



**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, DECEMBER 8, 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
T. Huckell, Legislative Services Advisor
L. Sawrenko, Chief Financial Officer
D. Van Heerden, Manager, Financial Planning
V. Grammatico, Manager, Economic Development
A. Pogosjan, City Solicitor
K. Magnusson, General Manager, Infrastructure, Transportation & Parks
D. Hutch, Director, Parks & Public Spaces
A. Man-Bourdon, Manager, Parks & Natural Spaces
J. Budgell, Section Manager, Urban Forestry, Watersheds & Environment
M. Chan, General Manager, Planning, Development & Real Estate
M. Friesen, Acting Director, Planning
D. Fergusson, Manager, City Design and Planning
G. Schalk, General Manager, Public Safety & Fire Chief
A. Gibbs, Director, Communications & Engagement
S. Peters, Manager, Special Projects & Initiatives
H. Turner, Director, Recreation and Culture, NVRC
S. Larisch, Administrative Coordinator

The meeting was called to order at 6:02 pm.

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor McIlroy

1. Regular Council Meeting Agenda, December 8, 2025

CARRIED UNANIMOUSLY

R2025-12-08/1

ADOPTION OF MINUTES

Moved by Councillor Shahriari, seconded by Councillor Back

2. Regular Council Meeting Minutes, December 1, 2025

CARRIED UNANIMOUSLY

R2025-12-08/2

PUBLIC INPUT PERIOD

- Louise Nicholson, North Vancouver, spoke in opposition to the proposed TransLink development on East 3rd Street.
- Sean Powell, North Shore Veterans' Council of Canada, North Vancouver, spoke in support of Item 15, the Veteran Street Banner Program.
- Sid Sharma, North Vancouver, spoke in support of Item 12, the Central Lonsdale Business Improvement Area Service Establishment Bylaw.
- Phil Mansfield, North Vancouver, spoke regarding property taxes.

CONSENT AGENDA

Moved by Councillor Girard, seconded by Councillor Bell

THAT the recommendations listed within the "Consent Agenda" be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

BYLAWS – ADOPTION

3. "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147" (Implementation of Mid-Rise Development Permit Guidelines)

Moved by Councillor Girard, seconded by Councillor Bell

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9147" (Implementation of Mid-Rise Development Permit Guidelines) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-12-08/3

4. "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148" (Schedules I, J, K)

Moved by Councillor Girard, seconded by Councillor Bell

THAT "Fees and Charges Bylaw, 2024, No. 9000, Amendment Bylaw, 2025, No. 9148" (Schedules I, J, K) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-12-08/4

CONSENT AGENDA – Continued

REPORT

5. Appointment of the Chief Election Officer and Deputy Chief Election Officer
– File: 09-4200-20-0077/1

Report: Deputy Chief Administrative Officer, November 19, 2025

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Deputy Chief Administrative Officer, dated November 19, 2025 entitled “Appointment of the Chief Election Officer and Deputy Chief Election Officer”:

THAT the Director, Legislative Services and Corporate Officer, Amelia Cifarelli, be appointed Chief Election Officer for the 2026 Local Government Election, with power to appoint other election officials as required for the administration and conduct of the 2026 Local Government Election, pursuant to Section 58 of the *Local Government Act*,

AND THAT the Elections Manager, Jennifer Borland, be appointed Deputy Chief Election Officer for the 2026 Local Government Election.

(CARRIED UNANIMOUSLY BY CONSENT)

R2025-12-08/5

END OF CONSENT AGENDA

BYLAWS – ADOPTION

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 McIlroy

THAT “Official Community Plan, 2014, No. 8400, Amendment Bylaw, 2025, No. 9114” (City Initiated Amendment Related to Provincial Legislation Requirements) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED

Councillor Valente opposed.

R2025-12-08/6

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 McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2025, No. 9137” (City Initiated Amendment Related to Provincial Legislation Requirements) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED

Councillor Valente opposed.

R2025-12-08/7

BYLAWS – ADOPTION – Continued

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 McIlroy

THAT “Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2025, No. 9099” (City Initiated Amendment Related to Provincial Legislation Requirements) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED

Councillor Valente opposed.
R2025-12-08/8

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

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT “Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2025, No. 9143” (City Initiated Amendment Related to Provincial Legislation Requirements) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

CARRIED

Councillor Valente opposed.
R2025-12-08/9

PRESENTATION

Urban Forest Directions Report – Manager, Parks and Natural Spaces, and Manager, City Design and Planning

Infrastructure, Transportation & Parks, and Planning, Development & Real Estate staff provided a PowerPoint presentation regarding the “Urban Forest Directions Report” and responded to questions from Council.

REPORTS

10. Urban Forest Directions Report – File: 11-5280-20-0008/1

Report: Manager, Parks and Natural Spaces, and Manager, City Design and Planning, November 19, 2025

Moved by Councillor Shahriari, seconded by Councillor Girard

PURSUANT to the report of the Manager, Parks and Natural Spaces, and the Manager, City Design and Planning, dated November 19, 2025, entitled “Urban Forest Directions Report”:

THAT the City of North Vancouver Urban Forest Directions Report be endorsed;

Continued...

REPORTS – Continued

10. Urban Forest Directions Report – File: 11-5280-20-0008/1 – Continued

THAT a City-wide canopy cover target of 24% by 2055 be endorsed, as outlined in the Urban Forest Directions Report;

AND THAT staff be directed to prepare an Urban Forest Management Plan that outlines year over year investment required to achieve the canopy cover target.

CARRIED UNANIMOUSLY

R2025-12-08/10

11. Central Lonsdale Business Improvement Area Formation Bylaw – Update
– File: 13-6750-20-0006/1

Report: Manager, Economic Development, November 19, 2025

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Manager, Economic Development, dated November 19, 2025, entitled “Central Lonsdale Business Improvement Area Formation Bylaw – Update”:

THAT staff be directed to initiate a petition against process, in accordance with Section 213 of the *Community Charter*, for the proposed creation of the Central Lonsdale Business Improvement Area;

AND THAT “Central Lonsdale Business Improvement Area Service Establishment Bylaw, 2025, No. 9138” be considered for readings.

CARRIED UNANIMOUSLY

R2025-12-08/11

BYLAW – FIRST, SECOND AND THIRD READINGS

12. “Central Lonsdale Business Improvement Area Service Establishment Bylaw, 2025, No. 9138”

Moved by Councillor Girard, seconded by Councillor Bell

THAT “Central Lonsdale Business Improvement Area Service Establishment Bylaw, 2025, No. 9138” be given first, second and third readings.

CARRIED UNANIMOUSLY

R2025-12-08/12

REPORTS

13. 2026-2030 Financial Planning Update – File: 05-1700-01-0001/2026

Report: Chief Financial Officer, December 1, 2025

Moved by Councillor Valente, seconded by Councillor McIlroy

PURSUANT to the report of the Chief Financial Officer, dated December 1, 2025, entitled “2026-2030 Financial Planning Update”:

THAT the following budgets and plans be endorsed:

- 2026 Draft Operating Budget;
- 2026 Curb Access & Parking Planning Budget;
- 2026 Draft Shipyards Budget;
- 2026 Draft Cemetery Budget;
- 2026-2030 Draft Capital Plan;

THAT staff bring forward a Financial Plan Bylaw (2026 to 2030) that reflects an overall 2026 tax rate increase of 2.92%;

THAT (Funding Appropriation #2407) be amended from \$23,568,121 to \$21,414,935 with \$2,153,186 previously appropriated from the Harry Jerome Civic Amenity Reserve Fund being returned to reserves;

THAT (Funding Appropriation #2540) an amount of \$2,153,186 be appropriated from the Parkland & Park Improvements DCC Reserve Fund for the purpose of funding DCC eligible parks at the Harry Jerome Community Recreation Centre;

THAT Funding Appropriations #2530 and #2533, totaling \$5,000,000, made for Future Park Development Enhancements be allocated to the Harbour Swimming Deck Project;

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

CARRIED UNANIMOUSLY

R2025-12-08/13

14. 2025 Extension of Funding Requests – File: 05-1705-30-0019/2025

Report: Chief Financial Officer, November 19, 2025

Moved by Councillor Valente, seconded by Councillor Bell

PURSUANT to the report of the Chief Financial Officer, dated November 19, 2025, entitled “2025 Extension of Funding Requests”:

THAT Funding Appropriation No. 2287, for \$16,132,673.77 – Silver Harbour project, be extended until December 31, 2026;

Continued...

REPORTS – Continued

14. 2025 Extension of Funding Requests – File: 05-1705-30-0019/2025 – Continued

THAT Funding Appropriation No. 2213, for \$44,180.00 – NS Connects project, be extended until December 31, 2026;

THAT Funding Appropriation No. 2214, for \$257,224.55 – New Traffic Signals Program, be extended until December 31, 2026;

THAT Funding Appropriation Nos. 2213, 2221 and 2288, for \$159,994.51 – Traffic System Pre-emption Fire Emergency project, be extended until December 31, 2026;

THAT Funding Appropriation No. 2214, for \$218,079.85 – Pedestrian & Roadway Lighting Implementation project, be extended until December 31, 2026;

THAT Funding Appropriation Nos. 2281 and 2283, for \$250,308.51 – Waterfront Park Master Plan, be extended until December 31, 2026;

THAT Funding Appropriation No. 2220, for \$299,423.75 – 2022 Cemetery Program, be extended until December 31, 2026;

THAT Funding Appropriation Nos. 2227 and 2288, for \$71,226.18 – Fibre Infrastructure project, be extended until December 31, 2026;

THAT Funding Appropriation No. 2287, for \$29,581.47 – Enhanced VOIP Solutions project, be extended until December 31, 2026;

THAT Funding Appropriation No. 2213, for \$292,107.00 – Zoning Bylaw Update project, be extended until December 31, 2027;

THAT Funding Appropriation No. 2213, for \$100,316.62 – Amenity and Public Benefit Strategy, be extended until December 31, 2026;

THAT Funding Appropriation No. 2213, for \$60,000.00 – Community Recreation Strategy, be extended until December 31, 2027;

THAT Funding Appropriation No. 2213, for \$108,160.00 – Library Middle Years Space project, be extended until December 31, 2026;

THAT Funding Appropriation No. 2213, for \$19,628.00 – Library Shelving System Renewal project, be extended until December 31, 2026;

AND THAT should any of the extended amounts remain unexpended as at their new expiry date, the unexpended balances shall be returned to the credit of their respective funds.

CARRIED UNANIMOUSLY

R2025-12-08/14

NOTICE OF MOTION

15. Veteran Street Banner Program – File: 01-0330-20-0011/1

Submitted by Mayor Buchanan and Councillor McIlroy

Moved by Mayor Buchanan, seconded by Councillor McIlroy

WHEREAS communities across Canada have implemented memorial street banner programs with photos of local area veterans in recognition of their service;

WHEREAS veteran street banner programs are typically implemented by local governments in partnership with non-profit organizations such as the Legion, and funded through donations, grants, sponsorships and participation fees;

WHEREAS recognition of local veterans pays tribute to the men and women who committed to serving their country, fostering a shared sense of respect and gratitude that unites people from different backgrounds and provides firsthand stories that bring history to life and educates the younger generation about the realities of military service and the importance of peace;

THEREFORE BE IT RESOLVED that staff allocate a portion of the 2026 Public Realm budget to implement a North Vancouver veteran street banner program along the Remembrance Day parade route;

AND THAT staff review the memorial street banner programs of other local governments and report back to Council with a proposal for implementation.

CARRIED UNANIMOUSLY

R2025-12-08/15

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

COUNCIL REPORTS

Councillor Bell expressed his appreciation and compliments to staff on the lighting recently installed along Central Lonsdale.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information], 90(1)(b) [municipal award] and 90(1)(j) [information privacy].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session, at 8:30 pm and reconvened at 9:00 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Valente, seconded by Councillor Shahriari

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of December 8, 2025, be ratified:

16. Information Privacy – File: 01-0110-01-0001/2025

Report: Chief Administrative Officer, December 2, 2025

PURSUANT to the report of the Chief Administrative Officer, dated December 2, 2025, regarding information privacy:

THAT the wording of the resolution and the report of the Chief Administrative Officer, dated December 2, 2025, remain in the Closed session.

R2025-12-08/16

17. 2025 Children and Youth Initiatives Fund Grants – File: 05-1850-20-0003/2025

Report: Community Development Coordinator, November 19, 2025

PURSUANT to the report of the Community Development Coordinator, dated November 19, 2025, entitled “2025 Children and Youth Initiatives Fund Grants”:

THAT the Children and Youth Initiatives Fund Grants be awarded to the following organizations, in the total amount of \$20,500, with funds allocated from the Infrastructure, Transportation and Parks Department operating budget;

Boundary Elementary School Wide Weaving Project	\$500
Canadian Mental Health Association STEPS/STEPS+ Youth Program Support Group	\$2,000
Carson Graham Secondary Weaving with Willows	\$750
Hollyburn Community Services Society The Green House	\$1,000

Continued...

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued

17. 2025 Children and Youth Initiatives Fund Grants – File: 05-1850-20-0003/2025
– Continued

Mountainside Secondary Indigenous Lounge Start Up	\$3,000
North Shore Women's Centre Fearless Youth Empowerment Camp	\$3,000
Queen Mary Elementary GRIT Workshops	\$1,500
School District 44 Queer Prom & Pride Month Celebration 2026	\$2,250
Sutherland Secondary Challenge by Choice	\$2,500
Westcoast Boys Club Network Boys Club Network School Clubs	\$2,000
Youth Initiated Anatomy Adventure from Sketch to Organ	\$500
Youth Initiated Indigenous Canoe Building	\$500
Youth Initiated Mountainside Secondary Meditation and Donuts	\$500
Youth Initiated We Wish You A Beary Merry Holiday Season	\$500
Total	\$20,500

AND THAT the resolution be released and the report of the Community Development Coordinator, dated November 19, 2025, entitled “2025 Children and Youth Initiatives Fund Grants”, remain in the Closed session.

R2025-12-08/17

18. Appointments to the North Vancouver City Library Board – File: 01-0360-20-0070/2025

Report: Director, Legislative Services and Corporate Officer, November 12, 2025

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 12, 2025, entitled “Appointments to the North Vancouver City Library Board”:

THAT Amir Hazfi and Parveen Somji be re-appointed to the North Vancouver City Library Board for the term commencing on January 1, 2026 and concluding on December 31, 2026;

THAT Hazel Allan and Duncan Brown be re-appointed to the North Vancouver City Library Board for the term commencing on January 1, 2026 and concluding on December 31, 2027;

Continued...

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued

18. Appointments to the North Vancouver City Library Board – File: 01-0360-20-0070/2025
– Continued

THAT Anna Hardy and Shelley Sandhu be appointed to the North Vancouver City Library Board for the term commencing on January 1, 2026 and concluding on December 31, 2027;

AND THAT the resolution be released and the report of the Director, Legislative Services and Corporate Officer, dated November 12, 2025, entitled “Appointments to the North Vancouver City Library Board”, remain in the Closed session.

R2025-12-08/18

19. Appointments to the North Vancouver Museum and Archives Commission
– File: 01-0360-20-0073/2025

Report: Director, Legislative Services and Corporate Officer, November 12, 2025

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 12, 2025, entitled “Appointments to the North Vancouver Museum and Archives Commission”:

THAT Mehdi Rabbani be appointed to the North Vancouver Museum and Archives Commission for the term commencing January 1, 2026 and concluding December 31, 2028;

AND THAT the resolution be released and the report of the Director, Legislative Services and Corporate Officer, dated November 12, 2025, entitled “Appointments to the North Vancouver Museum and Archives Commission”, remain in the Closed session.

R2025-12-08/19

20. Personal Information – File: 01-0360-20-0127/2025

Report: Director, Legislative Services and Corporate Officer, November 12, 2025

PURSUANT to the report of the Director, Legislative Services and Corporate Officer, dated November 12, 2025, regarding personal information:

THAT the wording of the resolution and the report of the Director, Legislative Services and Corporate Officer, dated November 12, 2025, remain in the Closed session.

R2025-12-08/20

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Bell

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:01 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER