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 16, 2026**

PRESENT:

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

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

APPROVAL OF AGENDA

Moved by Councillor Back, seconded by Councillor Girard

1. Regular Council Meeting Agenda, November 16, 2026

CARRIED UNANIMOUSLY
R2026-11-16/1

ADOPTION OF MINUTES

Moved by Councillor Shahriari, seconded by Councillor Valente

2. Regular Council Meeting Minutes, September 21, 2026

CARRIED UNANIMOUSLY
R2026-11-16/2

Moved by Councillor Shahriari, seconded by Councillor Valente

3. Special Council Meeting Minutes, September 28, 2026

CARRIED UNANIMOUSLY
R2026-11-16/3

Moved by Councillor Shahriari, seconded by Councillor Valente

4. Inaugural Council Meeting Minutes, November 2, 2026

CARRIED UNANIMOUSLY
R2026-11-16/4

PUBLIC INPUT PERIOD

- Irene Ingel, North Vancouver, spoke regarding Douglas Fir trees in front of 1014 Cloverley Street.
- Erik Jensen, North Vancouver, spoke in support of Item 7 – Service Standards and Public Reporting for Building Permits and Business Licences.

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

REPORTS

5. Results of the General Local Election Held in the City of North Vancouver on October 17, 2026 – File: 09-4200-20-0077/1

Report: Chief Election Officer, October 21, 2026

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Chief Election Officer, dated October 21, 2026, entitled "Results of the General Local Election Held in the City of North Vancouver on October 17, 2026":

THAT the Certificate of the Chief Election Officer, dated October 21, 2026, containing the results of the General Local Election (Mayor, Councillors, and School Trustees), held in the City of North Vancouver on October 17, 2026, be received and recorded in full in the Minutes.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-11-16/5

CERTIFICATE OF THE CHIEF ELECTION OFFICER
RESULTS OF THE GENERAL LOCAL ELECTION HELD IN THE CITY OF NORTH VANCOUVER ON OCTOBER 17, 2026

I, Amelia Cifarelli, Chief Election Officer for The Corporation of the City of North Vancouver, in accordance with Section 158 of the *Local Government Act*, do hereby certify the results of the votes cast in the 2026 General Local Election in the City of North Vancouver, as follows:

STATEMENT OF ELECTION BY VOTING

MAYOR

BUCHANAN, Linda	6,056	ELECTED
MCGRAW, Mike	5,163	
KURVERS, Dave	1,602	
KING, Oliver	258	

Continued…

5. Results of the General Local Election Held in the City of North Vancouver on October 17, 2026 – File: 09-4200-20-0077/1 – Continued

COUNCILLOR

BELL, Don	5,935	ELECTED
VALENTE, Tony	5,881	ELECTED
GIRARD, Angela	5,382	ELECTED
ROBERTSON, Andrew	5,192	ELECTED
SHAHRIARI, Shervin	5,172	ELECTED
BACK, Holly	4,452	ELECTED
HEYWOOD, Guy	4,419	
CATO, Jeremy	4,362	
RAISINGHANI, Krishna	4,320	
MCILROY, Jessica	4,270	
BENTZ, Tammy	3,434	
IZATT, Ken	3,378	
BOLTENKO, Anna	3,085	
ALEXANDER, Sean	2,344	
TUMANENG, Lailani	2,162	
KOLSTEE, Jullian	1,493	
LAI, Max	1,296	
BRUN, David	997	

SCHOOL TRUSTEE

WILSON, Antje	7,274	ELECTED
NEUFELD, Trish	6,416	ELECTED
HUNG, Peggy	5,704	ELECTED
PURUGGANAN, Ethel	2,603	
AZIZI, Manoochehr	2,539	
NAVALES, Senora	2,077	

I declare:

Linda BUCHANAN

elected to the office of Mayor;

And I declare:

Don BELL
Tony VALENTE
Angela GIRARD
Andrew ROBERTSON
Shervin SHAHRIARI
Holly BACK

elected to the office of Councillor;

Continued…

REPORTS – Continued

5. Results of the General Local Election Held in the City of North Vancouver on October 17, 2026 – File: 09-4200-20-0077/1 – Continued

And I declare:

Antje WILSON
Trish NEUFELD
Peggy HUNG

elected to the office of School Trustee.

The following is a compilation of the information on the Ballot Accounts*:*

Total ballots supplied	27,300
Ballots cast by electors	13,243
Spoiled ballots	224
New elector registrations	567
Voter turnout	30%

6. Appointment of Auditors for 2026 to 2030 – File: 03-1220-20-1358/1

Report: Chief Financial Officer, October 28, 2026

Moved by Councillor Girard, seconded by Councillor Bell

PURSUANT to the report of the Chief Financial Officer, dated October 28, 2026, entitled "Appointment of Auditors for 2026 to 2030":

THAT MNP LLP be appointed as auditors for the City of North Vancouver for the fiscal years 2026 to 2030.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-11-16/6

END OF CONSENT AGENDA

PRESENTATION

Canada Soccer House at The Shipyards Wrap-Up – Manager, The Shipyards and Waterfront

Infrastructure, Transportation and Parks staff provided a PowerPoint presentation regarding the "Canada Soccer House at The Shipyards Wrap-Up" and responded to questions from Council.

PRESENTATION

2027-2031 Budget Outlook – Chief Financial Officer

Finance staff provided a PowerPoint presentation regarding the "2027-2031 Budget Outlook" and responded to questions from Council.

NOTICE OF MOTION

7. Service Standards and Public Reporting for Building Permits and Business Licences – File: 01-0530-12-0001/2026

Submitted by Mayor Buchanan

Moved by Mayor Buchanan, seconded by Councillor Girard

WHEREAS the City is responsible for regulating building construction and licensing businesses under the *Community Charter*, and for many residents, builders and business owners, the permitting and licensing process is among their most direct interactions with City Hall;

WHEREAS timely, predictable and transparent approval processes are essential to providing excellent public service, reducing costs, carrying charges and uncertainty for applicants, and supporting the delivery of housing, commercial space and employment opportunities envisioned in the City's Official Community Plan;

WHEREAS clear application requirements, established processing timelines and accessible information about application status can improve the applicant experience, reduce incomplete and repeat submissions, and support greater efficiency and accountability in municipal service delivery;

WHEREAS municipalities that establish service standards, measure and publicly report on performance, and provide applicants with clear information about the progress of their applications can strengthen transparency, improve service delivery and build public confidence;

WHEREAS establishing measurable service standards and regularly reporting on performance will better equip Council to assess service levels, identify opportunities for improvement, make informed decisions about staffing, resources and fees, and mitigate the economic and reputational risks associated with unpredictable approval timelines;

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by the end of the second quarter of 2027 with the following:

1. Current Processing Times: An assessment of current processing times for building permits and business licences, broken down by application category and type, establishing a baseline that measures both the total elapsed time from application submission to final decision and the time attributable to active City review, applicant responses and external agency requirements;

2. Proposed Service Standards: Recommended processing time standards for each permit and licence category, expressed in business days, weeks or months, with clear definitions of when processing timelines begin, pause and resume, including a same-day or next-business-day service standard for low-risk business licences and renewals that do not require inspections or referrals;

Continued…

NOTICE OF MOTION – Continued

7. Service Standards and Public Reporting for Building Permits and Business Licences – File: 01-0530-12-0001/2026 – Continued

    3. Clear Application Requirements: Plain-language application requirements for each permit and licence category, supported by accessible checklists and pre-application guidance, to ensure applicants understand what is required before submitting an application and to help reduce incomplete and repeat submissions;

    4. Application Status Transparency: A proposed approach and implementation timeline to enable applicants to track the progress of their applications, including the current stage of review, outstanding requirements and the party responsible for addressing them, and an anticipated completion date, with proactive notification when delays occur;

    5. Public Performance Reporting: A proposed framework and implementation timeline for publicly reporting the City's performance against established service standards on its website, at least quarterly, including both total elapsed application timelines and City processing times, with delays attributable to applicants or external agencies identified separately, to strengthen transparency, accountability and continuous service improvement;

    6. Regulatory and Process Improvements: Recommended amendments, where necessary, to the Construction Regulation Bylaw, Business Licence Bylaw and applicable fee bylaws, together with measures to streamline processes, reduce incomplete and repeat applications, and support the achievement of established service standards;

    AND THAT, following Council's adoption of service standards, staff report annually on the City's performance against those standards, including overall application timelines, the reasons for variances, opportunities for service improvement and recommended adjustments to ensure the standards remain effective, achievable and responsive to community needs.

CARRIED UNANIMOUSLY
R2026-11-16/7

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

Nil.

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 8:03 pm.

"Certified Correct by the Corporate Officer"

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CORPORATE OFFICER