



**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, OCTOBER 6, 2025**

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, Director, Legislative Services/Corporate Officer
J. Peters, Manager, Legislative and Election Services
L. Sawrenko, Chief Financial Officer
A. Pogosjan, City Solicitor
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
M. Chan, General Manager, Planning, Development & Real Estate
S. Galloway, Director, Planning
T. Ryce, Director, Development
D. Fergusson, Manager, Planning (City Design and Planning)
E. Doran, General Manager, Corporate Services
G. Schalk, General Manager, Public Safety & Fire Chief
A. Gibbs, Director, Communications & Engagement
S. Wood, Manager, Finance, Lonsdale Energy
J. Linsangan, Communications Officer, Lonsdale Energy
S. Peters, Manager, Special Projects & Initiatives
T. Huckell, Legislative Services Advisor

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Back

1. Regular Council Meeting Agenda, October 6, 2025

CARRIED UNANIMOUSLY

R2025-10-06/1

ADOPTION OF MINUTES

Moved by Councillor Shahriari, seconded by Councillor Back

2. Regular Council Meeting Minutes, September 15, 2025

CARRIED UNANIMOUSLY

R2025-10-06/2

PUBLIC INPUT PERIOD

- Louise Nicholson, North Vancouver, spoke with concern regarding parking spots permitted in towers.
- Hans Potter, North Vancouver, spoke with concern regarding additional traffic congestion near residential buildings.
- Tass Kanakos, North Vancouver, spoke with concern regarding the proposed TransLink / Moodyville development site.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAW – ADOPTION

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

Moved by Councillor Back, seconded by Councillor Shahriari

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9127” (Inclusionary Zoning Requirements for Residential Development) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-10-06/3

END OF CONSENT AGENDA

PUBLIC MEETING – Lonsdale Energy 2025 Rate Review

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT the meeting recess to the Public Meeting regarding “Lonsdale Energy 2025 Rate Review”.

CARRIED UNANIMOUSLY

The meeting recessed to the Public Meeting at 6:09 pm and reconvened at 6:49 pm with all members of Council present.

REPORT

4. Lonsdale Energy – 2025 Rate Review and Bylaw Amendment
– File: 01-0510-20-0004/2025

Report: Manager, Finance, Lonsdale Energy, October 1, 2025

Moved by Councillor McIlroy, seconded by Councillor Shahriari

PURSUANT to the report of the Manager, Finance, Lonsdale Energy, dated October 1, 2025, entitled “2025 Rate Review and Bylaw Amendment”:

THAT “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees) be considered for readings.

CARRIED

Councillor Back opposed.
R2025-10-06/4

BYLAW – FIRST, SECOND, AND THIRD READINGS

5. “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees)

Moved by Councillor McIlroy, seconded by Councillor Shahriari

THAT “City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2025, No. 9116” (Schedule C and Other Fees) be given first, second, and third readings.

CARRIED UNANIMOUSLY

R2025-10-06/5

REPORT

6. Land Use Bylaw Amendments for Provincial Legislation Alignment
– File: 09-3900-30-0015/1

Report: Manager, Planning (City Design and Planning), September 17, 2025

Moved by Councillor McIlroy, seconded by Councillor Back

PURSUANT to the report of the Manager, Planning (City Design and Planning), dated September 17, 2025, entitled “Land Use Bylaw Amendments for Provincial Legislation Alignment”:

THAT the following bylaws be considered for readings and referred to a Public Hearing:

Continued...

REPORT – Continued

6. Land Use Bylaw Amendments for Provincial Legislation Alignment – File: 09-3900-30-0015/1 – Continued

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements);

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

AND THAT the following bylaws be considered for readings:

- “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements);
- “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements).

CARRIED UNANIMOUSLY

R2025-10-06/6

BYLAWS – FIRST READING

7. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Shahriari, seconded by Councillor McIlroy

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-06/7

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-06/8

BYLAWS – FIRST READING – Continued

9. “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-06/9

10. “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements)

Moved by Councillor Valente, seconded by Councillor Back

THAT “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements) be given first reading.

CARRIED UNANIMOUSLY

R2025-10-06/10

REPORT

11. 2026 Permissive Tax Exemptions – File: 05-1970-07-0001/2025

Report: Chief Financial Officer, September 17, 2025

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated September 17, 2025, entitled “2026 Permissive Tax Exemptions”:

THAT “Taxation Exemption Bylaw, 2025, No. 9130” be considered for readings.

CARRIED UNANIMOUSLY

R2025-10-06/11

BYLAW – FIRST, SECOND, AND THIRD READINGS

12. “Taxation Exemption Bylaw, 2025, No. 9130”

Moved by Councillor Back, seconded by Councillor Valente

THAT “Taxation Exemption Bylaw, 2025, No. 9130” be given first, second and third readings.

CARRIED UNANIMOUSLY

R2025-10-06/12

REPORT

13. Annual Review of Fees and Charges – 2026 – File: 05-1810-01-0001/2025

Report: Chief Financial Officer, September 17, 2025

Moved by Councillor Bell, seconded by Councillor Shahriari

PURSUANT to the report of the Chief Financial Officer, dated September 17, 2025, entitled “Annual Review of Fees and Charges – 2026”:

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J) be considered for readings.

CARRIED UNANIMOUSLY

R2025-10-06/13

BYLAW – FIRST, SECOND, AND THIRD READINGS

14. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J)

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J) be given first, second and third readings.

CARRIED UNANIMOUSLY

R2025-10-06/14

REPORT

15. 2025 Appropriation #3 – Final – File: 05-1705-30-0019/2025

Report: Chief Financial Officer, September 17, 2025

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated September 17, 2025, entitled “2025 Appropriation #3 – Final”:

THAT (Funding Appropriation #2527) an amount of \$1,430,000 be appropriated from the General Capital Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT (Funding Appropriation #2525) an amount of \$85,000 be appropriated from the Public Art Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT (Funding Appropriation #2528) an amount of \$185,000 be appropriated from the Civic Amenity Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT (Funding Appropriation #2526) an amount of \$611,871 be appropriated from the Harry Jerome Civic Amenity Reserve for the purpose of funding the 2025-2029 Capital Plan;

Continued...

REPORT – Continued

15. 2025 Appropriation #3 – Final – File: 05-1705-30-0019/2025 – Continued

THAT (Funding Appropriation #2529) an amount of \$4,292,500 be appropriated from the NSNH and City Parks Reserve for the purpose of funding the 2025-2029 Capital Plan;

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144” (2025 Capital Plan Funding), a bylaw to appropriate an amount of \$4,207,500 from the DCC (Parks) Reserve Fund to fund the 2025 Capital Plan, be considered for readings;

AND THAT should any of the amounts remain unexpended as at December 31, 2028, the unexpended balances shall be returned to the credit of the respective reserves.

CARRIED UNANIMOUSLY

R2025-10-06/15

BYLAW – FIRST, SECOND, AND THIRD READINGS

16. “Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144” (2025 Capital Plan Funding)

Moved by Councillor Back, seconded by Councillor Shahriari

THAT “Development Cost Charge (Parks) Reserve Fund Bylaw, 2025, No. 9144” (2025 Capital Plan Funding) be given first, second and third readings.

CARRIED UNANIMOUSLY

R2025-10-06/16

INFORMATION ITEM

Information Report, September 17, 2025 – “Resolution from the Community Safety Advisory Committee”

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

17. Distribution of SPAC Reports – File: 01-0220-01-0001/2025

Inquiry by Councillor Valente

Councillor Valente requested that the three reports presented to the Social Planning Advisory Committee, regarding youth feedback, be circulated to Council members.

R2025-10-06/17

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Councillor Bell advised of his intention to bring forward a Notice of Motion at a future Regular Council meeting regarding a provision for free parking to veterans in the City.

Councillor Valente advised of his intention to bring forward a Notice of Motion at a future Regular Council meeting regarding micromobility safety.

RECESS TO CLOSED SESSION

Moved by Councillor Shahriari, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(j) [information privacy].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 7:46 pm and reconvened at 8:09 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Bell, seconded by Councillor Back

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of October 6, 2025, be ratified:

18. Information Privacy – File: 01-0360-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, September 17, 2025

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated September 17, 2025, regarding information privacy:

THAT the wording of the resolution and the report of the Director, Legislative Services and Corporate Officer, dated September 17, 2025, remain in the Closed session.

R2025-10-06/18

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Bell, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:10 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER