



**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 3, 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 & Election Services
L. Sawrenko, Chief Financial Officer
D. Van Heerden, Manager, Financial Planning
A. Pogosjan, City Solicitor
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
D. Hutch, Director, Parks & Public Spaces
A. Man-Bourdon, Manager, Parks & Natural Spaces
M. Chan, General Manager, Planning, Development & Real Estate
J. Greig, Manager, Planning (Development Planning)
L. Mulleder, Development Planner
G. Schalk, General Manager, Public Safety & Fire Chief
A. Gibbs, Director, Communications & Engagement
V. Grammatico, Manager, Economic Development
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 Bell

1. Regular Council Meeting Agenda, November 3, 2025

CARRIED UNANIMOUSLY

R2025-11-03/1

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Veterans' Week – November 5-11, 2025

Indigenous Veterans' Day – November 8, 2025

Mayor Buchanan presented framed proclamations to the Colour Party of the Royal Canadian Legion Branch 118; to Celina Dorame, Veteran, sə́lílwətał (Tsleil-Waututh) Nation; and to Sam George, Elder, Skwxwú7mesh (Squamish) Nation.

ADOPTION OF MINUTES

Moved by Councillor McIlroy, seconded by Councillor Back

2. Regular Council Meeting Minutes, October 20, 2025

CARRIED UNANIMOUSLY

R2025-11-03/2

Moved by Councillor Shahriari, seconded by Councillor Girard

3. Council Workshop Minutes, October 27, 2025

CARRIED UNANIMOUSLY

R2025-11-03/3

PUBLIC INPUT PERIOD

Moved by Councillor Girard, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

- Jeremy Heighton, Kamloops North Shore BIA, spoke in favour of the creation of the Central Lonsdale Business Improvement Area.
- Rita Eustergerling, North Vancouver, spoke regarding the West 13th Street and West Keith Road corridor.
- Michael Sale, North Vancouver, spoke regarding the methods of payment for parking in the City.
- Ross McMillan, North Vancouver, spoke regarding gentle density and future Moodyville developments.
- Carl McCreath, North Vancouver, spoke in favour of the creation of the Central Lonsdale Business Improvement Area.
- Heny Mustikasari, North Vancouver, spoke in favour of the creation of the Central Lonsdale Business Improvement Area.
- Tami Paris, North Vancouver, spoke regarding the benefits of gentle infill in Moodyville.

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT Item 6 be removed from the Consent Agenda and the remaining recommendations listed within the Consent Agenda be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

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

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Development Cost Charges Bylaw, 2016, No. 8471, Amendment Bylaw, 2025, No. 9126” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-03/4

5. “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142”

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Development Cost Charges Reserve Funds Bylaw, 2025, No. 9142” be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-03/5

END OF CONSENT AGENDA

REPORT

6. Advisory Committee Terms of Reference Updates – File: 01-0360-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, October 15, 2025

Moved by Councillor Shahriari, seconded by Councillor Girard

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 15, 2025, entitled “Advisory Committee Terms of Reference Updates”:

THAT the revised Terms of Reference for the following Advisory Committees be approved:

- Advisory Design Panel;
- Advisory Planning Commission;
- Community Safety Advisory Committee;
- Heritage Advisory Committee;
- Integrated Transportation Committee; and
- Social Planning Advisory Committee.

CARRIED UNANIMOUSLY

R2025-11-03/6

FINANCE COMMITTEE MEETING

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the meeting recess to the Finance Committee Meeting regarding the “Draft 2026-2030 Financial Plan”.

CARRIED UNANIMOUSLY

The meeting recessed to the Finance Committee Meeting at 6:31 pm and reconvened at 8:24 pm with all members of Council present.

Mayor Buchanan declared a recess at 8:24 pm and reconvened the meeting at 8:31 pm with all members of Council present.

REPORTS

7. Draft 2026-2030 Financial Plan – File: 05-1700-01-0001/2026

Report: Chief Financial Officer, October 15, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated October 15, 2025, entitled “Draft 2026-2030 Financial Plan”:

THAT Council provide feedback on the 2026 Draft Operating Budget, 2026 Draft Shipyards Budget, 2026 Draft Curb Access and Parking Budget, and Proposed New Items that reflect a baseline tax rate increase of 0.68%, transfers to Capital of 2.0% and New Items of 0.24%;

THAT Council provide feedback on the 2026 Draft Cemetery Budget;

THAT Council provide feedback on the 2026-2030 Draft Capital Plan;

AND THAT the 2026 Draft Operating Budget, 2026 Draft Curb Access and Parking Budget, 2026 Draft Shipyards Budget, 2026 Draft Cemetery Budget, and 2026-2030 Draft Capital Plan be adjusted on the basis of feedback received and brought back at a subsequent meeting for consideration.

CARRIED UNANIMOUSLY

R2025-11-03/7

REPORTS – Continued

8. 2025-2029 Revised Financial Plan – File: 05-1715-20-0020/2025 – Continued

Report: Chief Financial Officer, October 15, 2025

Moved by Councillor Bell, seconded by Councillor Shahriari

PURSUANT to the report of the Chief Financial Officer, dated October 15, 2025, entitled “2025-2029 Revised Financial Plan”:

THAT the amendments to the 2025-2029 Financial Plan for emerging priority projects to be funded from the General Capital Reserve Fund and Civic Amenity Reserve Fund be endorsed;

THAT (Funding Appropriation #2530) an amount of \$50,000 be appropriated from the Civic Amenity Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT (Funding Appropriation #2531) an amount of \$375,000 be appropriated from the General Capital Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT (Funding Appropriation #2533) an amount of \$4,950,000 be appropriated from the Parkland and Park Improvements DCC Reserve Fund for the purpose of funding the 2025-2029 Revised Financial Plan;

THAT funding in an amount of \$200,000 be transferred to the “HJCRC Outside Consulting” project from the “Fire Hall Dormitory” project;

AND THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan) be considered for readings.

CARRIED UNANIMOUSLY

R2025-11-03/8

BYLAW – FIRST, SECOND AND THIRD READINGS

9. “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan)

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Financial Plan for the Years 2025 to 2029 Bylaw, 2025, No. 9107, Amendment Bylaw, 2025, No. 9145” (Revised Financial Plan) be given first, second and third readings.

CARRIED UNANIMOUSLY

R2025-11-03/9

REPORTS

10. Central Lonsdale Business Improvement Area Formation Bylaw and Petition Process
– File: 13-6750-20-0006/1

Report: Manager, Economic Development, October 15, 2025

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Manager, Economic Development, dated October 15, 2025, entitled “Central Lonsdale Business Improvement Area Formation Bylaw and Petition Process”:

THAT the Central Lonsdale Business Improvement Area Formation Bylaw be referred back to staff to incorporate the following revisions:

- a) reducing the annual budget to:
 - i. \$600,000 with a 3% increase in the third year; or
 - ii. \$500,000 with a 3% increase in the third year; and
- b) changing the Term of Service from eight years to five years;

AND THAT staff bring the revised Central Lonsdale Business Improvement Area Formation Bylaw back to Council by December 8, 2025.

CARRIED UNANIMOUSLY

R2025-11-03/10

11. Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street – File: 08-3400-20-0160/1

Report: Planner 2, October 15, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Planner 2, dated October 15, 2025, entitled “Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street”:

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

- “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change);
- “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306);

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

Continued...

REPORTS – Continued

11. Official Community Plan Amendment and Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street – File: 08-3400-20-0160/1 – Continued

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be considered for readings;

AND THAT the community benefits listed in the sections “Density Bonus and Community Benefits” and the off-site works and infrastructure improvements listed in the section “Off-Site Works and Infrastructure Upgrades” be delivered or secured through agreements, including those listed in the section “Legal Agreements”, prior to or concurrently with final adoption.

CARRIED UNANIMOUSLY

R2025-11-03/11

BYLAWS – FIRST READING

12. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9131” (1540 St. Georges Avenue and 215-235 East 16th Street, Land Use Designation and Permitted Height Change) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/12

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/13

14. “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

Moved by Councillor Valente, seconded by Councillor McIlroy

THAT “Housing Agreement Bylaw, 2025, No. 9133” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be given first reading.

CARRIED UNANIMOUSLY

R2025-11-03/14

REPORT

15. 2026 General Local Election Planning Update – File: 09-4200-20-0077/1

Report: Director, Legislative Services and Corporate Officer, October 15, 2025

Moved by Councillor Shahriari, seconded by Councillor Girard

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 15, 2025, entitled “2026 General Local Election Planning Update”:

THAT the report of the Director, Legislative Services and Corporate Officer, dated October 15, 2025, entitled “2026 General Local Election Planning Update”, be received for information.

CARRIED UNANIMOUSLY

R2025-11-03/15

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

16. Subject – File: 01-0220-01-0001/2025

Inquiry by Councillor Bell

Councillor Bell inquired about implementing clearer signage regarding where parking in the City is permitted, especially in instances where parking is only permitted on one side of the street.

R2025-11-03/16

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:29 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER