



**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, JULY 6, 2026**

PRESENT:

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor S. Shahriari
Councillor T. Valente

ABSENT:

Councillor J. McIlroy

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

APPROVAL OF AGENDA

Moved by Councillor Shahriari, seconded by Councillor Valente

1. Regular Council Meeting Agenda, July 6, 2026

THAT the Regular Agenda of July 6, 2026 be amended, after Item 5, by adding Item 6 “North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities”;

AND THAT the Agenda, as amended, be approved.

CARRIED UNANIMOUSLY

R2026-07-06/1

ADOPTION OF MINUTES

Moved by Councillor Back, seconded by Councillor Valente

2. Regular Council Meeting Minutes, June 22, 2026

CARRIED UNANIMOUSLY

R2026-07-06/2

PUBLIC INPUT PERIOD

- Richard Short, North Vancouver, spoke regarding the “Let’s Talk” surveys.
- Dennis Hilton, North Vancouver, spoke regarding advocacy.
- Liam Olsen, North Vancouver, spoke regarding low-income transit passes.

PRESENTATION

City Library 2025 Report to Our Community – Chief Librarian

Brendan Harvey, Chair, North Vancouver City Library Board, and the Chief Librarian provided a PowerPoint presentation regarding the “City Library 2025 Report to Our Community” and responded to questions from Council.

REPORTS

3. Development Variance Permit Application: 311 Moody Avenue (MA Architects Ltd.)
– File: 08-3400-20-0188/1

Report: Planner 1, June 17, 2026

Moved by Councillor Valente, seconded by Councillor Girard

PURSUANT to the report of the Planner 1, dated June 17, 2026, entitled
“Development Variance Permit Application: 311 Moody Avenue (MA Architects Ltd.)”:

THAT Development Variance Permit No. PLN2026-00005 (MA Architects Ltd., 311
Moody Avenue) be considered for issuance, in accordance with Section 498 of the
Local Government Act, with no Public Meeting held;

AND THAT notification be circulated in accordance with the *Local Government Act*.

DEFEATED

Councillor Back, Councillor Bell and Councillor Shahriari opposed.
R2026-07-06/3

4. Rezoning Application – 835 and 845 West 15th Street – File: 08-3400-20-0180/1

Report: Planner 2, June 17, 2026

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated June 17, 2026, entitled “Rezoning
Application – 835 and 845 West 15th Street”:

THAT the application submitted by Cascadia-Enviroessentials Holdings LP, to rezone
the properties located at 835 and 845 West 15th Street from a Service Commercial
(CS-1) Zone to a Comprehensive Development 773 (CD-773) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (835 and
845 West 15th Street, CD-773) be considered with no Public Hearing held, in
accordance with the *Local Government Act*, Section 464(2);

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

AND THAT the community benefits listed in the section “Community Benefits”, the
Transportation Demand Measures listed in the section “Parking, Loading, and
Transportation”, and the road dedication and 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.

Continued...

REPORTS – Continued

4. Rezoning Application – 835 and 845 West 15th Street – File: 08-3400-20-0180/1 – Continued

Moved by Mayor Buchanan, seconded by Councillor Bell

PURSUANT to the report of the Planner 2, dated June 17, 2026, entitled “Rezoning Application – 835 and 845 West 15th Street”:

THAT the application submitted by Cascadia-Enviroessentials Holdings LP, to rezone the properties located at 835 and 845 West 15th Street, be referred back to staff to assess the feasibility of increasing the amount of parking, and addressing other concerns raised, and report back to Council with the findings.

CARRIED UNANIMOUSLY

R2026-07-06/4

BYLAW – FIRST READING

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9194” (835 and 845 West 15th Street, CD-773)

Item 5 was removed from the agenda.

R2026-07-06/5

MOTION

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities – File: 01-0400-60-0006/2026

Submitted by Mayor Buchanan

Moved by Mayor Buchanan, seconded by Councillor Girard

WHEREAS the City of North Vancouver has repeatedly raised concerns regarding the cost escalation of the North Shore Wastewater Treatment Plant (NSWWTP) from an original estimate of \$700 million to \$3.86 billion, and the disproportionate burden this places on North Shore residents;

WHEREAS on March 5, 2026, the Mayors of the City and District of North Vancouver met with the Premier of British Columbia and Minister of Housing and Municipal Affairs, and by joint letter dated April 28, 2026 reaffirmed the requests for a public inquiry into the NSWWTP cost overruns by the province, a provincial review of Metro Vancouver's governance framework, and a fairness mechanism to protect municipalities from bearing the cost of uncontrolled escalations on regional mega-projects;

WHEREAS on May 13, 2026, the GVS&DD Board announced a mediated settlement of its litigation with Acciona Wastewater Solutions LP under which Acciona provided \$235 million to the GVS&DD, and the GVS&DD has not confirmed how those proceeds will be applied;

Continued...

MOTION – Continued

6. North Shore Wastewater Treatment Plant – Application of Settlement Proceeds, Independent Review, and Request for Public Inquiry by BC Inspector of Municipalities – File: 01-0400-60-0006/2026 – Continued

WHEREAS Metro Vancouver has since announced a review of the NSWWTP Program that is commissioned and funded by Metro Vancouver will proceed as litigation is complete;

WHEREAS a review commissioned by the very entity whose governance and processes are under examination cannot provide the independence, public confidence, and accountability that residents require and deserve;

AND WHEREAS the District of North Vancouver Council is concurrently considering a resolution to submit a complaint to the Inspector of Municipalities pursuant to section 765 of the *Local Government Act*, and a united North Shore position materially strengthens both requests;

THEREFORE BE IT RESOLVED:

1. THAT Council write to the GVS&DD Board requesting that the full \$235 million settlement received by the GVS&DD from Acciona be applied to the North Shore subregion to reduce the cost of the NSWWTP, with the benefit allocated to North Shore ratepayers;
2. THAT Council re-affirm in writing to the Chair, Metro Vancouver Board of City of North Vancouver's position that any review of the NSWWTP Program must be truly independent, commissioned at arm's length from Metro Vancouver, preferably by the Province of British Columbia or the Inspector of Municipalities, with terms of reference not determined by Metro Vancouver;
3. THAT the Mayor, on behalf of Council, submit a complaint to the Inspector of Municipalities of British Columbia pursuant to section 765 of the *Local Government Act* regarding Metro Vancouver's management of the NSWWTP, specifically requesting: (a) a public inquiry into the NSWWTP cost overruns to establish an independent record of what occurred with recommendations; (b) a provincial review of Metro Vancouver's governance framework, particularly the GVS&DD Act and the mechanisms by which it can borrow billions of dollars on behalf of member municipalities without their meaningful consent; and (c) a fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight;
4. AND THAT copies of this resolution be forwarded to the Premier of British Columbia; the Minister of Housing and Municipal Affairs; the Inspector of Municipalities; the Chair of the Metro Vancouver Board of Directors; the Chair of the GVS&DD Board; and the Councils of the District of North Vancouver and the District of West Vancouver.

CARRIED UNANIMOUSLY

R2026-07-06/6

PUBLIC CLARIFICATION PERIOD

A member of the public inquired about the North Shore Wastewater Treatment Plant motion.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Councillor Bell advised of his intention to bring forward a Notice of Motion at a future Council meeting regarding the “Harbour Swim Deck”.

RECESS TO CLOSED SESSION

Moved by Councillor Valente, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(b) [personal information - award], 90(1)(c) [labour relations], 90(1)(f) [law enforcement matter], 90 (1)(g) [legal matter], and 90(1)(j) [information privacy].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 8:27 pm and reconvened at 9:54 pm with the same members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Bell, seconded by Councillor Girard

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of July 6, 2026, be ratified:

7. 2026 Round One Community Grant Recommendations – File: 05-1850-20-0005/2026

Report: Community Planner, June 17, 2026

PURSUANT to the report of the Community Planner, dated June 17, 2026, entitled “2026 Round One Community Grant Recommendations”:

THAT the 2026 Round One Community Grants be allocated to the following organizations, in the total amount of \$145,750, from the 2026 Community Grants budget:

Continued...

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

7. 2026 Round One Community Grant Recommendations – File: 05-1850-20-0005/2026 – Continued

Avalon Recovery Society (Avalon Women's Centre North Shore) - Program - Addiction Education Event	\$1,000
Avalon Recovery Society (Avalon Women's Centre North Shore) - Program - Peer Support Expansion Program	\$3,000
Backpack Buddies (Community First Foundation operating as Backpack Buddies) - Operating	\$1,000
Backpack Buddies (Community First Foundation operating as Backpack Buddies) Program - Backpack Buddies	\$5,000
B.C. Pets and Friends (BCPF) - Operating	\$3,000
Big Brothers of Greater Vancouver - Operating	\$1,000
Big Brothers of Greater Vancouver - Program - Community Mentoring Program	\$1,000
Big Sisters of BC Lower Mainland - Operating	\$500
Big Sisters of BC Lower Mainland - Program - Big Sisters Mentoring Program	\$1,000
Big Sisters of BC Lower Mainland - Program - Study Buddy Program	\$500
Carson Graham Secondary School - Program - Community Initiative Dinner	\$5,000
Cascadia Society for Social Working - Program - Cascadia's Volunteer Program	\$3,500
Crisis Intervention and Suicide - Operating	\$5,000
Flourish Education & Mentorship Society (formerly named United Girls of the World) - Program - Empowerment Camps	\$2,000
Greater Vancouver Youth Unlimited North Shore - Program - Mobile Youth Drop-In	\$10,000
Hollyburn Community Services Society - Operating	\$1,000
Hollyburn Community Services Society - Program - Seniors at Housing Risk Services	\$3,000
KidSport North Shore - Program - KidSport North Shore Grants Program	\$7,000
Lionsview Seniors' Planning Society, North and West Vancouver - Operating	\$2,600
Lionsview Seniors' Planning Society, North and West Vancouver - Program - Services to Seniors Coalition	\$500
Lionsview Seniors' Planning Society, North and West Vancouver - Program - City of North Vancouver Seniors' Action Table (SAT)	\$700
Liver Canada, BC Region (formerly Canadian Liver Foundation, BC/Yukon Region) - Program - 2026 LIVERight Health Forum	\$750
Living Systems: Family Systems Counselling, Education, Training & Research Society - Operating	\$1,000
Living Systems: Family Systems Counselling, Education, Training & Research Society - Program - Parenting & Marriage Counselling Program	\$4,000

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

7. 2026 Round One Community Grant Recommendations – File: 05-1850-20-0005/2026 – Continued

Lookout Housing and Health Society - Operating	\$5,000
Lumara Grief & Bereavement Care Society - Program - Family Grief Support Program	\$3,000
North Shore Alliance Church - Program - North Shore Community Christmas Dinner 2026 - Program	\$3,000
North Shore Disability Resource Centre - Operating	\$2,000
North Shore Disability Resource Centre - Program - Information and Advocacy	\$2,000
North Shore Fruit Tree Project Society - Operating	\$500
North Shore Keep Well Society - Operating	\$1,500
North Shore Multicultural Society (dba as Impact North Shore) - Operating	\$3,000
North Shore Multicultural Society (dba as Impact North Shore) – Program – Anti-Racism Programming	\$1,000
North Shore Multicultural Society (dba as Impact North Shore) - Program - Community Bridging Program	\$4,000
North Shore Safety Council - Operating	\$3,000
North Shore Stroke Recovery Centre - Operating	\$5,000
North Shore Women's Centre Society - Program - North Shore Violence Against Women in Relationships Coordinating Committee (NS VAWIR)	\$5,000
North Shore Women's Centre Society - Program - Separation Support Group	\$3,000
Orchid Club for Taiwanese Woman in the North Shore - Program - The Orchid Health Series: Stroke Education & Rehab	\$500
Pathways Serious Mental Illness Society - Operating	\$3,000
Pathways Serious Mental Illness Society - Program - Early Intervention of Serious Mental Illness	\$4,000
Quest Outreach Society - Operating	\$2,500
Quest Outreach Society - Program - Food Recovery & Redistribution Program - North Vancouver Market	\$5,000
Special Olympics British Columbia Society - North Shore - Operating	\$2,500
Special Olympics British Columbia Society - North Shore - Program - SOBC North Shore Sports Program	\$2,500
Spectrum Mothers Support Society - Operating	\$7,500
Spinal Cord Injury BC - Program - Peer Support Program	\$3,000
St. Andrew's United Church - Program - Free Community Lunch Program	\$5,700
Vancouver Adaptive Snow Sports - Operating	\$3,000
Vancouver Adaptive Snow Sports - Program - Adaptive Learn to Ski/Board Program	\$1,500
Vancouver Iranian Choir Society - Program - The Voice of Kindness	\$1,000
Total	\$82,700.00

Continued...

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

7. 2026 Round One Community Grant Recommendations – File: 05-1850-20-0005/2026 – Continued

THAT the following organizations be notified that their application for a 2026 Community Grant will not be funded:

D.E.E.N. Youth Volunteer Project Society - Operating
D.E.E.N. Youth Volunteer Project Society - Program - School Supplies & Back-to-School Support Program
D.E.E.N. Youth Volunteer Project Society - Program - Winter Clothing and Hygiene Support
D.E.E.N. Youth Volunteer Project Society - Program - Sports Camp
DuMonde Helping Hands Foundation - Program - North Shore Food Security & Newcomer Support Program (Food Rescue, Resettlement & Youth Volunteer Training)
Sentinel Youth Services Foundation - Program - Youth Prevention Program
Vancouver Iranian Professionals Society - Program - Community Bridging & Stability Program
Westcoast Family Centres Society - Program - North Shore Nurture Nest

AND THAT the resolution be released and the report of the Community Planner, dated June 17, 2026, entitled “2026 Round One Community Grant Recommendations”, remain in the Closed session.

R2026-07-06/7

8. Information Privacy – File: 05-1660-01-0001/2026

Report: Chief Financial Officer, June 17, 2026

PURSUANT to the report of the Chief Financial Officer, dated June 17, 2026, regarding an information privacy matter:

THAT the wording of the resolution and the report of the Chief Financial Officer, dated June 17, 2026, remain in the Closed session.

R2026-07-06/8

9. Labour Relations – File: 14-7010-01-0001/2026

Report: General Manager, Public Safety and Fire Chief, June 17, 2026

PURSUANT to the report of the General Manager, Public Safety and Fire Chief, dated June 17, 2026, regarding a labour relations matter:

THAT the wording of the resolution and the report of the General Manager, Public Safety and Fire Chief, dated June 17, 2026, remain in the Closed session.

R2026-07-06/9

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

10. Law Enforcement / Legal Matter – File: 14-7010-01-0001/2026

Report: General Manager, Public Safety and Fire Chief, June 24, 2026

PURSUANT to the report of the General Manager, Public Safety and Fire Chief, dated June 24, 2026, regarding a law enforcement and legal matter:

THAT the wording of the resolution and the report of the General Manager, Public Safety and Fire Chief, dated June 24, 2026, remain in the Closed session.

R2026-07-06/10

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Back, seconded by Councillor Shahriari

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:55 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER