



**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 24, 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

STAFF MEMBERS

L. McCarthy, 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
T. Ryce, Director, Development
J. Greig, Manager, Development Planning
L. Mulleder, Development Planner
E. Doran, General Manager, Corporate Services
V. Grammatico, Manager, Economic Development
A. Marginson, Manager, Business Services
D. Hutchison Koep, Chief Librarian
S. Peters, Manager, Special Projects & Initiatives
A. Neijens, Records Analyst

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

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Girard

1. Regular Council Meeting Agenda, November 24, 2025

CARRIED UNANIMOUSLY

R2025-11-24/1

ADOPTION OF MINUTES

Moved by Councillor Valente, seconded by Councillor Shahriari

2. Regular Council Meeting Minutes, November 17, 2025

CARRIED UNANIMOUSLY

R2025-11-24/2

PUBLIC INPUT PERIOD

- Erica Krutzen, North Vancouver, spoke in opposition to the proposed TransLink development.

CONSENT AGENDA

Moved by Councillor Valente, seconded by Councillor Bell

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

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

REPORTS

3. 2026 Council Appointments to Statutory, Management and Advisory Committees
– File: 01-0530-01-0001/2025

Report: Director, Legislative Services and Corporate Officer, November 5, 2025

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 5, 2025, entitled “2026 Council Appointments to Statutory, Management and Advisory Committees”:

THAT the 2026 Council Appointments to Statutory, Management and Advisory Committees for January 1, 2026 to November 2, 2026 be endorsed, as presented.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-24/3

The Corporate Officer advised that a revised Acting Mayor Schedule, listed within the 2026 Council Appointments to Statutory, Management and Advisory Committees, will be distributed to Council.

4. Market Table – Application for Patron Participation Entertainment
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “Market Table – Application for Patron Participation Entertainment”:

THAT the proposed endorsement for patron participation entertainment for 1383988 B.C. Ltd. (doing business as “Market Table”), located at Unit 148A-123 Carrie Cates Court, be supported on the basis that:

- the proposed endorsement for patron participation entertainment will not result in the service area being operated in a manner that is contrary to the primary purpose of the business;

Continued...

CONSENT AGENDA – Continued

REPORTS – Continued

4. Market Table – Application for Patron Participation Entertainment
– File: 09-4320-50-0002/2025 – Continued

- the impact of noise on the community in the immediate vicinity of the establishment, in general, is expected to be minimal; and
- the proposed endorsement for patron participation entertainment is consistent with the vision for the Lower Lonsdale neighbourhood;

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 the application.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-24/4

5. Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity – File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “Beere Brewing Company Ltd. – Application to Increase Patio Liquor Service Area Capacity”:

THAT the application to increase the sidewalk patio liquor service area occupant capacity for Beere Brewing Company Ltd., located at 100-312 East Esplanade, from the current 9 persons to the proposed 21 persons, be supported on the basis that:

- the proposed increase to sidewalk patio occupant capacity 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 general, is expected to be minimal; and
- the proposed increase to sidewalk patio occupant capacity is consistent with the vision for the Lower Lonsdale neighbourhood;

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 the application.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-24/5

CONSENT AGENDA – Continued

REPORTS – Continued

6. King Pins Bowling Inc. – Application for Change to Liquor Service Hours
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “King Pins Bowling Inc. – Application for Change to Liquor Service Hours”:

THAT the application to change the liquor service hours for King Pins Bowling Inc., located at P200-1312 Lonsdale Avenue, from the current 9:00 AM to 12:00 AM daily to the proposed 1:00 PM to 2:00 AM on Monday to Thursday and 11:00 AM to 2:00 AM on Friday to Sunday, be supported on the basis that:

- the proposed change to liquor service hours 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 general, is expected to be minimal; and
- the proposed change to liquor service hours is consistent with the vision for the Central Lonsdale neighbourhood;

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 the application.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-11-24/6

END OF CONSENT AGENDA

PUBLIC HEARING – 1540 St. Georges Avenue and 215-235 East 16th Street

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the meeting recess to the Public Hearing regarding “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) and “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9132” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306).

CARRIED UNANIMOUSLY

The meeting recessed to the Public Hearing at 6:04 pm and reconvened at 8:04 pm with all members of Council present.

BYLAWS – SECOND AND THIRD READINGS

7. “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 McIlroy, seconded by Councillor Back

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 second and third readings.

CARRIED

Councillor Shahriari opposed.
R2025-11-24/7

8. “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 McIlroy, seconded by Councillor Back

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 second and third readings.

CARRIED

Councillor Shahriari opposed.
R2025-11-24/8

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

Moved by Councillor McIlroy, seconded by Councillor Back

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

CARRIED

Councillor Shahriari opposed.
R2025-11-24/9

Mayor Buchanan declared a recess at 8:36 pm and reconvened the meeting at 8:41 pm with all members of Council present.

REPORT

10. North Point Brewing Corp. – Application for Curbside Patio Liquor Service Area
– File: 09-4320-50-0002/2025

Report: Manager, Economic Development, November 12, 2025

Moved by Councillor Girard, seconded by Councillor Valente

Councillor Girard left the meeting at 8:43 pm.

PURSUANT to the report of the Manager, Economic Development, dated November 12, 2025, entitled “North Point Brewing Corp. – Application for Curbside Patio Liquor Service Area”:

THAT the City of North Vancouver undertakes a public consultation process with respect to the application from North Point Brewing Corp., located at 266 East 1st Street, to add a curbside patio liquor service area;

AND THAT staff be directed to report back to Council with the results of the public consultation and seek direction for the application.

CARRIED UNANIMOUSLY
(by remaining members present)
R2025-11-24/10

PRESENTATION

Councillor Girard returned to the meeting at 8:46 pm.

City Library Long-Term Service Delivery Plan: Project Overview – Chief Librarian

City Library staff provided a PowerPoint presentation regarding the “City Library Long-Term Service Delivery Plan: Project Overview” and responded to questions from Council.

REPORT

11. Long-Term Library Service Delivery Plan: Project Overview – File: LB-0110-01-0001/2025

Report: Chief Librarian, November 5, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Librarian, dated November 5, 2025, entitled “Long-Term Library Service Delivery Plan: Project Overview”:

THAT the report of the Chief Librarian, dated November 5, 2025, entitled “Long-Term Library Service Delivery Plan: Project Overview” be received for information;

AND THAT staff report back to Council in the spring of 2026 with an update on the development of the Long-Term Library Service Delivery Plan.

CARRIED UNANIMOUSLY
R2025-11-24/11

Moved by Mayor Buchanan, seconded by Councillor Girard

THAT the presentation entitled “2026 Utility Budgets, Rates and Bylaw Updates”; the report entitled “2026 Utility Rates and Asset Management Update”; and “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148” (Schedules I, J, K), be deferred to the next Regular Council Meeting on December 1, 2025.

CARRIED UNANIMOUSLY

PRESENTATION

2026 Utility Budgets, Rates and Bylaw Updates – Chief Financial Officer and General Manager, Infrastructure, Transportation and Parks

The presentation was removed from the agenda.

REPORT

12. 2026 Utility Rates and Asset Management Update – File: 05-1820-04-0001/2026

Item 12 was removed from the agenda.

BYLAW – FIRST, SECOND AND THIRD READINGS

13. “Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148” (Schedules I, J, K)

Item 13 was removed from the agenda.

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

COUNCIL REPORTS

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

ADJOURN

Moved by Councillor Back, seconded by Councillor Shahriari

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:18 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER