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 23, 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 23, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, November 16, 2026

PROCLAMATION

National Day of Remembrance and Action on Violence Against Women – December 6, 2026

PUBLIC INPUT PERIOD

CONSENT AGENDA

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

REPORT

*3. 2027 Council Meeting Schedule

PRESENTATION

2027 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer

REPORT

4. 2027 Utility Rates and Asset Management Update

BYLAW – FIRST, SECOND AND THIRD READINGS

5. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2026, No. 9202" (Schedules I, J, K)

PRESENTATION

Transportation Network Plan – Project Update

Information Report, November 18, 2026 – "Transportation Network Plan – Project Update"

REPORT

6. 2026 Appropriation #3 – Final

NOTICE OF MOTION

7. Extending the Public Input Period

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

COUNCIL REPORTS

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, November 23, 2026

ADOPTION OF MINUTES

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PROCLAMATION

National Day of Remembrance and Action on Violence Against Women – December 6, 2026

PUBLIC INPUT PERIOD

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

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

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

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

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

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

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

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

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

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

REPORT

*3. 2027 Council Meeting Schedule – File: 01-0550-01-0001/2026

Report: Director, Legislative Services and Corporate Officer, November 4, 2026

RECOMMENDATION:

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 4, 2026, entitled "2027 Council Meeting Schedule":

THAT the 2027 Council Meeting Schedule be endorsed;

AND THAT notice be published in accordance with the *Community Charter*.

END OF CONSENT AGENDA

PRESENTATION

2027 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer

Item 4 refers.

REPORT

4. 2027 Utility Rates and Asset Management Update – File: 05-1820-04-0001/2027

Report: Chief Financial Officer and General Manager, Infrastructure, Transportation and Parks, November 4, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer and the General Manager, Infrastructure, Transportation and Parks, dated November 4, 2026, entitled "2027 Utility Rates and Asset Management Update":

Continued…

REPORT – Continued

4. 2027 Utility Rates and Asset Management Update – File: 05-1820-04-0001/2027 – Continued

THAT the 2027 Utilities Budgets and the 2027-2031 Utilities Capital Plans, dated November 4, 2026, be endorsed;

AND THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2026, No. 9202" (Schedules I, J, K) be considered for readings.

Item 5 refers.

BYLAW – FIRST, SECOND AND THIRD READINGS

5. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2026, No. 9202" (Schedules I, J, K)

RECOMMENDATION:

THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2026, No. 9202" (Schedules I, J, K) be given first, second and third readings.

PRESENTATION

Transportation Network Plan – Project Update – Director, Transportation

Information Report, November 18, 2026 – "Transportation Network Plan – Project Update"

REPORT

6. 2026 Appropriation #3 – Final – File: 05-1705-30-0019/2026

Report: Chief Financial Officer, November 4, 2026

RECOMMENDATION:

PURSUANT to the report of the Chief Financial Officer, dated November 4, 2026, entitled "2026 Appropriation #3 – Final":

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.

NOTICE OF MOTION

7. Extending the Public Input Period – File: 01-0530-12-0001/2026

Submitted by Councillor Bell

RECOMMENDATION:

WHEREAS the Public Input Period gives residents a direct way to raise matters of interest with Council at Regular Council Meetings;

WHEREAS "Council Procedure Bylaw, 2015, No. 8500" currently provides Public Input Period speakers up to 2 minutes to address Council;

WHEREAS a 3-minute limit fits common practice among local governments in the Metro Vancouver region, including but not limited to the District of West Vancouver and the City of Vancouver;

AND WHEREAS Council is committed to holding meetings that are open, inclusive, safe and respectful for members of the public, Council and staff;

THEREFORE BE IT RESOLVED THAT Council direct staff to bring forward amendments to the "Council Procedure Bylaw, 2015, No. 8500" to:

1. Increase the Public Input Period speaking limit from 2 minutes per speaker to 3 minutes per speaker;
2. Remove the limit of 5 speakers per Council meeting; and
3. Establish clear expectations for respectful conduct by Public Input Period speakers, consistent with the General Rules of Conduct;

AND BE IT FURTHER RESOLVED THAT once the amendments are prepared, public notice be given as required under section 124 of the *Community Charter*, and the bylaw amending "Council Procedure Bylaw, 2015, No. 8500" be brought forward for consideration.

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

ADJOURN

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, NOVEMBER 16, 2026**

PRESENT:

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor A. Robertson
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 Girard

1. Regular Council Meeting Agenda, November 16, 2026

CARRIED UNANIMOUSLY
R2026-11-16/1

ADOPTION OF MINUTES

Moved by Councillor Shahriari, seconded by Councillor Valente

2. Regular Council Meeting Minutes, September 21, 2026

CARRIED UNANIMOUSLY
R2026-11-16/2

Moved by Councillor Shahriari, seconded by Councillor Valente

3. Special Council Meeting Minutes, September 28, 2026

CARRIED UNANIMOUSLY
R2026-11-16/3

Moved by Councillor Shahriari, seconded by Councillor Valente

4. Inaugural Council Meeting Minutes, November 2, 2026

CARRIED UNANIMOUSLY
R2026-11-16/4

PUBLIC INPUT PERIOD

- Irene Ingel, North Vancouver, spoke regarding Douglas Fir trees in front of 1014 Cloverley Street.
- Erik Jensen, North Vancouver, spoke in support of Item 7 – Service Standards and Public Reporting for Building Permits and Business Licences.

CONSENT AGENDA

Moved by Councillor Girard, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

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

Moved by Councillor Girard, seconded by Councillor Bell

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.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-11-16/5

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	

Continued…

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

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;

Continued…

CONSENT AGENDA – Continued

REPORTS – Continued

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

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%

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

Report: Chief Financial Officer, October 28, 2026

Moved by Councillor Girard, seconded by Councillor Bell

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.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-11-16/6

END OF CONSENT AGENDA

PRESENTATION

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

Infrastructure, Transportation and Parks staff provided a PowerPoint presentation regarding the "Canada Soccer House at The Shipyards Wrap-Up" and responded to questions from Council.

PRESENTATION

2027-2031 Budget Outlook – Chief Financial Officer

Finance staff provided a PowerPoint presentation regarding the "2027-2031 Budget Outlook" and responded to questions from Council.

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

Moved by Mayor Buchanan, seconded by Councillor Girard

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;

Continued…

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

   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.

CARRIED UNANIMOUSLY
R2026-11-16/7

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:03 pm.

"Certified Correct by the Corporate Officer"

_____

CORPORATE OFFICER

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Office of the Mayor

CITY OF NORTH VANCOUVER

BRITISH COLUMBIA

Proclamation

NATIONAL DAY OF REMEMBRANCE AND ACTION ON VIOLENCE AGAINST WOMEN

Whereas the National Day of Remembrance and Action on Violence Against Women in Canada was established in 1991 to mark the anniversary of the 1989 murder of 14 young women at l'École Polytechnique de Montréal whose lives ended in an act of gender-based violence that shocked the nation;

Whereas the National Inquiry into Missing and Murdered Indigenous Women and Girls has highlighted multigenerational and intergenerational trauma and marginalization that has resulted in the diminished status of women and girls in society, leaving them vulnerable to violence;

And Whereas the Strength and Remembrance Totem Pole, erected in the City on October 25, 2019, honours and remembers all missing and murdered women and girls, and all women who suffer as victims of violence, and offers a place for victims, their family and friends to find strength and comfort;

Now Therefore I, Linda Buchanan, Mayor of the City of North Vancouver, do hereby proclaim **December 6, 2026** as **National Day of Remembrance and Action on Violence Against Women** in the City of North Vancouver, the traditional territories of the Squamish and Tsleil-Waututh Nations.

So proclaimed on Monday, November 23, 2026

Linda C. Buchanan

Mayor Linda Buchanan

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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, Director, Legislative Services and Corporate Officer

Subject: 2027 COUNCIL MEETING SCHEDULE

Date: November 4, 2026 File No: 01-0550-01-0001/2026

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

RECOMMENDATION

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 4, 2026, entitled "2027 Council Meeting Schedule":

THAT the 2027 Council Meeting Schedule be endorsed;

AND THAT notice be published in accordance with the *Community Charter*.

ATTACHMENTS

1. Draft 2027 Council Meeting Schedule (CityDocs 2800187)

PURPOSE

The purpose of this report is for Council to approve the 2027 Council Meeting Schedule.

DISCUSSION

Summary of 2026 Council Meetings

By the end of 2026, it is anticipated that a total of 28 meetings will have taken place. This includes Regular meetings, the Inaugural meeting and Special meetings, as well as Finance Committee Meetings and Public Hearings or Public Meetings held within the context of Regular Council meetings. Initially, four Workshops were scheduled, one per quarter. Over the course of the year, one was cancelled and three were converted to Regular Council meetings, leaving no Workshops held.

Proposed 2027 Council Meeting Schedule

The proposed 2027 Council Meeting Schedule includes Regular Council meetings, winter, spring and summer recesses, and avoids conflict with public holidays and the annual Federation of Canadian Municipalities (FCM) and Union of BC Municipalities (UBCM) conventions. Regular meetings will be held in the Council Chamber and livestreamed.

Workshops will be scheduled on an as needed basis. As the four Workshops scheduled in 2026 were either converted to a Regular meeting or cancelled, staff recommend scheduling a Workshop when there is suitable content. The same format as previous Workshops would apply, with the option for Council to consider suspending the rules of procedure, specifically to remove the speaking time limits. Any scheduled Workshops will be held in Conference A/B, they will not be livestreamed, and they will be open to the public, with the exception of any content that falls under Section 90 of the *Community Charter*.

In accordance with the provisions of the *Community Charter*, notice of the Council Meeting Schedule must be posted and advertised on or before January 1st of every year. Staff will publish the required public notice following Council's endorsement of the Schedule.

PUBLIC ENGAGEMENT

The yearly process of scheduling Council Meetings does not require any public engagement.

FINANCIAL IMPLICATIONS

There is a small financial impact of posting, circulating and advertising the Council Meeting Schedule, which is accounted for in the Legislative Services Operating Budget.

RESPECTFULLY SUBMITTED:

Amelia Cifarelli
Director, Legislative Services and Corporate Officer

2027 Council Meeting Schedule

DRAFT

Regular Meetings

Workshops, *scheduled as required*

* **Special Meetings**

Statutory Holidays

Council Breaks *Winter, Spring, Summer*

LMLGA, FCM and UBCM Annual Conferences

Regular meetings begin at 6:00 pm and are held in the Council Chamber at City Hall, 141 West 14th Street, North Vancouver, and are livestreamed.

Workshops will be scheduled as required and held in Conference Room A/B at City Hall, and will not be livestreamed.

January

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September

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October

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November

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December

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2027 Utility Budgets, Rates & Bylaw Updates



November 23, 2026 Council Presentation

Finance & Economic Development and Infrastructure, Transportation & Parks

city of north vancouver

Summary

2027 Proposed Increase	Multi-Unit*	Duplex Unit	Single Unit
Flat rate fee	$100	$147	$162
Assessment based levy**	$16	$31	$39
Total	**$116**	**$178**	**$201**

*Multi-unit does not include Refuse or Green Can

**Figures estimated based on average assessed value of housing type

Rate Drivers:

- Metro Vancouver cost escalations account for $95 of the $100 multi-unit flat rate increase ($16 for water and $79 for sewer)
- Storm drainage capital projects driven by climate change

Asset Management:

- Advancing Practice of Asset Management following the AMBC Framework
- Updates provided through Asset Management Program & State of Utility Assets Update

Outline


The Planning Environment
Asset Management – State of the Assets
Utilities Budget Overview
Recommendations & Regional Comparison

The Planning Environment

Budget 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%**

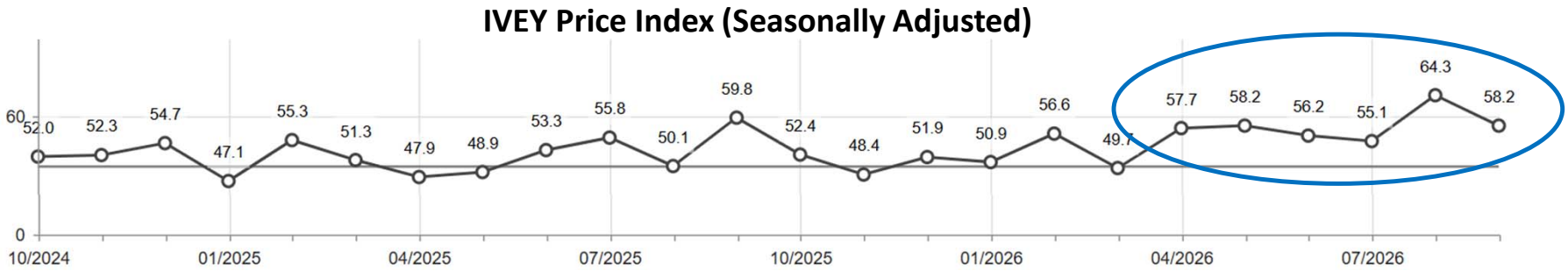
- Middle East hostilities caused global oil prices to spike, however, slow economic growth in Canada has kept goods and services inflation near 3%.

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. Price is still elevated after many years of large increases

The Planning Environment

Budget Drivers - Procurement



*The IVEY Price Index is a Canadian economic indicator founded by the Ivey School of Business at the University of Western Ontario that measures changes in purchasing activity among public- and private-sector organizations, and is based on surveys of purchasing managers. 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.

The Planning Environment

Budget Drivers - 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.

The Planning Environment

Metro Vancouver Costs

- Bulk Water and Solid Waste Tipping Fees consistent with prior forecast, with higher bulk water volumes projected from 2029 onwards
- GVS&DD Levy lower in 2027 than previously planned, but 2030 levy similar to previous plan

Received October 2025:

	2026	2027	2028	2029	2030	2031
Bulk Water	6.4%	3.0%	2.4%	2.3%	2.7%	-
GVS&DD Levy	21.9%	14.9%	13.9%	11.8%	2.6%	-
Tipping Fees	5.0%	5.4%	5.1%	4.9%	5.2%	-

Reduced budget pressure in 2027

Received October 2026:

	2026	2027	2028	2029	2030	2031
Bulk Water	-	3.1%	2.5%	3.3%	4.7%	6.1%
GVS&DD Levy	-	10.2%	15.9%	13.3%	3.8%	3.3%
Tipping Fees	-	5.4%	5.1%	4.9%	5.2%	5.0%

($M's)	2026	2027	2028	2029	2030	2031
GVS&DD Levy	20.4	22.5	26.0	29.5	30.6	31.6

The Planning Environment

Metro Vancouver Costs

Metro Cost	2025 Budget	2026 Budget	2027 Budget
Water Purchases	$10.1M	$10.8M	$11.3M
GVS&DD Levy	$16.7M	$20.4M	$22.5M
Solid Waste Tipping Fees	$0.7 M	$0.7 M	$0.7 M
Total	$27.5 M	$31.9M	$34.5M
Increase		**$4.4M (16%)**	**$2.6 (8%)**



- The NSWWTP's published cost estimate remains $3.86 billion (2013 cost estimate was $700 million).
- Metro Vancouver announced an independent review team in February 2025, but paused the review in July 2025 while litigation with its former contractor remained unresolved.
- In May 2026, the litigation was settled, with Metro Vancouver receiving $235 million, allowing the independent review to proceed.
- In July 2026, the GVS&DD Board voted to share the settlement across all sewerage areas under its Cost Apportionment Bylaw, despite requests to direct it entirely to the North Shore.
- The independent review is proceeding under a new team with findings expected to be presented publicly in early 2027.

The Planning Environment

Iona Waste Water Treatment Plant

- A March 2022 project Definition Report estimated the total cost at $9.9 Billion and a completion date of 2040
  - Costs will primarily be share across the region after 2031
- In July 2024, the contract for preliminary design was awarded, with key scope including exploration of phasing options
  - Recommendations are for the majority of secondary treatment to be delivered by 2039 at a cost $6 Billion
- The timing and magnitude of future levy increases remains uncertain.



Concept design images of the Iona wastewater treatment plant. (Photo courtesy Metro Vancouver/Website)

2026 State of Assets Report

Utilities Assets



city of north vancouver

Agenda

- 2026 Key Accomplishments
- Operation & Maintenance Spotlight
- State of the Utilities Assets
  - Water Distribution
  - Wastewater Conveyance
  - Rainwater Management
  - Solid Waste Management

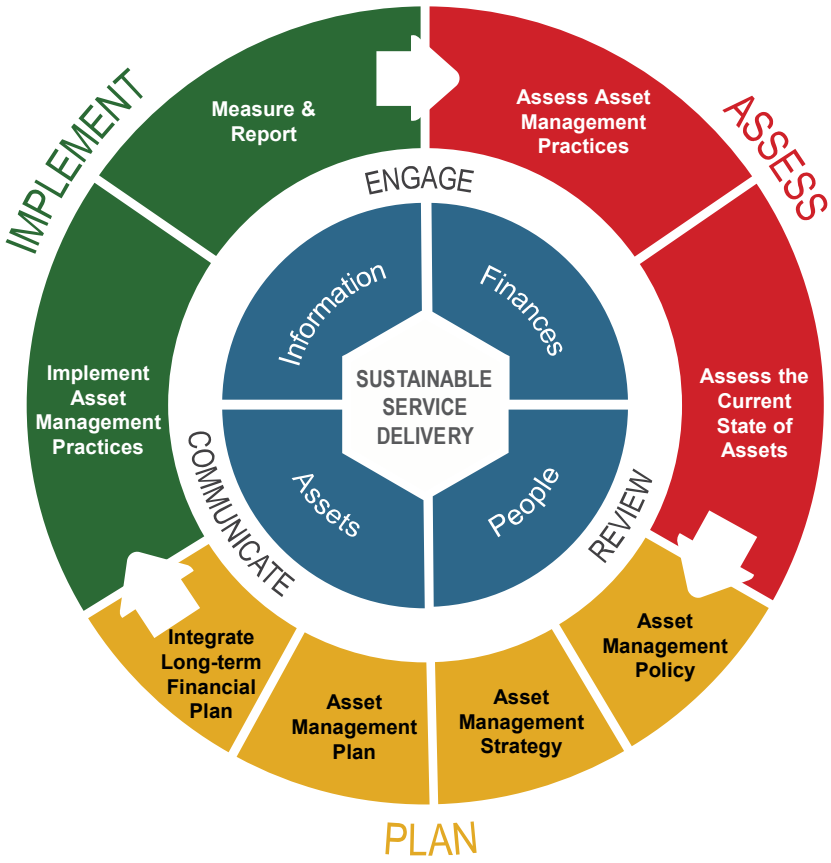


▲ Complete 2026 State of Assets Report is included as Attachment 3

Asset Management Highlights

Key 2026 Accomplishments:

- **Accelerated Utility Renewal**
  - 1.8 km of main renewed in 2026, up from 0.4 km in 2025
- **Operation and Maintenance Improvements**
  - Implemented an Operation and Maintenance (O&M) Plan
  - Set maintenance targets and tracked progress against them
  - Improved service request tracking to measure maintenance impact
- **Public Realm Asset Improvements**
  - Repaved 3.3 km of roadway, up from 1.9 km in 2025
  - Replaced 233 poor condition poles
  - Repaired St. Roch Dock & complete detailed assessment & work plan for other marine structures



Spotlight

Operation & Maintenance

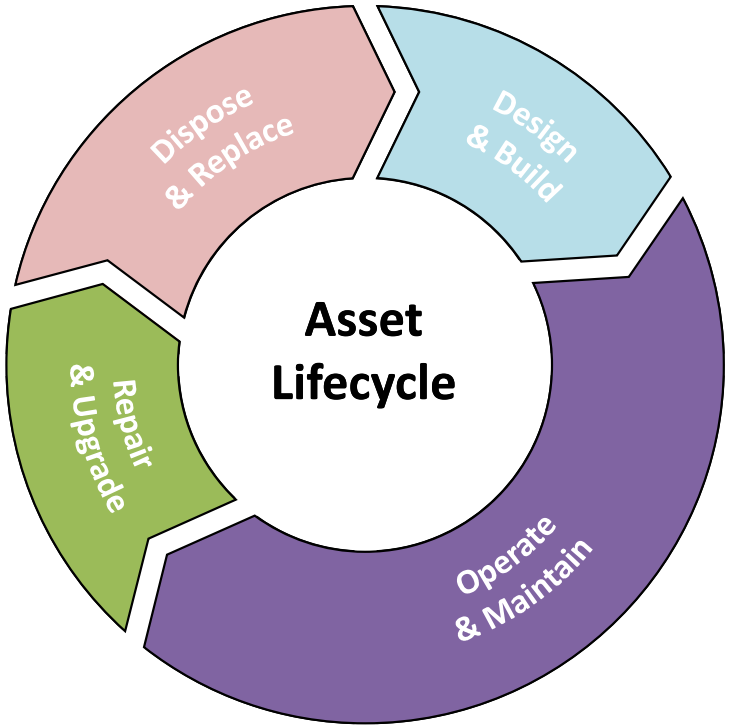


Spotlight

Asset Lifecycle & O&M

Capital investment builds infrastructure
Operation and maintenance sustains it

- Operation and Maintenance (O&M)activities are one of the best ways to avoid premature capital replacement
- Proactive maintenance extends service life, improves reliability and lowers overall costs
- Tracking maintenance activities and costs separately reveals issues early and highlights resource constraints



Spotlight

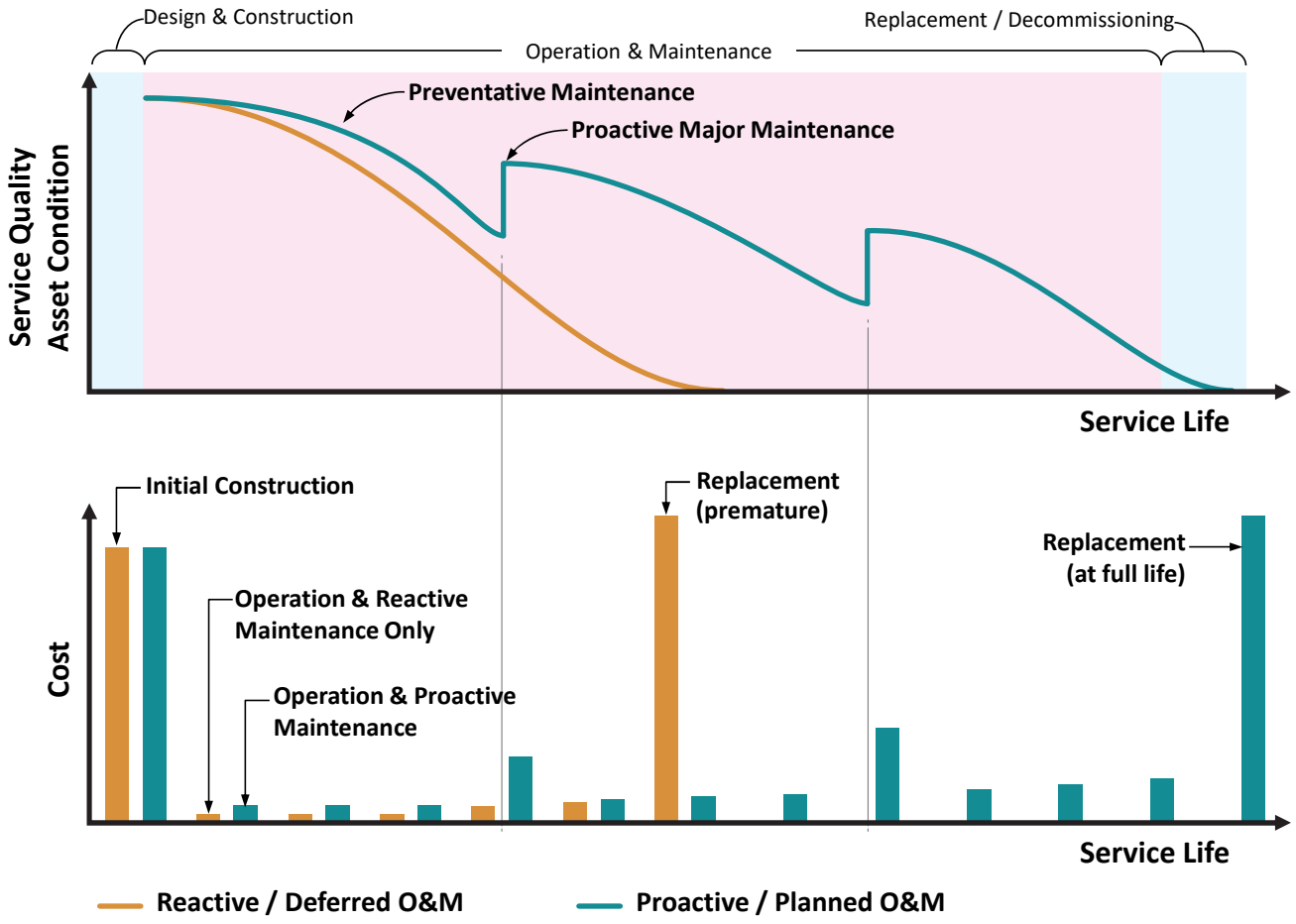
O&M Benefits

O&M Value Proposition

LONGER ASSET LIFE
Prevent deterioration and maximize value from existing infrastructure

RELIABLE SERVICE
Reduce unexpected failures, disruptions and associated risks

BETTER LONG-TERM VALUE
Avoid unnecessary reactive repairs & defer capital replacement costs



Spotlight

O&M Activity Categories

Routine activities identify emerging issues, preserve functionality, and restore service when defects or failures occur.

City's Operation & Maintenance Activities are divided into three categories:



INSPECTION & MONITORING

Monitor performance and identify developing issues before they disrupt service



PREVENTATIVE MAINTENANCE

Maintain asset operability, manage deterioration and extend useful service life of assets & systems



REACTIVE MAINTENANCE & REPAIRS

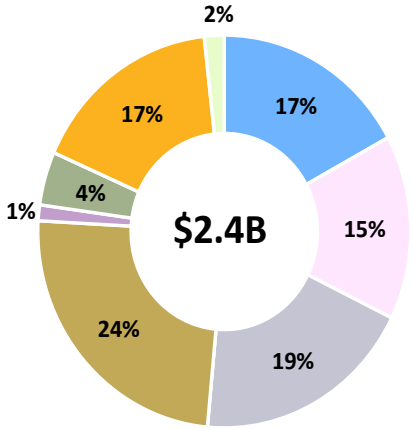
Repair defects and failures to protect reliability and prevent further damage

Services & Assets Overview

Service Areas and Asset Categories

- Water Distribution
- Wastewater Conveyance
- Rainwater Management
- Streets & Transportation
- Fleet & Equipment
- Solid Waste Management
- Parks & Public Spaces
- Natural Areas
- Buildings & Facilities
- Information Technology

Estimated Asset Replacement Values



	Replacement Value ($M)	
Water Distribution	401	17%
Wastewater Conveyance	358	15%
Rainwater Management	451	19%
Streets & Transportation	575	24%
Fleet & Equipment	30	1%
Parks & Open Spaces	104	4%
Buildings & Facilities	392	17%
Information Technology	40	2%

Notes:

[1] Estimated replacement values for Utilities, Streets & Transportation, and Fleet & Equipment are based on recent project costs and asset acquisitions. For other service areas, values are derived from Tangible Capital Asset (TCA) records, adjusted for cost escalation. Estimates will be updated periodically to reflect current market conditions and improved asset information.

[2] Valuation of natural areas will be undertaken as part of the natural assets inventory and assessment in future years.

[3] Land and land improvements are excluded from the estimated asset replacement valuations.

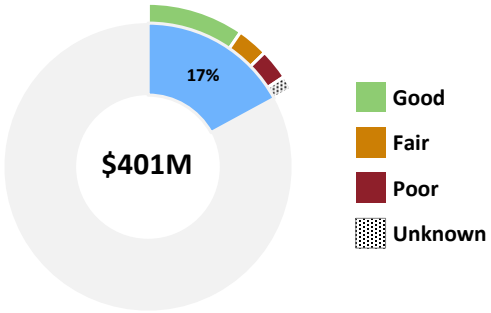
[4] Solid Waste assets are included in the replacement values of other service areas, such as Fleet & Equipment, Streets & Transportation, and Parks & Public Spaces, and are not reported separately.

Water Distribution



Water Distribution

Overview



131 km water mains
6,835 service connections
3,883 valves
801 fire hydrants
9 pressure valve stations
2,769 water meters
26 drinking fountains

Service Level Commitment

Provide clean drinking water at fire flow pressures to our community for the long term

Strategic Objectives

- Ensure long-term water quality
- Support growth & development
- Enhance resiliency & water conservation

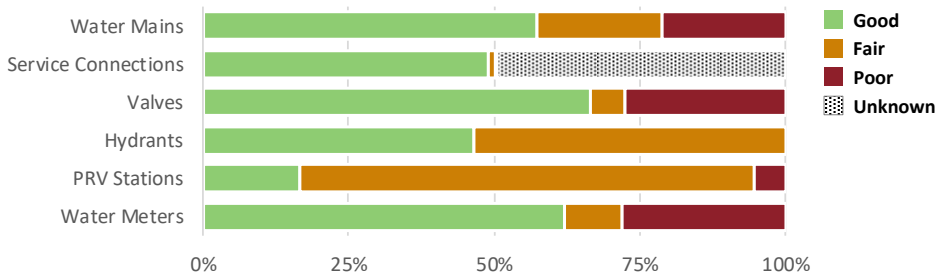
Key Service Metrics (2023-2025)

- Water main breaks ↓ 6
- Customer complaints ↓ 29

Emerging Challenges

- Aging infrastructure impact on water quality
- Water conservation
- Regional metering targets

Major Asset Type Condition



Note: Condition for water assets is based on asset age and modeling of deterioration. Assets that are accessible like hydrants and valves are maintained annually to ensure serviceability. Over time, the condition records will be updated to reflect actual condition where data exists.

Water Distribution

Key Achievements

Ensure long-term water quality

- Renewed nearly 1.2 km of aging, undersized main in 2026, focused on problematic cast iron pipe

Support growth & development

- Refined hydraulic model to identify system-wide capacity constraints
- Supported new housing through main replacements and upgrades

Enhance resiliency & water conservation

- Inspected and maintained fire hydrants regularly to keep them serviceable
- Replaced aging pressure-reducing valve components at two locations
- Updated water main standards to improve corrosion protection and long-term durability of pipes

2022 - 2026 Infrastructure Investments

Renewed & New Assets

2.1 km	water mains
356	water connections
207	valves
250	water meters
45	hydrants



▲ 200 block of East 2nd water main replacement [2026]

Water Distribution

Proposed Investments

Ensure long-term water quality

- Continue renewing aging, undersized mains, prioritizing pipes with break and water quality issues

Support growth & development

- Coordinate main and service connection replacements with other capital works and redevelopment
- Continue planning for main replacements and pressure-reducing station improvements

Enhance resiliency & water conservation

- Continue renewing critical valves, hydrants, and pressure-reducing stations to improve reliability
- Invest in equipment and tools for efficient operation, maintenance, and emergency response
- Align water meter replacement with industry best practice

2027 - 2031 Infrastructure Investments

Renewed & New Assets

7-9 km	water mains
200-400	valves
6	valve chambers
3	pressure valve stations







▲ Bewicke Water (14th to Larson) water main replacement [2026]

Water Distribution

Operation & Maintenance (O&M)

Objective: Safeguard drinking-water quality, service reliability and readiness of fire suppression system

Sample O&M Activities:

	Activity	Purpose / Benefit	Target Frequency	2026 Progress YTD
	Water Quality Sampling	Collect & submit samples to MV for testing to ensure safe drinking water	Weekly	42 sampling cycles
	Water Main Flushing	Remove sediments and deposits to improve water quality & system performance	As needed	Planned
	Valve Actuating	Keep isolation valves operational for maintenance and emergencies	As needed; developing proactive program	59 exercised
	Hydrant Inspection & Maintenance	Inspect, test, paint & maintain fire hydrants to ensure reliability & readiness	Annual Inspection; major service every 5 yrs	228 serviced 167 painted
	Backflow Device Inspection	Inspect devices to protect drinking water against backflow contamination	Annually	66 inspected / repaired

Note: *2026 metrics are reported to October 21, 2026*

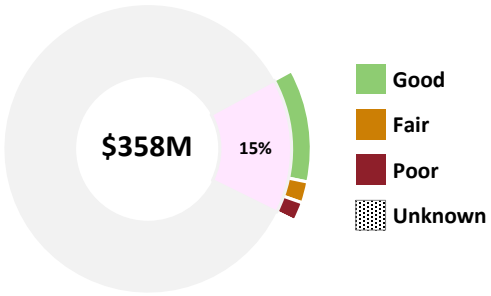
Inspection & Monitoring Preventative Maintenance Reactive Maintenance & Repairs

Wastewater Conveyance



Wastewater Conveyance

Overview



126 km sanitary sewer mains
6,794 service connections
1,884 maintenance holes
6 lift stations

Service Level Commitment

Convey sewage to Metro Vancouver system at the lowest possible volumes and without discharge into the environment

Strategic Objectives

- Maintain state of good repair
- Support growth & development
- Minimize environmental impact & enhance resiliency

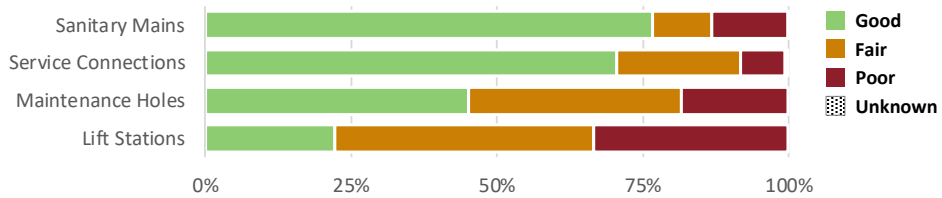
Key Service Metrics (2023-2025)

- Sewer main blockages ↓ 3
- Service conn. blockages ↓ 39

Emerging Challenges

- Aging infrastructure
- Inflow & infiltration (I&I) and wet-weather pricing
- Future growth needs and downstream capacity limitations

Major Asset Type Condition



Note: Condition for wastewater assets is primarily based on asset age and modeling of deterioration. The condition of the lift station is reflective of the fact that mechanical and electrical systems for some stations are reaching end of their expected life and should be scheduled for refurbishment. However, lift stations are actively maintained and monitored to ensure they are serviceable.

Wastewater Conveyance

Key Achievements

Maintain state of good repair

- Continued renewing aging and undersized sanitary mains and maintenance holes (0.4% annually)
- Increased lift station maintenance and improvements to minimize service interruptions

Support growth & development

- Updated the sanitary hydraulic model to support servicing and capacity planning
- Coordinated sanitary upgrades to support ongoing development

Minimize environmental impact & enhance resiliency

- Expanded CCTV inspections, smoke testing, and flow monitoring to identify sources of inflow and infiltration (I&I)
- Analyzed flow data to identify catchments with high wet-weather flows and prioritize rehabilitation

2022 - 2026 Infrastructure Investments

Renewed & New Assets

1.1 km	sanitary sewer mains
143	sanitary service connections
19	sanitary maintenance holes



▲ East 13th Street sanitary decommissioning

Wastewater Conveyance

Proposed Investments

Maintain state of good repair

- Increase sanitary main renewal toward a target of 1% of the network annually, prioritizing aging and undersized mains
- Continue condition assessment and CCTV inspection programs to guide renewal planning
- Renew electrical components at a lift station to improve reliability

Support growth & development

- Use updated flow data and modeling tools to inform long-term servicing
- Undertake assessments, feasibility studies, and design work to guide future system rehabilitation and upgrades

Minimize environmental impact & enhance resiliency

- Expand sanitary flow monitoring to identify excessive wet-weather flows, calibrate hydraulic models, and prioritize I&I reduction
- Identify and repair storm cross-connections
- Improve system resiliency and reduce overflow risk during extreme rainfall and climate events

2027 - 2031 Infrastructure Investments

Renewed & New Assets

4-6 km sanitary sewer mains
35 sanitary maintenance holes



▲ 800 West 15th sanitary main replacement [2026]

Wastewater Conveyance

Operation & Maintenance (O&M)

Objective: Maintain sewer capacity and pump-station reliability through inspections, cleaning and repairs

Sample O&M Activities:

	Activity	Purpose / Benefit	Target Frequency	2026 Progress YTD
	Sanitary CCTV Inspections	Investigate sewer defects and urgent maintenance concerns	As needed; developing proactive program	5 locations
	Sanitary Main Cleaning	Remove debris, grease and roots to reduce blockages and sewer overflows	Every 7 yrs Hot-spots (3 times/yr)	21 km flushed
	Lift Station Monitoring	Check equipment and controls to identify pump-station deficiencies	Bi-weekly	98 inspections
	Wet Well Cleaning	Remove accumulated waste & debris to maintain pumping performance	Inspect bi-weekly & clean as needed	72 inspections & maintenance calls
	Sanitary Main Repairs	Repair deteriorated or damaged sewer mains to maintain conveyance	As needed	12 main repairs

Note: *2026 metrics are reported to October 21, 2026*

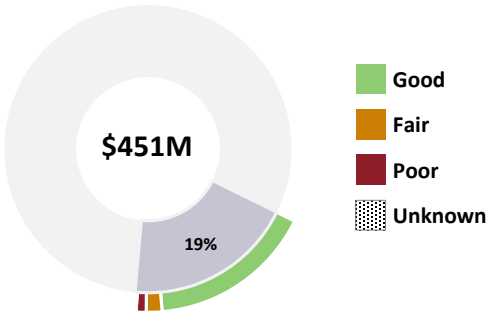
Inspection & Monitoring Preventative Maintenance Reactive Maintenance & Repairs

Rainwater Management



Rainwater Management

Overview



163 km	storm mains
5,429	service connections
3,690	catch basins
1,919	maintenance holes
10 km	ditches & swales
5,124 m²	rain gardens
9.2 km	creeks & streams
2	detention ponds
22	oil-grit separators

Service Level Commitment

Reduce nuisance and risk of damage from flooding and protect aquatic health

Strategic Objectives

- Maintain & expand citywide storm system
- Improve urban watershed management
- Improve resiliency & climate adaptation

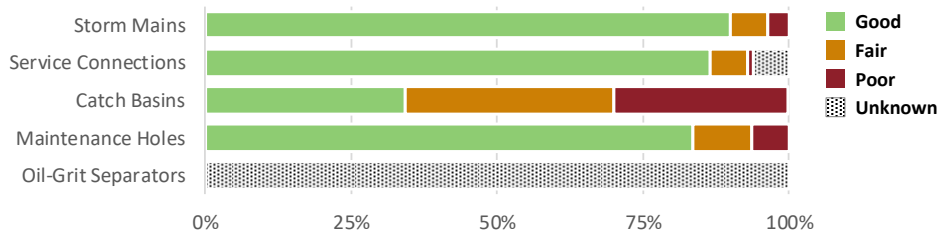
Key Service Metrics (2023-2025)

- Reactive main repairs ↑ 20
- Properties flooded ↓ 33

Emerging Challenges

- Aging assets & system expansion
- Climate change impacts with higher intensity of rainfall events
- Increased impervious areas due to development & densification

Major Asset Type Condition



Note: Condition for rainwater management assets is primarily based on asset age and modeling of deterioration. Assets that are accessible like catch basins, manholes and oil-grit separators are maintained annually to ensure serviceability. Overtime the condition records will be updated to reflect actual condition where data exists

Rainwater Management

Key Achievements

Maintain & expand citywide storm system

- Completed ~0.2 km of new storm mains to expand network
- Replaced ~0.2 km of aging & undersized mains

Improve urban watershed management

- Expanded flow monitoring and updated the stormwater hydraulic model to guide investment
- Implemented Stormwater Management Requirements for new developments
- Restricted groundwater pumping for some new developments to protect creeks and preserve stormwater capacity
- Increased street sweeping to keep debris out of storm drains and improve water quality to creeks

Improve resiliency & climate adaptation

- Completed creek restoration and slope stabilization after the 2024 atmospheric river event to repair damage and enhance resiliency

2022 - 2026 Infrastructure Investments

Renewed & New Assets

2.6 km	storm mains
151	storm connections
160	catch basins
90	maintenance holes
1,283 m²	rain gardens
1	oil grit separators



▲ Rain garden installation at St Patricks & East 3rd [2025]

Rainwater Management

Proposed Investments

Maintain & expand citywide storm system

- Ramp up annual storm main replacement to 0.6% per year
- Continue CCTV inspections and smoke testing to guide renewal priorities
- Add green infrastructure alongside pipes to support development and watershed health
- Expand storm service coverage (~16%) by replacing ditches or shallow drain tiles in coordination with development

Improve urban watershed management

- Improve receiving water health through pre-treatment such as rain gardens, infiltration galleries, and oil-grit separators

Improve resiliency & climate adaptation

- Complete creek hydrology studies to identify channel, slope, and culvert improvements that reduce flood and erosion risk
- Update design criteria to current best practice, incorporating climate-resilient and nature-based solutions

2027 - 2031 Infrastructure Investments

Renewed & New Assets

3-5 km	storm mains
100	catch basins
35	maintenance holes
300 m	creek restoration
2	oil-grit separators
3	storm water treatment facilities



▲ East 4th & St. Patricks stormwater main extension [2026]

Rainwater Management

Operation & Maintenance (O&M)

Objective: Preserve drainage capacity and reducing flood risk through inspection and proactive maintenance

Sample O&M Activities:

	Activity	Purpose / Benefit	Target Frequency	2026 Progress
	Storm CCTV Inspections	Investigate pipe condition and respond to drainage concerns	As needed; developing proactive program	8 locations
	Storm Main Cleaning	Clear debris & sediment from obstructed storm mains and culverts	As needed	6 hot spot locations
	Catch Basin Cleaning & Inspection	Remove accumulated sediment from catch basins to reduce flooding	Every five year; annually for hot-spots	363 inspected & cleaned
	Catch Basin Repairs	Repair damaged catch basins & adjust structures to road grade	As needed	55 catch basins
	Watercourse Maintenance	Clear trash racks & outlets to protect channels & creeks	Twice annually; after major storms	17 trash racks 2 outfalls

Note: *2026 metrics are reported to October 21, 2026*

Inspection & Monitoring Preventative Maintenance Reactive Maintenance & Repairs

Solid Waste Management



Solid Waste Management

Services

- Dedicated team for:
  - Collection of residential curbside waste and organics
  - Servicing litter containers in streets and parks
  - Responding to reports of abandoned waste
  - Community waste reduction initiatives and education
  - Cigarette butt recycling
- Services funded by Solid Waste Utility and Eco Levy





▲ Mini sweepers clearing leaf debris to prevent blocked catch basins

Key Service Metrics (2023-2025)

- Missed collection calls ↑ 226
- Abandoned waste calls ↑ 415
- Solid waste disposed ↓ 1,597 t
- Green waste disposed ↑ 3,245 t
- Dog Waste Bins 72
- Multi Stream Stations 95

Emerging Challenges

- Increasing waste volumes
- Rising service and disposal costs
- Regional organics processing

2027 - 2031 Infrastructure Investments

2 vehicles added to fleet

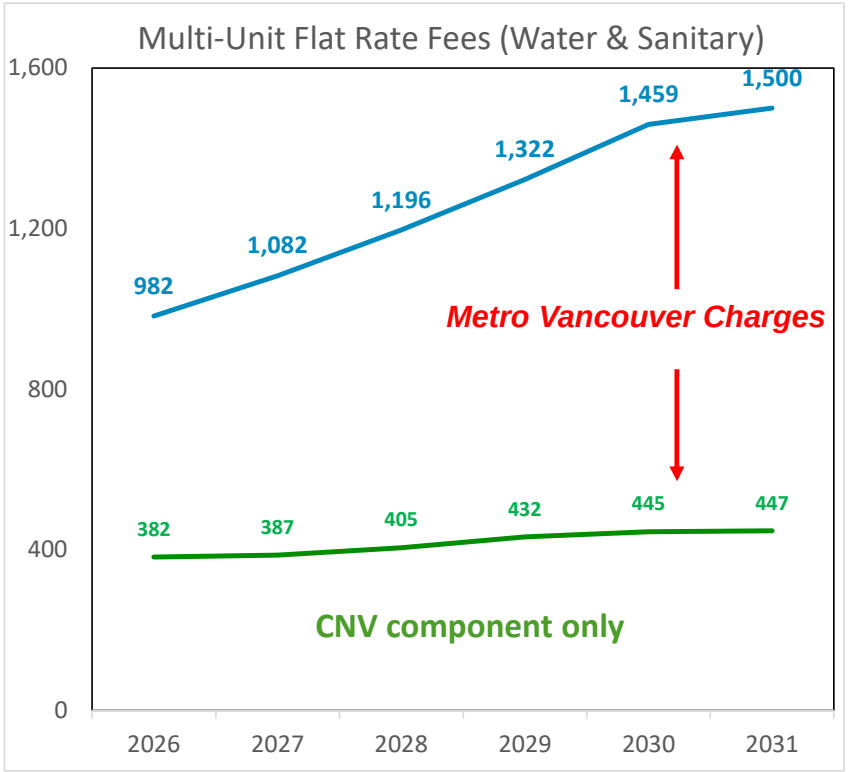
5 public multi stream stations



Utilities Budget Overview

2027-2031 DRAFT Utility Rates

- **Metro Vancouver cost drivers**
  - NSWWTP
  - MV estimated increased water volumes
- **CNV cost drivers**
  - General, wage, and construction inflation



2027 Utilities Overview

Division	2026 Budget	2027 Budget	Increase	%
Water	$21.0M	$20.7M	-$0.3M	-1%
Sewer & Drainage	$35.7M	$36.1M	$0.4M	1%
Solid Waste	$4.7M	$5.2M	$0.5M	10%
Total	**$61.4M**	**$62.0M**	**$0.6M**	**1%**

- **Water**: 5% increase in Metro Vancouver's bulk water charges & higher operating costs, offset by transfers from reserves, as prior year surpluses available to offset future rate impacts.
- **Sewer & Drainage**: $2.1M increase in Metro Vancouver's levy, offset by reduced capital expenditures.
- **Solid Waste**: 5% increase in Metro Vancouver tipping fees, 2027 new items to add capacity to add operational capacity and help clean the City.

2027 Water Utility Budget

Water (000's)	2026 Budget	2027 Budget	Variance
Revenue			
Flat Rate Sales	11,435	11,966	531
Metered Sales	7,067	6,103	(964)
Transfer from DNV	181	274	93
Water Connection Fees/Permits	769	773	4
Other	56	66	10
	19,508	**19,182**	**(326)**
CNV Expenses			
Wages and Benefits	1,615	1,897	282
Financial Services	1,560	1,576	16
Capital	4,509	4,621	112
Other	325	301	(24)
	8,009	**8,395**	**386**
Metro Expenses			
Water Purchases	**10,817**	**11,303**	**486**
Transfers from Reserves (net)	**(681)**	**516**	**1,197**

Greater number of users and rate increase needed to balance budget

Reduced to reflect declining industrial consumption volumes with improved water conservation by large metered water customers

2027 contractual wage increases and proposed New Items

Increase reflects additional work required to address aging infrastructure and maintain reliable water service. (See following slide)

Increased Metro Vancouver Rates (See Slide 7)

Reserves drawn upon in 2026 off-setting rate impacts, while maintaining adequate contingency

2027-2031 Water Capital

Aligns with specific projects planned

Levels needed to maintain the asset over the long term

2027-2031 Plan (in $000s)	2027	2028	2029	2030	2031	27-31 Avg.
Water Main Replacement	3,663	5,027	5,676	6,317	7,053	5,547
Connection Replacement	230	240	250	260	270	250
Water Meter Replacement	100	150	200	200	200	170
Valve Replacement Program	300	300	300	300	300	300
Hydrant Installations	75	75	75	75	75	75
Pressure Reducing Station Upgrades	100	50	50	50	50	60
Equipment Water	15	16	17	18	19	17
Water Sampling Station	10	10	10	10	10	10
Property Tax and Utility System Update	-	-	-	-	458	92
Backflow and Grease Compliance Monitoring	128	33	28	-	-	63
Total	**4,621**	**5,901**	**6,606**	**7,230**	**8,435**	**6,559**

2027-31 plan reflects a ramp up of investments as capacity to deliver increases

2026-2030 Plan (in $000s)	2027	2028	2029	2030	2031	27-30 Avg.
Total	**6,491**	**6,463**	**7,171**	**7,919**		**7,011**

2027 Sewer & Drainage Budget

Sewer & Drainage (000's)	2026 Budget	2027 Budget	Variance
Revenue			
Flat Rate Sales	17,138	19,443	2,305
Metered Sales	5,804	5,192	(612)
Drainage Levy	5,197	5,906	709
Sewer Connection Fees	1,388	1,394	6
Other	85	95	10
	29,612	**32,030**	**2,418**
CNV Expenses			
Wages and Benefits	1,883	2,114	231
Financial Services	1,820	1,971	151
Capital	7,004	6,913	(91)
Other	887	1,077	190
	11,594	**12,075**	**481**
Metro Expenses			
GVS&DD Levy	**20,387**	**22,472**	**2,085**
Transfers from Reserves (Net)	**2,369**	**2,517**	**148**

Greater number of users and rate increases

Industrial customer conservation measures

Drainage levy increasing due to increased need for drainage projects, driven by climate change

2027 contractual increases and New Items

Levy increased by 10% for 2027 (NSWWTP)

2027-2031 Sanitary Sewer Capital

Aligns with specific projects planned

Levels needed to maintain the asset over the long term

2027-2031 Plan (in $000s)	2027	2028	2029	2030	2031	27-31 Avg.
Sewer Utility Main Replacement	1,926	2,515	3,388	3,344	3,747	2,984
Sanitary Sewer Private Side I&I Management	-	-	150	150	150	90
Sewer Utility Pump Station Major Upgrades	50	300	300	50	50	150
Sanitary Maintenance Hole Upgrading	50	53	55	58	60	55
Sanitary Inspection Chamber Connection Install/Replace	150	150	150	150	150	150
Flow Monitoring Station Install	60	24	24	24	24	31
Equipment Sewers	20	20	20	20	20	20
Property Tax and Utility System Update	-	-	-	-	514	257
Backflow and Grease Compliance Monitoring	64	16	14	-	-	19
Westview and 23rd Utility Plan and Concept Design	175	-	-	-	-	35
Total	**2,495**	**3,078**	**4,101**	**3,796**	**4,715**	**3,637**

2026-2030 Plan (in $000s)	2027	2028	2029	2030	2031	27-30 Avg.
Total	**3,732**	**4,047**	**4,233**	**4,850**		**4,216**

2027-31 plan reflects a ramp up of investments as capacity to deliver increases

2027-2031 Storm Drainage Capital

Aligns with specific projects planned

Levels needed to maintain the asset over the long term

2027-2031 Plan (in $000s)	2027	2028	2029	2030	2031	27-31 Avg.
Storm Main Replacement	1,151	2,154	2,478	2,640	2,901	2,265
Storm Infill	589	1,367	1,436	1,508	1,583	1,297
Catch Basin Replacement and Conversion	225	225	225	225	225	225
Maintenance Hole Installations	150	175	200	200	200	185
Clean Storm Water Discharge	670	-	750	750	750	584
Culvert Replace and Rehabilitation	150	200	200	200	200	190
Creek Hazard Management Infrastructure	339	50	50	50	50	108
Storm Inspection Chamber & Connection Installation & Replacement	100	100	100	100	100	100
Flow Monitoring Station Installation	60	60	60	60	60	60
Driveway Culvert Installation	15	15	15	15	15	15
Property Tax and Utility System Update	-	-	-	-	145	29
DPA Guidelines - Slope Stability	-	290	-	-	-	58
Groundwater Baseline Study & DPA Guidance	170	-	-	-	-	34
Drainage Assessment & DPA Guidance	320	-	-	-	-	64
Thain Creek Restoration	105	105	105	105	-	84
Stream Corridor Health Program	200	-	-	-	-	40
Westview and 23rd Utility Plan and Concept Design	175	-	-	-	-	35
Total	**4,419**	**4,741**	**5,619**	**5,853**	**6,229**	**5,372**

Grant funded

2027-31 Plan consistent with prior plan

2026-2030 Plan (in $000s)	2027	2028	2029	2030	2031	27-30 Avg.
Total	**4,924**	**5,395**	**5,803**	**6,210**		**5,583**

Solid Waste Budget

Solid Waste (000's)	2026 Budget	2027 Budget	Variance
Revenue			
Refuse Fees	1,072	1,212	140
Green Can Fees	1,220	1,336	116
Eco Levy	1,452	1,590	138
Transfers	995	1,099	104
	4,739	**5,237**	**498**
Expenses			
Wages and Benefits	2,636	2,953	317
Goods and Supplies	50	57	7
Financial Services	943	1,070	127
Other	999	1,107	107
Capital	110	50	(60)
	4,739	**5,237**	**498**

Consistent with proposed inflationary rate increases

Unappropriated Equity available to smooth in rate impacts, while maintaining adequate contingency

2027 contractual increases and impacts of proposed New Items

MV rate increase in tipping fees and Capital Cost Impacts

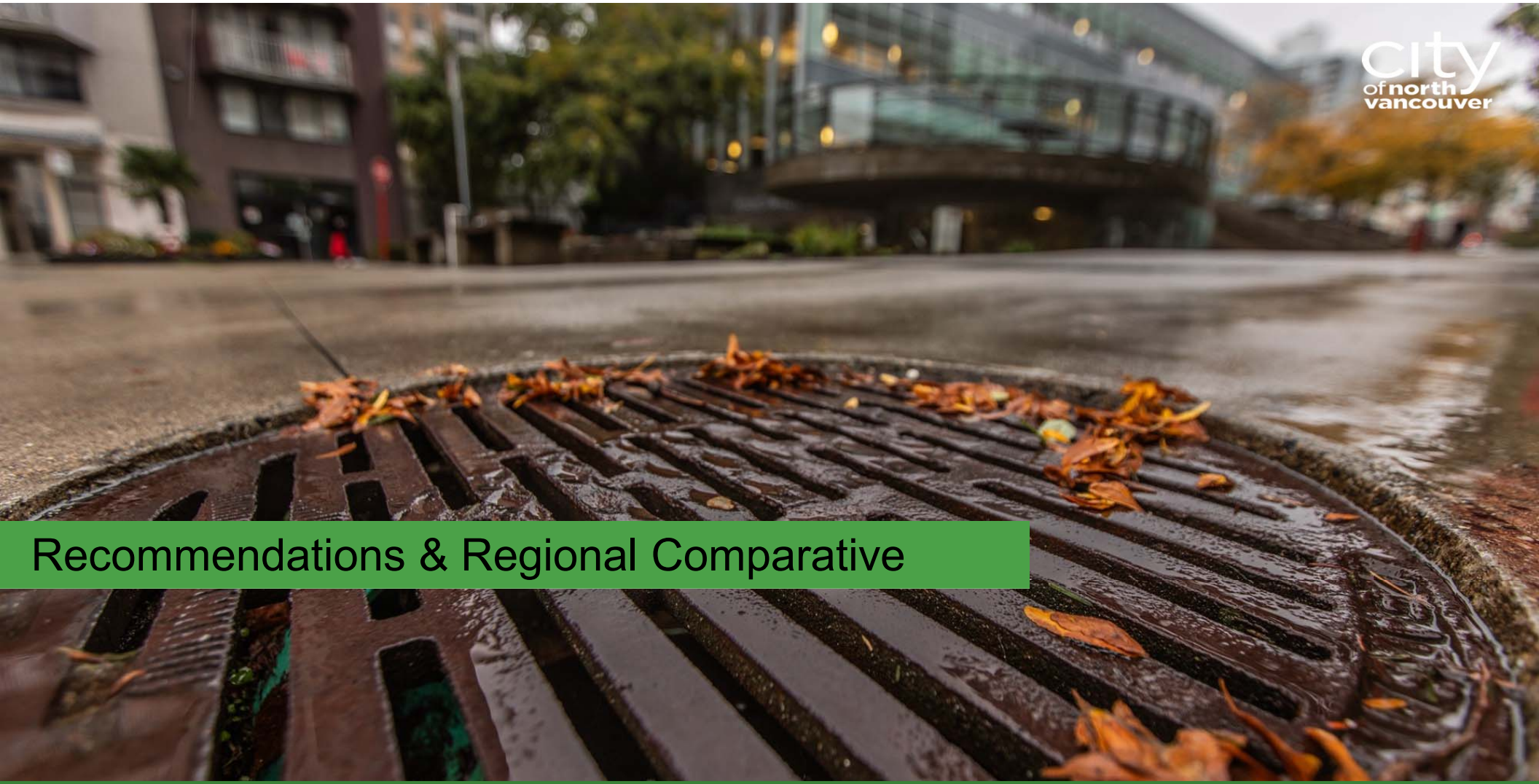
2027 capital planned for purchase of public litter receptacles.

2027-2031 Solid Waste Capital

2027-2031 Plan (in $000s)	2027	2028	2029	2030	2031	27-31 Avg.
Hybrid Pickup Truck	-	60	-	-	-	60
Public Waste Receptacle Cleaning & Replacement	50	50	50	50	50	50
Total	**50**	**110**	**50**	**50**	**50**	**62**

2026-2030 Plan (in $000s)	2027	2028	2029	2030	2031	26-30 Avg.
Total	-	-	-	-	-	-

- Hybrid pickup truck to support litter and curbside collection programs.
- Public waste receptacle cleaning & replacement is an annual, condition-based program to clean, asses, repair and replace public waste receptacles across the City.



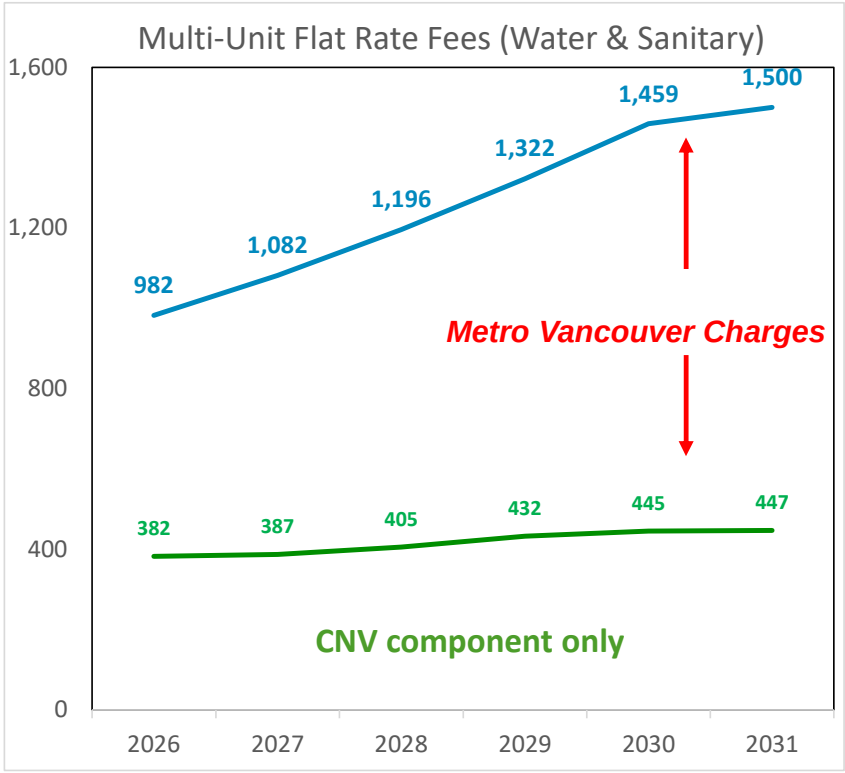
Recommendations & Regional Comparative

2027-2031 DRAFT Flat Utility Rates

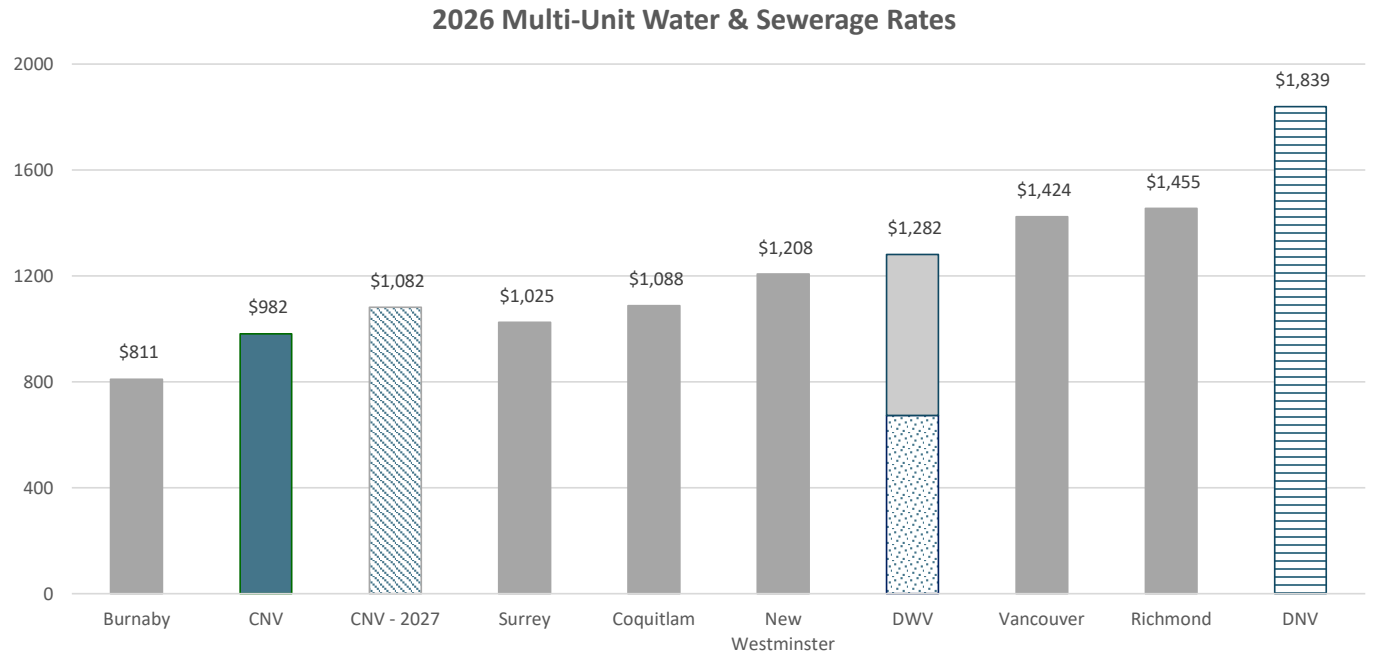
2026-2030 Plan	2026	2027	2028	2029	2030
Total Multi-Unit (Flat)	$982	$1,091	$1,203	$1,292	$1,372

2027-2031 Plan	2026	2027	2028	2029	2030	2031
Water	$390	$409	$429	$450	$472	$496
CNV	*197*	*200*	*208*	*218*	*226*	*239*
Metro	*193*	*209*	*221*	*232*	*246*	*257*
Sanitary Sewer	$592	$673	$767	$872	$987	$1,004
CNV	*185*	*187*	*197*	*214*	*219*	*208*
Metro	*407*	*486*	*570*	*658*	*768*	*796*
Subtotal	$982	$1,082	$1,196	$1,322	$1,459	$1,500
Change from PY Forecast	-	($9)	($7)	$30	$87	

- 2027 Flat Rate Utility Rates *$1,082*, ***$9 less than*** the *$1,091* rate projected in November 2025



Regional Rates



**DWV has metered rates. The two tiers are what they publish as an estimated median cost ($674) and what the CNV has recalculated based on typical water consumption for a multi-unit dwelling ($1,282).*
*** Richmond and New West also use meters for water, but have rates within their bylaws for units without meters.*

CNV's 2027 Flat Rate Utility fees will remain very competitive across the region

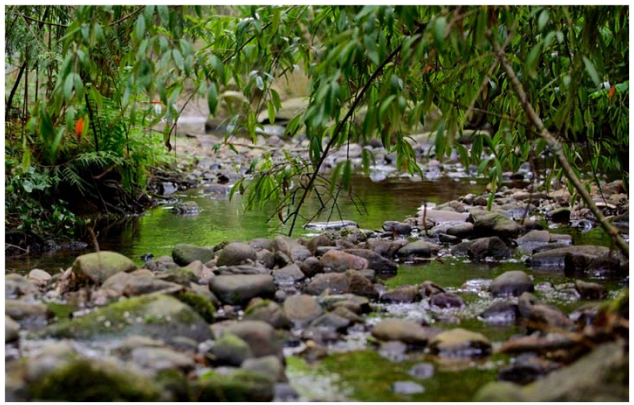
Recommendation

- THAT the 2027 Utilities Budgets and the 2027-2031 Utilities Capital Plan, dated November 4 2026, be endorsed;

- AND THAT the following bylaw be considered:
  - “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2026, No. 9202”.

Summary

- Supports CNV's asset management program
  - Ensuring sustainable service delivery that residents expect
- Continues to keep the City's rates competitive across the region







A balanced approach overall



Thank you.

CAO

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

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer
Karyn Magnusson, General Manager, Infrastructure, Transportation & Parks

Subject: 2027 UTILITY RATES AND ASSET MANAGEMENT UPDATE

Date: November 4, 2026 File No: 05-1820-04-0001/2027

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

RECOMMENDATION

PURSUANT to the report of the Chief Financial Officer and the General Manager, Infrastructure, Transportation & Parks, dated November 4, 2026, entitled "2027 Utility Rates and Asset Management Update":

THAT the 2027 Utilities Budgets and the 2027-2031 Utilities Capital Plans, dated November 4, 2026, be endorsed;

AND THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2026, No. 9202" (Schedules I, J, K) be considered for readings.

ATTACHMENTS

1. 2027 Utilities Operating Budget (CityDocs 2863823)
2. 2027-2031 Utilities Capital Plan (CityDocs 2867781)
3. 2026 State of Assets Report (CityDocs 2865933)
4. "Fees and Charges Bylaw, 2024, No. 9000" – Schedules I, J, K – Tracked changes versions (CityDocs 2869292)
5. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2026, No. 9202" (CityDocs Pt. 1 2867899; Pt. 2 2869281)

PURPOSE

The purpose of this report is to provide Council with recommended budgets for the Water, Sewer & Drainage, and Solid Waste utilities (***Attachments 1-2***), an update on the state of the City's Utilities Assets (***Attachment 3***), as well as recommended 2027 utility rates and bylaw amendments (***Attachments 4-5***).

BACKGROUND

CNV's utility fees fund its Water, Sewer & Drainage, and Solid Waste utilities. Utility rate levels are driven by CNV's requirements for reliable ongoing operations, capital maintenance/renewal programs, and prudent reserves. The rates charged to property owners also include the portion required to fund the Metro Vancouver component, which provides the regionally serving portion of the service. CNV's utility fees are typically set in the fall each year in order to allow the preparation of utility bills for mailing in January.

DISCUSSION

The proposed 2027 flat rate utility fees for a multi-unit dwelling are follows:

Flat Rate Utility Fees Multi-Unit Dwelling[1]	**2026**	**2027**	**Net Change**
Water			
City of North Vancouver	197.00	200.00	3.00
Metro Vancouver[2]	193.00	209.00	16.00
Total Water Fee	**$390.00**	**$409.00**	**$19.00**
Sewer			
City of North Vancouver	185.00	187.00	2.00
Metro Vancouver[2]	407.00	486.00	79.00
Total Sewer Fee	**$592.00**	**$673.00**	**$81.00**
Total			
City of North Vancouver	382.00	387.00	5.00
Metro Vancouver[2]	600.00	695.00	95.00
Total Flat Rate Utility Fees	**$982.00**	**$1,082.00**	**$100.00**

Assessment based Utility Fees Multi-Unit Dwelling (average)	**2026**	**2027**	**Net Change**
Storm Drainage[3]	99.96	113.64	13.68
Eco Levy[3]	27.71	30.34	2.63
Total Assessment based	**$127.67**	**$143.98**	**$16.31**

1 - Approximately ¾ of the CNV's flat rate residential utility customer base is multi-unit dwellings. Single family homes and duplexes make up the remainder. ***Attachment 1*** provides a summary of the proposed 2027 utility rates and levies for Multi-unit dwellings and other dwelling types.

2 – Metro component of the flat rate fee is calculated using Metro's percentage of the Utilities total operating expenditures, capital expenditures and contributions to reserves and applied to the total rate. The percentage is an annual average beginning in 2025 (first year with rates from the repriced NSWWTP) to reflect the CNV's smoothed-rate approach.

3 - Assessment based levies are current estimates and will be set with the Tax Rate Bylaw after final assessment values are provided by the BC Assessment Authority in early 2027.

Metro Costs

The above rates incorporate the latest increases to Metro Vancouver's regional rates as provided by Metro Vancouver in October 2026 over the next five years.

Metro Costs ($M)	2026	2027	2028	2029	2030	2031	2026-31
Bulk Water	10.4	10.9	11.2	11.6	12.3	13.0	**2.6**
GVS&DD Levy	20.4	22.5	26.0	29.5	30.6	31.6	**11.2**
Tipping Fees	0.7	0.8	0.8	0.8	0.9	0.9	**0.2**

The largest increases in Metro Vancouver's rates are from the Greater Vancouver Sewer & Drainage District ("GVS&DD") and are for the North Shore Waste Water Treatment Plant ("NSWWTP"). The original cost projection for this project was $700 million, which was subsequently raised to $1.06 Billion. On June 12, 2024, Metro Vancouver approved a cost allocation and phasing framework alongside an additional $2.8 billion increase to the NSWWTP budget, raising the total budget to $3.86 billion.

GVS&DD's rates come to CNV in the form of an annual levy. This levy is increasing from $20.4 million to $31.6 million over the plan period as shown in the table above.

Metro Vancouver's Iona Island Wastewater Treatment Plant ("IWWTP") upgrade, currently anticipated to be completed by 2040, will place additional pressure on the GVS&DD levy in the coming years. While the current five-year financial plan for the North Shore Sewer Area ("NSSA") reflects minimal financial impacts from the IWWTP, largely as federal and provincial grants are significantly funding the early stages of the project, municipalities should expect increased costs and corresponding rate pressures as construction progresses.

Further information on CNV's Asset Management Program, the budgets proposed for each of CNV's three utilities, and the proposed rate increases needed to fund each budget is provided below:

Asset Management

CNV's utilities asset management program is intended to provide a systematic and data-informed approach to managing water distribution, wastewater conveyance, and rainwater management infrastructure throughout their lifecycle to ensure reliable, affordable, and sustainable service delivery over the long term. Through this program, CNV integrates asset condition, performance, risk assessment, and lifecycle modeling into capital planning and budgeting to guide infrastructure investment decisions that are cost-effective and aligned with community priorities.

The principles and objectives guiding CNV's asset management approach are established in the Asset Management Policy and the Asset Management BC ("AMBC") Framework, endorsed by Council in 2024. Building on the foundational work completed through studies as well as the draft Asset Management Plans ("AMP"s) for utilities, staff continue to improve asset information, refine analytical tools, and develop long-range

renewal strategies to maintain the state of good repair while accommodating future growth and increasing demands on infrastructure.

In 2026, a key focus of the Asset Management Program has been strengthening the integration of operations and maintenance ("O&M") into lifecycle asset management. While capital investments are necessary to renew and replace aging infrastructure, effective O&M is essential to preserving asset condition, extending useful service life, and reducing the likelihood of premature failures. CNV's Utilities Operation Team has implemented an O&M Plan to improve the tracking and reporting of maintenance activities, covering inspection and monitoring, preventative maintenance, and reactive maintenance and repairs. The establishment of activity targets, improved service request tracking, and regular monitoring of progress will provide a stronger foundation for evaluating maintenance effectiveness, identifying resource needs, and optimizing lifecycle investments.

CNV also continued to advance utility infrastructure renewal and improvements in 2026, completing approximately 1.8 km of water, sewer, and storm mains, compared to 0.4 km in 2025. This work included nearly 1.2 km of water main replacements, with a focus on aging and problematic cast iron pipes. Additional investments in critical utility components, including valves, hydrants, and sewer lift stations, have improved service reliability and operational resilience. Staff also updated water main design standards to improve corrosion protection and long-term durability.

Alongside infrastructure renewal, staff continue to improve the quality and availability of asset condition and performance information. Expanded sewer CCTV inspections, flow monitoring, and analysis of inflow and infiltration ("I&I") are helping identify deficiencies and prioritize rehabilitation within the sewer and storm sewer networks. Refinements to hydraulic models are also improving CNV's understanding of system capacity, identifying constraints, and supporting infrastructure planning for growth and development. These improvements complement ongoing work to develop more advanced risk-based prioritization models that consider both the likelihood and consequences of asset failure, enabling investments to be directed toward the assets presenting the greatest risk to service delivery rather than relying primarily on age or condition.

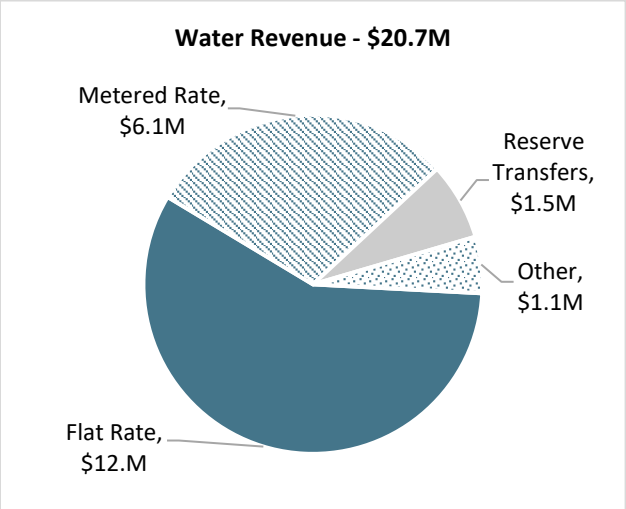
Looking ahead, the proposed 2027-2031 Utilities Capital Plan will continue investments in infrastructure renewal, system capacity, and resilience. Planned work includes approximately 7-9 km of water mains, 4-6 km of sewer mains, and 3-5 km of storm mains, together with improvements to critical utility components. Further investments in sewer condition assessment, flow monitoring, stormwater management, and creek restoration will support more proactive management of infrastructure risks, reduce the impacts of extreme weather events, and accommodate future growth. These investments will continue to be informed by asset management planning and balanced against long-term funding requirements and affordability.

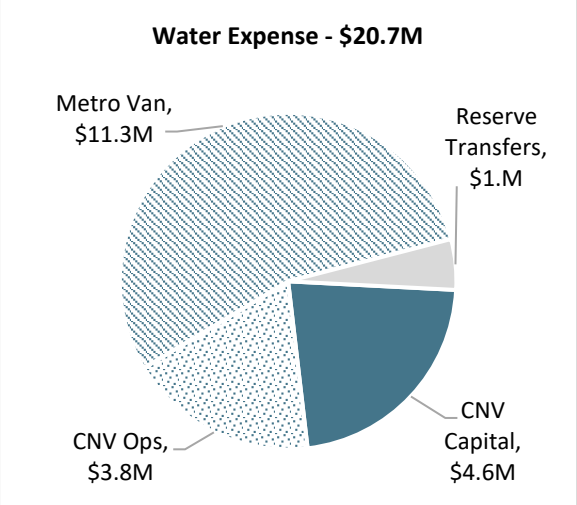
As part of this year's utility budget and capital plan update, staff will present the 2026 State of Assets Report (***Attachment 3***), providing Council with an updated overview of CNV's water distribution, wastewater conveyance, and rainwater management systems. The report summarizes asset inventories, condition, estimated replacement values, key

service metrics, and infrastructure investments completed and planned. This year's report also places particular emphasis on O&M activities, highlighting their importance in sustaining infrastructure performance and documenting progress toward maintenance objectives. The annual report provides a consistent and transparent framework for communicating the state of CNV's infrastructure and the rationale for proposed investments.

Water Utility

The Water Utility provides a water distribution system for residents and businesses in the city. The proposed overall 2027 Water Utility budget is $20.7 million, and is comprised of a $15.1 million Operating Budget and a $5.6 million Capital Budget (including reserves transfers).





The proposed budget represents a $0.3 million decrease over 2026. The decrease is primarily driven by reduced transfers between reserves in 2027, offset by increased bulk water purchase charges from Metro Vancouver and increased capital to maintain the condition of CNV’s water distribution assets.

CNV’s 2027 Water revenues consist of flat rate utility fees, metered charges, and other fees (primarily connection and severance fees). CNV utilizes seasonal metered water rates to be consistent with Metro Vancouver’s model for selling its bulk water to all member municipalities by charging a higher rate from June 1 to September 30 each year. Seasonal rates are designed to create a pricing strategy that values water more in the summer when alpine lake storage is most stressed. The Water Utility financial model assumes 35% of water usage will be in the peak periods and 65% in non-peak periods.

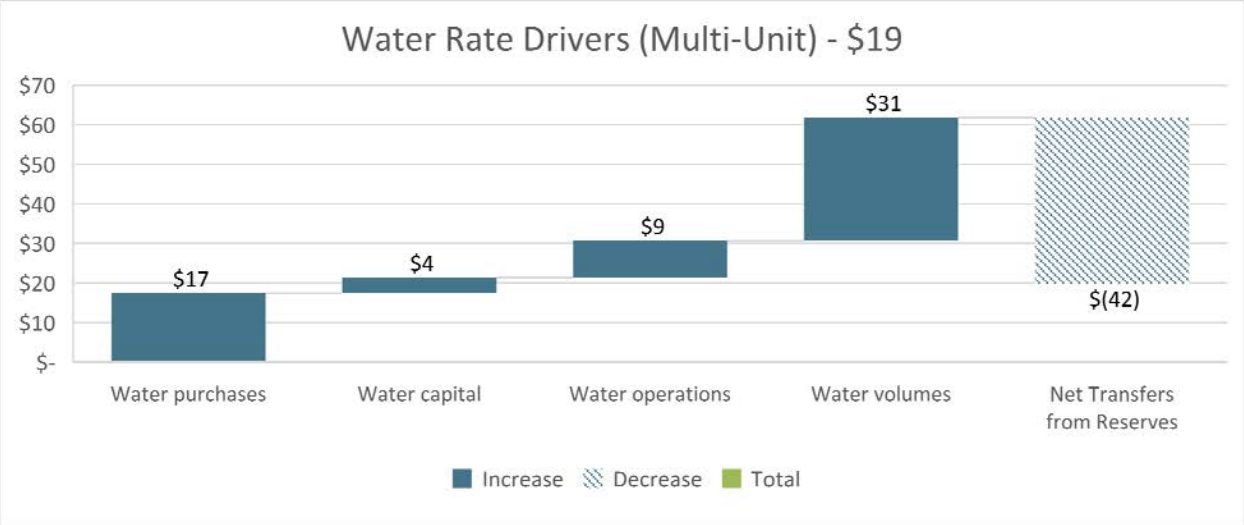
The increase proposed for CNV’s flat rates in 2027, which are primarily residential properties, are shown in the table below:

Dwelling Type ($ per annum)	2026	2027	Annual Net Change ($)
Single Family	663	695	32
Duplex	556	583	27
Multi-Unit	390	409	19
Commercial, Churches/Halls	150	158	8
Water Cooling units	1,029	1,079	50
Schools/classroom	475	498	23
Minimum charge	663	695	32

CNV's metered (per cubic meter) rates, which are primarily commercial/industrial/ hospital/school properties, are shown in the table below. It's also proposed that the current tiered rate structure remain in place:

Period	2026	2027	Annual Net Change ($)
Jan1 to May 31	1.6493	1.7280	0.0787
June 1 to Sept 30	2.0616	2.1599	0.0983
Oct 1 to Dec 31	1.6493	1.7280	0.0787

Water Utility Rate Drivers:



Water Purchases (GVWD):
Bulk water purchases from Metro Vancouver account for 75% of CNV's annual Water Utility's operating costs. Metro Vancouver has recently provided CNV with its estimated volumes and 2027 rates. Metro Vancouver's 2027 bulk water rates are increasing 3.1% over 2026.

Water Capital:
The first component of the proposed Water Utility Capital Budget totals $4.6M, which is $0.1M higher than the 2026 annual capital budget. This budget is primarily for construction projects to renew aging mains identified through CNV's asset management program. In 2028-2031, this budget is at levels needed to maintain the asset over the long term. The budget is lower in 2027 than in future years to align with specific projects

planned, and will build back over the 5-year plan to achieve the required value for asset management.

The second component of the 2027 Capital Budget totals $0.7M for third party connections to new developments in the city, and is consistent with 2026. Capital expenditures for third party connections are covered by a corresponding revenue increase and there is zero net impact to CNV.

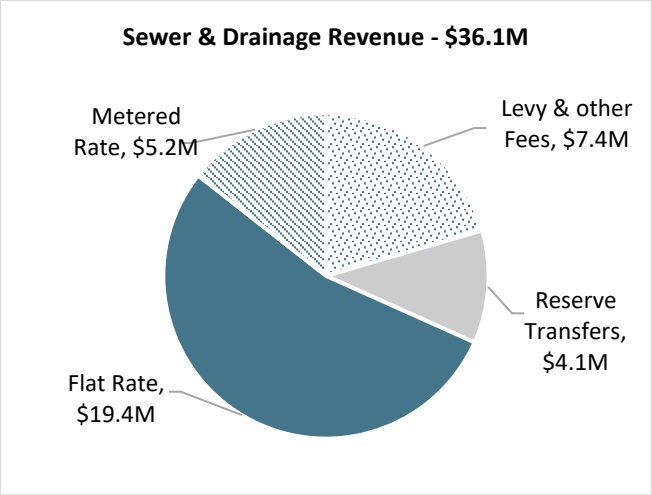
Water Operations
Water operating costs of $3.8 million are planned for 2027, an increase of $0.3 million vs. 2026. The increase reflects contractual wage increases and increased maintenance requirements associated with aging infrastructure.

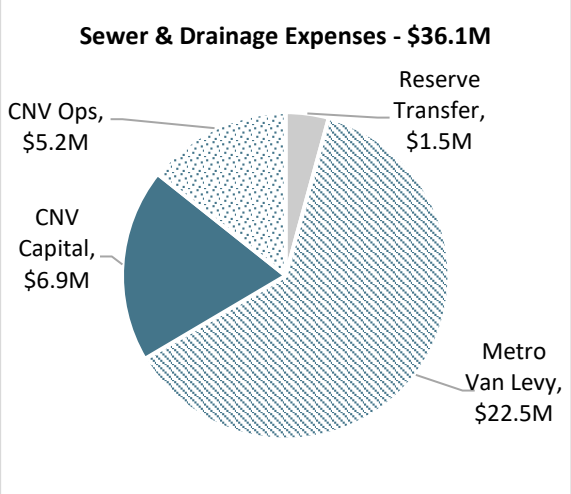
Water Volumes:
Water volumes consumed in the city in 2027 are generally expected to increase as the number of flat rate customer grows. Lower budgeted metered consumption, driven by continued water conservation measures of CNV's the largest metered customer, also allocates a greater portion of the overall system costs to residential flat rate customers.

Net Draw from Reserves:
The net draw from reserves increases in 2027 compared to 2026. Surpluses from 2026 and past years are available to help offset other rate pressures and keep overall rates at reasonable levels, while keeping unappropriated surplus balances between 5-10% of total expenditures, in line with CNV's Policy on the Maintenance and Use of Accumulated Surpluses.

Sewer & Drainage Utility

The Sewer & Drainage Utility provides a sewer and storm water collection system for the residents and businesses in the city. The proposed overall 2027 Sewer & Drainage budget is $36.1 million, and is comprised of a $27.6 million Operating Budget (City Ops and Metro Levy) and a $8.5 million Capital Budget (including reserves transfers).





The proposed budget represents a $0.4 million increase over 2026. This increase is primarily driven by increased charges from Metro Vancouver that are offset by reduced

CNV capital and reserve transfers. The Metro Vancouver levy accounts for approximately 81% of the operating expenses of the Sewer & Drainage utility, and 62% of the total $36.1M budget. Metro Vancouver has recently indicated its 2027 levy is increasing from $20.4M in 2026 to $22.5M in 2027.

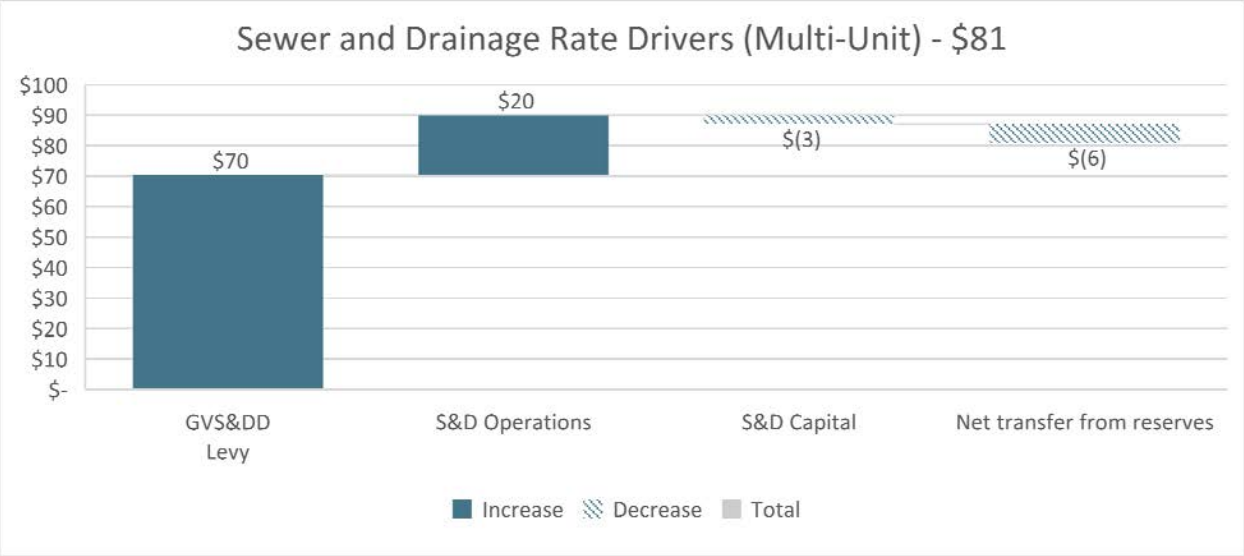
CNV's 2027 Sewer & Drainage revenue sources consist of sewer flat rates and metered charges, a storm drainage levy, and other revenue streams (primarily connection and severance fees). The 2027 increases proposed for CNV's flat rates (primarily residential) and metered rates per cubic meter (primarily commercial, industrial, hospitals, schools) are shown in the table below:

Dwelling type	2026	2027	Annual Net Change ($)
Flat Rates			
Single Family	950	1,080	130
Duplex	879	999	120
Multi-unit	592	673	81
Commercial, churches/public halls	232	264	32
Combine/Minimum	950	1,080	130
Metered Rates	3.8552	4.3807	0.5255

Assessment Based Rates (average)	2026	2027	Annual Net Change ($)
Drainage Levy*	99.96	113.64	13.68

* The Drainage Levy is a total dollar estimate for a typical Multi-Unit property based on the average assessed value. The levy is charged per $1,000 of assessed value. The 2027 rate will be brought forward for Council consideration alongside other 2027 assessment-based charges (i.e. Tax Rates, etc.)

Sewer and Drainage Utility Rate Drivers:



GVS&DD Levy:

The GVS&DD levy from Metro Vancouver accounts for approximately 81% of CNV's annual Sewer & Drainage Utility's operating costs. Metro Vancouver has recently provided CNV with its 2027 increase, from $20.4M in 2026 to $22.5M in 2027.

Sewer & Drainage Operations
Sewer & Drainage operating costs of $5.2 million are planned for 2027, an increase of $0.6 million vs. 2026. The increase reflects contractual wage increases and increased costs associated with blockages and disposal activities.

Sewer & Drainage Capital:
Capital expenditures of $7 million are planned for 2027, a decrease of $1.7 million vs 2026. In 2028-2031, this budget is at levels needed to maintain the asset over the long term. The budget is lower in 2027 to align with specific projects planned.

As demonstrated by the 2024 atmospheric river event, extreme weather can have significant impacts on the City's drainage and creek systems, affecting the City's ability to maintain infrastructure while also responding to emergency situations. The City was successful in obtaining Disaster Financial Assistance for the Thain Creek ($331,227) project; however, this funding represents only a portion of the overall capital costs of approximately $3.0 million. Significant emergency response and infrastructure repair costs can place pressure on available capital reserves and may affect the City's ability to fund other planned infrastructure priorities.

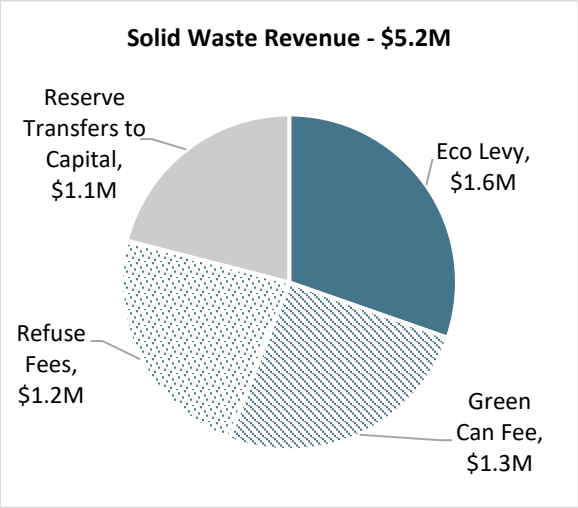
To take a more proactive approach, staff have included a new Drainage Assessment & Development Permit Area ("DPA") Guidance project. The updated study will help the City better understand current and emerging risks to the drainage and creek systems, prioritize future investments, and identify opportunities to improve system resilience.

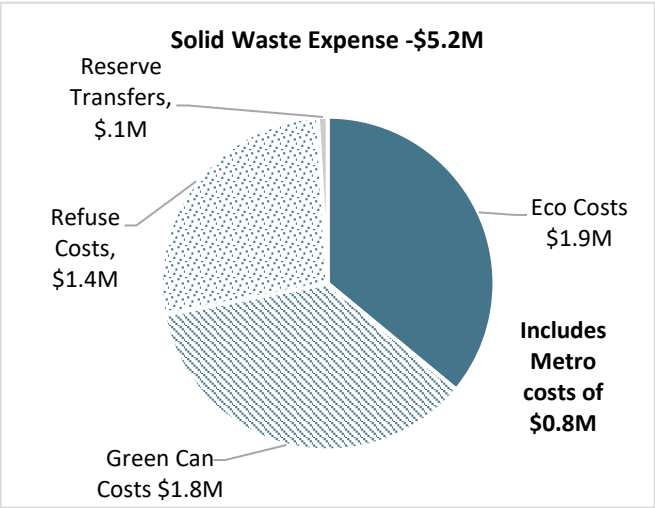
Net Transfer from Reserves:
The net transfer from reserves are available in 2027 from past accumulated surpluses and the "rate smoothing" plan and limit the required rate increases, while retaining funding for previously appropriated projects and maintaining a general contingency of 5-10% of expenditures.

Solid Waste Utility

CNV's Solid Waste Utility provides for the collection and disposal of residential curbside garbage and the recycling of Green Can materials (yard trimmings and food scraps) from single-family homes and smaller multi-family buildings. It also provides for public realm litter collection (including parks, streetscape, and plazas) and community waste reduction initiatives funded by the Eco Levy.

The proposed overall 2027 Solid Waste Utility budget is $5.2 million, and is comprised of a $5.1 million Operating Budget and a $50K Capital Budget.





The proposed 2027 budget represents a $0.5M increase over 2026 and is primarily driven by Metro's increased tipping fees, additional Truck Driver/Swamper labour needed to maintain garbage and green waste service reliability, and ongoing operating costs associated with completed capital projects, including maintenance services such as litter collection. Metro's tipping fees for municipal organics increased by $38 per tonne, from $117 to $155, in July 2026, followed by a further $8 increase to $163 per tonne for 2027.

Since the onset of the COVID-19 pandemic, the use of city parks, streetscapes and plazas has increased significantly, driving increased litter collection costs funded by the Eco Levy (Multi unit dwelling estimated rate increase of $2.63). Additional multi-stream refuse and recycling receptacles in the public realm are needed to help manage these increased litter volumes and to support CNV's waste diversion goals. The budget also includes funding for the replacement of aging single stream waste bins with more animal resilient multi-stream bins to improve aesthetics, operations, and encourage recycling of materials.

The increases to Refuse ($18 for single family dwellings and $12 for secondary suites, coach houses and multi-unit dwellings greater than two units) and Green Can ($16 and $10, respectively) can be attributed to increased costs from Metro Vancouver and increased CNV operating costs. Each year, Metro Vancouver establishes the rate or "tipping fee" for materials received at regional Waste and Recycling Centres, with separate rates for garbage and organics (Green Can). The 2027 Metro Vancouver tipping fee for municipal garbage disposal will be $156 per tonne, representing an $8 per tonne increase from 2026, while the 2027 tipping fee for municipal organics will be $163 per tonne, an increase of $8 per tonne. 2027 projected tipping fees total $0.8M ($0.3M and $0.5M for Refuse and Green Can, respectively), and represent 15% of the Solid Waste Utility annual budget.

In 2011, CNV implemented an Eco Levy so that waste diversion programs are funded by both residential and non-residential sectors. The Eco Levy ensures that CNV's litter program and additional waste diversion initiatives, such as the provision of public realm recycling and the dog waste collection (red bin) program, are managed and funded

through CNV's solid waste utility. Approximately 228 tonnes of streetscape and parks litter were collected from January to September 2026. Based on the monthly average, full-year collections are projected to total approximately 304 tonnes, compared with 358 tonnes in 2025, a projected decrease of 15%. CNV continues to expand its public realm waste management initiatives, including the dog waste collection program, which has grown to over 60 collection bins throughout the City. These initiatives support CNV's waste diversion goals while contributing to cleaner streets, parks, and public spaces

Solid Waste Utility revenues are primarily generated by annual per dwelling user fees that vary by type of dwelling and an annual Eco levy based on property assessment values. CNV's Solid Waste Utility also benefits from a reserve generated from past surpluses that has sufficient funds to cover some of the Utility's operating costs.

The 2027 recommended rate increases for Refuse and Green Can are $18 and $16 respectively, resulting in overall flat rate solid waste fee increases of $34 for single unit dwellings.

Single Family Rates	**2026**	**2027**	**Change**
Refuse	$145.00	$163.00	$18.00
Green Can	$173.00	$189.00	$16.00

Assessment Based Rates (average)	**2026**	**2027**	**Annual Net Change ($)**
Eco Levy	27.71	30.34	2.63

Multi-unit dwellings are usually responsible for their own Refuse and Green Can disposal through third party entities, and only pay the Eco Levy, however rates for these services remain in the bylaw where needed.

Per Dwelling Rates secondary suite, coach house and multi-unit dwelling >2 units	**2026**	**2027**	**Change**
Refuse	$98.00	$110.00	$12.00
Green Can	$105.00	$115.00	$10.00

CNV's financial modelling assumes that, for 2027, the Eco Levy will be increased by $2.63 for a typical multi-unit to cover increasing operational costs from collecting larger volumes of litter. Recommended changes to levies will be made to Council when it reviews the recommended 2027 Tax Rate Bylaw in Q2 2027.

Other Utility Fees

The Utility schedules (I, J and K) of Fees and Charges Bylaw, 2024, No. 9000, include a variety of fees in addition to the Utility rates themselves, including connection fees for Water, Sewer and Storm services, Water Service Severance Fees, Water Connection Reuse fees, temporary meter installation and removal fees, and fees for turning water service on or off.

To support continued cost recovery, a general increase of 2.8% is recommended for these fees to keep pace with rising costs. The proposed increase aligns with the year-over-year change in Statistics Canada's British Columbia All-items Consumer Price Index ("CPI") from June 2025 to June 2026. The All-items CPI is considered an appropriate benchmark given the diverse cost drivers associated with the range of services covered by these fees. The British Columbia index is recommended because it reflects cost trends in the broader region from which CNV sources many of its goods and services, while reducing the volatility that can be associated with a more localized index.

PUBLIC ENGAGEMENT

Given the long-term nature of the utility assets, feedback is collected throughout the development of all five-year financial plans with the next opportunity being the 2027-2031 Financial Plan.

FINANCIAL IMPLICATIONS

To summarize, the proposed 2027 flat rate utility fees by dwelling type are the following:

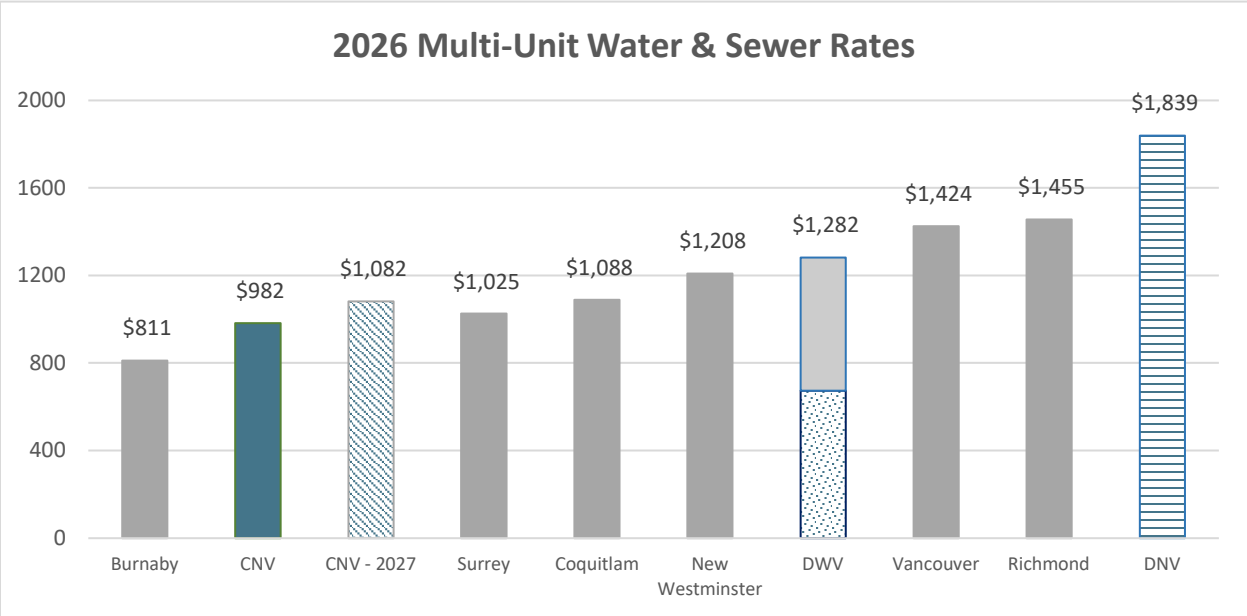
Dwelling Type	2026 Net Flat Rate	2027 Net Flat Rate (proposed)	Net Change $
Multi-Unit	$982	$1,082	$100
Duplex	$1,435	$1,582	$147
Single Family	$1,613	$1,775	$162

To summarize, the proposed 2027 assessment based (estimated) levies by dwelling type are the following:

Assessment Based Rates (average)*	2026	2027 Net Levy (proposed)	Net Change ($)
Multi-Unit	$127.67	$143.98	$16.31
Duplex	$244.55	$275.99	$31.44
Single Family	$305.69	$344.99	$39.30

* Assessment based rates are total dollar estimates for typical units based on the average assessed value. The levy is charged per $1,000 of assessed value. Actual levies will be brought forward to Council with tax rates when considering all 2027 assessment-based charges (i.e. Tax Rates, etc.)

CNV's utility rates are currently the lowest on the North Shore and continue to be competitive through the region.



**DWV has metered rates. The two tiers are what it publishes as an estimated median cost ($752) and what CNV has recalculated based on typical water consumption for a multi-unit dwelling ($1,238).*
*** Richmond and New West also use meters for water, but have rates within their bylaws for units without meters.*

INTER-DEPARTMENTAL IMPLICATIONS

This report has been prepared collaboratively by CNV's Finance & Economic Development and Infrastructure, Transportation & Parks departments.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The recommended rates provide the funding to support the following goals and objectives of the 2014 Official Community Plan:

8.1.3 Consider stormwater management opportunities in streets, laneways and open spaces where appropriate;

8.1.9 Pursue the reduction of waste throughout the full lifecycle of production, consumption, recycling and disposal to achieve local and regional waste management goals;

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

8.2.2 Identify and monitor the condition of our infrastructure on a regular basis in order to identify the remaining operational life of individual elements, and to identify and rectify weaknesses before failure, thereby optimizing capital and maintenance program expenditures;

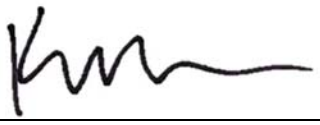
The proposed utility rates also support Council's commitment to being fiscally responsible through rates that balance operational and capital renewal needs with the impact on the ratepayer.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

RESPECTFULLY SUBMITTED:



Karyn Magnusson
General Manager, Infrastructure,
Transportation & Parks

2027 UTILITY OPERATING BUDGET

November 4, 2026



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Executive Summary

Finance and Public Works staff have worked together to prepare and review all budgetary forecasts with the goal of funding service delivery of the water, sewer & drainage and solid waste utilities and adhering to CNV's budget objectives that emphasize efficiency, accountability, and value for money.

The Utilities Budget is funded by CNV's utilities fees. Utility rate levels are driven by CNV's requirements for reliable ongoing operations, capital maintenance/renewal programs, and prudent reserves. The rates charged to property owners also include the portion required to fund the Metro Vancouver component, which provides the regionally serving portion of the service.

The proposed 2027 utility fees along with a regional comparison with utility rates for District of North Vancouver ("DNV") and District of West Vancouver ("DWV") are as follows:

	2026 **DWV	2026 ***DNV	2026 CNV	2027 CNV	Increase $	Increase %
MULTI-UNIT DWELLING						
Flat Rate Water	$ 539.38	$ 794.60	$ 390.00	$ 409.00		
Flat Rate Sanitary Sewer	742.27	1,044.80	592.00	673.00		
Multi-Unit (Flat Rate Water and Sanitary)	**1,281.65**	**1,839.40**	**982.00**	**1,082.00**	**100.00**	10.2%
Storm Drainage Levy (estimate)	18.18	-	99.96	113.64 *		
Eco Levy (estimate)	85.65	-	27.71	30.34*		
Multi-Unit Net (Other Rates)	**$ 103.83**	**$ -**	**$ 127.67**	**143.98**	**16.31**	12.8%
TOTAL MULTI-UNIT ALL LEVIES	**$ 1,385.48**	**$ 1,839.40**	**$ 1,109.67**	**$ 1,225.98**	**$ 116.31**	**10.5%**
SINGLE UNIT DWELLING						
Flat Rate Water	$ 346.60	$ 932.80	$ 663.00	$ 695.00		
Flat Rate Sanitary Sewer	1,172.16	1,255.60	950.00	1,080.00		
Single Unit (Flat Rate Water and Sanitary	**1,518.76**	**2,188.40**	**1,613.00**	**1,775.00**	**162.00**	10.0%
Storm Drainage Levy (estimate)	$ 606.93	$ -	$ 245.25	$ 278.81 *		
Refuse	272.46	346.60	145.00	163.00		
Green Can	-	-	173.00	189.00		
Eco Levy (estimate)	85.65	36.20	60.44	66.18 *		
Single Unit (Other Rates)	**965.04**	**382.80**	**623.69**	**696.99**	**73.30**	11.8%
TOTAL SINGLE UNIT ALL LEVIES	**$ 2,483.80**	**$ 2,571.20**	**$ 2,236.69**	**$ 2,471.99**	**$ 235.30**	10.5%

	2026 **DWV	2026 ***DNV	2026 CNV	2027 CNV	Increase $	Increase %
DUPLEX (Including Infills & Strata SFD)						
Flat Rate Water	$ 277.28	$ 794.60	$ 556.00	$ 583.00		
Flat Rate Sanitary Sewer	937.73	1,044.80	879.00	$ 999.00		
Duplex (Flat Rate Water and Sanitary	1,215.01	1,839.40	1,435.00	1,582.00	147.00	10.2%
Storm Drainage Levy (estimate)	$ 485.54	-	$ 196.20	$ 223.05		
Refuse	272.46	346.60	145.00	163.00		
Green Can	-	-	173.00	189.00		
Eco Levy (estimate)	85.65	-	48.35	52.94 *		
Duplex (Other Rates)	$ 843.65	$ 346.60	$ 562.55	$ 627.99	$ 65.44	11.6%
TOTAL DUPLEX ALL LEVIES	$ 2,058.65	$ 2,186.00	$ 1,997.55	$ 2,209.99	$ 212.44	10.7%

*Average storm and eco levy based on average property assessment
**DWV is fully metered, therefore the water and sewer rates are estimates based on expected usages
***DNV does not have a separate storm drainage levy.

Base Increase for Existing Operations – Significant Drivers:

The above rates incorporate the latest increases to Metro Vancouver's regional rates as provided by Metro Vancouver in October 2026 over the next five years. The largest increases in Metro Vancouver's rates are from the Greater Vancouver Sewer and Drainage District ("GVS&DD") and are for the North Shore Waste Water Treatment Plant ("NSWWTP").

New Items:

Only the highest priority New Items are being brought forward to Council. The table below provides detailed information on the proposed items, including costs and benefits.

2027 NEW ITEMS LISTING				
Department & Division	**New Item Name**	**Description**	**2027 Budget ($)**	**Annual Cost ($)**
Infrastructure, Transportation & Parks				
Public Works – Water, Sewer & Drainage and Solid Waste Utility	Data Analysis Support	Technology, business systems, and data support for the Public Works Operations to improve the efficiency of day-to-day operations. This funding will be used to support staff, enhance business processes, maintain high-quality operational data, and maximize the value of the City's investments in technology and asset management systems.	70,959	138,120
Public Works – Water, Sewer & Drainage and Solid Waste Utility	Mechanic Services	This New item is needed to maintain the reliability of City vehicles and equipment, reduce downtime, and help ensure that City utilities and continue to operate safely and efficiently.	53,563	178,543
Public Works – Water, Sewer & Drainage Utility	Additional Operational Capacity	This New Item will support the maintenance, repair, and construction of the City's water distribution, sanitary sewer and drainage systems, and improve the City's ability to maintain critical underground infrastructure, respond to service requests, and complete planned infrastructure work safely and efficiently.	119,498	119,498
Public Works – Solid Waste Utility	Additional Operational Capacity	This New Item will add needed operational capacity to the growing Solid Waste Utility, specifically improving service reliability for garbage and green waste collection, , while supporting other seasonal and emergency activities.	128,194	128,194
Grand Total			**376,917**	**597,361**

ALL UTILITIES FINANCIAL SUMMARY

	2026 Annual Budget	2027 Annual Budget	Variance 2026 Annual to 2027 Annual
REVENUES			
Water Utility	20,965,580	20,705,800	(259,780)
Sanitary Sewer and Drainage Utility	35,720,357	36,071,750	351,393
Solid Waste Utility	4,738,728	5,236,722	497,994
Total Operating Revenues	**61,424,665**	**62,014,272**	**589,607**
EXPENSES			
Water Utility	20,965,580	20,705,800	(259,780)
Sanitary Sewer and Drainage Utility	35,720,357	36,071,750	351,393
Solid Waste Utility	4,738,728	5,236,722	497,994
Total Operating Expenses	**61,424,665**	**62,014,272**	**589,607**

Detailed information on the changes impacting each Utilities' budgets is outlined in the following pages.

Water Utility

The Water Utility provides clean drinking water at fire flow pressures to our community for the long term.





KEY RESPONSIBILITIES

- Ensuring the continuous and safe distribution of high-quality drinking water to all residents and businesses within the city
- Conduct routine inspection, maintenance, and repair of watermains, Pressure Reduction Valve stations valves, hydrants, and service connections
- Conduct annual watermain flushing to remove sediment, improve water quality, and minimize discolored water events
- Plan, review, and implement system upgrades, extensions, and renewals to support strategic asset management
- Model and monitor the performance of the water system to provide capacity for future demands and system resilience
- Respond to watermain breaks, leaks, and other emergency events to minimize service interruptions and protect public safety
- Provide information and support to residents and businesses regarding water quality, usage, and conservation initiatives

WATER UTILITY BUDGET

	2026 Annual Budget	2027 Annual Budget	Variance 2026 to 2027	Notes
Water Revenues				
Flat Rate Sales	11,435,200	11,966,100	530,900	Greater number of users, and rate increase needed to balance budget.
Metered Sales	7,066,600	6,102,500	(964,100)	Reduced to reflect declining industrial consumption volumes with improved water conservation by large metered water customers.
Transfer from DNV	180,600	273,800	93,200	
Water Connection Fees/Permits	768,600	773,400	4,800	
Other	56,000	66,000	10,000	
Total Water Revenues	**19,507,000**	**19,181,800**	**(325,200)**	
CNV Water Expenses				
Wages and Benefits	1,615,820	1,897,255	281,454	Increase due to 2027 contractual wage increases and proposed New Items.
Financial Services	1,559,856	1,575,960	16,104	
Capital	4,509,391	4,620,500	111,109	Increase reflects additional work required to address aging infrastructure and maintain reliable water service.
Other	324,623	301,485	(23,138)	
Total CNV Water Expenses	**8,009,690**	**8,395,200**	**385,510**	
Metro Expenses				
Water Purchases	**10,816,700**	**11,302,600**	**485,900**	MV rate increase in cost of bulk water and supervision.
Transfers from Reserves (net)	**-680,611**	**516,000**	**1,196,611**	**Reserves drawn upon in 2026 off-setting rate impacts, while maintaining adequate contingency**

Sewerage and Drainage Utility

The Sewer & Drainage Utility ensures the safe and efficient transport of wastewater from homes and businesses to the regional treatment facility, while also managing the City's stormwater network to reduce flooding risks and protect local waterways.





KEY RESPONSIBILITIES

- Collect wastewater drained from showers, toilets and dishwashers, and private property floor drains and convey it to the Lions Gate Waste Water Treatment Plant
- Conduct routine inspection, maintenance, and repair of sewage and drainage mains, lift stations, maintenance holes, catch basins, raingardens and service connections
- Plan, review, and implement system upgrades, extensions, and renewals to support strategic asset management
- Model and monitor the performance of the sanitary system to provide capacity for future demands and system resilience
- Reduce infiltration of rainwater into the sanitary system to best utilize existing capacity of the system and reduce potential for Sewer System Overflows
- Implement and integrate stormwater management practices that improve rain water infiltration and consider watershed health, ecosystem protection, and long-term climate adaptation
- Respond to flooding, blockages, and system failures to minimize risk to people, property, and the environment.

SEWERAGE AND DRAINAGE BUDGET

	2026 Annual Budget	2027 Annual Budget	Variance 2026 to 2027	Notes
Sewerage and Drainage Revenues				
Flat Rate Sales	17,138,080	19,443,384	2,305,304	Greater number of users and rate increases.
Metered Sales	5,803,623	5,191,818	(611,805)	Reduced due to volume trends, driven by Industrial customer conservation measures.
Drainage Levy	5,197,200	5,905,600	708,400	Drainage levy increasing due to increased need for drainage projects, driven by climate change.
Sewer & Drainage Connection Fees	1,388,200	1,394,200	6,000	
Other	85,000	95,000	10,000	
Total Sewerage & Drainage Revenues	**29,612,103**	**32,030,002**	**2,417,899**	
CNV Sewerage and Drainage Expenses				
Wages and Benefits	1,883,506	2,113,900	230,394	2027 contractual increase and impacts of New Items.
Financial Services	1,819,514	1,971,100	151,586	Increase driven by higher IT allocations (staff contracts and software increases)
Capital	7,003,996	6,913,190	(90,806)	Less sanitary sewer projects in 2027 as existing funds are utilized, but increases to climate change related drainage capital needs.
Other	886,702	1,077,060	190,358	Increase based on contracted expenditure trends and storm utility studies in 2027.
Total CNV Sewerage & Drainage Expenses	**11,593,718**	**12,075,250**	**481,532**	
Metro Expenses				
GVS&DD Levy	20,387,055	22,471,600	2,084,545	Increased Metro Vancouver Levy
Transfers from Reserves (Net)	**2,368,670**	**2,516,849**	**148,179**	**Reserves drawn upon in 2026 to smooth rates, while maintaining adequate contingency**

Solid Waste Utility

CNV's Solid Waste Utility provides the collection of residential curbside garbage and Green Can materials (yard trimmings and food scraps) from single family homes and smaller multi-family buildings. It also provides for public realm litter collection (including parks, streetscape and plazas) and community waste reduction initiatives funded by the Eco Levy.





KEY RESPONSIBILITIES

- Provide curbside garbage and green can (food scraps and yard trimmings) collection to households in the city.
- Deliver street sweeping and bike lane sweeping programs to maintain clean and safe public spaces while supporting stormwater management and environmental protection.
- Manage litter collection in streets, parks, and other public spaces
- Manage the dog-waste-only bins across the city, ensuring regular collection and safe disposal through the wastewater treatment facility.
- Implement and maintain innovative waste reduction programs, including three-stream collection in key locations, cigarette butt recycling, and waste audit programs.
- Support public education and engagement initiatives to encourage waste diversion, litter reduction, and responsible environmental practices.

SOLID WASTE BUDGET

	2026 Annual Budget	2027 Annual Budget	Variance 2026 to 2027	Notes
Solid Waste Revenues				
Green Can Fees	**1,219,800**	**1,335,700**	**115,900**	Consistent with proposed inflationary rate increases.
Refuse Tags Residential	9,000	9,000	-	
Refuse Fees	1,062,793	1,202,411	139,618	
Refuse	**1,071,793**	**1,211,411**	**139,618**	Consistent with proposed inflationary rate increases.
Eco Levy	**1,452,200**	**1,590,200**	**138,000**	Consistent with proposed inflationary rate increases.
Reserve Transfers	**994,935**	**1,009,411**	**104,476**	Reserves used to smooth rate increases.
Total Solid Waste Revenues	**4,738,728**	**5,236,722**	**497,994**	
Solid Waste Expenses				
Wages and Benefits	726,192	806,838	80,646	Contractual increases, and new items.
Goods and Supplies	5,236	12,250	7,014	
Services	457,481	547,145	89,664	Increase in MV tipping fees
Solid Waste Capital	36,667	-	(36,667)	
Financial Services	453,8775	517,782	64,007	Reallocations
Total Green Can	**1,679,351**	**1,884,015**	**204,664**	
Wages and Benefits	538,663	613,680	75,017	Contractual increases, and new items.
Goods and Supplies	2,000	2,000	-	
Services	241,743	279,396	37,653	Increase in MV tipping fees
Solid Waste Capital	36,667	-	(36,667)	
Financial Services	460,720	523,120	62,400	Reallocations.
Total Refuse	**1,279,793**	**1,418,196**	**138,403**	
Wages and Benefits	1,370,880	1,532,061	161,182	Contractual increases and new items.
Goods and Supplies	43,137	43,150	13	
Services	300,000	280,000	(20,000)	Savings from lower-cost waste and recycling contract.
Solid Waste Capital	36,667	50,000	13,333	2027 capital planned for purchase of public litter receptacles.
Financial Services	28,900	29,300	400	
Total Eco Levy Programs	**1,779,584**	**1,934,511**	**154,927**	
Total Solid Waste Expenses	**4,738,828**	**5,236,722**	**497,994**	



2027-2031 UTILITIES CAPITAL PLAN

NOVEMBER 4, 2026



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Summary

The Capital Plan provides a framework to organize and prioritize capital projects for the construction of new infrastructure in the city, the maintenance and replacement of existing capital assets, and delivery of various other projects related to the Utilities (Water, Sewerage & Drainage, and Solid Waste Utility). The Plan lays out the projects and their descriptions and timing. It also enables planning for the funding of these projects. CNV is planning capital spending on its Utilities of $78 million over the next 5 years.

2027-2031 Utilities Capital Plan Summary

$s	Total
Water Utility	32,941,552
Sewer & Drainage Utility	45,095,276
Solid Waste Utility	310,000
Total	**78,346,828**

2027 Utilities Capital Plan Summary

$s	2027
Water Utility	4,620,500
Sewer & Drainage Utility	6,913,190
Solid Waste Utility	50,000
Total	**11,583,690**

Water Utility ($s)

Ref#	Project Name	2027	2028	2029	2030	2031	2027-2031	Description
11-01	Water Main Replacement	3,663,000	5,027,000	5,676,000	6,317,000	7,053,000	27,736,000	To maintain and improve the capacity and resiliency of the water system. Projects in 2027 are expected to replace aging mains that also support growth and improve water quality. 2027 projects will cover mains in Central Lonsdale, Moodyville and Westview.
11-02	Connection Replacement	230,000	240,000	250,000	260,000	270,000	1,250,000	To replace existing water connections. This project replaces aging infrastructure, as required and in coordination with major capital works, ensuring reliable delivery of drinking water to residents and businesses.
11-03	Water Meter Replacement	100,000	150,000	200,000	200,000	200,000	1,000,000	To install new and replace existing water meters, to ensure accurate operation.
11-04	Valve Replacement Program	300,000	300,000	300,000	300,000	300,000	1,500,000	To install new and replace existing water valves.
11-05	Hydrant Installations	75,000	75,000	75,000	75,000	75,000	375,000	Capital repairs to fire hydrants throughout the City when either damaged or needing replacement due to age or condition.
11-06	Pressure Reducing Station Upgrades	100,000	50,000	50,000	50,000	50,000	300,000	Capital repairs to pressure reducing stations, which moderate water pressure throughout the City.
11-07	Equipment Water	15,000	16,000	17,000	18,000	19,000	85,000	To purchase new and replace aging small equipment used for construction, operation, and maintenance of CNV's Water Utility.
11-08	Water Sampling Station	10,000	10,000	10,000	10,000	10,000	50,000	To keep water monitoring stations working correctly.
11-09	Property Tax and Utility System Update	-	-	-	-	458,052	458,052	To replace the property tax and utility system that aligns with the City's focus on being a Modern Organization. The current system was put in place in 1994 and needs additional capability to handle more volume and complex transactions. With property taxes and utilities accounting for the largest source of revenue for the City, a modernized and evolving software solution is essential in safeguarding these revenues.
11-10	Backflow and Grease Compliance Monitoring	127,500	32,500	27,500	-	-	187,500	This project improves how CNV tracks backflow preventer and grease interceptor certifications, to protect the City's water, sewer, and environmental systems.
	Total	**4,620,500**	**5,900,500**	**6,605,500**	**7,230,000**	**8,435,052**	**32,941,552**	

Sewerage and Drainage Utility ($s)

Ref#	Project Name	2027	2028	2029	2030	2031	2027-2031	Description
12-01	Sewer Utility Main Replacement	1,926,000	2,515,000	3,388,000	3,344,000	3,747,000	14,920,000	To maintain or improve the performance, capacity and resiliency of the sanitary sewer system by renewing and upgrading sanitary sewer mains. 2027 projects will cover mains in Westview, St. David's and Lower Lonsdale.
12-02	Sanitary Sewer Private Side I&I Management	-	-	150,000	150,000	150,000	450,000	Supports the repair of private side sanitary connections to minimize the amount of inflow and infiltration entering the City's sanitary network.
12-03	Sewer Utility Pump Station Major Upgrades	50,000	300,000	300,000	50,000	50,000	750,000	This project supports ongoing upgrades, reactive and preventative maintenance to pump stations, including pump replacement as required.
12-04	Sanitary Maintenance Hole Upgrading	50,000	52,500	55,000	57,500	60,000	275,000	Installation of new and replacement and upgrading of existing sanitary maintenance holes to ensure the efficient operation of the sewer system. Replacing older or defective maintenance holes can reduce groundwater infiltration into the sewer system.
12-05	Sanitary Inspection Chamber Connection Install and Replace	150,000	150,000	150,000	150,000	150,000	750,000	Installation and replacement of sanitary sewer inspection chambers and connections. This project replaces aging infrastructure and ensures connections can be properly maintained.
12-06	Flow Monitoring Station Install	60,000	24,000	24,000	24,000	24,000	156,000	To install flow monitoring stations to monitor utility performance to support capital planning.
12-07	Equipment Sewers	20,000	20,000	20,000	20,000	20,000	100,000	To purchase new and replace aging equipment.
12-08	Property Tax and Utility System Update	-	-	-	-	513,912	513,912	To replace the property tax and utility system that aligns with the City's focus on being a Modern Organization and Prosperous City. The current system was put in place in 1994 and needs additional capability to handle more volume and complex transactions . With property taxes and utilities accounting for the largest source of revenue for the City, a secure, modernized and evolving software solution is essential in safeguarding these revenues.

Ref#	Project Name	2027	2028	2029	2030	2031	2027-2031	Description
12-09	Backflow and Grease Compliance Monitoring	63,750	16,250	13,750	-	-	93,750	This project improves how CNV tracks backflow preventer and grease interceptor certifications, to protect the City water, sewer and environmental systems.
12-10	Westview and 23rd Utility Plan and Concept Design	175,000	-	-	-	-	175,000	This catchment-level study will examine the sewer and drainage networks in the Westview neighbourhood to determine an optimal replacement strategy and develop concept-level future network design.
	Total – Sewerage Projects	**2,494,750**	**3,077,750**	**4,100,750**	**3,795,500**	**4,714,912**	**18,183,662**	
13-01	Storm Main Replacement	1,150,640	2,154,388	2,478,410	2,640,049	2,901,234	11,324,721	To maintain the function, capacity and resiliency of the storm sewer system by renewing aging mains and upgrading to address localized constraints. In 2027, planned projects include planning for storm sewers that are experiencing drainage issues, and construction of mains that are adjacent to a sanitary main. 2027 projects will cover mains in St. David's, Westview and Wagg Creek.
13-02	Storm Infill	588,800	1,367,445	1,435,817	1,507,608	1,582,988	6,482,657	Design and construct storm infrastructure where no drainage infrastructure currently exists.
13-03	Catch Basin Replacement and Conversion	225,000	225,000	225,000	225,000	225,000	1,125,000	To install new and replace catch basins.
13-04	Maintenance Hole Installations	150,000	175,000	200,000	200,000	200,000	925,000	To install new and replace existing manholes.
13-05	Clean Storm Water Discharge	670,000	-	750,000	750,000	750,000	2,920,000	Funds the installation of infrastructure to improve stormwater quality.
13-06	Culvert Replace and Rehabilitation	150,000	200,000	200,000	200,000	200,000	950,000	To maintain, rehabilitate, and replace culverts.
13-07	Creek Hazard Management Infrastructure	-	50,000	50,000	50,000	50,000	200,000	Proactive monitoring, assessment, and mitigation of slope stability, erosion, and localized creek flood hazards.
13-07	Creek Hazard Management Infrastructure	339,000	-	-	-	-	339,000	Provincial contribution has been secured to support creek hazard management.
13-08	Storm Inspection Chamber and Connection Installation	100,000	100,000	100,000	100,000	100,000	500,000	To install inspection chambers and repair connections.

Ref#	Project Name	2027	2028	2029	2030	2031	2027-2031	Description
13-09	Flow Monitoring Station Installation	60,000	60,000	60,000	60,000	60,000	300,000	To install new flow monitoring stations to understand the performance of the drainage system.
13-10	Driveway Culvert Installation	15,000	15,000	15,000	15,000	15,000	75,000	To repair and replace driveway culverts.
13-11	Property Tax and Utility System Update	-	-	-	-	145,236	145,236	To replace the property tax and utility system that aligns with the City's focus on being a Modern Organization and Prosperous City. The current system was put in place in 1994 needs additional capability to handle more volume and complex transactions. With property taxes and utilities accounting for the largest source of revenue for the City, a secure, modernized and evolving software solution is essential in safeguarding these revenues.
13-12	DPA Guidelines - Slope Stability	-	290,000	-	-	-	290,000	This project will update the City's approach to managing development on or near steep slopes. The work will help identify slope hazard areas, reduce risks to people and property, and provide clearer guidance for safe development, construction, maintenance, and monitoring within designated slope hazard areas.
13-13	Groundwater Baseline Study & DPA Guidance	170,000	-	-	-	-	170,000	A baseline groundwater study to guide development decisions and protect groundwater and the natural environment as the City densifies.
13-14	Drainage Assessment & DPA Guidance	320,000	-	-	-	-	320,000	Updated drainage and creek models, new guidance for development near creeks, and revised Streamside Development Permit Area requirements, to reduce flood risk and protect people, property, and the environment.
13-15	Thain Creek Restoration	105,000	105,000	105,000	105,000	-	420,000	This project stabilized the banks of Thain Creek near Cypress Gardens to address urgent slope stability concerns. Continued capital funding is needed to support the 5-year monitoring period required under the environmental permit.
13-16	Stream Corridor Health Program	200,000	-	-	-	-	200,000	This project will develop and implement a long-term Stream Corridor Health Program to assess, monitor and improve the health and long-term management of the City's stream corridors. The project will begin with

Ref#	Project Name	2027	2028	2029	2030	2031	2027-2031	Description
								development of the City's first Healthy Stream Plan for Wagg Creek, establishing a repeatable framework that will guide future assessments and implementation planning for Mosquito Creek, Thain Creek, MacKay Creek, Mission Creek, and other stream corridors. The program will integrate terrestrial and aquatic ecology, habitat, and supportive infrastructure assessments to identify priority restoration projects, improve climate resilience, and support future capital investment.
13-17	Westview and 23rd Utility Plan and Concept Design	175,000	-	-	-	-	175,000	This catchment-level study will examine the sewer and drainage networks in the Westview neighbourhood to determine an optimal replacement strategy and develop concept-level future network design.
	Total – Drainage Projects	**4,418,440**	**4,741,832**	**5,619,227**	**5,852,657**	**6,229,458**	**26,861,614**	
	Total Sewerage & Drainage	**6,913,190**	**7,819,582**	**9,719,977**	**9,648,157**	**10,944,370**	**45,095,276**	
	Total Sewer & Drainage Contributions	**339,000**	**-**	**-**	**-**	**-**	**339,000**	
	Net Sewerage & Drainage	**6,574,190**	**7,819,582**	**9,719,977**	**9,648,157**	**10,944,370**	**44,706,276**	

Solid Waste Utility ($s)

Ref#	Project Name	2027	2028	2029	2030	2031	2027 - 2031	Description
14-01	Hybrid Pickup Truck	-	60,000	-	-	-	60,000	Procurement, delivery, and outfitting of one Ford Maverick hybrid pickup truck to support litter and curbside collection programs.
14-02	Public Waste Receptacle Cleaning & Replacement	50,000	50,000	50,000	50,000	50,000	250,000	Establish an annual, condition-based program to clean, assess, repair and replace public waste receptacles across the city. The program will improve the appearance and safety of the public realm, extend the useful life of existing assets, and replace the current complaint-driven approach with planned lifecycle management. The City currently has 613 inventoried public waste receptacles.
	Total	**50,000**	**110,000**	**50,000**	**50,000**	**50,000**	**310,000**	

2027-2031 Funding:

CNV's utilities fees and levies fund its Water, Sewerage & Drainage, and Solid Waste utilities. Utility rate levels are driven by requirements for reliable ongoing operations, capital maintenance/renewal programs, and prudent reserves.

Year-end unappropriated balances in each of CNV's Utility reserve funds are shown in the table below:

$	Opening	2027	2028	2029	2030	2031
Unappropriated Surplus	17.2 M	16.7 M	12.4 M	10.1M	10.2 M	8.2 M
Unappropriated surpluses are held within each Utility and are targeted at a level of 5-10% of total expenditures, in line with CNV's Policy on the maintenance and use of Accumulated Surplus. Unappropriated Surpluses within the utilities occur when expenditures are lower than budgeted.						

CNV has Unappropriated Surpluses due to past expenditures being lower than budgeted in some prior years. Proposed rate increases are set lower than would otherwise be needed as part of CNV's rate smoothing program and are expected to bring the surplus back to within the 5-10% range over the plan period.

$	Opening	2027	2028	2029	2030	2031
Waterworks Reserve	6.0 M	6.2 M	6.3 M	6.5 M	6.7 M	6.9 M
The waterworks reserve was established by bylaw in the early 20th century to provide for the replacement and refurbishment of City waterworks. Funds were received into the reserve until the mid 2000s.						

Balances are increasing in this reserve as interest income is earned.

$	Opening	2027	2028	2029	2030	2031
DCC Reserves	7.8 M	5.4 M	5.9 M	5.1 M	6.0 M	7.0 M

Development Cost Charges are levies collected to assist in financing the costs of infrastructure required to service new growth. Any funds collected must be retained in a separate reserve fund and set aside for eligible future growth projects. CNV's most recent DCC review was completed in 2025. Funds are only used for specific projects, as per the restrictive nature of this reserve.

The reserve shown is being funded by projected Developer Contribution Charges as well as interest revenue earned on reserve balances. Now that CNV's 2025 DCC review is complete, there is more opportunity to utilize these funds and offset tax dollars going to growth related projects.

$	Opening	2027	20278	2029	2030	2031
Extreme Weather Reserve	0.8 M	0.8 M	0.8 M	0.8 M	0.8 M	0.8 M

Contingencies are held in Water and Sewer & Drainage Utilities for extreme weather events and unforeseen events or risks that could impact the budgets of capital projects.

These contingency reserves are replenished annually as needed, to maintain current levels. Reserves are projected to be used in the year they are approved, resulting in a stable forecasted balance.



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Attachment 3

2026 State of Assets Report

November 2026



Document Number: 2865933

Contents

- 2026 Key Accomplishments
- Operation & Maintenance Spotlight
- State of the Assets Summary
  - Water Distribution
  - Wastewater Conveyance
  - Rainwater Management
  - Streets & Transportation
  - Fleet & Equipment
  - Solid Waste Management

Asset Management Highlights

Key 2026 Accomplishments:

- **Accelerated Utility Renewal**
  - 1.8 km of main renewed in 2026, up from 0.4 km in 2025
- **Operation and Maintenance Improvements**
  - Implemented an Operation and Maintenance (O&M) Plan
  - Set maintenance targets and tracked progress against them
  - Improved service request tracking to measure maintenance impact
- **Public Realm Asset Improvements**
  - Repaved 3.3 km of roadway, up from 1.9 km in 2025
  - Replaced 233 poor condition poles
  - Repaired St. Roch Dock & complete detailed assessment & work plan for other marine structures



Spotlight

Operation & Maintenance

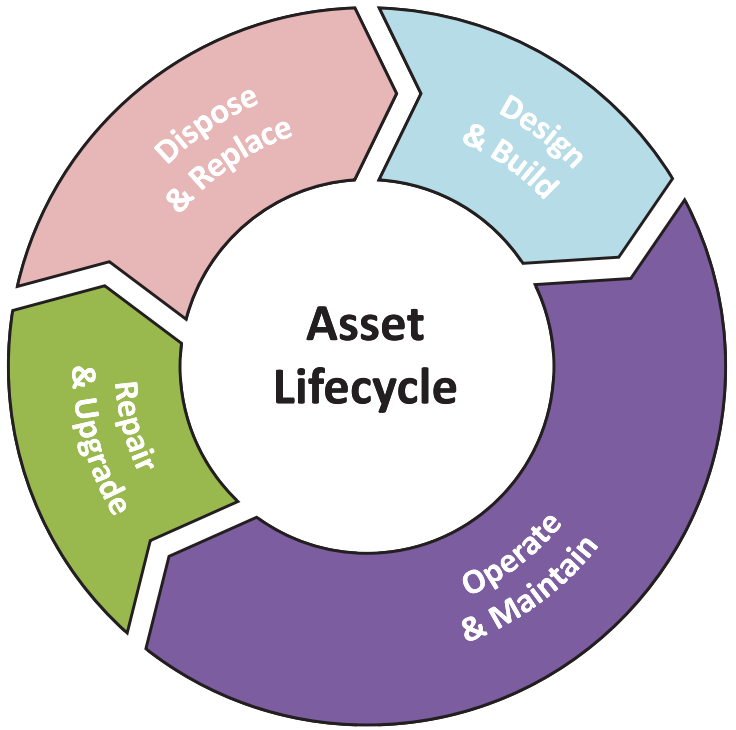


Spotlight

Asset Lifecycle & O&M

Capital investment builds infrastructure
Operation and maintenance sustains it

- Operation and Maintenance (O&M)activities are one of the best ways to avoid premature capital replacement
- Proactive maintenance extends service life, improves reliability and lowers overall costs
- Tracking maintenance activities and costs separately reveals issues early and highlights resource constraints



Spotlight

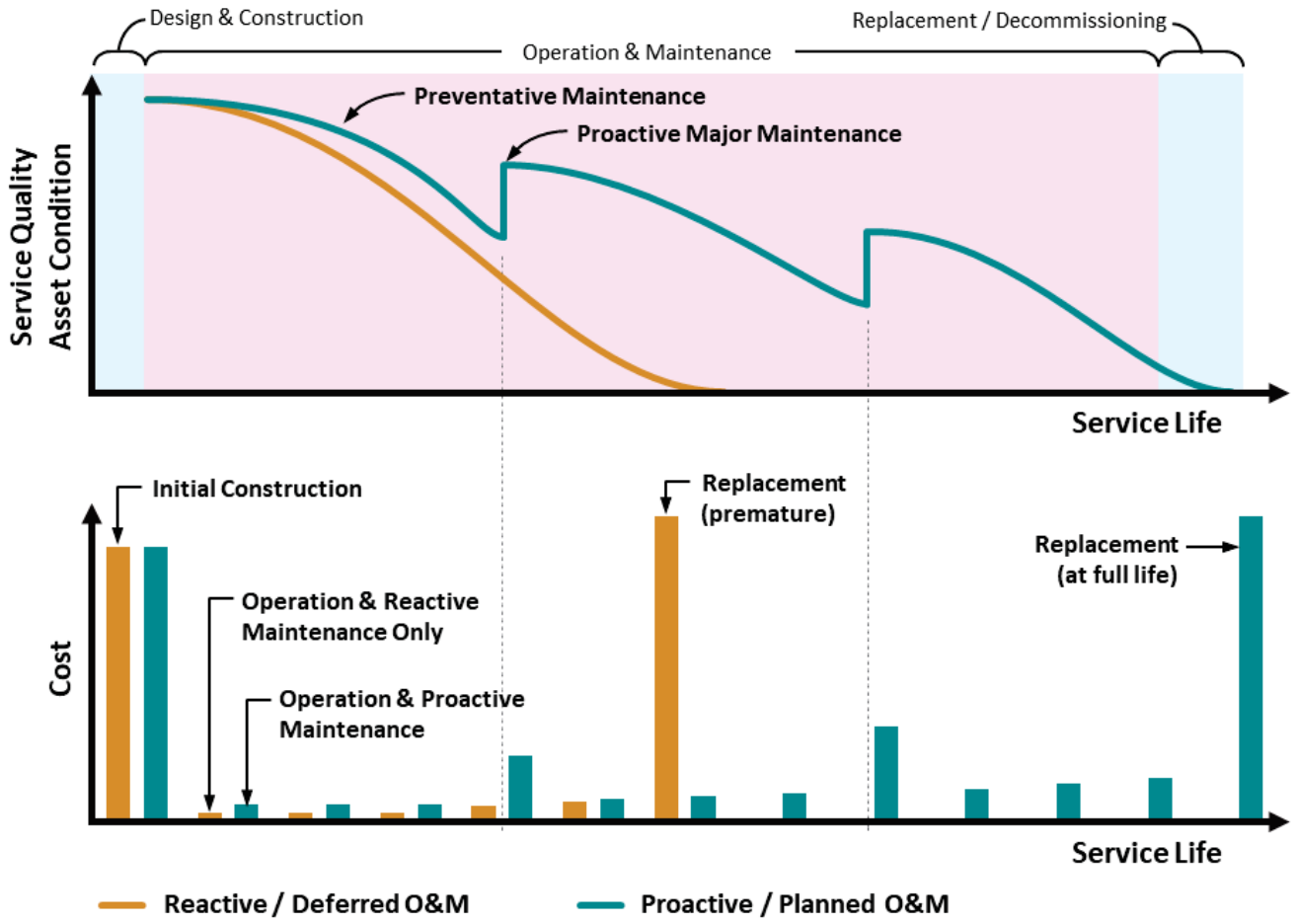
O&M Benefits

O&M Value Proposition

LONGER ASSET LIFE
Prevent deterioration and maximize value from existing infrastructure

RELIABLE SERVICE
Reduce unexpected failures, disruptions and associated risks

BETTER LONG-TERM VALUE
Avoid unnecessary reactive repairs & defer capital replacement costs



Spotlight

O&M Activity Categories

Routine activities identify emerging issues, preserve functionality, and restore service when defects or failures occur.

City's Operation & Maintenance Activities are divided into three categories:

INSPECTION & MONITORING

Monitor performance and identify developing issues before they disrupt service

PREVENTATIVE MAINTENANCE

Maintain asset operability, manage deterioration and extend useful service life of assets & systems

REACTIVE MAINTENANCE & REPAIRS

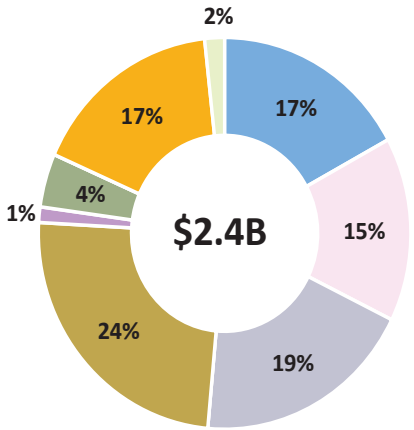
Repair defects and failures to protect reliability and prevent further damage

Services & Assets Overview

Service Areas and Asset Categories

- Water Distribution
- Wastewater Conveyance
- Rainwater Management
- Streets & Transportation
- Fleet & Equipment
- Solid Waste Management
- Parks & Public Spaces
- Natural Areas
- Buildings & Facilities
- Information Technology

Estimated Asset Replacement Values



	Replacement Value ($M)	
Water Distribution	401	17%
Wastewater Conveyance	358	15%
Rainwater Management	451	19%
Streets & Transportation	575	24%
Fleet & Equipment	30	1%
Parks & Open Spaces	104	4%
Buildings & Facilities	392	17%
Information Technology	40	2%

Notes:

[1] Estimated replacement values for Utilities, Streets & Transportation, and Fleet & Equipment are based on recent project costs and asset acquisitions. For other service areas, values are derived from Tangible Capital Asset (TCA) records, adjusted for cost escalation. Estimates will be updated periodically to reflect current market conditions and improved asset information.

[2] Valuation of natural areas will be undertaken as part of the natural assets inventory and assessment in future years.

[3] Land and land improvements are excluded from the estimated asset replacement valuations.

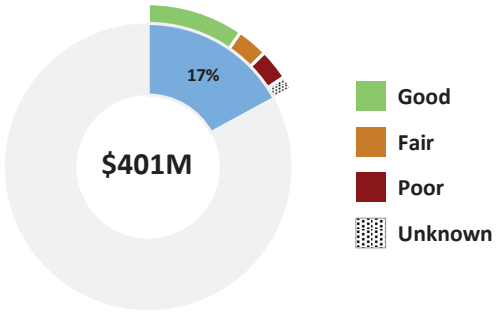
[4] Solid Waste assets are included in the replacement values of other service areas, such as Fleet & Equipment, Streets & Transportation, and Parks & Public Spaces, and are not reported separately.

Water Distribution



Water Distribution

Overview



131 km water mains
6,835 service connections
3,883 valves
801 fire hydrants
9 pressure valve stations
2,769 water meters
26 drinking fountains

Service Level Commitment

Provide clean drinking water at fire flow pressures to our community for the long term

Strategic Objectives

- Ensure long-term water quality
- Support growth & development
- Enhance resiliency & water conservation

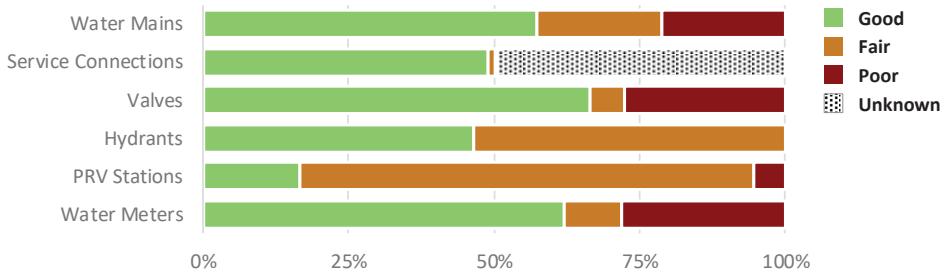
Key Service Metrics (2023-2025)

- Water main breaks ↓ 6
- Customer complaints ↓ 29

Emerging Challenges

- Aging infrastructure impact on water quality
- Water conservation
- Regional metering targets

Major Asset Type Condition



Note: Condition for water assets is based on asset age and modeling of deterioration. Assets that are accessible like hydrants and valves are maintained annually to ensure serviceability. Over time, the condition records will be updated to reflect actual condition where data exists.

Water Distribution

Key Achievements

Ensure long-term water quality

- Renewed nearly 1.2 km of aging, undersized main in 2026, focused on problematic cast iron pipe

Support growth & development

- Refined hydraulic model to identify system-wide capacity constraints
- Supported new housing through main replacements and upgrades

Enhance resiliency & water conservation

- Inspected and maintained fire hydrants regularly to keep them serviceable
- Replaced aging pressure-reducing valve components at two locations
- Updated water main standards to improve corrosion protection and long-term durability of pipes

2022 - 2026 Infrastructure Investments

Renewed & New Assets

2.1 km	water mains
356	water connections
207	valves
250	water meters
45	hydrants





▲ 200 block of East 2nd water main replacement [2026]

Water Distribution

Proposed Investments

Ensure long-term water quality

- Continue renewing aging, undersized mains, prioritizing pipes with break and water quality issues

Support growth & development

- Coordinate main and service connection replacements with other capital works and redevelopment
- Continue planning for main replacements and pressure-reducing station improvements

Enhance resiliency & water conservation

- Continue renewing critical valves, hydrants, and pressure-reducing stations to improve reliability
- Invest in equipment and tools for efficient operation, maintenance, and emergency response
- Align water meter replacement with industry best practice

2027 - 2031 Infrastructure Investments

Renewed & New Assets

7-9 km	water mains
200-400	valves
6	valve chambers
3	pressure valve stations







▲ Bewicke Water (14th to Larson) water main replacement [2026]

Water Distribution

Operation & Maintenance (O&M)

Objective: Safeguard drinking-water quality, service reliability and readiness of fire suppression system

Sample O&M Activities:

	Activity	Purpose / Benefit	Target Frequency	2026 Progress YTD
	Water Quality Sampling	Collect & submit samples to MV for testing to ensure safe drinking water	Weekly	42 sampling cycles
	Water Main Flushing	Remove sediments and deposits to improve water quality & system performance	As needed	Planned
	Valve Actuating	Keep isolation valves operational for maintenance and emergencies	As needed; developing proactive program	59 exercised
	Hydrant Inspection & Maintenance	Inspect, test, paint & maintain fire hydrants to ensure reliability & readiness	Annual Inspection; major service every 5 yrs	228 serviced 167 painted
	Backflow Device Inspection	Inspect devices to protect drinking water against backflow contamination	Annually	66 inspected / repaired

Note: *2026 metrics are reported to October 21, 2026*

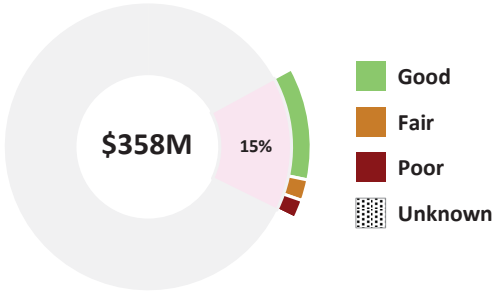
Inspection & Monitoring Preventative Maintenance Reactive Maintenance & Repairs

Wastewater Conveyance



Wastewater Conveyance

Overview



126 km sanitary sewer mains
6,794 service connections
1,884 maintenance holes
6 lift stations

Service Level Commitment

Convey sewage to Metro Vancouver system at the lowest possible volumes and without discharge into the environment

Strategic Objectives

- Maintain state of good repair
- Support growth & development
- Minimize environmental impact & enhance resiliency

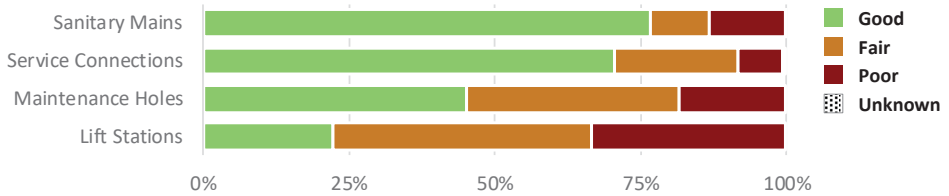
Key Service Metrics (2023-2025)

- Sewer main blockages ↓ 3
- Service conn. blockages ↓ 39

Emerging Challenges

- Aging infrastructure
- Inflow & infiltration (I&I) and wet-weather pricing
- Future growth needs and downstream capacity limitations

Major Asset Type Condition



Note: Condition for wastewater assets is primarily based on asset age and modeling of deterioration. The condition of the lift station is reflective of the fact that mechanical and electrical systems for some stations are reaching end of their expected life and should be scheduled for refurbishment. However, lift stations are actively maintained and monitored to ensure they are serviceable.

Wastewater Conveyance

Key Achievements

Maintain state of good repair

- Continued renewing aging and undersized sanitary mains and maintenance holes (0.4% annually)
- Increased lift station maintenance and improvements to minimize service interruptions

Support growth & development

- Updated the sanitary hydraulic model to support servicing and capacity planning
- Coordinated sanitary upgrades to support ongoing development

Minimize environmental impact & enhance resiliency

- Expanded CCTV inspections, smoke testing, and flow monitoring to identify sources of inflow and infiltration (I&I)
- Analyzed flow data to identify catchments with high wet-weather flows and prioritize rehabilitation

2022 - 2026 Infrastructure Investments

Renewed & New Assets

1.1 km	sanitary sewer mains
143	sanitary service connections
19	sanitary maintenance holes



▲ East 13th Street sanitary decommissioning

Wastewater Conveyance

Proposed Investments

Maintain state of good repair

- Increase sanitary main renewal toward a target of 1% of the network annually, prioritizing aging and undersized mains
- Continue condition assessment and CCTV inspection programs to guide renewal planning
- Renew electrical components at a lift station to improve reliability

Support growth & development

- Use updated flow data and modeling tools to inform long-term servicing
- Undertake assessments, feasibility studies, and design work to guide future system rehabilitation and upgrades

Minimize environmental impact & enhance resiliency

- Expand sanitary flow monitoring to identify excessive wet-weather flows, calibrate hydraulic models, and prioritize I&I reduction
- Identify and repair storm cross-connections
- Improve system resiliency and reduce overflow risk during extreme rainfall and climate events

2027 - 2031 Infrastructure Investments

Renewed & New Assets

4-6 km sanitary sewer mains
35 sanitary maintenance holes



▲ 800 West 15th sanitary main replacement [2026]

Wastewater Conveyance

Operation & Maintenance (O&M)

Objective: Maintain sewer capacity and pump-station reliability through inspections, cleaning and repairs

Sample O&M Activities:

	Activity	Purpose / Benefit	Target Frequency	2026 Progress YTD
	Sanitary CCTV Inspections	Investigate sewer defects and urgent maintenance concerns	As needed; developing proactive program	5 locations
	Sanitary Main Cleaning	Remove debris, grease and roots to reduce blockages and sewer overflows	Every 7 yrs Hot-spots (3 times/yr)	21 km flushed
	Lift Station Monitoring	Check equipment and controls to identify pump-station deficiencies	Bi-weekly	98 inspections
	Wet Well Cleaning	Remove accumulated waste & debris to maintain pumping performance	Inspect bi-weekly & clean as needed	72 inspections & maintenance calls
	Sanitary Main Repairs	Repair deteriorated or damaged sewer mains to maintain conveyance	As needed	12 main repairs

Note: *2026 metrics are reported to October 21, 2026*

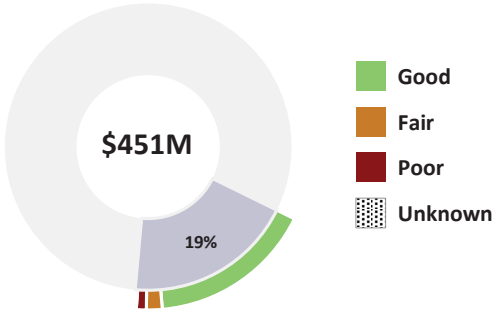
Inspection & Monitoring Preventative Maintenance Reactive Maintenance & Repairs

Rainwater Management



Rainwater Management

Overview



163 km	storm mains
5,429	service connections
3,690	catch basins
1,919	maintenance holes
10 km	ditches & swales
5,124 m²	rain gardens
9.2 km	creeks & streams
2	detention ponds
22	oil-grit separators

Service Level Commitment

Reduce nuisance and risk of damage from flooding and protect aquatic health

Strategic Objectives

- Maintain & expand citywide storm system
- Improve urban watershed management
- Improve resiliency & climate adaptation

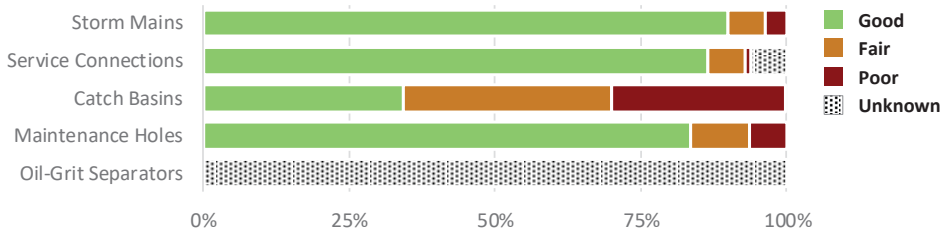
Key Service Metrics (2023-2025)

- Reactive main repairs ↑ 20
- Properties flooded ↓ 33

Emerging Challenges

- Aging assets & system expansion
- Climate change impacts with higher intensity of rainfall events
- Increased impervious areas due to development & densification

Major Asset Type Condition



Note: Condition for rainwater management assets is primarily based on asset age and modeling of deterioration. Assets that are accessible like catch basins, manholes and oil-grit separators are maintained annually to ensure serviceability. Overtime the condition records will be updated to reflect actual condition where data exists

Rainwater Management

Key Achievements

Maintain & expand citywide storm system

- Completed ~0.2 km of new storm mains to expand network
- Replaced ~0.2 km of aging & undersized mains

Improve urban watershed management

- Expanded flow monitoring and updated the stormwater hydraulic model to guide investment
- Implemented Stormwater Management Requirements for new developments
- Restricted groundwater pumping for some new developments to protect creeks and preserve stormwater capacity
- Increased street sweeping to keep debris out of storm drains and improve water quality to creeks

Improve resiliency & climate adaptation

- Completed creek restoration and slope stabilization after the 2024 atmospheric river event to repair damage and enhance resiliency

2022 - 2026 Infrastructure Investments

Renewed & New Assets

2.6 km	storm mains
151	storm connections
160	catch basins
90	maintenance holes
1,283 m²	rain gardens
1	oil grit separators



▲ Rain garden installation at St Patricks & East 3rd [2025]

Proposed Investments

Maintain & expand citywide storm system

- Ramp up annual storm main replacement to 0.6% per year
- Continue CCTV inspections and smoke testing to guide renewal priorities
- Add green infrastructure alongside pipes to support development and watershed health
- Expand storm service coverage (~16%) by replacing ditches or shallow drain tiles in coordination with development

Improve urban watershed management

- Improve receiving water health through pre-treatment such as rain gardens, infiltration galleries, and oil-grit separators

Improve resiliency & climate adaptation

- Complete creek hydrology studies to identify channel, slope, and culvert improvements that reduce flood and erosion risk
- Update design criteria to current best practice, incorporating climate-resilient and nature-based solutions

2027 - 2031 Infrastructure Investments

Renewed & New Assets

3-5 km	storm mains
100	catch basins
35	maintenance holes
300 m	creek restoration
2	oil-grit separators
3	storm water treatment facilities



▲ East 4th & St. Patricks stormwater main extension [2026]

Operation & Maintenance (O&M)

Objective: Preserve drainage capacity and reducing flood risk through inspection and proactive maintenance

Sample O&M Activities:

	Activity	Purpose / Benefit	Target Frequency	2026 Progress
	Storm CCTV Inspections	Investigate pipe condition and respond to drainage concerns	As needed; developing proactive program	8 locations
	Storm Main Cleaning	Clear debris & sediment from obstructed storm mains and culverts	As needed	6 hot spot locations
	Catch Basin Cleaning & Inspection	Remove accumulated sediment from catch basins to reduce flooding	Every five year; annually for hot-spots	363 inspected & cleaned
	Catch Basin Repairs	Repair damaged catch basins & adjust structures to road grade	As needed	55 catch basins
	Watercourse Maintenance	Clear trash racks & outlets to protect channels & creeks	Twice annually; after major storms	17 trash racks 2 outfalls

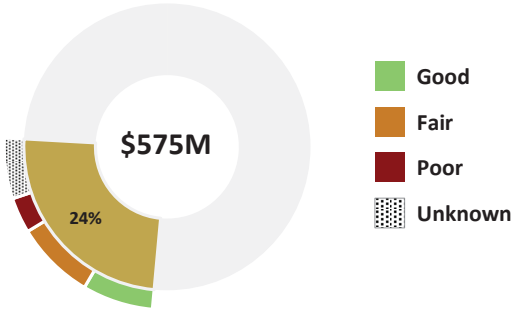
Note: *2026 metrics are reported to October 21, 2026*

Inspection & Monitoring Preventative Maintenance Reactive Maintenance & Repairs

Streets & Transportation



Overview



1,987	street lights
126	signalized intersections
131 km	roadways
61 km	laneways
170 km	sidewalks
14 km	multi-use paths
42	parking meters
13	major bridges

Service Level Commitment

Provide a multimodal transportation system that prioritizes safety, accessibility, and sustainability.

Strategic Objectives

- Prioritize safety & accessibility within a multimodal network
- Support public life & activation
- Maintain average state of fair repair

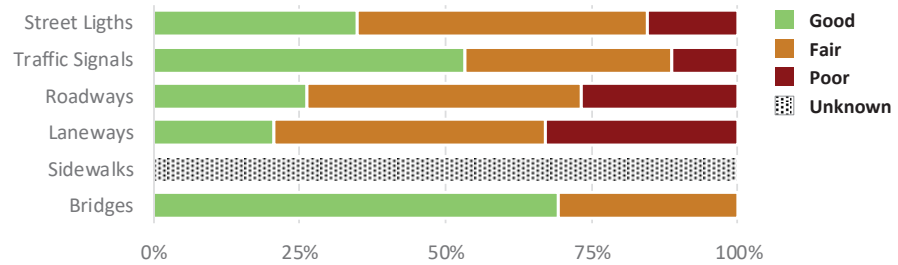
Key Service Metrics (2023-2025)

- Pothole repairs ↓ 63
- Sidewalk repairs ↑ 76

Emerging Challenges

- Barrier-free accessibility
- Lack of connectivity & integration of multimodal options
- Transit reliability
- Competing demands for space

Major Asset Type Condition



Note: *City conducts annual inspection of sidewalks in accordance with Council approved Sidewalk Policy. A more detailed sidewalk assessment will be completed in 2027.*

Streets & Transportation

Key Achievements

Expansion of the Mobility Network

- Completed Crosscut Overpass, providing a safe, accessible pedestrian and cycling connection across Highway 1
- Eastside Connector will add 1.2km of AAA mobility plus vehicle and pedestrian improvements (in progress)

Pedestrian Safety & Traffic Signal Improvements

- Delivered 31 new/renewed signalized intersections, including 9 pedestrian crossings and 10 flashing beacons
- Replaced 39 signal controllers, equipped 26 signals with battery backup (~88% intersections) and equipped 25 locations with fire pre-emption
- Replaced 99 street light poles & 134 traffic signal poles

Pavement Management Program

- Accelerated rehabilitation of arterials, completing 1.9km then 3.3 km of roadway improvements over the past two years

2022 - 2026 Infrastructure Investments

Renewed & New Assets

9.4 km	roadway segments (repaved)
2.4 km	mobility paths
99	street light poles
134	traffic signal poles
4.4 km	sidewalks
34	parking meters
1,221	parking signs
1	bridge



▲ Completed Crosscut Overpass [2026]

Streets & Transportation

Proposed Investments

Expansion of the Mobility Network

- Priority projects to expand the mobility network include Upper Levels Greenway, Midtown Connector, and Chesterfield corridor
- Advance design of the Metrotown to North Shore BRT and improve transit priority for multiple routes

Pedestrian Safety & Traffic Signal Improvements

- Deliver on average 2 blocks of sidewalk per year prioritizing gaps in the sidewalk network connecting to schools and transit stops
- Upgrade aging traffic signals, street lighting, and associated infrastructure to improve reliability, visibility, and pedestrian safety

Pavement Management Program

- Rehabilitate 3.1 km (2.5% annually) of roadways (mainly arterials & collectors) citywide to maintain current pavement condition

2027 - 2031 Infrastructure Investments

Renewed & New Assets

6 - 8 km	roadway segments (repave)
40	street lights
15	signal poles
3 - 4 km	sidewalks
3 - 4 km	mobility paths
12	pedestrian crossings



▲ Special Crosswalk at St. Geroges & East 6th [2026]

Streets & Transportation

Operation & Maintenance (O&M)

Objective: Ensure safety and reliability of the mobility network through seasonal operations & maintenance

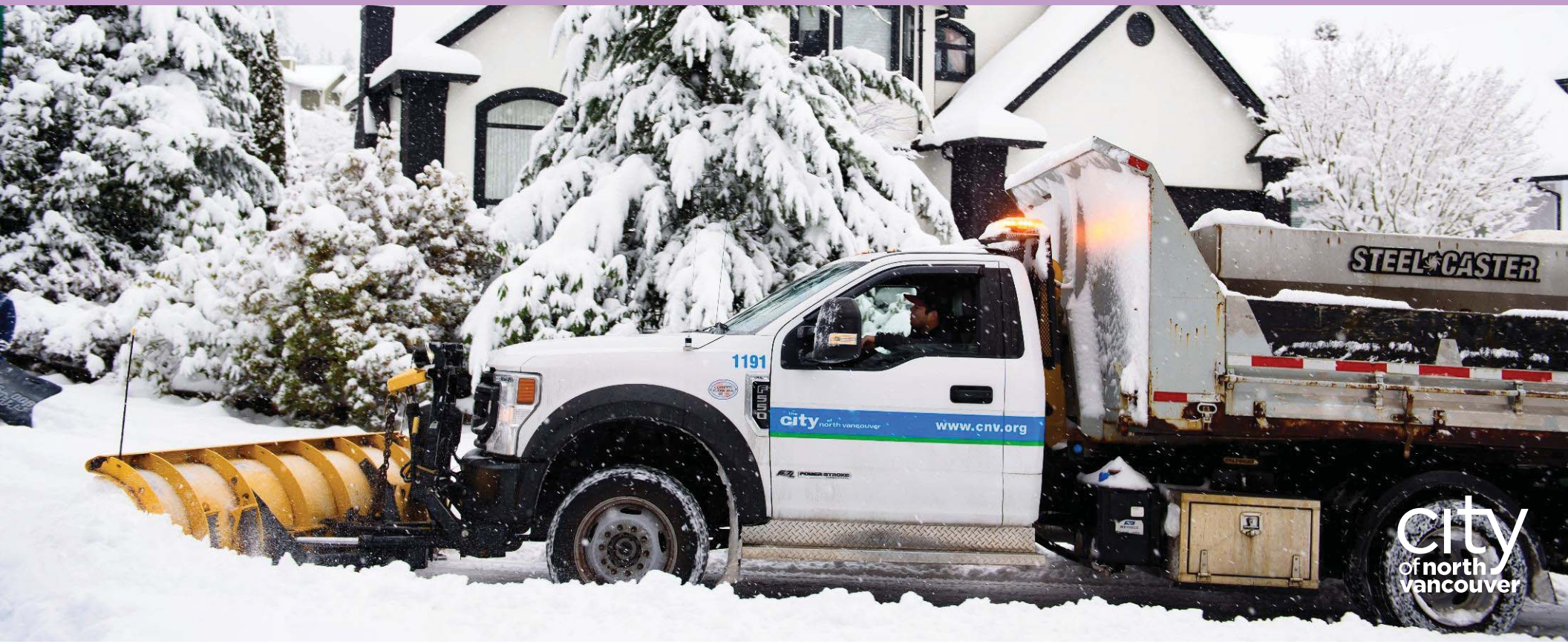
Sample O&M Activities:

	Activity	Purpose / Benefit	Target Frequency	2026 Progress YTD
	Winter Maintenance	Keep priority roads, sidewalks and bus stops safe during snow & ice events	Annual preparation	Preparations underway
	Traffic Sign Maintenance	Maintain visible road signs to support safe travel	Refresh as needed	Fall & spring cleaning
	Sidewalk Maintenance	Identify & repair sidewalk damage to ensure a safe & accessible pedestrian network	Inspect per policy; repair as needed	168 trip hazards
	Lane Markings Refresh	Repaint & restore lane markings to ensure visibility & road safety	As required	2.2 km refreshed
	Traffic Signal Maintenance	Ensure reliability of traffic signals & special crosswalks throughout City	As needed (contracted)	

Note: *2026 metrics are reported to October 21, 2026*

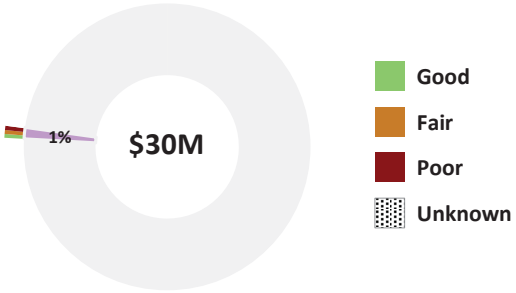
Inspection & Monitoring Preventative Maintenance Reactive Maintenance & Repairs

Fleet & Equipment



Fleet & Equipment

Overview



33 light duty vehicles
37 medium duty trucks
5 heavy duty trucks
16 construction equipment
36 park equipment
31 pool vehicles
6 fire trucks
4 garbage trucks
4 sweepers
618 tools & small equipment

Service Level Commitment

Provide safe, reliable and efficient vehicles and equipment to support the delivery of City services.

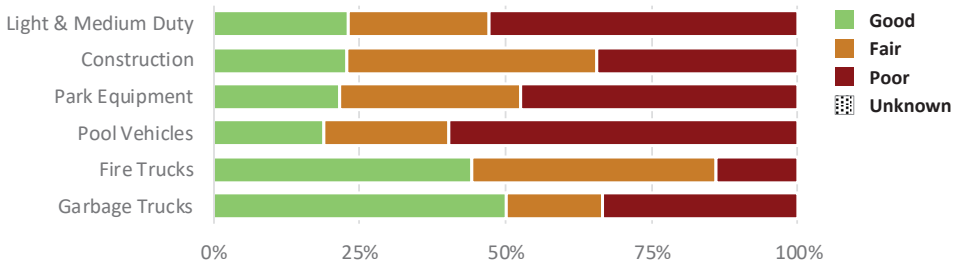
Strategic Objectives

- Ensure fleet reliability state of good repair
- Optimize fleet utilization and lifecycle management
- Advance emission reduction

Emerging Challenges

- Aging vehicles and equipment impacting reliability and cost
- Transition to zero-emission
- Limited charging infrastructure
- Aging fuel pump system

Major Asset Type Condition



Note: Fleet and equipment asset conditions are primarily based on asset age and remaining service life. However, fleet assets are actively maintained and monitored to ensure they are serviceable.

Fleet & Equipment

Key Achievements

Ensure fleet reliability & state of good repair

- Renewed 67 vehicles and equipment to improve reliability and reduce maintenance downtime

Optimize fleet utilization and lifecycle management

- Implemented a fleet management system to track vehicle usage, driver performance, and maintenance trends

Advance emission reduction

- Expanded hybrid and electric vehicles, including electric pool vehicles and lower-emission equipment

2022 - 2026 Infrastructure Investments

Renewed Assets

11	light duty vehicles
9	medium duty trucks
3	heavy duty trucks
3	backhoes
22	park equipment
14	pool vehicles
2	fire trucks
2	garbage trucks
1	street sweeper



▲ New Case 580 backhoes [2025]

Proposed Investments

Ensure fleet reliability & state of good repair

- Replace aging, high-maintenance vehicles and equipment to maintain reliability and reduce downtime
- Replace fuel pump infrastructure to ensure operational continuity
- Modernize small tools and equipment to support safe, efficient field operations

Optimize fleet utilization and lifecycle management

- Schedule fleet replacements based on asset age and usage to lower lifecycle costs
- Add and upgrade attachments (plows, hoe packs) to increase versatility and extend equipment life

Advance emission reduction

- Continue investing in electric vehicles and equipment to reduce fuel use and emissions
- Explore alternative fuels, such as renewable propane, to reduce costs and emissions

2027 - 2031 Infrastructure Investments

Renewed Assets

19	light duty vehicles
12	medium duty trucks
2	heavy duty trucks
1	roller
9	park equipment
6	pool vehicles
1	garbage trucks
2	street sweeper
2	utility e-bikes

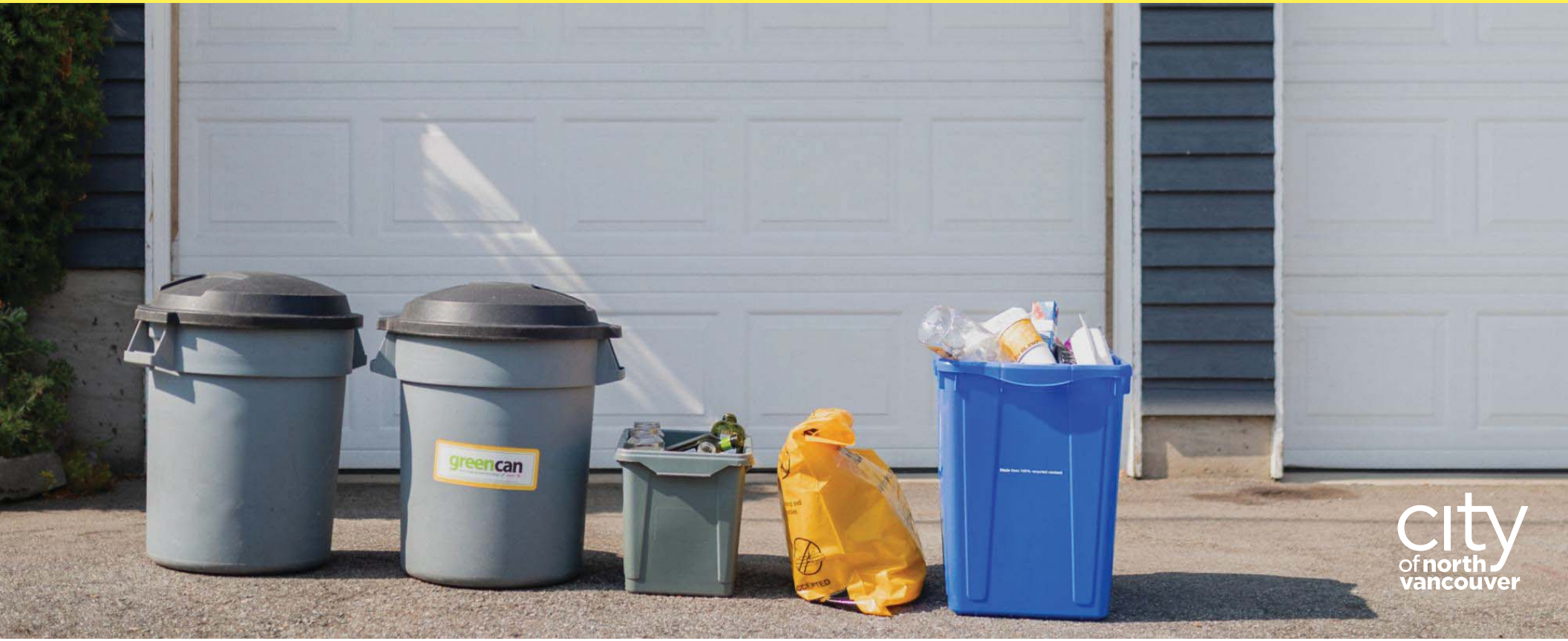
New Assets

2	light duty vehicles
1	e-bike & trailer



▲ New garbage truck and compactor [2025]

Solid Waste Management



Solid Waste Management

Services

- Dedicated team for:
  - Collection of residential curbside waste and organics
  - Servicing litter containers in streets and parks
  - Responding to reports of abandoned waste
  - Community waste reduction initiatives and education
  - Cigarette butt recycling
- Services funded by Solid Waste Utility and Eco Levy





▲ Mini sweepers clearing leaf debris to prevent blocked catch basins

Key Service Metrics (2023-2025)

Missed collection calls	↑ 226
Abandoned waste calls	↑ 415
Solid waste disposed	↓ 1,597 t
Green waste disposed	↑ 3,245 t
Dog Waste Bins	72
Multi Stream Stations	95

Emerging Challenges

- Increasing waste volumes
- Rising service and disposal costs
- Regional organics processing

2027 - 2031 Infrastructure Investments

2 vehicles added to fleet

5 public multi stream stations

SCHEDULE I

WATER UTILITY SERVICES FEES

Water Utility Bylaw, 1994, No. 6417			
~~2026~~ 2027 CONNECTIONS AND SEVERANCE RATES			
1. WATER SERVICE CONNECTIONS **Size**		**Fee**	**Fee**
Standard 38 mm		~~$ 11,500.00~~	$ 11,822.00
> 38 mm	at cost with	a minimum charge equal to the standard fee.	
2. WATER SERVICE SEVERANCE **Size**		**Fee**	**Fee**
For Standard 19 mm Replacement		~~$ 1,343.46~~	1,381.08
> 19 mm service replacement	at cost with	a minimum charge equal to the standard fee.	
3. WATER CONNECTION REUSE		~~$ 2,801.43~~	$ 2,879.87
4. TURN ON/OFF		~~$ 54.15~~	$ 55.67
5. INSTALLATION AND REMOVAL OF TEMPORARY METER	flat fee	~~$ 447.79~~	$ 460.33
A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.			
~~2026~~ 2027 WATER USE RATES			
1. WATER RATES			
1.1 Water For Temporary Service during construction			
Building Size (Total Floor Area)		**Fee**	**Fee**
46 sq. m to 460 sq. m		~~$ 199.00~~	$ 209.00
Over 460 sq. m but not exceeding 4,600 sq. m		~~$ 392.00~~	$ 411.00
Over 4,600 sq. m but not exceeding 23,000 sq. m		~~$ 650.00~~	$ 682.00
Over 23,000 sq. m		~~$ 1,035.00~~	$ 1,085.00
1.2 Flat Rates (un-metered premises)		**Per year**	**Per year**
Single Unit Dwelling		~~$ 663.00~~	$ 695.00
Duplexes (including infills) per unit		~~$ 556.00~~	$ 583.00

Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	~~$ 390.00~~	$ 409.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	~~$ 150.00~~	$ 158.00
Water Cooling Units	~~$ 1,029.00~~	$ 1,079.00
Schools per Classroom	~~$ 475.00~~	$ 498.00
Minimum charge for any service	~~$ 663.00~~	$ 695.00

2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:	**Per cubic metre**	**Per cubic metre**
January 1 to May 31	~~$ 1.6493~~	$1.7280
June 1 to September 30	~~$ 2.0616~~	$2.1599
October 1 to December 31	~~$ 1.6493~~	$1.7280
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed	min charge	

2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat~~e~~ rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703 Water Utility Bylaw, 1994, No. 6417	**Fee**	**Fee**
For meters 50 mm and smaller	~~$ 390.53~~	$ 401.46
For meters over 50 mm	~~$ 558.33~~	$ 573.96

4. DATE OF PAYMENT AND PENALTIES

4.1 For Flat Rate (un-metered premises)

Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%

4.2 For Metered Premises

A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.	penalty	5%

Lawn Watering			
Lawn Watering Permit - Single Family / Duplex		~~$ 31.22~~	$ 32.09
Lawn Watering Permit - Multi-Family		~~$ 78.11~~	$ 80.30
Lawn Watering Permit - Commercial / Industrial		~~$ 156.21~~	$ 160.58
Lawn Watering Permit - Lawn with Clover			No fee

SCHEDULE J

SEWER AND DRAINAGE UTILITY SERVICES FEES

Sewerage and Drainage Utility Bylaw, 1995, No. 6746

~~2026~~ 2027 CONNECTIONS AND SEVERANCE FEES

1. SANITARY CONNECTION Size		Fee	Fee
Standard 100 mm Replacement or Relining		~~$ 8,955.70~~	9,206.46
> 100 mm	at cost with	a minimum charge equal to the standard fee	
Inspection Chamber		~~$ 2,790.65~~	2,868.79
Private Sewer Connection Inspection and Certification Deposit		~~$ 2,790.65~~	2,868.79
Sanitary Severance		~~$ 1,343.46~~	1,381.08

2. STORM CONNECTION Size		Fee	Fee
Standard 150 mm Replacement or Relining		~~$ 7,186.12~~	7,387.33
> 150 mm	at cost with		a minimum charge equal to the standard fee
Inspection Chamber		~~$ 2,790.65~~	2,868.79
Storm Sewer Extension and Connection for Single Unit Developments exceeding $150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced	~~$ 1,395.32~~	1,434.39
Storm Severance		~~$ 1,343.46~~	1,381.08
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public property	~~$ 35.41~~	36.40
Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe	~~$ 281.18~~	289.05

~~2026~~ 2027 SEWER AND DRAINAGE RATES

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

1. SANITARY SEWER		~~2026 Rates per year~~	2027 Rates per year
1.1 Annual Sewer Parcel Tax			$ -
1.2 Flat Rates (un-metered premises)			
Single Unit Dwelling		~~$ 950.00~~	$ 1,080.00
Duplexes (including infills) per unit		~~$ 879.00~~	$ 999.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling	~~$ 592.00~~	$ 673.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture	~~$ 232.00~~	$ 264.00
Minimum charge for any service is		~~$ 950.00~~	$ 1,080.00
Rate surcharge for combined connections		~~$ 950.00~~	$ 1,080.00
1.3 Metered Rates			
For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:			
Per cubic metre		~~$ 3.8552~~	$ 4.3807
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.			
Rate surcharge for combined connections	per cubic metre	~~$ 3.8552~~	$ 4.3807

1.4 GVS & DD Special Industrial User Charge

Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:

A. the charges payable under this Schedule, ~~2025~~ Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or

B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.

1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer			
Ground Water Discharges	per m^3	$ 0.38	$ 0.38
or as determined by the GVS & DD.			

1.6 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

1.7 Sewer Use Charges

Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of $400 per million dollars of taxable assessment.

Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, ~~2025~~ Sewer and Drainage Rates.

The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.

The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.

Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.
In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling

1.8 Date of Payment, Penalties and Surcharge Fees			
A. For Flat Rate (un-metered premises)			
Rates set out above shall be due on the last business day in February each year.			
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%	
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%	
A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%	
B. For Metered Premises			
A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.	penalty	5%	
A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%	

2. STORM DRAINAGE

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

- Residential
- Utility
- Major Industry
- Light Industry
- Business
- Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, ~~2025~~ Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty			
5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty	5%	

and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty + 5%	

SCHEDULE K

SOLID WASTE MANAGEMENT SERVICES FEES

Solid Waste Management Service Bylaw, 1997, No. 6920		
Definitions		
Standard Residential Service		
A maximum of two (2) garbage containers per dwelling unit collected every other week.		
Green Can Collection Service		
Weekly collection of a maximum total of six (6) Green Can designated containers, kraft bags and/or tied bundles of yard trimmings. With an additional maximum of twelve tags per household in a calendar year.		
ANNUAL USER CHARGE		
Garbage	~~**2026 Rates**~~	**2027 Rates**
Per dwelling unit for single unit dwelling, duplex and infill	~~$ 145.00~~	$ 163.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	~~$ 98.00~~	$ 110.00
Per Residential garbage tag	$ 8.00	$ 8.00
Per Residential Green Can tag	$ 8.00	$ 8.00
Green Can	~~**2026 Rates**~~	**2027 Rates**
Per dwelling unit for single unit dwelling, duplex and infill	~~$ 173.00~~	$ 189.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units	~~$ 105.00~~	$ 115.00
Eco Levy		
The Eco Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of: Residential Utility Major Industry Light Industry Business Recreation / non-profit and is included on the Property Tax Notice payable annually in July of each year as set by Council.		

PENALTY

A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty 5%	
and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty + 5%	

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9202

A Bylaw to amend "Fees and Charges Bylaw, 2024, No. 9000"

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 **"Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2026, No. 9202" (Schedules I, J, K).**

2. "Fees and Charges Bylaw, 2024, No. 9000" is amended as follows:

   A. By deleting Schedules I, J and K in their entirety and replacing them with the new Schedules I, J and K attached to this bylaw.

3. The effective date of this Bylaw is January 1, 2027.

READ a first time on the <> day of <>, 2026.

READ a second time on the <> day of <>, 2026.

READ a third time on the <> day of <>, 2026.

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

MAYOR

CORPORATE OFFICER

SCHEDULE I

WATER UTILITY SERVICES FEES

Water Utility Bylaw, 1994, No. 6417		
2027 CONNECTIONS AND SEVERANCE RATES		
1. WATER SERVICE CONNECTIONS **Size**		**Fee**
Standard 38 mm		$ 11,822.00
> 38 mm	at cost with	a minimum charge equal to the standard fee.
2. WATER SERVICE SEVERANCE **Size**		**Fee**
For Standard 19 mm Replacement		1,381.08
> 19 mm service replacement	at cost with	a minimum charge equal to the standard fee.
3. WATER CONNECTION REUSE		$ 2,879.87
4. TURN ON/OFF		$ 55.67
5. INSTALLATION AND REMOVAL OF TEMPORARY METER	flat fee	$ 460.33
A 50% rebate is available for standard 19mm water service replacements that are installed less than 2 years in advance of a City initiated programmed replacement of water services within the block.		
2027 WATER USE RATES		
1. WATER RATES		

1.1 Water For Temporary Service during construction		
Building Size (Total Floor Area)		**Fee**
46 sq. m to 460 sq. m	$	209.00
Over 460 sq. m but not exceeding 4,600 sq. m	$	411.00

Over 4,600 sq. m but not exceeding 23,000 sq. m	$	682.00
Over 23,000 sq. m	$	1,085.00
1.2 Flat Rates (un-metered premises)		**Per year**
Single Unit Dwelling	$	695.00
Duplexes (including infills) per unit	$	583.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses) for each dwelling	$	409.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls per fixture	$	158.00
Water Cooling Units	$	1,079.00
Schools per Classroom	$	498.00
Minimum charge for any service	$	695.00

2. METERED WATER RATES

2.1 For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:		**Per cubic metre**
January 1 to May 31		$1.7280
June 1 to September 30		$2.1599
October 1 to December 31		$1.7280
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed		min charge

2.2 Metered Charges for Mixed Use Premises

The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.

3. MISCELLANEOUS CHARGES

Testing a Meter as Provided in Section 703 Water Utility Bylaw, 1994, No. 6417		**Fee**
For meters 50 mm and smaller	$	401.46
For meters over 50 mm	$	573.96

4. DATE OF PAYMENT AND PENALTIES

4.1 For Flat Rate (un-metered premises)

Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%

and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%

4.2 For Metered Premises		
A penalty of five percent (5%) shall be added to rates which are not paid on or before the due date as indicated on metered account bills.	penalty	5%

Lawn Watering		
Lawn Watering Permit - Single Family / Duplex		$ 32.09
Lawn Watering Permit - Multi-Family		$ 80.30
Lawn Watering Permit - Commercial / Industrial		$ 160.58
Lawn Watering Permit - Lawn with Clover		No fee

SCHEDULE J

SEWER AND DRAINAGE UTILITY SERVICES FEES

Sewerage and Drainage Utility Bylaw, 1995, No. 6746		
2027 CONNECTIONS AND SEVERANCE FEES		
1. SANITARY CONNECTION **Size**		**Fee**
Standard 100 mm Replacement or Relining		9,206.46
> 100 mm	at cost with	a minimum charge equal to the standard fee
Inspection Chamber		2,868.79
Private Sewer Connection Inspection and Certification Deposit		2,868.79
Sanitary Severance		1,381.08
2. STORM CONNECTION **Size**		**Fee**
Standard 150 mm Replacement or Relining		7,387.33
> 150 mm	at cost with	a minimum charge equal to the standard fee
Inspection Chamber		2,868.79
Storm Sewer Extension and Connection for Single Unit Developments exceeding $150,000 and excluding subdivision	per linear metre based on the total width of the lot serviced	1,434.39
Storm Severance		1,381.08
Off-Site Stormwater Management Facility Fees	per sq. m of premises lot area or at cost to provide works on public property	36.40

Storm Collection System Ditch Culvert	per linear metre based on Construction the length of the culvert pipe		289.05

2027 SEWER AND DRAINAGE RATES

The following rates shall apply to all real property used for one or more of the following purposes and from which there is a connection to the sewer systems of the City:

1. SANITARY SEWER			2027 Rates per year
1.1 Annual Sewer Parcel Tax			
1.2 Flat Rates (un-metered premises)			
Single Unit Dwelling		$	1,080.00
Duplexes (including infills) per unit		$	999.00
Multiple Unit Dwellings (including extra living units within single unit dwellings, apartments, condominiums, garden apartments and coach houses)	for each dwelling	$	673.00
Stores, offices, other commercial premises not elsewhere designated; Churches and Public Halls	per fixture	$	264.00
Minimum charge for any service is		$	1,080.00
Rate surcharge for combined connections		$	1,080.00
1.3 Metered Rates			
For commercial and industrial properties, hospitals and schools served by water meters the following scale of charges shall apply:			
Per cubic metre		$	4.3807
A minimum bill for 30 cubic metres per month will be charged if a lesser quantity or no water is consumed.			
Rate surcharge for combined connections	per cubic metre	$	4.3807
1.4 GVS & DD Special Industrial User Charge			
Where the owner or occupier of a parcel of real property is a special industrial user, that owner or occupier shall pay to the municipality for the use of the sewerage system the greater of:			
A. the charges payable under this Schedule, Sewer and Drainage Rates, Section 1, Subsections 1, 2 and 3; or			
B. the GVS & DD special industrial user charge as determined by the GVS & DD for that owner or occupier, prorated if necessary for monthly or quarterly billings.			
1.5 Charges for Contaminated Groundwater Discharges to Sanitary Sewer			
Ground Water Discharges	per m^3	$	0.38
or as determined by the GVS & DD.			
1.6 Metered Charges for Mixed Use Premises			
The charge for Mixed Use Premises on metered rates shall be the greater of the flat rate for Multiple Dwelling Units provided in this Schedule times the number of dwelling units or the metered rates.			

1.7 Sewer Use Charges		
Users having a metered water service, who return less than 40% of water purchased to the sanitary sewer system, may make application to the Director of Finance for a Flat Rate Sewer charge based on their number of plumbing fixtures discharging into the sewer outlet of the premises, together with a charge of $400 per million dollars of taxable assessment.		
Applications for flat rate sewer charges must be received prior to December 1 of the year of application, and must include a full description of water usage and the total number of fixtures on the property, as described in this Schedule, Sewer and Drainage Rates.		
The Director of Finance will examine each application and the supporting documentation and may visit the site to ensure that the conditions described are representative of a complete year's usage and that the total number of fixtures is accurate.		
The Director of Finance will either reject the application providing reasons, or approve a Flat Rate charge. This charge, if approved, will be billed annually.		
Any user rate so adjusted will be subject to periodic review by the Director of Finance and may, at any time, be returned to a user rate based on metered water consumption and the applicant so notified.		
In no case shall the annual charge for a sewer-user having a metered water connection be less than the rate for a Single Unit Dwelling		
1.8 Date of Payment, Penalties and Surcharge Fees		
A. For Flat Rate (un-metered premises)		
Rates set out above shall be due on the last business day in February each year.		
A penalty of 5% shall be added to rates that are not paid on or before the last business day of February	penalty	5%
and a further penalty of 5% shall be added to rates that are not paid on or before the last business day of April in the year the rates are due.	penalty	+ 5%
A 100% surcharge fee will be applied to any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%
B. For Metered Premises		
A penalty of 5% shall be added to rates that are not paid on or before the due date as indicated on metered account bills.	penalty	5%
A 100% surcharge fee will be applied to the unit rate for any sewer connections with combined storm drainage inflow to a sanitary connection contrary to City bylaws. The surcharge would be applied at the discretion of the City Engineer a minimum of 6 months following notification, and would be applied to the annual bill until the combined inflow is separated.	surcharge	100%
2. STORM DRAINAGE		

The Storm Drainage Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of:

Residential
Utility
Major Industry
Light Industry
Business
Recreation/non-profit

and is included on the Property Tax Notice payable annually in July of each year as set by Council.

2.2 Storm Drainage Charges

2.1 A user, who is aggrieved by the application of this Schedule, Sewer and Drainage Rates, Section 2, Subsection 1 to a specific parcel, may make application to the City Engineer, in writing, stating the basis for the complaint. The City Engineer will respond, in writing, to the applicant's concern outlining any appropriate adjustment that may be authorized.

2.3 Penalty

5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty	5%
and a further 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty	+ 5%

SCHEDULE K

SOLID WASTE MANAGEMENT SERVICES FEES

Solid Waste Management Service Bylaw, 1997, No. 6920		
Definitions		
Standard Residential Service		
A maximum of two (2) garbage containers per dwelling unit collected every other week.		
Green Can Collection Service		
Weekly collection of a maximum total of six (6) Green Can designated containers, kraft bags and/or tied bundles of yard trimmings. With an additional maximum of twelve tags per household in a calendar year.		
ANNUAL USER CHARGE		
Garbage		**2027 Rates**
Per dwelling unit for single unit dwelling, duplex and infill		$ 163.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units		$ 110.00
Per Residential garbage tag		$ 8.00
Per Residential Green Can tag		$ 8.00
Green Can		**2027 Rates**
Per dwelling unit for single unit dwelling, duplex and infill		$ 189.00
Per dwelling unit for secondary suite, coach house and multi-unit dwellings greater than 2 units		$ 115.00
Eco Levy		
The Eco Levy is based on the taxable assessment of a property and is charged on the following classes per thousand dollars of taxable assessment based on the BC Assessment assessed value of: Residential Utility Major Industry Light Industry Business Recreation / non-profit and is included on the Property Tax Notice payable annually in July of each year as set by Council.		
PENALTY		
A 5% penalty will be added to the balance owed if unpaid by the end of the first working day in July,	penalty 5%	

and a further penalty of 5% penalty will be added to the balance owed if unpaid by the first working day of September.	penalty + 5%	



Transportation Network Plan - Project Update

Presented November 23, 2026

Infrastructure, Transportation & Parks

city of north vancouver

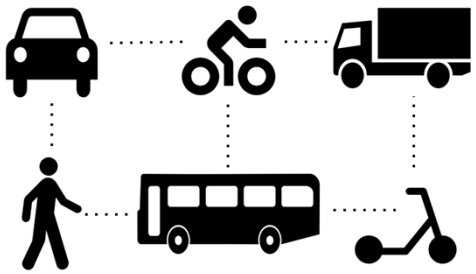
Introduction

- Is congestion getting worse?
- Where are we seeing the impacts?
- New data helps us understand what's driving the change
- The TNP provides the framework for how we respond

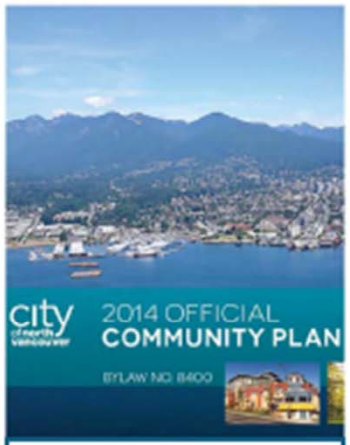
Why the TNP Matters

We need to make network decisions at the network level

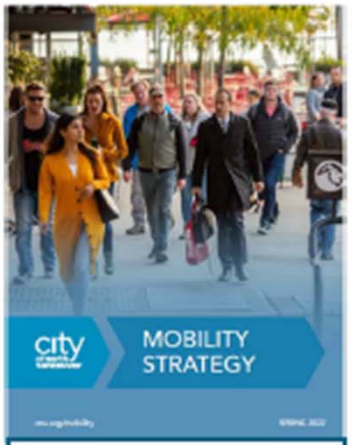
- Existing plans were developed by individual modes.
- Limited road space creates trade-offs between uses.
- Trade-offs are often being resolved at the project level.
- TNP will establish an integrated direction for the whole network.



Planning Our Transportation Network



What and Why



What and Why

Transportation Network Plan

Implementation Plan

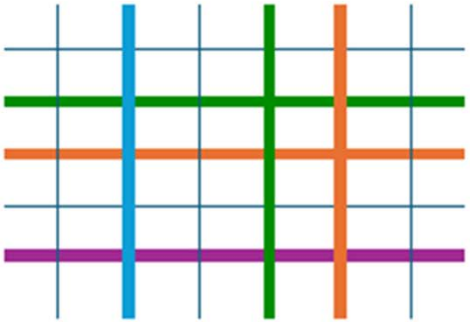
Where and When

Development and Projects

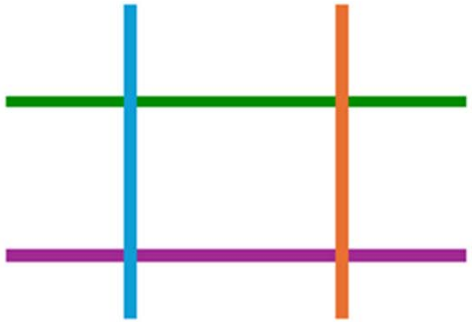
How

Capital Project Progression with a TNP

Network Plan → **Network Plan Priorities** → **Project-Level Planning**



Long-range network project list across various modes.



Establish near-term priorities that enable coordination with other capital projects.



Specific project level planning including detailed cross-section development, construction and transportation management plans, and procurement.

TNP Project Phases

Phase I - Current State, Opportunities and Constraints

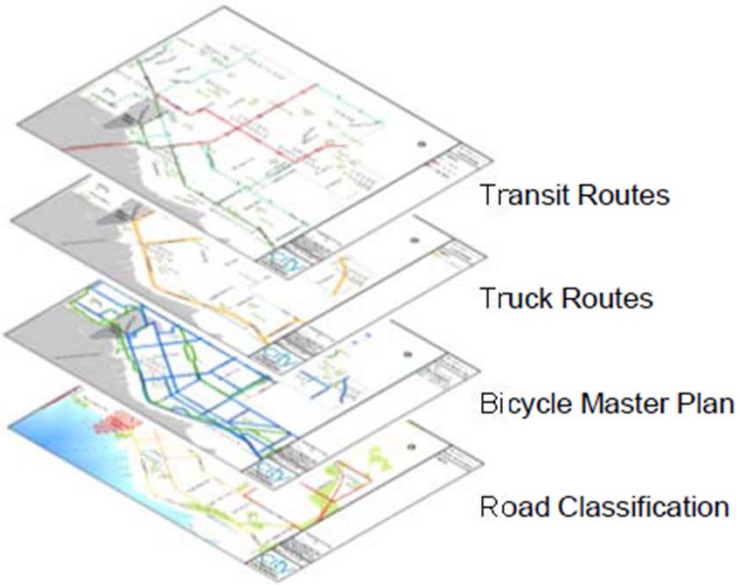
- Data consolidation, summary & visualization
- Network principles

Phase II - Draft TNP

- Transportation network development
- Cross sections and road dedication analysis
- Prioritization framework
- 10-year implementation plan

Phase III - Final TNP

- Monitoring framework



Current State – Vehicle Analysis Key Findings

1. Highway 1 is important for local travel
2. Vehicle volumes on Highway 1 have increased
3. Eastbound congestion is more frequent
4. Highway congestion is increasingly a municipal network issue

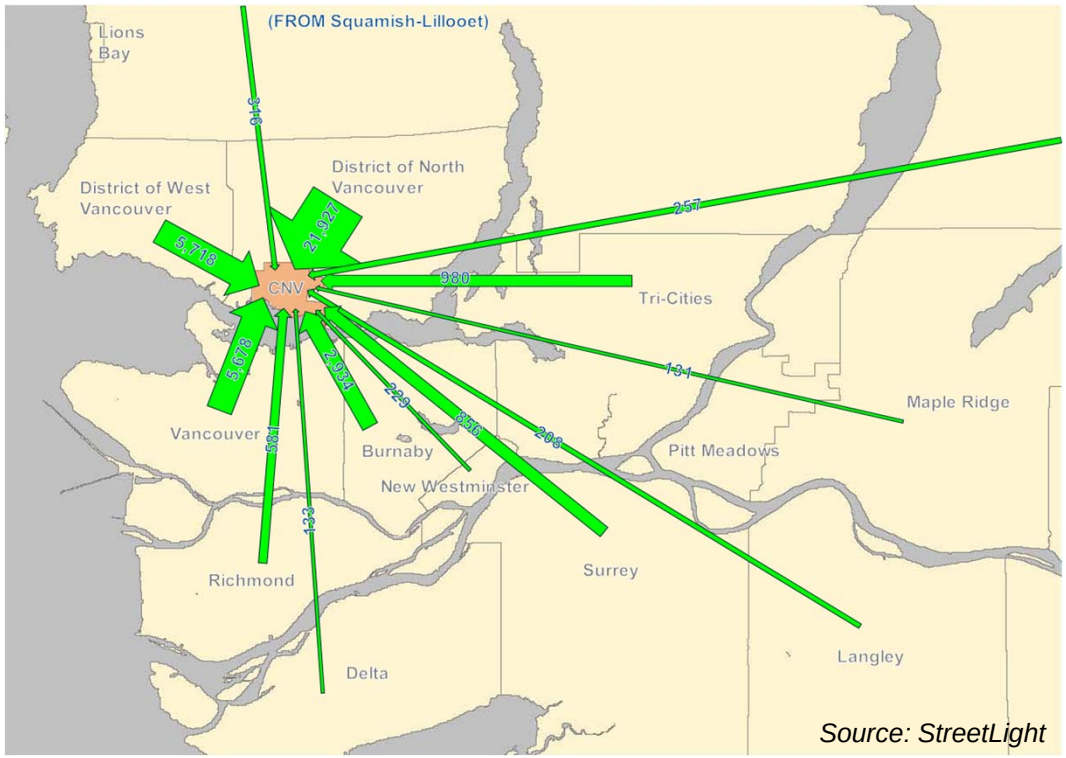


Source: North Shore News

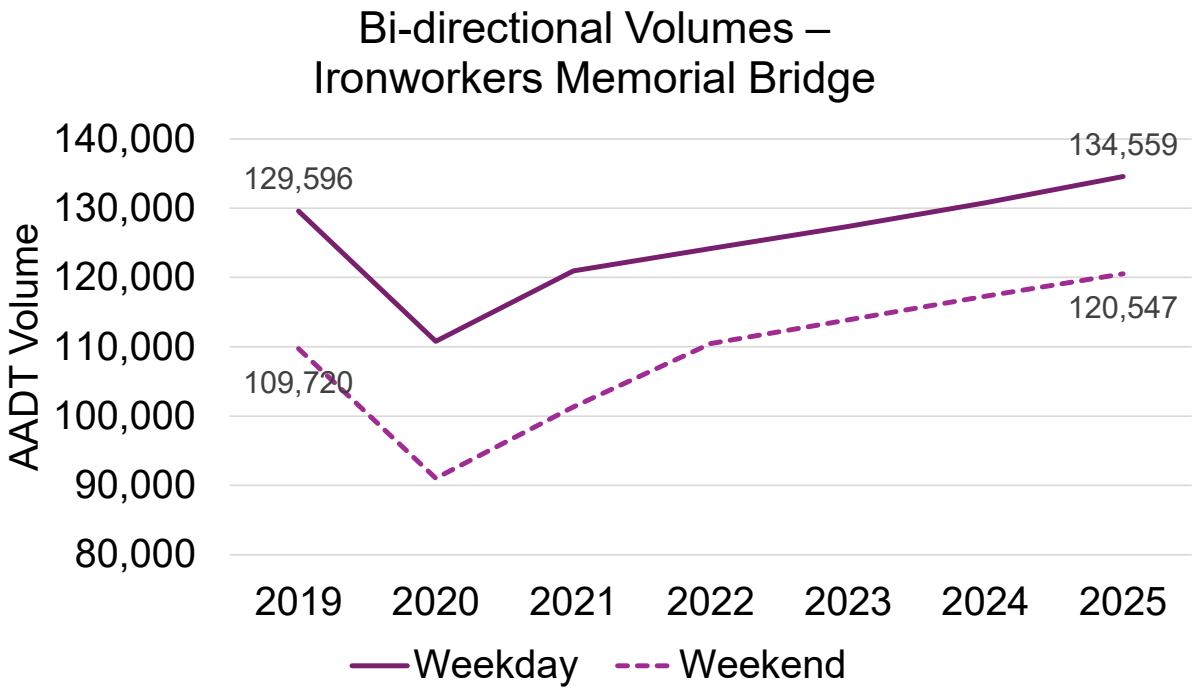
1. Highway 1 is important for local travel

- 32% of Highway 1 trips stay on the North Shore
- 75% of weekday trips that end in CNV start on the North Shore
- The Highway is important for many local trips

Origin of Trips Ending in the City of North Vancouver



2. Vehicle volumes on Highway 1 have increased

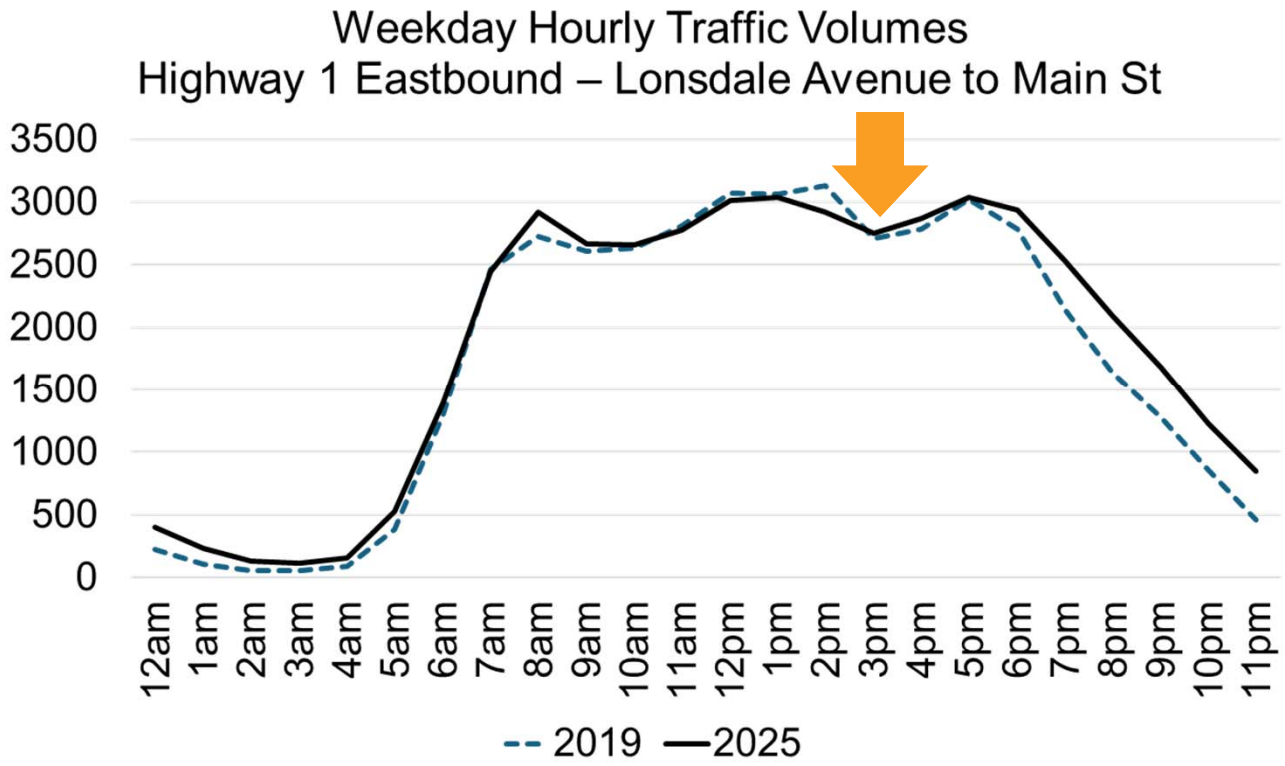


Source: Province of BC Permanent Count Site (P-15-2EW)

- Increased traffic volumes on the Ironworkers Memorial Bridge
- Weekday: 3.8% growth
- Weekend: 9.9% growth

3. Eastbound congestion is more frequent

- AM peak
  - Increased volumes
- PM peak:
  - Starts earlier and ends later
- Estimated volume based on sample of trips



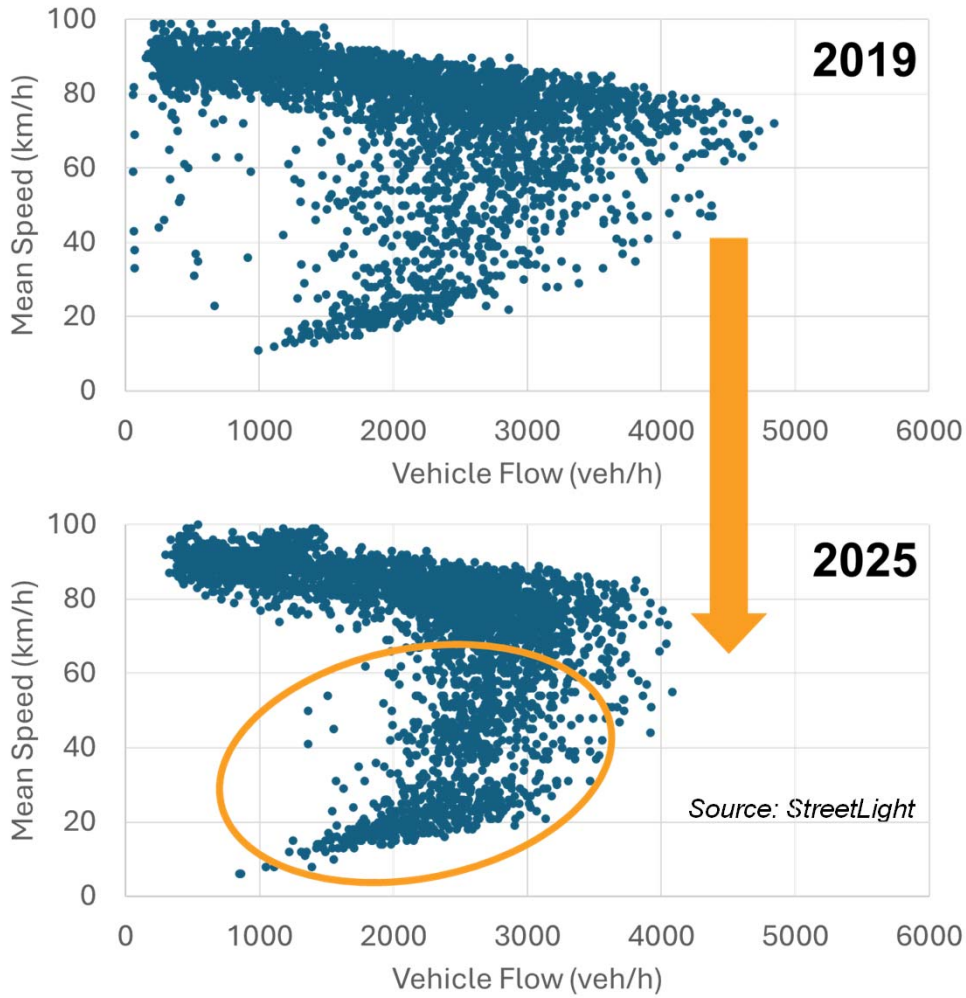
All days, 2019 and 2025

Source: StreetLight

3. Eastbound congestion is more frequent

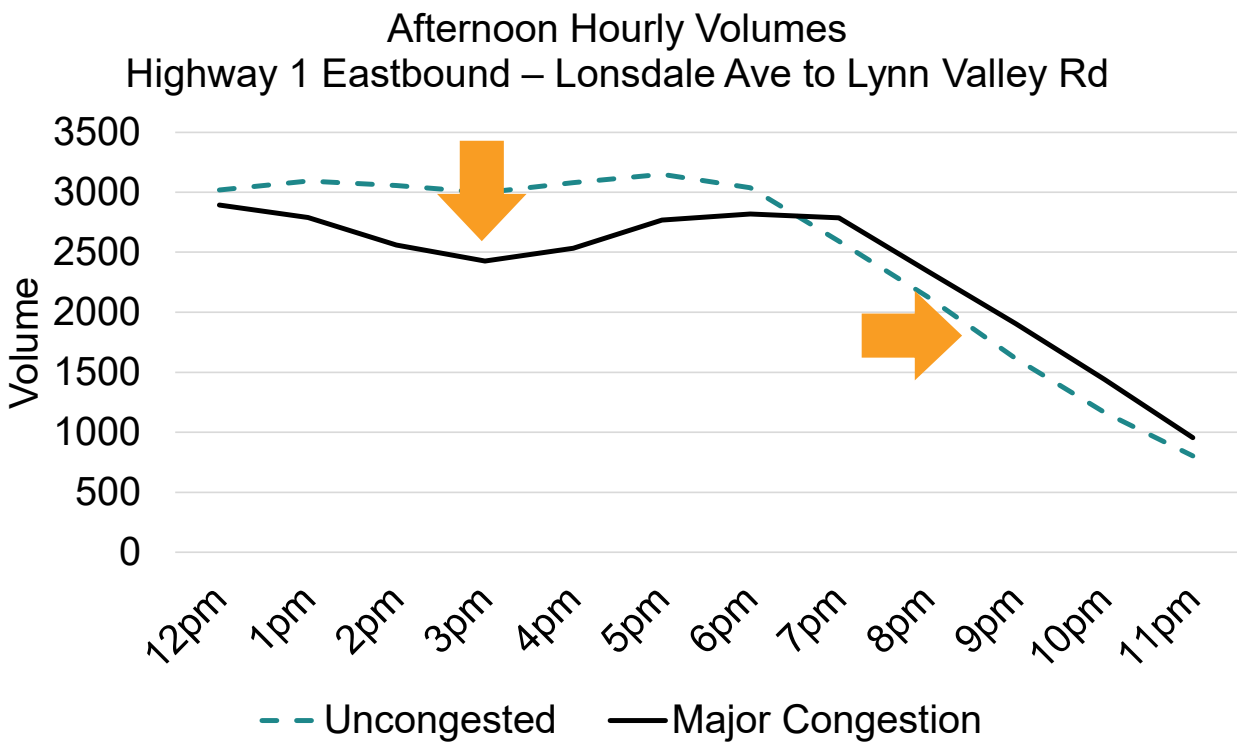
- Highway 1 Eastbound – Lonsdale Ave to Mountain Hwy
- May and October, 2019 and 2025

- Congestion occurs more often
- Speeds are lower during congestion
- Throughput is reduced



3. Eastbound congestion is more frequent

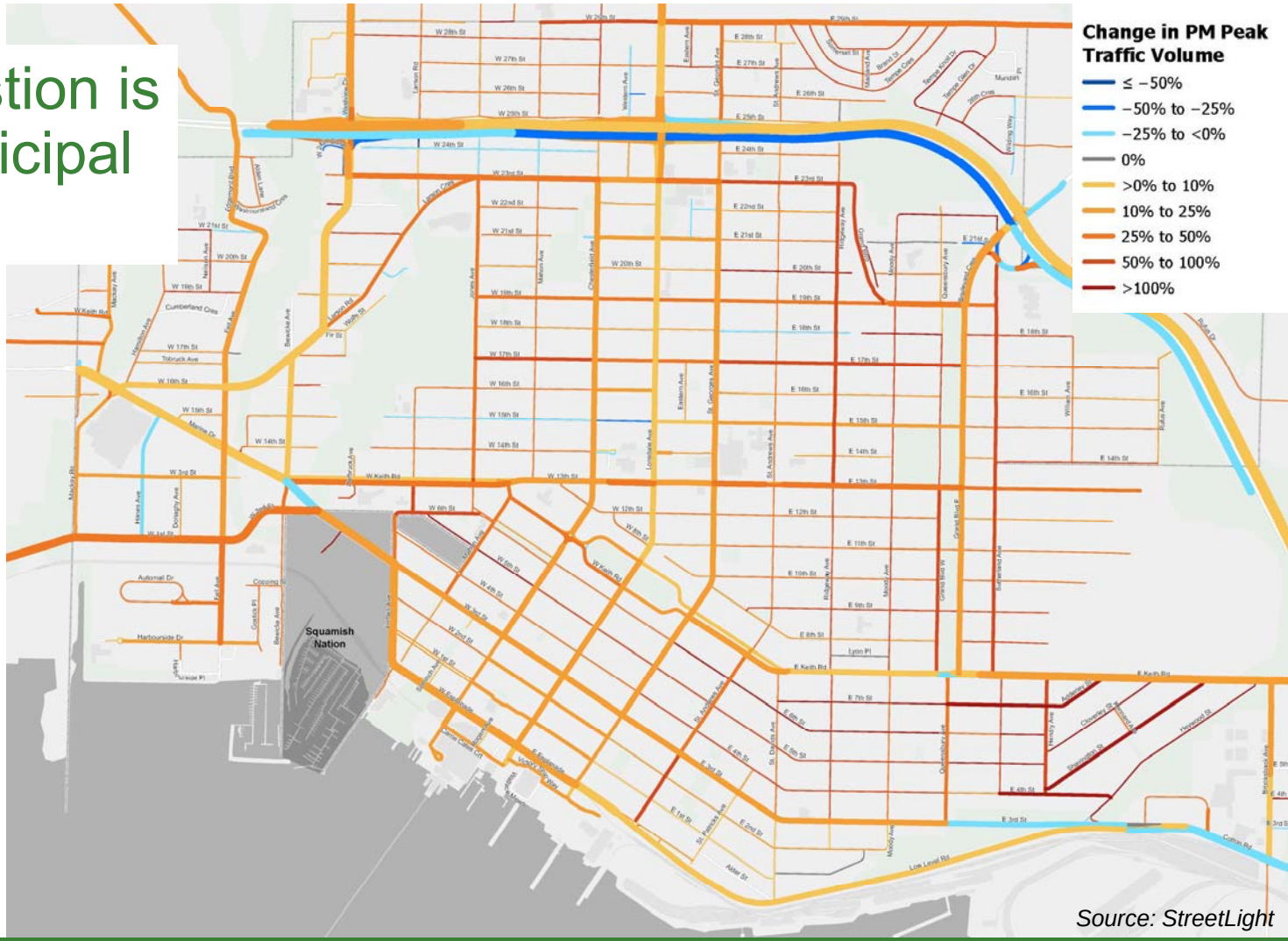
- Reduced PM peak throughput due to congestion
- Many drivers delay trips to avoid congestion



Source: StreetLight

4. Highway congestion is increasingly a municipal network issue

- Trend-level data
- Colour: % change in PM peak volume
  - Blue is not always better
  - Red is not always bad

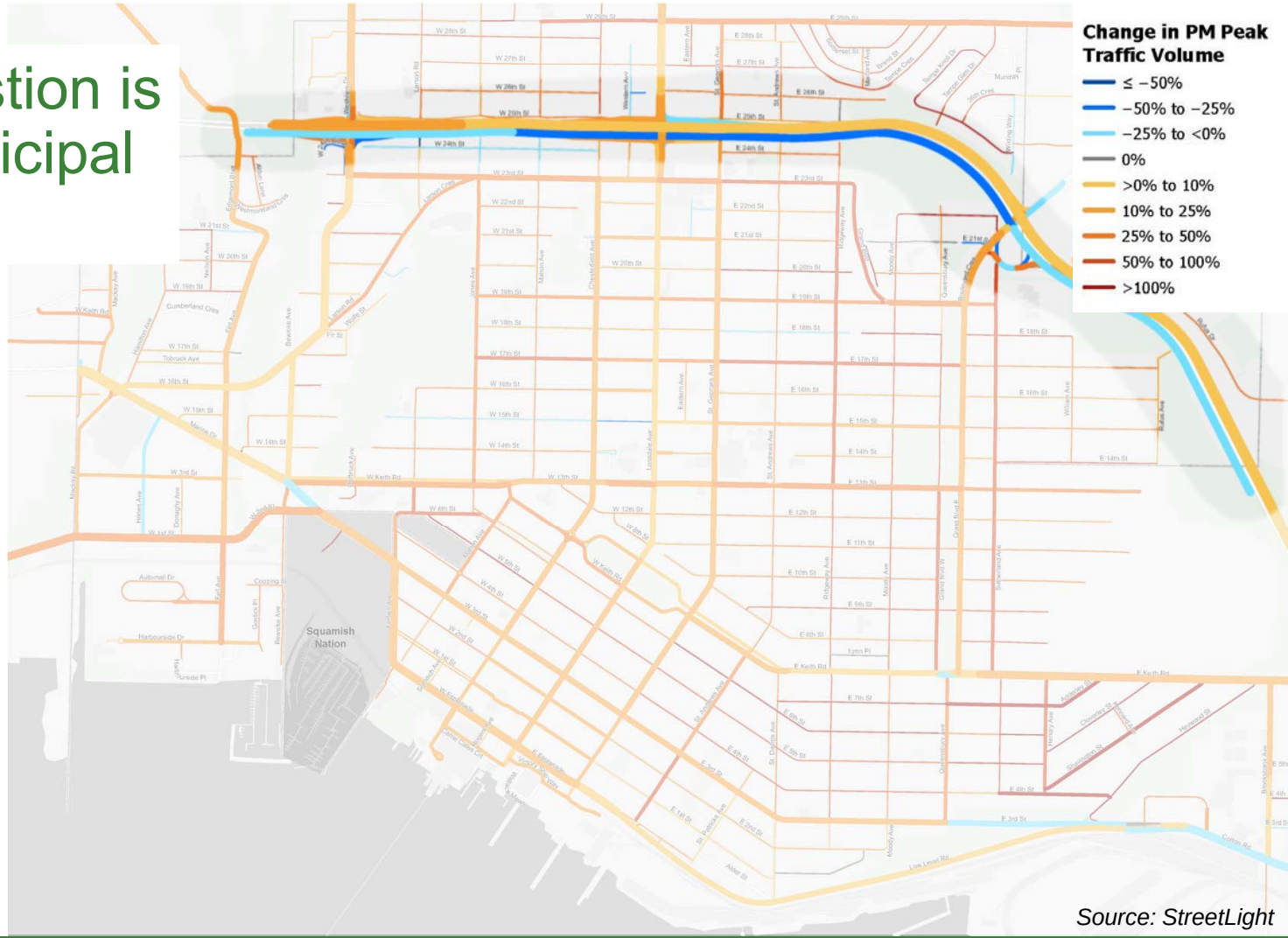


PM Peak Traffic Volume Change on Congested vs. Uncongested Days (May and October, 2025)

Source: StreetLight

4. Highway congestion is increasingly a municipal network issue

- Lower highway and on-ramps volumes

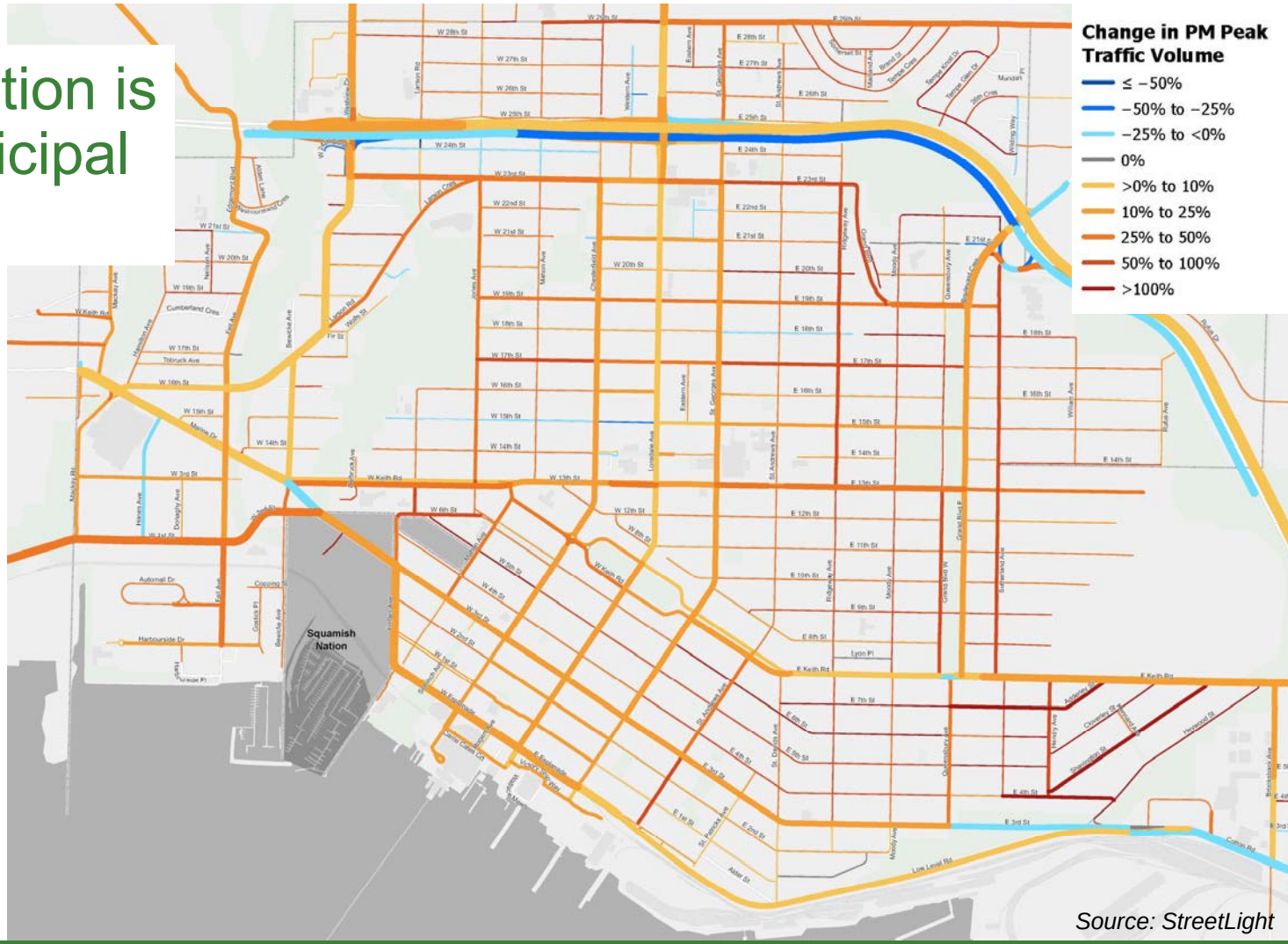


PM Peak Traffic Volume Change on Congested vs. Uncongested Days (May and October, 2025)

Source: StreetLight

4. Highway congestion is increasingly a municipal network issue

- Lower highway and on-ramps volumes
- Higher on municipal road network

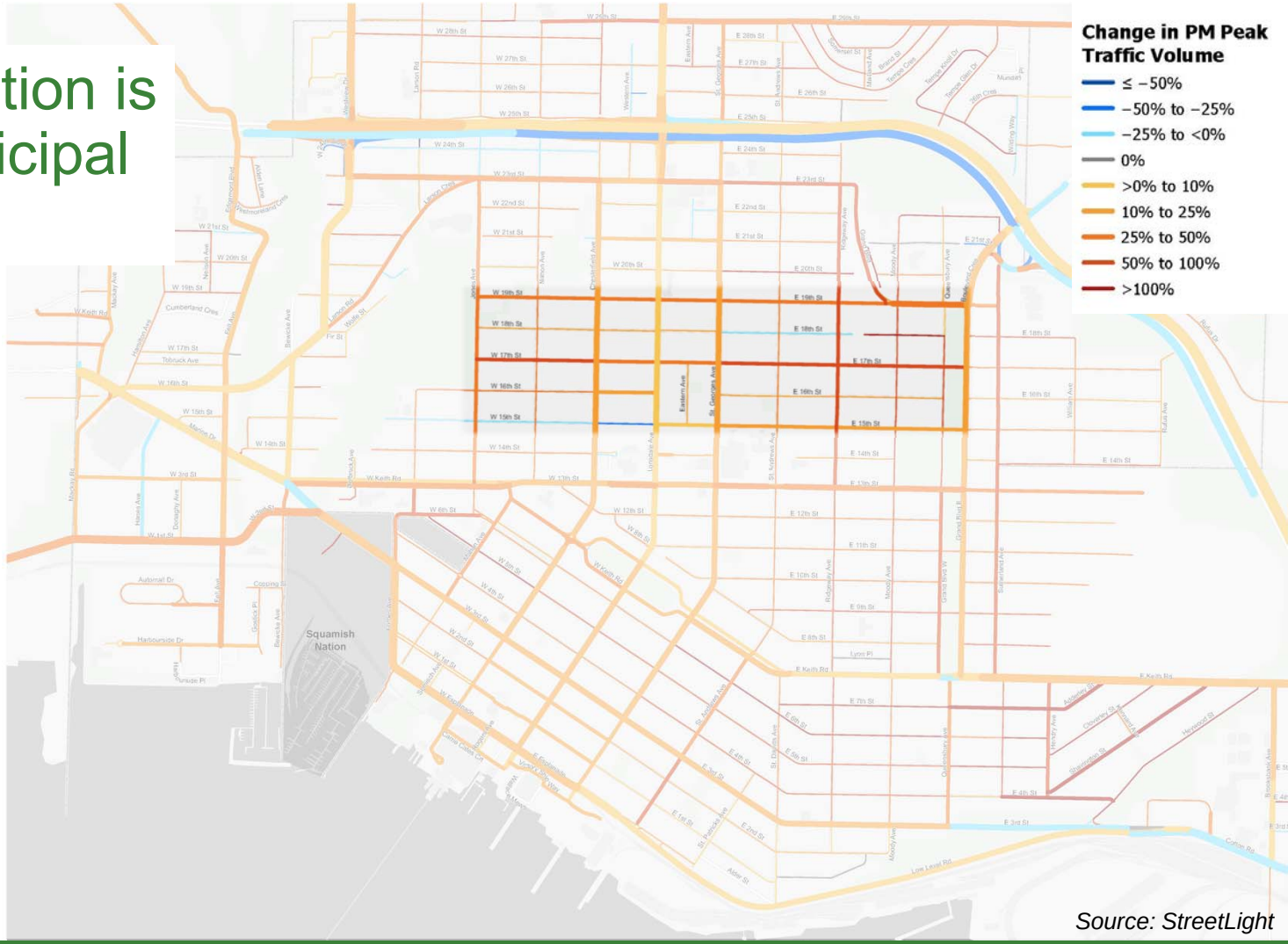


PM Peak Traffic Volume Change on Congested vs. Uncongested Days (May and October, 2025)

Source: StreetLight

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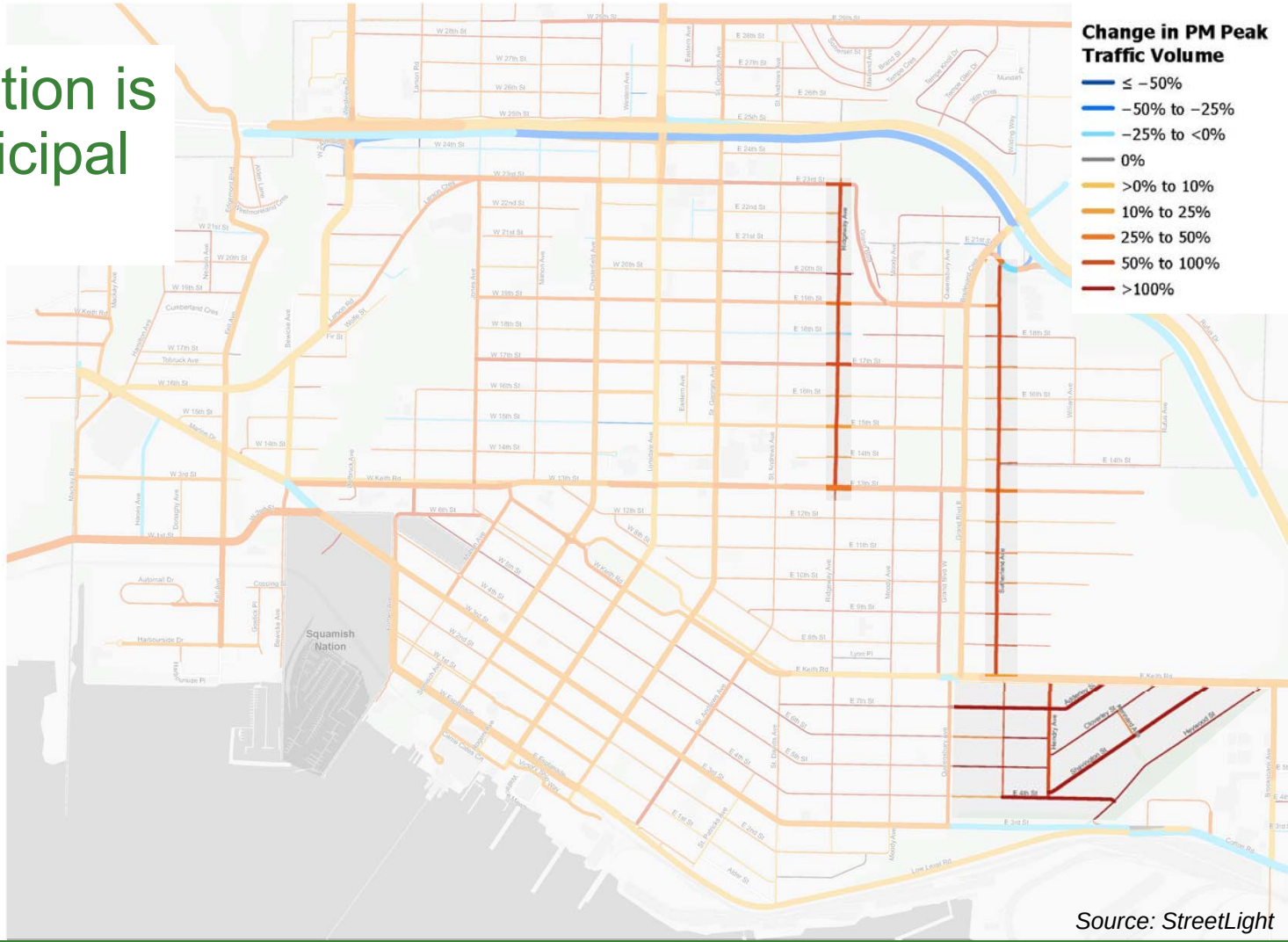


PM Peak Traffic Volume Change on Congested vs. Uncongested Days (May and October, 2025)

Source: StreetLight

4. Highway congestion is increasingly a municipal network issue

- Lower highway and on-ramps volumes
- Higher on municipal road network



PM Peak Traffic Volume Change on Congested vs. Uncongested Days (May and October, 2025)

Source: StreetLight

Network Hotspots



People Moving Capacity



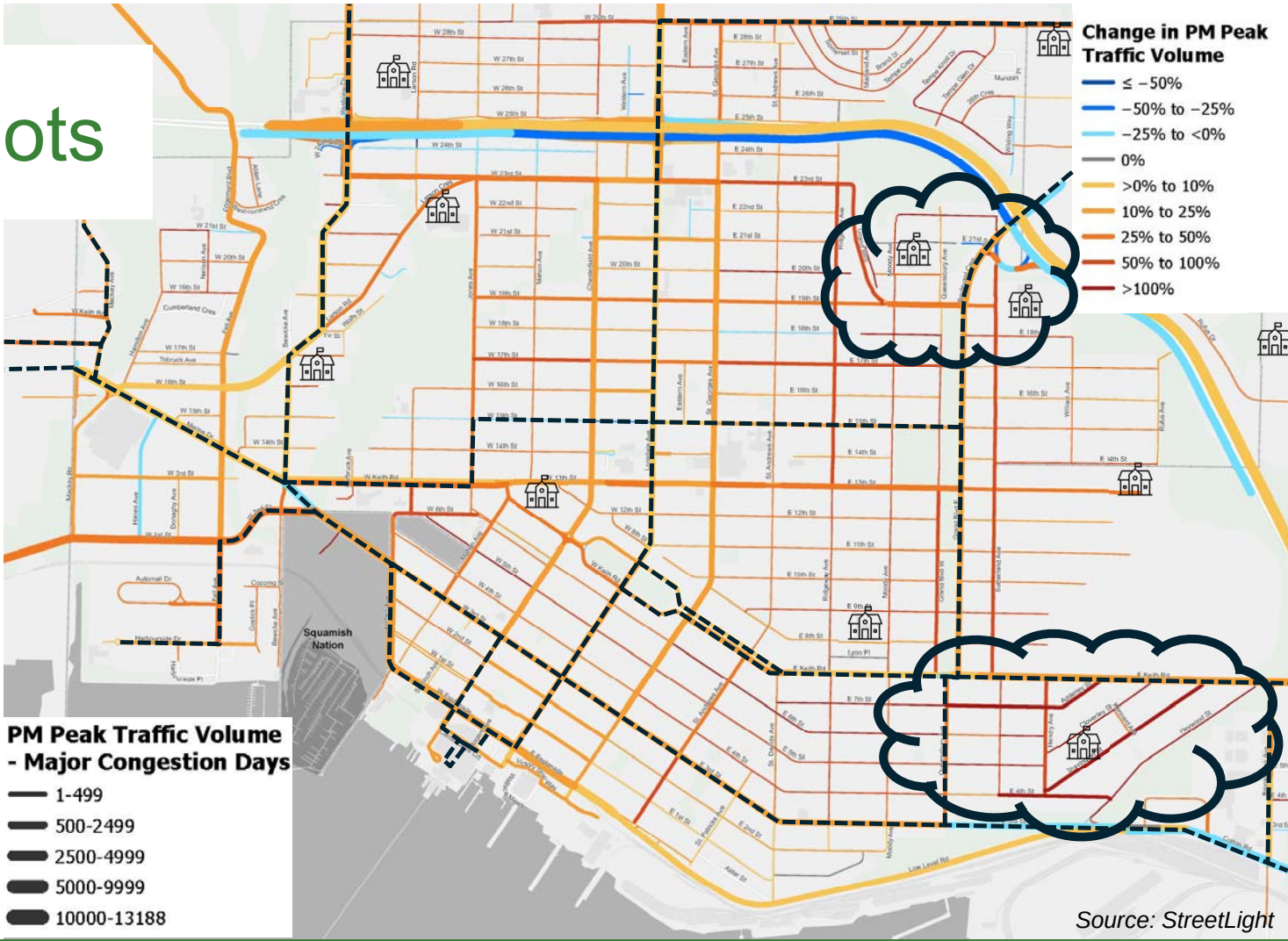
Safety



Community Experience

Network Hotspots

- Vehicle congestion
- Transit delay and rerouting
  - 240, 255, 232
- Community experience:
  - Neighbourhood access/livability
- School access and safety



Source: StreetLight

Engagement: turning analysis into action

- Validate what we're seeing
- Understand local experience
- Test potential actions
- Explore priorities and trade-offs
- Coordinate engagements opportunities



TNP Project Schedule

E Public engagement

C Key Council check-in

Spring 2027 — E

Engagement #1 Current State
To confirm the public's daily lived experience with the Current state and level of support for network principles

Spring 2027 — C

Council Current State Report
Summary of CNV's existing multi-modal transportation network and proposed principles for developing network plans

Fall 2027 — E

Engagement #2 Draft TNP
Test level of support for key trade-offs with the public, order of investment

Fall 2027 — C

Council Draft TNP
Summary maps for each mode, draft cross-sections and road dedication requirements for each corridor, and draft prioritization framework

Spring 2028 — E

Engagement #3 Final TNP

C

Council Endorse TNP

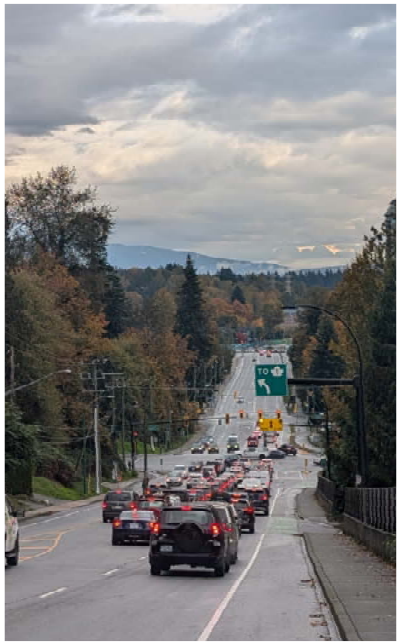
Early Action - Hotspots

Near-term: Act on emerging hotspots

- Begin engagement and planning for arterial capacity improvements
  through the 2027 Capital Budget
- Ensure improvements support community livability and evolving walking, cycling and transit networks

Medium-term: Set the broader network direction

- TNP network principles and early draft plan anticipated summer 2027
- Focus first on arterial capacity, with access management considered as a complementary measure





Thank you.

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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: Brandon Green, Manager, Transportation Planning and Design

Subject: Transportation Network Plan – Project Update

Date: November 18, 2026 File No: 16-8330-07-0008/1

Attachments

1. Transportation Network Plan – Project Update – Information Report May 27, 2026 (CityDocs 2823729)
2. PM Peak Traffic Volume Change on Congested vs. Uncongested Days (CityDocs 2871284

Summary

This report provides Council with an update on the Transportation Network Plan (TNP) and reports back on staff's analysis of how congestion on Highway 1 affects the City's transportation network. The analysis confirms that congestion on Highway 1 has become more frequent and that, during congested periods, travel patterns shift onto the City's arterial, collector and local streets. These effects are particularly important where regional and local travel converge with high-use transit corridors, neighbourhood streets and streets adjacent to schools.

These findings reinforce the need to consider transportation capacity at a network level. Improving the movement of people and goods will require both targeted improvements to the arterial road network and investments that maintain and improve viable alternatives to driving, particularly reliable transit. The findings form part of the TNP Current State assessment and will inform community engagement in spring 2027. That engagement will enable a broader discussion about how the City's transportation network should function, the trade-offs between competing uses of limited road space, and the priorities that should guide future investment. It will also allow the community to share their experience about congestion hotspots that will guide the City's prioritization of arterial network improvements.

Background

The Transportation Network Plan (TNP) will translate the direction established through the Official Community Plan (OCP) and Mobility Strategy into an integrated plan for the City's transportation network.

The City currently has modal-specific plans for walking, cycling, transit, and goods movement. Because these have largely been developed separately, network-level decisions and trade-offs can emerge during individual corridor or capital projects. This can make it difficult for the community, Council and project teams to understand how a decision on one corridor relates to the City's broader transportation objectives.

The TNP will bring these networks together and establish a coordinated framework for:

- Identifying the intended role and priority of different corridors;
- Understanding trade-offs between walking, cycling, transit, vehicle and goods movement;
- Defining future infrastructure and road dedication requirements;
- Establishing priorities for near- and medium-term investment; and
- Coordinating transportation improvements with development and capital projects.

This enables an update to the OCP Schedule B and will allow network decisions be considered transparently and predictably at the network level, before individual projects move into detailed design.

Discussion

Project Update

The TNP is currently in Phase 1, Current State, Opportunities & Constraints, and is anticipated to be completed in 2028 (see Figure 1). Phase 1 establishes how the transportation network functions today and identifies the issues and opportunities that should inform development of the future network.

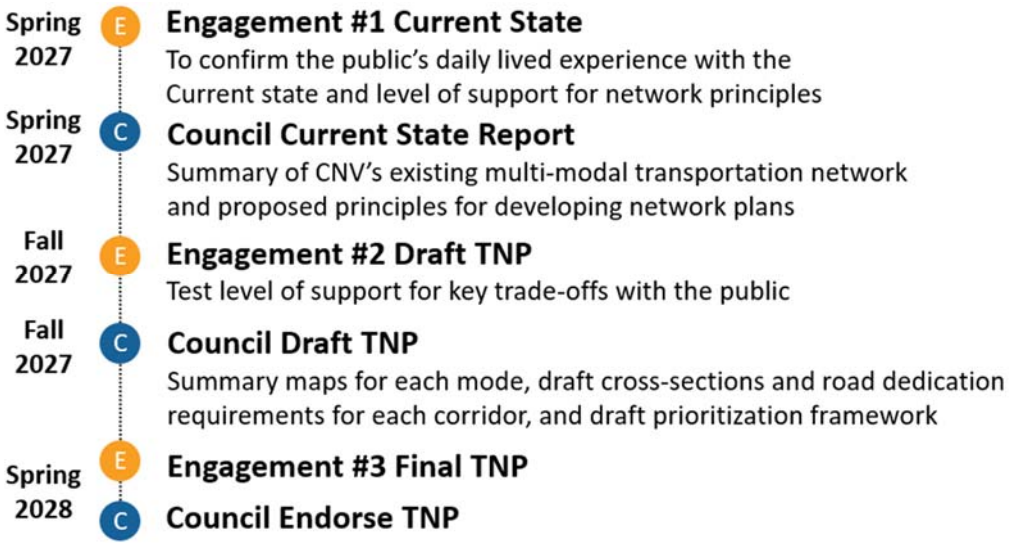


Figure 1: Transportation Network Plan - Project Schedule

Staff have completed an initial analysis focused on Highway 1 congestion and its effects on the City's road network. Analysis of walking, cycling, transit and goods movement will also inform the overall Current State assessment.

For the vehicle analysis, staff combined observed traffic counts from the Ironworkers Memorial Bridge with StreetLight data, which uses connected-device samples calibrated against real-world counts to capture broader travel patterns rather than exact volumes. Staff compared 2025, the most recent full year of data, against a pre-COVID baseline of 2019.

Key Findings

The analysis points to four key findings:

1. Highway 1 is important for local travel
2. Vehicle volumes on Highway 1 have increased
3. Eastbound congestion is more frequent
4. Highway congestion is increasingly a municipal network issue

Theme 1: Highway 1 is important for local travel

Approximately 75% of weekday vehicle trips ending in the City originate elsewhere on the North Shore, illustrating how the highway and municipal road networks function together as an integrated North Shore transportation system, as shown in Figure 2.[1] Highway 1 is also important for travel within the North Shore: an estimated 32% of eastbound Highway 1 trips do not cross Burrard Inlet.[2] Together, these findings demonstrate the City's reliance on both municipal roads and Highway 1 to support local and regional mobility.

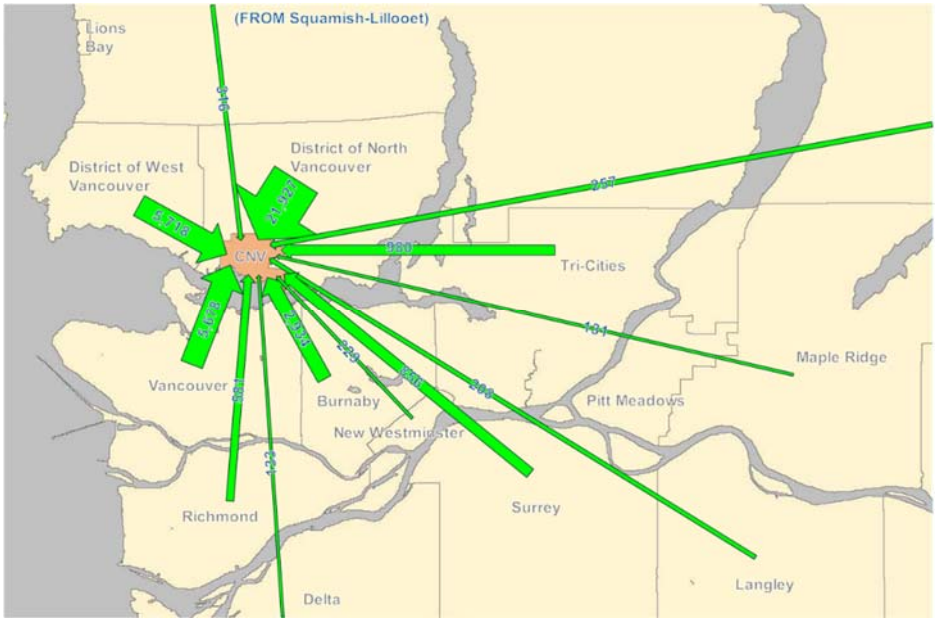


Figure 2: Origin of Trips Ending in the City of North Vancouver

[1] Calculated using StreetLight Origin-Destination data from January 1 to April 30, 2022, which is the most recent period that StreetLight's "Trips to or from Pre-set Geography" analysis type is available for.
[2] Calculated based on the StreetLight-estimated eastbound trips from May and October, 2025

Theme 2: Vehicle volumes on Highway 1 have increased

Vehicle volumes on the Ironworkers Memorial Bridge increased by 5.3% between 2019 and 2025. Weekday volumes increased by 3.8%, while weekend volumes increased by 9.9% (Figure 33)[3]. The smaller weekday increase reflects increasingly congested conditions during peak periods.

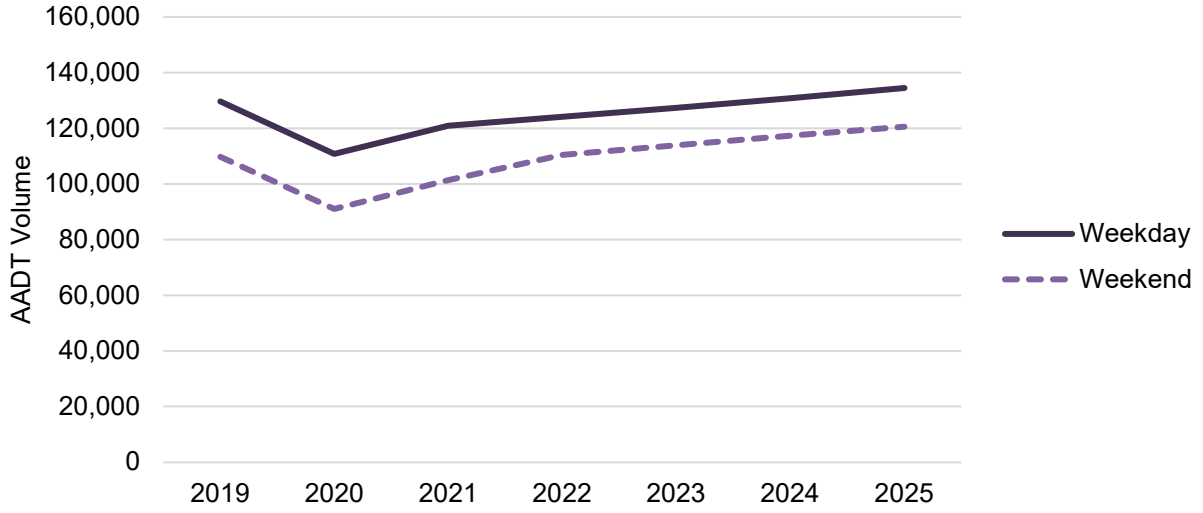


Figure 3. Bi-directional Volumes - Ironworkers Memorial Bridge

Theme 3: Eastbound congestion is more frequent

As shown in Figure 4**Error! Reference source not found.**, eastbound congestion now extends over a longer period than in 2019, beginning around midday and continuing into the evening[4]. Traffic volumes are also lower during parts of the afternoon peak.

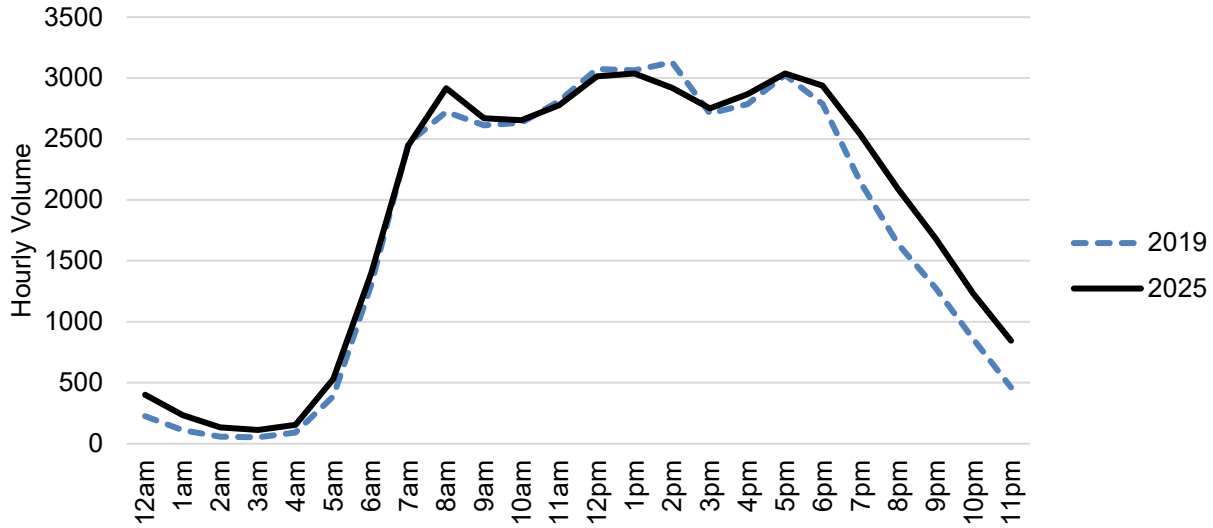


Figure 4. Weekday Hourly Traffic Volumes Highway 1 Eastbound from Lonsdale Avenue to Main Street

[3] Calculated using annual bi-directional MOTT Permanent Count data from P-14-EW, which is at the south end of the Ironworkers Memorial Bridge.
[4] Determined using the StreetLight's average hourly volumes for each segment between Lonsdale Ave and Main St across the full years.

Figure 5 helps explain this pattern. Over the section of Highway 1 that most directly influences CNV roadways, more frequent congestion reduces highway throughput, meaning fewer vehicles can move through the constrained segment. [5]

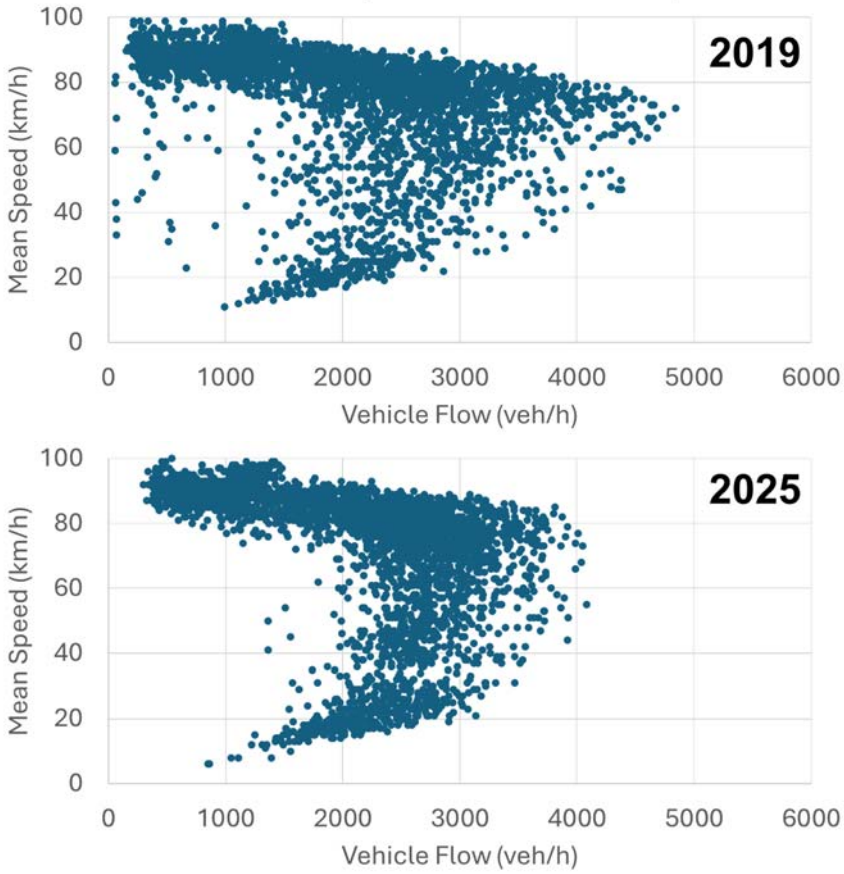


Figure 5. Congestion Plots – Speed vs. Flow - Highway 1 Eastbound from Lonsdale Ave to Mountain Hwy

Conditions improve farther east toward Main Street, reflecting improvements associated with the Lower Lynn Interchange.

The impacts of congestion are further demonstrated in Figure 6, which compares congested and non-congested days in 2025. Hourly PM peak throughput reduces, and many drivers delay trips later into the evening to avoid congestion.[6]

[5] Determined using StreetLight's hourly speed and volume records from May and October of 2019 and 2025.
[6] Determined using StreetLight's average volumes on congested and uncongested days in May and October, 2025.

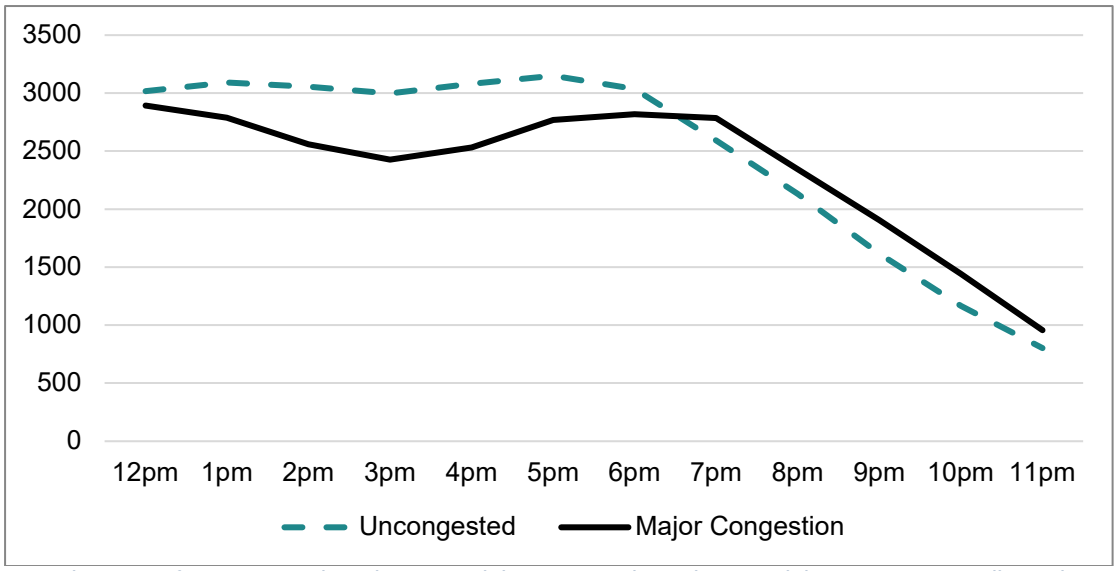


Figure 6: Afternoon Hourly Volumes – Highway 1 Eastbound – Lonsdale Ave to Lynn Valley Rd

Theme 4: Highway congestion is increasingly a municipal network issue

When eastbound Highway 1 becomes congested, some drivers: change when they travel; exit the highway earlier, or use the municipal road network to bypass congested highway segments. As seen in Attachment 3, the analysis shows corresponding increases on parallel arterials and collectors such as East Keith Road, East 17th Street, East 23rd Street, and East 29th Street, as well as increased use of some local streets[7].

The effects of congestion are not uniform across the City. When the impact of vehicle congestion is considered alongside transit routes, schools and community experience, two areas warrant particular attention:

- Boulevard Crescent / Grand Boulevard area, including near Sutherland Secondary and Queensbury Elementary; and
- East Keith Road area, including the vicinity of Cloverley Elementary.

In these locations, congestion affects far more than vehicle travel time. Queuing and added traffic reduce the reliability of transit, make neighbourhood access less predictable, push traffic onto local streets, and create more difficult conditions for people walking and cycling, particularly around schools.

Congestion hotspots on East Keith Road and Boulevard Crescent/Grand Boulevard contribute to delays and unreliable service on Routes 240, 232 and 255. On East Keith Road, afternoon congestion can result in bus detours and passengers being left at stops.[8]

[7] Determined using StreetLight's average volumes on congested and uncongested days in May and October, 2025.
[8] TransLink Bus Speed and Reliability Report, 2025 https://view.publitas.com/translink/2025-bus-speed-and-reliability-report/page/1

What the Findings Mean for the Transportation Network Plan

The analysis confirms that there are opportunities to improve how the City's arterial network operates during periods of Highway 1 congestion. These could include operational changes, transit priority, changes to how limited road space is allocated, and measures that better separate local trips from trips seeking to access the Ironworkers Memorial Bridge.

However, as the City's arterial corridors have finite space and serve multiple functions, the solution must consider the impact on other modes such as transit, walking, cycling, and goods movement. The objective is not only to move more vehicles; it is to improve the capacity, reliability and resilience of the transportation network to move people and goods.

The TNP will provide the framework for making these choices at the network level. Rather than responding to each hotspot independently, the TNP will consider how potential changes to one corridor impact the rest of the City's transportation network and whether they advance the City's broader mobility objectives. This will allow staff, Council and the community to consider where additional arterial capacity is appropriate, where priority should be given to transit or other modes, and where different solutions are required.

Public Engagement

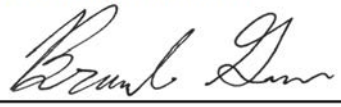
Staff will complete the remaining Phase 1 Current State analyses and begin public and interest-holder engagement in spring 2027. Building on the input received during the Mobility Strategy's development, this process will update our understanding of current lived experiences. To minimize engagement fatigue, staff are prioritizing deeper, higher-value conversations, coordinated with other major City initiatives, such as the OCP and Zoning Bylaw updates, where possible so residents can provide feedback on multiple projects at once.

During Phase 1 engagement, residents will be asked about their experience using the transportation network and about the principles and trade-offs that should inform future network decisions. This information, along with the technical analysis, will look to resolve neighbourhood-level hotspots identified.

Next Steps

Finally, Staff have proactively put forward two arterial capacity improvement projects for consideration in the upcoming capital budget. While these hotspots are being flagged as emerging priorities, the TNP remains the primary framework for setting network-level direction and will guide how these projects move forward.

Respectfully Submitted:



Brandon Green
Manager, Transportation Planning and Design

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: Brandon Green, Manager, Transportation Planning and Design

Subject: TRANSPORTATION NETWORK PLAN – PROJECT UPDATE

Date: May 27, 2026 File No: 16-8330-07-0008/1

ATTACHMENTS

1. Mobility Update (CityDocs 2698738)

SUMMARY

This report provides Council with an update on the Transportation Network Plan (TNP) project, including rationale for the work, project approach, and next steps.

Building on the City's Official Community Plan (OCP) and Mobility Strategy, the TNP will consolidate existing multi-modal plans into a coordinated, systems-based framework that identifies future network priorities, clarifies transportation corridor functions, and supports long-term capital planning. The project responds to changing travel patterns, regional growth, and evolving mobility technologies by establishing a roadmap to optimize our limited road space, ensuring it functions more efficiently for all road users.

The TNP is anticipated to proceed over multiple years with several opportunities for Council and community input. The project is currently in the project initiation stage.

BACKGROUND

Existing Policy Context

The Transportation Network Plan, referred to in previous reports as the Multi-modal Network Plan, is intended to operationalize the transportation direction established through the City's OCP and Mobility Strategy.

The Mobility Strategy established a vision of "healthy streets that work for everyone" and identified key objectives related to:

- Improving mobility and transportation choice;
- Supporting affordability and accessibility;
- Improving safety and reliability across the transportation network;
- Supporting economic activity and goods movement;
- Increasing transportation equity; and
- Reducing greenhouse gas emissions and climate impacts.

While the City has various modal-specific plans for walking, cycling, transit, and goods movement, these were developed independently and no longer fully reflect current travel behaviors, emerging trends, or contemporary design standards. The TNP will build upon existing plans and integrate them into a single, coordinated multi-modal network plan, with clear priorities for implementation.

Changing Transportation Trends

The way residents, businesses, and visitors move throughout the City continues to evolve. These changes are affecting how the transportation network functions today and how it will need to function in the future. For example:

- Households are owning fewer vehicles[1];
- Total cost of private vehicle ownership is nearly equal to housing costs, representing a significant financial burden for residents[2];
- Walking and cycling (including e-bikes) are increasing for many local trips[3];
- E-commerce and direct-to-home deliveries are creating pressure on the transportation network and curb space[4];
- Electric vehicle ownership continues to grow[5];
- Ride-hailing, car share, and bike share services are changing travel preferences[6];
- Remote and hybrid work patterns are shifting peak-hour travel demand[7]; and
- Regional growth continues to impact the North Shore transportation system[8].

While these changes are significant, driving remains an essential way to move for many. These trends reinforce the importance of proactively planning for a transportation system that is adaptable, resilient, and supports multiple transportation choices.

Network Constraints and Regional Pressures

The City's transportation network operates within significant physical and geographic constraints. The transportation system relies heavily on limited regional connections, including the Ironworkers Memorial Bridge, Lions Gate Bridge, and SeaBus.

[1] North Shore Transportation Survey, 2023
[2] Housing and Transportation Cost Burden Study, 2025 Update
[3] North Shore Transportation Survey, 2023
[4] The Hub, 2026
[5] North Shore Transportation Survey, 2023
[6] North Shore Transportation Survey, 2023
[7] North Shore Transportation Survey, 2023
[8] District of North Vancouver, 2026

As regional population and employment growth continues throughout Metro Vancouver and the Sea-to-Sky corridor, the City is experiencing increased pressure on our local transportation network. Highway incidents and congestion frequently result in traffic diverting onto municipal streets, creating impacts to transit reliability, goods movement, local access, emergency response times, and general network operations.

Given the City's dense urban form and constrained right-of-way widths, opportunities to significantly expand road capacity are limited. Experience from other jurisdictions has demonstrated that expanding roadway capacity alone does not provide a long-term solution to congestion. However, there remain specific locations in our community where targeted spot improvements can provide meaningful congestion relief.

The City's transportation planning efforts continue to focus on improving the efficiency of the overall transportation system by:

- Supporting short local trips through walking and cycling, which reduces demand on our constrained road space;
- Improving transit speed and reliability to provide a viable alternative to single-occupancy vehicle travel; and
- Optimizing the road network for essential trips, specifically prioritizing emergency response, goods movement, trades, and those who rely on the vehicle network for their livelihood.

DISCUSSION

Purpose of the Transportation Network Plan

The Transportation Network Plan will serve as the primary implementation tool for advancing the transportation infrastructure projects aligned with the OCP's long-term vision, and established through the Mobility Strategy and previous modal plans. The project is intended to move the City from a series of project-by-project transportation decisions toward a more coordinated, systems-based approach to transportation planning. To achieve this, the TNP will:

- Establish a long-term, integrated multi-modal transportation network;
- Affirm the intended function of key transportation corridors;
- Clarify trade-offs and road space priorities at a network level;
- Consolidate and update existing modal plans;
- Support coordination with development and capital projects;
- Provide greater certainty for residents, businesses, and developers; and
- Establish implementation priorities and performance measures.

Establishing corridor functions at a network level ensures that future infrastructure decisions are guided by a consistent, city-wide framework. This systems-based approach provides long-term predictability for the community and ensures individual corridor updates are driven by shared objectives and objective data.

While the Transportation Network Plan provides the analysis and modeling required to ensure our street network functions safely and efficiently, it operates under the strategic guidance of the City's OCP and Mobility Strategy. The TNP will inform potential future updates to Schedule B of the OCP (Transportation Network Road Classification) and bring a more multi-modal view to the representation of the network. With the Mobility Strategy acting as an implementation tool to the OCP on the 'what' and 'why' matters of transportation, the TNP will implement the OCP even further by providing the 'where' and 'when'.

Building on Existing Plans

The City's modal plans for walking, cycling, transit, and goods movement have served the community well, each developed to advance the priorities of its time. As the City has grown, and as travel patterns, mobility technology, and design standards have evolved, there is now an opportunity to bring these plans together into a single, coordinated framework. The Transportation Network Plan is the natural next step in that progression: moving from strong, mode-by-mode plans toward an integrated, systems-based view of the entire network.

Planning at a network level, rather than corridor-by-corridor, allows the City to deliver:

- A clear, shared basis for balancing competing demands on limited road space;
- Consistent, predictable expectations about how each corridor is intended to function;
- Transparent communication of transportation trade-offs with the community;
- Stronger, more strategic coordination of projects across departments and partners; and
- A clear roadmap to guide long-term capital investment.

Future State and Systems-Based Planning

The foundation of the TNP is a deep, evidence-based understanding of how our road network currently functions. We have already begun this work by integrating available regional and provincial datasets with emerging "Big Data" sources, such as connected vehicle and mobile device telemetry. To date, this includes a detailed analysis of highway travel and its impacts on our local streets, alongside advanced analytics used to extrapolate local cycling patterns. As the project advances, we will apply this same rigorous, data-driven approach to all other travel modes, ultimately providing an unprecedented view of how our community moves.

Building on this data, the TNP will establish a clear long-term vision for how the City's transportation network should function as an integrated system. The TNP will consider all travel modes together, including walking and rolling; cycling and micromobility; transit; goods movement; emergency response; passenger vehicles; and curbside and loading functions.

This systems-based approach will help identify where transportation priorities align, where trade-offs are required, and where additional space or operational changes may be necessary. The TNP will also support:

- Better integration between land use planning and transportation planning;
- Improved coordination with utility and paving projects;
- Earlier identification of future right-of-way requirements;
- More efficient capital planning and project sequencing; and
- Greater transparency of transportation investments.



Figure 1: Capital Project Progression with a Network Plan

The TNP will not establish detailed final designs for individual streets. Instead, it defines the broader network structure and intended corridor functions to guide future project-level planning and public engagement. This framework establishes clear modal priorities for each corridor, identifies the necessary space reallocation to support those priorities, and sets the requirements for seamless coordination with development and capital infrastructure projects.

Project Deliverables

The project will deliver:

1. **A long-term multi-modal Transportation Network Plan:** This map will define the City's ultimate transportation vision, clearly defining the intended role and physical integration of all travel modes across the entire network.

2. **A 10-Year Implementation Strategy:** This capital delivery program identifies near-term priorities and capital projects. It is supported by a rigorous, data-driven evaluation framework to ensure municipal investments are transparent, equitable, fiscally responsible, and directly aligned with the community's long-term vision.

Project Schedule and Public Engagement

The TNP is anticipated to proceed between 2026 and 2028 with several opportunities for Council and community input. More detailed information about the core activities and objectives of each phase are found below. The project is currently in the project initiation stage.

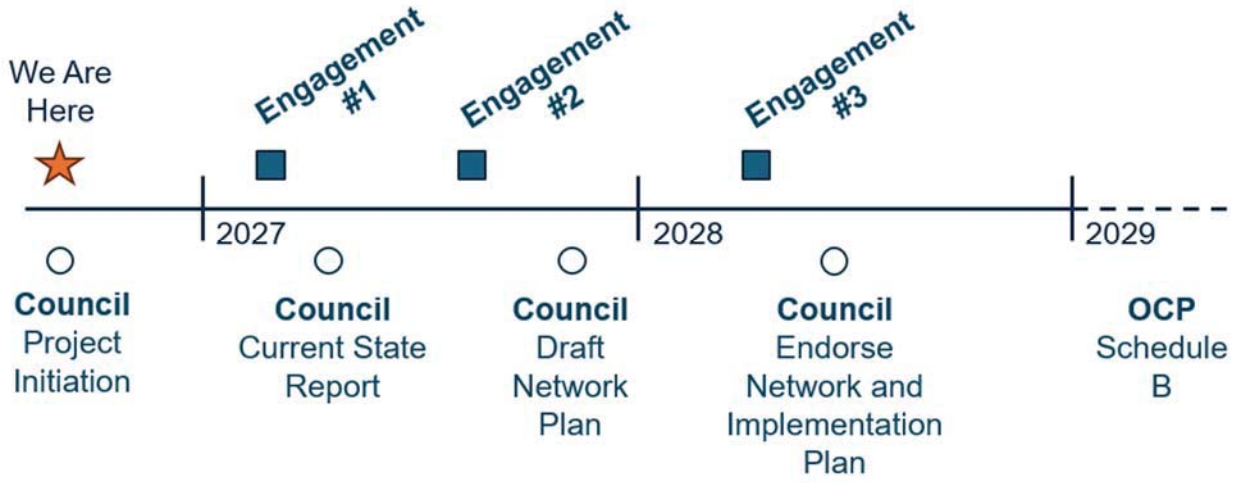


Figure 2: Project and Public Engagement Schedule

This project adheres to the IAP2 "Involve" level of engagement, designed to ensure that public and stakeholder values are directly reflected in the development of the transportation network and implementation strategies.

Phase 0: Project Initiation: The focus is on establishing the engagement infrastructure, including the finalization of comprehensive communication and consultation frameworks to guide ongoing collaboration.

Phase 1: Current State: Engagement activities aim to validate the core Mobility Strategy, establish performance metrics for high-quality user experiences across all modes, and identify technical feasibility constraints in coordination with interest holders.

Phase 2: Draft Network Plan: This phase centers on technical decision-making supported by community input. Consultation will focus on co-developing the prioritization framework with the community to ensure trade-offs are evaluated transparently.

Phase 3: Final Network and Implementation Plan: The final stage concludes with a collaborative review of the proposed network and the 10-year implementation schedule. This serves to confirm that all outcomes are well-vetted and aligned with stakeholder feedback prior to Council endorsement.

Next Steps

The immediate focus of the project will center on current state analysis, including comprehensive data collection and an existing conditions assessment. This technical foundation will leverage the North Shore travel demand model, developed in close coordination with the District of North Vancouver. In Q1 2027, the City will launch Phase 1 Public Engagement, focusing on capturing community feedback to establish performance metrics for user experiences across all travel modes. Following this engagement window, staff will return to Council in early Q2 2027 with a *What We Heard Report* alongside a technical summary outlining the network's current state, opportunities, and constraints.

FINANCIAL IMPLICATIONS

Transportation Planning & Design will procure expert support for the delivery of this work. $650,000 in capital funding was approved for the Multi-Modal Network Plan Update for 2026-2028.

INTER-DEPARTMENTAL IMPLICATIONS

The Transportation Planning & Design team will work closely with various groups across the Infrastructure, Transportation & Parks department (Public Realm Infrastructure, Traffic Engineering), Communications & Engagement, as well as Planning, Development & Real Estate.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

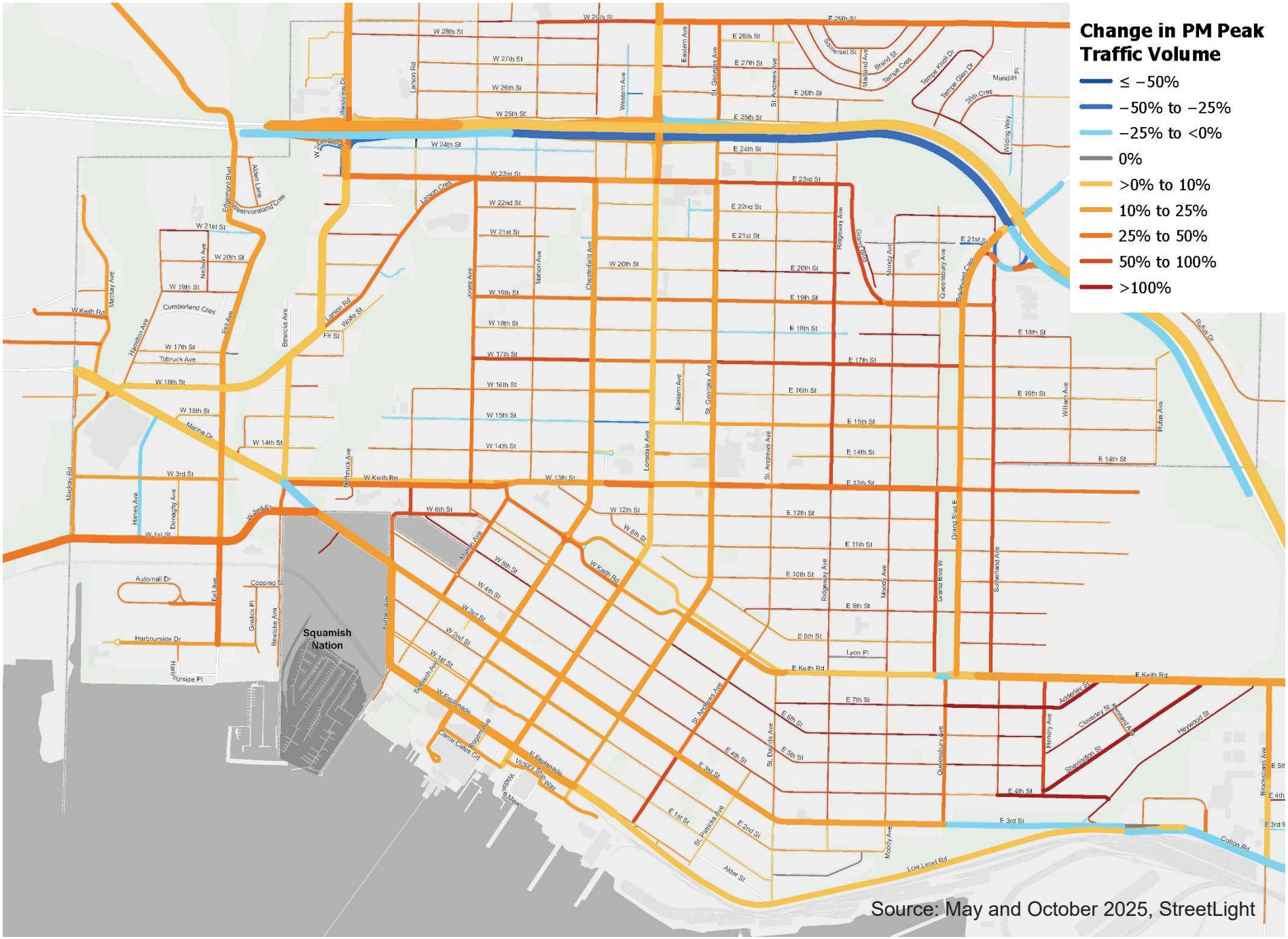
The Transportation Network Plan delivers a key infrastructure implementation plan required to meet the Mobility Strategy's vision "healthy streets that work for everyone."

RESPECTFULLY SUBMITTED:



Brandon Green
Manager, Transportation Planning and Design

Attachment #3 - PM Peak Traffic Volume Change on Congested vs. Uncongested Days



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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: 2026 APPROPRIATION #3 – FINAL

Date: November 4, 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 November 4, 2026, entitled "2026 Appropriation #3 – Final":

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 2869077)
2. Information Report: 2026-2030 Capital Plan – Specific Appropriations: Mobility Network Improvements (Project 3-16) (CityDocs 2758323)
3. Information Report: 2026-2030 Capital Plan – Specific Appropriations: Enterprise Development Applications and Permits Software (Project 5-05) (CityDocs 2854927)
4. Information Report: 2026-2030 Capital Plan – Specific Appropriations: Property Tax and Utility System Update (Project 5-12) (CityDocs 2865858)
5. Information Report: 2026-2030 Capital Plan – Specific Appropriations: Land Management Strategy & Implementation (Project 5-13) (CityDocs 2863651)
6. Information Report: 2026-2030 Capital Plan – Specific Appropriations: Financing Costs HJCRC (Project 8-10) (CityDocs 2865640)
7. Information Report: 2026-2030 Capital Plan – Specific Appropriations: 2026 Civic Public Art Funding Appropriation (Project 8-12) (CityDocs 2871886)

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 6 projects included in CNV's current 2026-2030 Capital Plan. This appropriation has accompanying Information Reports (***Attachments 2-7***) that includes additional information on each project

One Specific Appropriation recommended in this report is for $85,000 to fund the Public Art Civic Program. The North Vancouver Public Art Advisory Committee, through staff at the North Vancouver Recreation Commission, is recommending that these funds be used for Coast Salish Artwork in the Lower Lonsdale area. CNV staff recommend appropriating these funds, but the holding them in a separate capital program under the control of CNV's CAO until the completion of an underway asset management study being led by the CNV Facilities team. The objective of this study is to quantify the future costs of maintaining CNV's existing inventory of public art. Following the completion of this asset management study, the $85,000 would be allocated to asset management work or the new public art recommended by the North Vancouver Public Art Advisory Committee, or a combination of the two, at the discretion of the CAO as needed.

Specific Appropriations not required in 2026 ***(Attachment 1)*** are as follows:

Project Name	Unappropriated 2026 Amount
Provision for Affordable Housing	205,520
Provision for Strategic Land Acquisition	4,200,000
Provision for Park Acquisition	7,890,000
Provision for Local Area Services - City Share	500,000
Water Main Replacement	2,508,140
Total	**$15,303,660**

The first 4 projects in the table above are “Provisions” included in CNV’s Capital Plan to accommodate potential future expenditures in a few areas, typically where opportunities have not been identified at the time of Capital Plan preparation, but may arise and require responsive action. Including provisions in the Capital Plan allows CNV to act without the need for a Revised Financial Plan, but still would require a Council approved Specific Appropriation. As part of the year-end budget review process, any Provisions established within the approved Capital Plan that have not been appropriated are reported to Council and funds remain in their appropriate reserve accounts where they remain available to fund future priorities and needs. Opportunities to use the above 4 Provisions did not materialize in 2026.

CNV allocated $3.8M of funding for Water Main Replacements in the 2026-2030 Financial Plan, of which $2.5M is not being appropriated this year. This funding was not required as work completed in the year was primarily done using previous year’s capital funding. Lower-than-anticipated costs for internally delivered projects have further reduced 2026 expenditures. This amount will remain in water utility reserves and remain available to fund future projects, reducing the rate impact of the 2027 capital program.

PUBLIC ENGAGEMENT

Public engagement was conducted as a part of the preparation of the 2026-2030 Financial Plan.

FINANCIAL IMPLICATIONS

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.

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

Ref#	Dept	Project Name	Remaining Unappropriated Balance	2026 Appropriation #3	CNV RESERVE						Unappropriated amount remaining in reserves
					General Capital Reserve	Public Art Reserve	HJCRC	Civic Amenity Reserve	Growing Community Reserve	DCC Transportation	
3 - 16	ITP	Mobility Network Implementation	2,270,060	2,270,060				361,189	696,275	1,212,596	-
5 - 05	PDR	Enterprise Development Applications and Permits Software	800,000	800,000	800,000						-
5 - 12	FED	Property Tax and Utility System Update	150,000	150,000	150,000						-
5 - 13	PDR	Land Management Strategy & Implementation	700,000	700,000	700,000						-
8 - 10	FED	Financing Costs HJCRC	2,094,338	2,094,338			2,094,338				-
8 - 12	NVRC	Public Art Civic Program	85,000	85,000		85,000					-
1 - 02	PDR	Provision for Affordable Housing	205,520								205,520
1 - 03	PDR	Provision for Strategic Land Acquisition	4,200,000								4,200,000
1 - 04	PDR	Provision for Park Acquisition	7,890,000								7,890,000
3 - 03	ITP	Provision for Local Area Services - City Share	500,000								500,000
11-01	ITP	Water Main Replacement	2,508,140								2,508,140
		Total Specific Appropriation	**21,403,058**	**6,099,398**	**1,650,000**	**85,000**	**2,094,338**	**361,189**	**696,275**	**1,212,596**	**15,303,660**

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: Justin Hall, Manager, Public Realm Infrastructure

Subject: 2026-2030 CAPITAL PLAN – SPECIFIC APPROPRIATIONS: MOBILITY NETWORK IMPLEMENTATION (PROJECT 3-16)

Date: October 28, 2026 File No: 05-1705-30-0019/2026

	2026	2027	2028	2029	2030	Total
City Contributions	$2,270,060	$2,760,000	$5,000,000	$5,000,000	$5,000,000	**$20,030,060**
External Contrib.	$1,000,000	$0	$1,500,000	$1,500,000	$1,000,000	$5,000,000
Total	**$3,270,060**	**$2,760,000**	**$6,500,000**	**$6,500,000**	**$6,000,000**	**$25,030,060**

PURPOSE

The purpose of this report is to present the rationale for appropriating $2,270,060 of 2026 City funding to continue the current tranche of high priority mobility corridor projects identified in the 2019 report to Council titled “Priority Corridors for All Ages and Abilities (AAA) Mobility Lanes”.

BACKGROUND

In 2019, Council endorsed the All Ages and Abilities Priority Mobility Network Implementation Plan – advancing CNV’s existing Bicycle Master Plan and All Ages and Abilities Bike Network, while considering users with a broad range of electrified mobility devices. The strategy identifies implementation priorities to establish north-south and east-west corridors that connect people to key destinations in the city and the region.

The priority projects identified in the next four years in this project are:

- *Upper Levels Greenway (ULG)* – A greenway connecting the Westview and Tempe neighbourhoods. The ULG is identified as a priority to provide greater access to active transportation and recreation options for the neighbourhoods north of Highway 1 and provide a connection along Lonsdale to the new HJCRC. In 2024 Council approved funds to proceed with phase 1 which includes the E-W section between St Andrews and Chesterfield and N-S to connect with HJCRC. The portion connecting from Lonsdale and Hwy 1 onramp through the HJCRC

site to the Green Necklace on 23rd Street is complete, but the remainder of phase 1 is outstanding and still in early concept design phase as there are approvals required from the Ministry of Transportation and Transit (MoTT). In 2026, staff established a Terms of Reference with the MoTT that will enable the City to begin modeling and detailed design in 2027.

- *The Midtown Connector* – A key east-west route connecting Lynn Valley via the Crosscut Bridge through Central Lonsdale to the Marine-Hamilton neighbourhoods. This route is identified as priority given the high east-west demand and connection to the regional bike network. The first phase connecting the Crosscut Bridge via East 17th Street to West Grand Boulevard called the *Eastside Connector* is nearing completion.

- *Chesterfield (Esplanade to 13th Street)* – The primary north-south corridor supporting access between Central and Lower Lonsdale. As discussed in the 2024 Mobility Network: Next Steps report, this corridor is a popular route for users connecting to and from the Seabus with high E-bike share ridership. Staff will be developing a preliminary implementation plan for Council's consideration.

DISCUSSION

The total estimated cost of the Mobility Network Implementation Capital Program from 2026-2030 is $25,030,060. The City's contribution to the program in 2026 is $2,270,060.

This appropriation of $2,270,060 is required for:

- Ongoing staff resourcing for mobility and transportation projects, including project management, communications and engagement support, and transportation engineering
- The City's mobility programs, including best practice research and implementation, education and promotional materials, and bike valet at City events.
- Advancing detailed design and community engagement for the Upper Levels Greenway.
- Preparing preliminary concept and implementation plans for the next priority corridors for Council's consideration.

Funds will enable staff to begin work on the Upper Levels Greenway and next priorities beginning in early 2027. No additional funds are required in 2027 to advance the identified priorities.

FINANCIAL IMPLICATIONS

This report requests the appropriation of $2,270,060 from the 2026-2030 Capital Plan in accordance with CNV's Appropriations Policy.

Funding for the Priority Mobility Network includes a combination of City Capital and Development Cost Charges (DCC's) contributions. DCC contributions totaling $1,200,000 are allocated to the Upper Levels Greenway Project identified to support growth as part of the 2025 DCC Review and Update.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This project supports the “Connected City” priority in Council’s Strategic Plan, providing active and sustainable ways for people to move to, from and within the city safely and efficiently by increasing the number of kilometres of protected bike lanes. The Mobility Network Implementation project aligns with and advances key principles of the Safe Mobility Strategy and established City goals and objectives. Specific OCP objectives include:

> 2.1.1 Invest in cycling and pedestrian networks and facilities to make these more attractive, safer, and convenient transportation choices for all ages and abilities with an aim to increase these ways of travelling over single-occupant vehicle use;
>
> 2.1.4 Reduce crossing barriers at locations such as intersections, creeks, highways and rail crossings so that walking and cycling are more convenient and attractive.

RESPECTFULLY SUBMITTED:

Justin Hall
Manager, Public Realm Infrastructure

General Manager	CAO

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Tim Ryce, Director, Development

Subject: 2026-2030 CAPITAL PLAN – SPECIFIC APPROPRIATIONS: ENTERPRISE DEVELOPMENT APPLICATIONS AND PERMITS SOFTWARE (PROJECT 5-05)

Date: October 27, 2026 File No: 05-1705-30-0002/2026

	2026	2027	2028	2029	2030	Total
City Contributions	$ 800,000	$ 789,900	$ -	$ -	$ -	$1,589,900
External Contrib.	$ -	$ -	$ -	$ -	$ -	$ -
Total	**$ 800,000**	**$ 789,900**	**$ -**	**$ -**	**$ -**	**$1,589,900**

PURPOSE

The purpose of this report is to provide rationale for appropriating the funding for the Enterprise Development Applications and Permits Software project in the amount of $800,000 as provided in the 2026-2030 Capital Plan.

DISCUSSION

This report is to request appropriation for $800,000 for the purchase of Enterprise Development Applications and Permits Software. Streamlining development approvals is a priority project in Council's Strategic Plan. Redesigning the process and adopting advanced technology will enable more efficient processing, reduce administrative burden, and enhance the applicant experience, ultimately leading to a more streamlined and customer-focused permitting process.

Key benefits of this project include:

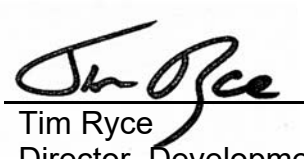
- Enhanced customer experience with more user-friendly and transparent systems;
- Improved processing times for development applications and permits;
- Increased operational efficiency across multiple departments involved in permitting and approvals.

The requested funding is intended to support the acquisition and initial implementation of the City's new Enterprise Development Applications and Permits Software. The City has issued a Request for Proposals (RFP), and proposals are currently under evaluation. Subject to the outcome of the procurement process, these funds will cover the initial software purchase and associated implementation costs, including system configuration, data migration, integrations, testing, staff training, and initial deployment support.

FINANCIAL IMPLICATIONS

This report requests the appropriation of $800,000. There are no remaining funds to be appropriated in 2026.

RESPECTFULLY SUBMITTED:



Tim Ryce
Director, Development

CAO

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Larry Sawrenko, Chief Financial Officer

Subject: 2026-2030 CAPITAL PLAN – SPECIFIC APPROPRIATIONS: PROPERTY TAX AND UTILITY SYSTEM UPDATE

Date: November 2, 2026 File No: 05-1705-30-0002/2026

	2026	2027	2028	2029	2030	Total
City Contributions	$150,000	$ -	$ -	$ -	$1,579,000	$1,729,000
External Contrib.	$ -	$ -	$ -	$ -	$ -	$ -
Total	**$150,000**	**$ -**	**$ -**	**$ -**	**$1,579,000**	**$1,729,000**

PURPOSE

The purpose of this report is to provide rationale for appropriating the funding for the Property Tax and Utility System Update project in the amount of $150,000 as provided in the 2026-2030 Capital Plan.

DISCUSSION

This initial phase of work would include a preparatory, current state end-to-end process mapping of the property tax and utility modules, encompassing both front-end and back-end operations, as well as documenting key integration points with other systems, including IPS, PeopleSoft and eTax. Establishing an initial understanding of system dependencies, and operational requirements will help support informed decision-making for future implementation of a new property tax and utility solution.

The first $150,000 tranche of funding is to support engaging specialized expertise in business process mapping and system documentation, and to backfill existing staff to allow them, as key subject matter experts, to contribute their operational knowledge while maintaining ongoing resident service delivery.

FINANCIAL IMPLICATIONS

This report requests the appropriation of $150,000. There are no remaining funds to be appropriated in 2026.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

CAO

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

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Mark Chan, General Manager, Planning, Development and Real Estate

Subject: 2026-2030 CAPITAL PLAN – SPECIFIC APPROPRIATIONS: LAND MANAGEMENT STRATEGY AND IMPLEMENTATION (PROJECT 5-13)

Date: October 30, 2026 File No: 05-1705-30-0002/2026

	2026	2027	2028	2029	2030	Total
City Contributions	700,000	1,400,000	300,000			**$2,400,000**
External Contrib.						
Total	**700,000**	**1,400,000**	**300,000**			**$2,400,000**

PURPOSE

The purpose of this report is to provide rationale for appropriating $700,000 for the Land Management Strategy and Implementation project. This amount is the 2026 portion of the project's $2,400,000 budget in the 2026-2030 Capital Plan.

DISCUSSION

This report requests that Council appropriate $700,000 for the Land Management Strategy and Implementation project. The project is led by the Planning, Development & Real Estate Department with implementation support from Information Technology. This project aligns with the Modern Organization priority.

Land data is relied on across the City by the public and multiple City departments for finance, planning, engineering and other purposes. Addressing, parceling, ownership, contact and contracting party information (among others) is held in the City's core land management system (IPS – Infor Public Sector) and shared with other systems, including map-based GIS, VADIM accounting software, and other land administration systems and customer portals. The project is intended to strengthen the City's core capability in land management by standardizing land data, addressing gaps, and implementing the system improvements that will follow from a land technology assessment.

Expected benefits

The project is expected to deliver:

- consistent, accurate land data that the public and business areas across the City can rely on;
- enhancements in addressing, ownership, contact and contracting party records (among others), including historical records; and
- a modernized core land management solution with dependable connections to the City's other systems, including the enterprise development applications software currently in procurement.

FINANCIAL IMPLICATIONS

This report requests the appropriation of $700,000 in 2026. The 2026 amount includes a two-year temporary position, consulting support and contracted services. There are no remaining funds to be appropriated in 2026.

RESPECTFULLY SUBMITTED:



Mark Chan
General Manager, Planning, Development and Real Estate

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: 2026-2030 CAPITAL PLAN – SPECIFIC APPROPRIATIONS: FINANCING COSTS FOR HARRY JEROME COMMUNITY RECREATION CENTRE (PROJECT 8-10)

Date: November 3, 2026 File No: 05-1705-30-002/2026

	2026	2027	2028	2029	2030	Total
City Contributions	$2,094,338	-	-	-	-	$2,094,338
External Contrib.	-	-	-	-	-	-
Total	**$2,094,338**	**-**	**-**	**-**	**-**	**$2,094,338**

PURPOSE

The purpose of this report is to provide rationale for appropriating the funding for the project "Financing Costs – Harry Jerome Community Recreation Centre" in the amount of $2,094,333.

DISCUSSION

On April 11, 2022, Council adopted the "Harry Jerome Community Recreation Centre Loan Authorization Bylaw, 2022, No. 8909" following approval of the Inspector of Municipalities. This bylaw authorized the borrowing of $109,000,000 to support the Harry Jerome Community Recreation Facility ("HJCRC") Financial Strategy required to deliver the construction of the HJCRC and related projects, including the relocation and construction of a new North Vancouver Lawn Bowling Club and lawn bowling facilities, the relocation of the Flicka Gymnastics Club, upgrades to the Mickey McDougal Community Recreation Centre, and the relocation and construction of the new Silver Harbour Centre.

On March 21, 2025, CNV made a request to draw down debt of $2,866,823 from the above Municipal Finance Authority ("MFA") loan facility in order to advance the construction of the HJCRC projects. This draw was the first from the debt facility

approved under the above bylaw. From the initial draw up until the most recent, dated November 2, 2026, a total of $84,151,073 has been drawn against the facility.

	HJCRC
Total Authorized Borrowing	**$109,000,000**
Advances to date:	(84,151,073)
Remaining Borrowing – November 2 2026	**$24,848,927**

Remaining drawdowns on the loan facility, primarily need for construction holdbacks, are expected to shortly, at which time the loan will be fully drawn. Interest will be payable until the loan facility is retired following the monetization of the Harry Jerome Neighborhood Lands, which would conclude the execution of the HJCRC Financial Strategy.

RESPECTFULLY SUBMITTED:



Larry Sawrenko
Chief Financial Officer

The Corporation of **The City of North Vancouver**
Office of the Chief Administrative Officer

Information Report

To: Mayor Linda Buchanan and Members of Council

From: Leanne McCarthy, Chief Administrative Officer

Subject: 2026-2030 Capital Plan – Specific Appropriations: 2026 Civic Public Art Funding Appropriation

Date: November 16, 2026 File No: 05-1705-30-0019/2026

Attachments

1. City Public Art Reserve Fund Civic Funded Project List 2001-2025 (CityDoc 2865542)

Summary

This report seeks the appropriation of $85,000 for the 2026 Civic Public Art Program. The funds would be shared between a new Coast Salish artwork in Lower Lonsdale and maintenance of the existing public art collection.

Background

The Public Art Program has three components: civic, community and developer-generated public art. All three build a sense of community identity through public art, but each has different objectives and funding mechanisms. This report concerns civic public art.

Each year, Council appropriates $85,000 from the Public Art Reserve for civically initiated public art projects. Under the City's Public Art Policy, the North Vancouver Public Art Advisory Committee advises Council on the administration, management and disbursement of the Reserve. The Committee also reports annually to Council on its deliberations and on the progress of projects.

Since the Public Art Reserve was established in 2000, 57 art projects have been completed in the City using the annual Civic Public Art Program funds (Attachment 1). Projects typically take two to three years from site identification and funding commitment through design, fabrication and installation.

The City's collection now includes approximately 100 artworks, indoors and outdoors, in parks, plazas, municipal buildings and commercial developments. The City has not completed a comprehensive condition assessment of the collection in the past 20 years.

To address this, the City has issued a Request for Proposal for a Public Art Collection Assessment. Proposals are due December 3, 2026, and the contract has an initial term of six months. The consultant will provide, for each artwork, a condition rating, treatment recommendations, a priority rating and a repair cost estimate. The final report will include an asset management plan with an annual maintenance schedule.

Discussion

Committee recommendation

At its July 9 meeting, the North Vancouver Public Art Advisory Committee considered options for the City's 2026 Civic Public Art allocation. The Committee passed a motion recommending that Council allocate the full $85,000 to a Coast Salish artwork.

The recent removal of two privately owned Indigenous artworks along Carrie Cates Court has left a gap in Indigenous art in Lower Lonsdale. The Committee identified addressing this gap as its priority for 2026. NVRCC staff acknowledge the Committee's recommendation and support the project.

Maintenance of the existing collection

City staff recommend that any funds remaining after the artwork budget is finalized be directed to the maintenance the Collection Assessment identifies. The collection is a significant City asset. The assessment is expected to identify repair and conservation work, some of it high priority.

Caring for the works the City already owns is a necessary part of a responsible public art program. There is an annual maintenance budget used by NVRCC and is directed by the Public Art officer towards care of identified public art. Directing the balance of the 2026 allocation to maintenance gives the City an additional required source of funds to respond to the assessment's findings.

Proposed approach

Staff propose that the $85,000 be shared between the two purposes, in this order:

1. The Public Art Officer finalizes the budget for the Coast Salish artwork.
2. Any funds remaining are directed to priority maintenance of the collection, guided by the cost estimates and priority ratings in the Collection Assessment.

Planning for the Coast Salish artwork can proceed now and does not depend on the assessment. Commission staff will work in alignment with Coast Salish governance, cultural protocols and City decision-making processes, so that the location, artwork type and artist selection are mutually agreed upon.

Initial discussion has considered a location near MONOVA, along Museum Mews. The Director of the Museum of North Vancouver has indicated the artwork would be a welcome addition to the area. MONOVA works directly with local First Nations through its Indigenous Voices Advisory Committee, co-chaired by Tsleil-Waututh Nation and Squamish Nation Elders. That committee will be consulted during planning and delivery of the project.

The scope and scale of the artwork will be confirmed once its budget is established.

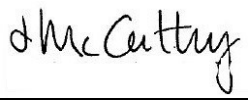
Public Engagement

The North Vancouver Public Art Advisory Committee was consulted and recommended the full $85,000 be committed to new art.

Financial Implications

The $85,000 would be appropriated from the Public Art Reserve, consistent with the annual Civic Public Art Program allocation. No additional funding is requested.
The split between maintenance and the Coast Salish artwork will be set when work begins. The Coast Salish artwork budget will be the balance remaining after priority maintenance costs are confirmed.

Respectfully Submitted:



Leanne McCarthy
Chief Administrative Officer

CITY PUBLIC ART RESERVE FUND
CIVIC FUNDED PROJECT LIST 2001 — 2025

2001-2005

1) Wordlink, Karen Kazmer; **2) Veil**, SWON; 3) **Gateway**, Pechet & Robb; **4) Living Ruin,** Pechet & Robb; **5) Rain Garden**, Pechet & Robb; **6) Essential Elements**, Pierobon & Foyle; **7) Lonsdale Banner Designs**, Alvarez, Munro, Rathjie; **8) By Water Breathe**, Katherine Kerr; **9) SK8 Wave**, Chew & Metz; **10**) **Waterwheel & Shell**, Doug Taylor; **11) Coho Creek,** Bruce Walther; **12) Tree & River Spirits**, Ken Clark; **13**) **Lonsdale Banners**, Elliott & Skeet.

2006-2010

14)Yet Another Way to Know That: Trees, Ships and Water, Dwight Atkinson; **15) Grizzly**, Ken Clark; **16) Continuum**, Katherine Kerr; **17) The Long Assent**, Veronica & Edwin Dam De Nogales; **18) Out / Look**, Metz & Chew; **19) Imagine our Future City,** Student Centennial Sidewalk Project; **20) Tree Fragments,** Library Donor Recognition Project, Metz & Chew; **21)Gateway to Ancient Wisdom,** Wade Baker; **22) My People Will Rise Up Like a Thunderbird From the Sea**, Marianne Nicolson; **23) Lonsdale Banner Designs,** Duane Murrin; **24) Murmuring Crows**, Ingrid Kiovukangus.

2011-2015

25) Wilbur's Web, Alan Storey; **26) Salmon for Wendell,** Jody Broomfield; **27) Walk in the Forest,** Jen Gellis; **28) Swale,** Veronica & Edwin Dam de Nogales; **29) Ancient Sun**, Wade Baker**; 30) 35 Rings**, Antonio Millaries & Jeremy Crowle; **31) Fallen Tree,** Brent Comber; **Lonsdale Banners,** (Shadbolt-Reid-Smith) Kids Contest, AFK, **33) Waterwork**, Carlyn Yandle; **34) Vancouver Biennale Exhibition; 35) GroundWaterSeaLevel**, Germaine Koh; **36) Raven**, Darren Joseph; **37) Canada 150- What Makes Canada Great**, Lonsdale Street Banners School Art Contest; **38**) **Lost Cows of Lillooet,** Nathan Lee & Matthew Thompson.

2016-2020

39) Whatever the Weather I, Mia Weinberg; **40) Storytelling,** Rebeca Bayer & IMu Chan; **41) Ascending Faith**, John Marston; **42) West Coast Folklore Mural**, Ola Volo; **43) Street Banner Designs**, Ola Volo; **44) We Hold Our Hands Up to You**, Jody Broomfield; **45) Time in Memorial & Beyond**, Xwalacktun (Rick Harry); **46) Whatever the Weather II**, Mia Wienberg; **47) Queensbury Frog**, Eric Neighbour; **48) Pacific Tree Frog**, Doug Taylor.

2021-2025

49) Shimmer Time, Alyia Orr; **50) The Rescue**, Janice George, Buddy Joseph, **51) Wealth of the Land**, Angela George; **52) Aftermath**, Debora Sparrow; **53) Creator's Children**, Sibohan Joseph & Ray Natraoro; **54) Corvus**, ie Creative; **55) Sister's Mountain,** Wade Baker.; 56) Houring Our Leaders, Chief Janice George & Buddy Joseph 57) Ramble & Bloom, Charlotte Ruby Campbell.

PUBLIC ART RESERVE – CIVIC FUNDED PROJECT LIST 2001 - 2025

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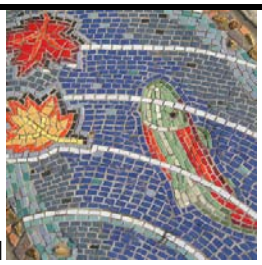
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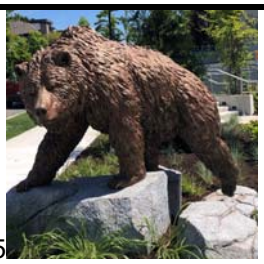
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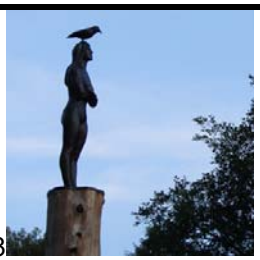
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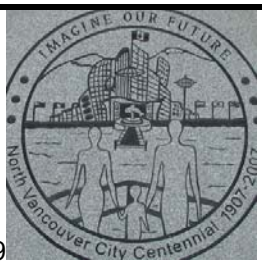
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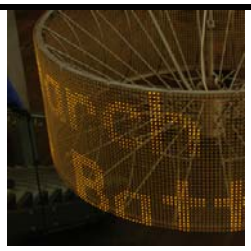
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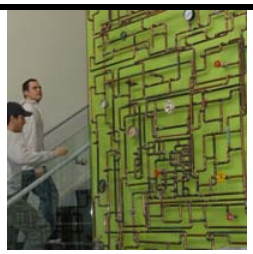
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PUBLIC ART RESERVE - CIVIC FUNDED PROJECT LIST 2001 - 2025

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Coming Soon Eastern Park

Coming Soon Topo Park

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NOTICE OF MOTION

7. Extending the Public Input Period – File: 01-0530-12-0001/2026

Submitted by Councillor Bell

RECOMMENDATION:

WHEREAS the Public Input Period gives residents a direct way to raise matters of interest with Council at Regular Council Meetings;

WHEREAS "Council Procedure Bylaw, 2015, No. 8500" currently provides Public Input Period speakers up to 2 minutes to address Council;

WHEREAS a 3-minute limit fits common practice among local governments in the Metro Vancouver region, including but not limited to the District of West Vancouver and the City of Vancouver;

AND WHEREAS Council is committed to holding meetings that are open, inclusive, safe and respectful for members of the public, Council and staff;

THEREFORE BE IT RESOLVED THAT Council direct staff to bring forward amendments to the "Council Procedure Bylaw, 2015, No. 8500" to:

1. Increase the Public Input Period speaking limit from 2 minutes per speaker to 3 minutes per speaker;
2. Remove the limit of 5 speakers per Council meeting; and
3. Establish clear expectations for respectful conduct by Public Input Period speakers, consistent with the General Rules of Conduct;

AND BE IT FURTHER RESOLVED THAT once the amendments are prepared, public notice be given as required under section 124 of the *Community Charter*, and the bylaw amending "Council Procedure Bylaw, 2015, No. 8500" be brought forward for consideration.