

AGENDA

SPECIAL MEETING OF COUNCIL

Monday, September 15, 2025

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

SPECIAL MEETING OF COUNCIL

7:00 p.m.

Monday, September 15, 2025

Council Chambers, Municipal Hall,

355 West Queens Road, North Vancouver

Watch at <https://dnvorg.zoom.us/j/64484156494>

AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

1. ADOPTION OF THE AGENDA

1.1. September 15, 2025 Special Meeting Agenda

Recommendation:

THAT the agenda for the September 15, 2025 Special Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. July 7, 2025, 2025 Regular Council Meeting

p.9-14

Recommendation:

THAT the minutes of the July 7, 2025 Regular Council meeting are adopted.

2.2. July 21, 2025 Regular Council Meeting

p.15-27

Recommendation:

THAT the minutes of the July 21, 2025 Regular Council meeting are adopted.

3. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

4. RELEASE OF CLOSED MEETING DECISIONS

4.1. July 7, 2025 Closed Special Meeting of Council

4.1.1. Potential acquisition of 1558 & 1562 Bond Street for the proposed new Bond Street Park

THAT Mayor and Council authorize the Purchase and Sale Agreement for the acquisition of the single-family property located at 1558 Bond Street for a purchase price of \$2,990,000 (plus closing costs).

AND THAT Mayor and Council authorize the Purchase and Sale Agreement for the acquisition of the single-family property located at 1562 Bond Street for a purchase price of \$1,790,000 (plus closing costs).

4.2. July 14, 2025 Closed Special Meeting of Council

4.2.1. 5329 Cliffridge Avenue Acquisition

THAT the District has acquired 5329 Cliffridge Ave for a purchase price of \$2,125,000 for municipal purposes.

5. REPORTS FROM COUNCIL OR STAFF

5.1. Business Licencing Framework for Residential Rental Properties

p.31-40

File No. 13.6440.20/000.000

Report: Deputy Corporate Officer, Legislative Services, July 22, 2025

Attachment 1: Bylaw 8727

Attachment 2: Bylaw 8729

Attachment 3: Bylaw 8728

Recommendation:

THAT "Business Licence Bylaw 4567, 1974 Amendment Bylaw 8727, 2025 (Amendment 55)" is ADOPTED;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8729, 2025 (Amendment 95)" is ADOPTED;

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8728, 2025 (Amendment 77)” is ADOPTED.

5.2. Rain Barrel Education and Outreach

p.41-43

File No.

Report: Environmental Sustainability Specialist, Climate & Parks, August 28, 2025

Recommendation:

THAT Council direct staff to organize a rain barrel pre-sale event in partnership with the District of West Vancouver and City of North Vancouver to further support water conservation and awareness across the North Shore.

5.3. Spirit Trail Eastern Extension – September 2025 Update

p.45-59

File No. ENGIPG-834008626-343

Report: General Manager – Engineering Infrastructure Services, September 2, 2025

Attachment 1: Financial Summary by Segment

Attachment 2: PowerPoint Presentation

Recommendation:

THAT Council receive the report and approve the staff recommendation to lengthen the timeline for completion of the Spirit Trail Eastern Extension project by approximately 24 months to provide additional time for further planning, engagement, scope definition and external grant opportunity activities to be undertaken;

AND THAT Council direct staff to reflect the revised cashflow associated with the adjusted timeline for completion of the Spirit Trail Eastern Extension project as part of the 2026-2030 financial planning process.

6. ADJOURNMENT

Recommendation:

THAT the September 15, 2025 Special Meeting of Council for the District of North Vancouver is adjourned.

THIS PAGE LEFT BLANK INTENTIONALLY

MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

**DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:06 p.m. on Monday, July 7, 2025 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Catherine Pope

Absent: Councillor Lisa Muri

Staff: David Stuart, Chief Administrative Officer
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Andrew Durnin, Director – Digital Services and Information Technology
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Zerallynne Te, Manager – Community Planning
Eirikka Brandson, Community Planner
Jayden Koop, Community Planner
Cheryl Archer, Confidential Council Clerk
Allison James, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. July 7, 2025 Regular Meeting Agenda

MOVED by Councillor BACK

SECONDED by Councillor MAH

THAT the agenda for the July 7, 2025 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. June 9, 2025 Regular Council Meeting

MOVED by Councillor FORBES

SECONDED by Councillor BACK

THAT the minutes of the June 9, 2025 Regular Council meeting are adopted.

CARRIED

3. PUBLIC INPUT

3.1. Stephanie Wilson:

- Spoke in support of item 8.5 Anti-hate Pledge;
- Advised that she is a co-creator of North Shore Pride Alliance;
- Commented on the public demonstrations on the Mountain Highway overpass, including anti-LGBTQ2S+ groups;
- Stated that having no one stand up against hate is awful and that silence enables hate;
- Noted that hate makes people feel alone;
- Commented on the rise of hate speech and incidents and increased visibility of hate groups;
- Advised that there is a North Shore chapter of a white nationalist organization and she has seen neo-Nazi materials in the community;
- Stated that the proposed Anti-hate Pledge is for leaders to end the silence on hate speech;
- Stated that everyone should feel safe to live, work, and visit the District; and,
- Recommended listening to those who have been impacted by hate.

3.2. Lee Keple:

- Spoke in support of item 8.5 Anti-hate Pledge;
- Thanked Council for supporting the Anti-Hate Pledge and commented on the importance of opposing hate;
- Advised that she is the Executive Director of the Vancouver Pride Society;
- Commented on the value of the support of leaders and allies;
- Stated that hate disproportionately impacts persons of colour and the LGBTQ2S+ community;
- Commented on the increase in hate speech and incidents and stated that if people remain silent, this will embolden those committing these acts as they may believe those who remain silent agree; and,
- On behalf of herself and others from groups including activists, academics, and government, commended the previous speaker on her courage facing protesters on the Mountain Highway overpass, working to bring people together, and to keep language inclusive.

3.3. Lisa McDonald:

- Spoke in support of item 8.5 Anti-hate Pledge;
- Commented on the anti-hate movement, noting organizations of all kinds in large and small cities around the world have joined;
- Commented on the Mountain Highway overpass protests;
- Encouraged people not to be silent in response to hate;
- Expressed concern regarding the increase in hate speech; and,
- Encouraged Council to set an example by endorsing the Anti-hate Pledge to show that the District is a community for everyone.

3.4. SK Lai:

- Commented on public input at the June 9, 2025 Regular Council Meeting;
- Opined that some public officials are trying to intimidate and defame him and his wife;
- Stated that opinions are not facts;
- Opined that several speakers at the June 9, 2025 meeting made comments that were exaggerated, unsubstantiated, or outright lies;
- Opined that his constitutional right to privacy had not been respected and expressed concern that his personal information was disclosed without his consent;
- Opined that if personal information is disclosed intentionally it is illegal and, if unintentionally, shows incompetence;
- Stated that he has contacted the District several times to request changes to the minutes;
- Stated that the minutes have been adopted and opined they do not correspond with public input on the meeting video;
- Stated that he is defending his reputation and not acting in retaliation;
- Stated that he is keeping records for the purpose of seeking legal advice;
- Stated that his vehicle is not a bus; and,
- Requested that the meeting minutes be reviewed again.

3.5. Hazen Colbert:

- Expressed support for the previous speaker;
- Noted a typographical error in the minutes of the June 9, 2025 Regular Council Meeting and opined that members of Council had not read the minutes prior to adoption;
- Requested the District consider a policy to prevent groups from meeting at District Hall;
- Opined that it is not protected speech for board members of organizations to support United States President Donald Trump, noting his felony convictions;
- Expressed concern regarding hate speech against Latino and Palestinian persons, highlighting the large Persian community on the North Shore;
- Stated that there is a member of the North Shore Standing Committee on Substance Use who has not attended meetings and opined that if the committee does not replace them, they should lose access to District Hall meeting rooms;
- Commented on the Inappropriate, Offensive, Misleading, Harassing or Threatening Correspondence to Members of Council or Staff Policy and stated that he has a way to work around it and that he may no longer comply with the policy;
- Stated that he will violate the court order regarding his conduct and that he has violated nearly every court order against him in the past four years with no consequences;
- Noted that there was a court order against him regarding threatening a judge's family and opined that the allegation was not true and he complied with it to prevent violence against his family by the court;
- Challenged the District, its legal counsel, and the courts to enforce any order against him, stating that they and he might not know his real name;
- Opined that the government should stop regulating when residents may water their lawns, what type of energy is used to heat their homes, where to park

- recreational vehicles, whether to eat meat, what transportation mode to use, whether to leash their dogs, and whether to have a bell or other device on bicycles;
- Described government regulation as treating residents like children, jousting at windmills, and meddling in people's lives; and,
- Accused a member of Council of looking at him in an inappropriate manner.

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Sally Livingstone, Spectrum Mothers Support Society

Re: Help a Mother, Save a Child

Wendy Brown, President, and Sally Livingstone, Founder and Executive Director, Spectrum Mothers Support Society, provided an overview of the organization, noting it was created by a pediatric nurse and educator to provide support to North Shore to women caring for children from newborn to five years of age in difficult circumstances, including financial hardship, domestic violence, addiction recovery, mental health challenges or children with special needs. Support sessions are provided in the clients' homes or elsewhere by trained caregivers who are also mothers, during which caregivers may accompany clients to appointments, refer to services, or provide respite. Ms. Brown thanked the District for providing one of the first grants the organization received as well as its ongoing support.

MOVED by Councillor BACK

SECONDED by Councillor HANSON

THAT the delegation of the Spectrum Mothers Support Society is received for information.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Bylaw Numbers 8746 and 8747 Short-Term Rentals and Bed & Breakfasts

File No. 09.3900.20/000.000

MOVED by Councillor HANSON

SECONDED by Councillor MAH

THAT "District of North Vancouver Rezoning Bylaw 1454 (Bylaw 8746)" is ADOPTED;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8747, 2025 (Amendment 79)" is ADOPTED.

CARRIED

8.2. 2025 Community Service Grants

File No. 10.4792.01/002.000

MOVED by Councillor MAH

SECONDED by Councillor POPE

THAT the 2025 Community Service Grants recommendations of \$411,611, as described in the June 19, 2025, report of the Community Planner entitled, "2025 Community Service Grants", is APPROVED.

CARRIED

8.3. 2025 Child Care Grants

File No. 10.4750.20/004

MOVED by Councillor MAH

SECONDED by Mayor LITTLE

THAT the 2025 child care grants recommendations of \$69,550, as detailed in the June 18, 2025, report of the Community Planner entitled "2025 Child Care Grants", is APPROVED.

CARRIED

8.4. Electronic Property Tax Notice & Online Campaign

File No.

MOVED by Councillor MAH

SECONDED by Councillor FORBES

THAT staff are directed to report back on options to promote the streamline of e-bill notice deliveries for property taxes, and other online payment services for District of North Vancouver services to reduce dependence on mail delivery and to reduce associated costs with mailing and printing.

CARRIED

8.5. Anti-Hate Pledge

File No.

MOVED by Councillor POPE

SECONDED by Councillor BACK

THAT Council endorse the Anti-Hate Pledge as attached to the report dated June 25, 2025, titled Anti-Hate Pledge as attachment 1.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported on his attendance at the following:

- Canada Day celebrations at The Shipyards in the City of North Vancouver and in Pemberton Heights on July 1, 2025;
- The July 5, 2025 grand opening of Belle Isle Park; and,
- The July 9, 2025 event to commemorate the 50th anniversary of Ron Andrews Community Recreation Centre.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Back reported that there is a new feature exhibit on transportation at the Museum of North Vancouver (MONOVA).

9.3.2. Councillor Mah reported on his attendance at the following:

- The Pemberton Heights Community Association's Canada Day celebrations on July 1, 2025;
- The first Live and Local of concert of 2025 at Lions Gate Plaza on July 3, 2025, noting concerts will be held every Thursday and Friday at various District parks and plazas during the summer; and,
- The July 5, 2025 grand opening of Belle Isle Park.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor FORBES

SECONDED by Mayor LITTLE

THAT the July 7, 2025 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(8:24 p.m.)

Mayor

Corporate Officer

**DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:10 p.m. on Monday, July 21, 2025 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Staff: David Stuart, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Neonila Lilova, Manager – Business and Economic Development
Janine Ryder, Manager – Real Estate and Properties
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Carol Walker, Chief Bylaw Officer
Yan Zeng, Manager – Development Planning
Adam Vasilevich, Section Manager – Parks Planning, Design, and Development
Holly Adams, Community Planner
Tash Cheong, Development Planner
Jon Maselli, Community Planner
Kevin Zhang, Senior Development Planner
Cheryl Archer, Confidential Council Clerk
Allison James, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. July 21, 2025 Regular Meeting Agenda

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT the agenda for the July 21, 2025 Regular Meeting of Council for the District of North Vancouver is:

- a) Amended to consider item 4. Recognitions prior to item 3. Public Input; and,
- b) Adopted as amended.

CARRIED

2. ADOPTION OF MINUTES

2.1. June 23, 2025 Special Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the June 23, 2025 Special Council meeting are adopted.

CARRIED

2.2. June 23, 2025 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the June 23, 2025 Regular Council meeting are adopted.

CARRIED

2.3. June 24, 2025 Public Meeting (Childcare)

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the June 24, 2025 Public Meeting (Childcare) are received.

CARRIED

2.4. June 24, 2025 Public Meeting (Residential Rental Properties)

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the June 24, 2025 Public Meeting (Residential Rental Properties) are received.

CARRIED

2.5. July 8, 2025 Public Meeting (Childcare)

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the July 8, 2025 Public Meeting (Childcare) are received.

CARRIED

4. RECOGNITIONS

4.1. Advisory Design Panel Awards

Award of Merit:

- Sanford Housing Society in recognition of Salal Apartments
- Terra Housing in recognition of Salal Apartments
- The office of mcfarlane biggar architects + designers in recognition of Salal Apartments
- Hapa Collaborative in recognition of Salal Apartments

Design Excellence:

- Denna Homes in recognition of Apex
- DA Architects + Planners in recognition of Apex
- ETA Landscape Architecture in recognition of Apex

Design Excellence:

- S2 Architecture in recognition of Maplewood Fire and Rescue Centre
- PFS Studio in recognition of Maplewood Fire and Rescue Centre

3. PUBLIC INPUT**3.1. Alice Hambleton:**

- Spoke in opposition to item 8.8 Rezoning Bylaw 8736 for a 46-Unit Townhouse at 3374-3380 Mount Seymour Parkway (MSP), 2 Unaddressed Lots fronting MSP & 3382-3396 Gaspé Place;
- Advised that she is a longtime North Shore resident and lives near the proposed development;
- Advised that she has advocated for natural areas and mountain forests;
- Spoke in opposition to the proposed sale of the lane and the development of undeveloped lots;
- Stated that the area is home to a small community and many children;
- Opined that the proposal would destroy the character of the neighbourhood and natural amenities including large trees;
- Commented on Provincial legislation increasing the density of residential areas and stated it was implemented without due process;
- Opined that the Province has an obligation to seek public input;
- Opined that the proposal contravenes the goals of the District's Official Community Plan (OCP); and,
- Encouraged Council to abandon the bylaws.

3.2. Wahid Gul:

- Spoke in opposition to item 8.8 Rezoning Bylaw 8736 for a 46-Unit Townhouse at 3374-3380 Mount Seymour Parkway (MSP), 2 Unaddressed Lots fronting MSP & 3382-3396 Gaspé Place;
- Advised that he is a longtime North Shore resident and enjoys outdoor activities, and that he is an engineer and project manager with professional experience managing residential and other construction projects;
- Expressed appreciation for having natural space in his neighbourhood;
- Stated that change is inevitable and community leaders are responsible for ensuring change works for people;
- Stated that the proposal would destroy a balanced ecosystem;
- Opined that the proposal is for small units in a generic building style to profit only the developer; and,
- Opined that the proposal does not serve the community and is disguised as progress.

3.3. Christi Kramer:

- Spoke in opposition to item 8.8 Rezoning Bylaw 8736 for a 46-Unit Townhouse at 3374-3380 Mount Seymour Parkway (MSP), 2 Unaddressed Lots fronting MSP & 3382-3396 Gaspé Place;
- Advised that she lives near the subject property;
- Opined that the proposal does not include affordable housing; and,
- Provided a list of the plants and animals that currently live in the green space on the undeveloped lots.

3.4. Suzette Elgar:

- Spoke in opposition to item 8.8 Rezoning Bylaw 8736 for a 46-Unit Townhouse at 3374-3380 Mount Seymour Parkway (MSP), 2 Unaddressed Lots fronting MSP & 3382-3396 Gaspé Place;
- Advised that her unit overlooks the undeveloped lots;
- Opined that the District-owned lots are part of the neighbourhood character;
- Opined that the townhouse complex where she lives was designed to blend in with the landscape and that the proposed development is not designed to blend;
- Opined that the proposed development would negatively impact her privacy and peace;
- Stated that the proposed development and construction would negatively impact traffic, parking, and noise;
- Commented on neighbourhood opposition to the proposed development; and,
- Encouraged Council to abandon the bylaws.

3.5. Christiane Rolland:

- Spoke in opposition to item 8.8 Rezoning Bylaw 8736 for a 46-Unit Townhouse at 3374-3380 Mount Seymour Parkway (MSP), 2 Unaddressed Lots fronting MSP & 3382-3396 Gaspé Place;
- Advised that she is a long-time North Shore resident;
- Commented on the qualities of Town Centres that contribute to suitability for multi-family developments and expressed concern regarding multi-family developments outside of Town Centres;
- Expressed concern regarding traffic, transportation, and school capacity in the neighbourhood;
- Questioned selling green space to allow for development;
- Opined that the proposed development will make issues worse;
- Spoke in favour of preserving green spaces for health and environmental benefits; and,
- Encouraged Council to abandon the bylaws.

3.6. Estha Parg Murenbeeld

- Spoke regarding item 8.11 Outdoor Sports Courts Optimization Strategy on behalf of the North Shore Pickleball Club;
- Thanked District Parks Department staff for their work on the project;
- Noted that the report concludes there is a need for more pickleball courts and requested that six more dedicated courts be built as soon as possible;
- Noted that children play pickleball in schools;

- Commented on the growth of the sport, noting that the largest growth is in the 35 to 54 age group, which includes many working people who cannot play in the evenings due to the 6:00 p.m. closing time;
- Acknowledged that pickleball courts are not suitable for all neighbourhoods; and,
- Noted that William Griffin Park is the only site west of Seymour identified for more pickleball courts and suggested Parkgate Park and Inter River Park also be considered.

3.7. Duncan Brown:

- Spoke in support of item 8.11 Outdoor Sports Courts Optimization Strategy on behalf of the North Shore Tennis Society;
- Opined that the District has enough tennis courts;
- Thanked the Parks Department for their standards of maintenance and their work on the project;
- Recommended improvements to lighting and covered spaces to allow more play time after dark and in inclement weather;
- Stated that indoor courts are over capacity, noting a covered facility is proposed in the City of North Vancouver; and,
- Requested that the number of tennis courts not be reduced in the future, noting that Mayor Little indicated there are no plans to do so and stating that they would like a formal commitment to that effect.

3.8. Daniela Elza:

- Spoke in opposition to item 8.8 Rezoning Bylaw 8736 for a 46-Unit Townhouse at 3374-3380 Mount Seymour Parkway (MSP), 2 Unaddressed Lots fronting MSP & 3382-3396 Gaspé Place;
- Advised that she is a Vancouver resident;
- Opined that there is little public benefit to the proposal;
- Commented on opposition to selling forested public land in Langley to build a community recreation centre, noting that people already used the land for outdoor recreation;
- Expressed opposition to selling public land and using the revenue to fund affordable housing and opined that it does not make sense;
- Expressed concern that the application was referred back to staff when brought forward at a previous Council meeting and that it is being considered in the summer when people may be away;
- Commented on the importance of green spaces; and,
- Read poetry regarding development and green space.

3.9. Sahar Kitto:

- Spoke regarding item 8.2 Business Licence for Wise Beans Childcare Centre – 2439 Berton Place;
- Commented on items on the agenda related to selling District land;
- Stated that the civic address and functional address of the subject property are not the same;
- Opined that the safety of children is being sacrificed for the proposed expansion of the childcare facility;
- Questioned why the application is being considered;
- Stated that she supports her neighbours and the childcare centre;

- Commented on items considered by Council regarding safety, including bicycle bells; and,
- Stated that she is opposed to selling District land.

3.10. Jennifer Clay:

- Spoke in support of the staff recommendation for item 8.1 233 Wooddale Road - Withhold Demolition Permit;
- Advised she is the president of North Shore Heritage Preservation Society;
- Commented on the significance of the home, noting it was designed by architect Fred Hollingsworth and owned by photographer Selwyn Pullan;
- Opined that a demolition permit should not be approved before a building permit is issued;
- Provided an example of a heritage building that was demolished prior to the issuance of a building permit, after which the property was sold as bare land;
- Opined that the development proposed by the owner is excessive;
- Noted that the purpose of a Heritage Revitalization Agreement (HRA) is to allow development while retaining the original heritage building; and,
- Suggested a live-work space be included in redevelopment of the property with an HRA.

5. DELEGATIONS

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. July 7, 2025 Closed Special Meeting of Council

6.1.1. Potential Proceeds from Sale of District-owned Lands Located In The 3300 Block of Mount Seymour Parkway

THAT Council direct staff to return options for acquiring lands east of Seymour River for a future affordable housing project secured by way of housing agreement, using the proceeds of the sale of District-owned lands in the 3300 Block of Mount Seymour Parkway associated with Bylaw 8736.

6.2. July 14, 2025 Closed Special Meeting of Council

6.2.1. Advisory Oversight Committee Recommendations

North Shore Accessibility Advisory Committee

THAT Julianna Ramirez is appointed to the North Shore Accessibility Advisory Committee (NSAAC) for two years with a term ending December 31, 2026;

AND THAT this resolution is released to the public.

North Vancouver Museum and Archives Commission

THAT Stephanie Barlow is appointed to the North Vancouver Museum and Archives Commission for three years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT items 8.4 and 8.7 are included in the Consent Agenda and are approved without debate.

CARRIED

8.1. Business Licence Application Denial of Nathan Morris, 15347092 Corp “Sisu” to Operate a Sauna Boat Business at 4565 Strathcona Rd, North Vancouver File No. 08.3226.02

Public Input:

Nathan Morris:

- Advised that he is a District resident, a father, and member of the community;
- Stated that he is not applying to operate a business from his home;
- Stated that it is debateable whether he needs to have a business licence at all;
- Stated that he does not operate tours from his home;
- Stated that he owns a pleasure watercraft that he rents out;
- Stated that he applied for a business licence to work from home, where he would answer emails and the application was denied;
- Opined that the District has misrepresented his business licence application to his landlord and has no proof he is operating a business from his home;
- Stated that the District provided his landlord with a photograph of his application form and opined that staff involved in business licencing are coming after his home;
- Stated that he is facing eviction and risks not being able to support his family;
- Opined that staff in the Bylaws Department likely believes he is not in compliance with District bylaws and noted that there has been no ruling against him by an adjudicator;
- Stated that there are hundreds of pages of evidence in the adjudication files; and,
- Stated that he does not disagree with the District’s bylaws and opined that he is in compliance.

MOVED by Councillor HANSON
SECONDED by Councillor MURI

THAT Council uphold the decision to deny the business licence application submitted by Nathan Morris (the “Applicant”) on behalf of “15347092 Corp” to operate an office business at 4565 Strathcona Rd due to non-compliance with District Bylaws.

CARRIED

8.2. Business Licence for Wise Beans Childcare Centre – 2439 Berton Place
File No. 10.4750.30/034.000

MOVED by Councillor BACK
SECONDED by Councillor HANSON

THAT the application to amend the business licence for Wise Beans Childcare Centre located at 2439 Berton Place to increase the current child care capacity from eight children age 0 to 36 months to 12 children age 0 to 36 months and eight children age 30 months to school age is approved.

CARRIED

Opposed: Mayor LITTLE and Councillor MURI

8.3. 233 Wooddale Road – Withhold Demolition Permit
File No. 13.6800.01/000.000

Public Input:

Deepinder Gill:

- Advised that she is an owner of the property and that they intend to build a home and office for their family on the site;
- Advised that they hired a heritage consultant and an architect with extensive experience in heritage conservation;
- Opined that the opinions of these professionals have been questioned, misinterpreted, and disregarded by District staff;
- Stated that the heritage consultant’s assessment report concludes that the structures have high heritage value and are in very poor condition, and that reconstruction is the only option;
- Opined that the cover letter from the heritage consultant should have been included in the staff report;
- Accused District staff of manipulating the report to support a predetermined agenda;
- Stated that the professional engineer reported that the studio’s support posts are over load capacity and both structures need to be demolished due to safety risks and ongoing deterioration;
- Expressed concern regarding District Planning staff’s responsiveness and stated that the in-person meeting she requested took 11 months to schedule and required the intervention of a member of Council;
- Stated that within a week of the meeting and as directed by staff, they submitted a demolition permit application for safety reasons and a revised development application with a reduced floor space ratio;
- Opined that staff has twisted the facts and timelines in the staff report; and,
- Requested that Council not withhold the demolition permit.

MOVED by Councillor MURI
SECONDED by Mayor LITTLE

THAT Council directs the Chief Building Official to withhold the demolition permit for 233 Wooddale Road in accordance with Section 3.1, 3.2, and 4.1 of the Heritage Procedures Bylaw.

CARRIED

Opposed: Councillor POPE

8.4. Business Licencing Framework for Residential Rental Properties

File No. 13.6440.20/000

MOVED by Mayor LITTLE
SECONDED by Councillor BACK

THAT "Business Licence Bylaw 4567, 1974 Amendment Bylaw 8727, 2025 (Amendment 55)" is given SECOND and THIRD Readings;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8729, 2025 (Amendment 95)" is given SECOND and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8728, 2025 (Amendment 77)" is given SECOND and THIRD Readings.

CARRIED

**8.5. Bylaw 8739, 8738, 8740, and 8742 – OCP Amendment & Rezoning:
520–540 Mountain Highway, 1505–1571 Fern Street &
1514–1574 Hunter Street ("Seylynn Centre")**

File No. 08.3060.20/002.24

Public Input:

Richard White:

- Advised that he is the applicant;
- Stated that concerns raised regarding the previous application have been addressed;
- Noted the current application includes housing agreements for 51 percent of the residential units to be rental and 72 of those below-market rental; and,
- Noted there is support for the closure and sale of the lane.

MOVED by Mayor LITTLE
SECONDED by Councillor BACK

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8739, 2025 (Amendment 56)" is given FIRST Reading;

AND THAT the "District of North Vancouver Rezoning Bylaw 1439 Bylaw 8738" is given FIRST Reading;

AND THAT "District of North Vancouver Housing Agreement Bylaw 8740, 2025" is given FIRST Reading;

AND THAT "District of North Vancouver Housing Agreement Bylaw 8742, 2025" is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8739;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8739 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8739 and Bylaw 8738 are referred to a Public Hearing.

CARRIED

**8.6. Proposed Highway Closure and Dedication Removal Bylaw 8745
“1500 Block Fern Street Highway Closure Bylaw 8745, 2025”**

File No. 02.0930.20/510

MOVED by Councillor MAH

SECONDED by Councillor BACK

THAT “1500 Block Fern Street Highway Closure Bylaw 8745, 2025” is given FIRST, SECOND and THIRD Readings.

CARRIED

The meeting recessed at 9:07 p.m. and resumed at 9:16 p.m.

8.7. Bylaw 8731 – Text Amendment to CD 67 (Unit 150-680 Seylynn Crescent)

File No. 08.3060.20/069.23

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “District of North Vancouver Rezoning 1448 (Bylaw 8731)” is given FIRST, SECOND, and THIRD Readings.

CARRIED

**8.8. Rezoning Bylaw 8736 for a 46-Unit Townhouse at
3374–3380 Mount Seymour Parkway (MSP),
2 Unaddressed Lots fronting MSP & 3382–3396 Gaspé Place**

File No. 08.3060.20/017.24

Public Input:

Eric Chan:

- Advised that he is the applicant;
- Stated that concerns regarding the previous application have been addressed; and,
- Advised that the applicant team was present to answer questions from Council.

Hazen Colbert:

- Stated that he is not a lawyer and not giving legal advice;
- Questioned whether public input on a development application prohibited from holding a public hearing is permitted at the same meeting at which the item is to be considered;

- Noted that the City of North Vancouver does not allow input at the same meeting at which such items are to be considered;
- Noted that seven people spoke in opposition to the proposal;
- Stated there is confusion around the rules for input and opined that this could allow the developer to challenge the decision in court on fairness as they could argue a public hearing was held; and,
- Recommended that the District request clarity on the matter from the Provincial Government.

MOVED by Councillor MAH

SECONDED by Councillor POPE

THAT “District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8736)” is given FIRST, SECOND, and THIRD Readings.

A member of Council proposed an amendment to the Main Motion:

MOVED by Councillor POPE

SECONDED by Mayor LITTLE

THAT the main motion is amended to add “AND THAT Council further directs funds from the sale can only be used for deeply affordable or social housing in the area, in partnership with a non-profit organization and may include the purchase of existing homes.”

CARRIED

Opposed: Councillors FORBES, HANSON, and MURI

The question was then called on the main motion as amended:

MOVED by Councillor MAH

SECONDED by Councillor POPE

THAT “District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8736)” is given FIRST, SECOND, and THIRD Readings;

AND THAT Council further directs funds from the sale can only be used for deeply affordable or social housing in the area, in partnership with a non-profit organization and may include the purchase of existing homes.

CARRIED

Opposed: Councillors FORBES, HANSON, and MURI

8.9. Proposed Partial Highway Closure and Dedication Removal 3300 Block Mt. Seymour Parkway and Gaspé Place Highway Closure Bylaw 8741, 2025

File No. 02.0930.20/506.001

MOVED by Councillor BACK

SECONDED by Councillor POPE

THAT “3300 Block Mt. Seymour Parkway and Gaspé Place Highway Closure Bylaw 8741, 2025” is given FIRST, SECOND and THIRD Readings.

CARRIED

Opposed: Councillors FORBES, HANSON, and MURI

8.10. Response to Parked Large and Recreational Vehicles in the District

File No. 10.5040.01/000.000

Public input:

Cathy Still:

- Spoke on behalf of the North Vancouver Tennis Society;
- Expressed support for District staff's work on the matter; and,
- Stated that she understands it is difficult to relocate people.

MOVED by Councillor MAH

SECONDED by Councillor MURI

THAT Council direct staff to implement the parking restriction enhancements in the Lower Mackay Creek area, as set out in Attachment 1 to the July 10, 2025 report of the Community Planner entitled Response to Parked Large and Recreational Vehicles in the District;

AND THAT Council direct staff to further develop and report back on the draft implementation strategy set out in the report.

A member of Council proposed an amendment to the Main Motion.

MOVED by Councillor POPE

SECONDED by Councillor HANSON

Further, as parking enforcement actions may "disproportionately impact users who are experiencing or at risk of homelessness" staff be directed to collaborate with the Federal and Provincial Housing Ministries to secure funding for transitional housing and people living in vehicles, who have nowhere else to go, and identify DNV lands not previously considered.

DEFEATED

Opposed: Mayor LITTLE, Councillor FORBES, MAH, and MURI

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT the July 21, 2025 Regular Meeting of Council is authorized to continue beyond 10:30 p.m.

CARRIED

(10:25 p.m.)

The question was then called on the main motion:

MOVED by Councillor MAH

SECONDED by Councillor MURI

THAT Council direct staff to implement the parking restriction enhancements in the Lower Mackay Creek area, as set out in Attachment 1 to the July 10, 2025 report of the Community Planner entitled Response to Parked Large and Recreational Vehicles in the District;

AND THAT Council direct staff to further develop and report back on the draft implementation strategy set out in the report.

CARRIED

8.11. Outdoor Sports Courts Optimization Strategy

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT the Outdoor Sports Courts Optimization Strategy as detailed in the July 9, 2025 report of the Section Manager, Parks Planning, Design and Development entitled Outdoor Sports Courts Optimization Strategy is approved.

CARRIED

9. REPORTS

9.1. Mayor

Nil

9.2. Chief Administrative Officer

Nil

9.3. Councillors

Nil

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the July 21, 2025 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED

(10:57 p.m.)

Mayor

Corporate Officer

THIS PAGE LEFT BLANK INTENTIONALLY

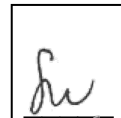
REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



Dept.
Manager



GM/
Director



CAO

The District of North Vancouver REPORT TO COUNCIL

July 22, 2025
File: 13.6440.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Business Licencing Framework for Residential Rental Properties**

RECOMMENDATION:

THAT "Business Licence Bylaw 4567, 1974 Amendment Bylaw 8727, 2025 (Amendment 55)" is ADOPTED;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8729, 2025 (Amendment 95)" is ADOPTED;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8728, 2025 (Amendment 77)" is ADOPTED.

BACKGROUND:

Bylaws 8727, 8729 and 8728 received first readings on May 26, 2025. A public meeting for Bylaw 8727 was held and adjourned on June 24, 2025. The bylaws received second and third readings on July 21, 2025.

The bylaws are now ready to be considered for adoption by Council.

Options:

1. Adopt the bylaws;
2. Give no further readings and abandon the bylaws at third reading; or,
3. Rescind third reading and debate possible amendments to the bylaws.

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

SUBJECT: Error! Reference source not found. Business Licencing Framework for
Residential Rental Properties

July 22, 2025

Page 2

Attachments:

1. Bylaw 8727
2. Bylaw 8729
3. Bylaw 8728

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies: ☐ Library Board _____ ☐ Museum and Archives _____ ☐ NSEM _____ ☐ NS Health _____ ☐ NVRC _____ ☐ RCMP _____ ☐ Other: _____ _____
☐ Bylaw Services _____	☐ Fire Services _____	
☐ Clerk's Office _____	☐ Golf _____	
☐ Climate and Biodiversity _____	☐ Housing _____	
☐ Communications _____	☐ Human Resources _____	
☐ Community Planning _____	☐ Integrated Planning _____	
☐ Development _____	☐ ITS _____	
Engineering _____	☐ Parks _____	
☐ Development Services _____	☐ Real Estate _____	
☐ Engineering _____	☐ Solicitor _____	
Infrastructure _____	☐ Transportation _____	
☐ Engineering Public _____		
Works _____		
☐ Environment _____		
☐ Facilities _____		

The Corporation of the District of North Vancouver
Bylaw 8727

A bylaw to amend the Business Licence Bylaw 4567, 1974

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Business Licence Bylaw 4567, 1974 Amendment Bylaw 8727, 2025 (Amendment 55)”.

Amendments

2. Business Licence Bylaw 4567, 1974 is amended as follows:

a) PART 3 - INTERPRETATION is amended by:

i. Deleting sections 304 and 350A in their entirety.

ii. Inserting the following new sections in the correct numerical order:

“320A	Commercial Rental Property	“Commercial Rental Property” means a unit, or any building, structure, or portion thereof, leased or rented for business or commercial purposes, not including Short-Term Rental Accommodation or Residential Rental Property.
326A	Dwelling Unit	“Dwelling Unit” has the meaning given to it in Part 2 of Zoning Bylaw No. 3210, 1965.
344B	Owner	“Owner” has the meaning given to it in respect of real property in the <i>Community Charter</i> , SBC 2003, c 26.
352A	Purpose-Built Residential Rental Building	“Purpose-Built Residential Rental Building” means either a “residential building, high-rise apartment”, “residential building, low-rise apartment” or “residential building, multi-family townhouse”, as defined by Zoning Bylaw No. 3210, 1965, that is non-stratified.

352C **Residential Rental Property** “Residential Rental Property” means a property containing one or more Dwelling Units that are subject to a tenancy agreement under the *Residential Tenancy Act*, SBC 2002, c 78.”

- iii. Deleting the definition of “registered society” and replacing with the following in correct numerical order:

“352B **Registered Society** “Registered Society” means a society that is in good standing and incorporated, amalgamated, continued or converted under the *Societies Act*, SBC 2025, c 18, or an organization registered with the Canada Revenue Agency as a charity.”

- b) PART 5 GENERAL REGULATIONS is amended by inserting the following section in the correct numerical order:

“532 **RESIDENTIAL RENTAL PROPERTIES**

- (1) Except to the extent set out in subsections 532(2) and (3), an Owner of Residential Rental Property is required to obtain and hold a valid business licence under this Bylaw if;
 - (a) the Residential Rental Property is a Purpose-Built Residential Rental Building; or
 - (b) the Owner owns an interest in two (2) or more Residential Rental Properties within the Municipality.
- (2) If one of the dwelling units in a Residential Rental Property is occupied by the Owner as the Owner’s Principal Residence Unit, as defined in the Zoning Bylaw 3210, then that Residential Rental Property is not counted for the purpose of subsection 532(1)(b).
- (3) If an Owner of a Residential Rental Property is a Registered Society then said Owner is exempt from the requirement to obtain a business licence under this section 532.
- (4) Every application for a new or renewed business licence related to Residential Rental Property under subsection 532(1) must be accompanied by a declaration, signed by the Owner or their authorized agent, in the form prescribed by the Inspector.”

READ a first time May 26, 2025

OPPORTUNITY for representations to Council provided in accordance with Section 59 of the *Community Charter* on June 24, 2025

READ a second time July 21, 2025

READ a third time July 21, 2025

ADOPTED

Mayor

Corporate Officer

THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver

Bylaw 8729

A bylaw to amend the Fees and Charges Bylaw 6481, 1992

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8729, 2025 (Amendment 95)”.

Amendments

2. Fees and Charges Bylaw 6481, 1992 is amended as follows:

- a) Schedule E LICENSING AND FILM FEES, subsection Fees for Business Licences – Schedule of Licence Fees B – Group 1 Areas, section “Rental Properties” is deleted in its entirety and replaced by the following:

Commercial Rental Property:		
1 to 90 square metres	\$46.00	
Each additional 90 square metres or portion thereof	\$46.00	

- b) Schedule E LICENSING AND FILM FEES, subsection Fees for Business Licences – Schedule of Licence Fees B – Group 2 Units, section “Apartment” is deleted in its entirety.
- c) Schedule E LICENSING AND FILM FEES, subsection Fees for Business Licences – Schedule of Licence Fees B – Group 2 Units is amended by inserting the following section immediately after the section “Post Box Rental Agency”:

Residential Rental Property	\$140.00	annually for each dwelling unit
-----------------------------	----------	---------------------------------

READ a first time May 26, 2025

READ a second time July 21, 2025

READ a third time July 21, 2025

ADOPTED

Mayor

Corporate Officer

The Corporation of the District of North Vancouver

Bylaw 8728

A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8728, 2025 (Amendment 77)”.

Amendments

2. Bylaw Notice Enforcement Bylaw 7458, 2004 is amended as follows:
 - a) The table at Schedule A DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES is amended by inserting the following sections in numerical order under Business Licence Bylaw 4567, 1974 section:

Bylaw Section	Description	A1 Penalty Amount (\$)	A2 Discounted Penalty (within 14 days) (\$)	A3 Late Payment (after 28 days) (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount (\$)
Business Licence Bylaw 4567, 1974						
532	Operate Residential Rental Property without business licence	500	375	750	No	N/A

READ a first time May 26, 2025

READ a second time July 21, 2025

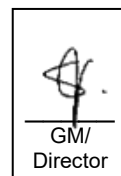
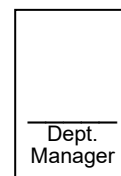
READ a third time July 21, 2025

ADOPTED

Mayor

Corporate Officer

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

August 28, 2025

AUTHOR: Bo Ocampo, Environmental Sustainability Specialist, Climate & Parks

SUBJECT: Rain Barrel Education and Outreach

RECOMMENDATION:

THAT Council direct staff to organize a rain barrel pre-sale event in partnership with the District of West Vancouver and City of North Vancouver to further support water conservation and awareness across the North Shore.

REASON FOR REPORT:

At the May 5, 2025 Council meeting, Council passed the following resolution:

THAT Council direct staff to report back on options for encouraging the use of rain barrels in the District of North Vancouver.

This report provides staff's response to this Council motion.

SUMMARY:

The average amount of water used daily in Metro Vancouver is 1 billion litres – enough to fill BC Place. Rain barrels allow residents to capture and store rainwater for outdoor use, reducing the demand on treated drinking water. Council has directed staff to report back on options for encouraging the use of rain barrels, and staff are proposing to organize a rain barrel pre-sale event in partnership with the District of West Vancouver and City of North Vancouver.

BACKGROUND:

The average Metro Vancouver resident uses approximately 380 litres of water per day for activities such as flushing toilets, showering, and watering lawns and gardens. During the summer, outdoor water use can increase daily water demand by as much as 50%.

While our region receives high levels of winter precipitation, rising global temperatures are altering rainfall patterns which leads to more frequent summer droughts. Conserving water helps mitigate the strain on municipal supplies during dry periods when demand is highest. As our population increases, reducing water use can defer the need to invest in costly infrastructure.

EXISTING POLICY:

The District's 2021 Targeted Official Community Plan Review Action Plan recommends running education and incentive programs to promote more climate resilient choices on private property. The District's 2017 Climate Change Adaptation Strategy further recommends reducing potable water consumption by developing and implementing programs for rainwater and grey water collection and recycling.

ANALYSIS:

Rain barrels are used to collect and store water for outdoor usage such as watering gardens and washing outside surfaces. The use of rain barrels allows residents to participate in water conservation in the community by storing rainwater for later use. This can help reduce demand on municipal water systems and supports sustainable landscaping practices.

Cost-Recovery Pre-Sale Event

Rain barrel programs provide an opportunity to raise awareness about water use and to encourage a culture of conservation. Rain barrels also provide a visible and practical example of how residents can reduce water use at home. Staff recommend that the District organize a rain barrel pre-sale event in partnership with the District of West Vancouver and City of North Vancouver. Rain barrels would be offered to residents at a cost-recovery price. The District would facilitate the bulk purchase and distribution of barrels, while residents would pre-order and pay for the barrels at cost.

Encouraging the use of rain barrels can help lower household potable water consumption, reduce stormwater runoff, and encourage sustainable practices and climate resilience at the household level.

Timing/Approval Process:

If Council supports organizing a rain barrel pre-sale event, staff could host the event in the spring of 2026.

Financial Impacts:

A rain barrel pre-sale event would involve staff time for coordination and promotion; however, the cost of the rain barrels would be recovered through resident pre-orders. By purchasing rain barrels at a wholesale rate, the District can offer them to residents at a reduced cost. This approach has been used successfully in other municipalities and would require minimal financial risk to the District.

Conclusion:

Rain barrel programs represent a low-barrier opportunity for residents to contribute to water conservation efforts in the community, adapt to a changing climate, and promote environmental sustainability awareness in the community.

Options:

1. THAT Council direct staff to organize a rain barrel pre-sale in partnership with the District of West Vancouver and City of North Vancouver (RECOMMENDED); or
2. THAT Council direct staff to develop education and outreach materials to provide residents with information on the benefits and use of rain barrels; or
3. THAT Council provides staff with alternative direction.

Respectfully submitted,



Bo Ocampo
Environmental Sustainability Specialist

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☒ Utilities	<u>JAP</u>		

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION

☒ Regular Meeting
☐ Other:

Date: September 15 2025
Date: _____

RB
Dept.
Manager

PC
GM/
Director

CAO
CAO

The District of North Vancouver

REPORT TO COUNCIL

File: ENGIPG-834008626-343

AUTHOR: Peter Cohen – General Manager, Engineering Infrastructure Services

SUBJECT: Spirit Trail Eastern Extension - September 2025 Update

RECOMMENDATION:

THAT Council receive the report and approve the staff recommendation to lengthen the timeline for completion of the Spirit Trail Eastern Extension project by approximately 24 months to provide additional time for further planning, engagement, scope definition and external grant opportunity activities to be undertaken;

AND THAT Council direct staff to reflect the revised cashflow associated with the adjusted timeline for completion of the Spirit Trail Eastern Extension project as part of the 2026-2030 financial planning process.

REASON FOR REPORT:

To provide Council with an update on the current status of the Spirit Trail Eastern Extension (STEE) project, and to present staff's recommendation for a revised timeline for completion of the project.

SUMMARY:

Staff have been unable to progress the STEE project according to its original timeline when approved as part of 2023-2027 financial plan (extension to Deep Cove to be completed by 2027). This delay in progression is justified on multiple fronts – further discussions with the community and Council have been needed, additional route alignment options have needed to be explored and, importantly, external grant funding applications are still outstanding. This Report focuses on the revised timeline of the STEE project to allow for additional time for appropriate planning, engagement, and design to take place.

BACKGROUND:

In 2023, Council provided direction to staff to complete the Spirit Trail, from Seymour Boulevard to Deep Cove, through the approval of the 2023-2027 Capital Plan. This direction was reinforced through the approval of the 2024-2028 Capital Plan. This direction was given with the provision that the work would be completed by 2027 and within a budget of \$20M, 50% of which needed to be funded from external sources. The budget was reduced to \$15M through the approval of the 2025-2029 Capital Plan in January 2025.

EXISTING POLICY:

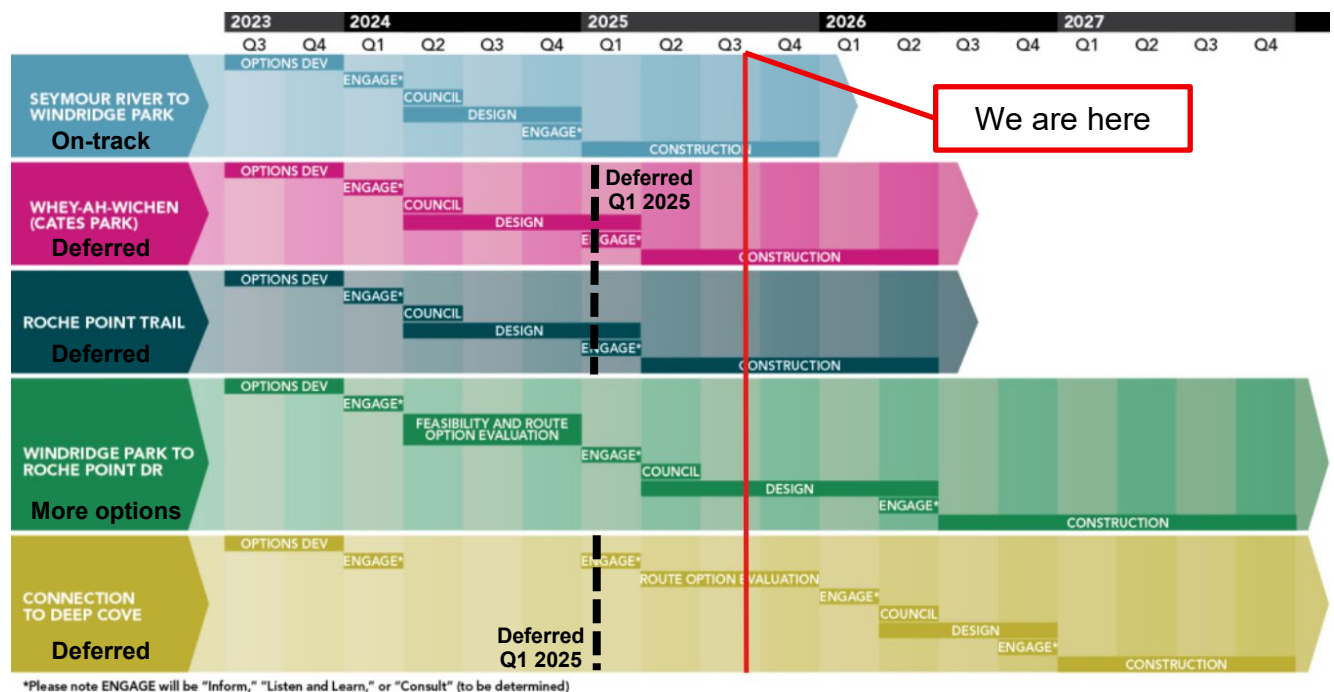
Through many strategic plans and initiatives over nearly two decades, Council has supported the Spirit Trail's development to form part of an active transportation network that is safe and comfortable for people with a wide range of ages and abilities.

Goal Official Community Plan Provide a safe, efficient, and accessible network of pedestrian, bike, and road ways and enable viable alternatives to the car through effective and coordinated land use and transportation planning.	Transportation Strategy #3 Community Energy and Emissions Plan Improve walking and cycling safety through the addition of infrastructure such as separated bike lanes
Target Official Community Plan For 35% of trips to be made by walking, cycling, and transit by 2030.	Stated Priority North Shore Connects The Spirit Trail is a stated priority of the North Shore Connects partnership between the District of West Vancouver, Squamish Nation, City of North Vancouver, District of North Vancouver, and Tsleil-Waututh Nation
Priority Action #6 OCP Action Plan Create a connected network of cycling routes to encourage more people to cycle.	Other Plans Transportation Plan, Bicycle Master Plan, Pedestrian Master Plan

ANALYSIS:

Schedule:

Figure 1 illustrates the schedule presented to Council as part of the April 30, 2024 Report to Council titled *Spirit Trail Eastern Extension Update* – also referred to as the ‘baseline schedule’. Reference for where we are today, compared to this baseline schedule, is illustrated by the red line.



Several factors are impacting the ability for the STEE project to progress as originally planned in Figure 1:

1. Budget reduction: to create an affordable 2025-2029 Capital Plan for the District, the overall budget of the STEE project was reduced by \$5M in January 2025. This reduction was achieved by deferring segments to the east of Parkgate Village (the segments from Parkgate to Cates Park/Whey-ah-Wichen, and to Deep Cove) beyond the 2025-2029 Capital Plan.
2. Additional options to explore: the February 2025 Council Workshop identified that further work is required by staff before Council is in a position to progress the project further into detailed design. Particularly, there was a desire for more route options to be explored in the Windridge to Parkgate segment (considering options with and without staff's proposed McCartney Creek bridge crossing). Please note that staff have progressed some preliminary work on these alternatives and this information will be shared with Council through a separate update.
3. Awaiting grant funding application outcomes: the District is awaiting the outcome of a \$4.4M grant funding application to the Federal Government for the proposed McCartney Creek crossing (Windridge to Parkgate segment). At such a large magnitude, the outcome of this application will be a major consideration on next steps.
4. Current fiscal environment and priorities: the fiscal landscape at present has multiple pressures that include heightened construction price volatility, ongoing uncertainty around trade and tariff implications, incomplete assessments of new provincial housing legislation on municipal infrastructure needs, and overall considerations of property tax and utility rate impacts to District residents. Accordingly, it is prudent for staff at this time to review all major active capital projects to ensure that they continue to be a good investment during these uncertain economic times and whether or not deferral of the project is possible.

Given the above, staff believe that the baseline schedule outlined in Figure 1 is no longer achievable and that continuing to push the STEE project forward would not be in the best interests of the District. Additional planning, design development, dialogue with Council/the community, and understanding the outcome of submitted grant applications will provide the space and discussions necessary to gain stronger consensus on the project (such as route alignment between Windridge and Parkgate).

At this time, staff consider that an additional two years applied to the project schedule would be reasonable (particularly given the uncertainties surrounding senior government funding at this time). This does not result in the project stopping or being 'shelved' during that time – but rather it is to create a more robust planning and design process, and a better understanding of the financial picture, before further implementation. An updated timeline will be created once further certainty is known on senior government funding, in accordance with the project's requirement for at least half of the STEE costs to be funded by third parties.

Note that staff intend to progress two elements across the next couple of years:

1. Necessary funding to cover the additional planning and design development exercises to be undertaken for the STEE project; and
2. A modest allocation of funds for local spot improvements to other areas of the current trail and transportation system east of the Seymour River, given the slowdown on the overall STEE project, so that some benefit can still be realized in this area of the District in the near-term. This includes minor improvements to the existing trails system east of Windridge (eg. signage, pavement marking, local widening) and improvements to the shoulder of Dollarton Highway near the current location of the 'Tupper works yard' (opposite the Maplewood Conservation Area).¹

An allocation for the continued planning work on the STEE project, and the local spot improvements mentioned above, will be included in the 2026-2030 Financial Plan.

Financial Impacts:

Actual costs to date are approximately \$3M, which includes planning, public engagement, and design, as well as construction costs for the Seymour River to Windridge Park segments. Of this \$3M spent to date, over \$1.7M has been from external funding sources.

The current project budget of \$15M reflects the deferral of the segments from Parkgate to Deep Cove and Cates Park/Whey-ah-Wichen.

To respond to the various pressures and factors outlined in this Report, staff propose a revised cashflow that reflects the new timeline proposed for the STEE project as illustrated in Figure 2. This cashflow is tentative at present and is subject to change once further information on senior government funding contributions are known.

Deferral of major construction activities by two years reduces the budget required across 2025, 2026 and 2027 from a combined value of \$11.8M (current approved budget) to \$4.2M (staff recommendation – with the balance of funding deferred into capital years beyond 2027).

¹ The shoulder works on Dollarton Highway are intended to be localized improvements between Forrester Street and Ellis Street, within the District's jurisdiction, given feedback received from members of the community. It does not represent an intention at this time to implement the Spirit Trail along Dollarton Highway given there is currently insufficient width of District lands adjacent to TWN's IR-3 reserve lands.

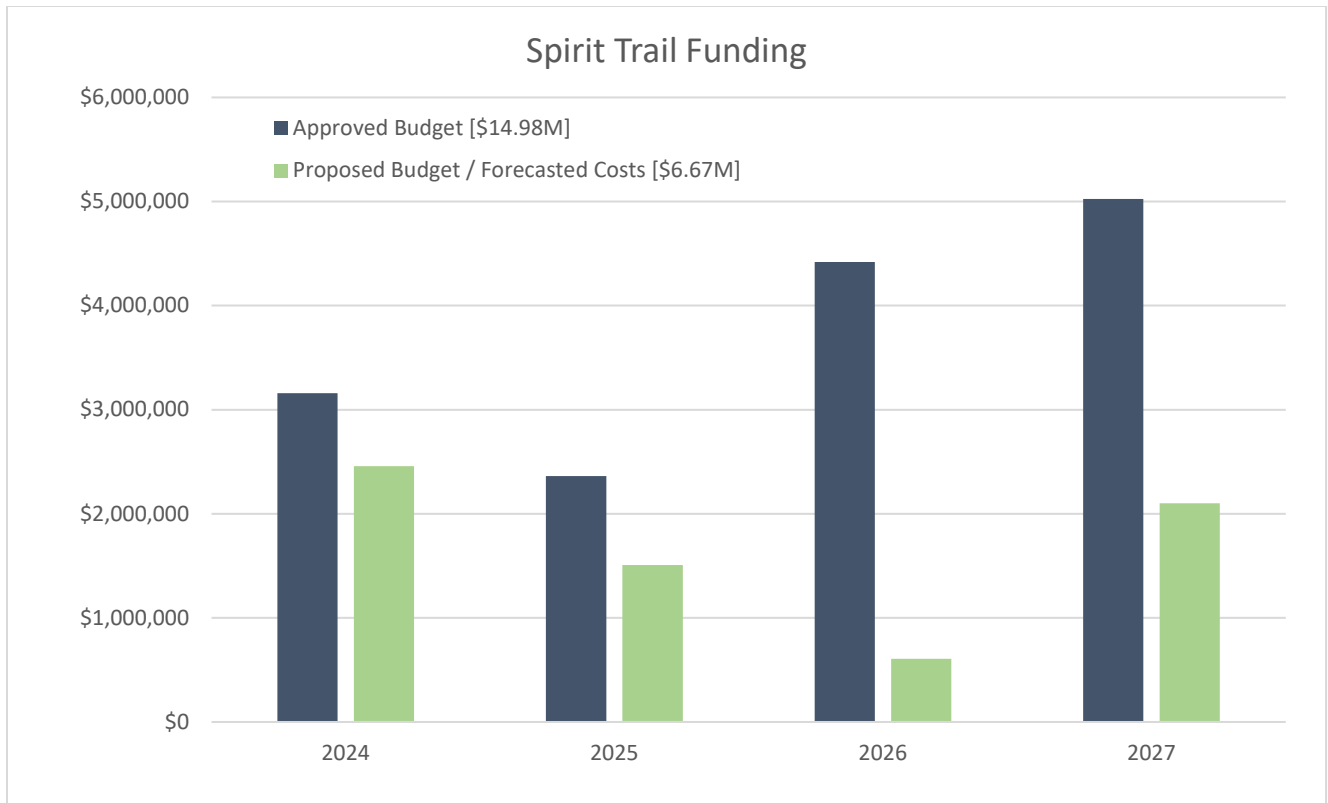


Figure 2 - Spirit Trail Eastern Extension Budget (2024-2027)

Note: Figure 2 excludes costs associated with the local spot improvements proposed to existing trails east of Windridge and the Dollarton Highway shoulder works – these costs will be allocated within the 2026-2030 Financial Plan process.

Note that approximately \$2M allocated in 2027 cannot be deferred to future years due to the expiration conditions of partner funding – staff will discuss this in more detail with Council at a future session following further planning and design work on route options. A summary of each segment's currently approved budget, confirmed external funding, and their relevant expiration date are included in Attachment 1.

Conclusion:

This Report provides Council with an update of the current status of the STEE project and provides a staff recommendation that additional time (two years) will be beneficial for the District to allow for further planning, engagement, and design development for future segments east of Windridge. While staff recommend additional time is needed on the STEE project, they also propose local spot improvements to some of the existing trails east of the Seymour River and at a specific location on Dollarton Highway so that some benefits can be achieved in this area of the community in the near-term. Should Council endorse staff's proposed recommendation, the revised cashflow of the STEE project will be reflected in the upcoming 2026-2030 financial planning process.

Respectfully submitted,



Peter Cohen
General Manager, Engineering Infrastructure Services

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Fire Services	_____	External Agencies:	
☐ Bylaw Services	_____	☐ GIS	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ Human Resources	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Integrated Planning	_____	☐ NSEM	_____
☐ Communications	_____	☐ ITS	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ Parks	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Real Estate	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Review and Compliance	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Solicitor	_____		
☐ Environment	_____	☐ Transportation	_____		
☐ Facilities	_____	☐ Utilities	_____		
☐ Finance	_____		_____		

Financial Summary by Segment

Table 1 below outlines individual segment budgets, confirmed external funding, as well as grants that have been applied for but not yet confirmed.

Table 1 - STEE segment budget and grant funding summary

STEE segment	Approved Budget Allocation	External Funding			Notes
		Secured	Pending	Percentage External Funding	
Seymour to Windridge	\$1,483,390	\$767,041 ¹	-	52%	Works complete
Windridge to Parkgate	\$9,598,000	\$1,200,000 ²	\$4,400,000 ²	13% to 58% (subject to \$4.4M pending application)	Planning underway
Parkgate to Whey-ah-Wichen / Cates Park	\$2,395,000	-	-	0%	Segment deferred (no external funding applications yet)
Deep Cove Connection	\$110,000	-	-	0%	Segment deferred (no external funding applications yet)
Other (upfront STEE planning + MSP improvements)	\$1,390,000	\$985,000 ³	-	71%	Works complete
Total	\$14,976,390	\$2,952,041	\$4,400,000	20% to 49% (subject to \$4.4M pending application)	Additional external funding needs to be secured to meet project requirement of more than half of STEE funding from external parties.

Notes:

1. Secured: \$456,285 from TransLink + \$310,756 from BCAT. Funding expiration 2027.
2. Secured: \$1.2M from TransLink. Pending: \$4.4M from Federal Government. Funding expiration 2028.
3. Secured: \$985,000 from TransLink. Funding expiration 2025. Upfront STEE planning costs (\$300,000) typically ineligible for external grant funding contributions.

THIS PAGE LEFT BLANK INTENTIONALLY

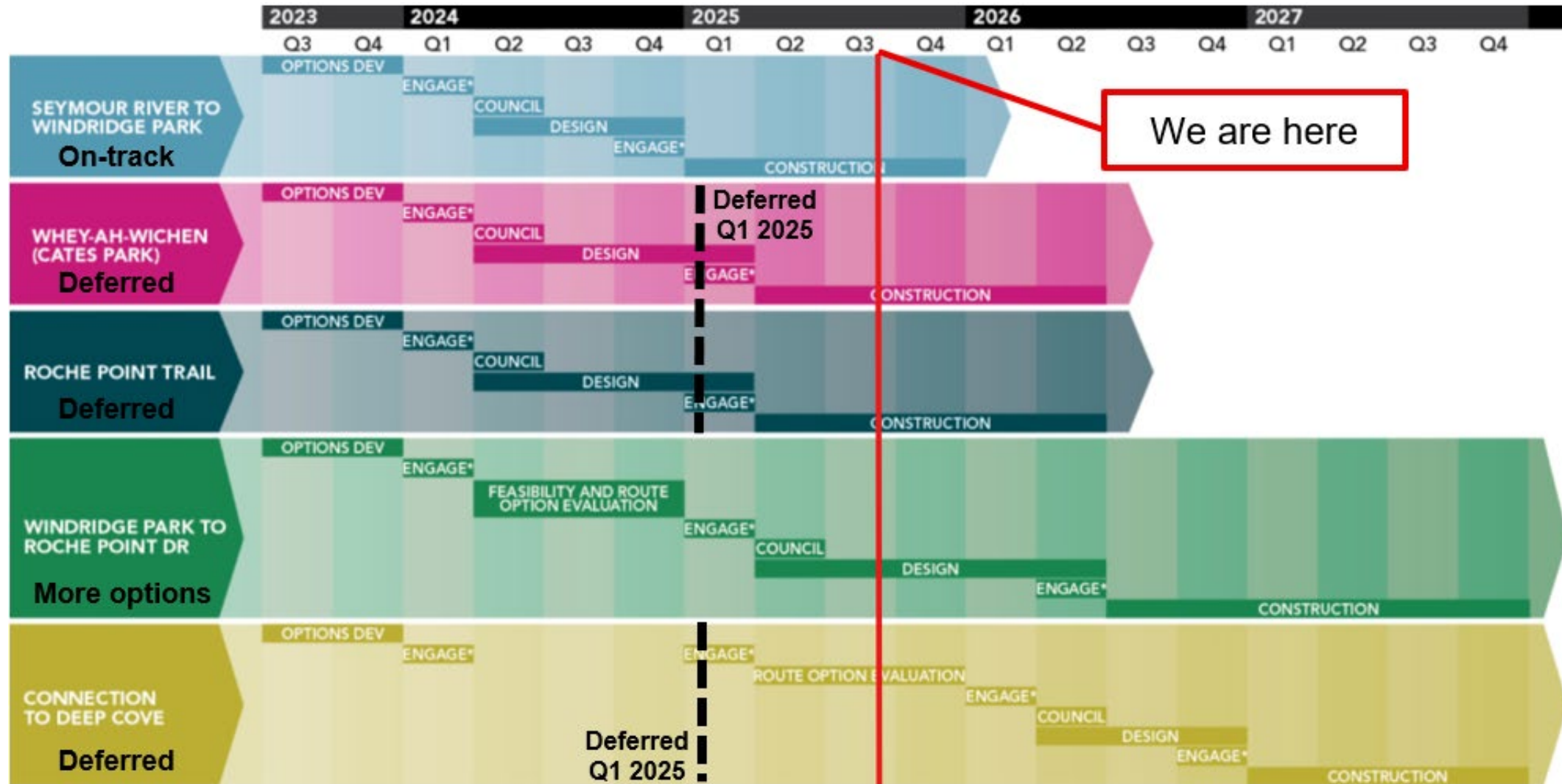
Spirit Trail Eastern Extension - Update

July 21, 2025

Current Status

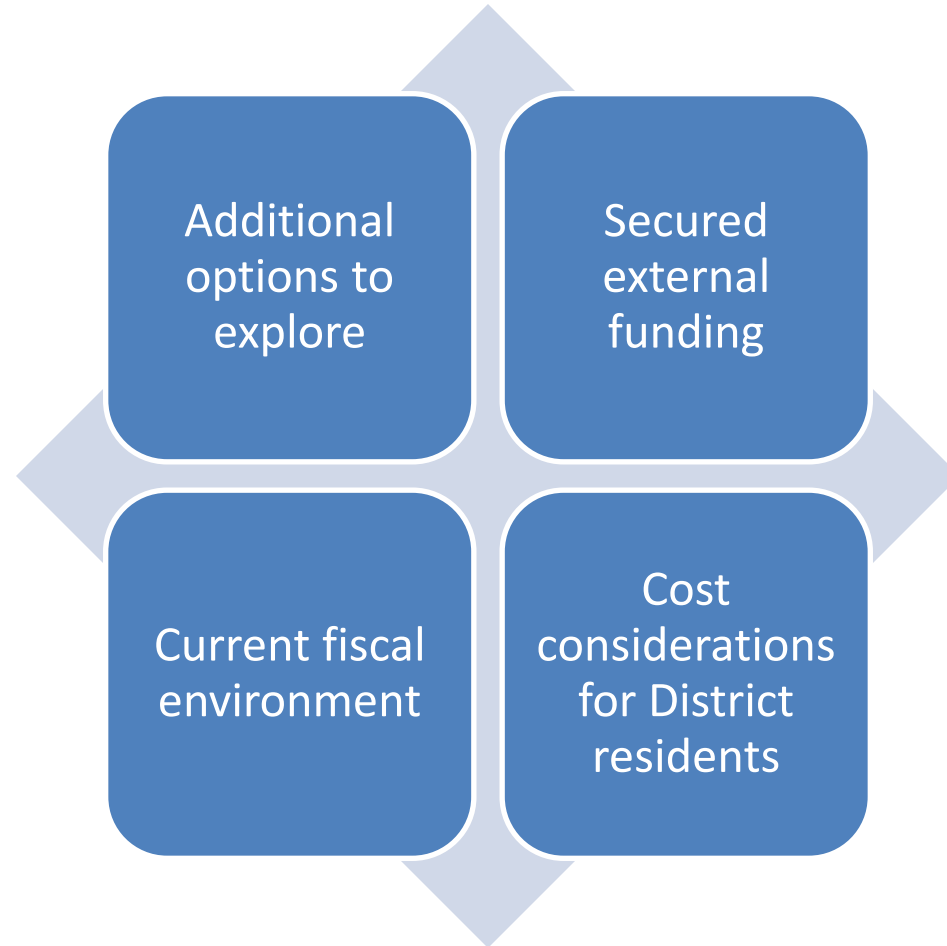
- Construction of Seymour River to Windridge Park segment is nearing completion.
- Additional feasibility work completed for Windridge Park to Plymouth Dr segment.
- Overall, Spirit Trail Eastern Extension project timeline off-track.

Schedule

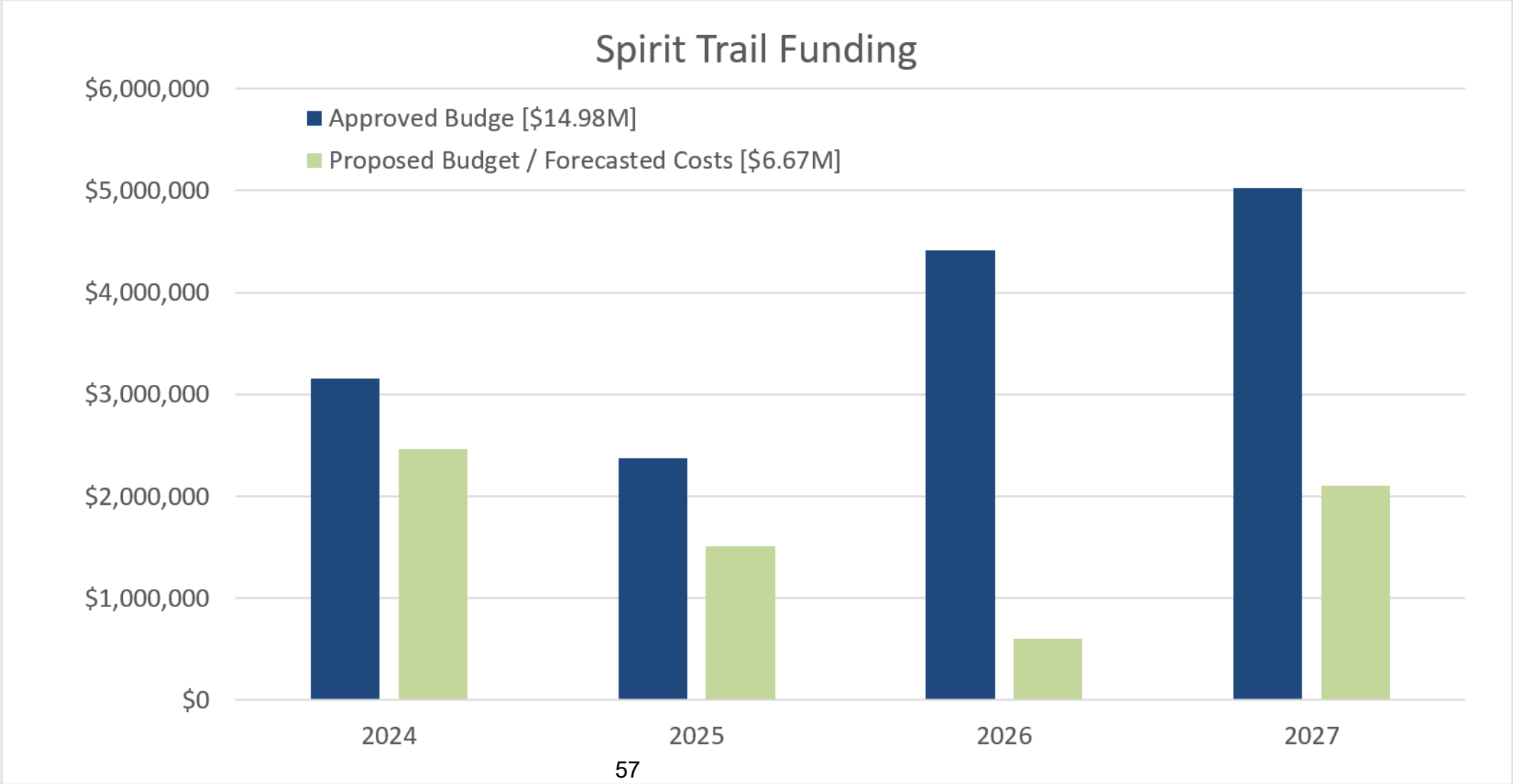


*Please note ENGAGE will be "Inform," "Listen and Learn," or "Consult" (to be determined)

Factors impacting progress



Revised Cashflow



Conclusion

- **Recommendation:** THAT Council direct staff to lengthen the timeline for completion of the Spirit Trail Eastern Extension project by approximately 24 months;
- **Recommendation:** AND THAT Council direct staff to reflect the revised cashflow associated with the adjusted timeline for completion of the Spirit Trail Eastern Extension project as part of the 2026-2030 financial planning process.

Thank You

THIS PAGE LEFT BLANK INTENTIONALLY