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, NOVEMBER 16, 2026** AT **6:00 PM**

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

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

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 16, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, September 21, 2026

3. Special Council Meeting Minutes, September 28, 2026

4. Inaugural Council Meeting Minutes, November 2, 2026

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *5 and *6 are listed in the Consent Agenda and may be considered separately or in one motion.

REPORTS

*5. Results of the General Local Election Held in the City of North Vancouver on October 17, 2026

*6. Appointment of Auditors for 2026 to 2030

PRESENTATION

Canada Soccer House at The Shipyards Wrap-Up – Manager, The Shipyards and Waterfront

Information Report, October 28, 2026 – "Canada Soccer House at The Shipyards Wrap-Up"

PRESENTATION

2027-2031 Budget Outlook – Chief Financial Officer

Information Report, October 28, 2026 – "2027-2031 Budget Outlook"

NOTICE OF MOTION

7. Service Standards and Public Reporting for Building Permits and Business Licences – Mayor Buchanan

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 16, 2026

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PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

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

CONSENT AGENDA

Items *5 and *6 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

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

START OF CONSENT AGENDA

REPORTS

*5. Results of the General Local Election Held in the City of North Vancouver on October 17, 2026 – File: 09-4200-20-0077/1

Report: Chief Election Officer, October 21, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Election Officer, dated October 21, 2026, entitled "Results of the General Local Election Held in the City of North Vancouver on October 17, 2026":

THAT the Certificate of the Chief Election Officer, dated October 21, 2026, containing the results of the General Local Election (Mayor, Councillors, and School Trustees), held in the City of North Vancouver on October 17, 2026, be received and recorded in full in the Minutes.

*6. Appointment of Auditors for 2026 to 2030 – File: 03-1220-20-1358/1

Report: Chief Financial Officer, October 28, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated October 28, 2026, entitled "Appointment of Auditors for 2026 to 2030":

THAT MNP LLP be appointed as auditors for the City of North Vancouver for the fiscal years 2026 to 2030.

END OF CONSENT AGENDA

PRESENTATION

Canada Soccer House at The Shipyards Wrap-Up – Manager, The Shipyards and Waterfront

Information Report, October 28, 2026 – "Canada Soccer House at The Shipyards Wrap-Up"

PRESENTATION

2027-2031 Budget Outlook – Chief Financial Officer

Information Report, October 28, 2026 – "2027-2031 Budget Outlook"

NOTICE OF MOTION

7. Service Standards and Public Reporting for Building Permits and Business Licences – File: 01-0530-12-0001/2026

Submitted by Mayor Buchanan

RECOMMENDATION:

WHEREAS the City is responsible for regulating building construction and licensing businesses under the *Community Charter*, and for many residents, builders and business owners, the permitting and licensing process is among their most direct interactions with City Hall;

WHEREAS timely, predictable and transparent approval processes are essential to providing excellent public service, reducing costs, carrying charges and uncertainty for applicants, and supporting the delivery of housing, commercial space and employment opportunities envisioned in the City's Official Community Plan;

WHEREAS clear application requirements, established processing timelines and accessible information about application status can improve the applicant experience, reduce incomplete and repeat submissions, and support greater efficiency and accountability in municipal service delivery;

WHEREAS municipalities that establish service standards, measure and publicly report on performance, and provide applicants with clear information about the progress of their applications can strengthen transparency, improve service delivery and build public confidence;

WHEREAS establishing measurable service standards and regularly reporting on performance will better equip Council to assess service levels, identify opportunities for improvement, make informed decisions about staffing, resources and fees, and mitigate the economic and reputational risks associated with unpredictable approval timelines;

Continued…

NOTICE OF MOTION – Continued

7. Service Standards and Public Reporting for Building Permits and Business Licences – File: 01-0530-12-0001/2026 – Continued

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by the end of the second quarter of 2027 with the following:

1. Current Processing Times: An assessment of current processing times for building permits and business licences, broken down by application category and type, establishing a baseline that measures both the total elapsed time from application submission to final decision and the time attributable to active City review, applicant responses and external agency requirements;

2. Proposed Service Standards: Recommended processing time standards for each permit and licence category, expressed in business days, weeks or months, with clear definitions of when processing timelines begin, pause and resume, including a same-day or next-business-day service standard for low-risk business licences and renewals that do not require inspections or referrals;

3. Clear Application Requirements: Plain-language application requirements for each permit and licence category, supported by accessible checklists and pre-application guidance, to ensure applicants understand what is required before submitting an application and to help reduce incomplete and repeat submissions;

4. Application Status Transparency: A proposed approach and implementation timeline to enable applicants to track the progress of their applications, including the current stage of review, outstanding requirements and the party responsible for addressing them, and an anticipated completion date, with proactive notification when delays occur;

5. Public Performance Reporting: A proposed framework and implementation timeline for publicly reporting the City's performance against established service standards on its website, at least quarterly, including both total elapsed application timelines and City processing times, with delays attributable to applicants or external agencies identified separately, to strengthen transparency, accountability and continuous service improvement;

6. Regulatory and Process Improvements: Recommended amendments, where necessary, to the Construction Regulation Bylaw, Business Licence Bylaw and applicable fee bylaws, together with measures to streamline processes, reduce incomplete and repeat applications, and support the achievement of established service standards;

AND THAT, following Council's adoption of service standards, staff report annually on the City's performance against those standards, including overall application timelines, the reasons for variances, opportunities for service improvement and recommended adjustments to ensure the standards remain effective, achievable and responsive to community needs.

PUBLIC CLARIFICATION PERIOD

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

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

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, SEPTEMBER 21, 2026**

PRESENT:

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

The meeting was called to order at 6:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Valente

1. Regular Council Meeting Agenda, September 21, 2026

CARRIED UNANIMOUSLY
R2026-09-21/1

ADOPTION OF MINUTES

Moved by Councillor Bell, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, July 20, 2026

CARRIED UNANIMOUSLY
R2026-09-21/2

Moved by Councillor Bell, seconded by Councillor McIlroy

3. Special Council Meeting Minutes, July 27, 2026

CARRIED UNANIMOUSLY
R2026-09-21/3

Moved by Councillor Bell, seconded by Councillor McIlroy

4. Special Council Meeting Minutes, September 3, 2026

CARRIED UNANIMOUSLY
R2026-09-21/4

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Truth and Reconciliation Day – September 30, 2026 – read by Councillor McIlroy

Canadian Library Month – October 2026 – read by Councillor Valente

PUBLIC INPUT PERIOD

Moved by Councillor Shahriari, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

- Helga Braver and Payam Moghaddam, North Vancouver, spoke regarding traffic on Fell Avenue.
- Hazel Turner, North Vancouver, spoke regarding the rodent abatement plan at Evergreen long-term care centre.
- Richard Short, North Vancouver, spoke regarding timelines of public disclosures.
- Laurie Schelle, North Vancouver, spoke regarding neighbourhood traffic calming on Eastern Avenue.
- Cimone Schelle, North Vancouver, spoke regarding neighbourhood traffic calming on Eastern Avenue.
- Dennis Hilton, North Vancouver, spoke regarding trust in the City.
- Ryan Moore, Coquitlam, spoke regarding Item 11 – Remembrance Day Parade Banners and Cenotaph Rededication.

CONSENT AGENDA

Moved by Councillor McIlroy, seconded by Councillor Back

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

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

Moved by Councillor McIlroy, seconded by Councillor Back

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9134" (154 East 17th Street, CD-769) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2026-09-21/5

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

Moved by Councillor McIlroy, seconded by Councillor Back

THAT "Housing Agreement Bylaw, 2026, No. 9135" (154 East 17th Street, CD-769, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2026-09-21/6

CONSENT AGENDA – Continued

BYLAWS – ADOPTION – Continued

7. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139" (341-347 West 4th Street, CD-770)

Moved by Councillor McIlroy, seconded by Councillor Back

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9139" (341-347 West 4th Street, CD-770) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-09-21/7

8. "Housing Agreement Bylaw, 2025, No. 9140" (341-347 West 4th Street, CD-770, Rental Housing Commitments)

Moved by Councillor McIlroy, seconded by Councillor Back

THAT "Housing Agreement Bylaw, 2025, No. 9140" (341-347 West 4th Street, CD-770, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-09-21/8

REPORTS

9. Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site) – File: 01-0400-60-0006/2026

Report: Manager, City Design and Planning, September 2, 2026

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, City Design and Planning, dated September 2, 2026, entitled "Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)":

THAT staff be directed to respond to Metro Vancouver's correspondence to Council, dated July 27, 2026, entitled "Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site)", outlining indirect impacts to the City of North Vancouver, as outlined in the "Proposed Response";

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-09-21/9

CONSENT AGENDA – Continued

REPORTS – Continued

10. Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street) – File: 01-0400-60-0006/2026

Report: Manager, City Design and Planning, September 2, 2026

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, City Design and Planning, dated September 2, 2026, entitled "Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)":

THAT staff be directed to respond to Metro Vancouver's correspondence to Council, dated July 2, 2026, entitled "Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 City of Surrey (105 - 175A Street)", outlining indirect impacts to the City of North Vancouver, as outlined in the "Proposed Response";

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-09-21/10

END OF CONSENT AGENDA

PRESENTATION

Remembrance Day Parade Banners and Cenotaph Rededication – Director, Transportation

Infrastructure, Transportation and Parks staff provided a PowerPoint presentation regarding the "Remembrance Day Parade Banners and Cenotaph Rededication" and responded to questions from Council.

REPORT

11. Remembrance Day Parade Banners and Cenotaph Rededication – File: 13-6750-20-0010/1

Report: Project Manager, Public Realm Infrastructure, and Section Manager, Parks Planning and Design, September 2, 2026

Moved by Councillor McIlroy, seconded by Councillor Bell

PURSUANT to the report of the Project Manager, Public Realm Infrastructure, and the Section Manager, Parks Planning and Design, dated September 2, 2026, entitled "Remembrance Day Parade Banners and Cenotaph Rededication":

THAT the North Shore Veterans' Council of Canada (NSVCC) initiative to add an inscription to the Victoria Park Cenotaph for the "Gulf War 1990-1991" be endorsed.

CARRIED UNANIMOUSLY
R2026-09-21/11

BYLAW – SECOND AND THIRD READINGS

12. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194" (835 and 845 West 15th Street, CD-773)

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194" (835 and 845 West 15th Street, CD-773) be given second and third readings.

CARRIED UNANIMOUSLY
R2026-09-21/12

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:53 pm.

"Certified Correct by the Corporate Officer"

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CORPORATE OFFICER

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MINUTES OF THE **SPECIAL** MEETING OF COUNCIL HELD IN CONFERENCE ROOM A/B, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, SEPTEMBER 28, 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 6:30 pm.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Shahriari

1. Special Council Meeting Agenda, September 28, 2026

CARRIED UNANIMOUSLY
S2026-09-28/1

RECESS TO SPECIAL CLOSED SESSION

Moved by Councillor McIlroy, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 6:30 pm.

The meeting was adjourned in the Committee of the Whole, Closed Session at 8:11 pm.

"Certified Correct by the Corporate Officer"

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CORPORATE OFFICER

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MINUTES OF THE **INAUGURAL** MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, NOVEMBER 2, 2026**

PRESENT:

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor A. Robertson
Councillor S. Shahriari
Councillor T. Valente

CALL TO ORDER

The Corporate Officer called the meeting to order at 6:00 pm.

The Mayor-elect and Councillors-elect were escorted into the Council Chamber by Terry Shaw, Piper, J.P. Fell Pipe Band.

SINGING OF "O CANADA"

Caroline Roder, Sutherland Secondary School, sang "O Canada".

INDIGENOUS WELCOME

Syexwáliya Ann Whonnock offered greetings on behalf of the Squamish Nation.

OATHS OF OFFICE

The Honourable Justice Michael Thomas administered the Oaths of Office to:

Mayor Linda Buchanan
Councillor Holly Back
Councillor Don Bell
Councillor Angela Girard
Councillor Andrew Robertson
Councillor Shervin Shahriari
Councillor Tony Valente

CONSENT AGENDA

Moved by Councillor Shahriari, seconded by Councillor Bell

THAT the recommendations listed within the "Consent Agenda" be approved, including the revised copy of the 2027 Council Appointments to Statutory, Management and Advisory Committees, provided as Attachment 1 to the report entitled "2027 Council Appointments to Statutory, Management and Advisory Committees", provided on-table.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

CORRESPONDENCE

1. Nikki Tilley, Acting Corporate Officer, Metro Vancouver, October 20, 2026 – File: 01-0400-60-0006/2026

   Re: Appointment of Director to the Metro Vancouver Regional District Board of Directors

Moved by Councillor Shahriari, seconded by Councillor Bell

THAT the appointment of Mayor Linda Buchanan (Director) and Councillor Angela Girard (Alternate Director) as the City of North Vancouver representatives to the Metro Vancouver Regional District Board of Directors, for the 4-year term of Council, be endorsed.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-11-02/1

REPORT

2. 2027 Council Appointments to Statutory, Management and Advisory Committees – File: 01-0530-01-0001/2026

   Report: Director, Legislative Services and Corporate Officer, October 28 2026

Moved by Councillor Shahriari, seconded by Councillor Bell

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 28, 2026, entitled "2027 Council Appointments to Statutory, Management and Advisory Committees":

THAT the 2027 Council Appointments to Statutory, Management and Advisory Committees for November 3, 2026 to December 31, 2027 be endorsed, as presented.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-11-02/2

END OF CONSENT AGENDA

MAYOR'S INAUGURAL ADDRESS

Mayor Buchanan presented her Inaugural address to members of Council, staff and members of the public, entitled "Building a Brighter Future Together: A City That Works for All, Today and for Generations to Come".

PRESENTATIONS

Mayor Buchanan thanked the following individuals and presented them with gifts for their participation in the City's inaugural meeting:

- The Honourable Justice Michael Thomas
- Syexwáliya Ann Whonnock, Squamish Nation
- Cst. David Wen and Cst. Daniel An, RCMP
- Firefighters Trevor Townsend and Sam Sedun, CNV Fire Department
- Terry Shaw, Piper
- Caroline Roder, Vocalist

ADJOURN

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:56 pm.

"Certified Correct by the Corporate Officer"

_____

CORPORATE OFFICER

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General Manager	CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Amelia Cifarelli, Chief Election Officer

Subject: RESULTS OF THE GENERAL LOCAL ELECTION HELD IN THE CITY OF NORTH VANCOUVER ON OCTOBER 17, 2026

Date: October 21, 2026 File No: 09-4200-20-0077/1

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

RECOMMENDATION

PURSUANT to the report of the Chief Election Officer, dated October 21, 2026, entitled "Results of the General Local Election Held in the City of North Vancouver on October 17, 2026":

THAT the Certificate of the Chief Election Officer, dated October 21, 2026, containing the results of the General Local Election (Mayor, Councillors, and School Trustees), held in the City of North Vancouver on October 17, 2026, be received and recorded in full in the Minutes.

ATTACHMENTS

1. Certificate of the Chief Election Officer
2. Declarations of Official Election Results, General Local Election – 2026 (Mayor, Councillor, and School Trustee) (CityDocs 2854222)
3. 2026 Official Election Results for the General Local Election (CityDocs 2862290)
4. General Local Election 2026 – Ballot Account Summary (CityDocs 2865579)

RESPECTFULLY SUBMITTED:

Amelia Cifarelli
Chief Election Officer

Document Number: 2854170

CERTIFICATE OF THE CHIEF ELECTION OFFICER
RESULTS OF THE GENERAL LOCAL ELECTION HELD IN THE
CITY OF NORTH VANCOUVER ON OCTOBER 17, 2026

I, Amelia Cifarelli, Chief Election Officer for The Corporation of the City of North Vancouver, in accordance with Section 158 of the *Local Government Act*, do hereby certify the results of the votes cast in the 2026 General Local Election in the City of North Vancouver, as follows:

STATEMENT OF ELECTION BY VOTING

MAYOR

BUCHANAN, Linda	6,056	ELECTED
MCGRAW, Mike	5,163	
KURVERS, Dave	1,602	
KING, Oliver	258	

COUNCILLOR

BELL, Don	5,935	ELECTED
VALENTE, Tony	5,881	ELECTED
GIRARD, Angela	5,382	ELECTED
ROBERTSON, Andrew	5,192	ELECTED
SHAHRIARI, Shervin	5,172	ELECTED
BACK, Holly	4,452	ELECTED
HEYWOOD, Guy	4,419	
CATO, Jeremy	4,362	
RAISINGHANI, Krishna	4,320	
MCILROY, Jessica	4,270	
BENTZ, Tammy	3,434	
IZATT, Ken	3,378	
BOLTENKO, Anna	3,085	
ALEXANDER, Sean	2,344	
TUMANENG, Lailani	2,162	
KOLSTEE, Jullian	1,493	
LAI, Max	1,296	
BRUN, David	997	

SCHOOL TRUSTEE

WILSON, Antje	7,274	ELECTED
NEUFELD, Trish	6,416	ELECTED
HUNG, Peggy	5,704	ELECTED
PURUGGANAN, Ethel	2,603	
AZIZI, Manoochehr	2,539	
NAVALES, Senora	2,077	

I declare:

Linda BUCHANAN

elected to the office of Mayor;

And I declare:

Don BELL
Tony VALENTE
Angela GIRARD
Andrew ROBERTSON
Shervin SHAHRIARI
Holly BACK

elected to the office of Councillor;

And I declare:

Antje WILSON
Trish NEUFELD
Peggy HUNG

elected to the office of School Trustee.

The following is a compilation of the information on the Ballot Accounts*:*

Total ballots supplied 27,300
Ballots cast by electors 13,243
Spoiled ballots.....224
New elector registrations.....567
Voter turnout.....30%

A copy of the summary of Ballot Accounts, by type of voting, is included as Attachment 4.

Dated at North Vancouver, BC, this 21st day of October, 2026.

Amelia Cifarelli
Chief Election Officer

I, Amelia Cifarelli, Chief Election Officer of The Corporation of the City of North Vancouver, of the General Local Election held on October 17, 2026, declare that the foregoing Certificate and Statement of Election by Voting to be correct, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of the *Canada Evidence Act*.

Amelia Cifarelli
Chief Election Officer

Declared before me at the City of North Vancouver, BC, on October 21st, 2026.

Julie Peters
A Commissioner for taking Oaths and
Affidavits within British Columbia

Form No. 14-2
LGA s.146(2)(a)

CITY OF NORTH VANCOUVER

DECLARATION OF OFFICIAL ELECTION RESULTS

GENERAL LOCAL ELECTION – 2026

OFFICE OF MAYOR

I, Amelia Cifarelli, Chief Election Officer, do hereby declare elected, Linda Buchanan, who received the highest number of valid votes for the office of Mayor.

Dated at North Vancouver, BC, this 21st day of October, 2026.

Amelia Cifarelli
Chief Election Officer

Form No. 14-3
LGA s.146(2)(b)

CITY OF NORTH VANCOUVER

DECLARATION OF OFFICIAL ELECTION RESULTS

GENERAL LOCAL ELECTION – 2026

OFFICE OF COUNCILLOR

I, Amelia Cifarelli, Chief Election Officer, do hereby declare elected the following candidates, who received the highest number of valid votes for the office of Councillor.

1. Don Bell
2. Tony Valente
3. Angela Girard
4. Andrew Robertson
5. Shervin Shahriari
6. Holly Back

Dated at North Vancouver, BC, this 21st day of October, 2026.

Amelia Cifarelli
Chief Election Officer

Form No. 14-3
LGA s.146(2)(b)

CITY OF NORTH VANCOUVER

DECLARATION OF OFFICIAL ELECTION RESULTS

GENERAL LOCAL ELECTION – 2026

OFFICE OF SCHOOL TRUSTEE

I, Amelia Cifarelli, Chief Election Officer, do hereby declare elected the following candidates, who received the highest number of valid votes for the office of School Trustee.

1. Antje Wilson
2. Trish Neufeld
3. Peggy Hung

Dated at North Vancouver, BC, this 21st day of October, 2026.

Amelia Cifarelli
Chief Election Officer

2026 Local Government Election

Official Election Results

(12 of 12 Polls Counted)

	MAIL POLLS	SPECIAL POLLS	ADVANCE POLLS	HARRY JEROME REC CTR	JOHN BRAITH-WAITE	THE PIPE SHOP	CARSON GRAHAM	LARSON	QUEEN MARY	RIDGEWAY	SUTHER-LAND	WESTVIEW	TOTAL	% OF TOTAL
MAYOR														
Linda BUCHANAN	**119**	**26**	**1,844**	**627**	**568**	**540**	**321**	**190**	**612**	**614**	**340**	**255**	**6,056**	**46%**
Mike MCGRAW	104	9	1,745	474	400	334	281	133	412	645	430	196	**5,163**	**39%**
Dave KURVERS	34	4	444	154	138	163	91	72	140	188	98	76	**1,602**	**12%**
Oliver KING	2	5	91	37	16	17	14	7	18	18	19	14	**258**	**2%**
Total — Mayor	**259**	**44**	**4124**	**1292**	**1122**	**1054**	**707**	**402**	**1182**	**1465**	**887**	**541**	**13,079**	**100%**
COUNCILLOR														
Don BELL	**119**	**23**	**1,972**	**545**	**462**	**448**	**340**	**184**	**523**	**662**	**432**	**225**	**5,935**	**9%**
Tony VALENTE	**127**	**17**	**1,900**	**575**	**497**	**525**	**292**	**163**	**506**	**667**	**368**	**244**	**5,881**	**9%**
Angela GIRARD	**112**	**18**	**1,714**	**515**	**490**	**435**	**290**	**155**	**507**	**623**	**323**	**200**	**5,382**	**8%**
Andrew ROBERTSON	**104**	**4**	**1,668**	**533**	**476**	**434**	**244**	**139**	**480**	**582**	**318**	**210**	**5,192**	**8%**
Shervin SHAHRIARI	**113**	**6**	**1,660**	**500**	**375**	**366**	**289**	**176**	**456**	**635**	**388**	**208**	**5,172**	**8%**
Holly BACK	**98**	**18**	**1,463**	**422**	**345**	**365**	**208**	**140**	**383**	**520**	**306**	**184**	**4,452**	**7%**
Guy HEYWOOD	100	17	1,481	392	361	308	235	150	343	521	329	182	**4,419**	**7%**
Jeremy CATO	96	15	1,562	357	312	309	213	120	347	536	318	177	**4,362**	**6%**
Krishna RAISINGHANI	101	2	1,328	440	359	341	247	114	410	519	273	186	**4,320**	**6%**
Jessica MCILROY	92	17	1,341	408	415	362	215	133	402	458	262	165	**4,270**	**6%**
Tammy BENTZ	65	8	1,029	329	353	275	184	114	338	380	214	145	**3,434**	**5%**
Ken IZATT	86	6	1,151	313	235	241	189	100	259	407	261	130	**3,378**	**5%**
Anna BOLTENKO	64	9	925	305	301	237	163	94	281	356	208	142	**3,085**	**5%**
Sean ALEXANDER	39	8	710	269	195	202	122	53	211	266	174	95	**2,344**	**3%**
Lailani TUMANENG	40	9	753	219	177	154	119	76	199	180	129	107	**2,162**	**3%**
Jullian KOLSTEE	35	6	392	190	120	132	89	34	159	161	76	99	**1,493**	**2%**
Max LAI	32	4	391	148	96	113	79	36	100	161	80	56	**1,296**	**2%**
David BRUN	14	11	305	115	78	68	58	52	89	94	72	41	**997**	**1%**
Total — Councillor	**1,437**	**198**	**21,745**	**6,575**	**5,647**	**5,315**	**3,576**	**2,033**	**5,993**	**7,728**	**4,531**	**2,796**	**67,574**	**100%**
SCHOOL TRUSTEE														
Antje WILSON	**184**	**15**	**2,363**	**690**	**571**	**549**	**373**	**249**	**604**	**875**	**489**	**312**	**7,274**	**27%**
Trish NEUFELD	**121**	**22**	**2,045**	**629**	**499**	**497**	**327**	**223**	**508**	**761**	**495**	**289**	**6,416**	**24%**
Peggy HUNG	**118**	**16**	**1,783**	**597**	**488**	**474**	**311**	**198**	**483**	**591**	**372**	**273**	**5,704**	**21%**
Ethel PURUGGANAN	52	6	840	277	238	216	151	77	253	232	149	112	**2,603**	**10%**
Manoochehr AZIZI	68	7	813	276	219	189	123	81	227	277	161	98	**2,539**	**10%**
Senora NAVALES	30	11	674	234	191	158	107	55	195	217	129	76	**2,077**	**8%**
Total — School Trustee	**573**	**77**	**8,518**	**2,703**	**2,206**	**2,083**	**1,392**	**883**	**2,270**	**2,953**	**1,795**	**1,160**	**26,613**	**100%**

Total Registered Voters: 44064

Successful candidates are identified in green.

The above is a true statement of the number of votes at the close of the election on October 17, 2026, given under my hand at the City of North Vancouver this 21st day of October, 2026.

Amelia Cifarelli, Chief Election Officer

City of North Vancouver
General Local Election – October 17, 2026
Ballot Account Summary

	Advance Voting	Special Voting	Mail Voting	Harry Jerome	John Braithwaite	Pipe Shop	Carson Graham	Larson	Queen Mary	Ridgeway	Sutherland	Westview	Total
Ballots Supplied to Each Voting Location	7,701	200	400	1,900	1,900	1,899	1,900	1,899	1,900	3,800	1901	1900	27,300
Ballots Issued to Electors*	4,175	44	336	1,308	1,139	1,069	717	409	1,198	1,486	897	546	13,324
Ballots issued to Electors, Not Cast	3	0	73	0	2	0	0	0	0	0	0	0	78
Valid Ballots/Votes Without Objection	4,172	44	260	1,308	1,137	1,069	717	409	1,198	1,486	897	546	13,243
Valid Ballots/Votes Subject to Objection	0	0	0	0	0	0	0	0	0	0	0	0	0
Spoiled Ballots*	96	0	1	18	24	8	13	5	17	24	10	8	224
Unaccounted Ballots	0	0	0	0	0	0	0	0	0	0	0	0	0
Unused Ballots*	3,430	156	66	574	737	822	1,170	1,485	685	2,290	994	1,346	13,755
Ballots Rejected as Invalid Without Objection	0	0	0	0	0	0	0	0	0	0	0	0	0
Ballots Rejected as Invalid Subject to Objection	0	0	0	0	0	0	0	0	0	0	0	0	0
Additional Ballots Added Under Section 137(3) of *Community Charter*	0	0	0	0	0	0	0	0	0	0	0	0	0

*Designates a value used reconcile the total number of ballots allocated to a voting place.

CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: APPOINTMENT OF AUDITORS FOR 2026 TO 2030

Date: October 28, 2026 File No: 03-1220-20-1358/1

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 October 28, 2026, entitled "Appointment of Auditors for 2026 to 2030":

THAT MNP LLP be appointed as auditors for the City of North Vancouver for the fiscal years 2026 to 2030.

SUMMARY

Community Charter section 169 requires that Council appoint an auditor for the municipality.

Upon the completion of a public procurement process for the provision of audit services, staff recommend that Council appoint MNP LLP ("MNP") as CNV's auditors for a five-year period, beginning with the 2026 fiscal year that ends December 31, 2026 through to the 2030 fiscal year that ends December 31, 2030.

BACKGROUND

Community Charter section 169 requires that Council appoint an auditor for the municipality. CNV's practice is to go through a standard purchasing process to establish the auditors for a five-year term.

BDO Canada LLP ("BDO") was previously selected as CNV's auditors through two separate public tendering processes, with the last one carried out in 2021. The

completion of the 2025 fiscal year-end audit marked the fifth year of their second five-year term that began with the audit of CNV's 2016 financial statements.

DISCUSSION

In the Summer of 2026, staff initiated a Request for Proposal ("RFP") process seeking audit services for a five-year term from 2026 to 2030. Three proposals were received.

Based on the RFP's evaluation criteria, staff are recommending acceptance of MNP's proposal. MNP demonstrated the capability, qualifications and experience necessary to successfully perform the work required, and provided the most competitive proposal overall.

For the same five-year term, MNP is also expected to be the auditors for some of CNV's other municipal entities, which are separately audited. These entities are the North Vancouver City Library, North Vancouver Museum & Archives Commission, and Lonsdale Energy. Formal appointments for these entities are expected to be approved separately by their governing bodies. For the municipal entities where arrangements are in place for the District of North Vancouver ("DNV") to provide lead financial oversight (i.e. North Shore Emergency Management, and North Vancouver Recreation and Culture Commission), the auditor is typically DNV's external auditor. Again, for these two entities, formal appointments are approved separately by each organization's governing body.

PUBLIC ENGAGEMENT

No specific public engagement was undertaken to support the preparation of this report. CNV's financial statements are included as a component of its Annual Municipal Report and Statement of Financial Information, which are available for public inspection.

FINANCIAL IMPLICATIONS

Funding for the current year's work is included in the 2026 operating budget. Future year's amounts will be requested as part of the financial planning process.

INTER-DEPARTMENTAL IMPLICATIONS

Completion of the RFP process involved participation from representatives in the Finance and Economic Development department, the North Vancouver City Library, and Lonsdale Energy. The audit work requires cooperation from all departments.

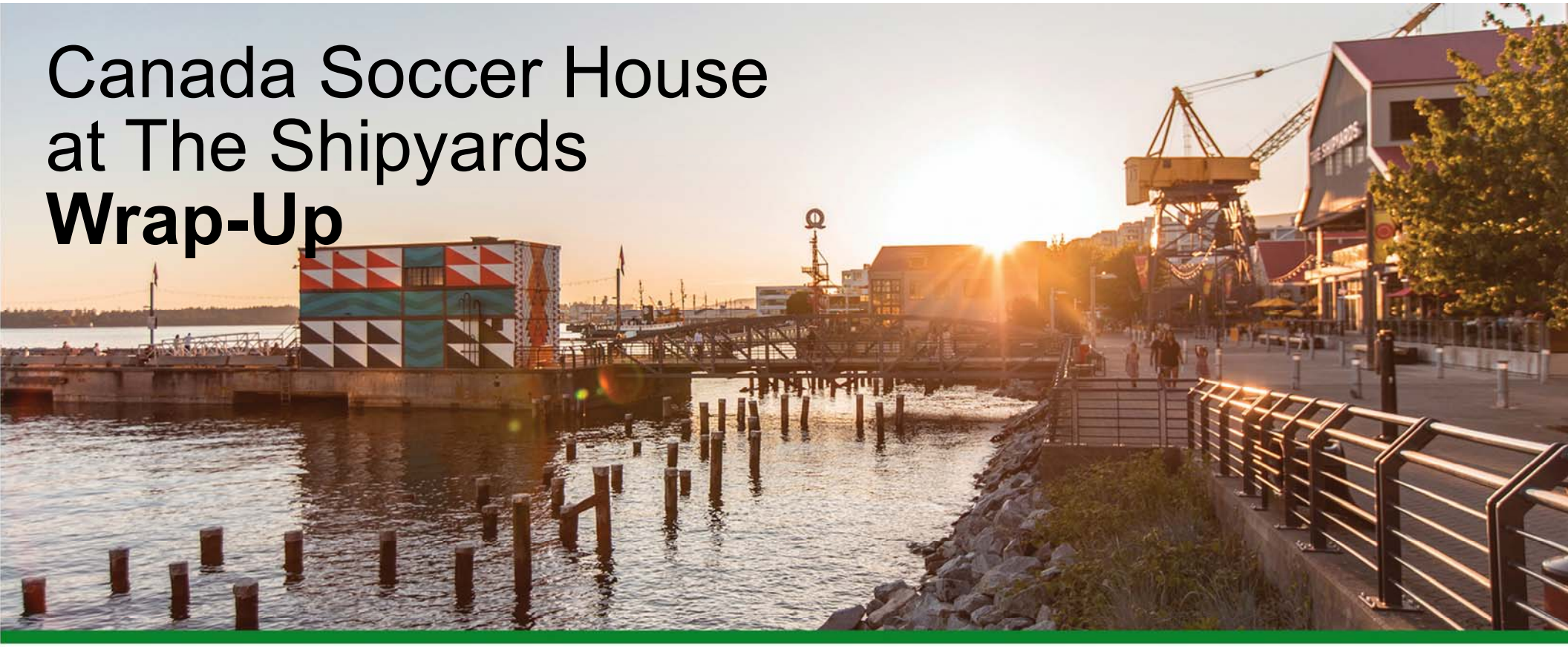
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The audit of CNV's financial statements supports CNV's goal to be a "Responsible Organization".

RESPECTFULLY SUBMITTED:

Larry Sawrenko
Chief Financial Officer

Canada Soccer House at The Shipyards **Wrap-Up**



Presented November 16, 2026
The Shipyards and Waterfront

city of north vancouver

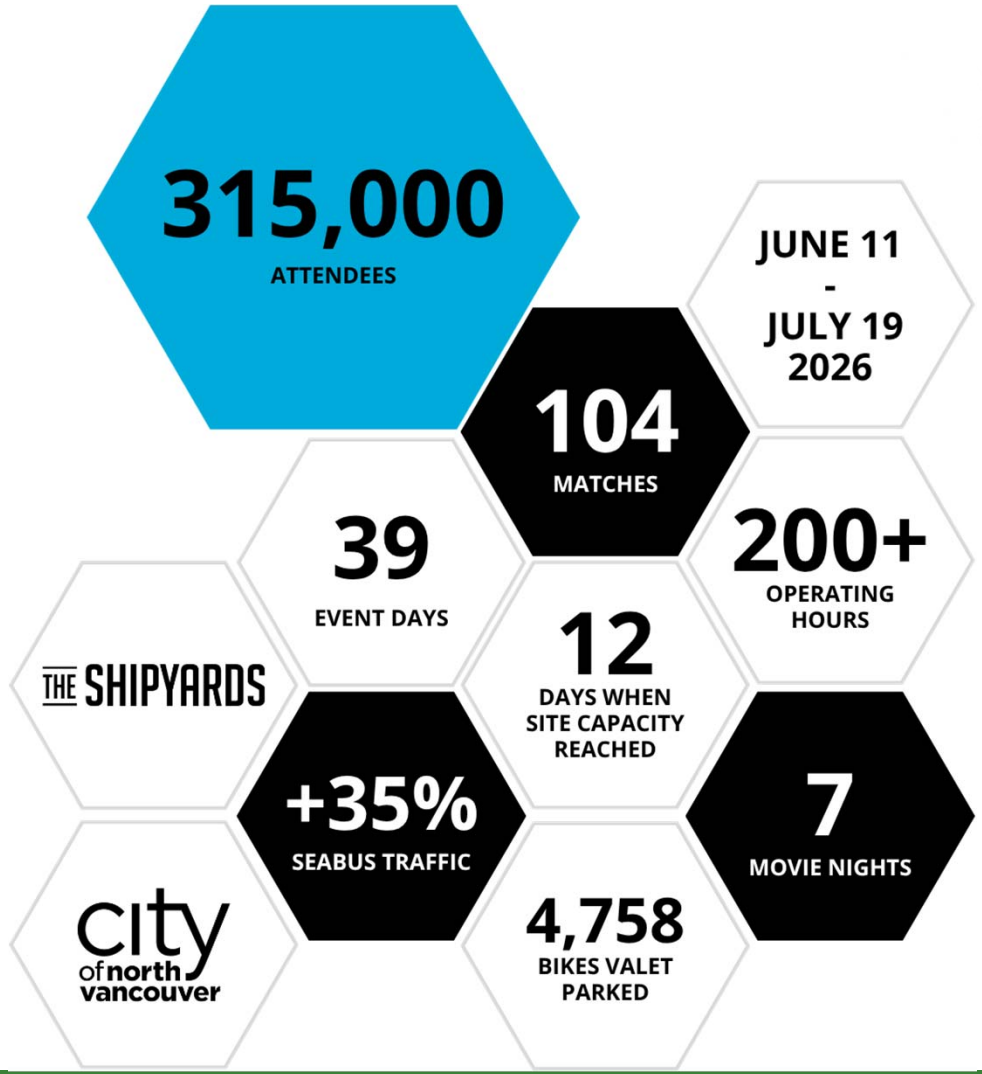
Purpose

Provide Council with a wrap-up overview of the ‘Canada Soccer House - North Vancouver” event, at The Shipyards held during the World Cup 2026 (June 11 to July 19).



Summary

Uber Eats Canada Soccer House at The Shipyards provided a **highly successful public viewing and community gathering experience** during the 2026 FIFA World Cup, bringing significant energy and activity to the waterfront.



The event demonstrated the capacity of The Shipyards and the City to host a high-profile, large-scale international sporting event while supporting **local businesses, generating tourism activity and showcasing Lower Lonsdale** as a destination for sport and major public events.



CSME

- The City of North Vancouver partnered with Canada Soccer and Canada Soccer Media & Entertainment (CSME) to deliver the event
- The partnership with Canada Soccer brought the prestige and pride of our national team through Canada's soccer sport governing body and their media and entertainment arm (CSME)
- Canada Soccer House, hosted in North Vancouver and Toronto, were the official fan sites for Canada Soccer throughout the World Cup





Partners & Sponsors

Thank you to our partners and sponsors:

- Canada Soccer House and its sponsors
- Province of British Columbia Ministry of Tourism Arts, Culture and Sport
- Seaspan
- Vancouver's North Shore Tourism Association

Together, these contributions helped Canada Soccer House and the City safely and successfully deliver the event.

From June 11 to July 19th The Shipyards was transformed into a destination for soccer fans, where thousands of supporters of all ages and allegiances came together to experience the excitement of the world's biggest sporting event.

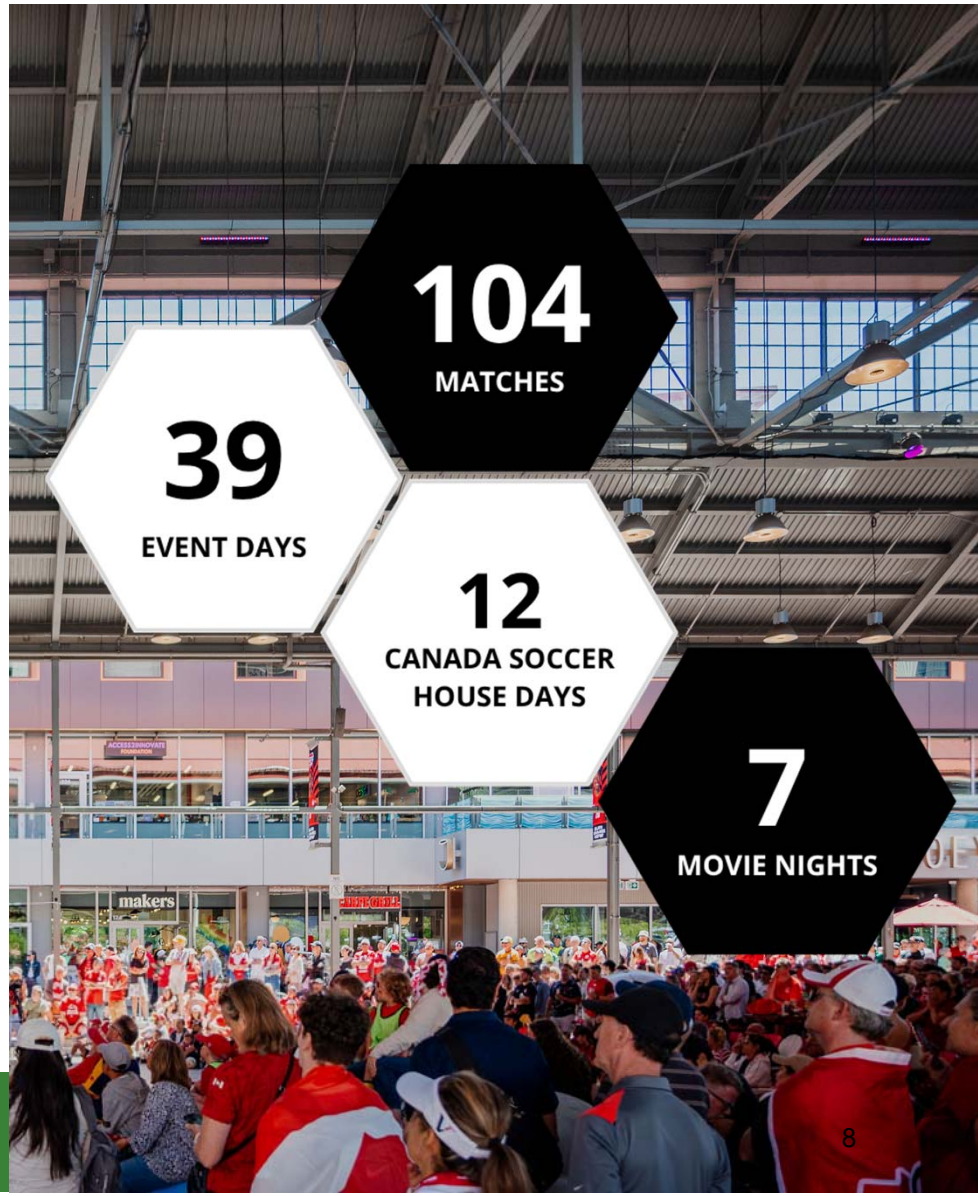


Event Experience

There where three types of days, each with their own unique experience:

- **Canada Soccer House**: Free activities and entertainment alongside the live broadcast of matches on the big screen and on smaller screens in Shipbuilders Square. Food trucks, multiple on-site bars, official merchandise, sponsor activations, interactive games and prizes
- **Match Viewing Days**: On all other match days games were broadcast live in the Commons, supported by a selection of food trucks and a bar.
- **Rest Days:** On tournament rest days The Shipyards remained its comfortable, scenic waterfront self, with the addition of 7 screenings of soccer-themed movies on the big screen.

The Bridge balcony above Café Artigiano served as a VIP section, hosting CSME's sponsors and Seaspan in recognition of their contributions to event production.



Event Experience

The result was an exciting mix of activities and experiences with a focus on sport, culture, and bringing the community together through recreation.

The cultural element was especially notable, the crowd for each match celebrated in their own way, different every day.



Event Attendance

The site welcomed approximately 315,000 visits over 39 days.
For comparison, the official PNE FIFA Fan Festival site reported approximately 500,000 visits.

Visitor numbers varied on a daily basis but attendance was consistently strong throughout.

Canada matches were particularly popular, with Canada Soccer House reaching its maximum capacity of 6,000 visitors during every Canada match.

During peak attendance matches, temporary gate closures were implemented to safely manage crowd volumes, with visitors queued until space became available.



July 4 - Canada Game

To better meet the demand for the Canada vs. Morocco match on July 4, an additional LED screen was installed on Carrie Cates Court

This transformed Carrie Cates Court into a secondary viewing watch party, expanding the experience and accommodating fans who were unable to enter Canada Soccer House once capacity had been reached

Total attendance at Canada Soccer House was 10,032 + approximately 900 at the Carries Cates viewing area



Canada Day

Canada Day was the busiest day, with Rotary's celebrations taking place on Cates Deck, Carrie Cates Court, and Foot of Lonsdale Plaza, alongside Canada Soccer House

Attendance was captured through two separate data entry points with combined attendance across the celebrations estimated at **41,988 visitors.** Of this total, Canada Soccer House reported **23,000 visitors**.

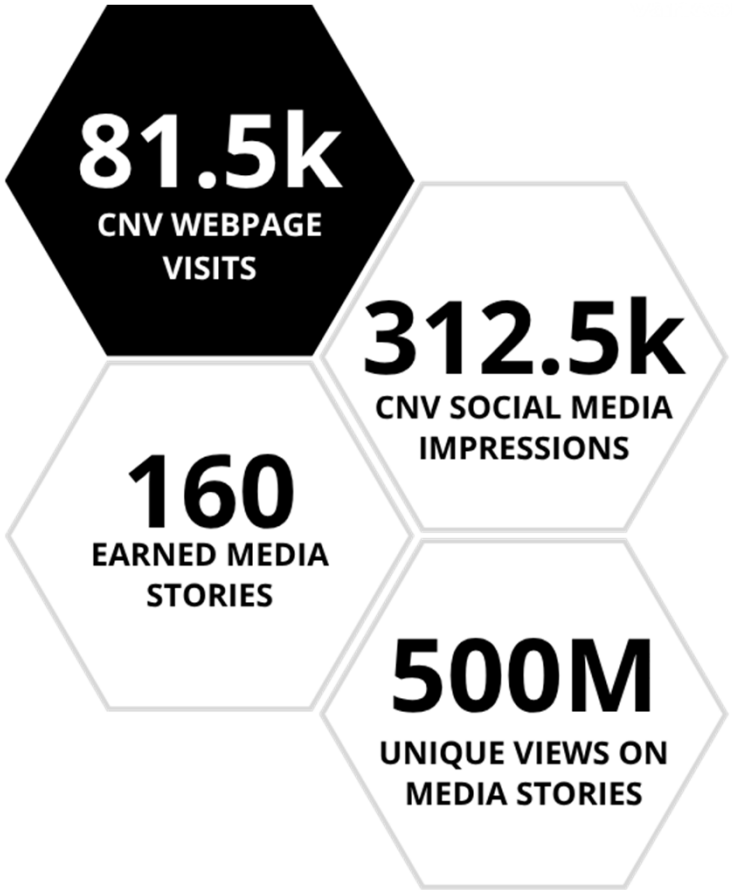


Communications & Media

The City's website and social media channels provided information on the match schedule and provided updates when the site reached capacity

This service was well utilized, with the webpages receiving 80k+ visits and social media channels receiving more than 300k impressions

CSME's Canada Soccer House locations in North Vancouver and Toronto received significant, positive media coverage including 337 stories by 28+ unique media outlets, with a combined total reach of 332k people



Communications & Media

The atmosphere at Canada Soccer House also gained recognition by numerous broadcasters. For example:

- **CTV News** - reported on how different international fan bases "took over" the big-screen viewing areas during non-Canadian matches, reflecting the diversity and enthusiasm of the crowds
- **The New York Times** identified The Shipyards as one of the ultimate venues for experiencing the World Cup in Vancouver.
- **The Georgia Straight** highlighted The Shipyards as a top-tier regional spot for the World Cup, praising its vibrant plaza atmosphere, big screen and an easy connection via the SeaBus from downtown.



Coverage Highlights



Soccer fans band together to show support for Koné heading into pivotal match

VANCOUVER SUN



Plans taking shape for World Cup fan festival at Shipyards

north shore news



Canada Soccer House

VITA

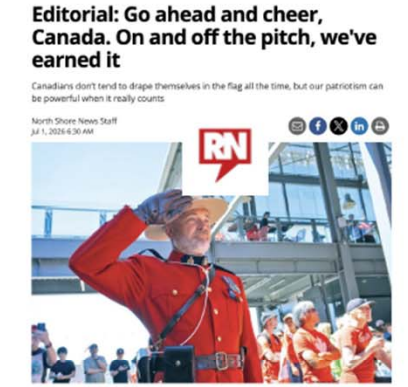


Photos: North Vancouver's Shipyards buzzes for Canada's first World Cup match

Team Canada played to a draw, but the event on the waterfront was a W.

Brent Richter
Jun 12, 2026 5:13 PM

north shore news



Editorial: Go ahead and cheer, Canada. On and off the pitch, we've earned it

Canadians don't tend to drape themselves in the flag all the time, but our patriotism can be powerful when it really counts

North Shore News Staff
Jul 1, 2026 6:30 AM

EVENTS

10 Things to Do in Vancouver During the World Cup 2026

ns to car-free streets, Vancouver has come alive during the World Cup

by Sandrine Jacquot / June 15, 2026

BCLiving

FIFA World Cup sends Metro Vancouver public transit ridership to new six-year high

Kenneth Chan | Jun 26 2026, 2:29 pm

DH

/ News / Local News

Fans turn up at Canada Soccer House in North Vancouver to cheer on Canadian team

Couples wore matching jerseys, and the No. 19 Canadian star Alphonso Davies — sidelined with an injury — was everywhere.

By Oksana Shtohryn
Published Jun 12, 2026 4 minute read Join the conversation

VANCOUVER SUN



Wistful fans thank Canada's World Cup squad for energizing the country

JESSE WINTER >, ANDREA WOO >, MOIRA WYTON > AND OLIVIA GRANDY >

THE GLOBE AND MAIL



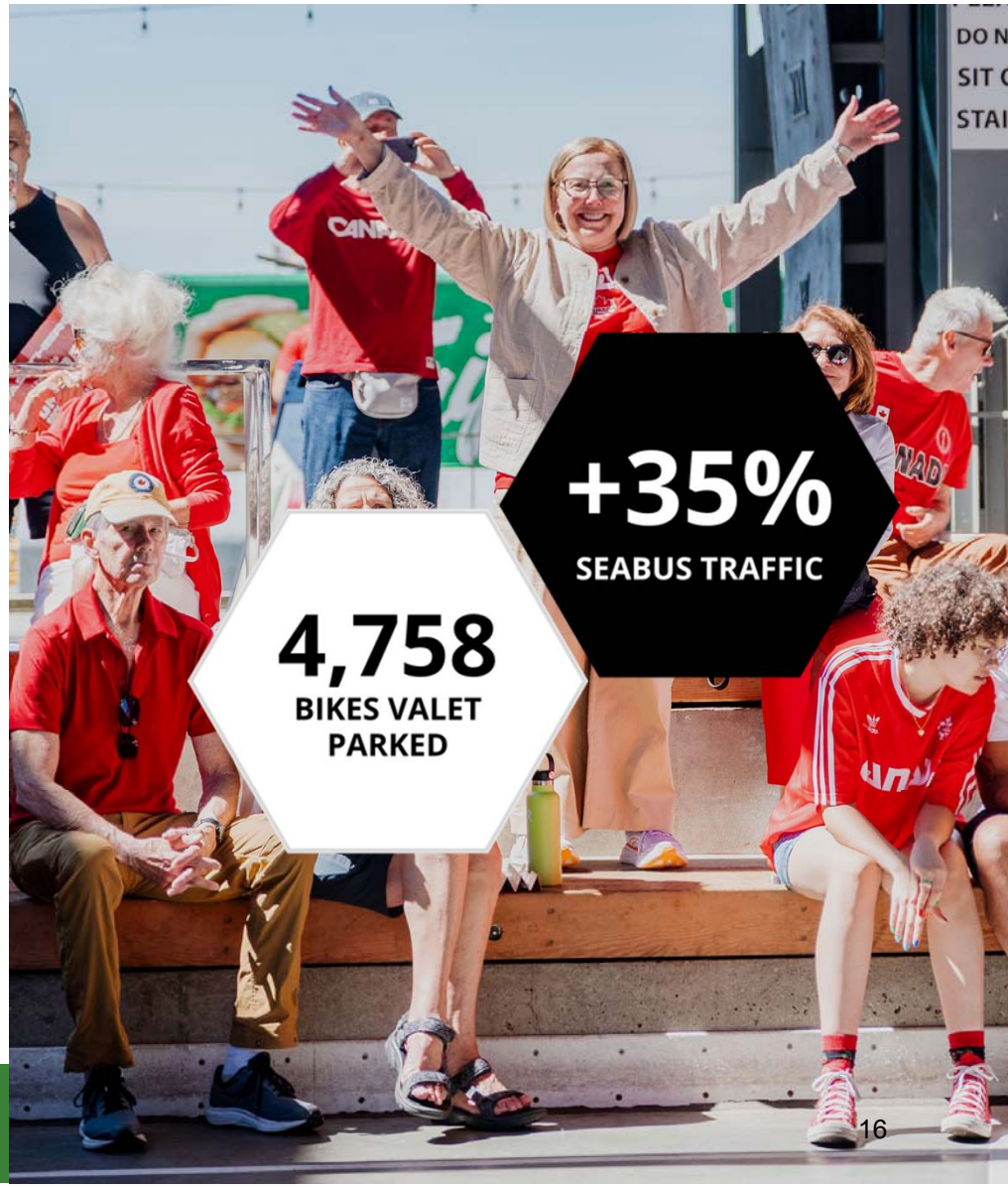
15

Transportation

Traffic management and proactive transportation demand management efforts where critical to event success

- A temporary one-way traffic pattern on Victory Ship Way to help reduce congestion and enhance safety
- Flaggers on peak days
- Encouraging active transportation (walk, bike and transit) further helped to ease access to The Shipyards

Data collection and input from local businesses and residents will help inform modifications to traffic management measures for future events.



Transportation

Parking demand was high but largely well met by supply of street parking and the 16 off-street lots in Lower Lonsdale

Observed occupancy of parkades:

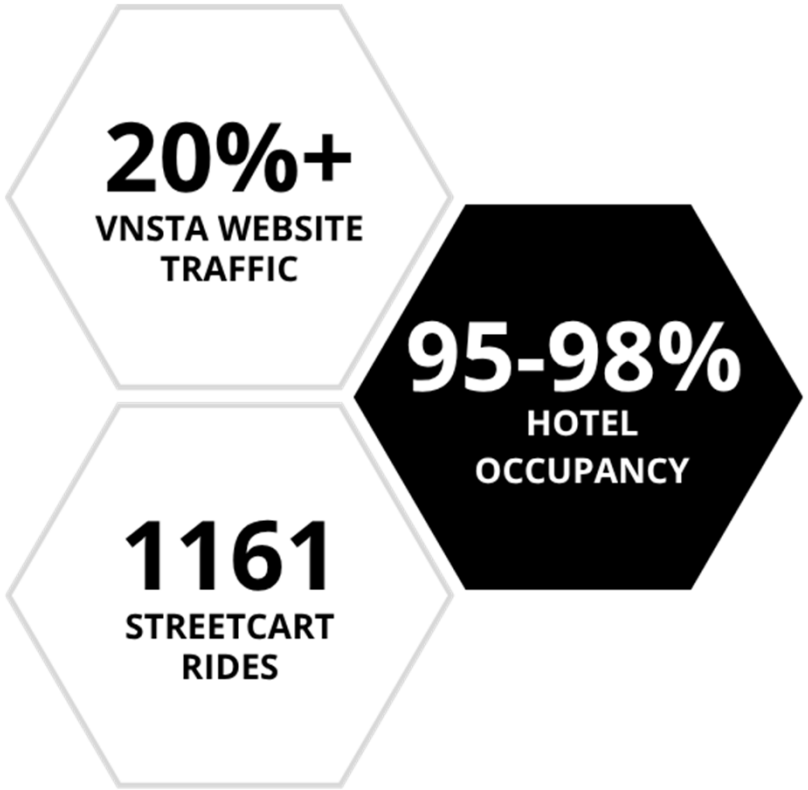
- On typical match days, local parkades saw approx. 50% to 60% occupancy
- During high-demand matches - 70% to 100%



Tourism and Local Businesses

The event brought significant visitors to Lower Lonsdale, likely from throughout the region and internationally.

- North Shore hotels continued to outperform market average, with occupancy reported at approximately 95-98% throughout June and July
- Vancouver's North Shore Tourism Association saw an increase in interest in exploring the North Shore during the World Cup (⬆ 20% increase in website traffic)
- Lower Lonsdale BIA provided 1,161 rides up the hill, averaging 34 rides per day



Safety & Security

RCMP, North Vancouver Fire, CNV and CSME worked together to ensure the site was safe and secure throughout the event.

Safety and security operations where effective; no major public safety incidents

- Access via three access and security check points
- Security and safety support varied on a day-by-day basis in response to expected attendance
- Over 200+ operating event hours
- Daily staff on site included Shipyards events and manager oversight staff, 2-3 Site Hosts for community support, hired private security (~12-30 each day), first aid providers, and RCMP
- ~ 240 minor medical incidents, most which were able to be treated on-site
- Enquiries, issues and concerns where handled and resolved effectively



Financial Implications

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

The City's primary role focused on overall event oversight and operational support both on site and within the broader neighbourhood.

CSME supported event delivery through contracted event production services, Canada Soccer House branding and recognition, interactive activations, food and beverage operations, and the broadcasting license.

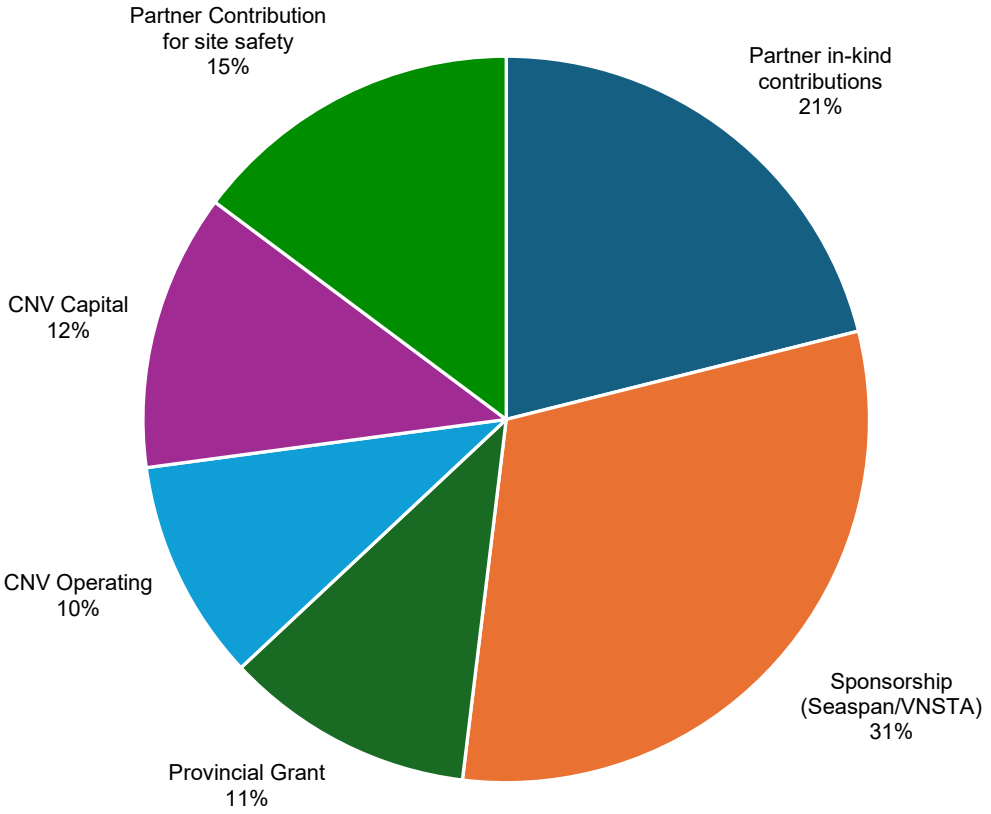


Funding Sources

The event was generously supported by:

- The Province of British Columbia, through the Ministry of Tourism, Arts, Culture and Sport, with a $90,000 event grant
- Sponsorship funds from Seaspan and Vancouver's North Shore Tourism Association
- CSME via both direct contributions for City cost recovery, and in-kind services

Collectively, external partners and sponsors contributed approximately **70% of the total event costs**, significantly reducing the City's overall financial contribution.



Financial Summary

On balance, the direct costs enabled significant positive indirect financial impacts to the local economy, community social and recreational benefits, plus intangible positive benefits to the City's identity and reputation as a leader in hosting vibrant, welcoming and successful events in the City's iconic waterfront setting.



Overall, Canada Soccer House successfully transformed The Shipyards into a vibrant, inclusive destination for World Cup fans, bringing together local residents, visitors, and supporters from around the world to share in the excitement of the tournament.





The event demonstrated the capacity of the North Vancouver waterfront to successfully host and accommodate a high-profile, large-scale international sporting event while generating significant public activity, supporting local businesses, and showcasing Lower Lonsdale to visitors from across the region and around the world.





Thank you.

city of north vancouver

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Director	General Manager	CAO

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Magda Kwaterska, Manager, The Shipyards and Waterfront

Subject: CANADA SOCCER HOUSE AT THE SHIPYARDS WRAP-UP

Date: October 28, 2026 File No: 15-8100-20-0001/1

SUMMARY

Canada Soccer House at The Shipyards provided a highly successful public viewing and community gathering experience during the 2026 FIFA World Cup, bringing significant energy and activity to the waterfront. The event brought approximately 315,000 people to The Shipyards over 39 days, attracting residents, visitors and soccer fans from across the region and around the world.

Canda Soccer House was delivered in partnership with Canada Soccer Media & Entertainment (CSME) and in collaboration with the RCMP, City of North Vancouver Fire and numerous contracted services demonstrating the capacity of The Shipyards and the City to host a high-profile, large-scale, professionally executed safe and inclusive event while supporting local businesses, generating tourism activity and showcasing Lower Lonsdale and the City of North Vancouver as a destination.

BACKGROUND

The City of North Vancouver partnered with Canada Soccer Media & Entertainment (CSME) to deliver Canada Soccer House at The Shipyards, the official North Vancouver fan destination during the World Cup.

The event ran as a six-week soccer celebration from June 11 through July 19, 2026, with the full Canada Soccer House experience operating on select dates and additional soccer related programming and match viewing continuing at The Shipyards throughout the tournament.

An event of this scale, complexity, visibility, and duration required City staff to rely on valued partners and professional event management to deliver a high-quality experience while maintaining a strong focus on community safety.

In addition to its partnership with Canada Soccer House and its sponsors, the City received a grant from the Province of British Columbia, as well as sponsorship funding from Seaspan and Vancouver's North Shore Tourism. Together, these contributions helped Canada Soccer House and the City safely and successfully deliver the event.

DISCUSSION

Event Experience

Key Stats:

- *39 event days*
- *100+ matches' broadcast*
- *12 Canada Soccer House programmed days*
- *7 movie nights*
- *2 concurrent Canada Day celebratory events*

Canada Soccer House was designed as a free, family-friendly public viewing where residents and visitors could experience the excitement of the FIFA World Cup beyond the stadium environment. Over the six-week event, the site welcomed fans for more than 100 live World Cup matches, creating a lively gathering place for the community and visitors alike.

The event demonstrated the adaptability and versatility of The Shipyards public spaces to accommodate an event of this scale and profile. A large 5.18 m x 9.1 m (17' x 30') LED screen and many smaller screens were installed in The Commons and in Shipbuilders Square to show matches throughout the tournament. Programming centred on the live match broadcasts, with DJs, interactive activities, soccer-themed activations, and a range of food and beverage offerings.

There where three types of days, each with their own unique experience:

- Canada Soccer House: The full Canada Soccer House experience. Free activities and entertainment alongside the live broadcast of matches on the big screen and on smaller screens in Shipbuilders Square. The experience included food trucks, multiple on-site bars, retail pop-ups featuring official Canada Soccer merchandise, sponsor activations, and interactive games, prizes, and surprises designed for fans of all ages.
- Match Viewing Days: All other match days games were broadcast live in the Commons, supported by a selection of food trucks and bar service.
- Rest Days: On the five tournament rest days The Shipyards remained its comfortable, scenic waterfront self, with the addition of 7 screenings of soccer-themed movies on the big screen.

The 'Bridge' balcony, located above Café Artigiano and operated by Quay North Urban, served as a designated "VIP" area, hosting CSME and event sponsors on select days.

The result was an exciting mix of activities and experiences with a focus on sport, culture, and bringing the community together through recreation. The cultural element was especially notable with the crowd for each match celebrating their favorite teams in their own way.

Overall, the event had an energetic festival atmosphere with various nationalities sharing their pride through team colours, flags, dancing and songs. The event demonstrated how the site could be fully transformed with a strong identity and much-loved soccer brand and bring people together around a shared experience.

Event Attendance

Key stats:

- *315,000 people through the gates*
- *12 days where the site reached capacity*
- *38,000 total visitors to The Shipyards on Canada Day*

The site welcomed approximately 315,000 visits over 39 days, with fans representing all 48 participating nations participating in the World Cup. For comparison, the official PNE FIFA Fan Festival site reported approximately 500,000 visits.

Canada matches were particularly popular, with Canada Soccer House reaching its maximum capacity of 6,000 visitors during every Canada match. Other matches featuring Mexico, Brazil, Iran, England, and Argentina also drew significant crowds and created some of the busiest days at The Shipyards. The Argentina vs. Cabo Verde match on July 3 was another strong draw, contributing to a high-volume day at the site. During peak-attendance matches, temporary gate closures were implemented to safely manage crowd volumes, with visitors queued until space became available. The final match between Spain and Argentina was another standout, filling both the Commons and Shipbuilders Square and reaching a peak attendance of approximately 5,000 visitors by the start of the game.

To better meet the demand for the round of 16 Canada vs. Morocco match on July 4, an additional 2.7 metres by 4.9 metres (9'X16') LED screen was installed on Carrie Cates Court. This transformed Carrie Cates Court and the Foot of Lonsdale Plaza into a secondary viewing watch party, expanding the experience and accommodating fans who were unable to enter Canada Soccer House once capacity had been reached. An estimated 10,032 visitors were recorded at Canada Soccer House that day, with an additional approximately 900 people viewing from Carrie Cates Court.

Canada Day was the busiest day, with Rotary Club's annual Canada Day celebrations taking place on Cates Deck, Carrie Cates Court, and Foot of Lonsdale Plaza, alongside Canada Soccer House. Attendance was captured through two separate data entry points, with a combined attendance estimated at approximately 38,000 visitors. Of this total, Canada Soccer House reported 23,000.

Communication and Media

Key stats:

- *81.5K webpage visits across City's website Canada Soccer pages*
- *160 earned media stories focusing on Canada Soccer House North Vancouver with over 500 million unique views for these stories*
- *312.5K impressions across all City's social media channels*

The City led the media announcement of the partnership in early April and worked closely with the CSME team to promote all events and activations including issuing news releases and information bulletins, providing proactive and real time communications regarding on-site capacity, as well as supporting with proactive social media storytelling.

The atmosphere at Canada Soccer House also gained recognition beyond the local community. Numerous broadcasters highlighted the energy of the venue, noting how it frequently transformed into an international celebration space. CTV News, for example, reported on how different international fan bases “took over” the big-screen viewing areas during non-Canadian matches, reflecting the diversity and enthusiasm of the crowds. A notable recognition in the New York Times identified The Shipyards as “one of the ultimate venues for experiencing the World Cup in Vancouver”. The Georgia Straight highlighted The Shipyards as a top-tier regional spot for World Cup viewing, praising its vibrant plaza atmosphere, big screen and an easy connection via the SeaBus from downtown.

Specifically, the City’s website and social media channels provided information on the match schedule and provided updates when the site reached capacity. This service was well utilized, with the webpages receiving 80k+ visits and social media channels receiving more than 300k impressions.

Transportation

Key stats:

- *4,758 bikes parked at Bike Valet*
- *35% increase in SeaBus boardings*

Traffic management and proactive transportation demand management efforts where critical to event success. Additionally, TransLink moved to a 10-minute SeaBus schedule for all Canada game days.

Given the increased congestion experienced by residents accessing their parking lots during the Christmas Market, a similar scale month-long event, the City proactively implemented a temporary one-way traffic pattern on Victory Ship Way to help reduce congestion and enhance safety for pedestrians, vehicles, and residents. On peak days the City also deployed flaggers to further support traffic management and pedestrian safety.

Parking demand was high but largely well met by on-street parking supply and the 16 off-street lots in Lower Lonsdale. Observational data from off-street parking counts shows parking demand varied significantly by day. Overall occupancy across the 16 lots in Lower Lonsdale ranged from 56% to 76% during match times, indicating high off-street parking availability. On typical match days, local parkades saw approximately 50% to 60% occupancy. During high-demand matches, occupancies in these lots were observed to range from 70% to 100%.

Encouraging active transportation further helped to ease access to The Shipyards:

- Bike Valet: More than 4,758 bicycles and strollers were accommodated through the City's Bike Valet program, demonstrating strong uptake of active transportation.
- SeaBus recorded the largest percentage increase, with average daily boardings climbing by more than 35% from approximately 17,000 to 23,000.

Tourism and Local Businesses

Key stats:

- *95-98% hotel occupancy in June-July*
- *20% increase in traffic to Vancouver's North Shore Tourism website*
- *1,161 Lower Lonsdale BIA Streetcar rides taken*

The event brought a significant volume of visitors from Lonsdale Quay to The Shipyards core.

The Lower Lonsdale BIA amplified the event through its marketing channels and encouraged visitors to explore Lower Lonsdale through its popular free Streetcar service, connecting the foot of Lonsdale with businesses uphill and breweries along Esplanade Avenue. From June 11 to July 19, the Streetcar provided 1,161 rides, averaging 34 rides per day. The BIA's interactive map received 2,005 views, while website traffic increased by 17% compared with the previous year.

Event sponsor and long-standing partner, Vancouver's North Shore Tourism Association (VNSTA) commenced a new free shuttle service connecting The Shipyards with Grouse Mountain, Capilano Suspension Bridge Park and Edgemont Village. VNSTA saw a 20% increase in web traffic likely driven by their outreach efforts and the increased attention caused by Canada Soccer House.

North Shore hotels continued to outperform market average during the tournament period, with occupancy reported at approximately 95–98% throughout June and July. This strong occupancy reflects the broader visitor and tourism activity generated during the World Cup period.

Local business partners also played an important role in the event's success. Quay North Urban was a valued vendor sponsor, working directly with Canada Soccer House to operate the on-site bars, while Lonsdale Quay Market extended its operating hours and screened matches in the Food Hall on most days. Businesses closest to The Shipyards and within the hub of concentrated fan activity benefited from increased exposure to sport tourism visitors, while the event further strengthened The Shipyards' reputation as a premier destination.

Hosting a major international event such as the FIFA World Cup 2026 provided a once-in-a-generation opportunity to showcase The Shipyards and the North Shore to local, regional, national and international audiences, creating significant exposure and opportunities for future visitation and economic growth.

What we heard from our neighbours:
Feedback from waterfront businesses and partners was overwhelmingly positive, highlighting the overall success of Canada Soccer House, increased visitation and sales, strong planning and safety measures, and the potential for longer-term economic benefits from the exposure generated by the event.

Quay North Urban:
CSH provided significant exposure for the site and an opportunity to showcase the waterfront to a broader audience. While some economic benefits may take time to materialize, tenants reported positive results and anticipate increased visitation and economic growth in the future. The activation was viewed as a successful opportunity to leverage the World Cup and renew exposure for the site.

- *Taylor Mathieson, President, Quay North Urban*

Pinnacle Hotel:
The hotel saw a slight increase in room revenue and occupancy, along with increased restaurant traffic and revenue, particularly during high-impact matches. The hotel team praised the planning, security, traffic management and communication, noting a positive guest experience and strong community atmosphere.

- *Peter Yip, General Manager, Pinnacle Hotel*

Lower Lonsdale Business Improvement Association:
Canada Soccer House brought the excitement of the FIFA World Cup to the heart of Lower Lonsdale and demonstrated what a special setting our waterfront can be for a major public event. For the LLBIA, one of the strongest positives was seeing the neighbourhood recognized as a destination in its own right: somewhere people want to gather, celebrate and spend time.

The Shipyards offers something distinctive. Its public spaces sit within a neighbourhood of local shops, restaurants and other businesses, giving visitors reasons to explore beyond the event itself. Canada Soccer House helped showcase that combination and reinforced the waterfront's potential to host ambitious, engaging events that capture the imagination of residents and visitors alike.

This was another positive chapter in the neighbourhood's story. It gave people a reason to discover Lower Lonsdale, and an invitation to return for a festival, a meal, some shopping or simply time spent by the water. It also provided a valuable foundation for future events, with an opportunity to build stronger connections between the activity on our waterfront and the businesses that help make this neighbourhood worth visiting.

- *Jon Bevan, Executive Director, Lower Lonsdale BIA*

The Promenade Building:
Canada Soccer House brought incredible energy and an international spirit to the neighbourhood, creating a vibrant atmosphere that made residents proud to call the area home. The art installations, live performers, movies, and other activations made it a fun and engaging place to gather, even for those who weren't following the soccer.

Looking ahead to future large-scale events, clearer communication about fan zone queue lengths and entry wait times could also improve the visitor experience. From our building, we observed queues stretching as far as the bus loop, so providing real-time updates could help visitors determine whether they had a realistic chance of getting in, particularly when additional viewing screens are introduced.

Trophy Building:
Congratulations to the entire team for delivering such a spectacular, weeks-long celebration at the Shipyards. While some residents initially had concerns about security and traffic flow, the event was exceptionally well managed and brought the excitement of the World Cup right to our doorstep, allowing us to feel part of the action without having to travel anywhere.

The screen size, picture quality, and audio were excellent, creating an engaging experience that kept everyone entertained and informed throughout the event.
The Shipyards continues to grow and enrich our community with exciting activities and experiences, and the World Cup was yet another wonderful example of how these events bring people together and make our neighbourhood such a vibrant place to live.

Cascade Building:
Feedback was overwhelmingly positive, recognizing the professionalism of staff, effective and courteous security, community engagement, and themed food trucks. Suggestions included better communication about parking availability, exploring traffic flow alternatives, more live music, and greater use of Burrard Dry Dock Pier. A key takeaway was the importance of listening to the community and responding quickly to concerns, particularly regarding traffic management**.**

Safety and Security

Key stats:

- *No major public safety incidents*
- *240 minor medical incidents, mostly treated on site*
- *200+ open event hours*

RCMP, City of North Vancouver Fire, CNV and CSME worked together to ensure the site was safe and secure throughout the event.

Access to the event was actively managed during all Canada Soccer House opening hours via three access points. These security check points controlled occupancy load (to conform with liquor license capacity), and included bag checks and metal detectors for safety.

The scale and security demands of the event also highlighted opportunities to improve accessibility procedures. Feedback shared with the City has identified areas to strengthen accessibility procedures, staff training, communication, and escalation processes to support safe and equitable access for all attendees including those with special needs.

As part of this work, the City is reviewing its agreements and expectations with third-party event organizers, contractors, and security providers to clarify responsibilities for accessibility and appropriate accommodations. These learnings will also be incorporated into future event planning to ensure accessibility procedures are considered from the outset.

Security and safety resource numbers on site varied on a day-by-day basis in response to expected attendance (with protocols in place to respond rapidly to unexpected visitor numbers). In total the site was open and actively operating for more than 200 hours during the tournament. Each day staff on site included Shipyards events and manager oversight staff, 2-3 Site Hosts for community support, hired private security company selected by CSME (~12-30 guards each day), First Aid providers, and RCMP.

Safety and security operations were effective; no major public safety incidents occurred during the tournament. Approximately 240 minor medical incidents, most which were able to be treated on-site.

PUBLIC ENGAGEMENT

Staff hosted two public engagement sessions for the Lower Lonsdale business community to share information about the programming and discuss potential impacts. The first session, organized by Quay North Urban, took place on April 8 at the Wallace Venue and focused on businesses within The Shipyards Commons, with the landlord and City staff in attendance. The second session, open to all businesses and residents within The Shipyards, was held at the Pipe Shop on April 29.

Residents in The Shipyards and Lower Lonsdale were also notified through letters delivered to adjacent buildings and email communications, with a focus on properties directly impacted by the temporary conversion of Victory Ship Way to one-way traffic. Following the Canada Soccer House event, staff met with residents of the Trophy and Cascade buildings to discuss traffic arrangements and restore two-way traffic on Victory Ship Way, in response to residents' preferences.

FINANCIAL IMPLICATIONS

An event of this scale and duration gave the City the ability to secure external partners and sponsors to support financial viability and ensure safe, high-quality delivery that was needed with an event of this complexity. With CSME bringing significant corporate sponsorship and Canada Soccer House to The Shipyards, the City's primary role focused on overall event oversight and operational support both on-site and within the broader neighbourhood.

CSME supported event delivery through contracted event production services, Canada Soccer House branding and recognition, interactive activations, food and beverage operations, and the broadcasting licence. Collectively, external partners and sponsors contributed approximately **70% of the total event costs**, significantly reducing the City's overall financial contribution.

City's contribution included:

- City Operating Budget: The Shipyards operating budget, using $80,000 that is typically earmarked for the five Long Summer Nights concert series, alongside the Transportation's Bike Valet annual budget to encourage active transportation in the amount of $67,428
- City Capital funding of $100,000 which was identified in the 2026-2029 Financial Plan for World Cup viewing parties.

The event was generously supported by the Province of British Columbia, through the Ministry of Tourism, Arts, Culture and Sport, with a $90,000 event grant, representing 11% of event funding as well as sponsorship funds from Seaspan and Vancouver's North Shore Tourism Association representing 31% of event funding. The above funding was all paired with CSME partner contribution and in-kind services.

On balance, the direct costs enabled significant positive indirect financial impacts to the local economy, community social and recreational benefits, plus intangible positive benefits to the City's identity and reputation as a leader in hosting vibrant, welcoming and successful events in the City's iconic waterfront setting.

Conclusion

The City's partnership with CSME to create Canada Soccer House at the Shipyards was a significant sport tourism opportunity showcasing how the City's signature waterfront destination can serve as a vibrant gathering place for residents and visitors during an international sporting event.

Canada Soccer House successfully activated The Shipyards as a vibrant, inclusive gathering place that united local residents and international visitors in the spirit of the World Cup. This landmark event showcased North Vancouver's capacity to host large-scale global sporting events, driving substantial public visitation, uplifting local businesses, and elevating the profile of the City nationally and globally.

INTER-DEPARTMENTAL IMPLICATIONS

The success of Canada Soccer House was made possible through a coordinated effort across the organization. Transportation, Infrastructure, Public Safety and Parks contributed significantly to delivery of the project, with managers providing daily operational oversight and supporting the Shipyards Events team through nightly debriefs and issue resolution.

Communications led marketing, media relations, and social media engagement, while Finance provided ongoing budget oversight and financial tracking. The North Vancouver RCMP and North Vancouver City Fire Department maintained a regular on-site presence and played a critical role in safety planning with Canada Soccer Media Entertainment (CSME) helping to ensure the event was delivered safely and successfully.

RESPECTFULLY SUBMITTED:

Magda Kwaterska
Manager, The Shipyards and Waterfront

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2027-2031 Budget Outlook



Presented November 16, 2026
Finance

city of north vancouver

Outline

- Financial Plan Drivers
- Preliminary Tax Increase Forecast
- Next Steps



Financial Plan Drivers



Inflation

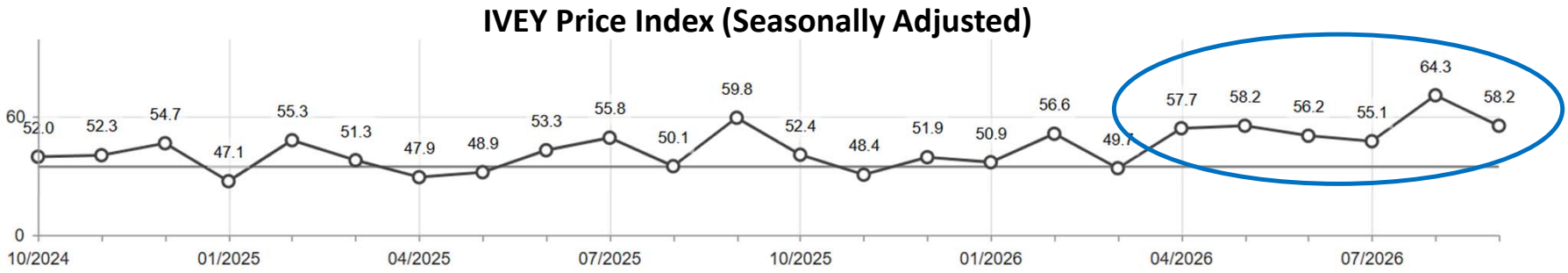
Product Group (BC)	June '25 YoY Increase	June '26 YoY Increase
Goods	1.3%	3.2%
Services	2.7%	2.6%
All Items	**2.1%**	**2.8%**

- There are inflationary pressures from the Middle East hostilities that are causing global oil prices to spike as well as Canada's counter tariffs, however, slow economic growth in Canada has kept goods, services and overall inflation near 3%.

Construction (Vancouver)	Q2 2025 YoY Increase	Q2 2026 YoY Increase
Non-Residential Building	4.0%	1.3%

- Construction price inflation, a key municipal cost driver, also increased only 1.3% p.a. over the past year, and is now within Bank of Canada inflation target levels of 1-3% p.a., given a cooling economy. Prices are however still elevated after many years of large increases.

Procurement



*A figure above 50 shows increasing price pressures, while below 50 shows decreasing price pressures

- There has been increased pricing pressure recently in 2026, reflecting an ongoing Middle East conflict.

Regional Context – Wage Growth



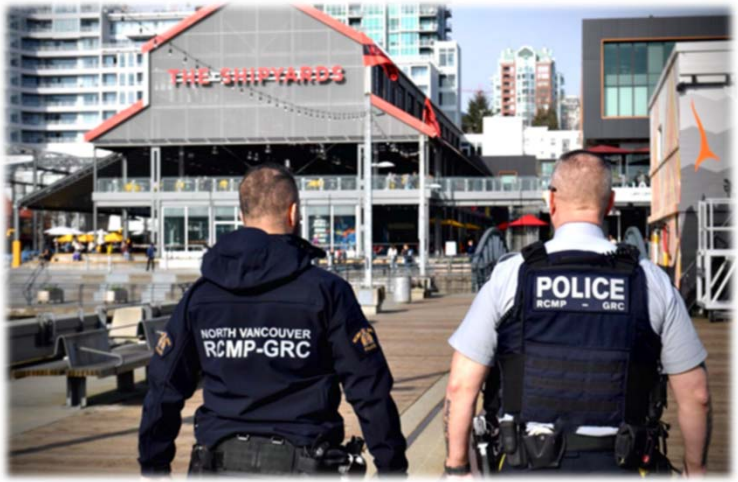
Source: Statistics Canada, Table 14-10-0223-01.

- Wages are growing in B.C., with average weekly earnings increasing 3.7% year-over-year to June 2026.

RCMP

- The 2nd RCMP Collective Agreement expired on March 31, 2025.
- The expiring deal included 4% annual salary increases for two years.

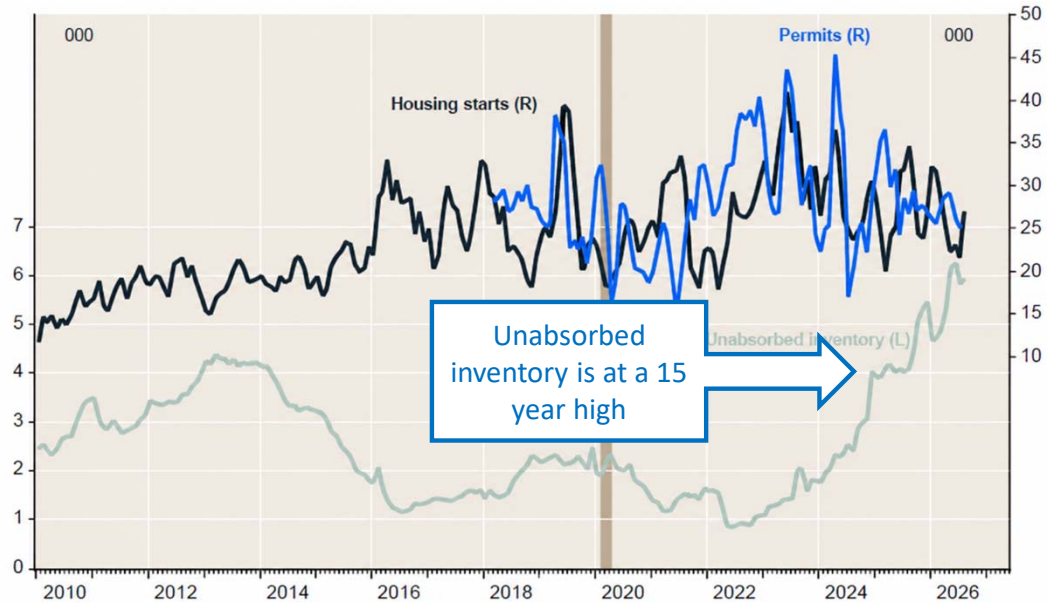




- The National Police Federation issued a Notice to Bargain in December 2024.
- No deal has yet been reached.

Development Activity

Vancouver Housing Starts, Permits, and Unabsorbed Inventory



Source: NBC Economics and Strategy (data via Statistics Canada and CMHC)



- The development market in Metro Vancouver remains depressed, impacting CNV's revenues.

Regional Context – Metro Vancouver Updates

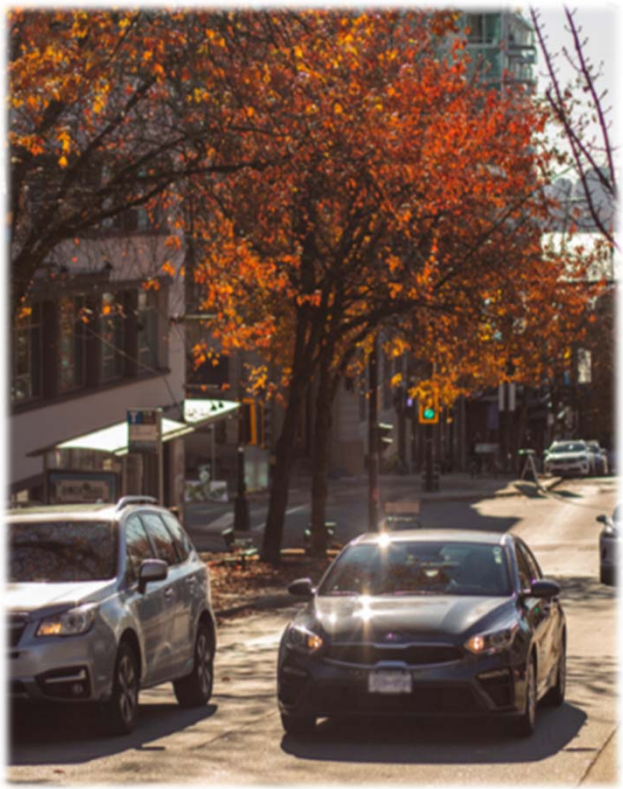
- Metro Vancouver settled its legal dispute with former contractor Acciona in May 2026, with Acciona paying $235M.
- CNV and DNV pushed for the settlement to go directly to North Shore rate payers, but rejected by MV.
- CNV Council motioned in July to submit a formal complaint to the Inspector of Municipalities to undertake a public inquiry into the North Shore Wastewater Treatment Plant project.
- MV's Draft Budget continues to show significant 2026-27 cost increases for CNV. The outgoing Board is scheduled to consider the Budget on October 30, 2026.



Description	2027 increase
Water Services/GVWD	3.1%
Liquid Waste/GVS&DD	10.7%

Draft budget information provided by Metro Vancouver October 20, 2026.

Curbside Access & Parking Program



Council adopted the following resolution at its Regular Meeting on April 14, 2025:

"… THAT a Parking Revenue Reserve Fund [Parking Fund] be created to collect net parking revenues and fund public safety programs and asset management including road and sidewalk improvements…"

Net parking revenue offset 2026 property tax increases needed to fund public safety, by ***1.8%***

The CAPP program continues to achieve its primary policy objective of ***maintaining curbside capacity at ~85%***, while reducing pressure on the tax base.

2026 Tax Roll Growth

- Council approved a revised 2026-2030 Financial Plan to transfer $905,000 of Property Tax revenues, due to unanticipated “non-market growth” from new construction, renovations, subdivisions, etc., to a non-statutory reserve.





- Strong 2026 non-market growth was unanticipated given the general depressed state of the Metro Vancouver market.
- Funds are now available to offset otherwise needed property tax increases in 2027.

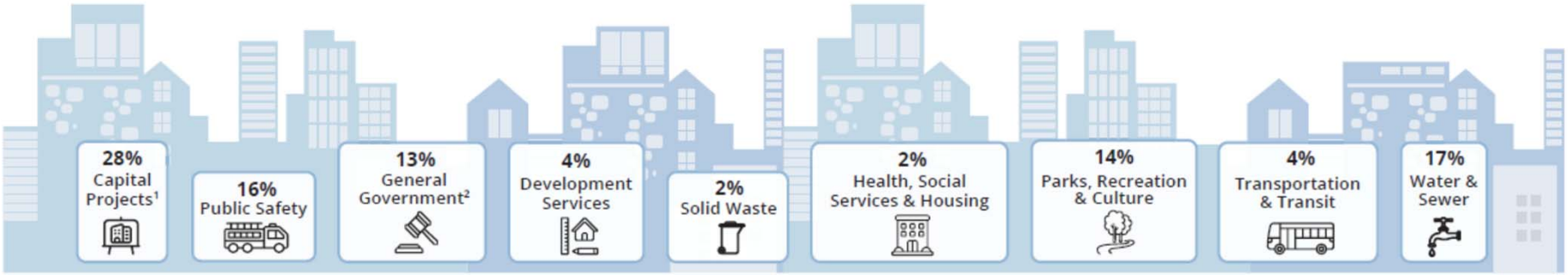
Preliminary Tax Increase Forecast



Next Steps



CNV Expenditures

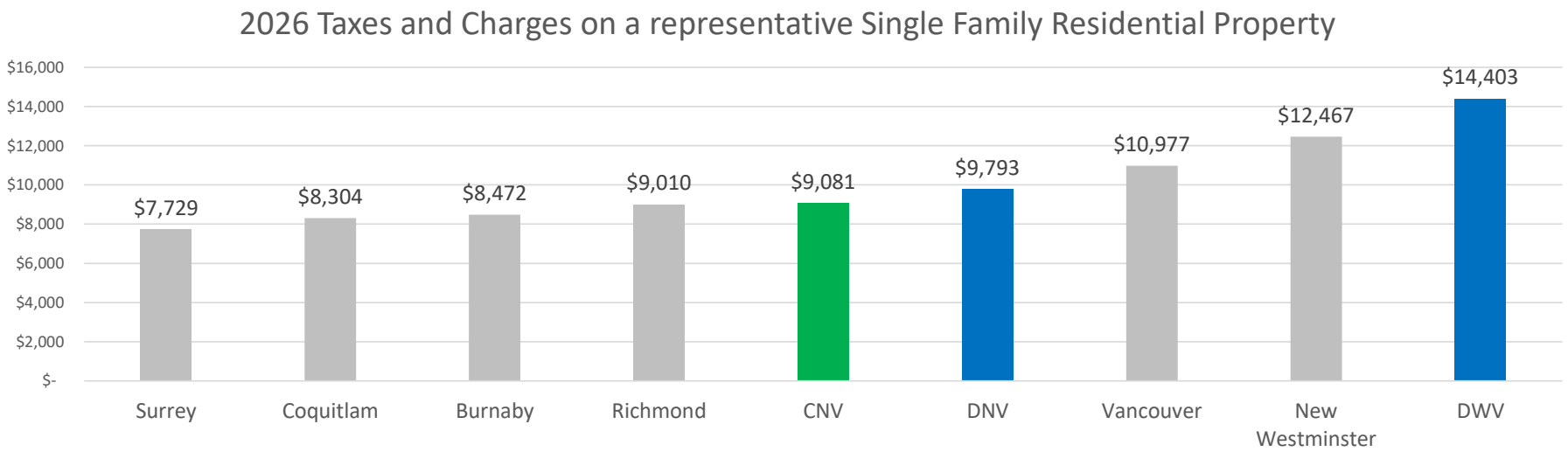


1 Capital Projects are funded from various sources, including taxes, utility charges, reserves, debt, and government grants
2 Includes Technology Services, Finance, Human Resources, etc. CNV's General Government costs as defined by the Province of BC are in line with other similar sized municipalities

- The revenue received by CNV through taxes, utility charges and fees are used to pay for public services, such as roads, sewers, policing, parks, fire services, general government and more.

- Taxes and charges also fund capital projects, along with external contributions, grants, debt and other funding sources.

2026 Taxes and Charges



Per The Province of BC's LGDE schedule 704 – Taxes and Charges on a Representative House 2026

CNV's Taxes and Charges compare favourably across the region, and are the lowest on the North Shore.

2027 Property Tax Drivers

Increasing Budget Pressure	Decreasing Budget Pressure
1) Salaries & benefits from collective agreements	1) CAPP revenue offsetting Public Safety costs
2) RCMP Multi-Year financial Plan	2) Unanticipated 2026 tax roll growth
3) Decreased development activity	
4) North Shore Neighbourhood House Levy	
5) Infrastructure renewal & construction inflation	

Draft High Level Tax Rate – Early Indication to maintain service levels, no new items

Delivery of existing services 3½ - 5%

NSNH ½ %

Infrastructure levy 1%

Total ~5% to 6½%

NSNH requires an additional tax rate increase of 1.5% between now and 2029, an average of 0.5% per year

Next Steps



Next Steps

Agenda Items	Date
Budget Outlook	November 16, 2026
State of the Assets, Utility Budgets & Rates	November 23, 2026
Fees & Charges Annual Update	December 7, 2026
Finance Committee Meeting	January 2027
Financial Plan Update	March 2027
Financial Plan Bylaw	April 2027



Thank you.

city of north vancouver

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CAO

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2027-2031 BUDGET OUTLOOK

Date: October 28, 2026 File No: 05-1700-02-0001/2027

SUMMARY

This report introduces a "2027-2031 Budget Outlook" presentation.

BACKGROUND

The *Community Charter* requires that Council adopt a five-year Financial Plan to include both operating and capital items before May 15th in each year. The Budget Outlook presentation starts the process to develop CNV's next Financial Plan with Council.

DISCUSSION

The presentation provides Council with an update on the main financial plan drivers creating increasing and decreasing budget pressures for CNV as the development of the 2027-2031 Financial Plan progresses, and provides an initial outlook on how these pressures may influence 2027 property tax rates.

PUBLIC ENGAGEMENT

No specific public engagement was undertaken to support the preparation of this report. Public engagement to support Council's consideration of the 2027-2031 Financial plan is anticipated to launch later in 2026.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the development of this report.

INTER-DEPARTMENTAL IMPLICATIONS

The 2027-2031 Financial Plan will be prepared with the collaboration of all CNV Departments.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The 2027-2031 Financial Plan will be consistent with the requirements of the *Community Charter* and CNV's Official Community Plan.

RESPECTFULLY SUBMITTED:



Lawrence Sawrenko
Chief Financial Officer

NOTICE OF MOTION

7. Service Standards and Public Reporting for Building Permits and Business Licences – File: 01-0530-12-0001/2026

Submitted by Mayor Buchanan

RECOMMENDATION:

WHEREAS the City is responsible for regulating building construction and licensing businesses under the *Community Charter*, and for many residents, builders and business owners, the permitting and licensing process is among their most direct interactions with City Hall;

WHEREAS timely, predictable and transparent approval processes are essential to providing excellent public service, reducing costs, carrying charges and uncertainty for applicants, and supporting the delivery of housing, commercial space and employment opportunities envisioned in the City's Official Community Plan;

WHEREAS clear application requirements, established processing timelines and accessible information about application status can improve the applicant experience, reduce incomplete and repeat submissions, and support greater efficiency and accountability in municipal service delivery;

WHEREAS municipalities that establish service standards, measure and publicly report on performance, and provide applicants with clear information about the progress of their applications can strengthen transparency, improve service delivery and build public confidence;

WHEREAS establishing measurable service standards and regularly reporting on performance will better equip Council to assess service levels, identify opportunities for improvement, make informed decisions about staffing, resources and fees, and mitigate the economic and reputational risks associated with unpredictable approval timelines;

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by the end of the second quarter of 2027 with the following:

1. Current Processing Times: An assessment of current processing times for building permits and business licences, broken down by application category and type, establishing a baseline that measures both the total elapsed time from application submission to final decision and the time attributable to active City review, applicant responses and external agency requirements;

2. Proposed Service Standards: Recommended processing time standards for each permit and licence category, expressed in business days, weeks or months, with clear definitions of when processing timelines begin, pause and resume, including a same-day or next-business-day service standard for low-risk business licences and renewals that do not require inspections or referrals;

3. Clear Application Requirements: Plain-language application requirements for each permit and licence category, supported by accessible checklists and pre-application guidance, to ensure applicants understand what is required before submitting an application and to help reduce incomplete and repeat submissions;

4. Application Status Transparency: A proposed approach and implementation timeline to enable applicants to track the progress of their applications, including the current stage of review, outstanding requirements and the party responsible for addressing them, and an anticipated completion date, with proactive notification when delays occur;

5. Public Performance Reporting: A proposed framework and implementation timeline for publicly reporting the City's performance against established service standards on its website, at least quarterly, including both total elapsed application timelines and City processing times, with delays attributable to applicants or external agencies identified separately, to strengthen transparency, accountability and continuous service improvement;

6. Regulatory and Process Improvements: Recommended amendments, where necessary, to the Construction Regulation Bylaw, Business Licence Bylaw and applicable fee bylaws, together with measures to streamline processes, reduce incomplete and repeat applications, and support the achievement of established service standards;

AND THAT, following Council's adoption of service standards, staff report annually on the City's performance against those standards, including overall application timelines, the reasons for variances, opportunities for service improvement and recommended adjustments to ensure the standards remain effective, achievable and responsive to community needs.