



**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 17, 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
A. Pogosjan, City Solicitor
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
J. Draper, Director, Transportation
M. Chan, General Manager, Planning, Development & Real Estate
S. Galloway, Director, Planning
T. Ryce, Director, Development
J. Greig, Manager, Development Planning
D. Fergusson, Manager, City Design and Planning
E. Doran, General Manager, Corporate Services
G. Schalk, General Manager, Public Safety & Fire Chief
A. Gibbs, Director, Communications & Engagement
G. MacCormack, Communications & Engagement Specialist
T. Huckell, Legislative Services Advisor
A. Neijens, Records Analyst

The meeting was called to order at 6:01 pm.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Valente

1. Regular Council Meeting Agenda, November 17, 2025

CARRIED UNANIMOUSLY
R2025-11-17/1

ADOPTION OF MINUTES

Moved by Councillor Shahriari, seconded by Councillor Bell

2. Regular Council Meeting Minutes, November 3, 2025

CARRIED UNANIMOUSLY
R2025-11-17/2

PUBLIC INPUT PERIOD

Moved by Councillor Bell, seconded by Councillor Back

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

CARRIED UNANIMOUSLY

PUBLIC INPUT PERIOD – Continued

- Cassie Williams, North Vancouver, spoke with concern regarding the proposed TransLink development site on East 3rd Street.
- Roger Horst, North Vancouver, spoke with concern regarding the proposed TransLink development site on East 3rd Street.
- Andrea Reid, North Vancouver, spoke in opposition to the proposed TransLink development site on East 3rd Street.
- Kulvir Mann, North Vancouver, spoke in support of Item 13 – Encouraging the Safe Use of Electric Mobility Devices.

CONSENT AGENDA

Moved by Councillor Back, seconded by Councillor Shahriari

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

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

Moved by Councillor Back, seconded by Councillor Shahriari

THAT “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9136” (Schedules A-J) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-17/3

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

Moved by Councillor Back, 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 adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-17/4

CONSENT AGENDA – Continued

REPORT

5. 2026 Council Meeting Schedule – File: 01-0550-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, October 29, 2025

Moved by Councillor Back, seconded by Councillor Shahriari

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated October 29, 2025, entitled “2026 Council Meeting Schedule”:

THAT the 2026 Council Meeting Schedule be endorsed;

AND THAT staff be directed to publish notice of the Council Meeting Schedule in accordance with the *Community Charter*.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-17/5

END OF CONSENT AGENDA

PUBLIC HEARING

Moved by Councillor Girard, seconded by Councillor Bell

THAT the meeting recess to the Public Hearing regarding “Official Community Plan, 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); and “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 6:14 pm and reconvened at 8:41 pm with all members of Council present.

BYLAWS – SECOND AND THIRD READINGS

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

Moved by Councillor Girard, seconded by Councillor Shahriari

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

CARRIED

Councillor Valente opposed.

R2025-11-17/6

BYLAWS – SECOND AND THIRD READINGS – Continued

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

Moved by Councillor Girard, 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 second and third readings.

CARRIED

Councillor Valente opposed.

R2025-11-17/7

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

Moved by Councillor Girard, 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 second and third readings.

CARRIED

Councillor Valente opposed.

R2025-11-17/8

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

Moved by Councillor Girard, seconded by Councillor Shahriari

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

CARRIED

Councillor Valente opposed.

R2025-11-17/9

10. “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement)

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT “Official Community Plan Bylaw, 2014, No. 8400, Amendment Bylaw, 2025, No. 9141” (City Initiated Amendment to Update Regional Context Statement) be given second and third readings.

CARRIED

Councillor Valente opposed.

R2025-11-17/10

MOTION

11. Development Variance Permit No. PLN2023-00018 (618 East 4th Street)
– File: 08-3400-20-0126/1

Moved by Councillor Girard, seconded by Councillor Bell

THAT Development Variance Permit No. PLN2023-00018 (618 East 4th Street) be issued to Vernacular Studio Inc., in accordance with Section 498 of the *Local Government Act*;

AND THAT the Mayor and Corporate Officer be authorized to sign Development Variance Permit No. PLN2023-00018 and any other necessary documentation to give effect to this resolution.

CARRIED UNANIMOUSLY

R2025-11-17/11

BYLAW – ADOPTION

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2)

Moved by Councillor Girard, seconded by Councillor Bell

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9115” (Vernacular Studio Inc., 618 East 4th Street, RS-2) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED UNANIMOUSLY

R2025-11-17/12

NOTICE OF MOTION

13. Encouraging the Safe Use of Electric Mobility Devices– File: 16-8330-01-0001/2025

Submitted by Councillor Valente

Moved by Councillor Valente, seconded by Councillor Bell

WHEREAS the City of North Vancouver’s Council Strategic Plan identifies A *Connected City* as a priority, seeking to encourage active and sustainable ways for people and goods to move safely and efficiently;

WHEREAS the City of North Vancouver is part of the North Shore Connects partnership, working collaboratively across municipalities and Indigenous Nations to improve transportation and reduce congestion on, to, and from the North Shore;

WHEREAS the City of North Vancouver’s *Safe Mobility Strategy*, endorsed in July 2020, envisions “Safe Streets for everyone”, with a focus on promoting safe behaviour through education, Active Travel to School, and evidence-based monitoring and reporting;

Continued...

NOTICE OF MOTION – Continued

13. Encouraging the Safe Use of Electric Mobility Devices – File: 16-8330-01-0001/2025
– Continued

AND WHEREAS the use of electric mobility devices has grown significantly, offering greater transportation freedom for people of all ages and abilities, including equity-seeking groups such as youth, seniors, and gig workers;

THEREFORE BE IT RESOLVED THAT staff report back to Council with opportunities to support street safety for all vulnerable road users, with a focus on education related to the safe use of electric mobility devices. This report may include consideration of:

1. Feedback from equity-seeking groups on their experiences with mobility infrastructure, and identification of areas where that infrastructure is lacking to inform future mobility network development;
2. Development of a public education campaign on e-mobility safety presented to North Shore Connects to work towards regional consistency. This campaign should consider support for e-mobility safety training through a variety of channels such as schools, HUB etc., to ensure education is delivered for people of all ages and abilities;
3. Incorporating education on encouraging road user communication through voice, bells, and other audible warning devices; and
4. As a last resort, identifying locations where supportive enforcement—consistent across the North Shore—could be provided;

BE IT FURTHER RESOLVED THAT the Mayor, on behalf of Council, write a letter to the Minister of Transportation and Transit advocating for a provincewide program to educate and certify members of the public in the safe use of electric mobility devices.

CARRIED UNANIMOUSLY

R2025-11-17/13

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

14. Trees in the City – File: 01-0220-01-0001/2025

Inquiry by Councillor Bell

Councillor Bell requested information about trees in the City that are not included in “Tree Bylaw, 2022, No. 8888”.

R2025-11-17/14

15. Proposed Bill M216 – File: 01-0220-01-0001/2025

Inquiry by Mayor Buchanan

Mayor Buchanan requested an Information Report on the pros and cons of proposed Bill M216, *Professional Reliance Act*, and if there are ways in which the City could provide feedback to strengthen the Bill.

R2025-11-17/15

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 9:25 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER