



**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 13, 2026**

PRESENT:

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

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

APPROVAL OF AGENDA

Moved by Councillor Shahriari, seconded by Councillor McIlroy

1. Regular Council Meeting Agenda, July 13, 2026

CARRIED UNANIMOUSLY

R2026-07-13/1

ADOPTION OF MINUTES

Moved by Councillor Back, seconded by Councillor Bell

2. Regular Council Meeting Minutes, July 6, 2026

CARRIED UNANIMOUSLY

R2026-07-13/2

PUBLIC INPUT PERIOD

- Alborz Mousavand, North Vancouver, spoke regarding the Canada Soccer House entry and exit access.
- Liam Olsen, North Vancouver, spoke regarding transit and the R2 extension.
- Michele Saum, North Vancouver, spoke regarding traffic safety at the 23rd Street and Mahon Avenue intersection.
- Dennis Hilton, North Vancouver, spoke regarding public safety.

DELEGATION

Will Zylmans, Community Relations Manager, and Ariana Arguello, Program Manager, Technology and Market Development, FortisBC

Re: Manor House Deep Energy Retrofit Pilot

Will Zylmans and Ariana Arguello, FortisBC, provided a PowerPoint presentation regarding the "Manor House Deep Energy Retrofit Pilot" and responded to questions from Council.

Councillor Girard left the meeting at 6:44 pm and returned at 6:46 pm.

CORRESPONDENCE

3. Will Zylmans, Community Relations Manager, FortisBC, March 4, 2026
– File: 01-0230-01-0001/2026

Re: Manor House Deep Energy Retrofit Pilot Program

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT the correspondence from Will Zylmans, Community Relations Manager, FortisBC, dated March 4, 2026, regarding the “Manor House Deep Energy Retrofit Pilot Program” be received for information with thanks.

CARRIED UNANIMOUSLY

R2026-07-13/3

REPORT

4. Rezoning Application – 2525 Lonsdale Avenue – File: 08-3400-20-0175/1

Report: Planner 2, June 24, 2026

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated June 24, 2026, entitled “Rezoning Application – 2525 Lonsdale Avenue”:

THAT the application submitted by Cascadia Green Development Ltd., to rezone the property located at 2525 Lonsdale Avenue from a Medium Density Apartment Residential 1 (RM-1) Zone to a new Comprehensive Development 774 (CD-774) Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9198” (2525 Lonsdale Avenue, CD-774) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Housing Agreement Bylaw, 2026, No. 9199” (2525 Lonsdale Avenue, CD-774, Rental Housing Commitments) be considered for readings;

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.

CARRIED UNANIMOUSLY

R2026-07-13/4

BYLAWS – FIRST, SECOND AND THIRD READINGS

5. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9198” (2525 Lonsdale Avenue, CD-774)

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9198” (2525 Lonsdale Avenue, CD-774) be given first, second and third readings.

CARRIED UNANIMOUSLY

R2026-07-13/5

6. “Housing Agreement Bylaw, 2026, No. 9199” (2525 Lonsdale Avenue, CD-774, Rental Housing Commitments)

Moved by Councillor Girard, seconded by Councillor McIlroy

THAT “Housing Agreement Bylaw, 2026, No. 9199” (2525 Lonsdale Avenue, CD-774, Rental Housing Commitments) be given first, second and third readings.

CARRIED UNANIMOUSLY

R2026-07-13/6

REPORT

7. Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street
– File: 08-3400-20-0189/1

Report: Planner 2, June 24, 2026

Moved by Councillor Girard, seconded by Councillor Valente

PURSUANT to the report of the Planner 2, dated June 24, 2026, entitled “Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street”:

THAT the application submitted by RED East 16th Limited Partnership (Adera Developments), to rezone the properties located at 1540 St. Georges Avenue and 215-235 East 16th Street from a Medium Density Apartment Residential 1 (RM-1) Zone, Comprehensive Development 306 (CD-306) Zone, and Comprehensive Development 425 (CD-425) Zone, to an amended CD-306 Zone, be considered;

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9195” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) be considered for readings with no Public Hearing held, in accordance with the *Local Government Act, Section 464(3) [public hearing prohibited]*;

THAT “Housing Agreement Bylaw, 2026, No. 9196” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be considered for readings;

Continued...

REPORT – Continued

7. Rezoning Application – 1540 St. Georges Avenue and 215-235 East 16th Street
– File: 08-3400-20-0189/1 – Continued

AND THAT the community benefits listed in the section “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

Councillor Back, Councillor Bell and Councillor Shahriari opposed.
R2026-07-13/7

BYLAWS – FIRST, SECOND AND THIRD READINGS

8. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9195” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2026, No. 9195” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306) be given first, second and third readings.

CARRIED

Councillor Bell and Councillor Shahriari opposed.
R2026-07-13/8

9. “Housing Agreement Bylaw, 2026, No. 9196” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments)

Moved by Councillor McIlroy, seconded by Councillor Valente

THAT “Housing Agreement Bylaw, 2026, No. 9196” (1540 St. Georges Avenue and 215-235 East 16th Street, CD-306, Rental Housing Commitments) be given first, second and third readings.

CARRIED

Councillor Bell and Councillor Shahriari opposed.
R2026-07-13/9

REPORTS

10. Housing Target Order Year Two Progress Report – File: 10-4720-20-0003/1

Report: Planner 1, July 2, 2026

Moved by Councillor Valente, seconded by Councillor Shahriari

PURSUANT to the report of the Planner 1, dated July 2, 2026, entitled “Housing Target Order Year Two Progress Report”:

Continued...

REPORTS – Continued

10. Housing Target Order Year Two Progress Report – File: 10-4720-20-0003/1
– Continued

THAT the City of North Vancouver’s Housing Target Order Progress Report: July 1, 2025 – June 30, 2026 be received for information, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*;

AND THAT the City of North Vancouver’s Housing Target Order Progress Report: July 1, 2025 – June 30, 2026 be submitted to the Minister of Housing and Municipal Affairs and published to the City of North Vancouver website, in accordance with the *Housing Supply Act* and *Housing Supply Regulation*.

CARRIED UNANIMOUSLY

R2026-07-13/10

11. 2027 Permissive Tax Exemptions – File: 05-1970-07-0001/2026

Report: Chief Financial Officer, June 24, 2026

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Chief Financial Officer, dated June 24, 2026, entitled “2027 Permissive Tax Exemptions”:

THAT “Taxation Exemption Bylaw, 2026, No. 9156” be considered for readings.

CARRIED UNANIMOUSLY

R2026-07-13/11

BYLAW – FIRST, SECOND AND THIRD READINGS

12. “Taxation Exemption Bylaw, 2026, No. 9156”

Moved by Councillor Bell, seconded by Councillor Shahriari

THAT “Taxation Exemption Bylaw, 2026, No. 9156” be given first, second and third readings.

CARRIED UNANIMOUSLY

R2026-07-13/12

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Councillor Girard advised of her intention to bring forward a Notice of Motion at the next Regular Council meeting regarding cooling strategies for multi-unit residential buildings.

Councillor Shahriari advised of his intention to bring forward a Notice of Motion at the next Regular Council meeting regarding pedestrian safety.

Councillor Bell advised of his intention to bring forward a Notice of Motion at the next Regular Council meeting regarding the Harbour Swimming Deck.

RECESS TO CLOSED SESSION

Moved by Councillor Shahriari, seconded by Councillor Back

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(d) [security of City property], 90(1)(e) [land matter], and 90(1)(g) [legal matter].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 8:35 pm and reconvened at 9:51 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Girard, seconded by Councillor Bell

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of July 13, 2026, be ratified:

13. Land Matter – File: 06-2370-10-0001/2026

Report: Manager, Development Services, June 24, 2026

PURSUANT to the report of the Manager, Development Services, dated June 24, 2026, regarding a land matter:

THAT the wording of the resolution and the report of the Manager, Development Services, dated June 24, 2026, remain in the Closed session.

R2026-07-13/13

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:52 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER