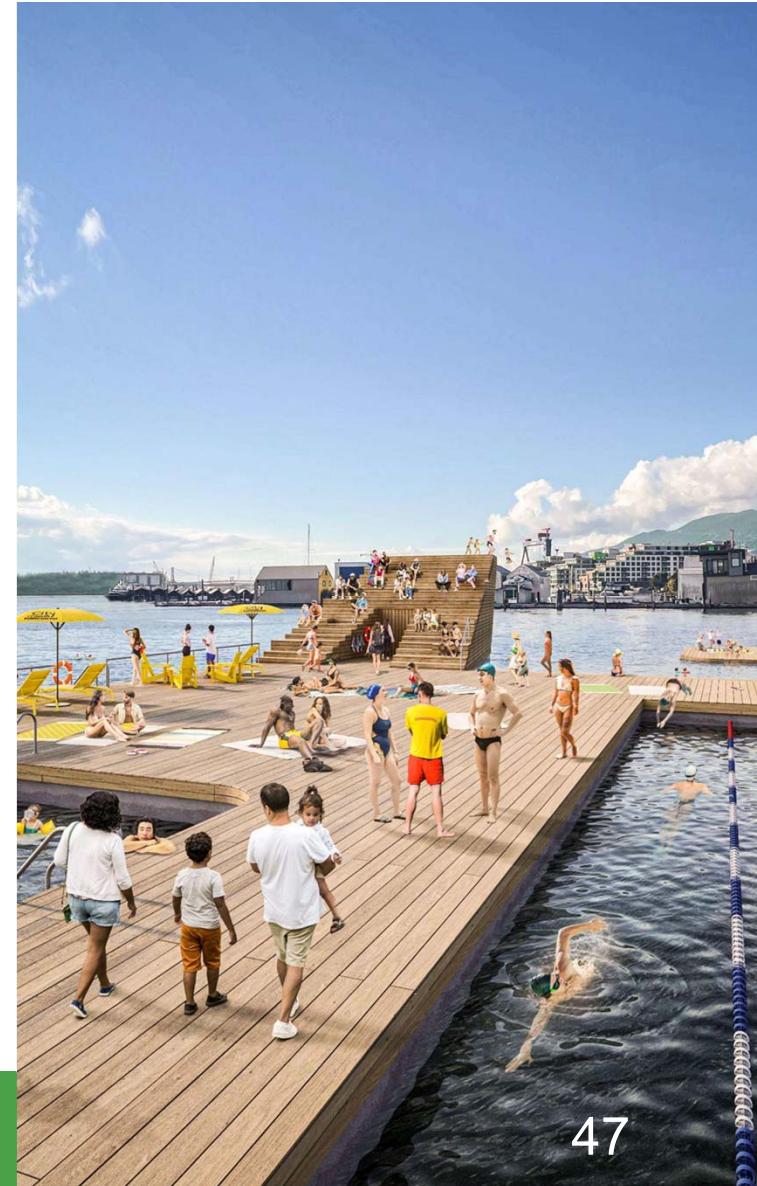
- The City of North Vancouver will be developing a robust Incident Response Plan that details protocols for detection, reporting, and advising the public during events such as isolated industrial discharges, oil spills, or other incidents that result in the release of contaminants into nearby waters.



Summary

The Harbour Swimming Deck project is supported by two years of water quality testing by Swim Drink Fish. The **results show it has been consistently suitable for swimming, meeting or exceeding health standards.**

- E. coli bacteria levels in the water are consistently below levels set by local authorities.
- Low concentration of contaminants in the water column do not pose any acute risk to human health for the purposes of recreational swimming.
- A response plan is in development by CNV to detect and manage incident-based health risks.
- Once the deck opens, ongoing E. coli monitoring will be conducted by Metro Vancouver in partnership with Vancouver Coastal Health.

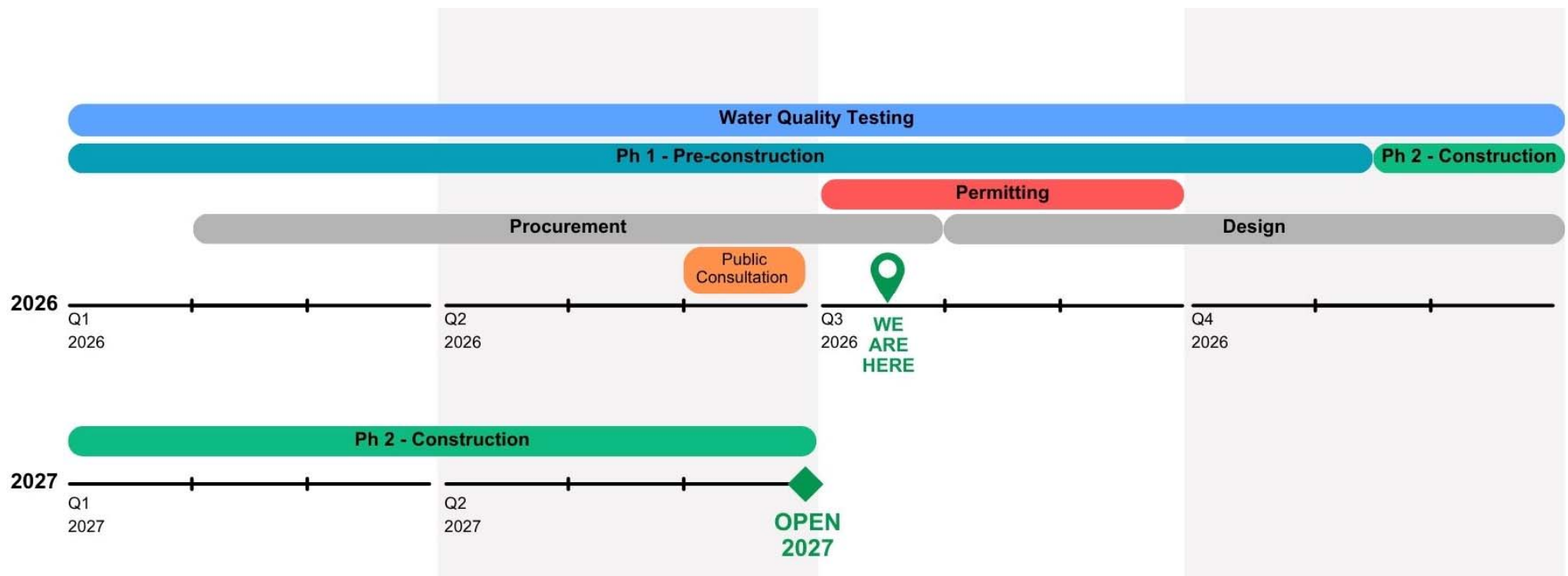


NEXT STEPS



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Project Delivery



N.B. Timelines are subject to external and internal factors and are subject to change.

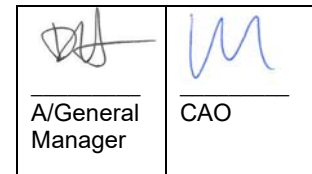
Next Steps

- Complete What We Heard Report – Fall 2026
- Develop materials for Port Permit
- Submit Port Permit
- Detailed Design
- Tender
- Construction
- Operating Plan for Council Decision
- Opening



Thank you.

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Dave Hutch, Director, Parks and Public Spaces

Subject: HARBOUR SWIM DECK PROJECT UPDATE

Date: July 14, 2026 File No: 12-6240-20-0082/1

ATTACHMENTS

1. Swim Drink Fish (SDF) *Waterfront Park Water Quality Memorandum* (CityDocs [2831752](#))

SUMMARY

The purpose of this report is to provide an update on the Harbour Swim Deck project, including:

- a review of the project genesis and description, feasibility study, benefits, project delivery and budget information;
- early indications from on-going public engagement;
- an overview of water quality regulations and testing completed for the project; and
- next steps.

Early indications from city-wide **public engagement** activities show the following results:

- Two-thirds of participants said they'd use the swimming deck
- Key concerns include: water quality, municipal spending, increased noise at park, and parking access
- Participants are most excited about: access to water, lane swimming, and sunbathing

Water quality results, including bacterial and non-bacterial contaminant levels, indicate a consistently suitable environment for swimming, meeting or exceeding health standards.

BACKGROUND

SDF is a national not-for-profit organization focused on water protection, restoration and public accessibility to waterfront areas. They have worked for over 20 years to restore the health of local waterways across Canada to make them swimmable, drinkable, and fishable.

Late in 2023, SDF approached the City with a proposal to explore a Harbour Swimming Deck in front of Waterfront Park. Through 2024 and the first half of 2025 CNV in partnership with SDF undertook a study (funded by SDF) to understand the feasibility of a swimming deck off Waterfront Park.

Feasibility Study

A comprehensive feasibility study and preliminary concept design were developed to understand the practicality and estimated cost.

The scope of this work included exploring;

- Preliminary engineering constructability
- Water quality monitoring
- Permitting requirements
- Risk and liability

This scope also included preliminary interest-holder engagement and outreach and referral to Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations.

Because the swim deck is being located in a leased water lot from the Vancouver Fraser Port Authority (VFPA), the VFPA is the approving authority and issues the development permit for the project. A list of expected informational and process requirements was provided by VFPA as a result of a preliminary project review.

Once deemed feasible, a preliminary concept design was created to inform costing and potential project delivery processes.

The process was undertaken in confidence to protect the interests of the parties involved should the project be deemed not feasible to proceed.

Funding Agreement

The capital cost of the Harbour Swimming Deck is primarily funded through philanthropy of the Weston family via their family foundations (\$16M), via their ongoing relationship with SDF.

The CNV portion of the capital costs (\$5M) are funded thorough Developer Cost Charges (DCC).

DISCUSSION

The Big Idea

What is a Harbour Swimming Deck?

The Harbour Deck creates net new amenity space within the compact City of North Vancouver. The deck (~1,000sqm) and its protected swimming areas would add approximately 7,000 square metres of actively accessible space, expanding the City's footprint onto the water rather than competing for scarce park land.

The Harbour Deck offers a unique outdoor swimming opportunity for Lower Lonsdale. Approximately 20,000 residents live within a 10-minute walk of the site, most in attached housing with limited access to private outdoor space.

Value for Money

An open water swimming experience costs considerably less to build and operate than a traditional on-land outdoor pool. It uses natural ocean water and requires no mechanical system.

	Recent 25m outdoor pools (Metro Van)	Proposed Harbour Deck
Construction	\$20M to \$32M	~\$21M
Operating season	4 months	Year-round potential
Operating cost (excludes annual asset management)	\$77k to \$225k / month	~\$41k / month

Global Precedents

Harbour swimming decks have grown in popularity over the past 20 years as globally leading cities re-imagine their urban waterfronts and provide access to nature and outdoor swimming. Cities in Denmark, Norway, France, Germany and Australia have led the way, transforming formerly inaccessible industrial waterfronts into great places for people.

A recent Canadian example, L'Oasis in Quebec City, opened in 2022 and is noted as the first floating harbour swimming deck of scale in North America. As urban water quality has improved, open water swimming has become possible, further adding to the attraction and vibrancy of these waterfronts.

Connecting the Waterfront

The City's waterfront experience currently sits almost entirely at the vibrant Shipyards area. The Harbour Deck would expand it dramatically by activating Waterfront Park, with the Spirit Trail connecting through to Kings Mill Park and the Harbourside development. Together these would form a linear waterfront experience with multiple destinations and a diverse range of leisure opportunities, activities and attractions.

Safe, accessible and free access to Burrard Inlet

The proposed location is subject to wave action, debris, and proximity to the navigable channel for vessels. A robust buoy line surrounding the deck would prevent debris entering, keep swimmers within the water lot area, and reduce wave impact. The large, deep deck and its mooring system will attenuate wave action, creating a safe swimming environment.

Inclusivity is designed in from the outset. An accessible gangway with a maximum slope of 5% at all tide levels would provide all-abilities access from the Waterfront Park seawall, and a roll-in entry pool sits at the centre of the deck. Guard rails, a variety of methods to enter and exit the water, and lifeguarding during busy summer periods suit swimmers of all confidence levels.

All amenities, including refurbished washrooms, change cubicles, outdoor showers and drinking fountains, would sit on land at Waterfront Park. This removes the need for power and water supply to the deck.

Who is it for?

- **Youth:** The City currently has a deficit of youth-focused amenities. The deck gives youth a place to gather socially and be casually active. Teenagers seeking adventure, fun and challenge would appreciate the jumping platforms and cold plunge, and cold water immersion has been found to boost dopamine levels by as much as 250%. Proximity to the SeaBus and Lonsdale Exchange makes the site independently accessible for young people.
- **Families:** The deck would appeal to families seeking safe, free, low-barrier activities. The protected swim areas can host swimming lessons, helping to meet demand while NVRC waiting lists remain long. Research by Griffith University in Australia found that children who learn to swim young reach developmental milestones up to 10 months earlier than those who do not.
- **Swimmers:** Lane swimming is in very high demand across Metro Vancouver, and NVRC reporting has identified the need for additional 50-metre lane swimming facilities to meet it. The deck offers at least three 50-metre lanes.
- **Seniors:** For older adults, the deck delivers social, low-impact activity in a fully accessible setting. Studies show that older adults who swim consistently retain better cognitive ability than non-swimmers.

How will it be used?

The concept design maximizes deck space for lounging and social use, with integrated seating and views across Burrard Inlet to Vancouver. Visitors would sun themselves, socialize, dip and swim. Features include:

- Up to 700 square metres of protected swimming areas
- At least three 50-metre swim lanes
- A shallow pool with an accessible sloped entry
- Jumping platforms and a cold plunge

Activation elements such as umbrellas, bistro tables, planters and food carts would enhance the experience. In the future, saunas, a pop-up bar or a concession could generate revenue and extend the swimming season, mirroring how the City manages The Shipyards. Integrated revenue generation recovers some operating costs, keeping City contributions relatively low.

Benefits

Community and wellbeing

The Harbour Deck fosters social connectivity and cohesion, supports physical and mental health, and brings positive activity and vibrancy to Waterfront Park. Outdoor swimming culture is a vibrant and growing phenomenon internationally. The Wild Swim Project in the UK found that swimmers maintaining regular group sessions for six months or more reported life satisfaction improved by 25%, happiness by 20%, and anxiety reduced by 18%.

Economic

While visiting the Harbour Deck would be free, visitors are likely to patronize nearby businesses in Lower Lonsdale, supporting local jobs. Emerging consumer spending data suggests visitors could spend approximately \$10M per year in Lower Lonsdale. Wellness and lifestyle tourism is also a rapidly growing sector; the Global Wellness Institute valued Canada's wellness economy at \$198.65 billion in 2023. The project reinforces the City's identity as a vibrant destination and demonstrates leadership in revitalizing underutilized waterfront space.

Environmental

The feasibility study anticipates minimal environmental impact. The proposed mooring system would minimize impact to the seabed, and because swimmers use harbour ocean water directly, no heating or filtration is required, meaning no operational greenhouse gas emissions.

The floating deck creates new, previously inaccessible recreation space that is resilient to climate change and adaptive to sea level rise, providing a valuable place to cool off during extreme heat events.

Swimming in the Inlet turns water quality from an abstract idea into something residents experience directly, which builds a durable public interest in protecting it. The water quality testing program run in partnership with SDF is already producing a clear baseline of when and where conditions vary, and why. That evidence supports targeted infrastructure investment and helps the City improve water quality over time.

Operations Plan

The feasibility study developed an Operations Plan to estimate operating costs and design requirements. It models high-quality service delivery on The Shipyards, global precedents and local lifeguarded beaches.

The plan assumes free entry and opening hours from dawn until dusk, as much as possible year-round. It covers overnight security alongside operations and maintenance staffing. Staff have begun conversations with Lifesaving BC and other authorities to determine optimal operations within funding capacity, and operations can flex to suit the operating budget.

Managing the risks of cold-water swimming

The Operations Plan and facility design address the inherent risks of cold-water swimming through a safety framework developed with water safety experts. Key elements include:

- Controlled entry points, designated swim zones, and a dedicated shallow pool for children and beginners
- Gradual-entry acclimatization structures, including integrated ramps, stairs and ladders
- Clear risk signage, real-time daily temperature postings, and seasonal winter wetsuit recommendations

When comparing Waterfront Park water temperatures to other North Shore natural swimming areas, the Waterfront Park location is similar in temperatures at Deep Cove (17°C to 20°C) and exceed the water temperatures at Ambleside Beach (14°C to 16°C).

Maintenance

The deck and its infrastructure will require ongoing maintenance, including:

- Day-to-day cleaning, debris clearing and visual hazard inspection of the deck, washrooms and public areas
- Regular inspections, repairs and annual maintenance
- Preparation for weather events, and inspection after severe weather
- Renewal of components over the life of the deck, such as replacing wood cladding

Staff will return to Council with a draft Operations Plan, anticipated in 2027.

Project Delivery

Delivery of the project is being led by the City including a public procurement process(s).

The two project delivery phases are:

- Phase 1 – Pre-Construction
Including:
 - Design development
 - Public consultation to inform final design
 - First Nations and stakeholder engagement
 - Application to the VFPA for development permit
 - Refined construction costing (class A)
- Phase 2 – Construction
Including:
 - Construction drawings and documentation
 - A fixed price contract for construction
 - Finalization of operations plan

Commencement of Phase 2 (Construction) is dependent on receiving all necessary approvals such as permit from the Vancouver Port Authority, approval from Fisheries and Oceans Canada (DFO).

Public Engagement

Ongoing engagement has invited the public, interest holder groups, businesses and intergovernmental partners to help shape the Harbour Swimming Deck project in Waterfront Park.

An engagement survey ran from June 1 to June 30 and drew over 2,600 responses. Pop-up engagement added over 400 in-person interactions. Targeted engagement continues, with youth-focused activity running through the fall.

Objectives

- Share specific information on the proposed project, including the process to date, the partnership with SDF, the preliminary schematic concept, potential Waterfront Park improvements, the operating approach and water quality results
- Gather input from identified public and community interest holders
- Create an inclusive and accessible engagement opportunity for all participants
- Meet all requirements of the Vancouver Fraser Port Authority Key Project and Environmental Review Process

Activities

- Online survey on the City's digital engagement platform, Let's Talk
- On-site pop-up events at Waterfront Park and The Shipyards, where the public could learn about the project and share their input
- Youth engagement through SD#44 (targeted email linking to the survey) and the North Vancouver Library Teen Space (pop-up event at the Library)

Engagement asks which deck features matter most to users, what new features in Waterfront Park would enhance their enjoyment, what excites people, what concerns them, and their overall support for the project. The input will also inform Operational Planning, including the times and seasons people would most likely use the deck.

Early indications

- Two-thirds of participants said they would use the swimming deck
- Participants are most excited about access to the water, lane swimming and sunbathing
- Key concerns are water quality, municipal spending, increased noise at the park, and parking access

Promotion

- A postcard mailed to every business and home in the City, with a notification letter to homes in the surrounding community
- Posters at approximately 20 residential buildings within a two-block radius of the site
- Traditional and social media outreach, print advertising and media relations
- Email invitations to identified interest holders and community groups
- On-site signage with a QR code linking to the digital survey
- The City's project website and Let's Talk platform, with detailed information and ways to participate

Staff are compiling and analyzing feedback, and continuing targeted engagement with groups such as youth and businesses. Comments and survey results will form a What We Heard Report, shared with Council in an upcoming Information Report and posted online.

Water Quality

The Harbour Swimming Deck project is supported by two years of water quality testing by Swim Drink Fish. Swim Drink Fish is a nationally recognized expert in water quality

Attachment 1 "*Waterfront Park Water Quality Memorandum*" provides a synthesis of the multi-year water quality monitoring program undertaken by Swim Drink Fish to assess Waterfront Park's suitability for recreational swimming. It provides an overview of regulation and preventive risk management approaches which seek to protect public health and safety.

The results show the Waterfront Park site has been **consistently suitable for swimming**, meeting or exceeding health standards.

- E. coli bacteria levels in the water are consistently below levels set by local authorities.
- Low concentration or undetectable levels of contaminants in the water column do not pose any acute risk to human health for the purposes of recreational swimming.

- A response plan is in development by CNV to detect and manage incident-based health risks.
- Ongoing E. coli monitoring will be conducted by Metro Vancouver in partnership with Vancouver Coastal Health.

FINANCIAL IMPLICATIONS

The feasibility analysis estimated the following rough order of magnitude costs (Class D equivalent):

- Capital costs (hard and soft) — \$21M
- Operating costs — \$700k to \$800k per annum, from 2027 (includes estimated annual operating costs and annual asset management)

A \$16M philanthropic donation from the Weston family funds the majority of the project. City developer funds (source: Developer Cost Charges) cover the remaining \$5M.

Once the facility opens, estimated in 2027, the City becomes responsible for operating costs.

The operating estimate covers staffing to deliver the operational model described above and assumes three modes of operation: summer, shoulder and winter. It also includes annual inspections and the renewal of elements needed to keep the structure in good working order across its full operating life.

INTER-DEPARTMENTAL IMPLICATIONS

Throughout the project, staff have worked closely with Public Safety, Risk, Legal Services, Finance, Planning and Development, Parks and Natural Area Operations, The Shipyards Operations, Communications, and Strategic Corporate Initiatives.

Staff also continue to work with external regulatory bodies, including the Vancouver Fraser Port Authority and Vancouver Coastal Health, and to consult with the Skwxwú7mesh (Squamish) and səilwətał (Tsleil-Waututh) Nations.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The project supports Council's Strategic Plan priorities:

- "A City for People" that is welcoming, inclusive, safe and accessible and supports the health and well-being of all
- "A Resilient City" that leads the way in climate action and acts as a steward of the environment for future generations
- "A Vibrant City" where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community, and celebrate their culture and history.

An Action of Council's Strategic Plan is to "Create a Waterfront Park Masterplan that celebrates the history and culture of Skwxwú7mesh (Squamish) and səilwətał (Tsleil-Waututh) Nations, emphasizes the park's regional importance and enhances and improves the connection to Burrard Inlet".

This project enhances the opportunity of the future Waterfront Park Masterplan to deliver on this action.

NEXT STEPS

Phase 1, Pre-Construction, is currently underway with active work including community and interest-holder engagement, ongoing water quality monitoring, and a public procurement process(s) for required contractors and specialists to commence design development, and the preparation of technical and specialist reports to meet Vancouver Fraser Port Authority (VFPA) permit application requirements.

Staff will continue to provide project updates to Council as the project progresses including the full results of community engagement expected in Fall 2026. Staff will also return with the draft Operational Plan anticipated in 2027.

RESPECTFULLY SUBMITTED:



Dave Hutch
Director, Parks and Public Spaces

Waterfront Park Water Quality Memorandum

TO: City of North Vancouver

PREPARED BY: Swim Drink Fish Canada

DATE: July 8, 2026

SUBJECT: Recreational Water Quality at Waterfront Park in North Vancouver

PURPOSE

The Harbour Swim Deck represents a transition toward natural water recreation, reconnecting the public with the marine environment of Burrard Inlet. Waterfront Park in the City of North Vancouver was identified by Swim Drink Fish Canada (SDF) as a potential location for urban swimming opportunities due to its distance from known sources of wastewater pollution, its proximity to the broader Shipyards waterfront development, and the current lack of urban public waterfront access for swimming recreation in the City of North Vancouver.

This memorandum synthesizes multi-year water quality monitoring data and regulatory reviews to provide the evidence-based foundation required to confirm the site's suitability for recreational swimming.

SUMMARY

The Harbour Swimming Deck project is supported by two years of water quality testing by Swim Drink Fish. The results show it has been consistently suitable for swimming, meeting or exceeding health standards.

Based on the regulatory and scientific framework by which recreational water is monitored and managed for risk in Canada, Waterfront Park exhibits conditions that identify the location as suitable for recreational swimming. Bacterial contamination, an acute risk for swimmers, is consistently below the regulatory threshold values.

The results of our non-bacterial chemical analysis show results well within the BC Recreational Water Quality Guidelines and Burrard Inlet Water Quality Objectives. These substances do not pose an acute risk to swimmers intending to use the Harbour Swim Deck on a regular basis.

Once the Harbour Swim Deck is open, management authorities, including Vancouver Coastal Health, Metro Vancouver, and the City of North Vancouver will conduct routine monitoring of the location. If there are exceedances of the E.coli limits, advisories will be posted in accordance with Vancouver Coastal Health protocols. In the event of marine pollution events or spills, the City of North Vancouver will implement procedures from their emergency spill response plan.

Managing Recreational Waters

Recreational waters are managed to protect public health and safety through a preventive risk management approach, consciously balancing the potential health risks of natural waters with the significant physical, mental, and social benefits that aquatic recreation provides.

Effective management focuses on identifying, prioritizing, and controlling biological, chemical, and physical hazards before recreational users come into contact with the water. Rather than relying solely on reactive water sampling, responsible authorities utilize tools like Environmental Health and Safety Surveys (EHSS) to proactively catalogue site characteristics, track down potential point and non-point sources of fecal contamination (such as municipal sewage discharges or agricultural runoff), and implement protective barriers.

Management is also vital to preserve the aesthetic quality of the water, keeping it free from objectionable odours, massive algal blooms, floating debris, and excessive turbidity, which ensures the environment remains enjoyable and visually clear enough to detect submerged hazards or swimmers in distress. Further, understanding the aesthetic quality of the water assists day-to-day regulators identify when spills incidents occur that may pose an acute risk to recreational water users. Ultimately, proactive management reduces waterborne illnesses and physical injuries, improves communication of active hazards, and builds public confidence in the safety of the water.

Regulatory Framework for Managing Recreational Waters in Canada

The management of natural waters used for recreation in Canada is a collaborative, multi-jurisdictional effort that flows from federal scientific research and policy making, to provincial regulatory adoption, and finally to local implementation and enforcement.

Federal

At the federal level, Health Canada is responsible for establishing the scientific foundation for safe recreational waters by publishing the Guidelines for Canadian Recreational Water Quality¹. Health Canada establishes guideline values for physical, aesthetic, chemical, and microbiological parameters. For example, they set the recommended limits for fecal indicator bacteria, such as *E. coli* and *Enterococci*, to evaluate the risks of gastrointestinal illness for primary and secondary contact activities. Primary contact activities generally refer to swimming or whole body immersion. Secondary activities include those on or near the water like kayaking. The federal guidelines strongly recommend a preventive risk management approach rather than relying on water testing alone. This includes utilizing an Environmental Health and Safety Survey (EHSS) to

¹ Guidelines for Canadian Recreational Water Quality, 2024, retrieved from: [guidelines-canadian-recreational-water-quality-summary-document.pdf](#)

identify potential biological, chemical, and physical hazards before the public comes into contact with the water.

Health Canada's guidelines serve as a national scientific benchmark; however, the constitutional responsibility for managing and regulating recreational water quality falls under provincial and territorial jurisdiction.

Provincial

In B.C., the Ministry of Environment and Climate Change Strategy (ENV), alongside the Ministry of Health (HLTH) and the Ministry of Water, Land and Resource Stewardship (WLRS), translates federal science into provincial policy. The ENV directly adopts Health Canada's guidelines, or develops distinct provincial guidelines if specific circumstances require it, to create the B.C. Recreational Water Quality Guidelines² (RWQGs). While these guidelines are not directly enforceable laws, they are used to support environmental assessments and the development of waste management permits, approvals, and operating certificates

For provincially significant bodies of water, the province develops site-specific Water Quality Objectives (WQOs). For example, the province has long-term partnerships with the Tsleil-Waututh Nation to co-develop the 2026 updated WQOs for the Burrard Inlet³. These objectives set short-term and long-term goals to protect local water values, such as aquatic life, cultural practices, and the human consumption of fish and shellfish.

Local

The day-to-day oversight, monitoring, and direct public health management of recreational waters are handled by local authorities. In the Metro Vancouver area, this is a collaborative effort between municipalities, Metro Vancouver, and Vancouver Coastal Health (VCH).

Local authorities carry out the actual water sampling required by provincial and federal guidelines. Metro Vancouver and VCH manage local beaches (like Ambleside, Kits Beach, and the upcoming Waterfront Park Harbour Swim Deck) by testing the water regularly during the summer swimming season for indicators of fecal contamination like E. coli.

Local health units are responsible for implementing safety protocols based on the data. If a beach's water quality exceeds the established safety thresholds (such as a geometric mean of 200 E. coli per 100 mL, or a single sample maximum of 400 E.coli per 100mL), it serves as an

² British Columbia Recreational Water Quality Guidelines, 2019, retrieved from:

https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/waterquality/water-quality-guidelines/approved-wqgs/drinking-water-and-recreation/recreational_water_quality_guidelines_bcenv.pdf

³ xałəmət ct tə səliłwət / Water Quality Objectives for səliłwət (Burrard Inlet), 2026, retrieved from:

https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/waterquality/water-quality-objectives/bc_twn_burrardinlet_wgo.pdf

operational trigger for local authorities. If the local health authority determines that a body of water poses a serious risk to public health, they are responsible for issuing beach advisories, posting warning signs, or initiating temporary beach closures to restrict swimming until the water is deemed suitable again.

In addition, beach or swim-site managers monitor nearby waters for emergency incidents, such as oil spills, and implement emergency spill response plans to advise the public and close the location until such a time that authorities have determined the location has returned to normal conditions.

Understanding Risk

In this context, risk refers to the probability and potential severity of a person suffering an adverse health effect, illness, or injury due to exposure to a water quality hazard. Because engaging in any natural water activity inherently involves some baseline level of risk, public health decisions are fundamentally about keeping that risk within an acceptable limit.

Risk encompasses biological pathogens (bacteria, viruses, and protozoa from human or animal feces that cause illnesses), physical hazards (such as strong rip currents, extreme cold water, or submerged broken glass), and chemical contaminants.

The nature of a waterborne hazard, whether it is a biological pathogen like bacteria or a chemical contaminant, largely determines whether it poses an acute, chronic, or incident-based risk to swimmers.

Type of Risk	Description	Substances	Risk Management	Oversight
Acute Health Risk	Sudden, intense, and short-lived, usually tied to short-term exposure	Bacteria (e.g., <i>E. coli</i> or Enterococci), and blue-green algae	Routine recreational water monitoring programs, making public advisories when bacteria exceed guideline values	Local public health authorities
Chronic Health Risk	Long-term, ongoing exposure that lasts over time, often compounding slowly, usually tied to drinking water or eating fish or shellfish	Heavy metals (e.g., Cadmium, Zinc, Copper, Mercury), organic chemicals (solvents, pesticides, hydrocarbons), and PFAS (Per- and polyfluoroalkyl substances)	Developing drinking water quality and fish and shellfish consumption guidelines	Provincial and Territorial governments informed by Federal science
Incident-based Health Risk	An environmental incident or spill is a sudden, accidental release of hazardous chemicals, or pollutants into a water body that causes immediate localized contamination and health or safety risks	Petrochemical and oil spills, high-concentration acid or alkali leaks, pesticide/fertilizer runoff surges, and urban/industrial wastewater overflows	Developing a Marine Spill Response Plan for early detection and management of location throughout the period of risk	Municipal beach or swim-site managers

Bacteria, such as *E. coli* and Enterococci, are the primary drivers of **acute risks** in recreational waters, as accidental ingestion of water while swimming may result in gastrointestinal illness.

In contrast, the everyday concentrations of chemical contaminants (like heavy metals, PAHs, or CECs) in natural waters are generally too low to cause acute harm through contact with skin or accidental swallowing. Instead, these chemicals primarily pose **chronic risks** that accumulate over long periods, predominantly through the consumption of local fish and shellfish or through *drinking water* with these contaminants.

However, both bacteria and chemicals can suddenly escalate into **incident-based risks** during unforeseen emergencies. For instance, an industrial petrochemical spill can release concentrated, hazardous chemicals, requiring immediate public health interventions, emergency response, and beach closures.

Suitable for swimming does not mean suitable for drinking. The regulatory frameworks are distinct from one another because the biological exposure pathways are different.

Recreational Water Standard		Drinking Water Standard	
Exposure Pathway:	Activities with direct skin contact where accidental ingestion of small water volumes may occur	Exposure Pathway:	Water actively consumed in sustenance volumes (2L/day) continuously over a human lifetime
Regulatory Focus:	Focused almost exclusively on acute biological hazards (pathogens) and short term exposure thresholds.	Regulatory Focus:	Held to higher standards to mitigate the long-term bioaccumulation of trace chemicals, pharmaceuticals, and heavy metals

Baseline Assessment of Waterfront Park for Recreational Use

To assess the recreational suitability of Waterfront Park, Swim Drink Fish (SDF) conducted a multi-year monitoring program. This included a long-term (2024-2026) biological water monitoring program in accordance with Health Canada's Guidelines for Recreational Water and the BC RWQGs, and a 2024 non-bacterial contaminant review in Burrard Inlet in using the Burrard Inlet WQOs.

Acute Risk

Bacterial sampling was conducted at five strategic points that represent a variety of conditions across the waterfront location. The program adhered to the Guidelines for Canadian Recreational Water Quality and BC provincial standards, to assess the suitability for recreation.

The assessment spans three distinct environmental health survey cycles: 2024 (Summer), 2025 (Summer/Fall), and 2026 (Winter through Summer).

Monitoring used *E. coli* and *Enterococci* bacteria as primary indicators of fecal contamination. During each sampling session, 5 samples are collected at the site, and their results are calculated into a single geometric mean to assess the water status that day. Results consistently demonstrate that Waterfront Park meets primary contact guidelines. Over 39 sampling occasions, the regulatory threshold, defined as a geometric mean of ≤ 200 *E. coli* / 100 mL or a single-sample maximum of 400 *E. coli* / 100 mL, was exceeded only six times as indicated by the peach coloured bars on the graphs. Blue coloured bars on the graphs indicate days in which the water quality was within threshold values. During the typical recreational season between Victoria Day and Labour Day, the site only demonstrated elevated bacterial levels on one occasion.

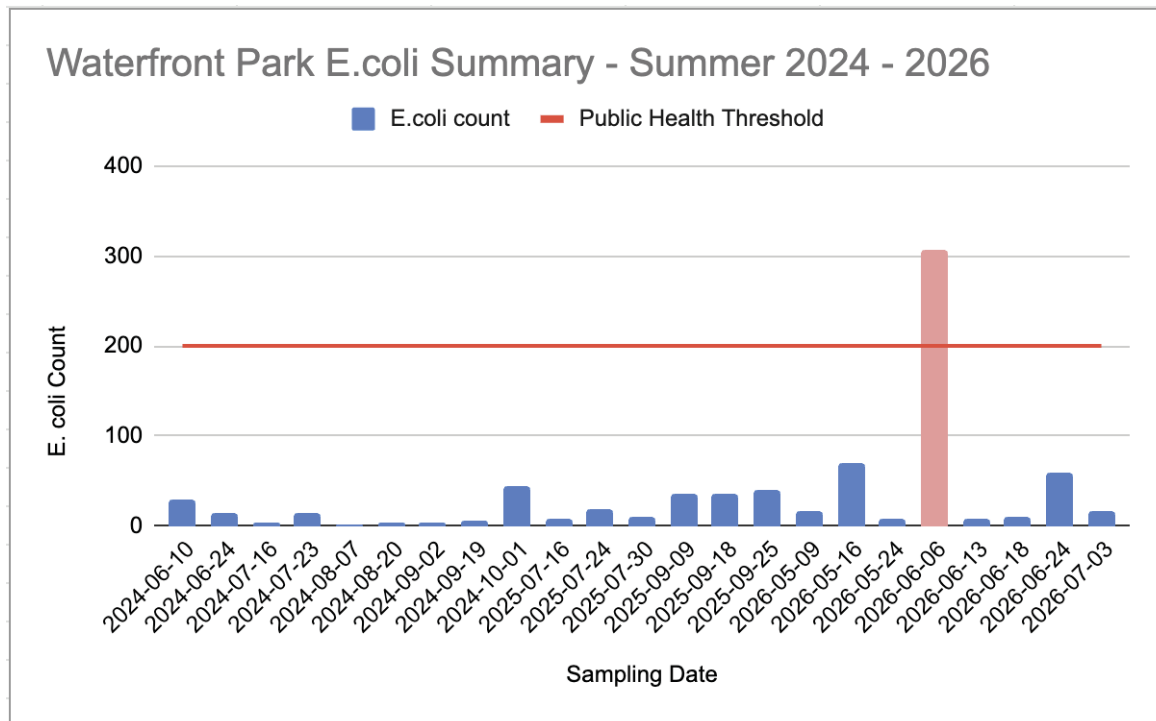


Figure 1: Waterfront Park E.coli Summer 2024-2026 Results

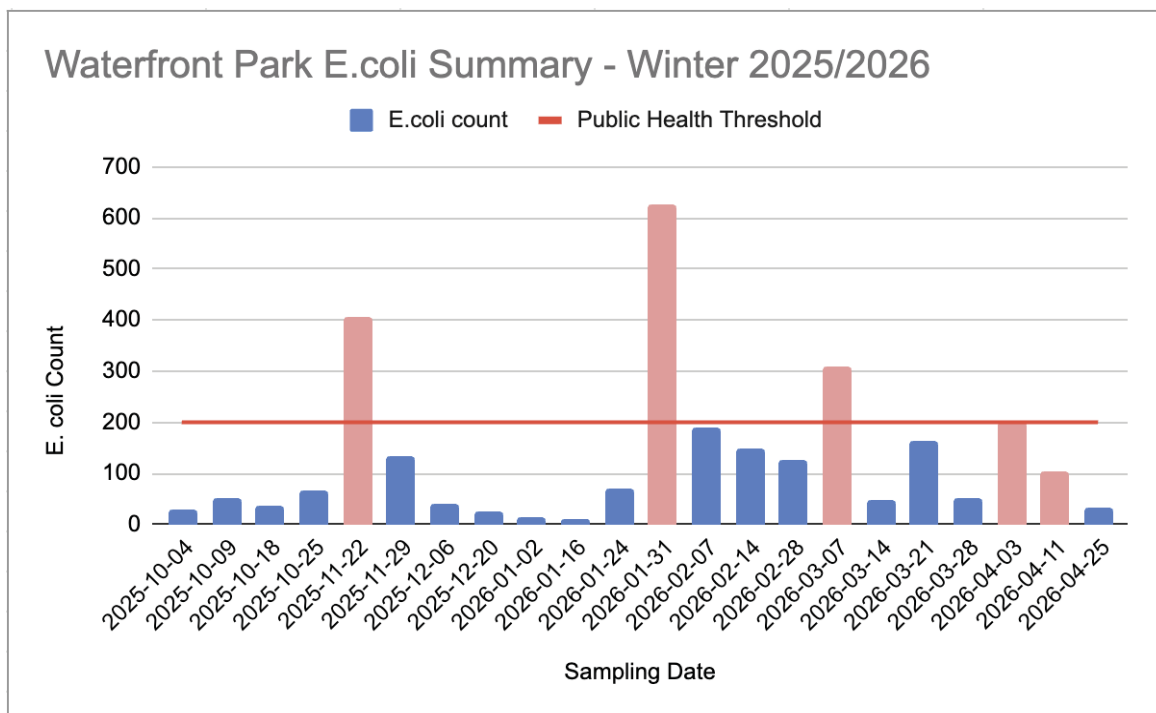


Figure 2: Waterfront Park E.coli Winter 2025/2026 Results

Note: Peach coloured bars below the Public Health Threshold indicate a single-sample maximum of 400 E. coli / 100 mL. During routine operation, Single sample exceedances can result in the posting of beach

advisories. Any value that exceeds the Beach Action Value of 235 E. Coli / 100mL can trigger an action such as a resample or study to determine the source of the pollution.

Despite episodic spikes, the site exhibits high environmental resilience. The dynamic tides and currents between the Narrows facilitate rapid subsequent flushing, ensuring that bacterial concentrations return to baseline levels quickly after rainfall events.

A full report including this data can be downloaded from Swim Drink Fish's Waterfront Park 2024-2025 Water Quality Investigation Report⁴.

Chronic Risks

Evaluating legacy industrial impacts against modern recreational standards was a prerequisite to identify the location as suitable for urban swimming, as safety is imperative for individuals recreating in a working harbour environment.

As such, in 2024, Swim Drink Fish undertook a review of Metro Vancouver ambient water column data (2007–2017) and evaluated that data against the 2024 Burrard Inlet WQOs. This ensures that safety thresholds reflect the most current, co-developed scientific standards. This dataset included contaminants from the following categories which were used to develop the Burrard Inlet WQOs:

Category	Example Substances
Heavy Metals	Cadmium, Copper, Lead, Mercury, Nickel, and Arsenic
Polycyclic Aromatic Hydrocarbons (PAHs)	Acenaphthene, Benzo(a)pyrene, Chrysene, Fluorene, and Naphthalene
Contaminants of Emerging Concern (CECs)	Phthalates, Bisphenols, 6PPD-quinone, Brominated Flame Retardants, and Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)

While Burrard Inlet is a multi-use waterway supporting industrial, commercial, and recreational activities, the data from Metro Vancouver's Ambient Water Column Monitoring program indicate the baseline chemical concentrations in the water column, the primary exposure route for

⁴ Waterfront Park 2024-2025 Water Quality Investigation Report, retrieved from: https://static1.squarespace.com/static/68a530c8bf92894f5c3a2e88/t/691f7e4103a1ed61e1370e9b/1763671617975/SDFC_WaterfrontPark_2024-2025_WaterQualityInvestigation.pdf

swimmers, remain consistently below WQO thresholds and do not pose an acute risk to swimmers.

Incident-Based Risks

Polycyclic Aromatic Hydrocarbons, Heavy Metals and Contaminants of Emerging Concern can pose an incident-based risk for direct human swimming contact during major spill events from nearby vessels and waterfront industrial land uses.

As explained in “Understanding “Risk””, these risks are mitigated through the implementation of a robust spill response plan by the City of North Vancouver, which details protocols for detection, reporting, and advising the public during events such as isolated industrial discharges, oil spills, and other incidents that results in the release of a large volume of contaminants.

To understand baseline conditions at Waterfront Park, Swim Drink Fish undertook a broad spectrum water quality assessment looking specifically at non-bacterial contaminants. The results of this study can be used to establish what may constitute normal levels of these substances to better inform ongoing studies and management actions.

Surface water samples were collected from Waterfront Park’s Goldsworthy Pier. Samples were analyzed by ALS Global and provided to Swim Drink Fish. 112 parameters were analyzed during this assessment across the following categories:

Test Group	Summary	BC RWQG BC Recreational Water Quality Guideline
General Water Quality	All within acceptable range for recreation	✓
Metals	Concentrations within recreational guidelines and general low or below detectable laboratory limit	✓
Organic Contaminants	PAHs, VOCs, chlorophenols and other organics were present at trace concentrations within applicable guidelines	✓
Nutrients	All concentrations within applicable recreational or marine water quality guidelines	✓

All 112 parameters were assessed against available regulatory guideline values, including those from BC Recreational Water Quality Guidelines, Burrard Inlet Water Quality Objectives, and BC Source Drinking Water Quality Guidelines. Cross referencing parameters from this study against those with regulatory limits in the guideline documentation established a subset of 37

parameters. Any substance without a regulatory limit was not included in this memo for brevity. This summary of the chemical analysis can be found in Appendix A.

Appendix A: 2026 Chemical Analysis of Waterfront Park

Parameter		Result	BC ENV RWQG 2019	Burrard Inlet WQO 2026	BC SDWQG 2020*
Chlorinated Phenolics	Total Monochlorophenols	<0.050 µg/L	0.0001 mg/L	0.1 µg/L (max)	0.0001 mg/L
	Total Dichlorophenols	<0.050 µg/L	0.0003 mg/L	0.3 µg/L (max)	0.0003 mg/L
	Total Trichlorophenols	<0.10 µg/L	0.002 mg/L	2 µg/L (max)	0.002 mg/L
	Total Tetrachlorophenols	<0.10 µg/L	0.001 mg/L	1 µg/L (max)	0.001 mg/L
	Pentachlorophenol	<0.10 µg/L	0.03 mg/L	N/A	0.03 mg/L
Plant pigments	Chlorophyll a	7.9 µg/L	50 mg/m2 (in streams)	N/A	N/A
Nutrients	Nitrate	<0.50 mg/L (nitrate-N)	45 mg/L (nitrate); 10 mg/L (nitrate-N)	N/A	45 mg/L (nitrate) 10 mg/L (nitrate-N)
	Nitrite	<0.10 mg/L (nitrite-N)	3.0 mg/L (nitrite); 1.0 mg/L (nitrite-N)	N/A	3.0 mg/L (nitrite) 1.0 mg/L (nitrite-N)
Metals	Aluminum	<0.050 mg/L	N/A	N/A	9.5 mg/L
	Antimony	<0.0030 mg/L	N/A	N/A	0.006 mg/L
	Arsenic	<0.0030 mg/L	N/A	2.4 µg/L (mean)*	0.01 mg/L
	Boron	2.85 mg/L	N/A	N/A	5.0 mg/L
	Cadmium	<0.00020 mg/L	N/A	0.12 µg/L (mean)*	0.005 mg/L
	Chromium	<0.0050 mg/L	N/A	Cr VI: 1.5 µg/L,	0.05 mg/L

				Cr III: 56 µg/L (mean)	
	Cobalt	<0.0010 mg/L	N/A	N/A	0.001 mg/L
	Copper	<0.0050 mg/L	N/A	1.3 µg/L (mean)*	2.0 mg/L
	Lead	<0.0020 mg/L	N/A	2 µg/L (mean)*	0.005 mg/L
	Manganese	0.0058 mg/L	N/A	22.6 µg/L (mean)	0.12 mg/L
	Mercury	<0.0000050 mg/L	N/A	0.016 µg/L (mean)*	0.001 mg/L
	Molybdenum	0.0078 mg/L	N/A	N/A	0.088 mg/L
	Nickel	0.0050 mg/L	N/A	0.8 µg/L (mean)*	0.08 mg/L
	Selenium	<0.0020 mg/L	N/A	Not Established for Water	0.01 mg/L
	Silver	<0.00025 mg/L	N/A	0.5 µg/L (mean)	N/A
	Strontium	4.88 mg/L	N/A	N/A	7.0 mg/L
	Thallium*	<0.00050 mg/L	N/A	0.27 µg/L (mean)*	N/A
	Uranium	0.00193 mg/L	N/A	N/A	0.02 mg/L
	Zinc	<0.025 mg/L	N/A	10 µg/L (mean)	3.0 mg/L
Volatile Organic Compounds (VOCs)	Methyl Tertiary-Butyl Ether (MTBE)	<0.50 µg/L	0.02 mg/L	0.27 µg/L (mean)	N/A

Polycyclic Aromatic Hydrocarbons (PAHs)	Acenaphthene	<0.010 µg/L	N/A	0.27 µg/L (mean)	N/A
	Benzo(a)pyrene	<0.0050 µg/L	N/A	0.27 µg/L (mean)	N/A
	Chrysene	<0.010 µg/L	N/A	0.27 µg/L (mean)	N/A
	Fluorene	<0.010 µg/L	N/A	0.27 µg/L (mean)	N/A
	Naphthalene	<0.010 µg/L	N/A	0.27 µg/L (mean)	N/A
	PAHs, total (P2MMP)	<0.040 µg/L	N/A	0.27 µg/L (mean)	0.00004 mg/L
Physical Tests	Colour	<5.0 CU	True 15 TCU (mean)*	Should not impede visibility	NA
	pH	8.5	5.0 - 9.0	7.7 to 8.8	N/A
	Total Suspended Solids	<2.0 mg/L	N/A	No increase from the expected natural levels in the ambient background, defined by best available data as 10 mg/L	N/A

Notes:

(mean)* A mean is based on at least five weekly samples over a 30-day period. This mean is then compared against the WQO and no more than 20% of samples can be greater than the WQO.

Thallium* The lab detection limit for Thallium is above the minimum for the Burrard Inlet WQO and thus cannot be assessed.

<* The less-than symbol represents a value below the laboratory detection limit.

British Columbia Source Drinking Water Quality Guidelines (BC DSWQG)* are included for reference only, as this location is not identified as a source of drinking water.

The samples for this chemical analysis were retrieved from site “WFA” off the Goldsworthy Pier dock. Values coloured in dark green indicate results are below thresholds for recreational water quality included in the British Columbia Recreational Water Quality Guidelines (BC RWQG). Values coloured in light green indicate the result is lower than the Burrard Inlet Water Quality Objective (WQO). Values coloured in the lightest green are those that would be within the BC Source Drinking Water Quality Guidelines (BC SDWQG). Please note the BC SDWQG has been included only for reference purposes, as the waters of Waterfront Park are marine waters not identified as a source of drinking water. Units of measurement are represented as either Milligram per litre (mg/L), Microgram per litre (µg/L) and MicroSiemens per Centimeter (µS/cm). 1000 Micrograms make up one milligram. For example, 0.050 µg/L = 0.000050 mg/L

References

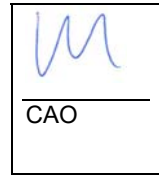
"British Columbia Ministry of Environment and Climate Change Strategy. 2019. B.C. Recreational Water Quality Guidelines: Guideline Summary. Water Quality Guideline Series, WQG-02. Prov. B.C., Victoria B.C."

"British Columbia Ministry of Environment and Climate Change Strategy. 2020. B.C. Source Drinking Water Quality Guidelines: Guideline Summary. Water Quality Guideline Series, WQG-01. Prov. B.C., Victoria B.C."

"British Columbia Ministry of Environment and Parks (ENV) and Tsleil-Waututh Nation (TWN). 2026. xələmət ct tə səliwət / Water Quality Objectives for səliwət (Burrard Inlet). Water Quality Objective Series. Prov. B.C., Victoria B.C."

"Bjorklund, K., Braig, S, Rao, A.S. and Gabelhouse, K. 2024. Water Quality Assessment and Proposed Objectives for Burrard Inlet: Physical Parameters Technical Report. Prepared for Tsleil-Waututh Nation and the Province of B.C. Authors"

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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: 2026 APPROPRIATION #2

Date: July 2, 2026 File No: 05-1705-30-0019/2026

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 July 2, 2026, entitled "2026 Appropriation #2":

THAT the 2026-2030 Financial Plan Specific Appropriations, as set out in Attachment #1, be approved;

AND THAT should any of the amounts remain unexpended as at December 31, 2029, the unexpended balances shall be returned to the credit of the respective reserves.

ATTACHMENTS

1. 2026 Specific Appropriations (CityDocs [2827308](#))
2. Information Report: 2026-2030 Capital Plan – Specific Appropriations: Sewer Utility Main Replacement (Project 12-01) (CityDocs [2823714](#))

SUMMARY

Council approved CNV's current 2026-2030 Financial Plan Bylaw on April 20, 2026. This report recommends that funds be appropriated in alignment with CNV's Appropriation Policy so work can progress on projects that are included in the 2026-2030 Capital Plan.

BACKGROUND

Sections 173(1) and 173(2) of the *Community Charter* specifies that a municipality must not make an expenditure unless it is included in its Financial Plan for that year. CNV's current 2026-2030 Financial Plan Bylaw was adopted at Council's April 20, 2026 meeting and included a fully funded 5-year Capital Plan.

Appropriation is the final step in the funding of projects in the Capital Plan and, if approved, will allow funds to be expended. Council approved CNV's Appropriations Policy on April 7, 2025. Under that Policy, CNV's appropriation process is as follows:

- an Early Appropriation following Council's endorsement of the Capital Plan for projects requiring funds immediately
 - This step was not required for the 2026-2030 Financial Plan
- a General Appropriation for most of the remaining projects up to \$2M at the time of Council's approval of the Financial Plan Bylaw
 - This step was completed following approval of the Financial Plan.
- Additional Specific Appropriations for New Initiative projects over \$2M and provisions submitted to Council throughout the year when these projects reach milestones/stage gates.

DISCUSSION

This report recommends one Specific Appropriation (**Attachment 1**) to fund two projects included in CNV's current 2026-2030 Capital Plan. This appropriation has an accompanying Information Report (**Attachment 2**) that includes additional information on each project.

FINANCIAL IMPLICATIONS

The appropriation request of \$1,242,378 is required to advance the design and construction of planned sewer main projects and takes the total amount requested for sewer main replacement in 2026 to \$2,266,218, the total amount included in the 2026 year of the 2026-2030 Capital Plan for this work.

Project Location	Appropriation #1	Appropriation #2	2026 Total
800 block W 15th St	94,733	-	94,733
Sewer Utility Reserve	94,733	-	94,733
East 1st St - 100 block	929,106	762,630	1,691,736
Sewer Utility Reserve	929,106	653,094	1,582,200
Sewer DCC Reserve ¹	-	109,536	109,536
East 2nd St – St Georges to St Andrews ²	-	479,748	479,748
Sewer Utility Reserve	-	212,384	212,384
Sewer DCC Reserve ³	-	267,364	267,364
TOTAL SEWER MAINS	1,023,839	1,242,378	2,266,218

¹ As the new, larger sewer main will support projected growth in the catchment, \$109,536 of the total is funded from development cost charges (DCCs).

² \$582,646 of appropriated 2025 funding is also allocated to this project to make the total proposed project funding \$1,062,394

³ As this project supports projected growth in the catchment, \$267,364 of the total is funded by DCCs.

Sufficient funding is available in CNV's reserves for the recommended Specific Appropriations as identified in CNV's 2026-2030 Financial Plan.

INTER-DEPARTMENTAL IMPLICATIONS

Finance works closely with CNV's teams requiring Specific Appropriations and, in this case, the Utilities team within the Infrastructure, Transportation and Parks Department.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The preparation and approval of a Financial Plan is consistent with the requirements of the *Community Charter* and several of the objectives of the City's 2014 Official Community Plan. Financial Plans are also prepared taking into consideration Council's Strategic Plan.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

2026 Specific Appropriations

2026 Specific Appropriations				CNV RESERVE	
Ref#	Dept	Project Name	2026 Appropriation #2	Sewer Utility Reserve	DCC Sewer Utility
12-01	ITP	Sewer Utility Main Replacement	1,242,378	865,478	376,900
			-		
			-		
			-		
Total Specific Appropriation			1,242,378	865,478	376,900



 Director	 General Manager	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Matthew Holm, Manager, Engineering Design

Subject: 2026-2030 CAPITAL PLAN – SPECIFIC APPROPRIATIONS: SEWER
UTILITY MAIN REPLACEMENT (PROJECT 12-01)

Date: July 2, 2026

File No: 05-1705-30-0002/2026

	2026	2027	2028	2029	2030	Total
City Contributions	\$2,266,218	\$3,028,416	\$3,249,943	\$3,419,159	\$3,590,117	\$15,553,851
External Contributions	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,266,218	\$3,028,416	\$3,249,943	\$3,419,159	\$3,590,117	\$15,553,851

PURPOSE

The purpose of this report is to present the rationale for appropriating the remaining \$1,242,378 of 2026 Sewer Utility Main Replacement project funding to continue the City's main renewal program.

DISCUSSION

The City's asset management program aims to ensure reliable, affordable and sustainable service, while meeting the needs of our growing community. The Sewer Utility Budget allocates annual funding for the renewal of the sewer network to ensure timely replacement of aging mains and to accommodate growth.

In January 2026, staff requested and received \$1,023,840 to support renewal work along the 800-block of West 15th Street (\$94,733) and the 100-block of East 1st Street (\$929,106).

To date, the 800-block West 15th Street project is nearing completion with approximately 215 meters of sewer main renewed. Final road restoration will be coordinated with the adjacent private construction sites to ensure proper sequencing and minimize disruption.

The renewal and upsizing of 315 metres of sewer main in the 100-block of East 1st Street to support projected growth in the catchment area will be coordinated with the North Shore Neighbourhood House project and is expected to occur later in the year, with

scheduling that considers the summer event activities. Tender pricing came in higher than originally budgeted and with soft costs (e.g. design) included an additional \$762,631 is required to complete construction.

The approved funding from January is fully allocated to the 800-block West 15th Street and the 100-block East 1st Street projects. Additional funding is required now through this appropriation (\$1,242,378) to ensure sufficient budget for the 100-block East 1st Street work (\$762,630) and the remaining budget to support the replacement and upsizing of the sewer main in the 200-block East 2nd Street (\$479,748).

The 208 meter 200-block East 2nd Street project is planned to follow the replacement of the watermain in the same block and support projected growth in the catchment. In 2025 \$582,646 of funding was appropriated and has been allocated towards this project and the remainder of the 2026 Main Replacement funding, \$479,747, is being requested through this report to create a funding envelope that is consistent with current market unit rates for project costs. The design phase will explore alternative construction methodologies to minimize cost, impact and risk and the project budget will be finalized after tender of the project.

Design and investigation for the 200-block East 2nd Street project are expected to begin in September 2026, with construction planned for the first half of 2027. This project will be designed and delivered by contracted services; actual start dates will depend on contractor availability.

For the above noted projects, staff will work with contractors to establish an acceptable construction schedule, and to ensure that surrounding residents and business are notified and that City permits and approved traffic management plans are secured.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This project supports the 2014 OCP goal:

8.2.1 Maintain or improve service levels related to water supply, sewers, transportation, communication and energy infrastructure;

RESPECTFULLY SUBMITTED:



Matthew Holm
Manager, Engineering Design

MOTION

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities – File: 01-0400-60-0006/2026

Submitted by Mayor Buchanan

RECOMMENDATION:

THAT Council amend the following resolution from the July 6, 2026 Regular meeting to replace the phrase “section 765 of the *Local Government Act*” with the phrase “relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*”:

WHEREAS the City of North Vancouver has repeatedly raised concerns regarding the cost escalation of the North Shore Wastewater Treatment Plant (NSWWTP) from an original estimate of \$700 million to \$3.86 billion, and the disproportionate burden this places on North Shore residents;

WHEREAS on March 5, 2026, the Mayors of the City and District of North Vancouver met with the Premier of British Columbia and Minister of Housing and Municipal Affairs, and by joint letter dated April 28, 2026 reaffirmed the requests for a public inquiry into the NSWWTP cost overruns by the province, a provincial review of Metro Vancouver's governance framework, and a fairness mechanism to protect municipalities from bearing the cost of uncontrolled escalations on regional mega-projects;

WHEREAS on May 13, 2026, the GVS&DD Board announced a mediated settlement of its litigation with Acciona Wastewater Solutions LP under which Acciona provided \$235 million to the GVS&DD, and the GVS&DD has not confirmed how those proceeds will be applied;

WHEREAS Metro Vancouver has since announced a review of the NSWWTP Program that is commissioned and funded by Metro Vancouver will proceed as litigation is complete;

WHEREAS a review commissioned by the very entity whose governance and processes are under examination cannot provide the independence, public confidence, and accountability that residents require and deserve;

AND WHEREAS the District of North Vancouver Council is concurrently considering a resolution to submit a complaint to the Inspector of Municipalities pursuant to relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*, and a united North Shore position materially strengthens both requests;

Continued...

THEREFORE BE IT RESOLVED:

1. THAT Council write to the GVS&DD Board requesting that the full \$235 million settlement received by the GVS&DD from Acciona be applied to the North Shore subregion to reduce the cost of the NSWWTP, with the benefit allocated to North Shore ratepayers;
2. THAT Council re-affirm in writing to the Chair, Metro Vancouver Board of City of North Vancouver's position that any review of the NSWWTP Program must be truly independent, commissioned at arm's length from Metro Vancouver, preferably by the Province of British Columbia or the Inspector of Municipalities, with terms of reference not determined by Metro Vancouver;
3. THAT the Mayor, on behalf of Council, submit a complaint to the Inspector of Municipalities of British Columbia pursuant to relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*, regarding Metro Vancouver's management of the NSWWTP, specifically requesting: (a) a public inquiry into the NSWWTP cost overruns to establish an independent record of what occurred with recommendations; (b) a provincial review of Metro Vancouver's governance framework, particularly the GVS&DD Act and the mechanisms by which it can borrow billions of dollars on behalf of member municipalities without their meaningful consent; and (c) a fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight;
4. AND THAT copies of this resolution be forwarded to the Premier of British Columbia; the Minister of Housing and Municipal Affairs; the Inspector of Municipalities; the Chair of the Metro Vancouver Board of Directors; the Chair of the GVS&DD Board; and the Councils of the District of North Vancouver and the District of West Vancouver.

Memorandum, dated July 15, 2026 – "Amendment to July 6, 2026 North Shore Wastewater Treatment Plant Resolution"



Memo

To: Members of Council

From: Mayor Buchanan

Date: July 15, 2026

Subject: Amendment to July 6, 2026 North Shore Wastewater Treatment Plant Resolution

The revised motion before Council is an administrative amendment to the resolution from the July 6, 2026 Regular Council meeting by replacing the phrase, "section 765 of the *Local Government Act* ("the Act")" with "relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*".

The revised motion is as follows:

WHEREAS the City of North Vancouver has repeatedly raised concerns regarding the cost escalation of the North Shore Wastewater Treatment Plant (NSWWTP) from an original estimate of \$700 million to \$3.86 billion, and the disproportionate burden this places on North Shore residents;

WHEREAS on March 5, 2026, the Mayors of the City and District of North Vancouver met with the Premier of British Columbia and Minister of Housing and Municipal Affairs, and by joint letter dated April 28, 2026 reaffirmed the requests for a public inquiry into the NSWWTP cost overruns by the province, a provincial review of Metro Vancouver's governance framework, and a fairness mechanism to protect municipalities from bearing the cost of uncontrolled escalations on regional mega-projects;

WHEREAS on May 13, 2026, the GVS&DD Board announced a mediated settlement of its litigation with Acciona Wastewater Solutions LP under which Acciona provided \$235 million to the GVS&DD, and the GVS&DD has not confirmed how those proceeds will be applied;

WHEREAS Metro Vancouver has since announced a review of the NSWWTP Program that is commissioned and funded by Metro Vancouver will proceed as litigation is complete;

WHEREAS a review commissioned by the very entity whose governance and processes are under examination cannot provide the independence, public confidence, and accountability that residents require and deserve;

AND WHEREAS the District of North Vancouver Council is concurrently considering a resolution to submit a complaint to the Inspector of Municipalities pursuant to relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver*

Sewerage and Drainage District and section 765 of the *Local Government Act*, and a united North Shore position materially strengthens both requests;

THEREFORE BE IT RESOLVED:

1. THAT Council write to the GVS&DD Board requesting that the full \$235 million settlement received by the GVS&DD from Acciona be applied to the North Shore subregion to reduce the cost of the NSWWTP, with the benefit allocated to North Shore ratepayers;
2. THAT Council re-affirm in writing to the Chair, Metro Vancouver Board of City of North Vancouver's position that any review of the NSWWTP Program must be truly independent, commissioned at arm's length from Metro Vancouver, preferably by the Province of British Columbia or the Inspector of Municipalities, with terms of reference not determined by Metro Vancouver;
3. THAT the Mayor, on behalf of Council, submit a complaint to the Inspector of Municipalities of British Columbia pursuant to relevant legislation, including section 59 of *An Act to Incorporate the Greater Vancouver Sewerage and Drainage District* and section 765 of the *Local Government Act*, regarding Metro Vancouver's management of the NSWWTP, specifically requesting: (a) a public inquiry into the NSWWTP cost overruns to establish an independent record of what occurred with recommendations; (b) a provincial review of Metro Vancouver's governance framework, particularly the GVS&DD Act and the mechanisms by which it can borrow billions of dollars on behalf of member municipalities without their meaningful consent; and (c) a fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight;
4. AND THAT copies of this resolution be forwarded to the Premier of British Columbia; the Minister of Housing and Municipal Affairs; the Inspector of Municipalities; the Chair of the Metro Vancouver Board of Directors; the Chair of the GVS&DD Board; and the Councils of the District of North Vancouver and the District of West Vancouver.

The District of North Vancouver will also be making this administrative amendment to the NSWWTP resolution from their July 6, 2026 Regular Council meeting.

NOTICE OF MOTION

7. Enhancing Pedestrian Safety Through E-Mobility Signage
– File: 01-0530-12-0001/2026

Submitted by Councillor Shahriari

RECOMMENDATION:

WHEREAS the City of North Vancouver supports the safe and responsible use of electric mobility devices as an important transportation option for many residents and visitors;

WHEREAS the number and variety of electric mobility devices, including electric scooters, electric bicycles, electric cargo bicycles, and other forms of micromobility, have increased significantly in recent years, resulting in greater use of shared public spaces by both riders and pedestrians;

WHEREAS the City of North Vancouver participates in the Provincial Electric Kick Scooter Pilot Project and has regulations governing where electric mobility devices may operate, including restrictions on sidewalks, crosswalks, and certain roadways;

WHEREAS many residents, visitors, and riders may be unaware of these regulations and of where electric mobility devices may legally operate within the City;

WHEREAS Council has previously directed staff to explore opportunities to improve safety through education related to the use of electric mobility devices;

AND WHEREAS location-specific signage and pavement markings can improve public awareness, reduce conflicts between pedestrians and riders, and promote the safe sharing of public spaces;

THEREFORE BE IT RESOLVED THAT staff be directed to report back to Council with options, costs, and potential locations for a phased Pedestrian Safety and E-Mobility Signage Program that would:

- a. Identify opportunities for early implementation of signage and pavement markings at priority “hot spot” locations, based on factors such as reported collision data, pedestrian volumes, and community feedback, to improve pedestrian safety and awareness of existing regulations governing electric mobility devices;
- b. Consider ways to promote safe and lawful use of electric mobility devices in areas of high pedestrian activity, including shared pathways where signage may assist in promoting pedestrian priority, yielding behaviour, and safe interactions between riders and pedestrians;
- c. Explore opportunities to improve public awareness of existing rules and regulations through signage at strategic locations throughout the City; and
- d. Explore opportunities for consistent signage and messaging across the North Shore to improve public understanding and regional consistency.

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NOTICE OF MOTION

8. Establishing a Cooling Strategy, including Maximum Indoor Temperature Standard, for Multi-Unit Residential Buildings – File: 01-0530-12-0001/2026

Submitted by Councillor Girard

RECOMMENDATION:

WHEREAS it is known that the human body normally regulates its internal temperature through sweating, and during extended periods of extreme heat in the summer, the body's internal systems become increasingly stressed and for some, unable to cool the body effectively, with known impacts to and increased strain of the body's nervous, circulatory and respiratory systems;

WHEREAS the threat of the summer's extreme heat affects our community's most vulnerable members, such as seniors, children, individuals living with chronic diseases, and/or individuals living in housing without adequate cooling systems, and the risk to them of heat-related deaths and other serious health effects increases as the number of days of extreme heat increases;

WHEREAS while the City of North Vancouver has taken proactive measures to respond to times of prolonged extreme heat by providing cooling stations around the City for community members to seek respite during these times;

WHEREAS in 2024, the Provincial Government changed the B.C. Building Code to mandate that every Multi-Unit Residential Building have at least one "cool" room – by their definition, it must be cooler than 26°C;

WHEREAS Multi-Unit Residential Buildings built after 2024 will need to meet this Provincial requirement, and there are no requirements within the B.C. Building Code to require Multi-Unit Residential Buildings built before 2024 to meet this one "cool" room requirement;

WHEREAS a Toolkit was created for "Thermal Safety in Existing Multi-Unit Residential Buildings" which includes a series of recommendations for actions both at the municipal and provincial level;

WHEREAS the City of Vancouver recently considered a report dated May 5, 2026 entitled "Report Back – Giving Effect to Cooling Rights in a Climate Emergency Through the Licence Bylaw", which recommended, among other things, that Council request the Province amend the *Vancouver Charter* – the distinct provincial legislation that governs the City of Vancouver – to permit Vancouver to establish maximum indoor temperature standards, as Vancouver's own enabling legislation currently authorizes only the regulation of minimum indoor temperature;

Continued...

WHEREAS the City of North Vancouver is governed not by the *Vancouver Charter* but by the *Community Charter* and the *Local Government Act*, together with the provincial *Building Act*, which set out different rules than those applicable to the City of Vancouver regarding local government authority over building and temperature standards;

AND WHEREAS the City of New Westminster, a municipality governed by the *Community Charter*, as is the City of North Vancouver, has already enacted amendments to its Business Regulations and Licensing (Rental Units) Bylaw (May 2025 and June 2026) prohibiting restrictions on cooling devices and requiring at least one living space in a rental unit to be maintained at or below 26°C between 8:00 p.m. and 8:00 a.m., indicating that municipalities governed by the *Community Charter* may already have some authority to act in this area, distinct from the position of the City of Vancouver;

THEREFORE BE IT RESOLVED THAT staff investigate and report back on a Cooling Strategy for the City of North Vancouver to address periods of extreme heat and summertime cooling, which should include research on the City's existing authority under the *Community Charter* and *Building Act* to establish a maximum indoor temperature bylaw – set at 26°C – for existing and future rental Multi-Unit Residential Buildings;

THAT in the proposed Cooling Strategy, staff consider the following in their review:

- increased size of openable windows within the units themselves;
- mandatory HVAC cooling system for a building's common areas and within the units, with priority on the installation of heat pumps;
- accommodations for portable AC cooling devices and/or heat pumps where a building's HVAC cooling system does not extend to each individual unit; and
- investigate options for those who are unable to purchase a portable AC cooling device during extended times of extreme heat;

AND THAT the Mayor, on behalf of City Council, write to the BC Minister of Housing and Municipal Affairs to:

- advocate for the inclusion of the Right to Cool for Multi-Unit Residential Buildings in the *Strata Property Act* and the *Residential Tenancy Act*, and to prohibit landlords and strata corporations from restricting or preventing residents from using portable cooling devices; and
- request an update on the Province's effort to support Metro Vancouver local governments, outside the City of Vancouver, in establishing standards for cooling in Multi-Unit Residential Buildings.

Background Information, April 2025 and May 5, 2026

Thermal Safety in Existing Multi-Unit Residential Buildings

A Policy Toolkit for Local
Governments in BC's Lower
Mainland

April 2025



WESTERHOFF
climate strategies



Acknowledgments

This report was prepared by a consultant team of:

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- Focal Engineering
- Introba

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- Vancouver Coastal Health
- City of North Vancouver
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- Christy Love, RDH
- Darla Simpson, Zero Emissions Innovation Centre (ZEIC)
- Elyse Henderson, BC Hydro
- Emily Newhouse, Fraser Health
- Kevin Ramlu, Township of Langley
- Patrick Caraher, Aboriginal Housing Management Association
- Scott Williams, Building Safety and Standards Branch, Province of British Columbia
- Wilma Leung, BC Housing

The contents of this report, including the recommendations, do not reflect the opinions or endorsement of either the individuals noted above or the organizations they represent.

Summary of Acronyms

AIBC	Architectural Institute of British Columbia
ASHRAE	American Society of Heating, Refrigerating, and Air-Conditioning Engineers
BC	British Columbia
BCBC	BC Building Code
BCCDC	BC Centre for Disease Control
BCIT	BC Institute of Technology
BCNPHA	BC Non-Profit Housing Association
BSSB	Building Safety and Standards Branch
CHOA	Condominium Home Owners Association
CIBSE	Chartered Institution of Building Services Engineers
EGBC	Engineers and Geoscientists BC
EMLI	Ministry of Energy, Mines and Low Carbon Innovation
EPR	Electrical Planning Report
ERV	Energy recovery ventilator
HPSC	Home Performance Stakeholder Council
HRAI	Heating, Refrigeration and Air Conditioning Institute of Canada
HRV	Heat recovery ventilator
LLBC	Landlord BC
MUA	Make-up air unit
MURB	Multi-unit residential building
NRC	National Research Council
NRCan	Natural Resources Canada
SHGC	Solar heat gain coefficient
TECA	Thermal Environmental Comfort Association
TRAC	Tenant Resource and Advisory Centre
TSBC	Technical Safety BC
UDI	Urban Development Institute
ZEBx	Zero Emissions Building Exchange
ZEIC	Zero Emissions Innovation Centre

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Executive Summary

Rising temperatures and the increasing frequency, severity, and duration of extreme heat events are significantly impacting human health and well-being across British Columbia’s (BC) Lower Mainland. The 2021 heat dome, which brought record-breaking temperatures and resulted in 619 deaths, highlighted the vulnerability of residents, particularly those with chronic health conditions, in inadequately cooled homes.

Climate projections for the region indicate a continued rise in temperatures, with the hottest days and nights becoming more frequent and severe, and cooling degree days increasing twelvefold by the 2080s. Most multi-unit residential buildings (MURBs) in the Lower Mainland were designed for milder climates and lack mechanical cooling systems, making them susceptible to overheating. Additionally, the growing incidence of wildfire smoke events poses compounding risks to indoor air quality and health. While updates to the BC Building Code in 2024 set maximum indoor temperatures for new buildings, many existing buildings urgently need retrofits to address these challenges and protect public health and safety.

This report outlines a suite of 31 actions that local and regional authorities can take in the short to medium term (i.e. by 2030) to help safeguard the thermal safety of multi-unit residential building occupants in the Lower Mainland. The contents of the report were developed under the guidance of a project team comprising staff from the City of North Vancouver, the City of Vancouver, Metro Vancouver, and Vancouver Coastal Health. The recommendations were derived from a variety of sources, including an extensive literature review, subject matter expertise, industry insights, and practitioner oversight. Recommended actions were designed to support thermal safety primarily, but to align with and support other goals as well, including affordability, energy efficiency, and emissions reductions. Although the primary audience for the report is municipal and regional governments in southern BC’s Lower Mainland, many findings and recommendations are relevant for other local governments across the province, health authorities, and the Province of BC.

The report contains three main sections: Section 2 describes how thermal safety is defined and achieved in the context of this report, Section 3 outlines the set of recommended actions for local governments, and Section 4 provides a high-level summary of some additional key considerations.

The table below provides an overview of the recommended actions for local governments. Actions indicated by a star ★ are those that local governments are recommended to explore in the short term.

Awareness & Understanding	Increase owners' and tenants' understanding of thermal safety risks and the measures they can use to reduce them	★	1) Provide educational materials to strata and rental building owners
		★	2) Provide educational materials to building tenants
			3) Work with regional partners to integrate cooling into electrification messaging
			4) Advocate for existing programs for new immigrants and multi-lingual residents to include thermal safety coaching and support
		★	5) Develop a means of signalling which rental buildings have active cooling systems to prospective tenants
			6) Advocate for cooling to be considered in strata depreciation and electrical planning reports
	Increase local authorities' understanding of cooling needs	★	7) Require building owners to report and disclose existence of unit-level cooling
		★	8) Conduct or commission a set of studies designed to identify where cooling efforts should be directed

		9) Collect residents' stories on challenges to installing cooling measures 10) Conduct or commission a set of cooling studies/pilots to better understand the barriers and opportunities to achieving 26°C in one room and/or dwelling-wide 11) Work with provincial partners to better understand active cooling opportunities
Policy & Legislation	Remove legal and legislative barriers to adding cooling measures to existing units and buildings	★ 12) Advocate for inclusion of Right to Cool in Strata Property Act 13) Advocate for inclusion of Right to Cool in Residential Tenancy Act ★ 14) Remove any policies or covenants that prohibit cooling measures 15) Review and implement measures to track and facilitate heat pump installation
	Enact measures to foster the adoption of cooling measures in all existing MURB	★ 16) Explore the establishment of a Maximum Indoor Temperature Bylaw 17) Promote and support the development of extreme heat plans in rental buildings 18) Adapt/create bylaws and/or development permit areas to support neighbourhood-level cooling 19) Advocate for a consistent definition of thermal safety 20) Advocate for changes to the Canadian Electrical Code 21) Integrate considerations of thermal safety into existing communities of practice focusing on climate adaptation
Funding & Financing	Increase access to and affordability of cooling measures that are most effective at keeping indoor temperatures under 26°C	★ 22) Explore and leverage the financial tools within municipal control to help support cooling retrofits 23) Support and expand on existing air conditioner rebate and distribution programs 24) Advocate to senior government for financing measures to reduce the risks of extreme heat 25) Advocate for increased awareness among real estate service providers and their customers on the value of cooling measures. 26) Promote transparency and fair pricing in system installations
Industry & Technology	Improve the ability of industry members to design, install, and maintain cooling measures	27) Advocate for consistency and alignment in cooling assessment methodologies 28) Establish a local renovators' community of practice 29) Host or support thermal safety demonstration projects 30) Provide heat pump guidelines for noise mitigation 31) Identify and fill any equipment and technology gaps for MURBs

This list of recommended actions provides a foundation that local governments can adapt and build off to suit their unique needs and the specific circumstances of their jurisdictions. To help further shape and prioritize these actions for their own jurisdictions, local governments are strongly encouraged to conduct additional engagement with interested and affected parties prior to their implementation. Meaningful community engagement and collaboration with residents and community groups can help ensure that diverse voices are included and empowered through decision-making, thereby informing strategies that are culturally appropriate, helping to remove barriers, and addressing systemic inequities. Creating and/or leveraging partnerships with local organizations, working collaboratively with other scales of government, and building internal staff capacity are also recommended to help support the successful and efficient implementation of key actions.

1 Introduction

1.1 Background

Rising temperatures and increases in the frequency, severity and duration of extreme heat events are having significant impacts on human health and wellbeing across British Columbia's (BC) Lower Mainland. At no time has this trend been more visible than during the summer 2021 heat dome event, which brought some of the highest temperatures ever recorded for the region and resulted in 619 deaths across the province. While the impacts of such events can be felt across our communities, what primarily stood out after this event was that the vast majority of people who died had pre-existing chronic health conditions and died within their own homes.¹

This trend of increasing temperatures is only expected to rise. Projections for BC's Lower Mainland show that temperatures will increase year-round by approximately 3°C by the 2050s and by approximately 5°C by the 2080s², with areas further inland experiencing slightly higher increases than those closer to the coast. As the climate warms, we can expect a growing number of extreme heat events. For example, in the lower elevations of Vancouver's North Shore, this warming trend could lead to the hottest days of the year warming up from the historical baseline of 29.3°C to 33.0°C in the 2050s and 36.0°C in the 2080s. The number of days that feel very hot (with humidex above 30°C, where moderation of outdoor activities is recommended) is projected to spike from 8 days in the past, to 36 days in the 2050s, and 67 days in the 2080s. Heat events can particularly increase the stress on human health when overnight temperatures stay above 18°C. While the region has not typically experienced these *warm nights*, projections show that we can expect 10 warm nights per year in the 2050s and 51 warm nights in the 2080s. With increased temperatures, the need for space cooling will also grow – from 47 cooling degree days (CDD) in the past, to 278 CDD in the 2050s and 583 CDD in the 2080s – a twelve-fold increase.

As a result, extreme heat and its impacts on the building sector has become a crucial issue for institutions across the region to address to prevent further morbidity and mortality associated with rising summer temperatures. A key dimension of the problem is that many buildings – especially residential buildings – were not designed with these temperatures in mind. In fact, most existing multi-unit residential buildings (MURB) constructed in the Lower Mainland were designed for milder summers and without any mechanical sources of cooling, making them susceptible to overheating when outdoor temperatures rise. In 2021, approximately 36% of households in BC had air conditioning in their homes, compared to 64% nationwide.³ Within BC, the presence of air-conditioning varies substantially; for example, 84% of households had air conditioning in Kelowna, while only 26% and 19% of households did in Vancouver and Victoria, respectively. With rising temperatures and frequent heat events, more and more homes in the province are now using air conditioning. BC Hydro estimated that its use has grown in the record-breaking summer of 2021 as much as it had over the previous 10 years, and reported that the majority of British Columbians now consider air conditioning a necessity, not a luxury.⁴

Alongside this issue is also the need to address other climate hazards that can impact human health in the built environment, especially the poor indoor air quality associated with the growing incidence of wildfire and wildfire smoke events. When coupled together, extreme heat and air quality issues can compound to form potentially

¹ Government of Canada. (2022). [Surviving the heat: The impacts of the 2021 western heat dome in Canada](#).

² Climate indicator projections provided herein are based on the SSP5-8.5 scenario, the values displayed are the median values, and the time horizons include baseline (1971-2000), the 2050s (2041-2070), and the 2080s (2071-2100). Projections were obtained from [Climate Data Canada](#).

³ Statistics Canada. (2023). [Census 2021 – Air conditioners](#).

⁴ BC Hydro. (2021). [Info Bulletin: British Columbians are more dependent on A/C than ever before, setting a summer record](#).

dangerous conditions for those living with chronic health conditions such as diabetes, heart disease, respiratory disease, and others.

BOX 1: From thermal comfort to thermal safety

The question of thermal comfort has long been a focus in the design and construction of our buildings. Systems designed to keep people comfortable are at the heart of many design decisions concerning building envelopes, windows, and mechanical systems. However, with growing temperatures has come a shift in this focus, to include not just questions of thermal *comfort* but also thermal *safety*. For the purposes of this report, the two terms are defined as follows:

- **Thermal comfort** is a condition in which building occupants generally feel satisfied with the indoor temperature, humidity, and airflow, and is achieved by balancing environmental and personal factors to create a pleasant indoor environment conducive to a range of activities, from working to sleeping.
- **Thermal safety** is a state in which indoor conditions are maintained within temperature thresholds that prevent adverse health effects under prolonged exposure, protecting occupants' health even if the environment is not comfortable.

For more details on defining thermal safety, see Section 2.1.

Fortunately, there is a large body of emerging knowledge in the building sector on better ways of designing our homes and buildings to withstand these growing hazards. In recognition of the need to protect BC's residents from the impacts of extreme heat, the BC Building Code was updated in 2024 to include a maximum design temperature limit of 26°C for a single living space in each dwelling unit to reduce the risk to health and safety from overheating.⁵ This code only applies to buildings that are built after 2024, meaning that many residents of buildings that were constructed prior to this update will remain at risk of higher summer temperatures unless they are retrofitted to include some combination of mechanical cooling systems and/or passive design measures that can help keep indoor temperatures cool.

⁵ Government of British Columbia, Building and Safety Standards Branch. (2024). [Information Bulletin: Protection from Overheating in Dwelling Units](#).

1.2 Purpose of this Report

Retrofitting existing buildings to add cooling measures is not as simple as it might sound. There are a myriad of barriers and challenges that owners and tenants can and do encounter when trying to keep their units cool. These range from lack of simple awareness of the problem and opportunities to address it, to the costs associated with upgrading an existing building or unit, to complex decision-making structures, and others (see Section 3.2 for more detail). While various authorities are beginning to explore means of removing some of these barriers and encouraging, incentivizing, or requiring potentially life-saving retrofits, clear direction for local governments on what steps to take remains lacking.

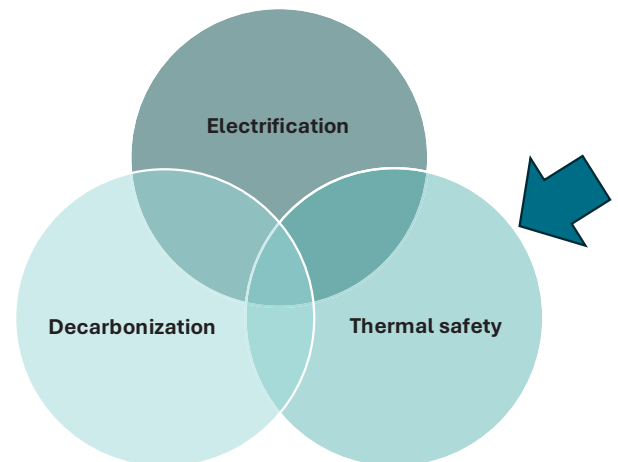
The purpose of this report is therefore to outline a suite of actions that local and regional authorities can take, in the short to medium term (i.e. between now and 2030), to help safeguard the thermal safety of multi-unit residential building occupants in the Lower Mainland. Recommended actions represent the steps that local governments can take towards ensuring that owners and tenants of multi-family buildings in the Lower Mainland have access to the information, technologies and supports needed to safeguard their thermal safety.

Overall, the approach taken in this report is one that seeks to balance a recognition of the scale of the challenge and the knowledge that many policy and legislative changes will take time to be effectively implemented, with the urgency of the problem and the need to protect BC's residents – especially those who are most susceptible to the impacts of extreme heat. As such, recommendations have also been made in an effort to encourage prioritization of buildings and dwellings at higher risk of overheating, recognizing that many actions will eventually protect all units against extreme heat events over a longer time horizon.

1.3 Overlapping Priorities

It is worth noting that many ongoing or proposed actions designed to support the broader electrification and/or decarbonization of the existing building sector may also directly or indirectly support thermal safety, especially in the medium to longer term. This report deliberately avoids duplicating any such actions that have been detailed elsewhere (see Box 2), but instead focuses on **actions that directly support thermal safety that can be deployed within the next five years.**

However, actions in this report have also been developed with an eye to either supporting or at least avoiding interference with broader electrification and/or emissions reduction goals.



Other guiding principles guiding this report include the need to:

1. Remove barriers to accessing thermally safe living spaces and contribute to addressing social inequities
2. Consider local grid conditions, avoiding the need for costly electrical service upgrades and/or increases to energy costs wherever possible
3. Align with complementary actions at other scales
4. Seek to ensure ongoing resilience and thermal safety under changing climatic conditions

BOX 2: Relevant Policies and Programs

There are several ongoing or proposed initiatives, policies and programs that are worth noting as they directly or indirectly influence the goal of safeguarding thermal safety in existing buildings in the Lower Mainland. While this is not an exhaustive list, the following provide some insight into the current policy landscape:

- A 2024 [BC Building Code update](#) introduced a maximum design temperature limit for a single living space in each dwelling unit to minimize the risk to health and safety from overheating. The 26°C indoor design temperature requirement can be met with a combination of either active cooling systems and/or passive design measures.
- [BC Hydro Free Portable Air Conditioners](#). The Province of BC provided \$10 million to BC Hydro to expand its Energy Conservation Assistance Program to include free, publicly funded portable air conditioners for people who have received a recommendation letter from their regional health authority's Home Care Program. It is anticipated at least 50% of the AC units will be installed in apartments or multi-unit dwellings, with the remaining balance installed in single family dwellings.
- [BC Hydro multi-unit residential building offers](#) provide MURB owners with rebates and support for upgrades that improve efficiency and reduce emissions. Funding is provided to help cover the costs of an overall assessment of retrofit opportunities and a feasibility study for specific projects, alongside rebates for select equipment upgrades.
- The Province of BC's [Zero Carbon Step Code](#) (ZCSC) outlines a set of increasingly stringent targets for reducing new buildings' greenhouse gas emissions intensity. While the province-wide implementation timeline of these steps is yet to be released, local governments can voluntarily adopt the standard ahead of schedule. It is anticipated that by 2030, the ZCSC will see a significant uptake of heat pump technologies in new buildings, which can provide both heating and cooling.
- If implemented, the Province of BC's proposed [Highest Efficiency Equipment Standards](#) would require that beginning in 2030, all new space and water heating equipment sold and installed in B.C. must be at least 100% efficient, significantly reducing emissions compared to current combustion technology. These requirements are likely to result in greater implementation rates of heat pump technologies in existing buildings as well as new construction projects.
- The [BC Building Electrification Roadmap](#) (2021) outlines a clear pathway of the roles, responsibilities and steps that building industry members can play in effecting a shift towards large-scale building electrification by 2030.
- The [Low-Income and Social Housing Electrification Roadmap](#) (2023) identifies the barriers and mitigating actions to enable the rapid scale-up of decarbonization and electrification efforts in the affordable housing sector.

This report focuses on actions that can be taken to support the implementation of building retrofits in multi-family buildings (or MURB). It does *not* provide recommendations for other building types, such as commercial buildings or single-family homes, though some recommendations may be relevant for those sectors as well. Additionally, it does *not* provide guidance for local governments interested in safeguarding the health and safety during an actual heat event, as this falls more to the purview of emergency management and response. For information on these kinds of actions, please see:

- **Vancouver Coastal Health's** [Extreme heat webpage](#) introduces key information for residents and resources for service providers and organizations (e.g. [heat check-in support framework](#) for NGOs and check-in training videos, [cooling spaces guide](#) for community organizations)
- **BCCDC's** [Preparing for Heat Events webpage](#) includes information for residents and additional guidance and resources for service providers, municipalities ([guidance for heat response planning](#)) and others
- **BC Housing's** Extreme Heat and Wildfire Smoke webpage provides resources tailored to non-profit housing providers and building managers (e.g., [Extreme Heat and Wildfire Smoke Response Plan](#) guidance, [cooling tips](#) for building operators)
- **National Collaborating Centre for Environmental Health's** [Health checks during extreme heat events guidance document](#) for in-person or remote health checks, available in multiple languages.

1.4 Developing this Report

The contents of this report were developed under the advisement of the project team made up of staff from the City of North Vancouver, the City of Vancouver, Metro Vancouver and Vancouver Coastal Health.

Thermal safety retrofit options, barriers and opportunities to their implementation, the current policy landscape and the recommendations themselves were derived from several sources, including:

1. **Literature review:** A review of 85+ documents and reports concerning thermal safety and relevant electrification policies, programs, and options
2. **Subject matter expertise:** External subject matter review of retrofit options and barriers
3. **Industry insight:** Workshops with technical and policy subject matter experts
4. **Practitioner oversight:** Consultant team experience and expertise.

Both project design as well as final recommendations were also subject to the review of an Advisory Committee, made up of local experts (see Acknowledgements).

1.5 Intended Audience and Report Contents

This report is primarily intended for municipal and regional governments in BC's Lower Mainland that fall under the Community Charter. This is because the recommended actions in this report were developed with an eye to exploring the typical jurisdiction and authority of these tiers of government, and with an emphasis on current conditions and characteristics of buildings in the Lower Mainland. However, other local governments across BC (including the City of Vancouver) as well as health authorities and the Provincial Government may take an interest in the report findings, as many actions contained in this report lend themselves to implementation at (or in coordination with) broader scales. Where recommended actions expand beyond the legal authority of local governments, these are described as opportunities for advocacy to other levels of government.

The report is laid out as follows:

- Section 2 explores **how thermal safety is defined and achieved** in the context of this report, including the measures that can be used to help improve it, as well as the typical barriers to their implementation or success
- Section 3 outlines the **set of recommended actions** that local governments (i.e. municipalities and regional districts) can take to help remove or reduce those barriers and increase uptake of thermal safety upgrades
- Section 4 provides a high-level summary of some of the **key considerations** local governments should take into account when designing and implementing these policy and program recommendations.

2 Thermal Safety in Existing MURBs

2.1 Defining Thermal Safety

Thermal safety refers to a set of conditions under which building occupants are protected from the adverse health effects of high indoor temperatures. Thermal safety prioritizes occupant health to prevent heat-related risks, such as heat stress or dehydration, especially for those who experience greatest risk during heat events. Achieving thermal safety involves managing not only indoor temperature but also factors such as humidity and air quality. In Canada, winter thermal safety is commonly understood in the design industry; however, summer thermal safety is an emerging area of study and design and while definitions are converging, there is no widely accepted measurement or limit.

A related concept of **thermal comfort** is more well-known to the building industry, and focuses on providing an environment where most occupants feel comfortable under normal conditions, taking into account factors like temperature, humidity, air movement, and personal clothing and activity levels. Standards such as ASHRAE Standard 55⁶ and CIBSE Guide A⁷ are used to define these comfort zones. For example, ASHRAE's guidelines suggest that maximum indoor temperatures should stay within a range of 24°C to 27°C in summer for comfort. Similarly, the Canadian Standards Association recommends a temperature range of 23°C to 26°C in the summer for office-based workplaces.⁸ Since thermal comfort is subjective and influenced by individual factors, it is important that health-focused indoor temperature guidelines incorporate evidence-based thresholds instead of just comfort.

While there are currently no widely adopted, enforceable standards for thermal safety in Canada, the 26°C indoor temperature threshold represents an important limit for protecting people from heat-related health risks. This threshold is informed by human and environmental physiology research, as well as existing temperature standards, which show that sustained exposure to indoor temperatures exceeding 26°C can negatively impact health.⁹ The elderly, individuals experiencing social isolation, individuals with pre-existing health conditions, and other populations are more likely to experience adverse health effects when indoor temperatures exceed this limit for longer periods of time. While higher thresholds, such as 31°C, may suffice for short-term exposure, designing for 26°C ensures greater protection and equity, particularly during extended heat events.¹⁰

In BC, the 2024 BC Building Code added new indoor design temperature provisions, setting a maximum indoor temperature threshold for newly constructed residential buildings that reflects the emerging understanding of thermal safety. Aligning with international best practices that recommend maintaining safe temperatures in residential and public buildings (such as CIBSE's TM59 and TM52 guidelines), the BC Building Code article 9.33.3.1. *Indoor Design Temperatures 2*) states that "At the outside summer design temperature, required cooling facilities shall be capable of maintaining an indoor air temperature of not more than 26°C in at least one living space in each dwelling unit." The living space protected from temperatures above 26°C is intended to be a space where the occupants can gain

⁶ American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE). (2023). *ANSI/ASHRAE Standard 55-2023: Thermal Environmental Conditions for Human Occupancy*. ISSN 1041-2336.

⁷ Chartered Institution of Building Services Engineers (CIBSE). (2021). *Guide A: Environmental design*. ISBN 9781906846541.

⁸ Canadian Centre for Occupational Health and Safety (CCOHS). (2024). [OSH Answers Fact Sheet: Thermal Comfort for Office Work](#).

⁹ Glen Kenny, Robert Meade, Sarah Henderson. (2022). [Preventing injuries and deaths during extreme heat events](#). NCCOH Webinar.

¹⁰ Government of Canada. (2022). [It's getting hot in here! – Protecting the most vulnerable from indoor heat](#).

some reprieve from elevated temperatures and continue daily life while avoiding the harmful effects of high temperatures.¹¹

2.2 Achieving Thermal Safety

Retrofitting existing buildings to safeguard thermal safety is often not a straightforward or simple task. Each building is unique in its shape and orientation, year and type of construction, existing mechanical systems, and decision-making structures. Even identical units within a building may require more or less attention depending on their location in the building or the characteristics of the occupants. This means that the right retrofit options for improving thermal safety for one building or unit may be very different from another.

However, when looking broadly across multiple building typologies, the retrofit options that have the most potential can generally be broken down into one of the following broad categories of measures:

- **Active cooling measures** that remove the heat and cool the space to achieve the desired indoor temperature using electric heat pumps. These are the most effective measures in providing thermal safety, though performance varies by system type, design and installation.
- **Measures to reduce solar heat gains**, minimizing heat gain from solar radiation by preventing or reflecting solar gains to reduce the demand for cooling. These measures also improve a building or unit's *thermal resilience*¹² and *passive survivability*¹³ during power outages.
- **Measures to improve airflow** that promote air movement to dissipate heat when solar and/or internal gains (e.g. from cooking) are present. These also help to improve *thermal resilience* and *passive survivability* during power outages.
- **Interim solutions**, which represent active or passive measures that can temporarily or partially mitigate overheating risk or reduce cooling energy demand while longer-term solutions are being explored. Some

Conducting a “Cooling Audit”

A cooling audit is a process that can help owners identify a building's unique pathway to achieving thermal safety. Broadly speaking, this involves assessing the specific conditions that can create overheating in a building and exploring the opportunities that are available to address it. The primary steps of the cooling audit framework developed as a part of this report include:

1. *Identifying the problem*: What's causing the overheating and to what extent? Who is being affected?
2. *Exploring potential solutions*: What active and passive cooling measures are available, and with what interim and co-benefit solutions?
3. *Determine a path forward*: What are the financial and other barriers to implementation, such as electric capacity? What are the opportunities, such as energy efficient appliances that reduce internal gains and free up electric capacity?

More details on this framework are provided in [Appendix A](#).

¹¹ Government of British Columbia, Building and Safety Standards Branch. (2024). [Information Bulletin: Protection from Overheating in Dwelling Units](#).

¹² *Thermal resilience* refers to the ability of a building to prepare for, withstand, and recover from major disruptions due to extreme weather events or building system disruptions, and maintain a comfortable and safe indoor thermal environment for building occupants.

¹³ *Passive survivability* refers to the ability of buildings to maintain habitable conditions, including temperature control, without active mechanical systems during power outages, ensuring occupant safety and comfort. Approaches that promote passive survivability include natural ventilation and cooling, passive solar design, exterior shading, green and cool roofs and high-performance insulation.

examples include adding cooling to a common room in the building or installing cooling in a central makeup air unit serving corridors on all floors.

- **Co-benefit solutions**, or measures that indirectly support indoor thermal safety but are targeted towards improvements in other areas of building performance. Examples of specific measures include enclosure upgrades, improving air sealing, or adding a green or reflective roof.

In addition to the prioritized retrofit options and measures, other solutions were identified through the literature review but did not make the recommended list, including:

- **Small-impact solutions:** offering marginal, temporary relief in reducing interior temperatures but potentially exacerbating overheating or delaying efforts to address the risk, which may lead to increased health risks over time. Examples of specific measures include portable fans and homemade insulation for windows and doors.

A more detailed typology of the five broad categories of recommended retrofit options is provided in Table 1.

While these groups of measures represent those with the greatest potential for safeguarding thermal safety, they of course come with a range of associated benefits and challenges. To explore these potential trade-offs in more detail, each category was explored in further detail according to the following criteria:

- **Effectiveness** in improving thermal safety of multifamily building occupants
- **Air quality benefits** to protect against increased wildfire smoke or other pollutants
- **Decarbonization benefits** to align with other climate action priorities
- **Cost**, including both capital and operating cost implications
- **Equity**, including considerations for tenant disruption or displacement, operating cost impacts on tenants, user responsibility for operation, storage, agency, and potential for co-benefits

Appendix B provides a high-level summary of this evaluation, with additional details by measure provided in a companion Excel document.

As noted in the introduction, there are also several potential barriers that owners or tenants of buildings can face when trying to implement one or more of these upgrades in their building or unit. Table 2 provides a high-level summary of the most common barriers facing multi-family buildings when exploring or implementing one of the retrofit measures described above.

Table 1: Typology of retrofit options for thermal safety

CATEGORY	MEASURE GROUPS	INDIVIDUAL MEASURES
Active Cooling	Central Systems	• Retrofitting central heating-only system with HP or A/C
	Individual Units (heat & cool)	• Split heat pumps • All-in-one heat pumps
	Portable AC Units (cool only)	• Dual hose units
		• Single hose units
		• Portable window AC units
Reduce Solar Heat Gains	Exterior Shading	• Fixed shading
		• Operable shading (manual or automatic)
		• Solar screens
Improve Airflow	Windows – reduce SHGC	• Reduce solar heat gain coefficient (SHGC)
	Windows- add openings	• Natural ventilation
	Mechanical Assist Strategy	• Exhaust fans
	Operational Strategy	• Nighttime ventilation
Interim Solutions	Partial Cooling	• Make-Up Air (MUA) unit (add cooling in corridors)
		• Common room
	Passive Strategies	• Interior blinds (insulated, reflective and ideally paired with operable windows)
		• Thermal mass (e.g. phase change materials)
		• Reduce solar gains (e.g. SHGC window films or dynamic glazing)
		• Reduce internal gains (e.g. efficient appliances)
Co-benefit Measures	Mechanical	• Circulation fans (e.g. ceiling)
	Enclosure	• Heat recovery ventilator (HRV)
		• Energy recovery ventilator (ERV)
		• Upgrade enclosure (walls, roofs, etc.)
		• Upgrade windows (higher U-value)
		• Improve air sealing
		• Green roof
		• Reflective/ high albedo roof
	Other	• Free up electrical capacity (e.g. efficient appliances)
		• Renewables (e.g. solar PV)
		• Trees and vegetated areas near building

Table 2: Typical barriers to thermal safety retrofits

CATEGORY	DETAILS
Awareness and capacity	○ Access to information. Building owners and tenants may be unaware of the benefits and necessity of thermal safety retrofits, as well as the retrofit opportunities, available technologies, the retrofit process, rebates, and contractor information. ○ Time and experience. Implementing retrofit solutions to enhance thermal safety can involve multiple measures and may be complex to initiate, approve, and manage. Owners and property managers often lack the knowledge, experience, and time required to successfully launch these types of projects.
Policy and regulation	○ Split incentives. In the case of rental buildings, owners typically bear the costs of retrofits, but they may not directly benefit from any expected energy savings, reducing the motivation to invest in thermal safety retrofitting. ○ Decision-making structures. There are complex decision-making structures for some buildings. Retrofit projects often require consensus from a majority of unit owners, which can delay or even block progress on necessary upgrades. ○ Clear and consistent policy. Clear and consistent policies are essential to incentivize and accelerate retrofitting actions, advancing the necessary retrofits to enhance thermal safety in buildings. ○ Coordinated climate action. Current bylaws or permitting processes may hinder the implementation of thermal safety improvements in MURBs. Better alignment and coordination with existing plans and programs are often needed, as is a clear understanding of grid capacity to support retrofits.
Equity and affordability	○ Competing priorities. Building owners often have to meet many operational needs. Competing priorities can limit the allocation of funds for thermal safety retrofits. ○ Additive retrofit capital costs. Depending on a building or unit's characteristics, some retrofit measures require additional assessments or building system upgrades to enable their implementation. This can result in a growing list of upgrades and associated costs, many of which are not covered by existing incentive programs. ○ Post-retrofit operation costs. The impact of retrofits on operational costs, including utility and maintenance expenses for newly added cooling, varies depending on the measures adopted. Operational costs are also impacted by fuel prices, the quality of installation, and the proper operation of systems and equipment. ○ Opportunities for influence. Tenants often face limited opportunities to advocate for their rights to a safe and comfortable environment and influence decisions on retrofits. Even individual owners tend to have a small voice within a strata. To make upgrades or implement certain measures, they typically need to obtain approval from the property owner or strata corporation. ○ Impacts to occupants. Retrofits can be disruptive and may temporarily require occupants to leave their home during construction, for a few hours or longer. There also exists a risk of homes becoming unaffordable to current tenants if rents are increased to cover the cost.
Industry and technology	○ Industry awareness. Building professionals and contractors may have low interest and limited knowledge of thermal safety retrofits in MURBs, resulting in lower availability of technology and services, suboptimal retrofit designs, and lower quality installations. ○ Market availability. There may be low availability of certain products that are most appropriate for meeting local needs. ○ Access to qualified installers. The demand for qualified installers often exceeds the supply, leading to long wait times for retrofits. There is also often a lack of transparency in installation costs, leading to the potential for uncertainty and mistrust in quotes received.

Illustrative Example: A Kitsilano low-rise plans for cooling



This building includes 4 lower-level units (2 lower floors) and 4 upper-level units (2 upper floors), with mostly 2-bedroom units. It underwent a full enclosure upgrade in 2008, with a depreciation report created in 2014. The building is reasonably well-shaded, particularly on the lower units, and there are no windows on the east and west.

Year	1989	Stories	4
Ownership	Strata	Units	8
Systems	Electric baseboards, gas fireplace, exhaust fans & individual electric hot water tanks.		
Overheating	The two south-facing top units overheat on the upper levels in a typical year, but there are no immediate concerns apart from future heat domes.		

Overheating Strategy

The strata council retained an engineer to assess the potential for overheating at the building and develop a building upgrade plan that considers overheating mitigation, energy efficiency, greenhouse gas reductions, and planned upgrades from the mandatory depreciation report and electrical capacity study.

Because immediate overheating risk was found to be fairly low at this building, and the capital reserve fund was insufficient to immediately implement full cooling, the strata council was advised to convene to discuss and approve a roadmap to prepare residents for the necessary upgrades within 5-10 years, ideally planning upgrades within a defined timeframe. By coordinating this in advance, the strata would be able to set a consistent standard for each resident to abide by.

In terms of possible cooling options, options available to the strata were to begin to complete smaller, passive measures on the upper and south floors; for example, starting with the upper floors within 1-2 years, and moving to the lower floors within 3-4 years. This included adding shades to the south façade and the limited windows on the east/west facades, as well as considering additional exhaust fans (i.e. in addition to kitchen and bathroom fans) to drive more ventilation through the deep, narrow units.

Early planning was also recommended to prepare the strata for adding mechanical cooling to each unit. The strata organization was advised to get at least three quotes, evaluate options, and start with the upper south units within 3-4 years, with the lower and north-facing units following suit within 4-6 years.

Since the building is currently heated with electric baseboards, an electrical capacity study may not be necessary. However, as part of the roadmap, the strata was advised to recommend owners to consider replacing appliances (e.g. kitchen, washer/dryer and water heaters) and lighting with more efficient units to free up electrical capacity as demand grows, as well as reduce internal heat gains during hot temperatures.

Illustrative example: Urgent cooling plan needed for a Coal Harbour high-rise



This building is typical of downtown Vancouver’s concrete & window wall high-rise towers of this era. Units have 0-3 bedrooms, with hydronic baseboard heaters served by a central hydronic boiler. There are no balconies or exterior shades.

Year	1990s	Stories	25
Ownership	Strata	Units	175
Systems	Hydronic baseboards with central boiler, bathroom exhaust fans, central DHW		

Overheating Because of the high glazing area, most of the, south, east and west-facing units overheat every summer, and small units that only face north suffer from lack of airflow. Real estate listings confirm hot temperatures as portable A/C units are present in multiple photos.

Overheating Strategy

Because overheating is extreme in this building and the budget is limited, the strata organization retained an engineer to develop a building upgrade plan that addressed the immediate issue while intersecting with incoming requirements and planned upgrades. The upgrade plan advised the strata organization to consider interim options to address overheating as soon as possible. These could include: adding cooling to the central rooftop makeup air unit serving corridor and amenity spaces, allowing owners leeway to make certain changes for thermal safety, such as allowing insulated, reflective blinds (even if they contravene strata bylaws surrounding building aesthetics) and portable cooling units, and providing education on night cooling, adding exhaust fans, proper installation and maintenance of portable cooling units, and neighbour check-ins.

While the central boiler system may be challenging to upgrade to include cooling, there are other drivers in Vancouver that will encourage electrical heating in the future, therefore, the assessment should consider whether both more efficient heating and cooling could be addressed together. The assessment should also consider how decisions to support cooling can be included as the building envelope approaches its natural replacement cycle, such as improving glazing performance and/or replacing with opaque panels, adding shading and operable elements, and considering adding ports for permanent heat pumps to be provided.

As part of the roadmap, the strata should recommend that all owners consider replacing appliances (e.g. kitchen, washer/ dryer and water heaters) and lighting as they reach end-of-life with more efficient units to free up electrical capacity as demand grows, as well as reduce internal heat gains during hot temperatures.

3 Recommended Actions

As noted in the introduction, there is already a landscape of policies and programs that are either directly or indirectly attempting to address the barriers to thermal safety that homeowners and tenants experience. Many efforts to increase electrification and/or decarbonization in existing buildings in BC will have the additional impact of helping to improve the energy efficiency of existing buildings and increase the uptake of mechanical systems that provide cooling. However, there remains an important opportunity for local governments (both municipal and regional) to build upon this landscape and explore additional means of accelerating the implementation of retrofits that safeguard the health and safety of their community members.

Based on the process of research and engagement outlined in Section 1.4, the sections below outline a set of actions that are available to local governments interested in supporting the implementation of thermal safety retrofits. They have been organized into four main categories of action that broadly correspond to the four main types of barriers to thermal safety: 1) information and awareness; 2) policy and legislation; 3) funding and financing; and 4) industry and technology. Considerations for helping to ensure that costs and benefits of proposed actions are distributed equitably have been included throughout, with additional guidance provided in Section 4.

Within each category, actions have been listed according to their primary objective. The following details have been provided for each action:

A high-level description of the action	
A one-word description of the type of action: Study, Educate, Coordinate, Advocate, Fund, or Require	A description of what the action entails. <i>Helpful Links and Examples:</i> Resources, case studies or websites that provide some foundation for the recommended action
Potential Partners: Example actors who should be consulted and/or involved in the action	

Suggested timelines have not been included for each action as it will be up to each local government to decide on the best approach to implementation, according to their past work and priorities, the data they have available, the existing relationships they have with relevant organizations, and the needs and perspectives of their community members.

However, actions indicated by a star  are those that local governments are recommended to explore in the short term, as they represent actions that are both within local government jurisdiction and have the potential to directly increase the number of thermal comfort retrofits in the short term.

3.1 Awareness & Understanding

3.1.1 Increase owners' and tenants' understanding of thermal safety risks and the measures they can use to reduce them

As noted in Table 2, access to information on the need for (and benefits of) thermal safety retrofits is a key barrier to their implementation by both owners and property managers. These and other actors often lack the knowledge and expertise to understand the opportunities to upgrade buildings or units, identify the most suitable measures or technologies, locate available rebates or financing opportunities, and contract with the right professional for their installation. Tenants can similarly benefit from information that can help them advocate and even install measures to help improve their thermal safety.

This section describes the suite of actions designed to address these awareness and information gaps. A key dimension to the successful implementation of these actions is the need to work with other relevant actors to help ensure that information is communicated in a way that is both consistent and tailored to different audiences, whether a strata council, rental building owner, or tenant. Another important consideration is how best to work with and leverage local partners to both shape and broaden the reach of any educational materials.

★ 1) Provide educational materials to strata and rental building owners	
Type of action: Educate	Work with provincial and regional health authorities and institutions to develop consistent but differentiated educational materials for strata and rental building owners to help them understand: • What thermal safety is and the risks associated with high indoor temperatures. • The steps to safeguard occupant health and safety, including passive/active strategies to provide adequate cooling to maintain indoor temperature below 26°C. • The co-benefits of thermal safety upgrades (e.g. for energy efficiency, emissions). • Temporary measures to quickly and impactfully reduce risks of overheating during health emergencies and extreme heat events (e.g. neighbour check-ins). • How to plan for upgrades to meet a building's cooling needs in the long term, and integrate cooling into other upgrades (e.g. asking electrical engineer/ electrician about load switching opportunities, if possible). • Power efficient design strategies that can support efficient use of electricity to enable cooling without triggering suite-level service increases. • How to reduce the need for individual panel upgrades when retrofitting for cooling (e.g. replacing lighting, appliances with more energy efficient equipment to reduce panel load and free up space for cooling).
Potential Partners: Health authorities, TSBC, BC Housing, Province of BC, CHOA, LLBC	Tailor materials to specific kinds of building owners and speak to a broad range of potential situations. <i>Helpful Links and Examples:</i> • Fresco/Landlord BC. MURB Retrofits: Opportunities for Electrification. • BC Housing's BC Energy Step Code Design Guide Supplement S3 on Overheating and Air Quality

★ 2) Provide educational materials to building tenants

Type of action: Educate	Develop targeted information and outreach campaigns for tenants to raise awareness of the measures they can implement to increase their thermal safety.
Potential Partners: Ecotrust, health authorities, BC Housing, local community groups, BCNPHA, TRAC, people with lived experience of inequities, social equity advocates/advocacy organizations	Reference any existing guidance and include information on available supports and points to raise to landlords/owners to make a case for additional cooling. Work with community-serving organizations and municipal committees to disseminate and tailor information to diverse segments of the community. Examples of groups that can support information distribution include: • Neighbourhood centres • Immigration support services (e.g. North Shore Immigrant Inclusion Partnership) • Community outreach services (e.g. Lookout Society, Vancouver Coastal Health, Intellectual Disabilities Society) • Social housing & tenant resource groups (e.g. Tenant Resource and Advisory Centre) <i>Helpful Links and Examples:</i> • Residential Tenancy Branch. Air Conditioning (AC) Units

3) Work with regional partners to integrate cooling into electrification messaging

Type of action: Coordinate	Work with non-profit groups and other regional partners to explore how best to integrate the value of cooling into communications about electrification. Consider exploring:
Potential Partners: ZEBx, ZEIC, BC Hydro, local community groups, health authorities, regional governments	• Full-scale revisions of narrative and communication methods that "tack on" cooling as a co-benefit, and instead put health and resilience benefits first. • Regional collaborations for strategic communications campaigns that leverage local community organizations and utilize multi-modal, creative and exciting initiatives. • Other common touchpoints with homeowners, e.g. utility bills, tax bills, etc. <i>Helpful Links and Examples:</i> • Zero Emissions Innovation Centre • Building to Electrification Coalition • Zero Emissions Building Exchange

4) Advocate for existing programs for new immigrants and multi-lingual residents to include thermal safety coaching and support

Type of action: Educate	Empower Me hires members of underserved communities to be Energy Mentors, trained to deliver multilingual energy efficiency and home safety education.
Potential Partners: Empower Me, Province of BC	• Explore the possibility of leveraging current programs offered by Empower Me to add information and measures around thermal safety in addition to energy efficiency for community members whose primary language is not English. <i>Helpful Links and Examples:</i> • Empower Me

★ 5) Develop a means of signalling which rental buildings have active cooling systems to prospective tenants

Type of action:

Educate

Work with industry partners to develop a social media and/or labelling campaign whereby rental building owners can signal that they provide cooling to their tenants.

Potential Partners:

ZEBx, LLBC, TRAC, affordable housing providers, people renting and/or with lived experience of inequities

- Where they exist, leverage existing benchmarking requirements as a starting point (see [Action 7](#)), building towards mandatory disclosure (including of presence of cooling) in an ongoing way and/or at time of sale or rental.
- In the interim, explore a means of asking owners to voluntarily disclose where MURBs have cooling systems in place. Consider advocating to housing rental platforms to include existence of active cooling as a search field.

Helpful Links and Examples:

- [Padmapper](#)

6) Advocate for cooling to be considered in strata depreciation and electrical planning reports

Type of action:

Advocate

Help promote the importance of exploring cooling opportunities alongside general electrification opportunities and capacity upgrades in strata depreciation reports and electrical planning reports (EPRs).

Potential Partners:

CHOA, BC Hydro, ZEIC, UBCM, other local governments

Helpful Links and Examples:

- CHOA. [Introduction to Electrical Planning Reports](#).
- Province of BC. [Strata Depreciation Report Requirements](#).
- FRESCO/CHOA Guidance for the Preparation of Electrical Planning Reports for Strata Corporations in British Columbia (2024)

3.1.2 Increase local authorities' understanding of cooling needs

Owners and tenants aren't the only actors who may lack information on opportunities for thermal safety upgrades. Both local and regional governments often lack reliable information on the buildings within their jurisdictions, including characteristics such as building age, condition, existing systems and available electrical capacity to support active cooling upgrades. Most jurisdictions similarly lack information on which neighbourhoods, buildings or even units could benefit the most from thermal safety upgrades – information that could help target efforts to support thermal safety retrofits where they are most needed. This section outlines actions that local governments can take to improve the understanding of their community's cooling needs, challenges, and opportunities.

★ 7) Require building owners to report and disclose existence of unit-level cooling	
Type of action: Coordinate	Work with key partners and stakeholders to establish energy and carbon reporting requirements. Ensure <i>percent cooled</i> fields in ENERGY STAR® Portfolio Manager are included among the data points multi-family building owners are required to report to provide a better understanding of where MURB are likely to already have cooling. Alongside this effort, explore the potential of alternative means of identifying where unit-level cooling is already provided, including: • The feasibility of using business licensing as a means of requiring owners to report whether their building provides cooling. • The feasibility of establishing an operating permit that requires owners to demonstrate progress towards full cooling over time, with penalties associated with non-compliance over a certain timeframe. As part of any potential disclosure requirements, build on any existing voluntary programs (see Action 5) and work with the real estate sector to add cooling information to new listings. <i>Helpful Links and Examples:</i> • ENERGY STAR Portfolio Manager Access Page • Efficiency Canada. How municipalities can leverage benchmarking to building labeling to decarbonize existing buildings. • BC Hydro's Step-by-Step Guide for Supporting Local Governments in British Columbia to Implement Energy Benchmarking (2023) • RentSafeTO mandatory rental registration program • New Orleans' Healthy Homes Program and annual compliance certification
Potential Partners: BC Hydro, FortisBC Electric, TSBC, TRAC, LLBC, Building Benchmark BC, Province of BC, City of Vancouver	

★ 8) Conduct or commission a set of studies designed to identify where cooling efforts should be directed	
Type of action: Study	The study (or studies) should: • Leverage existing data wherever possible (e.g. 2021 heat dome emergency services reports). • Seek to develop a quantifiable means of identifying buildings and dwellings at higher risk of overheating by exploring demographic factors (e.g. neighbourhood-level health trends), social factors (e.g. social isolation) or others (e.g. self-identifying, incidences of occupant demand, building orientation). • Explore different approaches to the prioritization of cooling efforts at the neighbourhood scale (e.g. tree canopy, outdoor temperatures), building scale (e.g. age, financial position, location, current HVAC system) or unit scale (e.g. units-at risk of extreme heat).
Potential Partners: BC Housing, health authorities, local academic institutions	

	• Explore the potential to measure in-suite temperatures via data loggers/monitors, possibly as a pilot study. • Explore the potential for a modelling study that could help develop a standardized methodology for assessing whether a given unit or building will exceed 26°C. <i>Helpful Links and Examples:</i> • UBCM grant for heat risk mapping • Fraser Basin Council Extreme Heat Mapping • CRD Regional Heat Map • City of Burnaby map of buildings at risk of extreme heat • University Laval vulnerability mapping project • HealthyPlan.City
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9) Collect residents' stories on challenges to installing cooling measures

Type of action: Coordinate	Work with regional partners to collect residents' stories about their challenges in installing cooling measures to lend weight to advocacy efforts to increase access to cooling measures.
Potential Partners: Not-for-profits (e.g. Ecotrust, TRAC), housing authorities, health authorities, disability advocacy groups	• As part of this effort, consider how these opportunities could also be used to provide smart thermostats to collect actual temperature data (<i>see Action 8</i>). • Make use of these stories in communications campaigns to socialize the use of heat pumps and need for cooling in general. <i>Helpful Links and Examples:</i> • Ecotrust Canada. Advancing tenants' rights to retrofits and energy efficiency (2024). • City of Vancouver. Vancouver Indoor HEAT Study, 2021-2023.

10) Conduct or commission a set of cooling studies/pilots to better understand the barriers and opportunities to achieving 26°C in one room and/or dwelling-wide

Type of action: Study	The study/pilot should: • Consider focusing on a single building archetype (or set of archetypes) to zero in on the key characteristics relevant to upgrades, minimizing the impact of site- or context-specific circumstances on retrofit costs. • Leverage and integrate with ongoing or planned studies on decarbonization/electrification where possible (e.g. CHOA's MUA cooling monitoring study), and/or deliver "cooling-first" studies using primary data collection. • Seek to identify the most cost-effective strategies across building examples.
Potential Partners: CHOA, LLBC, ZEIC, regional governments	<i>Helpful Links and Examples:</i> • City of Vancouver/BCNPHA's Non-profit resilient retrofit grant program • Landlord BC's Rental Apartment Retrofit Accelerator Program (RARA)

11) Work with provincial partners to better understand active cooling opportunities

Type of action:
Coordinate

Potential Partners:
Province of BC, BC
Hydro, FortisBC Electric,
TSBC

- Advocate to the BC Ministry of Housing and Municipal Affairs to make data submitted as part of electrical planning reports (EPRs) to be made available to local governments to help in designing supportive programs and policies.
- Work with BC Hydro and partners to obtain a better understanding of what data exists to support installation of active cooling (e.g. current electrical capacity at building or neighbourhood scales).

Helpful Links and Examples:

- N/A

3.2 Policy & Legislation

3.2.1 Remove legal and legislative barriers to adding cooling measures

Even with the right information and educational resources at hand, several barriers to the implementation of thermal safety retrofits for owners and tenants can remain. Some of these barriers are tied to the current legislative frameworks in use in British Columbia such as the *Residential Tenancy Act* and *Strata Property Act*, both of which have yet to recognize the need to ensure the thermal safety of building occupants in the context of rising temperatures. Others relate more to existing decision-making structures for strata buildings, which can encumber or even prevent owners from moving forward with thermal safety upgrades. Others have more to do with legal, permitting, infrastructural barriers that can prevent owners and local governments alike from moving thermal safety upgrade projects forward.

This section explores the advocacy and policy actions that local governments can explore to remove those barriers for existing MURBs. Of note here are the recent changes to the BC Building Code for new construction, which have set requirements to maintain reasonable indoor design temperatures and protect occupants from overheating as temperature rise. These requirements for new construction can be useful as a reference when advocating for new requirements for existing buildings.¹⁴¹⁵

12) Advocate for inclusion of Right to Cool in <i>Strata Property Act</i>	
Type of action: Advocate	Develop and implement an advocacy strategy to the Provincial government for revisions to the <i>Strata Property Act</i> to include the "right to cool". As a part of this effort, consider advocating for:
Potential Partners: BC Hydro, Ministry of Health, Ministry of Housing and Municipal Affairs, VISOA, CHOA	• Allowing individuals to adopt active and passive cooling measures at their discretion, such as installing heat pumps and covering windows to block the sun. • Preventing the ability of strata to restrict and/or disallow passive or mechanical cooling or ventilation measures (i.e. prevent or unreasonably restrict installation). • Providing direction and support to strata on how to ensure principles of equity and fairness are upheld when considering distribution of costs and benefits. Refer to and leverage the BC Building Code's requirements for indoor design temperatures and associated requirements for overheating protection. <i>Helpful Links and Examples:</i> • BC Strata Property Act • Zero Emissions Innovation Centre. Strata Regulatory Review: Navigating Barriers for Strata Corporation Energy Upgrades.

¹⁴ BCBC Part 9 – Housing and Small Buildings. Division B. Acceptable Solutions. [Section 9.33.3.1 - Indoor Design Temperatures](#).

¹⁵ BSSB Information Bulletin, [Protection from Overheating in Dwelling Units](#). April 19, 2024.

13) Advocate for inclusion of Right to Cool in *Residential Tenancy Act*

Type of action:
Advocate

Advocate to the Provincial Government to:

- 1) Include the "right to cool" as a major health and safety concern into the BC *Residential Tenancy Act*. This should allow renters to make minor/moderate upgrades to implement cooling measures (e.g. fans, window-mounted air conditioners, shades), as well as explore the possibility of requiring landlords to ensure cool spaces (either in the building or the unit).
- 2) Identify additional means of improving RTA enforcement (e.g. through increased staff capacity) such that the burden of reporting non-compliance does not fall solely to the tenant.
- 3) Identify a standardized means of ensuring the fair allocation of added (utility) costs between landlords and tenants (e.g. percent reduction in rental costs) where utilities are shifted to the tenant following heat pump installation.
- 4) Require landlords to register Tenancy Agreements.
- 5) Require electrical planning reports to be mandatory for rental buildings (i.e. not just strata buildings), and to be publicly disclosed.

Potential Partners:
Provincial Ministry of Health, VCH, Fraser Health, RTB, LLBC, Ecotrust, community organizations, people renting and/or with lived experience of inequities, other local governments

Helpful Links and Examples:

- BC [Residential Tenancy Act](#)
- Residential Tenancy Policy Guideline. [8. Unconscionable, Unlawful, and Material Terms](#)
- [Tenant Rights & Extreme Weather Events: An Analysis of Indoor Temperature Requirements in U.S. and Canadian Landlord-Tenant Law](#). Written for the Tenant Resource Advisory Centre of British Columbia in conjunction with the Climate Justice Research Collaborative.
- Ecotrust. [The Missing Third: Improving Tenants' Rights to Energy Efficient, Climate Resilient, and Safe Housing](#) (2023)

★ 14) Remove any policies or covenants that prohibit cooling measures

Type of action:
Require

Work with municipal staff and industry partners to identify any guidelines, bylaws, design covenants, and/or other policies or agreements that conflict with any form of overheating mitigation, such as external shades, heat pumps, and AC units. Once identified, explore means and opportunities to remove them in order to allow their installation.

Potential Partners:
UDI, AIBC

Refer to and leverage the BC Building Code's requirements for indoor design temperatures and associated requirements for overheating protection.

Helpful Links and Examples:

- BC [Property Law Act](#), Section 35, *Court may modify or cancel charges*.
- US Office of Legislative Research, ["Solar Rights" Laws in Arizona, California, Florida, Massachusetts, and New York](#). 2021.

15) Review and implement measures to track and facilitate heat pump installation

Type of action: Require	Review and implement opportunities to simplify and expedite heat pump adoption. Consider: • A simplified heat pump permit (where applicable) and associated checklist to make it easier for applicants looking to install heat pumps to comply. • An expedited heat pump application process. • Broadening to other passive cooling measures as well (e.g. exterior shading).
Potential Partners: BOABC, TSBC	Alongside this action, explore means of improving compliance with existing requirements (e.g. design options, cost considerations, site inspections, approvals guidance). <i>Helpful Links and Examples:</i> • City of Vancouver's heat pump permit • University of British Columbia's 1-Step Residential Heat Pump Permit Application Form and Strata Council Checklist for Heat Pump Installation Projects

3.2.2 Enact measures to foster the adoption of cooling measures in all existing MURB

One of the main challenges for local governments interested in supporting thermal safety upgrades (and upgrades to existing buildings in general) is the lack of clarity around what can actually be required. While there are certain levers at local governments' disposal such as bylaws, development permit areas, and business licensing, there remains a lack of clarity around the best means through which owners can be encouraged and/or compelled to add thermal safety measures to their units or buildings. Furthermore, caution must be used in issuing such requirements, as there is a need to balance firm expectations around the inclusion of life safety measures, with an understanding of the many challenges that owners can face in implementing them. Careful consideration of the downstream effects that can accrue to residents or tenants is necessary, including the implementation of any complementary tenant protection policies. This section outlines the key opportunities that local governments can explore to require owners to improve and showcase the thermal safety of their buildings, as well as the advocacy and collaboration opportunities that they can use to further consistent action across the province.

★ 16) Explore the establishment of a Maximum Indoor Temperature Bylaw

Type of action: Require	Explore the establishment of requirements for rental building owners to implement measures to safeguard the thermal safety of occupants. As a part of this exploration, consider:
Potential Partners: Other local governments	• Introducing and/or expanding any current Standards of Maintenance bylaw to include requirements for maximum indoor temperatures, leveraging Section 53(2)(d), Section 63(f), and/or Section 8(3) (g), (i) or (l) [Fundamental Powers] in the <i>Community Charter</i>. • Requiring proper maintenance and function of any existing air conditioning units and/or operable windows as a baseline for compliance. • Exploring whether requirements should be tied to the maintenance of indoor temperatures below 26°C in at least one room per unit, to align with current BCBC requirements for new construction. • Exploring the potential role of ongoing monitoring and reporting of indoor temperatures to ensure compliance with established standards.

- Setting fines for non-compliance to encourage action.
- Exploring whether an increase in Buildings/Inspections staff capacity for enforcement is necessary to help alleviate the burden of reporting non-compliance from tenants.
- Exploring whether requirements can be implemented incrementally/through phased timeframes.
- Coordinating with other local governments to improve consistency for owners with portfolios of buildings that cross jurisdictions.

Helpful Links and Examples:

- Community Charter, S.B.C. 2003, Chapter 26, Part 3 — [Additional Powers and Limits on Powers](#)
- Community Charter, S.B.C. 2003, Chapter 26, [Fundamental Powers](#)
- Canadian Environmental Law Association. [Recommendations for Municipalities. Focus: Extreme Heat and Rental Housing](#)
- City of Vancouver's [Standards of Maintenance Bylaw](#)
- City of Port Moody's [Standards of Maintenance Bylaw](#)
- City of Mississauga's [Adequate Temperature Bylaw](#)
- City of Dallas City Code, [Chapter 27](#)
- New York City's [Int 0994-2024 Tenant's Right to Cooling bill](#)

17) Promote and support the development of extreme heat plans in rental buildings

Type of action:
Fund/Coordinate

In coordination with other levels of government and industry representatives, develop a template for, and support the uptake of, extreme heat plans in rental buildings. Consider using a standardized cooling audit (see [Appendix A](#)) as the basis for the extreme heat plan and requiring a description of a minimum of the following:

- Existing measures already in place to safeguard thermal safety of occupants (e.g. cool rooms, unit-level cooling).
- A plan for expanding cooling measures to additional suites, aligned with planned upgrades over time.
- Emergency measures in place to further safeguard thermal safety under extreme heat, including means of allowing municipalities, health authorities or other relevant organizations access to residents for wellness checks.

As part of this effort, consider:

- Building on existing templates for heat response planning (e.g. Vancouver Coastal Health).
- Advocating for a central (i.e. regional or provincial) body to act as the primary host of the template.
- Building acceptance among building owners and tenants by incentivizing the completion of an extreme heat plan, and tying receipt of funding to making it accessible to tenants (e.g. posted in the building's common area).
- Linking key information embedded within each extreme heat plan to public disclosure programs (see [Action 7](#)), where possible.

Helpful Links and Examples:

- Vancouver Coastal Health's [Heat Response Plan Template](#)
- BC Housing's [Extreme Heat and Wildfire Smoke \(EHWS\) guidance](#)

18) Adapt/create bylaws and/or development permit areas to support neighbourhood-level cooling

Type of action: Require	Adapt or create bylaws and/or development permit areas to encourage:
Potential Partners: Health authorities	- Strategies that reduce the urban heat island effect, either by enhancing greenery (e.g. trees) close to buildings (i.e. on site) and/or encouraging high albedo roofs and surfaces, and the use of cooling corridors where possible. - Zero-emissions district-level energy systems that allow mechanical cooling to tie in for energy sharing purposes. - Space designations that support the installation of cooling equipment in high-density locations where adequate space for new cooling systems may be challenging within a building's footprint. <i>Helpful Links and Examples:</i> - Greenbelt Foundation Cooling Corridors: The Role of Green Infrastructure in Building Resilience to Extreme Heat - City of Phoenix Cool Corridors Program - Stewardship Centre for BC's Green Bylaws Toolkit

19) Advocate for a consistent definition of thermal safety

Type of action: Advocate	Alongside efforts to implement local policies, advocate to the Provincial Government for a consistent definition of thermal safety in existing buildings and clarity regarding the regulatory mechanisms that can be used to require its achievement. A clear definition is important for right-sizing of equipment by industry; for design professionals, having clear design conditions is a critical step for compliance purposes.
Potential Partners: Health authorities, TSBC, NRCan, Province of BC, other local governments	As a part of this effort, consider advocating for: - A provincially led study to clarify appropriate temperature thresholds and potential requirements for existing buildings, leveraging work completed to inform cooling requirements for new construction recently introduced into the BCBC. - A coordinated effort to advocate for a nationwide definition and/or standard for thermal safety at the federal level. - Clarity in the relationship between maximum indoor temperatures and cooling requirements, and the forthcoming <i>Highest Efficiency Equipment Standards</i>. - Standardized language regarding thermal safety and/or maximum indoor temperatures that can be used in municipal Standards of Maintenance bylaws (see Action 16). Note that seeking clear definition should occur concurrently with other actions to avoid inadvertently slowing progress toward thermal safety. In the interim, the BCBC 2024 (9.33.3.1.2) introduction of requirements for one space within a building to be maintained at 26°C can serve as a definition for quantifying thermal safety in existing buildings while consensus is being reached. <i>Helpful Links and Examples:</i> - Province of BC Highest Efficiency Equipment Standards

20) Advocate for changes to the Canadian Electrical Code

Type of action:
Advocate

Advocate for changes to the Canadian Electrical Code that will support improved calculation requirements that do not lead to oversizing of electrical capacity in existing building retrofits.

Potential Partners:
Other local governments

Helpful Links and Examples:

- FRESKO [MURB In-Suite Electrification – Panel Management and Load Diet](#). (2023)
- Dunsky Energy + Climate Advisors (2025) Proposed amendments to the Canadian Electrical Code, Part 1 (CSA 22.1). Submitted to CSA Group on behalf of the Consortium for Power Efficiency

21) Integrate considerations of thermal safety into existing communities of practice focusing on climate adaptation

Type of action:
Require

Working in collaboration with other municipal and regional partners, explore means of integrating thermal safety in existing buildings (and climate adaptation in buildings more generally) into established communities of practice.

Potential Partners:
Other local governments

Examples include cross-jurisdictional municipal working groups such as the Climate Caucus, the Federation of Canadian Municipalities (FCM), the ICLEI Climate Adaptation Knowledge Exchange, and Union of BC Municipalities' climate action initiatives.

Helpful Links and Examples:

- [Climate Caucus](#)
- FCM's [Local Leadership in Climate Adaptation](#)
- ICLEI's [Climate Adaptation Knowledge Exchange](#)
- UBCM Mayors' Council [Access for Everyone](#)

3.3 Funding & Financing

3.3.1 Increase access to and affordability of cooling measures that are most effective at keeping indoor temperatures under 26°C

A well-known and significant barrier to the uptake of thermal safety (and other) retrofits is their associated cost. While some lighter-touch measures can be implemented at relatively low cost, many others can incur a substantial price tag. Owners and managers of both rental and strata buildings alike are consistently faced with the need to balance many competing priorities, making thermal safety retrofits one of a long list of potential upgrades or deficiencies to address. Potentially compounding this challenge are rising costs associated with property taxes and insurance, as well as unexpected costs that can arise in implementing retrofit measures, such as hazardous material removal. Tenants themselves may also be unable to afford potential increases in utility costs that can result from thermal safety upgrades.

While there is a growing landscape of incentives, rebates and financing available to building or strata owners, there remains concerns over the overall cost of upgrades, as well as the risk that costs will be passed to tenants, exacerbating issues of affordability. This section outlines a suite of actions that local governments can take to help reduce the cost barrier by increasing the array of available funding opportunities available to building owners, advocating for new means of supporting or financing upgrades, and reducing overall costs.

★ 22) Explore and leverage the financial tools within municipal control to help support cooling retrofits	
Type of action: Fund	Explore and define the suite of municipal financing measures that can help reduce costs and household debt for property owners implementing cooling retrofits. Wherever possible, direct financial support to buildings and/or dwellings that are at highest risk of overheating and resulting in thermally unsafe conditions for occupants. Consider:
Potential Partners: Financial institutions, Cana Infrastructure Bank, ZEIC (Retrofit Accelerator Sustainable Finance Committee)	• E.g. Rebates/incentives <i>Consider offering incentives for the completion of a cooling audit to support owners in identifying retrofit options under a certain timeframe (see Appendix A).</i> • E.g. Revitalization tax exemptions <i>Consider exempting properties that implement cooling retrofits from municipal property value taxes for up to 10 years.</i> • E.g. Blended financing <i>Seek out opportunities to blend/combine funding sources, leveraging tools through existing municipal financing programs (e.g. FCM green fund).</i> • E.g. Concessionary financing <i>Consider the development of loan loss reserve funds, where recipients receive a discounted rate for select measures.</i> Additionally consider the potential benefit of tying financing to whole building retrofits or to unit-level support. <i>Helpful Links and Examples:</i> • District of Saanich's Climate Action Tax Exemption • City of Vancouver's High performance building standards • FCM's Green Municipal Fund • City of Vancouver/BCNPHA's Non-profit resilient retrofit grant program

23) Support and expand on existing air conditioner rebate and distribution programs

Type of action:
Fund/Advocate

Consider “topping up” existing rebates for air conditioners on offer by BC Hydro and/or the Province. Consider additional local distribution of portable air conditioning units to high-risk MURBs for use in common areas.

Potential Partners:
Health authorities, BC Hydro, Province of BC

Alongside these programs, advocate to the Provincial Government and BC Hydro to ensure that:

- AC distribution be viewed as a short-term emergency measure and not a replacement for more holistic and efficient approaches to adding cooling.
- Granular data on AC distribution is provided to local decision-makers.
- Any publicly funded portable air conditioner distribution programs continue to be directed towards people who are medically vulnerable to extreme heat and have meet low-income qualification thresholds.
- Standards and guidelines are in place to ensure only measures that are highly energy efficient, easy to operate and able to provide a consistent indoor temperature of no more than 26°C in at least one room.
- Equipment is scaled based on the size of the household and space needs to ensure effectiveness.
- The program is evaluated for effectiveness using smart thermometers and/or documentation of indoor temperatures in AC recipients’ homes.

Helpful Links and Examples:

- BC Hydro’s [Free Portable Air Conditioner](#) program

24) Advocate to senior government for financing measures to reduce the risks of extreme heat

Type of action:
Advocate

Advocate to provincial and federal levels of government to establish appropriate means of financing retrofit measures that reduce extreme heat and to explore funding opportunities for programs that promote equitable access to safe and comfortable indoor environments in their homes.

Potential Partners:
Other local governments

Advocate to any existing concierge programs to increase owners’ access to favourable lending rates and blended financing opportunities.

Helpful Links and Examples:

- ZEIC’s [BC Retrofit Accelerator](#)
- ZEIC’s [Strata Energy Advisor Program](#)

25) Advocate for increased awareness among real estate service providers and their customers on the value of cooling measures.

Type of action:
Advocate

Work with and advocate to real estate agents, insurance companies, financial institutions and property appraisers (and/or their representative organizations) to:

Potential Partners:

Ecotrust, ZEIC,
Insurance Bureau of
Canada, Canadian
Mortgage Brokers
Association, BC Real
Estate Association

- Implement measures to increase staff and customer understanding and awareness of the value of cooling measures in existing buildings. Such awareness raising could take the form of heat risk maps (akin to existing examples of flood risk maps).
- Advocate for a means of including the risks of *not* having cooling into pricing for insurance rates and financing, taking care not to advocate for measures that would inadvertently increase premiums. Work towards a shift in the appraisal methodology to factor in the value of climate readiness in general, and cooling in particular.

Helpful Links and Examples:

- Insurance Bureau of Canada. [Helping to protect Canadians and build resilient communities.](#)

26) Promote transparency and fair pricing in system installations

Type of action:
Coordinate

Work with industry and government partners to identify appropriate and effective means of addressing predatory pricing practices in heat pump and other cooling system installations. Consider providing information on types and ranges of potential costs, as well as guidance for how to select a contractor.

Potential Partners:

Industry partners (HRAI,
HPSC, TECA), providers
of heat pump rebates.

Helpful Links and Examples:

- Nanaimo Climate Action Hub's [heat pump cost information](#)

3.4 Industry & Technology

3.4.1 Improve the ability of industry members to design, install, and maintain cooling measures

There has been significant interest and effort seen over the last several years dedicated to growing the availability of high-efficiency mechanical systems in new and existing buildings, as well as the capacity of the market to install them. This is exemplified in documents such as the [BC Building Electrification Roadmap](#), which has as its primary goal the need to increase energy efficiency and reduce carbon emissions. While these efforts indirectly support an increase in thermal safety (by way of their focus on heat pumps, capable of providing both heating and cooling), they do not address it directly. As a result, there remains a lack of industry awareness of the needs and opportunities associated with thermal safety retrofits, as well as the risk that appropriate equipment or systems may as yet be unavailable on the broader market. This section identifies a set of actions that local governments can take to fill these gaps and support a robust market for thermal safety retrofits in their communities.

27) Advocate for consistency and alignment in cooling assessment methodologies	
Type of action: Advocate	Advocate for agreement among key provincial and federal agencies in cooling assessment methodology and parameters for designers, focusing on: • Verifying that 26°C in one space of each unit is sufficient • Clarifying the summer design temperatures to use for system sizing • Clarifying the climate files to use for energy modelling • Establishing the primary metric of interest (e.g. dry bulb T, operative T, overheating hours, SETT, etc.) • Standardizing cooling audit frameworks and electrical load calculations
Potential Partners: BSSB, NRC, local health authorities, other local governments	Similar to other actions around creating consistency across industry, providing this methodology should occur concurrently with other actions so that it doesn't slow down the movement towards thermal safety. <i>Helpful Links and Examples:</i> • City of Vancouver Energy Modelling Guidelines (referenced by BCBC 10.2.3.4) • EGBC and AIBC's Joint Whole Building Energy Modelling Professional Practice Guidelines • Dunsy Energy + Climate Advisors (2024) Overview of Power Efficient Design. Prepared for the Consortium for Power Efficiency

28) Establish a local renovators' community of practice

Type of action:

Coordinate

Establish a local renovators' community of practice, working group and/or workshop series to educate designers and contractors on thermal safety risks and key practices for mitigating them. Leverage this group to:

- Develop a set of visual/design guidelines to assist renovators in identifying key strategies to improve thermal safety.
- Disseminate best practices at key touchpoints with industry members (e.g. front counter).

Potential Partners:

HPSC, EGBC, BOABC, BC Housing, CHOA, B2E, TECA

Helpful Links and Examples:

- Pembina's [Reframed](#) program
- NRCan's [LEEP series](#)

29) Host or support thermal safety demonstration projects

Type of action:

Study

Host or support demonstration projects and develop case studies that foreground the thermal health and safety benefits of adopting cooling strategies, including both passive and active measures. As part of these projects:

- Demonstrate the potential of thermal safety measures by holding events on hot summer days.
- Focus on benefits and risks to occupants of different abilities and preferences.
- Leverage and tie to the results of any cooling studies that have been conducted locally (see [Action 8](#)).
- Consider building on any ongoing pilot programs to include an exploration of the feasibility and cost of short/medium-term cooling measures in addition to (or alongside) broader electrification.

Potential Partners:

LLBC, City of Vancouver, BC Hydro, ZEIC, BCIT

Helpful Links and Examples:

- Landlord BC's [Rental Apartment Retrofit Accelerator Program](#) (RARA)

30) Provide heat pump guidelines for noise mitigation

Type of action:

Require

Provide designers and installers with information on how to avoid non-compliance with noise bylaws and ensure systems do not create issues for neighbours.

Explore whether clarifications to existing noise level bylaws may help to avoid inadvertently restricting cooling system selection without increasing noise impacts to neighbouring buildings or units.

Consider advocating to or working with manufacturers to continue to advance noise-reducing cooling technologies.

Potential Partners:

HRAI, TSBC, HPSC

Examples/Precedents:

- City of Vancouver [Mechanical permit](#) guidelines
- Home Performance Stakeholder Council's [Heat Pump Best Practices Installation for Existing Homes](#)
- Township of Langley Technical Report - Heat Pumps and Noise Bylaws (2024)

31) Identify and fill any equipment and technology gaps for MURBs

Type of action:
Study

Commission a study to identify equipment and technology gaps for providing thermal safety in MURBs, including policy and other barriers to their access.

Potential Partners:
BSSB, EMLI

Use this information to identify a means of increasing (or rendering more accessible) the supply of smaller, lower cost systems and equipment capable of providing both thermal safety and indoor air quality, as well as shading retrofit products suitable for suites and bedrooms within MURBs.

Consider a competitive program to identify high-performing units that could help transform the market.

Helpful Links and Examples:

- NYSERDA's [Clean Heat for All Challenge](#)
- Innovate BC's [Innovation Challenges](#)

4 Implementation Considerations

The actions described above are the result of a process of research, preliminary engagement and analysis intended to support local governments interested in increasing the thermal safety of existing MURB in their jurisdictions. While efforts have been made to provide readers with useful details to assist in identifying appropriate courses of action, the list of recommended actions should be seen as a starting point. Local governments will need to launch their own investigations as to what is most feasible and desirable in their specific jurisdictions.

To help prioritize and implement actions, local government may wish to note the following additional considerations:

1. Engaging with interested and affected parties

Engaging with the interested and most affected parties is central to the development of any potential program or policy. While actions presented in this report have undergone some engagement with local interest holders, local governments interested in implementing some or all of these actions should undertake a process of meaningful engagement with owners, property managers, tenants, people with lived experience of inequity, representative associations, non-profit organizations, and other institutions (e.g. health authorities, provincial or regional bodies, professional associations).

2. Centering equity

Both as part of the action planning process, as well as policy direction itself, it is important to focus effort and attention on addressing social and health inequities. Meaningful community engagement and collaboration with residents and community groups can help ensure that diverse voices are included and empowered through decision-making, thereby informing strategies that are culturally appropriate, helping to remove barriers, and addressing systemic inequities. Local governments committed to equitable outcomes should also carefully consider and mitigate any unintentional burdens that might arise from recommended actions. For example, requiring affected occupants to report non-compliance or issues with building thermal safety measures could disproportionately impact those who may face language barriers, have limited time, or fear repercussions from landlords.

3. Working collaboratively and at scale

Several of the actions noted in this report are fundamentally collaborative in nature – they require the perspectives and insights from multiple scales of governments or other local governments working towards the same goals. Working together can not only help to streamline efforts and reduce resources needed for policy design and implementation, but also to increase consistency and straightforwardness for MURB owners and tenants. Wherever educational materials, requirements, or support programs can be made consistent across a broader area, the clearer it will be for owners and tenants to make the thermal safety upgrades they need.

4. Creating and leveraging local partnerships

One of the crucial dimensions of improving thermal safety is ensuring that information on options and strategies reaches those who need it most. This is why local governments interested in pursuing these actions should work with community groups, associations, and others who have a direct connection to owners, property managers, strata councils and tenants. Examples of such organizations include local health authorities, as well as housing authorities, neighbourhood associations, organizations representing typically underserved groups, and others.

5. Building internal capacity

Many of the actions in this report require cross-departmental design and implementation, especially where it concerns new regulatory action. It will be important to work collaboratively with a range of internal departments, from planning to buildings, revenue services and others. It should be noted that the implementation of some of these recommended policies/requirements will likely require a significant increase in monitoring and enforcement capacity, making the involvement of inspections staff a crucial step. It will also be important to seek internal (and sometimes external) legal counsel for some of the proposed actions that have little precedent.

5 Appendix A: Cooling Audits: Identifying the Right Retrofit Options

Background

Because of the complex nature of retrofit measures and each building's unique circumstances, no single measure can simply provide thermal safety for all dwellings across all buildings, in a cost-effective, expedient manner. The cooling audit framework below was designed to help building owners identify what measures and options are best suited to their particular current context, based on the specific conditions that are creating (or could create) overheating in their building, as well as their ability to address it. The intended outcome of the cooling audit is a retrofit pathway that owners can use to guide implementation of different upgrades over time.

Cooling Audit Framework

This simple audit framework has been structured to consider the questions that a professional would use to evaluate the problem, assess possible solutions, and steer them towards upgrade measures that would best fit the building's needs without causing adverse impacts. Solutions are informed by the nature of the problem and the available budget and other building considerations. However, an ideal process for all buildings would assume a passive-first approach to explore where cooling can be improved via the addition of any relatively low-cost options for passive cooling or shading, followed by exploration of active cooling measures.

The key steps of the audit are as follows:

1. Identify and characterize the problem by asking:

- a. *How* is the building overheating (e.g. is it common, extreme, prevalent in all units or just some)?
- b. *What* is causing the overheating (e.g. solar gains, internal heat gains, or other)?
- c. *Who* is being affected (e.g. does the building house a particularly vulnerable household or population)?

2. Explore potential solutions:

- a. Consider *passive measures* first, to block solar gains and improve airflow to release heat build up.
- b. Explore *active cooling* measures, conducting an electrical capacity study when required, and appropriately selecting and sizing a heat pump or air conditioning unit.
- c. Consider *other options* such as interim cooling measures and co-benefit measures, as needed.

3. Decide on an approach, considering project constraints and exploring applicable considerations in more detail:

- a. *Identify the budget*: what is feasible? What can be planned for in the future that is less urgent or coincide with other planned upgrades for cost efficiency?
- b. *Identify the ownership structure*: what is possible and what might require updating to provide equitable cooling options to all residents?
- c. *Explore other considerations*: where can the approach address synergies between planned upgrades (e.g. if windows are due for replacement, can shading or reduced SHGC prevent solar gains where needed, and can additional operability be added), as well as other energy, GHG and resilience needs.

Implementation Pathways

By answering the questions posed above, the cooling audit is intended to highlight the best path forward for the project. While not a full list of options, paths A to D described below were identified as general pathways that should be considered by each building, depending on the severity of overheating and budget availability.

Path A: If overheating is minimal or moderate AND budget permits	Path B: If overheating is significant or severe AND budget permits	Path C: If overheating is significant or severe AND budget is low	Path D: If overheating is significant or severe AND budget is very low
• Start with passive approach (increasing airflow and reducing solar heat gains) for passive resiliency and overall energy efficiency. • Begin planning for & putting aside reserve funds to add heat pumps in the future. • Replace equipment with more efficient performance as it nears end of life / temperatures increase, & load shed.	• Add passive cooling measures and mechanical cooling. • Passive measures will improve passive resiliency, reduce the cooling equipment size and save energy. • Select the type of mechanical cooling based on building needs, conditions and restraints.	• Add heat pumps as soon as possible. • Select the type of mechanical cooling based on building needs, conditions and restraints. • Focus on units with most severe overheating if necessary.	• Add heat pumps in units with the most severe overheating and most vulnerable occupants. • Evaluate other interim options, adding cooling where budget allows

By engaging a professional to undertake a cooling audit, a building-specific roadmap can be provided that will balance the building's overheating challenges, available budget and owner/ occupant needs, while accounting for planned upgrades and other potential synergies.

6 Appendix B: Evaluation of Retrofit Options

RETROFIT OPTION	EFFECTIVENESS IN IMPROVING THERMAL SAFETY	AIR QUALITY BENEFITS	DECARBONIZATION BENEFITS	COST	EQUITY
Active cooling measures	The option is highly effective at providing sufficient cooling to spaces when the system is properly sized, and can be accommodated by other existing building systems.	By allowing windows to remain closed during air quality advisories, indoor air quality can be improved with portable air cleaners or with enhanced in-duct air filtration.	Greenhouse gas (GHG) impacts depend on the original fuel source, fuel usage, heat pump system efficiency, installation quality, and operational practices. In buildings with existing fossil-fuel-based systems, switching to electric heat pumps can lead to significant emissions reductions.	The initial capital costs for electric heat pumps include the system itself and any additional expenses the retrofit may incur, such as electrical capacity upgrades and asbestos removal, making it a moderate to high-cost option. Operating costs depend on the existing system's efficiency and utility rates. While adding cooling may increase costs, using a dual-purpose heat pump can lower winter heating expenses by replacing less efficient heating systems.	Installing active cooling systems can cause tenant disruption, and those most vulnerable to heat may not be able to afford to operate them. Low-income households, already burdened with housing costs, may avoid using cooling due to high utility bills.
Measures to reduce solar heat gains	Blocking solar heat gains can effectively reduce the risk of indoor overheating, particularly in highly glazed buildings with significant glazing facing south, west, or sometimes east. However, this option is less effective during heat waves, as it does not enhance resistance to conductive heat transfer.	While the option does not directly affect indoor air quality, reducing overheating can reduce the need to open operable windows for airflow cooling, which brings benefits during poor outdoor air quality events.	The option reduces the need for cooling, which lowers the cooling load. Where installed correctly, measures should not reduce solar heat gain in winter (which would have the potential impact of increased energy use and emissions in winter),	The initial capital and operational costs depend on the specific measures implemented. Custom shading devices can reduce overheating, but they can also have significant capital costs. Additional expenses may arise from the structural attachments required for the retrofits. For operational costs, reducing solar heat gain can lower cooling demand during warmer seasons but may increase heating demand in cooler seasons, resulting in a net impact on energy consumption and utility costs.	Shading installations may cause tenant disruption, but it is typically considered to be modest.

Measures to improve airflow	Adequate air exchanges can effectively reduce overheating hours for much of the year. However, natural ventilation alone is not sufficient to achieve thermal safety during extreme heat events or when outdoor temperatures remain high overnight as the climate warms.	Allowing air exchanges during poor outdoor air quality events, such as wildfire smoke, would worsen indoor air quality.	Improving airflow can reduce cooling needs and, in turn, lower energy consumption and operating GHG emissions related to cooling. While fan-assisted ventilation may increase energy use and GHG emissions, the overall impact is modest.	Replacing fixed windows with operable ones can involve significant initial capital costs, but incremental costs are minimal if planned as part of regular asset renewal. The option would result in minimal changes to operating costs.	Some tenant disruption is expected during installation, especially for full window upgrades. Additionally, glazing with a lower solar heat gain coefficient (SHGC) may have a more 'tinted' appearance, which some landlords may not permit. A co-benefit of upgrading windows is the potential improvement in moisture issues on interior surfaces or broken seals in older windows.
Interim solutions	The effectiveness of interim solutions in improving thermal safety varies depending on the specific measures adopted. For example, providing cooling in common rooms can offer immediate relief in designated spaces, while retrofitting make-up air units in corridors provides partial cooling to all units. Other measures, such as planning for future cooling needs or reducing electrical loads to free up capacity, often offer lower effectiveness in directly reducing overheating.	Depending on the type of measure—whether active or passive—it provides varying air quality benefits. Active systems can be equipped with enhanced filtration to provide clean indoor air, while passive measures generally have minimal impact on improving air quality.	While the impacts on energy consumption and GHG emissions vary by measure, active interim solutions tend to slightly increase energy use and could very slightly increase related carbon emissions. In contrast, measures that help reduce cooling energy loads have the potential to contribute to decarbonization benefits.	Active interim measures, such as makeup air (MUA) units and cooled common rooms, generally have lower initial capital costs compared to individual suite-level cooling systems. Costs for passive measures, however, can vary significantly. For example, dynamic glazing, which adjusts based on solar irradiance to function, requires a high initial investment. Active interim measures may lead to a slight increase in operational expenses for the strata or building owners. Other measures could cause low to moderate cost increases, primarily related to utilities and maintenance.	Key equity considerations for interim solutions arise primarily with active measures. MUA units, for instance, can generate some noise complaints from adjacent building occupants. For cooled common rooms, the effectiveness depends on factors such as accessibility, clear communication, and reliable power supply. Tenants with disabilities may face challenges in accessing these spaces, limiting their ability to benefit from this solution.



COUNCIL REPORT

Report Date: May 5, 2026
Contact: Sarah Hicks
Contact No.: 604.873.7546
RTS No.: 18313
VanRIMS No.: 08-2000-20
Meeting Date: June 3, 2026
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities

FROM: Chief Licence Inspector

SUBJECT: Report Back – Giving Effect to Cooling Rights in a Climate Emergency Through the Licence By-law

Recommendations

- A. THAT Council approve, in principle, amendments to the Licence By-law as described in this report and as generally set out in Appendix A;
- FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a by-law to amend the Licence By-law, generally as set out in Appendix A, to be effective immediately upon enactment.
- B. THAT, subject to Council's approval of Recommendation A, Council approve, in principle, amendments to the Ticket Offences By-law as generally set out in Appendix B to be effective immediately upon enactment;
- FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a by-law to amend the Ticket Offences By-law, generally as set out in Appendix B, to be effective immediately upon enactment.
- C. THAT Council request that the Mayor send a letter to the Minister of Housing and Municipal Affairs:
- i. advocating for provincial regulations under the Residential Tenancy Act and Strata Property Act to prohibit landlords and strata corporations from restricting or preventing residents from using portable cooling devices, as outlined in the report; and
 - ii. requesting an update on the Province's progress toward enabling amendments to the *Vancouver Charter* that would allow the City to establish maximum indoor temperature standards, as approved by Council on June 11, 2024.

Purpose and Executive Summary

This report responds to the Council Motion, [Giving Effect to Cooling Rights in a Climate Emergency Through the Standards of Maintenance By-law](#), which requested staff to explore regulatory options that prevent landlords from banning or limiting the use of portable cooling devices when a residential dwelling unit does not have air conditioning.

Staff recommend amendments to the Licence By-law to prevent landlords from prohibiting or restricting tenants from using portable cooling devices when no air conditioning is otherwise provided and to establish an exception process available for housing providers and landlords for instances when they are unable to reasonably comply. Council has the authority under sections 272 and 273 of the *Vancouver Charter* to regulate licensed businesses and impose requirements on landlords through the Licence By-law.

Should Council approve this approach, staff will provide education materials for landlords and tenants on best practices for using portable cooling devices safely. Staff propose a complementary amendment to the Ticket Offences By-law to make disallowing portable air conditioning devices a ticketable offence with a fine of \$1,000.

To complement the proposed regulations, staff also request that the Mayor, on behalf of Council, send a letter to the Minister of Housing and Municipal Affairs in support of regulations in the Residential Tenancy Act and Strata Property Act for restricting landlords and strata corporations from disallowing residents' use of portable cooling devices when cooling is not provided and request an update on the work towards Council's 2024 request to amend the *Vancouver Charter* to regulate maximum indoor temperature.

Council Authority/Previous Decisions

- [Sections 272 and 273 of the Vancouver Charter](#) grants the authority to establish terms and conditions of a licence to regulate business activity.
- On [March 13, 2024](#), Council approved the third iteration of the Climate Change Adaptation Strategy which outlined a suite of actions focused on the five main climate-related hazards facing Vancouver, including extreme heat and supporting indoor cooling and thermal safety at home.
- On [November 27, 2024](#), Council motioned the Mayor to write a letter to the Province to advocate for enactment of climate resilient measures and standards related to extreme heat events.
- On [March 31, 2026](#), Council approved grant funding to the Downtown Eastside SRO Collaborative to support the creation of cooling room retrofits in 6 privately-owned SRO buildings.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Hot weather, especially prolonged extreme heat events, can result in negative health outcomes like heat exhaustion, heat stroke, and death. During the 2021 heat dome, BC experienced

record-breaking daytime temperatures and sustained overnight temperatures resulting in 619 heat-related deaths, 117 of which were in Vancouver. 98% of deaths occurred indoors and most were in homes without adequate cooling systems such as air conditioners.¹ Climate change is increasing risks to health and well-being as Vancouver is projected to experience higher year-round temperatures, with the hottest summer days expected to be hotter, and extreme heat events more frequent and longer; Environment Canada forecasts 2026 to be among the hottest years on record.

High indoor temperatures (above 26 degrees Celsius) disproportionately affect at-risk people including infants and young children, adults over 65, people with limited mobility, people who live alone, low-income individuals, people living with pre-existing physical and mental health conditions, and those who rent their homes. These groups are at higher risk for heat-related illness because of biological susceptibility, time spent in hot indoor environments, and barriers to effectively cool their homes.

Between 2021-2023, the City partnered with Vancouver Coastal Health (VCH) and BC Center for Disease Control (BCCDC) to collect over 4,500 indoor temperature measurements in Vancouver households in the summer months.² The *Indoor HEAT study* found that nearly 7 in 10 homes reported maximum temperatures of 26°C or higher, 13% reported temperatures at or above 31°C, more than half of participating households reported symptoms of heat-related illness, and 41% of participants reported barriers to purchasing, installing, or operating cooling equipment like air conditioners in their homes. Notably, residents living in multi-unit residential buildings reported more barriers to cooling their homes, and tenants more frequently reported barriers to installing air conditioning compared to owners. The most relevant cited barrier reported across all households were restrictive tenancy agreements or strata bylaws that restrict the use of cooling outright.

The City has been taking action to prepare Vancouver for hotter summer temperatures through the Climate Change Adaptation Strategy. Actions taken include an update to the Vancouver Building By-law (VBBL) to require one living space in each dwelling unit of new residential buildings to be capable of maintaining an indoor temperature at or below 26 degrees Celsius, cooling retrofits to City-owned community centres and other civic buildings, and grants for cooling and warming rooms in SROs.

Discussion

Following Council's direction to explore regulatory options that prevent landlords from banning or limiting the use of portable cooling devices in a rental unit that does not have air conditioning, staff used a set of guiding principles to help guide the development of the proposed regulation and compliance approach, including:

1. Protect tenant health and safety;
2. Ensure clear and balanced landlord responsibilities; and
3. Avoid regulatory duplication with other levels of government.

The Licence By-law regulates how businesses operate within the city of Vancouver, including protection of public health and safety. The proposed provision would apply to *long-term rental* licence holders which includes a business providing residential rental accommodation for no

¹ [The BC Coroners Service, Extreme Heat and Human Mortality: A Review of Heat-Related Deaths in B.C. in Summer 2021.](#)

² [Vancouver's Indoor HEAT Study: Key Findings on Household Exposure to Ambient Temperatures in Vancouver from 2021-2023. City of Vancouver, Vancouver Coastal Health, and BC Centre for Disease Control, 2026.](#)

less than one month in a single detached house, laneway house, lodging house, rooming house, multiple conversion dwelling, multiple dwelling, non-profit housing or secondary suite. Staff also reviewed whether the proposed regulations should be included in the Standards of Maintenance (SOM) By-law. Council does not have the clear authority under the *Vancouver Charter* to regulate cooling in existing homes under its standards of maintenance powers but Council can, through the Licence By-law, regulate landlords and the conditions they must meet in order to hold a long term rental licence. Whether a tenant is in a secondary suite, a purpose built rental or a stratified building, these regulations will be in place so that a landlord cannot unreasonably deny a portable cooling device.

Staff propose amendments to the Licence By-law to prevent *long-term rental* licence holders from disallowing portable mechanical cooling devices in rental units in buildings that can support them (see Appendix A). This would provide renters the ability to cool themselves, supporting safety and well-being for residents where permanent air conditioning is not available. These proposed regulations do not require landlords to supply the portable air conditioning device; but prevents landlords from prohibiting their use in the rental unit.

To accommodate reasonable building-related challenges associated with enabling the use of portable devices in rental housing, staff recommend including an exception to support landlords who are unable to reasonably comply. Under this process, the landlord may apply to the Chief Licence Inspector, on the advice of the Chief Building Official, with evidence as to why compliance is not reasonably achievable. Documentation must be prepared or authenticated by a certified professional, such as an architect, engineer or Field Safety Representative (FSR), and clearly identify the legitimate barrier preventing an occupant from using a portable cooling device within the rental unit. Examples of reasonable challenges could include limited electrical capacity or building integrity issues. Similar regulations are used by the City of New Westminster for cooling regulations where an owner may apply for an exception from the rules on the grounds that the building owner is unable to reasonably comply with the regulation. The intent of the exception is to mitigate undue hardship on landlords where constraints exist that could otherwise require significant building upgrades or pose major safety concerns.

Provincial authority and considerations

As part of the City's work on reviewing provincial extreme heat mitigation efforts and regulatory approaches that address access to non-permanent cooling for homes in Vancouver, staff engaged with the BC Ministry of Housing and Municipal Affairs on provincial regulations related to tenants' use of portable cooling devices.

The Residential Tenancy Act (RTA) establishes that terms within a tenancy agreement which restrict or ban the use of air conditioning units could be considered unenforceable if it impacts the health and quality of life of the tenant.³ Specific restrictions may be identified as legitimate with appropriate rationale, including safety or building issues. This also applies to passive cooling measures, like awnings and reflective window coverings. The RTA currently does not regulate maximum temperature for rental units and there are no plans to impose provincial standards on existing rental buildings at this time.

Staff also considered the impact of potential regulation for portable cooling measures on strata units. Section 121(1) of the Strata Property Act states that a by-law is not enforceable if it contravenes any other enactment or law, including municipal regulations.⁴ If a building's strata

³ [Residential Tenancy Branch, Policy Guideline 8: Unconscionable, Unlawful, and Material Terms](#)

⁴ [Government of British Columbia, Strata Property Act Part 7 - Bylaws and Rules](#)

by-laws have active restrictions or limitations on portable cooling devices for dwelling units, the strata council would have an obligation to bring the building into compliance with municipal regulations. These regulations would apply to tenant-occupied strata units in a building where cooling is not otherwise provided. If a legitimate barrier to installing or using an AC unit within the dwelling is identified, the owner may apply for an exception. This proposed regulation would not extend to owner-occupied strata units.

Currently, under *Vancouver Charter* authority, the City is only permitted to regulate minimum temperatures. In June 2024, Mayor and Council directed staff to request a *Vancouver Charter* amendment to grant the City authority to establish maximum allowable indoor temperatures in residential buildings. In March 2025, the Minister of Housing and Municipal Affairs advised the City that Ministry staff require additional time, research, and policy work before considering the proposed amendment.

In addition to the proposed municipal regulations, staff recommend that the Mayor, on behalf of Council, advocate to the Minister of Housing and Municipal Affairs in support of provincial regulations in the Residential Tenancy Act and Strata Property Act to prohibit landlords and stratas from restricting a resident's use of a portable air conditioning device. A provincial framework would establish a uniform standard, avoiding inconsistent rules and compliance expectations across cities. Staff are also proposing that an update be requested on the progress of Ministry work related to Vancouver's request for an amendment to the *Vancouver Charter* to grant the City authority to establish maximum indoor temperature standards.

Other jurisdictions

Staff reviewed cooling and tenant health and safety regulations in comparable jurisdictions in Canada (Mississauga, New Westminster, Port Moody and Toronto) and the United States (Tempe, Tucson, Palm Springs, Chicago, New Orleans, Portland, Austin, Dallas, El Paso, Los Angeles County, Montgomery County, Clark County). In British Columbia, the Cities of New Westminster and Port Moody have regulations to prohibit landlords from disallowing portable cooling devices within rental units. The City of New Westminster has also recently introduced regulations requiring one living space in a rental unit must not exceed a safe indoor temperature (26°C) and increased enforcement staff dedicated to tenant-related matters.⁵ Several other municipalities in Canada and the United States have established regulations to support renters' access to cooling. Among the 16 cities and counties reviewed, 14 have adopted maximum indoor temperature standards. Other approaches included requirements for air conditioning systems to be kept in good working condition (Toronto), mandatory cooling of indoor common areas in new and existing residential buildings (Chicago), and obligations on landlords to provide cooling (including Tempe, Tucson, Palm Spring, Austin, Dallas, El Paso), some of which include phased implementation timelines (Los Angeles County).

Similar to many municipalities, there are several states (Arizona, California, Georgia, Nevada, New York, Oregon, Texas, Washington, DC) and provinces (British Columbia, Ontario) with various cooling regulations. With respect to maximum temperature standards, California, Georgia, Texas, and Washington require specific temperature ranges to be maintained in residential care and assisted living facilities, and New York sets a maximum indoor temperature standard for schools. British Columbia regulates the maximum indoor temperature of one living space in large, new residential buildings. Most notably, Ontario and Oregon have regulations to allow for portable cooling with reasonable conditions.

⁵ [City of New Westminster, Business Regulations and Licensing \(Rental Units\) Bylaw Cooling Amendments and Next Steps](#)

Consultation feedback

DBL staff, in collaboration with PDS, conducted a consultation with industry stakeholders, including housing providers and operators, tenancy resource and advocacy groups, and sustainability experts to gather feedback on the possible regulations and solutions for extreme heat mitigation. These findings complement existing data on experiences of high indoor temperatures and barriers to cooling among residents.

Overall, stakeholders were generally supportive of a regulation that prohibits cooling bans, citing the importance of allowing tenants to install non-permanent cooling in their homes to manage high indoor temperatures for safety and comfort. There was a shared sentiment among the stakeholders consulted about the impact of high indoor temperatures, citing the 2021 heat dome as an example of the consequences to health and well-being for households most vulnerable to extreme heat. This proposed regulation was seen as one of many approaches, alongside the desire for education, funding for cooling retrofits, establishing standards for maximum indoor temperature, and exploring building code-based solutions for example, that are necessary to reduce the barriers to cooling in homes.

Stakeholders raised some concerns regarding the potential for an increase in air conditioning use, citing added cost of utilities, potential issues if equipment is improperly installed or maintained, and possible limitations regarding electrical capacity and building upgrades. Electrical capacity and cost of building upgrades were highlighted by some as a significant barrier to compliance for single room occupancy (SRO) buildings and non-market housing as a lot of these buildings have been converted from a hotel with minimal electrical load limits. Illegal suites are also deemed higher risk, as electrical capacity hasn't been reviewed and may not provide the necessary load for the residence.

While electrical capacity is frequently cited as a risk, portable air conditioning units have a standard plug load that is typically already accounted for in building electrical systems. Building owners and landlords are not required to undertake upgrades to comply with the by-law. For buildings that are approaching electrical capacity constraints, there are strategies and operational solutions that can be implemented without upgrades to support existing electrical capacity within a building and mitigate increased demand. To address buildings where documented electrical capacity or other reasonable challenges exist, staff propose an exception to the by-law as described in Appendix A.

Achieving compliance

Education materials can serve as a foundational tool to support compliance, acting as a first step in the City's enforcement approach. Understanding the requirements and expectations of a particular regulation can resolve many issues early on. Resources can also play an important role in keeping Vancouver residents safe and cool when the city is warmest. All stakeholders consulted were supportive of targeted information to complement proposed regulations that highlight the risk and solutions available to mitigate overheating.

Should Council approve the amendments, staff will provide education materials and targeted extreme heat information that outlines how residents and building owners can help ensure resident safety and comfort in homes. These resources will include best practices for portable air conditioning use for safe and effective cooling for tenants; guidance for landlords; and cooling options when mechanical cooling might not be available, including passive cooling strategies. These educational materials will complement the City's existing extreme heat preparedness education, as well as other resources already developed or underway from staff, organising additional and current resources with renters and landlords in mind, and reinforcing understanding of requirement and compliance.

Staff recommend an amendment to the Ticket Offences By-law to establish an offence for disallowing the use of a portable air conditioning device when cooling is not available within the dwelling unit, subject to a \$1,000 fine. This aligns with similar fine amounts set for corresponding ticketable offences for the Licence By-law.

Other extreme heat preparedness and mitigation measures

Measures are currently in place to provide residents access to cooling across Vancouver during periods of hot weather. The following heat preparedness and response actions have been developed for the upcoming summer:

- cooling centres, available when Environment Canada issues a heat warning or declares an extreme heat emergency;
- drinking water and cooling infrastructure, including 300+ permanent drinking fountains with additional temporary drinking fountains, handwashing stations and misting stations added during the summer months;
- targeted supports for older adults, people with disabilities, low-income tenants and other at-risk groups, delivered through the Resilient Neighbourhood Program; and
- extreme heat information provided in Vancouver's top 12 languages.

There are also several initiatives underway for future summers. Through the Climate Change Adaptation Strategy, staff are continuing to explore additional supports for building owners and occupants, prioritizing those who are most vulnerable to the impacts of extreme heat and experience the highest barriers to adapting their homes. Examples include a portable air conditioner assistance program, thermal resilience retrofit pilot programs, and standardization of electrical capacity reporting for rental buildings to support this update to the Licence By-law. As this work progresses, programs will be brought to Council as needed

Financial Implications

There are no financial implications associated with this report's recommendations.

Legal Implications

If the Recommendations in this report are adopted, Council will amend the Licence By-law to allow tenants to install portable cooling devices if no air conditioning is available.

* * * * *

APPENDIX A

BY-LAW NO.

DRAFT By-law to amend the Licence By-law No. 4450 regarding cooling devices

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Licence By-law No. 4450.
2. Council adds a new section 21.6 in the correct numerical order as follows:

“LONG TERM RENTAL

- 21.6 (1) If air conditioning or another cooling system is not already provided in a rental unit, no person that holds or should hold a long term rental licence may prevent a tenant from using a portable device designed to cool a rental unit.
- (2) Subsection (1) governs despite any strata by-laws adopted under the Strata Property Act, 1998, c. 43 that prevent a tenant from using a portable device designed to cool a rental unit.
- (3) Any person subject to subsection (1) may apply in writing to the Chief Licence Inspector for an exemption from that subsection and must be granted the exemption if the person demonstrates to the Chief Licence Inspector, on the advice of the Chief Building Official, that they cannot reasonably comply with the subsection.
- (4) Every application under subsection (3) must be accompanied by documentation from a certified professional, including either an architect, engineer, or electrical Field Safety Representative that sets out the significant physical barriers that prevent the rental unit from being equipped with a portable device designed to cool the rental unit.”.
3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

Mayor

City Clerk

APPENDIX B:

BY-LAW NO.

A By-law to amend the Ticket Offences By-law No. 9360 regarding the Licence By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions and schedules of the Ticket Offences By-law No. 9360.
2. In Table 3, Council adds a new row at the end of the table as follows:

“

Chief Licence Inspector	Prevent cooling device	Section 21.6(1)	\$1,000.00
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"

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2026

Mayor

City Clerk

APPENDIX C: Letter from Vancouver Coastal Health

Dr. Michael Schwandt, Medical Health Officer
#800 - 601 West Broadway
Vancouver, BC V5Z 4C2
604-675-3900

May 14, 2026

Mayor and Council
City of Vancouver
Submitted electronically

To the Mayor and Council:

**Re: Giving Effect to Cooling Rights in a Climate Emergency through the Licence By-law
(Staff report to Standing Committee on Policy and Strategic Priorities, June 3, 2026)**

I am writing in my capacity as Medical Health Officer for Vancouver in support of recommendations from City of Vancouver staff to amend Vancouver's Licence By-law, in response to the related Council motion of November 25, 2025. The recommended amendments would prevent landlords from prohibiting tenants from using portable cooling devices (i.e. air conditioning) when cooling is not otherwise provided in a dwelling. Enforceable policy interventions to support cooling in housing can help promote safety and well-being for Vancouver residents, and may prevent illness and deaths during extreme heat events.

In Vancouver and around the world, temperatures are increasing and extreme weather events are becoming more frequent due to human-caused climate change. Among other impacts, Vancouver residents are expected to experience more severe heat waves and poorer air quality from wildfire smoke. These changes have already negatively impacted our community.¹ For example, the 2021 BC heat dome caused the heat-related deaths of 619 people in British Columbia, 117 of whom sustained fatal heat injury in Vancouver.² As we face this reality, there is profound urgency for our communities to adapt and take measures to support climate resilience.

Research has consistently demonstrated the link between high indoor temperature exposure and adverse health outcomes.³ The BC *Extreme Heat Death Review Panel Report* by the BC Coroners Service found that 98% of deaths during the 2021 heat dome occurred in homes, *particularly noting the risk to those without mechanical cooling such as air conditioning or heat pumps.*² In extreme heat, these spaces can become not only uncomfortable but dangerously hot—an important and avoidable risk for older adults living alone, and for people with disabilities or other barriers that limit access to cooler spaces outside the home. While important outreach by governmental and nongovernmental organizations during heat events can reduce some risk, it is unlikely to be feasible at the scale required to systematically protect all of our community members from negative health impacts. To protect health, it is crucial to support local residents with policy interventions that enable safer temperatures *inside the home*.

Environmental protections in rental housing are vital to community health, especially since approximately 55% of Vancouver households are renting.⁴ Tenants often have limited control over their living environment, constraining options to prepare and respond to extreme heat.⁵ A provincial report following the BC heat dome found that current landlord-tenant dynamics can impede installing or using air conditioning.⁶ A three-year study by VCH Public Health, the City of Vancouver, and the BC Centre for Disease Control identified “restrictive tenancy agreements or strata bylaws” as a major barrier to home cooling.⁷ Such restrictions prevent tenants from taking basic, evidence-supported actions to protect their health through potentially life-saving steps.

A VCH consultation process engaging over 100 people at high risk for heat-related illness has found that overheating in the home environment may impact health through heat-related illness, exacerbation of other medical conditions, and through other complex pathways. Residents of the region have indicated that heat affects their daily functioning and disrupts sleep, leading to decreased physical activity, heightened anxiety, and worsening of pre-existing health conditions (e.g. more frequent asthma attacks).⁸

In a changing climate, local residents also face the possibility of simultaneous exposure to both extreme heat and wildfire smoke. During such events, air conditioning in the home can also indirectly protect residents from wildfire smoke exposure by making it possible to keep windows closed and operate an air cleaner. (Meanwhile, the presence of wildfire smoke is a barrier to opening windows to cool a home at night). This is important since wildfire smoke can have both short-term and longer-lasting health impacts.⁹

The update to the Vancouver Building By-law taking effect in 2025 was a major policy step to help provide cool spaces in newly built housing, and the current proposed by-law amendment is likewise an opportunity to protect residents of existing housing. Such policy action to prohibit unreasonable cooling prohibitions is coherent with approaches recently taken by Lower Mainland neighbours New Westminster and Port Moody. The proposed amendment would also complement public health and other partners’ efforts to raise awareness of heat-related risk among local residents, and building owners,¹⁰ and support a recommendation from the Chief Medical Health Officer of VCH that all orders of government “implement policies to protect building residents during extreme heat events.”¹¹

I encourage Council to adopt this amendment to the Licence By-law as recommended by City of Vancouver staff. Thank you for your work in support of the health, safety and well-being of our community, and for the opportunity to provide a public health perspective on this topic.

Sincerely,



Dr. Michael Schwandt, MD, MPH, FRCPC
Medical Health Officer

¹ Vancouver Coastal Health Chief Medical Health Officer (2023). [Protecting Population Health in a Climate Emergency](#).

² BC Coroners Service (2022). [Extreme Heat and Human Mortality: A Review of Heat-Related Deaths in BC in Summer 2021](#).

³ Tham, S., et al. (2020). Indoor temperature and health: a global systematic review. In Public Health (Vol. 179, pp. 9–17). Elsevier B.V. <https://doi.org/10.1016/j.puhe.2019.09.005>

⁴ Metro Vancouver (2025). [Housing Data Book](#).

⁵ Stern, Rachel N. and Mohammed Rafi Arefin (2024). "Extreme Heat in the Home: Understanding the 2021 Pacific Northwest Heat Wave through the British Columbia Coroners Report." *Journal of Disaster Studies*, vol. 1 no. 1, 2024, p. 103-118. *Project MUSE*, <https://muse.jhu.edu/article/936412>

⁶ Yumagulova L. et al. (2022). [Lived Experience of Extreme Heat in B.C.: Final Report to the Climate Action Secretariat](#).

⁷ City of Vancouver; Vancouver Coastal Health; BC Centre for Disease Control. (2024). [Vancouver Indoor Heat Study](#).

⁸ Vancouver Coastal Health (2025). [Climate, Lived Experience, and Resilience \(the CLEAR Project\) Listening to Communities to Enhance the Public Health Response to Extreme Weather Events for Priority Populations](#).

⁹ Vancouver Coastal Health (2026). [Wildfire Smoke](#).

¹⁰ See for example:

- Vancouver Coastal Health and Fraser Health (2025). [Heat, Wildfire Smoke and Health: Recommended Actions for Owners and Managers of Rental and Strata Housing](#).
- Vancouver Coastal Health (2025). [Heat and Wildfire Smoke FAQ](#).
- Vancouver Coastal Health (2026). [Extreme Heat](#).
- Vancouver Coastal Health (2026). [Wildfire Smoke](#).
- Strata Energy Advisor. (2026). "Cooler Condos: How strata councils and residents can address overheating risk—and why they should." *In press*.

NOTICE OF MOTION

9. Harbour Swimming Deck – File: 01-0530-12-0001/2026

Submitted by Councillor Bell, Councillor Back and Councillor Shahriari

RECOMMENDATION:

WHEREAS the initial Public Engagement Process for the proposed Harbour Swimming Deck at Waterfront Park has now concluded and several questions are now being raised by the public;

THEREFORE BE IT RESOLVED THAT staff report back to Council with respect to the following items in relation to the Harbour Swimming Deck:

- Health risk to swimmers due to acknowledged industrial and harbour-related pollutants in the Vancouver Inner Harbour;
- Safety of swimmers, particularly young swimmers with typically lower body mass, in the traditionally cold temperatures of the relatively deep waters in the area of the proposed Deck Pool;
- Public release of the Feasibility Study for the protected capital and annual operating costs of the Swimming Deck;
- Indication as to what shoreside construction and facilities related to the Swimming Deck are planned or required, and how this affects the future overall plan for the future of Waterfront Park; and
- Consideration of any impact of the recently Federally announced dredging of the harbour bottom area East of the Second Narrows.