



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, JULY 14, 2025**

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**PRESENT**

**COUNCIL MEMBERS**

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

*\*participated electronically*

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
A. Cifarelli, Corporate Officer  
J. Peters, Manager, Legislative and Election Services  
L. Sawrenko, Chief Financial Officer  
D. Van Heerden, Manager, Financial Planning  
H. Granger, City Solicitor  
K. Magnusson, Director, Engineering, Parks and Environment  
D. Hutch, Deputy Director, Parks and Public Spaces  
J. Hall, Manager, Public Realm Infrastructure  
A. Man-Bourdon, Manager, Parks and Natural Spaces  
B. Green, Transportation Engineer  
S. Galloway, Director, Planning and Development  
M. Friesen, Manager, Planning (Urban Regeneration and Analytics)  
J. Greig, Manager, Planning (Development Planning)  
H. Sherlock, Development Planner  
S. Rasooli, Development Planner  
M. Chan, Director, Real Estate, Facilities and Economic Development  
A. Marginson, Manager, Business Services  
E. Doran, Director, People, Culture and Transformation  
A. Gibbs, Senior Manager, Communications and Engagement  
S. Peters, Manager, Projects and Initiatives  
T. Huckell, Legislative Services Advisor

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

**APPROVAL OF AGENDA**

Moved by Councillor Back, seconded by Councillor Valente

1. Regular Council Meeting Agenda, July 14, 2025

**CARRIED UNANIMOUSLY**

R2025-07-14/1

**ADOPTION OF MINUTES**

Moved by Councillor Bell, seconded by Councillor McIlroy

2. Regular Council Meeting Minutes, July 7, 2025

**CARRIED UNANIMOUSLY**

R2025-07-14/2

## **PUBLIC INPUT PERIOD**

- Mathieu de Chalvron, North Vancouver, spoke with concern regarding development cost charge.
- Euan McLean, North Vancouver, spoke with concern regarding parking changes in the City.
- Denise Philippe, North Vancouver, spoke with concern regarding parking changes in the City.

## **BYLAWS – ADOPTION**

3. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2022, No. 8939” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Shahriari opposed.

R2025-07-14/3

4. “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Housing Agreement Bylaw, 2022, No. 8940” (Confide Enterprises Inc. / Ankenman Marchand Architects, 144 West 21<sup>st</sup> Street, CD-758, Rental Housing Commitments) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Shahriari opposed.

R2025-07-14/4

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9066” (Inspired Architecture Inc., 648 West 14<sup>th</sup> Street, CD-767)

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9066” (Inspired Architecture Inc., 648 West 14<sup>th</sup> Street, CD-767) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Bell opposed.

R2025-07-14/5

## **BYLAWS – ADOPTION – Continued**

6. “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2025, No. 9088” (Curb Access and Parking Plan Policy Changes) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**CARRIED**

Councillor Back, Councillor Bell and Councillor Shahriari opposed.

R2025-07-14/6

## **DELEGATION**

David Brun, Treasurer, Board of Directors, Cypress Gardens

Re: Cypress Gardens Redevelopment Vision

David Brun, Cypress Gardens, provided a PowerPoint presentation regarding the “Cypress Gardens Redevelopment Vision” and responded to questions from Council.

## **CORRESPONDENCE**

7. David Brun, Treasurer, Board of Directors, Cypress Gardens, May 22, 2025  
– File: 01-0230-01-0001/2025

Re: Cypress Gardens Redevelopment Vision

Moved by Councillor Valente, seconded by Councillor Bell

THAT the correspondence from David Brun, Treasurer, Board of Directors, Cypress Gardens, dated May 22, 2025, regarding the “Cypress Gardens Redevelopment Vision”, be received for information with thanks.

**CARRIED UNANIMOUSLY**

R2025-07-14/7

## **PRESENTATION**

Stella Jo Dean Plaza and East 14<sup>th</sup> Streetscape Refresh – Manager, Parks and Natural Spaces

Engineering, Parks and Environment staff provided a PowerPoint presentation regarding the “Stella Jo Dean Plaza and East 14<sup>th</sup> Streetscape Refresh” and responded to questions from Council.

## **PRESENTATION**

Mobility Update – Director, Engineering, Parks and Environment

Engineering, Parks and Environment staff provided a PowerPoint presentation regarding the “Mobility Update” and responded to questions from Council.

## **REPORT**

8. Eastside Connector – File: 11-5330-20-0074/1

Report: Manager, Public Realm Infrastructure, June 25, 2025

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Manager, Public Realm Infrastructure, dated June 25, 2025, entitled “Eastside Connector”:

THAT staff be directed to close West Grand Boulevard between East 13<sup>th</sup> and 15<sup>th</sup> Streets to vehicle access to improve the linkage between Ray Perrault and Grand Boulevard Parks.

Moved by Mayor Buchanan, seconded by Councillor McIlroy

THAT the following clause be added to the resolution:

“AND THAT staff be directed to explore the feasibility of incorporating up to two tennis courts and one multi-sport court on West Grand Boulevard between 13<sup>th</sup> and 15<sup>th</sup> Streets or elsewhere within Ray Perrault Park and report back to Council.”

Amendment motion, **CARRIED**  
Councillor Shahriari opposed.

The vote on the main motion, as amended, was taken separately as follows:

Moved by Mayor Buchanan, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Public Realm Infrastructure, dated June 25, 2025, entitled “Eastside Connector”:

THAT staff be directed to close West Grand Boulevard between East 13<sup>th</sup> and 15<sup>th</sup> Streets to vehicle access to improve the linkage between Ray Perrault and Grand Boulevard Parks;

**CARRIED**  
Councillor Back, Councillor Bell and Councillor Shahriari opposed.

Moved by Mayor Buchanan, seconded by Councillor McIlroy

AND THAT staff be directed to explore the feasibility of incorporating up to two tennis courts and one multi-sport court on West Grand Boulevard between 13<sup>th</sup> and 15<sup>th</sup> Streets or elsewhere within Ray Perrault Park and report back to Council.

**CARRIED**  
Councillor Shahriari opposed.  
R2025-07-14/8

## **PRESENTATION**

### Development Cost Charges Update – Chief Financial Officer

Finance staff provided a PowerPoint presentation regarding the “Development Cost Charges Update” and, along with Craig Binning, Partner, Hemson Consulting, responded to questions from Council.

## **REPORT**

9. 2025 Development Cost Charges Review and Update – File: 09-3900-30-0010/1

Report: Chief Financial Officer, June 25, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated June 25, 2025, entitled “2025 Development Cost Charges Review and Update”:

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be considered;

AND THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” and the Development Cost Charges (DCC) Background Study be sent to the Inspector of Municipalities for approval.

**CARRIED UNANIMOUSLY**

R2025-07-14/9

## **BYLAW – FIRST, SECOND AND THIRD READINGS**

10. “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126”

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be given first, second and third readings.

**CARRIED UNANIMOUSLY**

R2025-07-14/10

## **REPORT**

11. Inclusionary Housing Framework – File: 10-5040-20-0017/1

Report: Manager, Planning (Urban Regeneration and Analytics), July 14, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Planning (Urban Regeneration and Analytics), dated July 14, 2025, entitled “Inclusionary Housing Framework”:

*Continued...*

## **REPORT – Continued**

### 11. Inclusionary Housing Framework – File: 10-5040-20-0017/1 – Continued

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127” (Inclusionary Zoning Requirements for Residential Development) be considered for readings with no Public Hearing held, in accordance with Provincial guidance;

THAT notification be published in accordance with the *Local Government Act*;

THAT the Inclusionary Housing Policy (2025) and Affordable and Special Needs Housing Funding Allocation – Terms of Reference be endorsed;

AND THAT staff be directed to review the City’s Affordable Housing Reserve Fund and prepare any changes necessary to ensure alignment with new Provincial legislation.

**CARRIED UNANIMOUSLY**

R2025-07-14/11

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT Item 14 be brought forward for consideration.

**CARRIED UNANIMOUSLY**

## **REPORT**

### 14. Jack Lonsdale’s Public House – Application for Outdoor Dining Liquor Service Area – File: 09-4320-50-0002/2025

Report: Manager, Business Services, June 25, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, Business Services, dated June 25, 2025, entitled “Jack Lonsdale’s Public House – Application for Outdoor Dining Liquor Service Area”:

THAT the application from Jack Lonsdale’s Public House, located at Unit 127-1433 Lonsdale Avenue, to add a curbside patio to its licensed liquor service area through a licence amendment be supported on the basis that:

- the proposed licensed patio will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;
- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal; and
- the proposed licensed patio is consistent with the vision for the Central Lonsdale neighbourhood;

*Continued...*

## **REPORT – Continued**

14. Jack Lonsdale’s Public House – Application for Outdoor Dining Liquor Service Area  
– File: 09-4320-50-0002/2025 – Continued

AND THAT the City of North Vancouver opts out of the public consultation process to allow the Liquor and Cannabis Regulation Branch to conduct public consultation with respect to this application.

**CARRIED UNANIMOUSLY**

R2025-07-14/14

## **BYLAW – FIRST READING**

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127” (Inclusionary Zoning Requirements for Residential Development)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127” (Inclusionary Zoning Requirements for Residential Development) be given first reading.

**CARRIED UNANIMOUSLY**

R2025-07-14/12

## **REPORTS**

13. Housing Target Order Year One Progress Report – File: 10-4720-20-0001/1

Report: Planner 1, June 25, 2025

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Planner 1, dated June 25, 2025, entitled “Housing Target Order Year One Progress Report”:

THAT the City of North Vancouver’s Housing Target Progress Report: July 1, 2024 – June 30, 2025 be received, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*;

AND THAT the City of North Vancouver’s Housing Target Progress Report: July 1, 2024 – June 30, 2025 be submitted to the Minister of Housing and published to the City of North Vancouver website, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*.

**CARRIED UNANIMOUSLY**

R2025-07-14/13

14. Jack Lonsdale’s Public House – Application for Outdoor Dining Liquor Service Area  
– File: 09-4320-50-0002/2025

Report: Manager, Business Services, June 25, 2025

This item was previously considered.

## **INFORMATION ITEM**

Board in Brief – Metro Vancouver Regional District, June 27, 2025

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES**

15. New Traffic Light – File: 01-0220-01-0001/2025

Inquiry by Councillor Bell

Councillor Bell requested information regarding the consideration of a traffic light at East 17<sup>th</sup> Street at East Grand Boulevard. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

R2025-07-14/15

16. Tenant Relocation – File: 01-0220-01-0001/2025

Inquiry by Councillor Shahriari

Councillor Shahriari requested information on how many people will be displaced due to the approval of the Housing Agreement bylaw for the property located at 144 West 21<sup>st</sup> Street. Mayor Buchanan advised that this matter has been forwarded to staff for a report back to Council.

R2025-07-14/16

## **COUNCIL REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Nil.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Shahriari, seconded by Councillor McIlroy

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

**CARRIED UNANIMOUSLY**



The meeting recessed to the Committee of the Whole, Closed Session, at 9:51 pm and reconvened at 10:43 pm with the following members of Council present: Mayor Buchanan, Councillor Back, Councillor Bell, Councillor McIlroy and Councillor Valente.

A motion was passed in the Closed Session to continue the meeting past 10:30 pm.

### **REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

Moved by Councillor Back, seconded by Councillor Bell

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of July 14, 2025, be ratified:

17. Security of City Property – File: 13-6740-01-0001/2025

Report: Manager, The Shipyards and Waterfront, June 25, 2025

PURSUANT to the report of the Manager, The Shipyards and Waterfront, dated June 25, 2025, regarding security of City property:

THAT the wording of the resolution and the report of the Manager, The Shipyards and Waterfront, dated June 25, 2025, remain in the Closed session.

R2025-07-14/17

18. Land Matter – File: 08-3010-01-0001/2025

Report: Manager, Real Estate, and Director, Real Estate, Facilities and Economic Development, June 25, 2025

PURSUANT to the report of the Manager, Real Estate, and the Director, Real Estate, Facilities and Economic Development, dated June 25, 2025, regarding a land matter:

THAT the wording of the resolution and the report of the Manager, Real Estate, and the Director, Real Estate, Facilities and Economic Development, dated June 25, 2025, remain in the Closed session.

R2025-07-14/18

**CARRIED UNANIMOUSLY**  
(by remaining members present)

### **ADJOURN**

Moved by Councillor Back, seconded by Councillor Bell

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**  
(by remaining members present)

The meeting adjourned at 10:44 pm.

*“Certified Correct by the Corporate Officer”*

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CORPORATE OFFICER