

AGENDA

REGULAR MEETING OF COUNCIL

Monday, December 1, 2025

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnv.org.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



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AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Sḵwx̱wú7mesh 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.

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8675 – OCP Amendment 1149 and 1155 Lynn Valley Road
- Bylaw 8676 – Rezoning 1149 and 1155 Lynn Valley Road
- Bylaw 8650 – OCP Amendment 1900-1950 Sandown Place
- Bylaw 8651 – Rezoning 1900-1950 Sandown Place
- Bylaw 8706 – OCP Amendment 1120 Harold Road
- Bylaw 8671 – Heritage Revitalization Agreement 1120 Harold Road
- Bylaw 8688 – Heritage Designation 1120 Harold Road
- Bylaw 8738 – Rezoning 520 Mountain Highway
- Bylaw 8739 – OCP Amendment 520 Mountain Highway

1. ADOPTION OF THE AGENDA

1.1. December 1, 2025 Regular Meeting Agenda

Recommendation:

THAT the agenda for the December 1, 2025 Regular 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. October 20, 2025 Regular Council Meeting **p.11-20**

THAT the minutes of the October 20, 2025 Regular Council Meeting are adopted.

2.2. November 12, 2025 Public Hearing **p.21-33**

THAT the minutes of the November 12, 2025 Public Hearing are received.

3. PUBLIC INPUT

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

4. RECOGNITIONS

5. DELEGATIONS

6. RELEASE OF CLOSED MEETING DECISIONS

7. COMMITTEE OF THE WHOLE REPORT

8. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

Recommendation:

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

8.1. Development Permit 60.18 - 3568 & 3572 Mount Seymour Parkway (MSP) **p.37-65**

File No. 08.3060.20/060.18

Report: Planning Assistant, November 13, 2025

Attachment 1: Development Permit 60.18

Recommendation:

THAT Development Permit 60.18 to allow for the construction of 8-unit townhouse development at 3568 and 3572 Mount Seymour Parkway is ISSUED.

- 8.2. Proposed Amendment to Development Servicing Bylaw 8145** **p.67-72**
File No.
- Report: Manager, Engineering Services, November 14, 2024
Attachment 1: Bylaw 8775
- Recommendation:*
THAT “District of North Vancouver Development Servicing Bylaw 8145, 2017, Amendment Bylaw 8775, 2025 (Amendment 3)” is given SECOND and THIRD Readings.
- 8.3. Annual Review of Fees and Charges - 2026** **p.73-146**
File No. Budget Development
- Report: Section Manager, Financial Planning, November 19, 2025
Attachment 1: Bylaw 8772
- Recommendation:*
THAT "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8772, 2025 (Amendment 97)" is given SECOND and THIRD Readings.
- 8.4. 2026 Utility Rates** **p.147-153**
File No. Financial Plan Process/2026
- Report: Accounting Officer, Asset Management and Capital Planning, November 19, 2025
- 8.5. Waterworks Regulation User Charges and Service Fees for 2026 – Bylaw 8767** **p.155-167**
File No. ENGUTL-1295952093-104
- Report: Manager, Utilities, November 19, 2025
Attachment 1: Bylaw 8767
- Recommendation:*
THAT “Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8767, 2025 (Amendment 72)” is given FIRST, SECOND, and THIRD Readings.

- 8.6. Solid Waste Collection and Service Fees – Bylaw 8768** **p.169-177**
 File No.
- Report: Section Manager, Fleet & Solid Waste, November 18, 2025
 Attachment 1: Bylaw 8768
- Recommendation:*
 THAT “Solid Waste Management Bylaw 8436, 2021, Amendment Bylaw 8768, 2025 (Amendment 5)” is given FIRST, SECOND, and THIRD Readings.
- 8.7. Sewer User Charges and Service Fees – Bylaw 8766** **p.179-192**
 File No. ENGUTL-1295952093-103
- Report: Manager, Utilities, November 19, 2025
 Attachment 1: Bylaw 8766
- Recommendation:*
 THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8766, 2025 (Amendment 38)” is given FIRST, SECOND, and THIRD Readings.
- 8.8. Bylaw Number 8743: OCP Update 2025 – OCP Bylaw Amendments** **p.193-255**
 File No. 09.3900.20/000.000
- Report: Deputy Corporate Officer, Legislative Services, November 13, 2025
 Attachment 1: Bylaw 8743
 Attachment 2: Public Meeting Report
- Recommendation:*
 THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8743, 2025 (Amendment 57)” is given SECOND and THIRD Readings.
- 8.9. Loan Authorization Bylaw, 8649, Security Issuing Resolution** **p.257-263**
 File No.
- Report: Manager, Financial Services, November 19, 2025
 Attachment 1: Bylaw 8649
 Attachment 2: Bylaw 8649, Provincial Certificate of Approval
- Recommendation:*
 THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2026 Spring Long-Term Borrowing issue, \$27,800,000 as authorized through the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw, 8649, 2023 and that the Metro Vancouver Regional

District be requested to consent to our borrowing over a twenty (20) year term and include the borrowing in a Security Issuing Bylaw.

8.10. Safe Streets for Delbrook Community Recreation Centre

p.265-290

File No. ENGES-1189852991-398

Report: Transportation Planning Technologist, November 20, 2025

Attachment 1: Report to Council dated May 6, 2025

Attachment 2: PowerPoint Presentation

Recommendation:

THAT the November 20, 2025 report of the Transportation Planning Technologist entitled Safe Streets for Delbrook Community Recreation Centre is received for information.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ADJOURNMENT

Recommendation:

THAT the December 1, 2025 Regular Meeting of Council for the District of North Vancouver is adjourned.

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MINUTES

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**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, October 20, 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
Saira Walker, General Manager – Corporate Services
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Andy Bell, Manager – Engineering Services
Neonila Lilova, Manager – Business and Economic Development
Zeraylne Te, Manager – Community Planning
Kevin Zhang, Senior Development Planner
Jason Smith, Community Planner
Kaitlin Hebron, Confidential Council Clerk
Mina Sami, Planning Assistant – Development Planning
Jillian Holden, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. October 20, 2025 Regular Meeting Agenda

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT the agenda for the October 20, 2025 Regular Meeting of Council for the District of North Vancouver is:

- a) amended to consider item 5.1 prior to 3.1; and,
- b) adopted as amended.

CARRIED

2. ADOPTION OF MINUTES

2.1. September 16, 2025 Public Hearing

MOVED by Councillor FORBES

SECONDED by Councillor BACK

THAT the minutes of the September 16, 2025 Public Hearing are received.

CARRIED

5. DELEGATIONS

5.1. Joe Phillips, Royal Canadian Legion Branch 114

Re: Presentation of First Poppy

Joe Phillips, Royal Canadian Legion Branch 114, provided an overview of the history of the Legion and noted this year marks the 95th year of operation. Mr. Phillips noted the poppy campaign in 2024 generated over \$96,000. Mr. Phillips then presented Mayor Mike Little and members of Council with poppies. On behalf of Council, Mayor Little thanked the Legion members for their support of veterans and their valuable work in the community.

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the delegation of the Royal Canadian Legion Branch 114 is received for information.

CARRIED

The order of the agenda resumed with Item 3.1 being before Council.

3. PUBLIC INPUT

3.1. Joanne Chua:

- Speaking in opposition to item 8.5;
- Noted she is representing the owner of Connaught development;
- Stated the applicant has five years remaining on the lease;
- Emphasized details regarding a private lease matter;
- Opined Council should not intervene in tenancy issues;
- Opined that such action undermines the development process and sets a concerning precedent; and,
- Requested clarification on the rationale behind the proposed removal.

3.2. Erik Jensen:

- Spoke regarding items 8.2 and 8.3;
- Opined the current demolition waste reduction bylaw as ineffective and inefficient;
- Suggested creating a clear standard to streamline sustainability efforts, reduce red tape, and increase compliance;
- Expressed concerns relating to District spending and lack of preparation for reduced revenue from Development Cost Charges and Amenity Cost Charges ;
- Commented on the increase in governance and administration costs;
- Highlighted utility cost increases, in part due to the Metro Vancouver North Shore Wastewater Treatment Plant;
- Commented on the District’s plan to utilize reserve funds to stabilize rate increases;
- Stressed the importance of sustainable fiscal management;
- Expressed concerns relating to capital spending increases and rising debt; and,
- Emphasized considering affordability for residents in financial planning.

3.3. Hazen Colbert:

- Spoke regarding items 8.2 and 8.6;
- Opined that all municipalities in Canada face a massive infrastructure deficit;
- Highlighted high property taxes for single-family homeowners;
- Queried how taxes can be reduced given the existing infrastructure deficit;
- Commented on the 2011 Official Community Plan (OCP);
- Opined there is limited land in town centres for development;
- Opined since 2011, no land remains for affordable housing;
- Commented on affordable housing initiatives and tenant protection policies; and,
- Opined there is opposition from some residence due to the inclusion of affordable housing in the new OCP.

3.4. Katherine Fagerlund:

- Spoke regarding item 8.6;
- Referred to Bills 25 and 44;
- Expressed concerns relating to the encouragement of development on fragile terrain and relaxing guidelines relating to site coverage, height, and parking rules without neighbourhood consultation;
- Opined the current housing output often misses affordability goals;
- Opined infrastructure needs such as schools, healthcare and transportation must be addressed for long-term livability; and,
- Expressed support for Option B , detailed in the staff report.

3.5. Colin Metcalfe:

- Spoke regarding item 8.6;
- Noted he is the president of the Pemberton Heights Community Association;
- Spoke in opposition to the proposed OCP changes;
- Opined the proposed changes would lead to the destruction of established neighbourhoods;
- Opined it would permanently alter community character and identity;
- Opined this is not gentle densification but excessive over development;
- Highlighted existing concerns regarding limited emergency access;
- Stated growth must be supported by adequate services including transit;
- Opined Pemberton Heights has already accommodated responsible density;
- Criticized District staff for advancing the proposal; and,
- Urged Council to protect Pemberton Heights.

3.6. David Cameron:

- Spoke regarding item 8.6;
- Commented on the District's growth mandate imposed by the provincial government;
- Queried who will bear the cost of expanded utilities and infrastructure;
- Expressed concerns about sewer and water capacity in densifying areas;
- Inquired whether funding will increase for community services and public amenities;
- Opined that added density will worsen traffic congestion; and,
- Emphasized the need for urban planning and transit expansion to align with transportation goals.

3.7. Adrian Chaster:

- Spoke in favour of item 8.5;
- Noted that liquor stores in Edgemont Village operate independently from Council;
- Stated that Council should not intervene in private or legal matters; and,
- Supported the proposed move, citing responsible ownership and potential to increase foot traffic.

3.8. Eric Godot Anderson:

- Spoke regarding item 8.6;
- Noted he is not speaking on behalf of any Community Associations he belong to;
- Expressed support for Option B, detailed in the staff report;
- Opined the District is not prepared for the population increase that either option could bring;
- Stated growth should not proceed until critical infrastructure is in place;
- Criticized the provincial mandate for lacking support in healthcare, education and transportation;

- Commented on the absence of planned transportation improvements such as additional SeaBuses, or more frequent bus service;
- Opined traffic congestion will worsen without major transit investment; and,
- Urged that no significant residential development occur until higher levels of government deliver real infrastructure solutions.

3.9. Heather Skuse:

- Spoke regarding item 8.6;
- Expressed support for Option B, detailed in the staff report, as it involves the least change;
- Emphasized the need to introduce commercial developments alongside residential densification;
- Suggested adding commercial space in Lynn Valley;
- Highlighted the need to improve transportation on and off the North Shore; and,
- Urged Council to advocate to the province on behalf of the residents.

4. RECOGNITIONS

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT items 8.1, 8.3, 8.8 and 8.9 are included in the Consent Agenda and are approved without debate.

CARRIED

- 8.1. Bylaws 8681, 8682, 8683 and 8690: OCP Amendment, Rezoning, and Housing Agreement Bylaws for 1634 & 1748 Capilano Road**
File No. 08.3060.20/057.23

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8681, 2024 (Amendment 54)” is ADOPTED;

AND THAT “District of North Vancouver Rezoning Bylaw 1439 (Bylaw 8682)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8683, 2024 (1634 Capilano Road)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8690, 2024 (1634 Capilano Road)” is ADOPTED.

CARRIED

- 8.2. Bylaws 8748 and 8749: Demolition Waste Reduction Bylaw 8582 Amendments**
File No. 09.3900.20/000.000

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT “Demolition Waste Reduction Bylaw 8582, 2022, Amendment Bylaw 8748, 2025 (Amendment 1)” is ADOPTED;

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8749, 2025 (Amendment 80)” is ADOPTED.

CARRIED

Opposed: Mayor LITTLE, Councillors FORBES and MAH

- 8.3. 2025-2029 Financial Plan Amendment**
File No.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “2025-2029 Financial Plan Bylaw 8737, 2025, Amendment Bylaw 8761, 2025 (Amendment 1)” is ADOPTED.

CARRIED

**8.4. 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.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “BYLAW 8739 - District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8739, 2024 (Amendment 56)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1439 Bylaw 8738” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Housing Agreement Bylaw 8740, 2025” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Housing Agreement Bylaw 8742, 2025” is given SECOND and THIRD Readings.

CARRIED

Opposed: Councillor MURI

**8.5. Bylaws 8758, 8759, and 8760 (Liquor Store Relocation
and Related Amendments in Edgemont Village)**

File No. 08.3060.20/049.24

MOVED by Councillor HANSON

SECONDED by Councillor BACK

THAT “District of North Vancouver Rezoning Bylaw 1457 (Bylaw 8758)” is considered;

AND THAT a Public Hearing is not held in respect of “District of North Vancouver Rezoning Bylaw 1457 (Bylaw 8758)”;

AND THAT staff undertake the required public notice in respect of Bylaw 8758;

AND THAT “District of North Vancouver Rezoning Bylaw 1458 (Bylaw 8759)” is considered;

AND THAT a Public Hearing is not held in respect of “District of North Vancouver Rezoning Bylaw 1458 (Bylaw 8759)”;

AND THAT staff undertake the required public notice in respect of Bylaw 8759;

AND THAT “District of North Vancouver Rezoning Bylaw 1459 (Bylaw 8760)” is considered;

AND THAT a Public Hearing is not held in respect of “District of North Vancouver Rezoning Bylaw 1459 (Bylaw 8760)”;

AND THAT staff undertake the required public notice in respect of Bylaw 8760.

CARRIED

The meeting recessed at 8:25 p.m. and reconvened at 8:31 p.m.

8.6. OCP Update 2025 – OCP Bylaw Amendments Introduction

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8743, 2025 (Amendment 57) is given FIRST Reading;

AND THAT District of North Vancouver Residential Tenant Relocation Assistance Bylaw 8750, 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 8743;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8743 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8743 is referred to a Public Hearing;

AND THAT pursuant to Section 446 of the Local Government Act, the Regional Context Statement in Schedule B of the District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8743, 2025 (Amendment 57) is sent to the Metro Vancouver Regional District Board for consideration and acceptance.

CARRIED

Opposed: Councillors BACK, HANSON and POPE

8.7. Non-medical Retail Cannabis Policy and Business Licence Fees Update

File No.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the Non-medical Retail Cannabis Policy is updated to replace the 9 am to 9 pm operating hours restriction with a 9 am to 11 pm operating hours restriction;

AND THAT the annual business licence fee for cannabis retail stores is reduced over 3 years to be the same as the annual business licence fee for liquor retailers.

CARRIED

8.8. 2026 Council Meeting Schedule

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT the 2026 Council meeting schedule is APPROVED.

CARRIED

8.9. 2026 Acting Mayor Schedule

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT the 2026 Acting Mayor schedule 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 October 20, 2025 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(10:02 p.m.)

Mayor

Corporate Officer

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Official Community Plan Updates

REPORT of the Public Hearing held on Wednesday, November 12, 2025 commencing at 7:04 p.m. 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 (via Zoom)
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope (via Zoom)

Staff: Andy Bell, Acting General Manager – Engineering Infrastructure Services
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Jason Smith, Senior Community Planner
Cheryl Archer, Confidential Council Clerk
Jillian Holden, Administration Clerk

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;

- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional presentations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaw under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaw is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public.

2. INTRODUCTION OF BYLAW BY CORPORATE OFFICER

Rhonda Schell, Deputy Corporate Officer, introduced the proposed bylaw, stating that Bylaw 8743 proposes to amend the OCP, in general terms, by adding a land acknowledgment, a 2025 Official Community Review section, and information regarding the Land Use Map; adding or replacing policies to designate transit-oriented areas, consider transportation demand management measures, encourage diversity of housing type, tenure, and affordability, strengthen requirements to support residential tenants in rental housing sites undergoing redevelopment, support newcomers, update the Rental and Affordable Housing Strategy to align with the most recent Housing Needs Report, apply incentives and requirements to encourage affordable housing development, and work with community partners to explore opportunities for social, co-operative, and innovative housing, including for Indigenous persons; updating the names of Town Centres and other terminology on the Land Use Map; adding a subsection on Amenity Cost Charges and related references in the OCP; adding information regarding the maps in Schedule A; and replacing Schedule C: Regional Context Statement in its entirety.

No changes to land use designations or density are proposed.

Bylaw 8743 applies to all lands within the geographic boundaries of the District of North Vancouver other than lands that are not subject to municipal jurisdiction.

3. PRESENTATION BY STAFF

Tina Atva, Director – Community Planning and Housing, provided an introduction to the existing Official Community Plan and proposed updates.

Jason Smith, Senior Community Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Corporate Officer. Mr. Smith advised that:

- The proposed amendments are in response to provincial housing legislation enacted in late 2023 and early 2024, including changes to land use in the *Local Government Act* (LGA);
- Changes include a requirement to accommodate the District’s 20-year housing needs in both the Official Community Plan (OCP) and Zoning Bylaw;
- The Housing Needs Report (HNR), establishing the District’s 20-year housing needs from 2021-2041 was updated in 2024;
- Housing completed from 2021 to present counts toward fulfilling the housing need identified in the HNR;
- Council selected from two possible OCP bylaw amendments at the October 20, 2025 Regular Council meeting, giving First Reading to Bylaw 8743 and abandoning Bylaw 8755;
- Both options would accommodate increased housing and meet the goals of the HNR;
- The proposed Land Use Map does not alter land use;
- Proposed changes required adjustments to existing policies;
- Some of the legislation changes have given municipalities new powers, including inclusionary zoning and transportation demand management (TDM) measures;
- The proposed bylaw updates the regional context statement in the OCP;
- Proposed housekeeping amendments include a land acknowledgement, terminology updates, and update to reflect Town Centre name changes; and,
- Staff intends to return the bylaw for consideration of Second and Third Readings and adoption in December 2025 to meet the legislated deadline of December 31, 2025.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Rubens Rahim:

- Expressed disappointment that Council chose to proceed with Bylaw 8743 rather than Bylaw 8755 as was recommended in the staff report;
- Stated that the majority of attendees at the public information meetings chose the other option;
- Noted that there are no changes to the distribution of density in the map in the proposal;

- Commented on the concentration of housing density in town centres;
- Opined that the District's approach of focusing density in town centres has not been successful;
- Commented on the housing crisis and housing affordability;
- Opined that Canada has high housing costs despite its large area and small population due to a lack of change;
- Opined that the District is attempting to conform to the Province's requirements while not making changes;
- Opined that coach houses are difficult to build; and,
- Recommended Council reconsider Bylaw 8755.

4.2. Carol Milne:

- Expressed concern regarding private property rights on First Nation's land;
- Quoted a member of the City of Richmond Council's comments regarding land acknowledgements and legal action;
- Stated that she does not agree with land acknowledgements;
- Stated that property owners are concerned;
- Suggested the District provide information similar to the letter sent to residents by the City of Richmond;
- Noted that there have been changes to street names and public facilities in the province;
- Opined that people are not able to pronounce Indigenous names;
- Stated that there are land claims by First Nations for Sun Peaks and portions of the City of Kelowna; and,
- Expressed support for reconsidering Bylaw 8755.

4.3. Vivien Souza:

- Expressed disappointment that Council chose to proceed with Bylaw 8743 rather than Bylaw 8755;
- Stated that Bylaw 8743 changes nothing;
- Stated that the OCP looks to the future of the community and expressed concern that future generations will not be able to afford to live in the District;
- Opined that density in town centres creates less opportunity for more affordable housing;
- Noted that town centres are already zoned for multi-family housing and are close to public transit;
- Opined that families do not need a first or second vehicle if they live close to public transit;
- Stated that she has saved a significant amount of money by using public transit rather than a private vehicle; and,
- Expressed support for reconsidering Bylaw 8755 to allow for more housing.

4.4. Rod Marining:

- Stated that he does not like District staff or members of Council;
- Stated that there are many people living in vehicles;
- Commented on social assistance rates;
- Stated that there is no homelessness or drugs in Perth, Australia due to the government focus on social issues for the last 30 years;
- Commented on housing affordability in the District;
- Stated that there are 50,000 to 60,000 empty units in the Metro Vancouver region and affordability has not improved;
- Commented on rent-geared-to-income social housing;
- Opined that some will use drugs or alcohol and would not be able to afford the vehicle they are living in due to substance use;
- Stated that increased density requires widening roads and highways;
- Recommended creating a policy that every increase in density requires widening roads;
- Commented on parking issues; and,
- Opined that the District is going downhill.

4.5. Joseph Whiteside:

- Commented on housing affordability;
- Stated that there is no affordable housing in urban areas of Australia;
- Noted that people want to live in desirable areas and there is limited land;
- Stated that immigration has an impact on housing affordability;
- Opined that the contributing factors of housing costs need to be explored prior to amending the OCP;
- Commented on transportation issues and expressed concern for commuters;
- Stated that Council is not to blame for these issues;
- Expressed concern regarding the number of units required by the Province;
- Stated that the speed of construction would need to be significantly increased to meet the target;
- Questioned how Council or staff could achieve the building target and where land could be found;
- Urged Council to carefully consider a land acknowledgement;
- Noted the BC Supreme Court decision in favour of Cowichan Tribes; and,
- Noted that there is concern regarding private property ownership rights throughout the province.

4.6. Maria Giardini:

- Expressed support for Council's decision to proceed with Bylaw 8743;
- Opined that the decision of the majority of Council was thoughtful and a measured approach;
- Stated agreement with a previous speaker's comments regarding affordability of single-family housing in the District; and,

- Opined that making changes too quickly causes issues, noting that there have been problems in other communities, including issues with infrastructure.

4.7. Shelley Williams:

- Advised that she is a realtor;
- Stated that increased density is important for housing affordability;
- Stated that coach houses and suites are needed;
- Stated that the District has a bad reputation for permitting and access to planners, noting there is no longer in-person service at the Development Services counter; and,
- Recommended hiring more planners to improve service.

4.8. Adrian Chaster:

- Expressed support for continuing to focus growth in town centres due to existing infrastructure and transportation;
- Noted that the OCP provides a structure for the development of town centres; and,
- Commented on increased density outside of town centres and the impacts on parking and neighbourhood character.

4.9. Mazia Shirazian:

- Commented on staff's work on the proposed bylaws and expressed appreciation for their effort;
- Suggested comparing the District's approach to that of other municipalities;
- Stated that transportation will be a challenge;
- Opined that challenges will not be resolved if action is not taken;
- Expressed support for reconsidering Bylaw 8755.

4.10. Corrie Kost:

- Opined that a public hearing is not legal for a bylaw amending the OCP if it does not change land use or density;
- Opined that the only reason for a public hearing is to consider changes to land use or density;
- Opined that public input should be provided at a public meeting and that Council should engage in discussion with the public;
- Questioned the definition of sensitive preservation of existing neighbourhoods and who would be responsible for decisions on the matter;
- Provided feedback from an artificial intelligence (AI) review of the legislation that a public hearing was not permitted for this bylaw, noting he agreed with its conclusion;
- Stated that the District violated the LGA by holding a public hearing and this could be grounds for a judicial review or invalidation of the bylaw;

- Opined that the public hearing has a significantly smaller attendance than for previous OCP public hearings; and,
- Opined that there was no proper procedure for the public to participate.

4.11. Stan van Woerkens:

- Expressed concern that Council did not proceed with the bylaw recommended by staff in the report to the October 20, 2025 Regular Council Meeting;
- Commented on staff's hard work;
- Expressed concern that the community may think that Council and staff are not working together;
- Commented on changes to the OCP between its adoption in 2011 and 2041;
- Questioned the economic impact of Bylaw 8743 and 8755;
- Noted that staff had presented three options earlier in the process;
- Questioned if younger people think they are being considered in the process; and,
- Commented on the population of the Netherlands and its infrastructure and organization.

4.12. Heather Drugge:

- Advised that she is a long-time North Shore resident;
- Stated that she is conflicted, noting that neighbourhoods will not stay the same and room is needed for more people;
- Expressed opposition to exclusivity;
- Commented on the statements of a previous speaker regarding the public hearing and opined that there were not enough people in attendance for an important matter;
- Stated that there is confusion regarding the matter;
- Questioned the intent of the HNR;
- Stated that Bylaw 8755 would have given more certainty to developers and provided more opportunity for lower density development; and,
- Opined that Council is not showing leadership.

4.13. Henry:

- Stated agreement with the previous speaker that Council needs to show more leadership;
- Expressed concern that Council is making their decision based on Bill 25, which has not been adopted, and questioned what will happen if the bill is not adopted;
- Opined that the community is in favour of Bylaw 8755; and,
- Stated that he wants to see the community grow.

4.14. Heather Skuse:

- Stated that Bylaw 8743 is the only bylaw under consideration and that it allows the District to determine where development occurs;

- Advised that she works in Burnaby and recommended that the District consider co-op housing as it is successful in Burnaby;
- Noted that single-family housing is being torn down and replaced by much larger buildings;
- Stated that she does not want four to six units on her property although it would be allowed under provincial legislation;
- Stated that while some are confused about the matter, it is not confusing;
- Recommended people speak to their Member of the Legislative Assembly (MLA) about the Province overstepping regarding housing legislation and stated that it is not their role to determine how the District chooses to develop;
- Commented on behaviour witnessed at the public hearing;
- Stated that some are not listening; and,
- Commented on a comment by a past District Mayor regarding Lynn Valley.

4.15. Katherine Fagerlund

- Expressed concern regarding multiple changes to the legislation that continues to be brought forward by the Province;
- Stated that the goal of the legislation is to force municipalities to allow more housing because that is what they believe is holding up the development of housing;
- Opined that there are other factors driving housing issues;
- Expressed concern that municipalities must adopt bylaws before December 31, 2025, but more changes are being considered in spring 2026;
- Recommended people speak to MLAs;
- Expressed support for Council's decision to proceed with Bylaw 8743, noting that it meets the Province's requirements, and questioned why the District would want to allow more density than is required;
- Opined that the District is already too crowded;
- Recommended slowing down and allowing time to catch up;
- Stated that new development is not affordable and opined that more new condominiums are not needed in the District;
- Expressed support for alternative housing forms; and,
- Stated that the process has been rushed and related that to the Province's December 31, 2025 deadline.

4.16. Rob Hines:

- Expressed appreciation for staff and Council's work, noting that the situation was created by the Province;
- Questioned why the Province says the District needs more housing capacity;
- Expressed support for density along public transit routes;
- Stated that he asked MLA Susie Chant where the jobs for additional residents would be;
- Opined that the problem is infrastructure and roads, not housing;

- Noted that residents plan their lives around traffic;
- Questioned whether the District can refuse to comply with the Provincial requirements;
- Stated that the market will determine if housing is built;
- Noted that developers have recently gone out of business and others have abandoned large projects;
- Stated that Council and staff are working hard on the issues and are not to blame; and,
- Commented on quality of life on the North Shore as well as affordability.

4.17. David:

- Thanked Council and staff for their work on the project;
- Stated that he has concerns regarding increased density, noting that it is mandated by the Province;
- Stated that the current approach prioritizes density over sustainability;
- Expressed support for proceeding with Bylaw 8743 as it allows the District to address challenges;
- Commented on his daily commute to Vancouver, noting it ranges from 45 minutes to five hours;
- Stated that schools, public transit, highways, hospitals, and emergency services need to grow as the population increases;
- Commented on liveability and affordability;
- Noted that some units may be held back by developers;
- Opined that the issue is housing affordability, not availability; and,
- Commented on environmental and ecological considerations such as wildlife protection and wildfire interface fire protection.

4.18. Stephanie Wilson:

- Commented on concerns expressed by previous speakers regarding jobs for new residents, noting that many people who already work on the North Shore would like to live there;
- Stated that people who work in the District and live elsewhere already contribute to the community;
- Stated that the people who need housing the most are currently unhoused;
- Expressed support for the District's Tenant Relocation Policy to help prevent homelessness;
- Noted that people are evicted due to demolition of properties to allow for more development or land assembly;
- Expressed concern that tenants in single-family properties with three tenanted units would be at risk as the Tenant Relocation Policy applies to housing with five or more units;
- Expressed support for a land acknowledgement, noting that the land is unceded and was taken from First Nations without compensation;

- Commented on a fraudulent letter that raised fears regarding land claims, and expressed concern regarding anti-Indigenous racism;
- Commented on concerns expressed by previous speakers regarding learning Indigenous names and noted that despite initial racism and opposition, a park in Prince George was successfully renamed and people are able to pronounce the name.

4.19. Ron Latrois:

- Commented on issues developing a property on Capilano Road due to its dimensions and zoning;
- Opined that no one would want to build a large house on the lot due to the speed and volume of vehicles on Capilano Road;
- Noted that the property cannot be subdivided as the resulting lots would not meet the minimum size requirement;
- Stated that he was advised that staff would not support rezoning or variances;
- Noted that the City of North Vancouver allows the subdivision of smaller lots;
- Stated that subdivision of the property would reduce the price of housing;
- Expressed opposition to land acknowledgments and stated that he is bothered when he hears them; and,
- Expressed opposition to indigenous names for streets and buildings.

4.20. Joseph Whiteside SPEAKING FOR A SECOND TIME:

- Satirically suggested increasing density in cul-de-sacs to meet provincial housing targets so that they have such heavy traffic that no one can go anywhere;
- Expressed concern regarding the future of the District; and,
- Stated that he is in favour of land acknowledgments that are properly worded.

4.21. Corrie Kost SPEAKING FOR A SECOND TIME:

- Quoted a section of the OCP that states that it will be reviewed every five years, noting that it is not optional as written;
- Stated that he has a spreadsheet of every residential development since the OCP was adopted in 2011 that shows over 40,000 new units in that time period;
- Expressed concern that the amount of parkland per resident does not meet requirements and has not increased at the same rate as population growth;
- Stated that he disagrees with staff's explanation that a public hearing is required under section 477 of the LGA;
- Stated that he agrees with Council's choice to proceed with Bylaw 8743 to have more control over how the community develops; and,
- Commented on the difference between provincial and regional housing targets.

4.22. David SPEAKING FOR A SECOND TIME:

- Commented on infrastructure and regional traffic impacts;

- Provided an example of a situation where police were delayed reaching a site due to traffic;
- Expressed concern that population growth without corresponding infrastructure growth will negatively impact response times for first responders;
- Noted that there are many people who work on the North Shore and live elsewhere; and,
- Stated that one of his service providers who lives off the North Shore is considering closing their North Vancouver office due to heavy traffic.

4.23. Rubens Rahim SPEAKING FOR A SECOND TIME:

- Stated that municipalities are connected and that Council makes decisions only for the District;
- Noted that as a current homeowner, not building new housing would benefit him financially, but that it would not benefit society; and,
- Stated that municipalities need to accommodate future residents.

4.24. Vivien Souza SPEAKING FOR A SECOND TIME:

- Stated that she disagrees with statements by previous speakers that no infrastructure is being built to accommodate growth;
- Noted that much of the infrastructure being built is funded by developers as part of developments;
- Stated that she has lived with ongoing infrastructure work in Lynn Creek; and,
- Commented on coordination between Planning staff and developers.

4.25. Maziar Shirazian SPEAKING FOR A SECOND TIME:

- Commented on staff changing their recommendation to Council in response to Bill 25, noting that Bill 25 would bring more density.

4.26. Carl:

- Requested clarification on which bylaw was being considered and the process to date.

5. QUESTIONS FROM COUNCIL

In response to a question from Council, staff advised that the fundamental objective of both bylaws presented to Council on October 20, 2025 is to address requirements in the LGA to reflect housing needs and that both would satisfy the Province's requirements. At the time the report was written, staff recommended proceeding with Bylaw 8755, then prior to Council consideration, changed the recommendation to proceed with Bylaw 8743 in response to Bill 25. Staff noted that public input at the hearing is being sought for Bylaw 8743.

In response to a question from Council, staff advised that approximately 5,300 units have been built since 2011 and approximately 8,000 units have been built or approved.

In response to a question from Council, staff advised that the current OCP allows for 55,600 housing units and Bylaw 8755 would have added 13,500 units.

In response to a question from Council, staff advised that there were approximately 1,600 interactions during the spring public engagement, including more than 1,000 completed surveys. There were 215 attendees at the fall open houses, with more at the spring open houses. Staff advised that they did not have the exact attendance number for the spring open houses on hand.

In response to a question from Council, staff advised that the District has systems, bylaws, and a Financial Plan to help to respond to development costs and are able to make amendments to address costs for future developments.

In response to a question from Council, staff advised that the six-part methodology used to determine the District's 20-year housing needs was set by the Province and is detailed in the HNR. Staff noted that components include units for population growth, and for people experiencing homelessness and in extreme core housing need. Staff noted that the legislation covers a broad continuum of housing.

In response to a question from Council, staff advised that housing units located on First Nations land are not counted for the purpose of housing targets.

In response to a question from Council, staff advised that there were many groups interested in the creation of the legislation and they are not aware if the Urban Development Institute was a registered lobby group during the process as it is not relevant to the public hearing.

In response to a question from Council, staff advised that municipal staff were consulted regarding the Housing Supply Act (HSA) and recent legislation and they were required to sign non-disclosure agreements.

In response to a Point of Order, the Chair ruled that Council may ask staff clarifying questions and reminded Council of the rules of procedure for the conduct of the public hearing.

In response to a question from Council, staff advised that a public hearing is required under section 477 of the LGA for any amendment to the OCP regardless of the type of amendments proposed.

In response to a question from Council, staff advised that the legislation provides focus areas and priority actions and does not include financial or infrastructure plans.

In response to a question from Council, staff advised that some developments include amendments to the OCP and are considered on a case-by-case basis.

In response to a question from Council, staff advised that the legislation does not provide plans for municipalities to finance and add infrastructure as municipalities are expected to use existing tools.

In response to a question from Council, staff advised that the current requirement is for municipalities to adopt amendments to the OCP by the end of 2025 to accommodate the housing units needed for the next twenty years, not to have a specific number of units constructed.

In response to a question from Council, staff advised that development is contingent on a number of factors, including market conditions, policy, regulations, and processes. Staff noted that municipalities cannot force anyone to build.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the November 12, 2025 Public Hearing regarding Bylaw 8743 is closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amending Bylaw 8743, 2025 (Amendment 57)” is returned to Council for further consideration.

CARRIED
(9:22 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk

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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>December 1, 2025</u>
<input type="checkbox"/> Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

November 13, 2025
Case: PLN2018-00060
File: 08.3060.20/060.18

AUTHOR: Afrooz Fallah, Planning Assistant

SUBJECT: Development Permit 60.18 - 3568 & 3572 Mount Seymour Parkway (MSP)

RECOMMENDATION:

THAT Development Permit 60.18 to allow for the construction of 8-unit townhouse development at 3568 and 3572 Mount Seymour Parkway is ISSUED.

REASON FOR REPORT:

The previous Development Permit (DP 60.10) for this development expired and the new Development Permit (DP) as presented in this report is ready for Council consideration and issuance.

BACKGROUND:

An earlier permit for the site ([DP 60.10](#)¹) was approved on July 26, 2016. In accordance with Section 504 of the *Local Government Act*, substantial construction must begin within two years of issuance of a DP, otherwise the permit lapses. DP 60.10 lapsed on July 26, 2018.

On August 3, 2018, DF Architecture applied for a new Development Permit to construct eight strata townhouse units at the subject site. This application is largely consistent with the previously approved design.

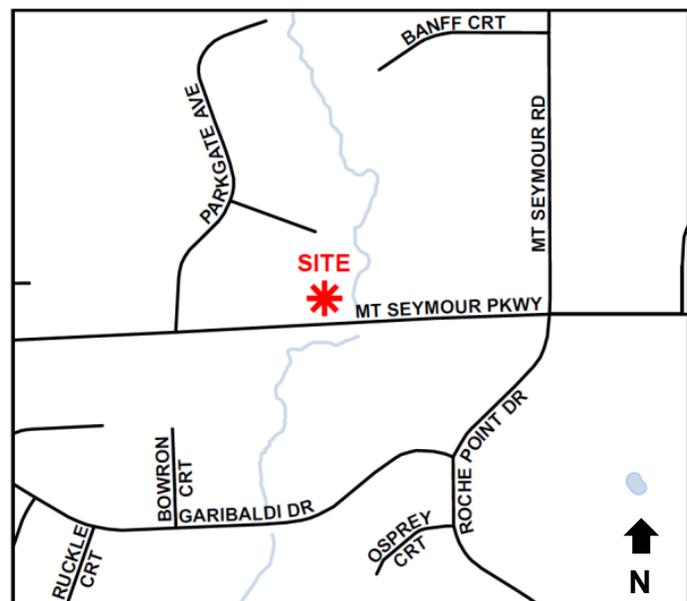


Figure 1: Site Location

Since the submission of the new DP application, the applicant put the application on pause and

¹ Report to Council <https://app.dnv.org/OpenDocument/Default.aspx?docNum=2944264> (page 181)

stated that they had other priority projects and wished to see how market condition would improve for this type of housing product.

The applicant now wishes to proceed with the development. Staff have reviewed the application against the site's CD zone and applicable Development Permit Area (DPA) regulations and recommend issuance of the DP.

PROPOSAL:

The application is for eight family-oriented townhouse units on two lots located on the north side of Mount Seymour Parkway, near Parkgate Shopping Centre.

Surrounding developments include:

- a mix of detached form of homes (west), townhomes (south across MSP), and apartments (northwest - The Atrium);
- Proximity to Taylor Creek, which is protected through a 15.5m average riparian setback consistent with *Streamside Protection Guidelines*;
- Nearby development includes a 16-unit townhouse project on the opposite end of the block at Parkgate Avenue and MSP (3508 MSP).

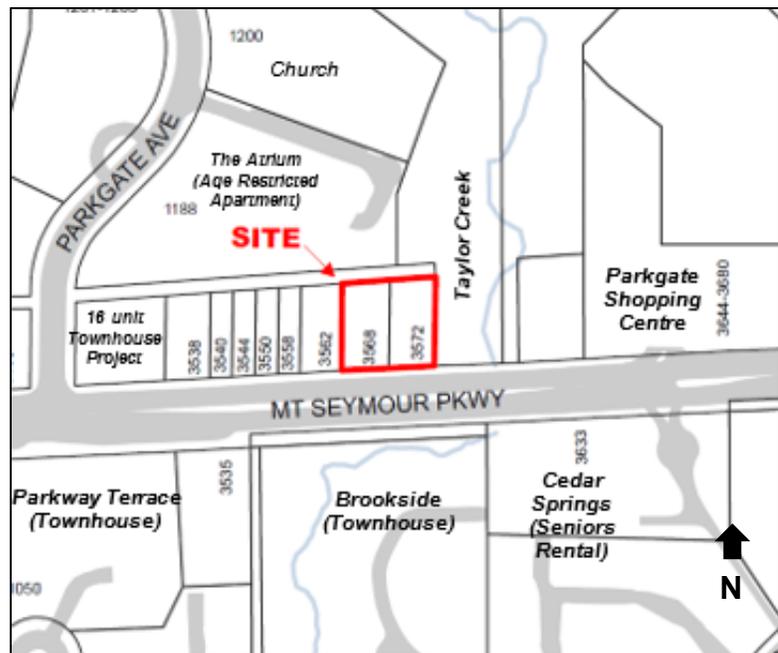


Figure 2: Site Context

The site is designated *Residential Level 4: Transition Multi-Family* in the OCP, supporting townhouse and low-rise apartment forms up to 1.2 FSR. The CD 70 zone as approved allows for a density of 1.05 FSR.

The proposed density is compliant at 0.90 FSR.

Proposed Building and Site Layout

The development consists of three buildings arranged around an internal drive aisle:

- Building 1 (east side) contains six three-storey units;
- Buildings 2 and 3 (west side) each contain one three-storey unit.

All homes are a mix of three- and four-bedroom units, ranging from 129 m² to 159 m² (1,393 to 1,711 sq ft). Each unit includes a private outdoor patio and a second-storey balcony. Parking is provided at grade within private garages, with no basement levels.

Building heights range from 11.53 m (38 ft) to 13.56 m (44 ft), in accordance with CD 70. The two buildings of lower height are located on the west side to ease the transition to detached housing to the west.

Along MSP, two townhouse units are oriented toward the street, enhancing the public realm with active frontage and generous building separation.

The design incorporates a pedestrian-friendly entry, including an accessible ramp connecting the Parkway to the internal drive aisle. A landscaped setback of approximately 5.6 metres (18.3 feet) from the property line provides a green buffer between the buildings and the public sidewalk.

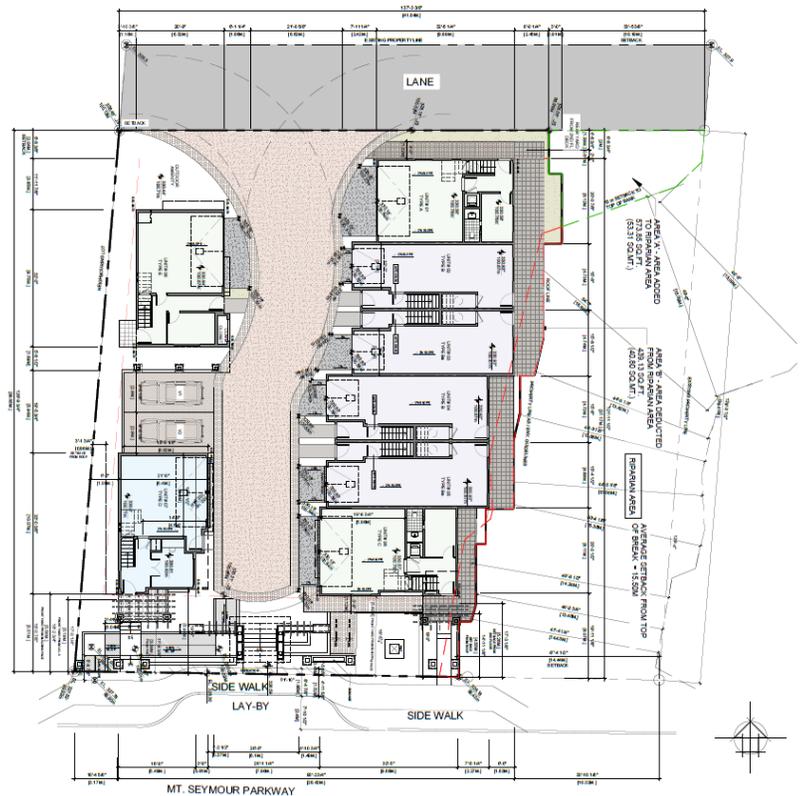


Figure 3: Site Plan



Figure 4: Rendering of the proposal from MSP

Proposed Access, Parking, and Circulation

Vehicular access will be provided from a rear lane off Parkgate Avenue to the west, coordinated with the adjacent development at 3508 Mount Seymour Parkway. The lane has been designed sensitively. The development provides a total of 18 parking spaces:

- 16 resident stalls (two per unit), including four units with tandem parking (variance required); and
- Two at-grade visitor stalls, meeting CD 70 parking requirements.

All resident parking is enclosed within private garages and screened from view along Mount Seymour Parkway. Internal loading and circulation occur entirely within the drive aisle.

Minor Changes since the Issuance of DP 60.10

The new DP application largely reflects the development approved under DP 60.10 in 2016, with a few minor changes in response to feedback from staff and consultants:

- Reduction of habitable space on the upper storey of Building 1, decreasing the total floor area by approximately 250 m² (2,691 sq ft) and reducing the FSR from 1.0 to 0.9.
- Minor adjustments to stone cladding on Building 1 along the Mount Seymour Parkway frontage.
- Addition of an accessible pedestrian ramp connecting Mount Seymour Parkway to the internal drive aisle.

ANALYSIS:

Zoning Variance: Tandem Parking

The proposed minor change in building footprint results in tandem parking for four units located in Building 1, which requires a variance. The variance is supportable because:

- Tandem garages lead to a smaller development footprint on the site, preserving area for circulation, open space, and riparian setbacks while reducing impervious surfaces.
- Parking spaces in tandem configurations belong to the same residential units.
- The development provides 18 residential spaces, exceeding the minimum requirement of 16; the variance affects only the configuration, not the total supply.
- Tandem parking has been permitted in other townhouse developments with surface level garages in the District.
- All parking is contained within private garages, ensuring no impact on street parking, traffic flow, or emergency access.

Evaluation of Form and Character DPA

The proposal integrates well into the existing and evolving neighbourhood in terms of streetscape and architectural character. The two westerly buildings are lower to transition to adjacent detached homes. Stepped façades, trim, and recessed elements reduce perceived bulk, while limited western windows maintain privacy. Gable roofs complement surrounding buildings and optimize light and spacing, and front yard setbacks along Mount Seymour Parkway (MSP) follow the established pattern, contributing to an enhanced public realm.



Figure 5: Aerial rendering of the proposal from MSP.

Riparian areas to the east are replanted with native, drought-tolerant species. Fencing and unit placement maximize privacy, and all units feature private patios and second-storey balconies, with east-facing units enjoying views of the riparian area.



Figure 6: Rendering of the proposal from rear lane.

The architectural character reflects a “mountainside” theme. Varied rooflines, stepped façades, and wooden brackets add visual interest, while roof overhangs provide weather protection. Sloped, fire-retardant asphalt shingles enhance durability and serve as a wildfire mitigation measure, ensuring the development is both functional and contextually appropriate.

Accessible Units

In accordance with the [Accessible Design Policy for Multi-Family Housing](#), two units will provide “basic accessible design elements” and have built in features which allow easy retrofit of “enhanced accessible design elements” to provide a higher-level accessibility. Additionally, a ramp has been provided from MSP to the internal drive aisle to enable access to the front doors of units.

Acoustic Performance

Development Permit 60.18 requires conformance with the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a building permit, the applicant will be required to submit a report from a qualified noise consultant demonstrating compliance with these standards.

Evaluation of Energy & Water Conservation & GHG Emission Reductions DPA

The applicant has submitted an Energy and Water Conservation and Greenhouse Gas Emission Reduction Plan prepared report by PGL Environmental Consultants outlining strategies to meet the District requirements. Notable highlights from the OCP guidelines include:

Energy Conservation

- The proposal will use double-pane windows with a low e-coating.
- Light-coloured pavers are used throughout the internal drive aisle to minimize urban heat island effect.
- Project massing and orientation has been used to take advantage of solar access to limit the reliance on electricity powered lighting.

Water Conservation

- The proposal will incorporate low-flow rate plumbing fixtures, including showers and water closets to reduce water consumption.
- Pervious hardscaping surfaces have been incorporated with stormwater infiltration opportunities to manage onsite stormwater and water discharge from building surfaces.
- Drought-tolerant and native plants are selected to minimise the requirements for landscape irrigation.

Greenhouse Gas Emission Reductions

- Locally sourced materials will be used where applicable to reduce overall transportation costs and embodied emissions.
- A construction traffic management plan will be implemented to minimise waste and greenhouse gas emissions throughout the construction process.
- Flooring materials will be selected from low volatile organic compound options.

Evaluation of Wildfire Hazard DPA

As the site is located within a wildfire risk and interface area, the applicant has submitted a Wildfire Assessment Report prepared by Diamond Head Consulting. DP 60.18 requires that the development be carried out in accordance with the Wildfire Assessment Report requiring:

- Buildings setback from hazardous fuels and on-site vegetation.
- Building design and construction to be in accordance with the Wildfire DPA guidelines within Schedule B of the OCP.

The District will require a post construction inspection and report from the applicant's consultant to ensure recommendations from this report are followed.

Evaluation of Streamside DPA

As the site is adjacent to Taylor Creek, the applicant submitted an environmental assessment report prepared by Pottinger Gaherty Environmental Consultants Ltd. DP 60.18 requires that the development be carried out in accordance with the environmental assessment report requiring:

- Average setback of 15.5 m (50.85 ft.) from the Top of Bank from Taylor Creek;
- Removal of invasive species and carry out compensation measures (i.e. tree/scrub replanting within the riparian area); and
- Installation of a 6 ft. high chain-link fence separating the development from the riparian area.

Construction Traffic Management Plan

To minimize construction impacts on pedestrians, cyclists, transit users, and vehicles, the applicant must provide an updated Construction Traffic Management Plan (CTMP) for Mount Seymour Parkway and the future rear lane. The CTMP will be secured as a Development Permit condition and must receive District approval before Building Permit issuance.

Plan requirements include but not limited to:

1. Construction scheduling and coordination with concurrent area projects.
2. Site access/egress and estimated construction traffic generation.
3. Truck routing, on-site staging, and delivery logistics (no staging or impacts permitted on Mount Seymour Parkway).
4. Crane assembly and concrete pour setups, with schematic site plans showing dimensions (e.g., one or two trucks at pumper with stabilizers), remaining road width, and designated truck wash-out locations.
5. Traffic management for all modes (pedestrians, cyclists, transit, vehicles) with full traffic control plans and signage for both east- and west-bound directions.
6. Worker-generated vehicle management: trades/worker parking on-site or on private property only; provide parking demand/supply at detailed submission.
 - Proof of a parking agreement with Parkgate Village (or other private source) required before BP issuance; reference in CIMS/CTMP.
7. Monitoring and community impact minimization: a PTZ camera is required; proposed location: Seymour Rd at Mount Seymour Parkway.
8. Dust and sediment control: a wheel wash is required on-site.
9. Ongoing communications with neighbours and stakeholders.

Two development projects along this section of Mount Seymour Parkway are anticipated to proceed to Council within the next 6–12 months. Should these projects be approved and advance to construction, this application will be required to coordinate with the other projects to ensure alignment of works and minimize cumulative impacts.

Neighbour Notification & Applicant Response

As part of the original rezoning and DP application, a facilitated Public Information Meeting was held on September 9, 2014, with 20 attendees and five written submissions. The Seymour Community Association also provided comments. Concerns raised included lane traffic, tree removal, and privacy to existing homes.

In response to these concerns, which generally all related to the rear lane, the applicant redesigned an alternative laneway. This essentially is a sensitive lane design that preserves existing trees and adds new planting pockets. Although some tree removal is still necessary, the alternative design improves tree retention compared to a standard laneway.

As shown in the figure below, starting from the 16-unit townhouse project at 3508 MSP, the design focuses on protecting privacy, reducing traffic speed, and enhancing tree cover. All trees in The Atrium’s backyard (76 total) will be retained, while 11 off-site trees on neighbouring properties are proposed for removal, with the owners’ consent. The applicant will also provide tree replacements for any removals within the lane (see Figure 7 below).

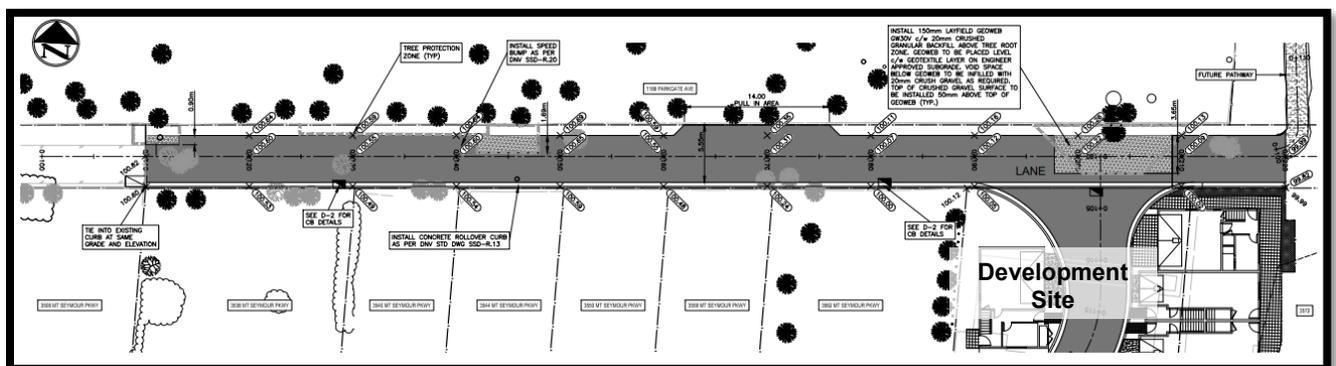


Figure 7: Sensitive Lane Design

The “sensitive lane” design, modelled after the one built behind Parkgate Homes (3508 Mount Seymour Parkway), include the following design features:

1. A total width of 6 m, with a reduced pavement width of 4 m for vehicle use and the remaining space allocated to landscaping and stormwater management.
2. A meandering alignment with landscape pockets and pull-outs to preserve trees and calm traffic.
3. Cedar fencing along both sides of the lane to protect the privacy of adjacent properties.

Staff have confirmed that the narrower paved width still meet District lane design standards. The lane is intended for limited local access, not heavy traffic, and traffic analysis confirms that the additional trips generated by this application and future new development that may need access to the lane are minimal and well within capacity.

Similarly, staff have confirmed with residents that the alternative design will not impact waste services or result in disruption to garbage collection.

Approximately 10 DNV trees are proposed to be removed to construct the lane. Additional trees will be planted within the landscape pockets to provide additional foliage buffer for Atrium residents.

On April 12, 2024, the applicant issued a written letter of commitment to neighbouring property owners outlining the proposed works and obligations related to the lane construction. Key commitments include:

- A 6-ft.-high wooden privacy fence will be installed along the newly constructed lane before any development begins at 3568 and 3572 Mount Seymour Parkway. This commitment is binding on the current and all future development owners of these sites.
- All tree removals identified in the approved arborist plan will be at the sole expense of the applicant.
- The applicant will coordinate with homeowners to ensure access and privacy are maintained during lane construction.

On May 30, 2025, a new notification letter was circulated to neighbours, to update them on the status of this DP application. Two pieces of feedback were received, expressing similar comments regarding the lane. Staff have provided responses to the correspondents.

Off-Site Improvements, DCCs & CACs

The development includes off-site improvements such as upgrades to sidewalks, curbs, gutters and lighting along MSP, water main upgrades and riparian area rehabilitation and enhancements.



Figure 8: The “Sensitive Lane” constructed behind Parkgate Homes (3508 Mount Seymour Parkway)

Development Cost Charges (DCC) will be payable at the applicable rate upon Building Permit issuance, with a current estimated value of \$134,086 for DNV, \$111,810 for MetroVan, and \$15,460 for Translink.

Community Amenity Charges (CAC) of \$48,075 was secured during the rezoning and will be due at Building Permit stage.

CONCURRENCE:

The proposal has been reviewed by staff from the following departments: Building, Engineering, Environment, Fire, Legal, Parks, Public Art, Real Estate and Properties, Transportation, and Urban Design.

CONCLUSION:

The proposed 8-unit townhouse DP application is compliant with the CD70 Zone regulations, with a minor variance of allowing tandem parking. It also complies with the applicable DPA Guidelines. The alternative lane design is a sensitive response to local conditions and local concerns.

Development Permit 60.18 is now ready for Council’s consideration and issuance.

OPTIONS:

The following options are available for Council’s consideration:

1. Issue Development Permit 60.18 (Attachment 1) (*staff recommendation*); or
2. Deny Development Permit 60.18 and provide direction to staff.

Respectfully submitted,



Afrooz Fallah
Planning Assistant

Attachment:

1. Development Permit 60.18

REVIEWED WITH:

<input type="checkbox"/> Community Planning _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Planning _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Development Engineering _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> Real Estate _____	
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Bylaw Services _____	
<input type="checkbox"/> Review and Compliance _____	<input type="checkbox"/> Development Services _____	

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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 60.18

This Development Permit 60.18 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) to allow for construction of 8 townhouses on the properties located at 3568 and 3572 Mt Seymour Pkwy - legally described as:

- Lot G of Lot 1 Blocks 5 to 7, District Lot 622 Plan 18116 (PID: 002-467-984); and
- Lot H of Lot 1, Blocks 5 to 7, District Lot 622, Plan 18116 (PID: 007-197-705).

Subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:
1. The parking regulations under Section 4B70-17 of CD70 are varied to permit four units within Building 1 to include tandem parking spaces (eight spaces total).
- B. The following requirement is imposed under Subsection 490 (1) (c) and section 504 of the Local Government Act:
1. Substantial construction as determined by the Chief Building Official shall commence within two years of the date of this permit or the permit shall lapse.
 2. Prior to expiry under B (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager of Planning, Properties, and Permits or their designate.
 3. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- C. The following requirements are imposed under Subsection 491 (1) of the Local Government Act:
1. No work shall take place except to the limited extent shown on the attached plans (DP 60.18 1-10) and in accordance with the following specifications:

-
- i. The site shall be developed in accordance with the recommendations of Riparian Restoration Report by PGL Environmental Consultants dated August 13, 2024.
 - ii. This permit does not authorize any buildings, structures, paving or other impervious surfaces or alteration of land to be constructed in the Streamside Protected Area as denoted within the “Environmental Assessment Report” (average of 15.5m from top of bank), except as specifically set out in the report.
 - iii. All work in the Streamside Protected Area pursuant to this permit must directly comply with the specific conditions associated with this Development Permit.
 - iv. A permanent fence (6 ft. high black vinyl chain-link fence) shall be constructed along the edge of the Streamside Protected Area as identified in drawing DP 60.18 -9.
 - v. The required riparian planting, deleterious material removal and fence construction must be completed before the Occupancy Permit is issued for the building construction.
 - vi. A post construction report by a Registered Professional, stating that the development has been carried out in accordance with the above-mentioned Environmental Assessment Report, shall be submitted prior to finalization of the Building Permit and release of security deposit monies held by the District including, but not limited to:
 - Invasive species management has occurred as cited in the Environmental Assessment Report for development within the protected area.
 - Re-planting is to be in accordance with the recommendations of the Environmental Assessment Report.
 - Construction Mitigation measures have been carried out in accordance with the recommendations of the Environmental Assessment Report.
 - vii. Construction on the site must adhere to all requirements of the Environmental Protection and Preservation Bylaw (EPPB), including, but not limited to:
 - During the project, extreme care must be taken to ensure that absolutely no cement wash or other substance deleterious to aquatic life enter the creek, creek bank, waterfront or the storm water system.

-
- Soil removal and excavation is permitted on the site for foundation or other approved purpose.
 - Excavated soil is to be removed from the District of North Vancouver or to a site pre-approved by the building inspector.
 - Sediment and erosion control for the site to be as per the standard plan and maintained in compliance with the EPPB at all times.
 - Imported soil and fill for the site must comply with the appropriate contaminant criteria as per the EPPB.
 - DNV equipment called in to clean sediment from the roads will be charged to the project.
- viii. A qualified professional shall confirm that the Building permit drawings meet the recommendations of the report referenced above, or meets an equivalent or higher degree of protection.
- ix. Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on topic.
- x. Confirmation of registration of the section 219 restrictive covenant for Riparian Area Protection.
- xi. All signage proposed must comply with the District of North Vancouver Sign Bylaw.
- D. The following requirements are imposed under Subsections 491 (2) of the Local Government Act:
1. No work shall take place except to the limited extent shown on the attached plans (DP 60.18 1-10) and in accordance with the following specifications:
 - i. The site shall be developed in accordance with the recommendations of the Wildfire Hazard DP Area Assessment report prepared by Diamond Head Consulting dated September 19, 2024, and Arboricultural Inventory and Report prepared by Diamond Head Consulting dated July 3, 2024.
 - ii. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the reports referenced above, or meets and equivalent or higher degree of protection.
 - iii. Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on topic.

-
- iv. The site must be developed in accordance with the recommendations of the Geotechnical Recommendation report prepared by Horizon Engineering Inc dated August 23, 2023.
- E. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:
1. The site shall be developed in accordance with the attached plans (DP 60.18 1-10).
 2. All signage proposed must comply with the District of North Vancouver Sign Bylaw.
 3. Prior to the issuance of a Building Permit, the following shall be submitted to:
 - i. Building Department:
 - a. Confirmation of registration of following documents, in accordance with the *Development Covenant* which establishes the design, use, and development restrictions consistent with the approved *Development Concept Plan*:
 - Consolidation Plan – Requirement to consolidate the parcels into one development site before issuance of a Building Permit (Section 4(a)).
 - Riparian Area Preservation Covenant – Ensures protection and restoration of the *Taylor Creek Riparian Area* as identified in *Schedule “A”* and formalized in *Schedule “B”*.
 - Green Building Covenant – Requires the development to achieve a *Built Green® Gold* standard or equivalent energy performance (Schedule “D”).
 - Storm Water Management Covenant – Mandates ongoing maintenance and compliance with an approved stormwater system (Schedule “E”).
 - Adaptable Design Features Covenant – Requires inclusion of accessible design elements in at least two dwelling units (Schedule “F”)
 - i. A summary of the adaptable housing measures to be provided within the development, in accordance with the *District of North Vancouver’s Accessible Design Policy*.

Two units will incorporate “basic accessible design elements” with built-in features that allow easy retrofit to “enhanced accessible design elements,” achieving a higher level of accessibility.

- b. Confirmation of registration of the approved parking variance, permitting tandem parking for four units within Building 1 (eight spaces total).
- c. A report prepared by a qualified acoustic professional outlining the measures to be incorporated in the buildings to ensure:
 - compliance with District of North Vancouver Noise Regulation Bylaw for any rooftop mechanical equipment; and
 - that noise levels for dwelling unit occupants will not exceed those listed below:

Portion of Dwelling Unit	Noise Level (Decibels)*
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

* For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as the noise level in decibels.

ii. Parks Department:

- a. Three copies of a final detailed landscape plan, prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;
- b. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,
- c. A completed “Permission to Enter” agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

iii. Engineering Department:

-
- a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and
 - b. An executed Engineering Services Agreement between the property owner and the District for the construction and installation of required off-site works and services associated with the development, including the new access lane north of the consolidated parcel and related sanitary, storm sewer, drainage, and utility upgrades, as well as upgrades to the sidewalk along Mt Seymour Parkway, hard and soft landscaping, screening, fencing, and tree planting within the adjacent lane allowance.
- F. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:
1. Prior to issuance of the Building Permit the following is required:
 - i. Confirmation of the green building features in accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Plan by PGL Environmental Consultants dated July 2024 to fulfil the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit area guidelines.
- G. The following requirements are imposed under Subsection 502 of the Local Government Act:
1. Prior to issuance of the Building Permit the following deposits are required:
 - i. A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, and environmental works.
 - ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.
- H. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.

Mayor

Corporate Officer

Dated this _____ day of _____, _____

- SITE AREA CONVEYED TO RIPARIAN AREA (53.31 SQ.M)
- RIPARIAN AREA CONVEYED TO SITE AREA (40.80 SQ.M)



REVISIONS / ISSUE	DATE	DESCRIPTION
I	2025/06/13	RE-ISSUED FOR DP
H	2025/04/07	RE-ISSUED FOR DP
G	2023/10/04	RE-ISSUED FOR DP
F	2021/03/15	RE-ISSUED FOR DP
E	2020/09/17	RE-ISSUED FOR DP
D	2019/06/06	RE-ISSUED FOR DP
C	2018/12/20	RE-ISSUED FOR DP - STAFF COMMENTS IMPLEMENT
B	2018/07/30	ISSUED FOR DEVELOPMENT PERMIT
A	2018/06/14	GENERAL REVISION

DF ARCHITECTURE INC.
 350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
 CANADA V6X 2Y9
 T (604)284-5194 F (604)284-5131
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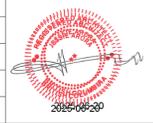
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PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT 3568 & 3572 Mt. SEYMOUR PKWY., DISTRICT OF NORTH VANCOUVER, B.C.

CLIENT:
**AMCO HOLDINGS LTD
 1770 E61 AVENUE,
 VANCOUVER, B.C. V5P 2J8**

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BASE PLAN

1 BASE PLAN
 Scale: 1/8" = 1'-0"

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NOTES:

SCHEDULE OF FINISHES

- 1. ASPHALT SHINGLE ROOF - IKO DRIFTWOOD DUAL BLACK
- 2. HORIZONTAL HARDIE PLANK CLADDING (6" EXP) KWP - ACADIA RUSTIC
- 3. VERTICAL HARDI PLANK CLADDING (8" EXP) KWP - YELLOW STONE RUSTIC
- 4. BOARD - (HARDIE BOARD & BATTEN), KWP - YELLOW STONE RUSTIC
- 5. DECORATIVE WOOD BRACKET, EXPOSED EXTERNAL RAFTERS, TRELLISES, WOOD COLUMNS - CEDAR STAIN FINISH
- 6. MAIN ENTRANCE DOOR, BENJAMIN MOORE
- 7. GARAGE DOOR
- 8. VINYL WINDOW FRAME, BENJAMIN MOORE 2131-10 BLACK SATIN
- 9. 10" FACIA BOARD, KWP - CEDAR FINISH
- 10. DOOR & WINDOW TRIM, BENJAMIN MOORE CC270 BAFFIN ISLAND
- 11. STONE CLADDING BORAL CULTURED STONE - ASPEN COUNTRY LEDGESTONE

DATE	REVISION	DESCRIPTION
2025/06/13	I	RE-ISSUED FOR DP
2025/04/07	H	RE-ISSUED FOR DP
2023/10/04	G	RE-ISSUED FOR DP
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2020/09/17	E	RE-ISSUED FOR DP
2019/06/06	D	RE-ISSUED FOR DP
2018/12/20	C	RE-ISSUED FOR DP - STAFF COMMENTS IMPLEMENTED
2018/07/30	B	ISSUED FOR DEVELOPMENT PERMIT
2018/06/14	A	GENERAL REVISION

DF ARCHITECTURE INC.

350-10851 SHELLBRIDGE WAY RICHMOND, B.C.
CANADA V6X 2V9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

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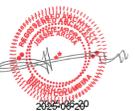
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CLIENT:

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VANCOUVER, B.C. V5P 2J8

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SCALE:	1/8" = 1'-0"
JOB No.:	VAN-003
DATE:	2025 JUN
SHEET TITLE:	



BUILDING 1 ELEVATIONS

DP 60.18-3

DRAWING NO.:

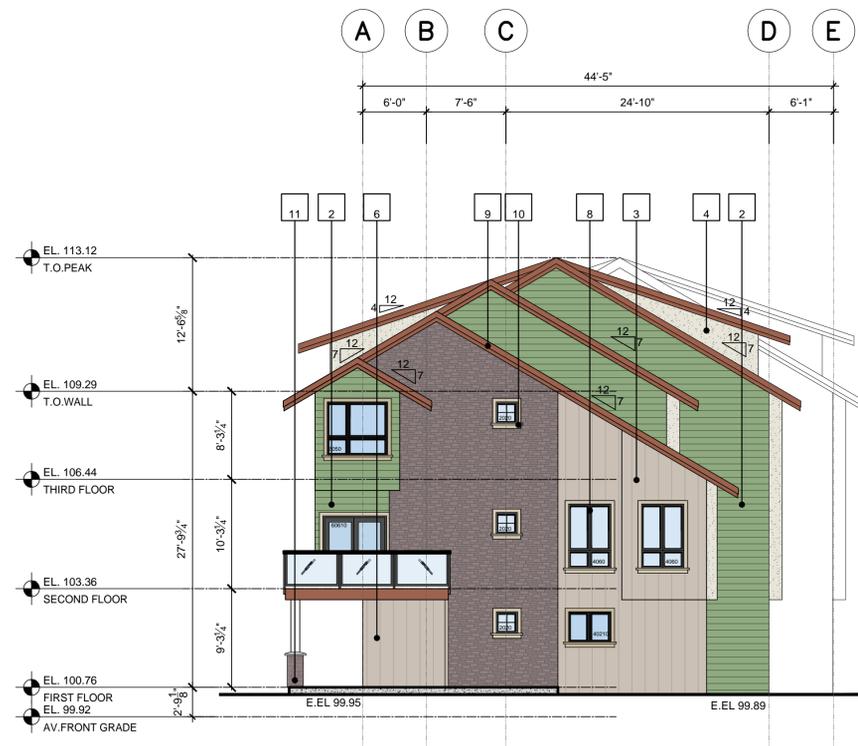
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1 BUILDING 1- EAST SIDE ELEVATION
A-301 1/8" = 1'-0"



2 BUILDING 1- NORTH SIDE ELEVATION
A-301 1/8" = 1'-0"



1 BUILDING 1- WEST SIDE ELEVATION
A-302 1/8" = 1'-0"

NOTES:

SCHEDULE OF FINISHES

- 1. ASPHALT SHINGLE ROOF - IKO DRIFTWOOD DUAL BLACK
- 2. HORIZONTAL HARDIE PLANK CLADDING (6" EXP) KWP - ACADIA RUSTIC
- 3. VERTICLE HARDI PLANK CLADDING (8" EXP) KWP - YELLOW STONE RUSTIC
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2020/09/17	E	RE-ISSUED FOR DP
2019/06/06	D	RE-ISSUED FOR DP
2018/12/20	C	RE-ISSUED FOR DP - STAFF COMMENTS IMPLEMENT
2018/07/30	B	ISSUED FOR DEVELOPMENT PERMIT
2018/06/14	A	GENERAL REVISION

DF ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2V9
T (604)284-5134 F (604)284-5131
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VANCOUVER, B.C. V5P 2J8

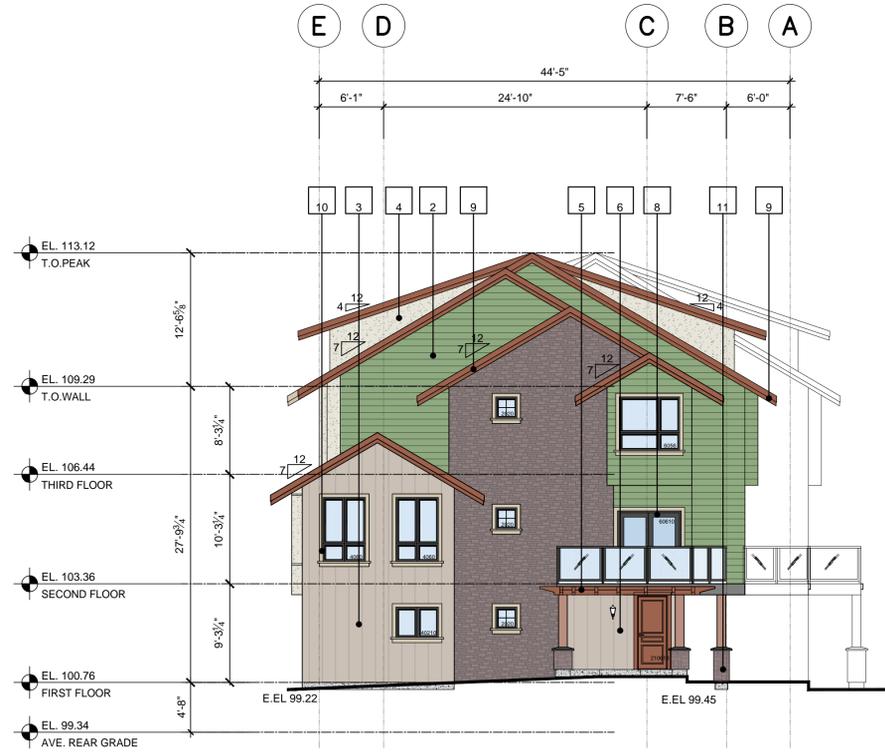
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DATE: 2025 JUN	

BUILDING 1 ELEVATIONS

DRAWING NO.:	A-302	I
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3 BUILDING 1 - SOUTH SIDE ELEVATION
A-302 1/8" = 1'-0"

DP 60.18-4

NOTES:

- SCHEDULE OF FINISHES
1. ASPHALT SHINGLE ROOF - IKO DRIFTWOOD DUAL BLACK
 2. HORIZONTAL HARDIE PLANK CLADDING (6" EXP) KWP - ACADIA RUSTIC
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 11. STONE CLADDING BORAL CULTURED STONE - ASPEN COUNTRY LEDGESTONE



1 BUILDING 2 & 3- EAST SIDE ELEVATION
A-302 1/8" = 1'-0"

DATE	REVISIONS / ISSUE	DESCRIPTION
2025/06/13	I	RE-ISSUED FOR DP
2025/04/07	H	RE-ISSUED FOR DP
2023/10/04	G	RE-ISSUED FOR DP
2021/03/15	F	RE-ISSUED FOR DP
2020/09/17	E	RE-ISSUED FOR DP
2019/06/06	D	RE-ISSUED FOR DP
2018/12/20	C	RE-ISSUED FOR DP - STAFF COMMENTS IMPLEMENT
2018/07/30	B	ISSUED FOR DEVELOPMENT PERMIT
2018/06/14	A	GENERAL REVISION

DF ARCHITECTURE INC.
350-10851 SHELLERIDGE WAY, RICHMOND, B.C.
CANADA V6X 2Y9
T (604)284-5134 F (604)284-5131
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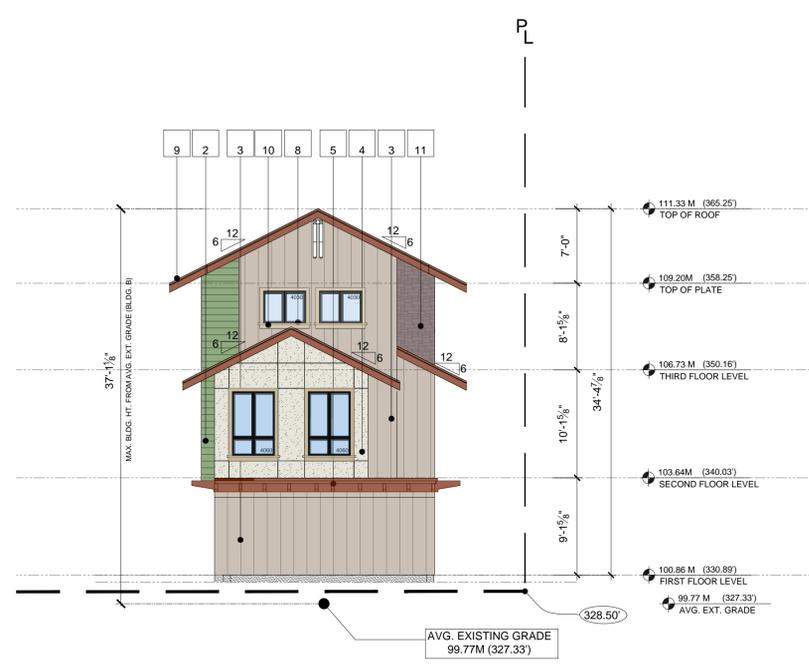
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SCALE: 1/8" = 1'-0"	
JOB No.: VAN-003	
DATE: 2025 JUN	
SHEET TITLE:	

BUILDING 2 & 3 ELEVATIONS

DP 60.18-5



3 BUILDING 2- SOUTH SIDE ELEVATION
A-302 1/8" = 1'-0"



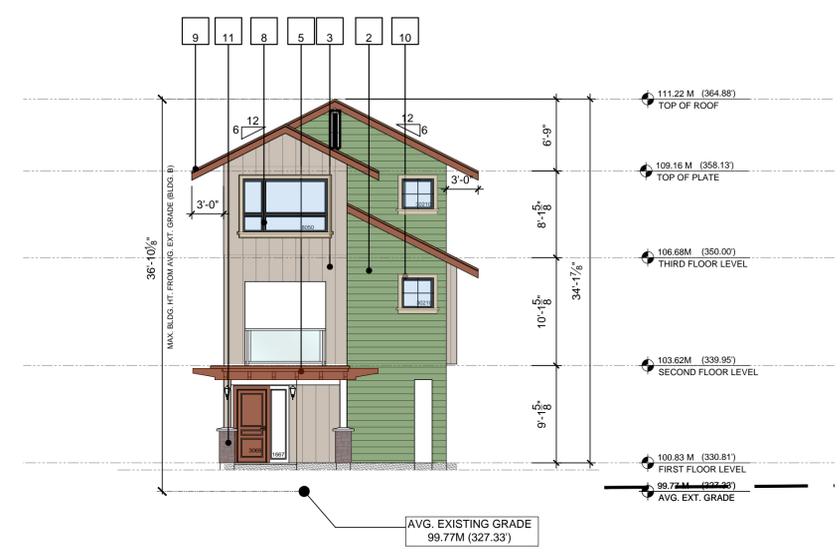
2 BUILDING 2- NORTH SIDE ELEVATION
A-302 1/8" = 1'-0"

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A-303	

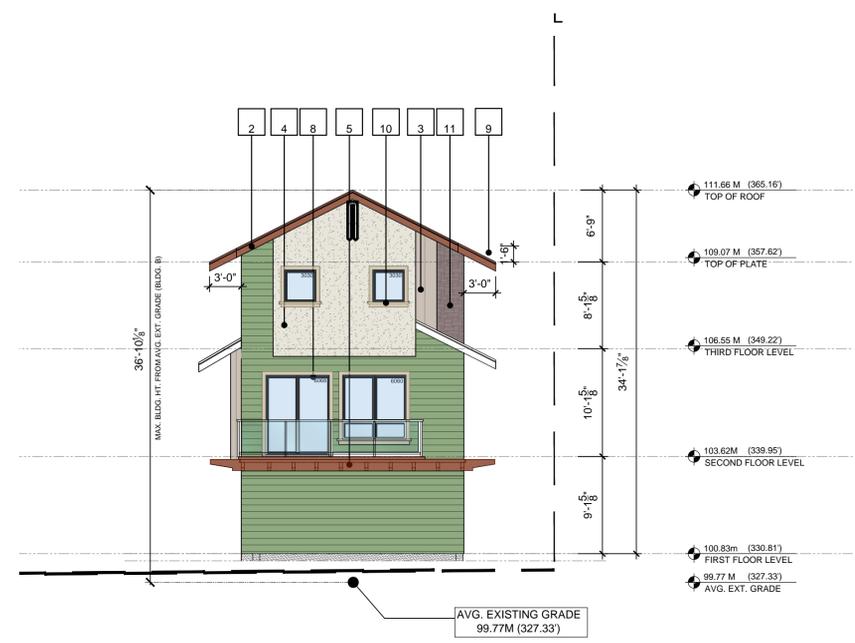
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4 BUILDING 2 & 3 - WEST SIDE ELEVATION
A-302 1/8" = 1'-0"



3 BUILDING 3- SOUTH SIDE ELEVATION
A-302 1/8" = 1'-0"



3 BUILDING 3- NORTH SIDE ELEVATION
A-302 1/8" = 1'-0"

NOTES:

SCHEDULE OF FINISHES

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2023/10/04	G	RE-ISSUED FOR DP
2021/03/15	F	RE-ISSUED FOR DP
2020/09/17	E	RE-ISSUED FOR DP
2019/06/06	D	RE-ISSUED FOR DP
2018/12/20	C	RE-ISSUED FOR DP - STAFF COMMENTS IMPLEMENTED
2018/07/30	B	ISSUED FOR DEVELOPMENT PERMIT
2018/06/14	A	GENERAL REVISION

DF ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6V 2V9
T (604)284-5134 F (604)284-5131
info@dfarchitecture.ca



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PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT 3568 & 3572 Mt. SEYMOUR PKWY., DISTRICT OF NORTH VANCOUVER, B.C.

CLIENT:
AMCO HOLDINGS LTD
1770 E61 AVENUE,
VANCOUVER, B.C. V5P 2J8

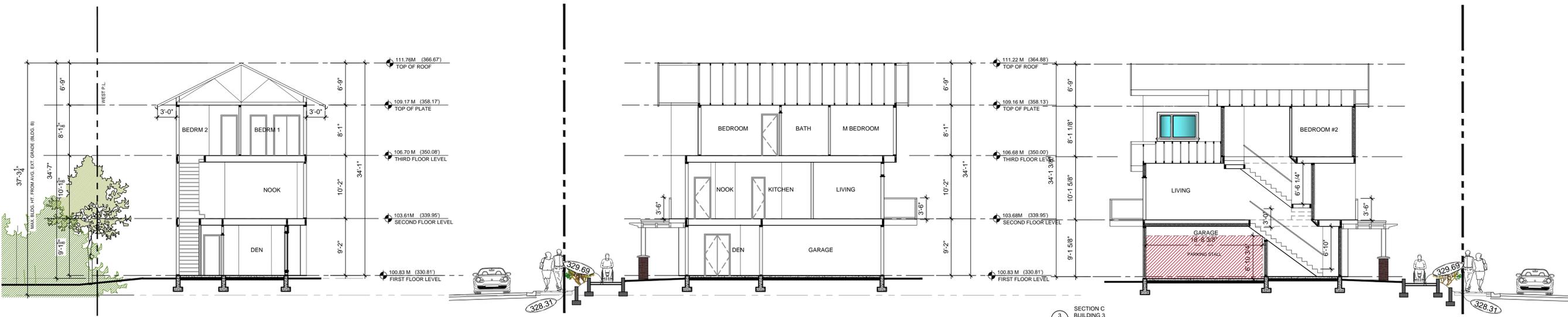
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DRAWN: RL	
CHECKED: JA	
SCALE: 1/8" = 1'-0"	
JOB No.: VAN-003	
DATE: 2025 JUN	

BUILDING 2 & 3 ELEVATIONS

DRAWING NO.:	A-304	I
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SECTION A
BUILDING 3
SCALE: 1/8" = 1'-0"

SECTION B
BUILDING 3
SCALE: 1/8" = 1'-0"

SECTION C
BUILDING 3
SCALE: 1/8" = 1'-0"

REVISIONS / ISSUE	DATE	DESCRIPTION
I	2025/06/13	RE-ISSUED FOR DP
H	2025/04/07	RE-ISSUED FOR DP
G	2023/10/04	RE-ISSUED FOR DP
F	2021/03/15	RE-ISSUED FOR DP
E	2020/09/17	RE-ISSUED FOR DP
D	2019/06/06	RE-ISSUED FOR DP
C	2018/12/20	RE-ISSUED FOR DP - STAFF COMMENTS IMPLEMENT
B	2018/07/30	ISSUED FOR DEVELOPMENT PERMIT
A	2018/06/14	GENERAL REVISION

DF ARCHITECTURE INC.
 350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
 CANADA V6X 2V9
 T (604)284-5134 F (604)284-5131
 info@dfarchitecture.ca

GRUP 161
 DF ARCHITECTURE | LATER INCORPORATION | BINNETT CORNER ARCHITECTS

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PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT 3568 & 3572 Mt. SEYMOUR PKWY., DISTRICT OF NORTH VANCOUVER, B.C.

CLIENT:
**AMCO HOLDINGS LTD
 1770 E61 AVENUE,
 VANCOUVER, B.C. V5P 2J8**

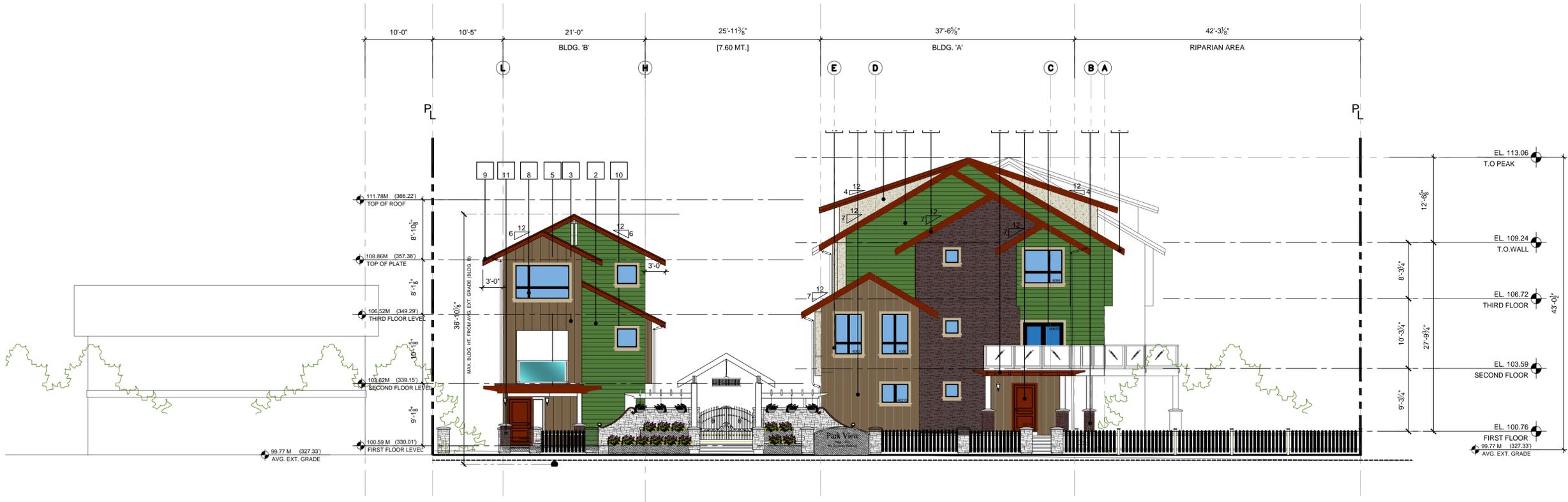
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DRAWN: RL	
CHECKED: JA	
SCALE: AS SPECIFIED	
JOB No.: VAN-003	
DATE: APR 2025	
SHEET TITLE:	

BUILDING SECTION & STREET ELEVATION

DRAWING NO.:	A-402	I
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1 STREET ELEVATION - ALONG MT. SEYMOUR PKWY
 SCALE: 1/8" = 1'-0"

DP 60-18-7



NOTES:

SCHEDULE OF FINISHES

1. ASPHALT SHINGLE ROOF - IKO DRIFTWOOD DUAL BLACK
2. HORIZONTAL HARDIE PLANK CLADDING (6" EXP) KWP - ACADIA RUSTIC
3. VERTICLE HARDI PLANK CLADDING (8" EXP) KWP - YELLOW STONE RUSTIC
4. BOARD - (HARDIE BOARD & BATTEN), KWP - YELLOW STONE RUSTIC
5. DECORATIVE WOOD BRACKET, EXPOSED EXTERNAL RAFTERS, TRELLISES, WOOD COLUMNS - CEDAR STAIN FINISH
6. MAIN ENTRANCE DOOR, BENJAMIN MOORE
7. GARAGE DOOR
8. VINYL WINDOW FRAME, BENJAMIN MOORE 2131-10 BLACK SATIN
9. 10" FACIA BOARD, KWP - CEDAR FINISH
10. DOOR & WINDOW TRIM, BENJAMIN MOORE 2131-10 BLACK SATIN
11. STONE CLADDING BORAL CULTURED STONE - ASPEN COUNTRY LEDGESTONE

DATE	REVISIONS	DESCRIPTION
2025/06/13	I	RE-ISSUED FOR DP
2025/04/07	H	RE-ISSUED FOR DP
2023/10/04	G	RE-ISSUED FOR DP
2021/03/15	F	RE-ISSUED FOR DP
2020/09/17	E	RE-ISSUED FOR DP
2019/06/06	D	RE-ISSUED FOR DP
2018/12/20	C	RE-ISSUED FOR DP-STAFF COMMENTS IMPLEMENT
2018/07/30	B	ISSUED FOR DEVELOPMENT PERMIT
2018/06/14	A	GENERAL REVISION

DF ARCHITECTURE INC.

350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2V9
T (604)284-5184 F (604)284-5131
info@dfarchitecture.ca

GROUP 161

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PROJECT:

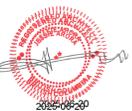
8 UNIT TOWNHOUSE DEVELOPMENT 3568 & 3572 Mt. SEYMOUR PKWY., DISTRICT OF NORTH VANCOUVER, B.C.

CLIENT:

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DRAWN: JA
CHECKED: N/A
SCALE: VAN-003
JOB No.: 2025 JUN
DATE:



SHEET TITLE:

3D RENDERINGS

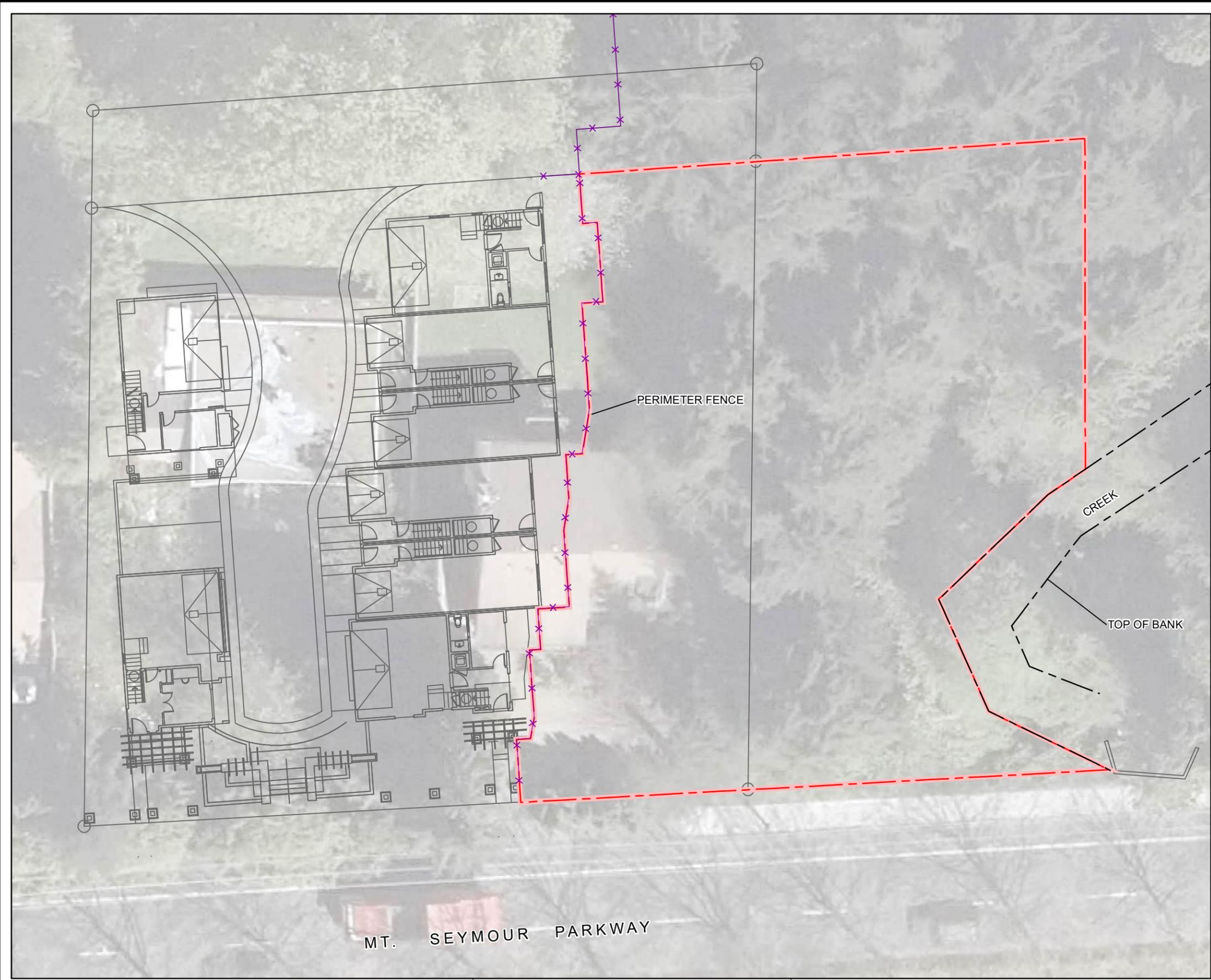
DRAWING NO.:

A-403 I

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DP 60.18-8

D:\Projects\3400-3499\3499\01\34990105_RP_0021_Riparian_Restoration_Area.mxd



PERIMETER FENCE

CREEK

TOP OF BANK

 Riparian Restoration Area



MT. SEYMOUR PARKWAY

Parcel boundary and site features are approximate and are presented for discussion purposes only.

0 1:250 20 m

2019 base image from IMapBC, 2020. Development layout from DF Architecture Inc. A-101 "Site Plan," Dec 2015. NAD 1983 UTM Zone 10N

RIPARIAN RESTORATION AREA			
3568 and 3572 Mount Seymour Parkway, North Vancouver, BC			
AMCO HOLDINGS LTD.			
	File No.:	Dwg No.:	FIGURE
	3499-01.05	RP_0021	
Date:	APR 2023	Drawn by:	2
		IRB	

DP 60.18-9

D:\Projects\3400-3499\3499\01\3499\105_RP_0031_Invasive_Species_Occurrences.mxd



-  **Abundant Invasive Species**
English holly (*Ilex aquifolium*);
English ivy (*Hedera helix*);
Morning glory (*Convolvulus arvensis*);
Cherry laurel (*Prunus laurocerasus*)
-  **Himalayan blackberry**
(*Rubus armeniacus*)
-  **Sporadic Invasive Species**
English holly (*Ilex aquifolium*); and
Cherry laurel (*Prunus laurocerasus*)

INVASIVE SPECIES OCCURRENCES

3568 and 3572 Mount Seymour Parkway, North Vancouver, BC

AMCO HOLDINGS LTD.

	File No.:	Dwg No.:	FIGURE
	3499-01.05	RP_0031	
Date:	Drawn by:	3	
APR 2023	IRB		

Parcel boundary and site features are approximate and are presented for discussion purposes only.

0 1:250 20 m

2019 base image from IMapBC, 2020.
Development layout from DF Architecture Inc. A-101 "Site Plan," Dec 2015.
NAD 1983 UTM Zone 10N

DP 60.18-10

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: Dec 1, 2025
<input type="checkbox"/> Other:	Date: _____

	PC	
Dept. Manager	GM/ Director	CAO

The District of North Vancouver REPORT TO COUNCIL

November 14, 2025

AUTHOR: Andy Bell, Manager, Engineering Services

SUBJECT: Proposed Amendment to Development Servicing Bylaw 8145

RECOMMENDATION:

That Bylaw 8775 (Attachment 1) to amend the Development Servicing Bylaw 8145 be read for the 1st, 2nd, and 3rd time.

REASON FOR REPORT:

A proposed bylaw amendment is needed to align Development Servicing Bylaw 8145 with recent changes to the *Local Government Act*. Changes expand the definition of Works and Services and introduce the role of a Servicing Officer. The recommended bylaw changes are housekeeping amendments intended to ensure the District can implement the expanded local government powers, duties, and functions enabled through certain recent updates to the *Local Government Act*.

BACKGROUND:

In April 2024, the provincial government passed the *Housing Statutes Amendment Act*, commonly referred to as Bill 16. Among other changes, Bill 16 amended the *Local Government Act* to:

1. expand and modernise the definition of Works and Services that may be required from land development applications (i.e. specifically building permit and subdivision applications), and
2. enable Council to, by bylaw, designate a Servicing Officer, who is granted the discretion to require an owner to provide a portion of their land for highway use and alternative forms of transportation as a condition of a building permit.

This bylaw amendment aligns Development Servicing Bylaw 8145 with these changes.

EXISTING POLICY:

Development Servicing Bylaw 8145 regulates the provision of Works and Services for land development applications within the District of North Vancouver. The bylaw contains a definition of Works and Services and is the appropriate place to designate a Servicing Officer.

ANALYSIS:

This section describes changes proposed to Development Servicing Bylaw 8145.

Works and Services

Works and Services is a term used to describe a wide range of municipal infrastructure (e.g. roads, street lighting, utilities). Works and Services are built by developers to service development projects.

Section 506 (1) of the *Local Government Act* was amended to expand and modernise the definition of Works and Services. Definitions have been broadened from considering only traditional highway and utility servicing towards a definition that includes street amenities, modern transportation infrastructure, and sustainable design features (e.g. transit shelters, street furniture, cycling facilities and raingardens).

Servicing Officer

Section 513.2(4) of the *Local Government Act* permits a local government to, by bylaw, designate a Servicing Officer. Those eligible to be designated a Servicing Officer include:

- Municipal engineers;
- Municipal chief planning officers, or individuals in substantially equivalent positions within the municipality;
- Other municipal employees, specifically designated by Council; and
- Persons under contract with the municipality

Within local governments, a Servicing Officer may require a portion of a developer's land be dedicated for new highway construction or highway widening (i.e. municipal roadways) as a condition of issuing a building permit. This is like an Approving Officer's ability to require new or widened highways through subdivision applications.

Under the *Local Government Act*, the amount of highway widening that may be required from a building permit has been made equal to that which can also be required from a subdivision application: up to a total width of 20m, with a further 5m width for infrastructure that supports a highway and the construction and installation of sustainable design features and transportation walking, bicycling, public transit or other alternative forms of transportation.

Given the complementary nature of the two roles, Staff recommend that Council designate the District's Approving Officer as the Servicing Officer, as detailed in the attached bylaw

amendment. This will help to ensure a consistent and efficient approach to land dedication requirements and development processing.

Timing/Approval Process:

This housekeeping amendment is recommended to be completed as soon as possible so that important works and services may be secured at the building permit stage.

Concurrence:

Staff from all relevant District departments concur with this report.

Financial Impacts:

None.

Liability/Risk:

None.

Social Policy Implications:

None.

Environmental Impact:

None.

Public Input:

This bylaw amendment does not warrant public input.

Committee Input:

This bylaw amendment does not warrant committee input.

Conclusion:

The proposed bylaw amendments include changes to expand the definition of Works and Servies and designate the Servicing Officer to be the same person that Council have appointed as the Approving Officer. The amendment also describes the Servicing Officer role under the *Local Government Act*.

It is recommended that Bylaw 8775 (Attachment 1) to amend the Development Servicing Bylaw 8145 be read for the 1st, 2nd, and 3rd time.

Options:

Option 1 - Bylaw 8775 be given 1st, 2nd and 3rd reading (recommended).

Option 2 - Council provide alternate direction on the proposed amendment.

Respectfully submitted,

Andy Bell, P.Eng.
 Manager, Engineering Services

Attachments: 1. Development Servicing Bylaw 8145, 2017, Amendment Bylaw 8775

REVIEWED WITH:		
<input type="checkbox"/> Business and Economic _____	<input type="checkbox"/> Finance _____	External Agencies: <input type="checkbox"/> Library Board _____ <input type="checkbox"/> Museum and Archives _____ <input type="checkbox"/> NSEM _____ <input type="checkbox"/> NS Health _____ <input type="checkbox"/> NVRC _____ <input type="checkbox"/> RCMP _____ <input type="checkbox"/> Other: _____
<input type="checkbox"/> Bylaw Services _____	<input type="checkbox"/> Fire Services _____	
<input type="checkbox"/> Clerk's Office _____	<input type="checkbox"/> Golf _____	
<input type="checkbox"/> Climate and Biodiversity _____	<input type="checkbox"/> Housing _____	
<input type="checkbox"/> Communications _____	<input type="checkbox"/> Human Resources _____	
<input checked="" type="checkbox"/> Community Planning <u>TA</u>	<input type="checkbox"/> Integrated Planning _____	
<input checked="" type="checkbox"/> Development Engineering <u>KK</u>	<input type="checkbox"/> ITS _____	
<input checked="" type="checkbox"/> Development Services <u>BD</u>	<input type="checkbox"/> Parks _____	
<input type="checkbox"/> Engineering Infrastructure _____	<input type="checkbox"/> Real Estate _____	
<input type="checkbox"/> Engineering Public Works _____	<input checked="" type="checkbox"/> Solicitor <u>BD</u>	
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Transportation _____	
<input type="checkbox"/> Facilities _____	_____	

The Corporation of the District of North Vancouver

Bylaw 8775

A bylaw to amend Development Servicing Bylaw 8145, 2017

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

Citation

1. This bylaw may be cited as “District of North Vancouver Development Servicing Bylaw 8145, 2017, Amendment Bylaw 8775, 2025 (Amendment 3)”.

Amendments

2. Development Servicing Bylaw 8145, 2017 is amended as follows:

- a) The following subsection is added to Section 2.1:

q. “Servicing Officer” means a person appointed by Council as an Approving Officer as prescribed by regulation with accompanying powers provided pursuant to regulation and the *Local Government Act*, as amended from time to time.

- b) Section 2.1 (t) is replaced by the following subsection:

“Works and Services” includes:

- (i) water distribution systems, fire hydrants, sewage collection and disposal systems, storm water drainage collection and disposal systems, irrigation systems,
- (ii) highways, sidewalks, boulevards, boulevard crossings, boulevard hard and soft landscaping, transit bays, lighting, signalization, wiring,
- (iii) amenities including benches, bollards, bicycle parking facilities, directional signage, parklets, street lamps, street signs, transit shelters or waste disposal and recycling containers,
- (iv) transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation, including traffic calming measures,
- (v) sustainable design features that provide for energy and water conservation, reduction of greenhouse gas emissions and climate resilience, and
- (vi) other municipal infrastructure or systems as may be provided within the District from time to time.

c) The following subsection is added to Section 4.0:

4.5 A Servicing Officer may require the owner of land to provide, as a condition of issuing a building permit, without compensation, a portion of that land for highway use or for the purposes of constructing and installing sustainable design features and transportation infrastructure, in accordance with limitations imposed under the *Local Government Act*, as amended from time to time.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: December 1, 2025
<input type="checkbox"/> Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

November 19, 2025
File: Budget Development

AUTHOR: Sacha Jones, Section Manager, Financial Planning

SUBJECT: Annual Review of Fees and Charges - 2026

RECOMMENDATION:

THAT "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8772, 2025 (Amendment 97)" is given FIRST, SECOND, and THIRD Readings.

REASON FOR REPORT:

This report summarizes the annual review and establishment of fees and charges in accordance with financial plan objectives.

SUMMARY:

As of September 2025, core inflation has increased to 2.3%¹ year-over-year, from 2.0%² since the beginning of the year. An annual review of fees for equity and cost recovery is conducted in alignment with best practices; the proposed fee structure for 2026 includes a 5.5% cost of service adjustment to keep pace with rising costs. While the adjustment is above current inflation rates, it aligns with the District's need to address several cost pressures that exceed general inflation, including:

Collective agreement impacts resulting in higher labour costs. Construction and material inflation, which continues to outpace the Consumer Price Index (CPI). Increases in fixed and contractual costs such as utilities, insurance, and technology systems that support service delivery. These factors collectively contribute to our *municipal price index*, which necessitates an inflation adjustment higher than CPI to maintain services.

High inflation challenges are not unique to North Vancouver and cost pressures are being felt all over the lower mainland. Fees for services are one of the few tools that the municipality has to recover increasing costs without impacting the taxpayer. Where appropriate, fees are set to fully recover the cost of the service provided. This annual review of the cost of service and subsequent fee update is the first step in ensuring we minimise the impact on taxpayers.

¹ Statistics Canada, [CPI September 2025](#) (year over year percentage change)

² Statistics Canada, [CPI January 2025](#) (year over year percentage change)

Table 1 provides a listing of proposed fees which have been further adjusted based upon more refined data or where another reasonable rationale applies. Table 2 provides a listing of newly proposed fees to be charged in 2026. Table 3 provides a list of all deleted fees. Table 4 provides a schedule of housekeeping items.

REVENUE IMPACT:

Revenues are estimated to increase by \$687,500 due to the 5.5% service adjustment and other exceptions noted in this report. Each additional 1% increase is equivalent to approximately \$125,000.00 in additional revenue. It is important to note that fees and charges for Golf, Library, Properties, Recreation and Utilities are excluded from this review. These fees are determined through a separate approval process in accordance with their governance structure or the adopted funding model.

EXCEPTIONS / CHANGES TO FEES:

Uniformity of fees is paramount in the yearly review process. Fees charged for private services requiring District resources are evaluated for their application and to ensure they support the recovery of costs. Comparability of fees to similar charges in other neighbouring municipalities ensures fees are not only competitive but reflect a user's ability to pay.

Exceptions to fees higher or lower than the 5.5% cost of service adjustment are noted below.

Corporate & Finance

As the District continues to implement its Digital Strategy, business practices are evolving. A number of new fees are proposed, to better reflect these changing practices.

Digital copy of approved permit drawings: For 2026, a distinction is made between historical permit drawings – those which pre-date our digital permit database and exist only on paper – and those which are stored electronically in our system. A \$50.00 fee per permit is proposed for information requests relating to permit drawings which exist in our database. This fee is introduced to distinguish between these less time-intensive requests and the historical, paper permits which require more administrative resource.

Digital & custom data research: A new fee is proposed to cover digital searches unrelated to permits. For routinely available records, a \$11.10 charge for a digital copy is proposed. This fee replaces the digital permit plan fee. Additionally, a new fee for bespoke research requests for non-routine or readily available records is proposed. Items not already covered in this existing schedule of fees, incur material time and costs. A fee of \$107.00 per hour of research is proposed to recover such costs. This fee is in alignment with other hourly search fees.

Security deposit replacement fee: Pertains to security deposits held by the District. An increasing number of developers are requesting to change the existing security on file with an equivalent security. This process requires considerable staff time to update our systems, redraft documents and send additional correspondence to financial institutions. A flat rate of \$94.00 is proposed to recover costs incurred, as well as to deter such requests.

Development & Permitting Fees

Permit Extension Fee: Due to the increased frequency of permits requiring multiple extensions, a new fee is proposed for mechanical, electrical and gas permits requiring more than one permit extension. The fee equals the greater of 25% of the original permit fee, or half of the minimum permit fee, whichever is greater. This additional charge is introduced to incentivize timely permit completion.

Asphalt Paving: Permits for asphalt paving and saw cutting are no longer separate. Both fees have been combined to simplify the administrative collection process. Last year, fees (per lineal metre) for asphalt paving and asphalt saw cutting were \$200.00 and \$23.00, respectively. This year, a combined fee of \$235.00 is proposed – in line with the 5.5% increase.

Temporary Use Permit Fees: In 2025, a flat fee of \$1,845.00 was in place for Temporary Use Permits (TUP). A new fee for TUPs requiring Council consideration is proposed that recognises the additional time and resources required, compared to delegated TUPs. Delegated TUPs, which are not in accordance with Sign Bylaw 7532 and do not require council consideration, are to be increased by 5.5%. For TUPs which are escalated to council, a fee of \$4,465.00 is proposed. This reflects the additional processing and time required to fulfil these requests and includes costs associated with statutory notification, staff time, council report writing and preparation, and is consistent with the cost of other council-issued permits. The previous “Temporary Use Permit” is being renamed to “Delegated Temporary Use Permit”. This will be applied to cases which are not in accordance with Sign Bylaw 7532 but do not require council consideration. The recommended 5.5% increase will apply to the renamed fee.

Installation of Street Tree(s): This fee was increased in 2025 to cover operational costs of initial installation and maintenance. The current fee of \$1,200 remains adequate to cover the operational costs.

Development Permit - Form and Character: To recover the cost for complex Development Permit applications that do not involve a precursor rezoning application and satisfy complex requirements, the District introduced an area-based fee last year. Given this fee was not charged in 2025, holding this fee constant for 2026 is advised.

Base fee for Delegated Development Variance Permit: Is adjusted to bring in it line with similar staff-issued permits involving commensurate effort.

Parks and Recreation Fees

Pay Parking: given pay parking in several District locations continue to experience utilization above 85%, parking rates will be reviewed and brought back to Council in January, including options to improve parking access and turnover.

Food Trucks: the District's Food Truck Pilot program was introduced in 2022, utilizing the Highway Use Permit fee. A park use permit fee for food trucks is now being recommended. The majority of high-demand food truck operators are located within the District's parks, a dedicated permit for food trucks would transfer the responsibilities of managing site allocation, integration within the parks as well as assessing the impact on park amenities. Daily, weekly and monthly permits are proposed at \$100.00, \$300.00 and \$900.00, respectively. This fee structure incentivizes vendor commitment, reducing their daily cost by up to 70% and recovers sufficient cost without impacting the tax base. The fees are fair and competitive compared with Food Truck Permit fees in Metro Vancouver.

Lynn Canyon Park - Commercial Tour & Bus Permit Fee: A new combined Commercial & Bus Permit Fee for Lynn Canyon Park is proposed to replace the current bus parking fees and park use permits. The existing system splits the management between the North Vancouver Recreation and Culture Commission (NVRC) and the Ecology Centre, creating inefficiencies and delays. Moving permit management to the Ecology Centre's online portal will streamline processing and improve enforcement. The proposed two-tier fee is \$175 for small commercial buses (24 seats or fewer) and \$325 for larger buses. This ensures private, for-profit operators - who contribute to peak-time congestion and rely heavily on the park - pay a fair share toward the long-term preservation of the park. The permit remains competitively priced compared to similar Metro Vancouver attractions and would replace all existing bi-hourly bus parking and annual bus pass fees.

Ecology Centre, suggested revisions to existing fees, as well as the introduction of new fees at the centre are summarised below.

- Visit & nature video fee: For a new 30-minute program and video offered to self-guided group bookings, costing \$3.00 per person.
- Party room add-on fee: To ensure sufficient cost recovery of the staff time required to enable setup and cleaning.
- Eco-Quest, Forest Quest Activity (Individual): The fee charged for virtual and self-guided programs has remained at \$3.00 per student since 2011. It is recommended to increase this fee by 33.3% to \$4.00 to reflect the cumulative inflationary pressures over that time period. Moving forward, this fee will be updated regularly.

Maplewood Farm Annual Adult Membership: A new fee for individual adult membership at the farm, is proposed at \$100.00 per adult. This fee provides an annual membership option in addition to the existing "Annual Family Membership".

Outdoor Sports Facilities: All proposed fees, including rates for Artificial Turf, Grass and All-Weather Fields, remain unchanged. A North Vancouver Outdoor Sports &

Recreation Fees Framework is currently under development, in collaboration with the City of North Vancouver and NVRC. Fees are to be held until the review is completed.

Although not included in this bylaw, it is noted that the North Vancouver Recreation and Culture commission recently approved a 5.0% increase to Adult, Senior, Student and Youth/Child Active Passes, and a 5.0% fee increase on facility rentals. In addition, a program fee increase of 6% has been proposed to the commission.

Protective Services

Fire Services

Fire Investigating Fee Cost Recovery: 2025, the minimum fee levied for investigation of Motor Vehicle incidents by the District's Fire Department was \$147.00. It is now recommended to increase this minimum fee to \$425.00 to cover the actual cost of these complex investigations.

Damaged or Contaminated Vehicles, Equipment or Property: A new fee to address the clean-up of hazardous materials or dangerous goods is necessary to recover costs incurred by the Fire and Rescue Services team in such situations. A fee equal to the actual cost of remediation is proposed. This will ensure full recovery of costs incurred whilst ensuring that the District is not exposed to any liabilities.

Permit to sell, fire or set off fireworks: Fireworks Regulation Bylaw 7456 includes a \$2.00 fee for a permit to sell, fire or set off fireworks. Since the first issuance of this Bylaw, the fee has been amended multiple times, to the most recent fee of \$10.00. For administrative ease, this fee will be moved to Bylaw 6481, where it will be updated for future rates, and include the correct referencing in Bylaw 7456.

Rental Fees: With the anticipated external use of the Maplewood Fire and Rescue Centre, we have established a comprehensive user fee structure to ensure cost recovery and alignment with regional standards. These fees cover access to various training props and rooms, instructor services, consumables, supplies, and administrative support. By benchmarking against regional partners, we aim to maintain consistency, fairness, and sustainability in delivering high-quality training experiences for all users. The proposed fees are shown in Table 2.

North Vancouver RCMP Services

The recommended fee increased for all RCMP services is 5%, to ensure consistency with the City of North Vancouver. Additionally, a fee for Fingerprints Taken at a rate of \$11 for up to sets, will be added to the Bylaw 6481. This fee was introduced in the CNV's Fees and Charges bylaw in 2025, adding this fee to the District's bylaw ensures consistency and ease of application.

Licensing and Film

Filming

Film Site Supervision Fee: In 2025, the Film Liaison Fee was changed from being based on “cost recovery” with no amount specified, to \$85.00 per hour, which approximated the amount required to recover costs. The fee is to be renamed to Film Site Supervision Fee and is recommended to increase to \$87.00 per hour following our contractor’s decision to increase their fees.

Signage – Modify existing: The charge to modify existing signage is proposed to be increased from \$6.00 to \$6.50 per sign. The 8.00% increase is recommended given that this fee has never been increased and is adjusted to recoup cumulated inflation.

Admin fee: A new fee is proposed to recover administrative costs admin costs incurred outside of permit fees. The fee is proposed at 20.0% of the invoice total, to a maximum of \$500.00. All other municipalities charge this administrative fee for filming; it is recommended that the District add this fee to their filming permit fee structure.

Business Licences

Group 6 Cannabis Retail Store: A reduction in the cost of business licences for cannabis retailers is proposed. A 5-year review concluded that the District’s cannabis retail licence fees need to be adjusted in line with the region, to remain competitive. At the October 20th Regular Meeting, Council passed a resolution to reduce the business license fee from \$6,022.00 to \$4,000.00 in 2026.

Transportation

Special Highway Use Permits: Fees charged for each occurrence remain unchanged as the current rates already achieve an appropriate rate of recovery.

Highway Construction and Planting Permits: Fees are proposed to increase from \$100.00 to \$250.00, a 150.0% increase. This increase is to discourage unnecessary applications as well as covering the staff time and costs associated with processing these requests.

E-Bike Share Provider - Revenue Base Fee: The District’s E-Bike Share Permit system is being replaced by the new North Shore E-Bike Share Program operated by BCAA Evolve, eliminating the previous \$255 permit application fee. The annual Revenue Base Fee of \$41 per E-Bike will now be \$50 per E-Bike, or a \$5,000.00 minimum fee, whichever is greater. The new contract also introduces a \$0.25-per-trip revenue-sharing fee. The existing \$10,000 security bond will remain unchanged, as it is a one-time payment and not subject to annual inflation increases.

Newspaper Box Permit: Fees remains unchanged at \$60.00 due to a contra agreement between the DNV and North Shore News.

Congestion and Curb-side Management Permit: Following the decision by the BC Supreme Court to overturn the City of Vancouver’s proposed changes to their congestion

and curb-side management permits, it is recommended that no changes are made to the District's existing curb-side management fees. Rates currently stand at \$0.05 per pick up and drop off for Zero-emission and Accessible Passenger Directed vehicles, and \$0.10 for all others.

Signage Fees: Temporary No Parking as well as Digital Message Boards rental rates, are increased slightly higher than 5.5% to bring the rates in line with other municipalities, with the highest increase being 9.1% for Digital Message Boards.

Wharf & Anchorage Fees

Anchor Buoys: A transition from the current per-foot fee to a flat-fee of \$30.00 for the Deep Cove Designated Anchorage Area is recommended to simplify administration, ensure consistent revenue, maintain a competitive and fair price point, and simplify enforcement. A \$30.00 flat fee offers exceptional value compared to standard per-foot rates at other regional marinas, even for a modest 30-foot vessel. This positions the Deep Cove anchorage as an attractive and affordable option for visiting boaters.

BACKGROUND:

In accordance with the authority granted by the Community Charter, the District charges fees for service or regulatory requirements. These fees are set on either a cost recovery basis considering the private utilization of District resources and/or a user's ability to pay. Additionally, these fees are reviewed to ensure comparability with fees charged by other municipalities in the region.

EXISTING POLICY:

The Community Charter enables Council, by bylaw, to impose a fee payable in respect of:

- (a) All or part of a service of the municipality,
- (b) The use of municipal property, or
- (c) The exercise of authority to regulate, prohibit or impose requirements.

In previous years, staff have presented an overview of the Long-term Financial Plan, which aims to bring the District's plans, strategies and finances into balance over the following ten years. The plan identified a fiscal imbalance, or funding gap, in the outer years of the plan. Staff continue to develop a robust long-term financial plan and along with the ongoing review of Fees and Charges, plan to undertake a full cost of service review of the fees and their associated cost recovery policies to ensure user fees are set appropriately. This review will be an ongoing process to better understand how these revenues can supplement the long-term financial plan along with existing and emerging revenue sources.

Timing/Approval Process:

Fees require approval before year-end, to take effect on January 1st, 2026. Timing of approval is critical so that notices can be delivered, and systems can be updated. The Fees and Charges Bylaw is scheduled for adoption at the Regular Council meeting on December 8, 2025.

Respectfully submitted,



Sacha Jones
Section Manager, Financial Planning

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				

Table 1 - Schedule of Exceptions to 5.5% Increase

Schedule & Fee Description	2025 Bylaw	2026 Proposed	Y:Y Fee Change	% Change
Schedule B - Development & Permitting Fees				
Building Permits				
Corporate Search Fee – per company	\$36.00	\$36.00	\$0.00	0%
Tree Permits Pursuant to the Tree Protection Bylaw				
Installation of Street Tree(s)	\$1,200.00	\$1,200.00	\$0.00	0%
Development Permit - Form and Character (when there is no precursor detailed rezoning application associated with the site)				
Base Fee:				
0-1,999 m2 site area	\$20,000.00	\$20,000.00	\$0.00	0%
2,000-5,999 m2 site area	\$60,000.00	\$60,000.00	\$0.00	0%
6,000 m2 site area	\$150,000.00	\$150,000.00	\$0.00	0%
Development Variance Permit Fees				
Base fee for Delegated Development Variance Permit	\$1,500.00	\$1,935.00	\$435.00	29%
Administration Fees For Development Servicing				
An administration fee required in connection with all administrative costs incurred by the District in connection with the "Works" as defined in the Development Servicing Bylaw.	5.1%	5.1%	0.00%	0%
	4.1%	4.1%	0.00%	0%
Schedule C - Parks & Recreation				
Pay Parking in Parks				
Metered parking, excluding parking spaces or groups as authorized by the Parks Manager	\$3.00	\$3.00	\$0.00	0%
DNV Resident Pay Parking in Parks Exemption Pass	\$10.00	\$10.00	\$0.00	0%
Ecology Centre				
Eco-Quest, Forest Quest Activity (Individual)	\$3.00	\$4.00	\$1.00	33.3%
Lynn Canyon Park Café Building - Mezzanine Level (Rental fee)	\$40.00	\$40.00	\$0.00	0%

Schedule & Fee Description	2025 Bylaw	2026 Proposed	Y:Y Fee Change	% Change
Small class self-guided program add-on (up to 12 students)	\$25.00	\$25.00	\$0.00	0%
Large class self-guided program add-on (13-30 students)	\$50.00	\$50.00	\$0.00	0%
Children's Pro-D Camp	\$50.00	\$50.00	\$0.00	0%
Outdoor Sports Facilities				
Market Rate				
All Outdoor Facilities (excl. Tennis/Pickle Ball and Artificial Turf)	\$23.49	\$23.49	\$0.00	0%
Outdoor Tennis/Pickle Ball Courts	\$8.04	\$8.04	\$0.00	0%
Artificial Turf	\$68.00	\$68.00	\$0.00	0%
Community Groups				
All Outdoor Facilities excl. Tennis/Pickle Ball and Fields (ATF, Grass, All-Weather)				
Adult	\$11.75	\$11.75	\$0.00	0%
Youth/Senior	\$5.85	\$5.85	\$0.00	0%
Outdoor Tennis/Pickle Ball Courts	\$4.55	\$4.55	\$0.00	0%
Artificial Turf Fields				
Adult	\$30.00	\$30.00	\$0.00	0%
Youth/Senior	\$26.00	\$26.00	\$0.00	0%
Grass Fields				
Adult	\$9.83	\$9.83	\$0.00	0%
Youth/Senior	\$3.62	\$3.62	\$0.00	0%
All-Weather Fields				
Adult	\$5.18	\$5.18	\$0.00	0%
Youth/Senior	\$2.07	\$2.07	\$0.00	0%
Field Lighting				
Adult	\$10.35	\$10.35	\$0.00	0%
Youth/Senior	\$4.14	\$4.14	\$0.00	0%
Schedule D - Protective Fees				
Fire Services Fees Pursuant to Fire Services Bylaw				
Motor Vehicle Incident	\$147.00	\$425.00	\$278.00	189%
District of North Vancouver RCMP Services				
Police Information Check	\$61.60	\$64.70	\$3.10	5.0%
Police Information Check – Volunteers – Local Residents	\$0.00	\$0.00	\$0.00	5.0%

Schedule & Fee Description	2025 Bylaw	2026 Proposed	Y:Y Fee Change	% Change
Police Certificate (Including prints if required)	\$60.40	\$63.40	\$3.00	5.0%
Fingerprints Taken (up to 2 sets – additional sets @ \$11 each)	\$61.60	\$64.70	\$3.10	5.0%
Local Police Records Checks	\$60.40	\$63.40	\$3.00	5.0%
Name Change Applications	\$60.40	\$99.20	\$3.00	5.0%
MV 6020 – Motor Vehicle Accident Report	\$60.40	\$661.50	\$3.00	5.0%
Preliminary Collision/Traffic Analyst Report	\$94.50	\$44.10	\$4.70	5.0%
Full Collision/Traffic Analyst Report	\$630.00	\$228.30	\$31.50	5.0%
Field Drawing Reproduction	\$42.00	\$198.50	\$2.10	5.0%
Measurements	\$217.40	\$63.40	\$10.90	5.0%
Crash Data Retrieval Report	\$189.00	\$63.40	\$9.50	5.0%
Mechanical Inspection Report	\$60.40	\$63.40	\$3.00	5.0%
Police Reports	\$60.40	\$63.40	\$3.00	5.0%
Passport Letters	\$60.40	\$63.40	\$3.00	5.0%
Insurance Claim Letter	\$60.40	\$4.40	\$3.00	5.0%
Court Ordered File Disclosure (in addition to copying charge)	\$60.40	\$99.20	\$3.00	5.0%
Photographs (each – 4 x 6)	\$4.20	\$661.50	\$0.20	5.0%
Video Reproduction:				
First hour	\$73.50	\$77.20	\$3.70	5.0%
Per hour after first hour	\$27.30	\$28.70	\$1.40	5.0%
Cost of CD/DVD	\$16.80	\$17.60	\$0.80	5.0%
Audio Reproduction:				
First hour	\$73.50	\$77.20	\$3.70	5.0%
Per hour after first hour	\$27.30	\$28.70	\$1.40	5.0%
Cost of CD/DVD	\$5.40	\$5.70	\$0.30	5.0%
Forensic Video Analysis – Cost per hour	\$210.00	\$220.50	\$10.50	5.0%
File Research – Cost per hour	\$52.50	\$55.10	\$2.60	5.0%
Visa Application	\$60.40	\$63.40	\$3.00	5.0%
Security Licencing	\$94.50	\$99.20	\$4.70	5.0%
Photocopying charge per page	\$0.80	\$0.85	\$0.05	5.0%

Schedule & Fee Description	2025 Bylaw	2026 Proposed	Y:Y Fee Change	% Change
Shipping Charge	\$5.30	\$5.60	\$0.30	5.0%
CD of Photographs	\$42.00	\$44.10	\$2.10	5.0%
Schedule E - Licencing & Film Fees				
Filming				
Film Site Supervision Fee	\$85.00	\$87.00	\$2.00	2%
Signage - Modify Existing	\$6.00	\$6.50	\$0.50	8%
Inside Service - cost recovery of labour cost of DNV employee	\$90 - \$300	\$90 - \$300	\$0.00	0%
Schedule of Licence Fees A - Group 6 Cannabis Retail Store				
Licence Fee	\$6,022.00	\$4,000.00	\$2,022.00	-34%
Schedule F - Transportation Fees				
Permits				
Special Highway Use Permit fee:				
(i) First occurrence	\$1,500.00	\$1,500.00	\$0.00	0%
(ii) Second occurrence	\$3,000.00	\$3,000.00	\$0.00	0%
(iii) Third occurrence	\$5,000.00	\$5,000.00	\$0.00	0%
Highway Construction and Planting Permit	\$100.00	\$250.00	\$150.00	150%
E-Bike Share Provider - Revenue Base Fee (the greater of \$50.00 per Shared E-bike and \$5,000)	\$41.00	\$50.00	\$9.00	22%
*These fees waived if paid to other municipality in inter-municipal E-bike share program				
E-Bike Security for Performance	\$10,000.00	\$10,000.00	\$0.00	0%
Newspaper Box Permit	\$60.00	\$60.00	\$0.00	0%
Congestion and Curbside Management Permit (Transportation Network Services)				
Vehicles other than Zero-emission Vehicles and Accessible Passenger Directed Vehicles	\$0.10	\$0.10	\$0.00	0%
Zero-emission Vehicles	\$0.05	\$0.05	\$0.00	0%
Digital Message Boards	\$110.00	\$120.00	\$10.00	9.1%
Schedule G - Wharf & Anchor Fees				
Anchor Buoys				

Schedule & Fee Description	2025 Bylaw	2026 Proposed	Y:Y Fee Change	% Change
All vessels up to 40ft (from foot based fee to flat fee)	\$1.20	\$30.00	\$28.80	n/a

Table 2 - Schedule of Proposed New Fees for 2026

Schedule & Fee Description	2026 Proposed
Schedule A - Corporate & Finance	
Digital copy of approved permit drawings	
Permits in our electronic permitting system	\$50.00
Digital copy of routinely available record	\$11.10
Request for custom data or research	\$107.00
Financial Services	
Security deposit replacement fee: replacement of security already on file	\$94.00
Schedule B - Development & Permitting Fees	
Building Permits	
Permit Extension Fee: Second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater
Mechanical Permits	
Permit Extension Fee: Second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater
Gas Permits	
Permit Extension Fee: Second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater
Temporary Use Permit	
Temporary Use Permit (Council Consideration)	\$4,465.00
Amendments	

Schedule & Fee Description	2026 Proposed
Amendment (Council Consideration)	\$2,475.00
Schedule C - Parks & Recreation	
Lynn Canyon Park - Commercial Tour & Bus Permit Fee	
Small Commercial Bus (24 seats and under)	\$175.00
Large Commercial Bus (25 seats and over)	\$350.00
Food Trucks in Parks	
Daily Permit	\$100.00
Weekly Permit	\$300.00
Monthly Permit	\$900.00
Ecology Centre	
Visit & Nature Video	\$3.00
Part Room Rental Add-On	\$80.00
Maplewood Farm	
Annual Adult Membership	\$100.00
Schedule D - Protective Fees	
Fire Services Fees Pursuant to Fire Services Bylaw	
Damaged or Contaminated Vehicles, Equipment or Property	
Clean-up or disposal of hazardous materials or dangerous goods	Actual cost of remediation
Permit to sell, fire or set off fireworks	\$10.00

Schedule & Fee Description	2026 Proposed
Rental fees	
Fire Truck (Including Pump Operator)	\$200.00
Hourly live fire building technician rate/instructor (2024 rate)	\$130.00
Maplewood Training room (includes AV equipment). Max. capacity 62 for the full-size classroom, 30 people for half the classroom.	\$800.00
	\$400.00
Maplewood extinguishers burn pan (includes instructor and extinguisher)	\$150.00
Shipboard prop "Seaspan Responder"	\$600.00
	\$400.00
Maplewood auto-extrication site	\$400.00
	\$300.00
Residential Fire Training Building	\$400.00
	\$200.00
Commercial Fire Training Building	\$800.00
	\$400.00
Parking (Monday - Friday)	Included (but limited)
Use of high-angle facilities on commercial building	\$400.00
	\$300.00
Fire building live fire rates (including interior prop use, water hydrants and training yard use) and client provides qualified site safety officer or has the option to hire a District Fire Training Officer as a safety officer.	Fee table below
Fire extinguishers (ABC / CO2)	\$50.00
Auto-extrication vehicles (passenger car, non-electric, depending on availability)	\$250.00
SCBA (pack and spare cylinder)	\$40.00
Consumables (hose, hydrant water)	\$150.00
Administration fee (for pretax total of \$1,000 or more)	\$100.00
Fire Behavior Building, Live Fire (Maximum 20 FF's)	
Technician (2 tech minimum) (Includes pre/post prep time)	\$1,500.00
	\$950.00
Building	\$1,600.00
	\$800.00
Class A fuel/wood	\$180.00
	\$120.00

Schedule & Fee Description	2026 Proposed
Total	\$3,280.00
	\$1,870.00
Schedule E - Parks & Recreation	
Filming	
Admin fee	20% of total invoice to max of \$500
Fees for Business Licences	
Schedule of Licence Fees B - Group 2 Units	
Residential Rental Property	\$140.00
Schedule E - Parks & Recreation	
Filming	
Admin fee	20% of total invoice to max of \$500
Fees for Business Licences	
Schedule of Licence Fees B - Group 2 Units	
Residential Rental Property	\$140.00
Schedule F - Transportation Fees	
Permits	
E-Bike Share Provider - Revenue Sharing Fee	\$0.25

Table 3 – Schedule of Deleted Fees

Schedule & Fee Description
Schedule A – Corporate and Finance Fees
Digital copy of approved permit drawings
<p>Digital permit plan fee</p> <p><i>Replaced by 'Digital copy of routinely available record'. Revision to distinguish between readily available records and those which require more extension research.</i></p>
Schedule B – Development and Permitting Fees
Paving Works and Restoration
<p>Asphalt Saw Cutting (per lineal meter)</p> <p><i>Consolidated with Asphalt Paving to form one single, combined fee.</i></p>
Additional Public Notification Fees
<p>Non-statutory Public Notifications Signs (where required)</p> <p><i>Deleted and included in amended, existing fees:</i></p> <ul style="list-style-type: none"> - <i>Additional Public Hearing Process (where required for a Rezoning, or Official Community Plan Amendment application),</i> - <i>Additional Public Hearing, Public Information Meeting, or Early Input Public Meeting Signs or Non-Statutory notification (where required).</i>
Temporary Use Permit Fees
<p>Temporary Use Permit</p> <p><i>Deleted and replaced by two fees:</i></p> <ul style="list-style-type: none"> - <i>Delegated Temporary Use Permit</i> - <i>Temporary Use Permit (Council Consideration)</i>
Schedule C – Parks and Recreation Fees
Lynn Canyon Park Bus Parking
<p>Annual Bus Pass – (24 seats and under) Annual Bus Pass – (25 seats and over)</p> <p><i>Both fees deleted due to little to no activity.</i></p>
Maplewood Farm

Schedule & Fee Description
Platinum Themed Party Package <i>Deleted due to little to no activity.</i>
Schedule D – Protect Services Fees
Fire Services Fees Pursuant to Fire Services Bylaw
Structural Fire Incident <i>Deleted and replaced by:</i> <ul style="list-style-type: none">- <i>Damaged or Contaminated Vehicles, Equipment or Property</i> <i>Clean-up or disposal of hazardous materials or dangerous goods</i>
After Hours Fire Investigation: Straight Time Time & Half Double Time Fire Department Standby (Required by Fire Department): After Hours - Straight Time After Hours - Time & Half After Hours - Double Time <i>Deleted as it is covered by hourly fee section.</i>
Schedule F – Transportation Fees
Permit
E-Bike Share Permit Application Fee <i>Deleted as program is now operated via contract and no permits required.</i>

Table 4 – Schedule of Housekeeping Items

Schedule & Fee Description
Schedule A – Corporate and Finance Fees
Permits and Development Department – Record Searches
<p><i>Title changed from ‘Building Department – Record Searches’.</i></p> <p><i>Sub-heading ‘Property record searches relating to building permits:’ revised to specify searches for historical (paper) permits as a result of introduction of new fee for electronic permits.</i></p>
Schedule B – Development and Permitting Fees
Electrical Permits
<p><i>‘Permit Extension Fee’ revised to ‘Permit Extension Fee (not applicable to Temporary or Annual permits): first extension’.</i></p>
Gas Permits
<p><i>Sub-heading ‘Single family, duplex, townhouse, small commercial:’ revised to ‘Single family, duplex, townhouse:’.</i></p>
Rezoning (including text or map amendments but not including Complex Site Rezoning), Heritage Revitalization Agreement
<p><i>Order of schedule has been amended from:</i></p> <ul style="list-style-type: none"> - Rezoning (including text or map amendments but not including Complex Site Rezoning), Heritage Revitalization Agreements - Complex Site Rezoning - Official Community Plan Amendment <p><i>To:</i></p> <ul style="list-style-type: none"> - Complex Site Rezoning - Official Community Plan Amendment - Rezoning (including text or map amendments but not including Complex Site Rezoning), Heritage Revitalization Agreements
Additional Public Notification Fees
<p><i>The fee for ‘Non-statutory Public Notifications Signs (where required)’ has been consolidated into ‘Additional Public Hearing, Public Information Meeting, or Early Input Meeting Signs (where required)’ to form a single fee.</i></p>
Development Permit (some applications may require more than one Development Permit application and fee)
<p><i>The above title has been amended to remove ‘Major’ reference.</i></p>

Schedule & Fee Description
<i>References to Form and Character have been updated to include extra detail, namely that the precursor application required is a 'detailed rezoning application'.</i>
Subdivision
<i>Wording has been updated to specify that the subdivision fees outlined are 'Base fees'</i>
Amendments
<i>Additional row included to describe the purpose of the 'Amendment' fee.</i> <i>The single 'Amendment' fee has been split into two fees: 'Amendment' fee and 'Amendment (Council Consideration)'. The latter is a new fee introduced (see table 2).</i>
Sign Permits
<i>Additional row added to include detail on the existing Delegated Development Variance Permit fee.</i>
Schedule C – Parks and Recreation Fees
Lynn Canyon Park Bus Parking
<i>Title renamed to 'Lynn Canyon Park Group Bus Permit'.</i> <i>Annual bus pass and parking rates have been consolidated into a single 'Group Bus Permit'.</i>
Birthday Parties 10 students (price per group)
<i>Renamed to 'Birthday Parties (price per group)'.</i>

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The Corporation of the District of North Vancouver

Bylaw 8772

A bylaw to amend 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 8772, 2025 (Amendment 97)”.

Amendments

- 2. Fees and Charges Bylaw 6481, 1992 is amended as follows:
 - a) By deleting the Table of Contents and Schedules A through G in their entirety and replacing them with the Table of Contents and Schedules A through G as attached to this bylaw as Schedule 1.

Effective Date

- 3. The effective date of this bylaw is January 1st, 2026

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule 1 to Bylaw 8772

FEES	DESCRIPTION
Schedule A CORPORATE AND FINANCE FEES	Copies
	Human Resources
	Fees for Maps and Digital Data Products
	Properties Department - Services
	Building Department - Record Searches
	Change of Address and New Address
	Financial Services
Schedule B DEVELOPMENT AND PERMITTING FEES	Building Permits
	Properties Involving Controlled Substances
	Board of Variance
	Chimney and Fuel Burning Appliances
	Mechanical Permits
	Electrical Permits
	Gas Permits
	Blasting Permits
	Construction Works on DNV Infrastructure
	Development Applications
	Administration Fees for Development Servicing
	Permits Pursuant to Environmental Protection and Preservation Bylaw
	Tree Permits Pursuant to the Tree Protection Bylaw
	Permits Pursuant to the Drinking Water Conservation Bylaw
Schedule C PARKS AND RECREATION FEES	Cates Park Boat Launch
	Picnic Events
	Pay Parking in Parks
	Lynn Canyon Park Bus Parking
	Ecology Centre
	Maplewood Farm
	Outdoor Sports Facilities
Schedule D PROTECTIVE SERVICES FEES	Fire and Rescue Services Bylaw
	North Vancouver RCMP Services
	Security Alarm Systems Bylaw
Schedule E LICENSING AND FILM FEES	Filming
	Animal Control and Welfare Licences
	Impound and Maintenance
	Adoption
	Annual Park Use Permit
	Horsekeeping Permit
	Domestic Hens
	Fees for Business Licences
Schedule F TRANSPORTATION FEES	Permit
	Signage
	Removal and Detention of Chattels and Obstructions
	Traffic Signal Operation

FEES	DESCRIPTION
	District-owned Electric Vehicle Charging Station User Fee
Schedule G WHARF AND ANCHORAGE FEES	Gallant Wharf – Prepaid Moorage Rates/Foot (based on length of vessel)
	Gallant Wharf Ticket Machine Rates
	Anchor Buoys
	School Water Taxis
	Emergency Vessel Moorage Licence Fee
	Impoundment, Towing and Storage Fees

SCHEDULE A – CORPORATE AND FINANCE FEES

Copies		
Council minutes, reports, related correspondence and general photocopying	\$0.30	per page

Human Resources		
Request from solicitors for employment information	\$153.00	

Fees for Maps and Digital Data Products		
Standard paper map (small to medium size), standard paper building or related plan	\$14.50	per page

Properties Department - Services		
Registerable Documents (Land Title Office)	\$450.00	
Registration of Registerable Documents including any required title searches		recovery of actual Land Title Office costs
Registerable Release Documents (including secondary suite covenants)	\$215.00	review, preparation and recovery of related Land Title Office costs
Unregistered Documents	\$440.00	
Administration Recovery Fee (A fee to recover extraordinary staff time spent on processing instruments on behalf of private owners)	\$665.00	
Administration for Highway Abandonments (sale of laneways)	\$3,060.00	flat fee
Documentation/Advertising fee for leases and lease renewals		recovery of actual Land Title Office costs

Permits and Development Department - Record Searches		
Property summaries which may be referred to as comfort letters or zoning compliance letters:		
Single-family residential	\$214.10	
Non single-family residential	\$428.00	
All other	\$642.10	

Digital copy of approved permit drawings		
Permits in our electronic permitting system	\$50.00	Per permit, to maximum of historical permits fee

Historical permits		
Single-family Residential	\$160.90	
Non single-family residential	\$320.30	per building
Historical permit searches exceeding three hours shall be charged an additional fee of \$106.50/hour for each additional hour.	\$107.00	
Digital copy of routinely available record	\$11.10	per record
Request for custom data or research	\$107.00	per hour or portion thereof

Change of Address and New Address		
Change of Address and New Address	\$706.10	

Financial Services		
Tax demand notice	\$31.00	per folio
Certificate of tax status and related information - obtained through the web tax certificate system	\$52.00	per folio
Certificate of tax status and related information - prepared manually	\$57.00	per folio
Tax refund to non-property owner	\$31.00	per folio
Tax levy data file (electronic)	\$0.02	per property
Researching historical property related information	\$47.00	per hour (\$47 minimum)
Returned cheques or payments	\$42.20	per item
Interest on overdue (non-tax) accounts receivable	\$0.02	per month
Tax apportionment fee	\$42.20	per child folio
Security deposit replacement fee: replacement of security deposit already on file	\$94.00	
Credit Card Payment Surcharge Non-refundable percentage surcharge for use of credit card as method of payment Exclude payments at the following locations: -Northlands Golf Course -Maplewood Farm -Ecology Centre Exclude payments for the following items: -Bylaw enforcement notices -Dog license -Metered parking	2.20%	

SCHEDULE B – PERMITTING AND DEVELOPMENT FEES

Building Permits		
Building Permit Fee		
First \$1,000 value of the work	\$99.80	
Each \$1,000 or part thereof by which the value of work exceeds the sum of \$1,000 up to a maximum of \$15,000, add	\$20.30	
Each \$1,000 or part thereof by which the value of the work exceeds the sum of \$15,000 up to a maximum of \$50,000, add	\$17.60	
Each \$1,000 or part thereof by which the value of the work exceeds the sum of \$50,000, add	\$16.00	

Revision Fees		
Revision from the time of application submission to permit issuance: first revision	\$127.00	per hour
Revision from the time of application submission to permit issuance: second revision	\$254 or \$127 per hour, whichever is greater	
Revision from the time of application submission to permit issuance: third revision and subsequent revision	\$381 or \$127 per hour, whichever is greater	
Revision after permit issuance	\$127.00	per hour
The Building Permit Fee is increased where construction commenced before the Building Inspector issued a permit by:		
For work valued up to \$15,000	\$408.70	
For work valued up to \$50,000	\$823.40	
For work valued up to \$100,000	\$1,646.40	
For work valued up to \$500,000	\$3,290.70	
For work valued up to \$1,000,000	\$8,226.30	
For work valued greater than \$1,000,000	\$16,449.00	
Corporate Search Fee – per company	\$36.00	
Permit Transfer Fee		
Single Family Residential Building	\$99.80	
Other building type	\$199.90	
Preliminary Plan Review	\$127.00	per hour, minimum two hours
Review of Alternate Solutions		

Up to two alternate solutions items included in one submission (this includes a single review of a single revision required from the primary review)	\$615.10	
For each alternate solutions equivalency item review exceeding the first two items included in the single submission	\$199.90	
Each additional revision submission of any single item	\$99.80	
Plan Review and Summary Letter (reviewed for Board of Variance application)	\$338.80	
Provisional Occupancy Permit		
Residential occupancy, per dwelling unit, to a maximum of \$5,000.00	\$134.80	per 30 days or part thereof
Other occupancies, per building or part thereof	\$661.00	per 30 days or part thereof
Temporary Building Fee	\$661.00	
Green Demolition Permit Fee	\$290.80	
Land Title Search Fee	\$38.00	
Removal of Bylaw Contravention Notice on Property Title	\$661.00	
Scan building plans fee	\$11.20	per page
For each inspection exceeding two in number where a re-inspection is required	\$165.50	
Inspection outside normal working hours	actual cost	
Permit Extension Fee: first extension	10% of original fee or half of the minimum permit fee, whichever is greater	
Permit Extension Fee: second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater	
Finishing Permit Fee: for completion of an expired permit that is no longer eligible for a permit extension as allowed under the Construction Bylaw. Approval for a finishing permit is required from the Chief Building Official.	50% of original fee or the minimum permit fee, whichever is greater	
Occupant Load Stamp	\$253.20	

Properties Involving Controlled Substances		
Inspection Fees:		
Each time the District enters on a Parcel to inspect in the exercise of the District's authority to regulate, prohibit or impose requirements under the Properties Involving Controlled Substances Bylaw 7494 or another enactment, the Owner must pay the District an administration and inspection fee of:	\$712.10	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.
For a subsequent inspection undertaken if the Owner or occupier has failed to undertake action ordered by the Fire Chief, the District or a person authorized under the Properties Involving Controlled Substances Bylaw 7494 to order the action, the Owner must pay an additional fee of:	\$3,559.90	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.
Before confirmation is provided by the Chief Building Inspector that a satisfactory inspection of the building by the District's Building Department has been completed the Owner must pay to the District:		
For the first inspection:	\$712.10	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.

For an inspection with an architect or professional engineer to certify that the subject Building may be occupied under applicable enactments, if the Owner has not first engaged his or her own architect for that purpose:	\$3,559.90	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.
For a Special Safety Inspection:	\$712.10	
For each inspection prior to issuance of a Re-occupancy Permit:	\$427.30	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.
To obtain a Re-occupancy Permit:	\$356.10	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident
The fee for a Special Safety Inspection in respect of that incident is as follows:	\$356.10	

Board of Variance		
Application Fee	\$564.00	

Chimney and Fuel Burning Appliances		
A chimney with one flue, including factory-built chimney	\$99.80	
Each additional flue or chimney in a building	\$28.90	
A fireplace and flue, including factory-built fireplace	\$99.80	
Solid fuel burning appliances	\$99.80	

Mechanical Permits		
For the installation of fixtures, each roof drain, hot water tank, sump and interceptor being classed as a fixture, as follows:		
One fixture	\$99.80	
Each additional fixture up to ten	\$36.30	
Each additional fixture over ten	\$31.90	
Re-piping of an existing building:	40% of the equivalent fixture installation fee	
For the installation or replacement of water service		
	\$99.80	
For the installation of perimeter drains:		
For single family residential buildings	\$99.80	
For other than single family residential buildings, up to 150 metres	\$99.80	
Each additional 75 metres or part thereof	\$52.10	
For the alteration of plumbing where no fixtures are involved, for each 10 metres of house drain installed or portion thereof	\$99.80	
In every case where, due to non-compliance with the provisions of this bylaw or to unsatisfactory workmanship, more than two inspections are necessary, for each inspection after the second inspection	\$165.50	
For the installation of domestic water for fire lines in other than single family dwellings:		
For the first 30 metres or portion thereof	\$99.80	
For each additional 30 metres	\$52.10	
For each fire hydrant, alarm valve, dry valve and flow switch	\$50.70	
For each hose outlet/connection and/or fire department connection	\$50.70	
For the connection of the municipal water supply to a hydraulic equipment	\$99.80	
For the installation of pressure vacuum breakers, approved double check valve assemblies and reduced pressure backflow preventers	\$99.80	
For the installation of a sanitary or storm sewer:		
Up to 30 metres	\$99.80	
Each additional 30 metres or part thereof	\$52.10	
For the installation of Sprinkler System:		
Fee for the first head	\$99.80	
For each additional head	\$5.60	
For the installation of a forced air heating duct distribution system:		

Per 1,000 btu	\$4.60	
Minimum	\$99.80	
Maximum	\$327.90	
For the installation of a hydronic heating pipe distribution system:		
Per 1,000 btu	\$4.60	
Minimum	\$99.80	
Maximum	\$327.90	
For each inspection exceeding two in number where a re-inspection is required	\$165.50	
Inspection outside normal working hours	actual cost	
Permit Extension Fee: first extension	10% of original fee or half of the minimum permit fee, whichever is greater	
Permit Extension Fee: second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater	

Electrical Permits		
The fees payable for the issuance of an electrical permit are based on the total value of the proposed electrical installation including all material and labour as follows:		
Value of installation up to a maximum of \$500	\$99.80	
Value of installation exceeds \$500 up to a maximum of \$750	\$141.40	
Value of installation exceeds \$750	\$180.80	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$1,000 up to a maximum of \$2,000, add	\$15.20	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$2,000 up to a maximum of \$3,500, add	\$11.80	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$3,500 up to a maximum of \$7,000, add	\$9.00	

Each \$100 or part thereof by which the value of installation exceeds the sum of \$7,000 up to a maximum of \$10,000, add	\$7.00	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$10,000 up to a maximum of \$50,000, add	\$5.45	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$50,000 up to a maximum of \$100,000, add	\$4.10	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$100,000 up to a maximum of \$250,000, add	\$3.20	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$250,000 up to a maximum of \$500,000, add	\$2.30	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$500,000 up to a maximum of \$750,000, add	\$1.90	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$750,000 up to a maximum of \$1,000,000, add	\$1.60	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$1,000,000, add	\$0.90	
<p>If applicant makes an erroneous declaration of the permit value to obtain a lesser permit fee, the permit shall be revoked and a new permit issued using the corrected value. The new permit shall be calculated according to the corrected permit value and a 50% administrative fee shall be added to the calculated fee.</p>		
<p>Solar Photovoltaic Panels - The above electrical permit fees will be reduced by 50% for the sole purpose of installation of solar photovoltaic panels in residential buildings</p>		
Electrical Sign Connection	\$99.80	
Temporary Permits:		
Temporary Power Pole - for a maximum period of 120 days (an extension is the same rate)	\$99.80	
Temporary to Permanent Connection	\$99.80	

Circus, Carnivals, Trade, Conventions, Exhibit, or similar shows	\$176.80	
Annual permits where the connected load is calculated horsepower is:		
1,000 HP or less	\$359.50	
Each additional 100 HP or part thereof	\$32.70	
Maximum fee	\$3,488.00	
Electric Vehicle Energy Management Systems – The above annual electrical permit fees will be reduced by 50% where the permit applies to electric vehicle energy management systems.		
Movie Locations - Temporary Permits:		
One location (valid for 90 days from the first day of filming)	\$99.80	
Two locations (valid for 90 days from the first day of filming)	\$198.60	
Three locations (valid for 90 days from the first day of filming)	\$296.00	
Four locations (valid for 180 days from the first day of filming)	\$394.00	
Movie Locations - Annual permit - unlimited locations:	\$1,016.50	
For each inspection exceeding two in number where a re-inspection is required	\$165.50	
Inspection outside normal working hours	actual cost	
Permit Extension Fee (not applicable to Temporary or Annual permits): first extension	10% of original fee or half of the minimum permit fee, whichever is greater	
Permit Extension Fee: second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater	

Gas Permits		
Single family, duplex, townhouse:		
For the first appliance	\$99.80	
For each additional appliance	\$42.00	
Institutional, Commercial and Industrial For each appliance installed on the one permit:		

Equipment with input of 30 kW or less	\$99.80	
Equipment with input greater than 30 kW	\$111.70	
For piping (no appliance):		
For first 30 metres or part thereof	\$99.80	
Each additional 30 metres or part thereof	\$43.60	
For each inspection exceeding two in number where a re-inspection is required	\$165.50	
Inspection outside normal working hours	actual cost	
Permit Extension Fee: first extension	10% of original fee or half of the minimum permit fee, whichever is greater	
Permit Extension Fee: second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater	
Fuel Switching - The gas permit fee for decommissioning the existing gas installation will be \$0.00 for the sole purpose of switching fuel source for heating from gas to electric in existing residential buildings.		

Blasting Permits		
The fees payable for the issuance of a blasting permit for blasting on any one parcel are as follows:		
For a period not longer than ten days from the date issued	\$99.80	
For a period longer than ten days but no longer than thirty days from the date issued	\$165.50	
For a period longer than thirty days but no longer than sixty days from the date issued	\$246.60	
Construction Works on DNV Infrastructure		
Restoration fees to asphalt and concrete in response to permitted work on DNV owned roadways and boulevards. Examples can include service connection work, driveway realignment, and upgrades to concrete infrastructure at the applicant's request.		
Paving Works and Restoration		
Asphalt Paving (per lineal meter; includes sawcut)	\$235.00	Per m ²

Concrete Works and Restoration (includes sawcut and removal of existing concrete)		
Extruded Curb Frontage Provision Redevelopments above \$200,000 with existing extruded curbing and driveway crossings require full frontage replacement of all curbing; on corner lots this includes 2 frontages.		
Regular Sidewalk - MMCD Standard - panels up to 2.0m wide		
Sidewalk Panels (measured in linear metres, up to 2.0 m wide):		
First 3 metres or portion (measure to nearest sidewalk panel joint)	\$2,426.50	
Each subsequent metre	\$555.00	
Mono Pour Curb & Sidewalk - District Standard - panels up to 2.0m wide		
Sidewalk Panels (measured in linear metres, up to 2.0 m wide):		
First 3 metres or portion (measure to nearest sidewalk panel joint)	\$2,743.00	
Each subsequent metre	\$580.00	
Curb and Gutter - MMCD Standard		
First 3 metres or portion	\$2,915.00	
Each subsequent metre	\$620.00	
SW Driveway Crossing - District Standard (up to 4.5 meters in length, not including driveway transitions of approx 1m on each side)		
	\$7,720.00	
Extruded High Curb - District Standard		
First 3 metres or portion	\$855.00	
Each subsequent metre of extruded curb	\$120.00	
Depressed Driveway Crossing - District Standard		
First 4.5 metres in length	\$1,630.00	
Each subsequent metre of extruded driveway curb over 4.5 metres	\$160.00	
Replacement of Survey Monument:		
Standard Integrated	\$2,931.00	per monument
Secondary Benchmark	\$4,886.00	per monument
Federal Benchmark	\$7,694.00	per monument
High Precision	\$10,992.00	per monument
GeoBC Registration	\$73.00	per monument
GeoBC Survey	\$525-\$1,050	per survey

Development Applications		
Peer review of a registered professional report or qualified professional report where it is required in the opinion of the General Manager – Planning, Properties, and Permits; General Manager - Engineering, Parks, and Facilities; the Chief Building Official; or Approving Officer. The peer reviewer will be retained by the District at the owner’s expense.	Recovery of actual cost	
Corporate Search Fee – per company	\$38.00	

Preliminary Planning Application		
Base fee for most development applications	\$2,610.00	
Base fee for subdivisions resulting in no more than 2 additional lots	\$1,080.00	
Profiling Fee - Major	\$355.00	
Early Input Report to Council. This applies to rezoning enquiries that, 1) require Official Community Plan Amendment (with the exception of amendment that is contemplated by policy, e.g. Lion Gate and Edgemont village areas); or 2) the District deems it necessary that an Early Input Report to Council is required.	\$2,610.00	
Early Input Public Meeting where required	\$3,900.00	Includes first bidirectional sign

Utility Modelling		
Where the District deems it necessary, hydraulic modelling fees will be charged at the Preliminary or subsequent stages of a development application for the District to assess the capacity of the District's water, sanitary and drainage infrastructure as follows:		
Water (plus Fire Hydrant Flow Test Fee, per Bylaw 2279)	\$4,045.00	Plus Test Fee
Sanitary	\$4,045.00	
Drainage	\$4,045.00	

Complex Site Rezoning		
<p>Where the Site is 6,000 square metres of area or greater and one or more of the following apply:</p> <ul style="list-style-type: none"> a. The proposal includes or results in multiple parcels and or mixed-use development; b. The proposal is for a CD zone or a split zone; c. There is a density bonus bylaw; d. The site includes a phased development agreement; e. There are new roads, park or other dedications; f. The proposal includes a housing agreement (other than strata rental protection). <p>Where an application is withdrawn prior to municipal notification of the public hearing, the Public Hearing Fee is refundable as per provisions in the "Refund of Fees" section. (Note for clarification: All applicable Development Permit fees, including multi-family per residential unit fee, will be charged with Development Permit application)</p>	<p>A minimum fee of \$150,000 for the first 10,000m² of site area plus \$350 per additional 100m² of site area or portion thereof, to a maximum fee of \$750,000</p>	

Official Community Plan Amendment		
Base Fee	\$5,220.00	Charged in addition to rezoning fees where applicable, includes first bidirectional sign
Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section)	\$4,390.00	Includes first bidirectional sign
Public Information Meeting Signage Fee (where required)	\$1,125.00	per bidirectional sign
	\$645.00	per single-sided sign
Profiling Fee - Major	\$360.00	

For change in land use or increased residential density - base fee plus this fee calculated based on the amount of the proposed increase from existing OCP designation to proposed overall FSR	\$84.50	per 100m2 of floor area or portion thereof
Rezoning (including text or map amendments but not including Complex Site Rezoning), Heritage Revitalization Agreements		
Base Fee	\$5,220.00	Includes first bidirectional sign
Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section)	\$4,390.00	Includes first bidirectional sign
Public Information Meeting Signage Fee (where required)	\$1,125.00	per bidirectional sign
	\$645.00	per single-sided sign
Profiling Fee - Major	\$355.00	
Proforma evaluation for applications within designated Centres where Community Amenity Contribution policy stipulates	\$19,690.00	Initial deposit for actual cost recovery
Multi-Family – base fee plus (only to be charged if application does not include Development Permit)	\$54.00	per residential unit

Additional Public Notification Fees		
Additional Public Hearing Process (where required for a Rezoning, or Official Community Plan Amendment application)	\$4,390.00	Includes first bidirectional sign
Additional Public Hearing, Public Information Meeting, or Early Input Public Meeting Signs or Non-Statutory notification (where required)	\$1,125.00	Per additional bidirectional sign
	\$645.00	per single-sided sign

Development Permit - Minor		
Base fee for additions of less than 1,000 sq.ft. (93 m2) in DP area: Heritage Alteration Permit or Heritage Revitalization Agreement where no change to use or density	\$1,945.00	
Minor Development Permit Exemption Letter	\$435.00	
Profiling Fee - Minor	\$47.00	

Development Permit (some applications may require more than one Development Permit application and fee)		
Form and Character (when associated with a detailed rezoning application):		
Base fee for form and character for multi-family, commercial or industrial developments	\$5,300.00	
Profiling Fee – Major	\$355.00	
Multi family – base fee plus	\$54.00	
Form and Character (when there is no precursor detailed rezoning application associated with the site):		
<p>Base fee applicable when one or more of the following apply:</p> <p>a. There are zoning requirements enabled by the 2024 Local Government Act changes that provide new tools to the local government, including but not limited to density bonus provisions, inclusionary housing provisions, tenant protection provisions, site-level infrastructure and transportation demand management (TDM) provisions;</p> <p>b. There is a housing agreement(s);</p> <p>c. There is a phased development agreement; or</p> <p>d. There are new roads, park or other dedications.</p>		
Base Fee:		
0-1,999 m2 site area	\$20,000.00	Plus \$500 per 500 m2 of GFA or portion thereof above 1000 m2
2,000-5,999 m2 site area	\$60,000.00	Plus \$500 per 500 m2 of GFA or portion thereof above 1000 m2
6,000 m2 site area	\$150,000.00	Plus \$500 per 500 m2 of GFA or portion thereof above 1000 m2
Profiling Fee - Major	\$355.00	
Environmental or Hazardous Conditions:		
Single Family: (For single family (RS) zoned properties involving more than one Development Permit, where new development is occurring, the fee for all the Development Permits shall be the fee of the highest value Development Permit plus \$144 for each additional Development Permit type)	\$152.00	

Protection of the Natural Environment DPA	\$152.00	per parcel for renovations on the existing parcel
	\$745.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Streamside Protection DPA – Single Family	\$152.00	per parcel for renovations on the existing parcel
	\$745.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Wildfire Hazards DPA:	\$360.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Creek Hazards DPA:	\$152.00	per parcel for renovations on the existing parcel
	\$745.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Slope Hazards DPA:	\$152.00	per parcel for renovations on the existing parcel

Slope Hazards DPA:	\$745.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Profiling Fee - Minor	\$47.00	
Other than single family:		
Environmental, or Hazardous Conditions (fee charged for each applicable Development Permit Area)”	\$860.00	per 10,000 sq.ft. (929 m2) or portion thereof, of affected site area with a minimum fee of \$860
Profiling Fee - Major	\$360.00	
Environment Development Permit Exemption Letter	\$64.00	

Major Projects Development Review		
In cases where a property owner requests design and development review by the District in relation to a major project for which a Form and Character Development Permit is not required, the following service fee will apply as provided under Section 194(1)(a) of the Community Charter. May include municipal, utility, school, recreation, and other land use review.	\$5,300.00	
Profiling Fee – Major	\$355.00	

Development Variance Permit Fees		
Base fee for Development Variance Permit (Council consideration)	\$4,485.00	Includes all required notification
Profiling Fee – Major	\$360.00	
Base fee for Delegated Development Variance Permit	\$1,945.00	
Profiling Fee - Minor	\$47.00	

Temporary Use Permit Fees		
Temporary Use Permit (Council Consideration)	\$4,465.00	
Delegated Temporary Use Permit	\$1,945.00	
Profiling Fee - Major	\$355.00	
Temporary Use Permit Extension	\$705.00	
Profiling Fee - Minor	\$47.00	

Subdivision		
Base fee for: - Subdivisions creating new lots - Subdivisions for consolidation and dedication, or - Applications for phased strata plan	\$2,690.00	
Base fee for subdivision creating an air space parcel	\$5,950.00	Plus \$2690 for each additional parcel
Base fee for lot-line adjustment	\$1,465.00	
Base fee strata-titling of previously or currently occupied buildings	\$4,255.00	
Profiling Fee - Major	\$355.00	
Signing Fee (payable with submission of subdivision plans for final approval)	\$1,465.00	
Fee per new lot created	\$660.00	per additional lot
Conditions Letter extension	\$705.00	

Resubmissions		
This fee may be levied for additional reviews of building, landscape, engineering, survey or tree plans.		
Per resubmission	\$705.00	

Amendments		
This fee may levied for amendment to approved subdivision, restrictive covenant, or other legal documents where the amendment will require staff review and/or a public notification process.		
Amendment	\$880.00	
Amendment (Council Consideration)	\$2,475.00	

Sign Permits		
Application for new sign(s) or to amend an issued sign permit in accordance with the Sign Bylaw 7532 and that can be reviewed and issued by staff without a Minor Development Permit	\$190.00	for the first sign
Each additional sign	\$105.00	

Minor Development Permit for a sign where the sign(s) are not in accordance with an approved Development Permit or an accepted sign package, but are otherwise compliant with the Sign Bylaw 7532	\$750.00	per site
Delegated Development Variance Permit required for signage that does not comply with the Sign Bylaw but is supported by Design Guidelines	\$1,945.00	
Profiling Fee - Major	\$360.00	

Liquor Related Applications		
Temporary change to a liquor licence	\$140.00	
Permanent Liquor Licences:		
Applications for a new liquor licence or a significant amendment to an existing licence	\$2,645.00	
Applications for a minor permanent change to an existing licence (i.e. Operating hours)	\$1,320.00	
Public Notification Fee	\$2,310.00	
Profiling Fee - Minor	\$47.00	
Permanent Cannabis Licences:		
Applications for a new cannabis licence or an amendment to an existing licence	\$2,645.00	
Public Notification Fee	\$2,310.00	
Profiling Fee - Minor	\$47.00	

Wireless Telecommunications Facility Review Application		
Proposals requiring a District Wireless Telecommunications Facility Review Application	\$5,300.00	per facility
Profiling Fee – Major	\$360.00	
Public notification fee (not part of a District Wireless Telecommunications Facility Review Application)	\$2,310.00	

Legal Documents		
Site Specific Legal Documentation:		
Fees for legal documents will be based on the costs associated with their preparation. When possible, standardized documents will be used.		
Standard Development Servicing Agreement	\$960.00	
Renewal of Standard Development Servicing Agreement	\$960.00	

Special Services		
Extraordinary Work		actual cost
Custom Research: Requests for detailed research of one or more properties where municipal research is appropriate	\$210.00	per hour
Confirmation Letters: Requests for letters confirming the land use designation in the Official Community Plan or the Zoning of a particular site are requested but where no additional research is required.	\$210.00	

Refund of Fees
<p>A fee prescribed in the Development Applications section of Schedule B will be refunded to the applicant, upon request, in the following circumstances:</p> <ul style="list-style-type: none"> a) If an application is withdrawn by the applicant before public notification for a public hearing occurs, the Public Hearing Fee will be refunded b) If an application is rejected by Council before public notification for a public hearing occurs, the Public Hearing Fee will be refunded c) If an application is determined to not require a public hearing, the Public Hearing Fee will be refunded d) If an application is withdrawn by the applicant and no significant staff work has occurred, Development Application fees may be considered for refund. Fees will not be refunded where significant staff work has been completed

Development Conducted without a Permit	
If any development for which a permit is required by the District of North Vancouver is commenced without a permit, the applicant for the proposed development must pay double the fee prescribed in this bylaw.	If any development for which a permit is required by the District of North Vancouver is commenced without a permit, the applicant for the proposed development must pay double the fee prescribed in this bylaw.

Development Site Access		
This fee is levied when District crews attend a development site to perform works (e.g. capping/stalling water/sewer/other works) but are forced to reschedule works due to inadequate side access and preparation (e.g. obstructions/missing survey pins) per s. 13.0 of the Development Servicing Bylaw 8145:		
1st attendance	\$1,345.00	
2nd attendance	\$2,015.00	
3rd attendance	\$2,690.00	

Administration Fees For Development Servicing		
An administration fee required in connection with all administrative costs incurred by the District in connection with the "Works" as defined in the Development Servicing Bylaw.	5.1%	up to and including \$100,000
	4.1%	on amount in excess of \$100,000
Design revision fee required in connection with incomplete design drawing submissions for review costs incurred by the District - Minimum charge 1 hour	\$123.00	per hour
Administration fee required in connection with all administrative costs incurred by the District in connection with a crane swing agreement.	\$1,345.00	
Administration fee required in connection with all administrative costs incurred by the District in connection with an underpinning agreement.	\$1,345.00	

Permits Pursuant to the Environmental Protection and Preservation Bylaw		
Aquatic Area Permit	\$450.00	
Pesticide Permit:		
Single Family Residential	\$64.00	
Industrial, Commercial, Multi-family	\$125.00	
Soil Permit:		
Single Family Residential	\$265.00	
Industrial, Commercial, Multi-family	\$540.00	
Site Disclosure Statement for a Site Disclosure Statement/Site Profile under the Environmental Management Act, Contaminated Sites Regulation	\$100.00	
Re-Inspection Fee:		
For each inspection exceeding two in number, made on the same site	\$165.50	

Works Conducted Without a Permit:		
If any works for which a permit is required by the Environmental Protection and Preservation Bylaw 6515 are commenced without a permit issued by the General Manager of Planning, Permits and Properties Division, the permit applicant for the proposed works shall pay double the fee prescribed as set out in the Fee section of this Bylaw		
Preliminary Site Review:		
Environmental Requirements - A preliminary plan review and/or site inspection including required liaison with other jurisdictions. The service includes an analysis of a proposed development, building, or structure for compliance with the Environmental Protection and Preservation Bylaw 6515 and/or other requirements as related to stream or waterfront setbacks	\$190.00	

Tree Permits Pursuant to the Tree Protection Bylaw		
<i>Cut or remove protected tree(s):</i>		
For each protected tree to be removed up to and including four trees	\$116.00	
Five or more protected trees	\$581.00	
For development involving removal of ten or more protected trees on a parcel greater than 1 hectare	\$2,908.00	
Cut large diameter tree(s) – per tree	\$116.00	
Remove large diameter tree(s) - per tree	\$581.00	
**Above fees doubled for Retroactive Permit for work requiring tree permit done without obtaining tree permit		
Corporate Search Fee – per company	\$38.00	
Inspection and Re-inspection Fees:		
The following fees apply for inspections undertaken to determine whether or not to release a security deposit held under the Tree Protection Bylaw:		
For each inspection exceeding two in number, made on the same site	\$165.50	
Where it has been determined that work or development permitted pursuant to the Tree Protection Bylaw 7671 has not been satisfactorily completed, the following fees shall apply with respect to inspections:		
Inspection relating to tree protection barrier, retained tree or replacement tree	\$165.50	
Inspection to determine compliance with tree permit or bylaw	\$165.50	
Environmental Compensation Fee	\$1,164.00	For all large diameter trees not a Douglas fir or Western red cedar
	\$2,326.00	For all large diameter trees that are Douglas fir or Western red cedar
Installation of Street Tree(s)	\$1,200.00	

Permits Pursuant to the Drinking Water Conservation Bylaw		
Fee for water sprinkling permit for new lawn	\$66.00	

SCHEDULE C - PARKS AND RECREATION FEES

Cates Park Boat Launch		
Annual Pass – non-resident	\$358.19	
Annual Pass – resident	\$234.05	
Daily Launch	\$27.81	

Picnic Events		
Covered Shelter 100+ people – 4 hours	\$161.10	
Covered Shelter 60 people – 4 hours	\$127.75	
Covered Shelter 40 people or less – 4 hours	\$93.15	

Pay Parking in Parks		
Metered parking, excluding parking spaces or groups as authorized by the Parks Manager	\$3.00	per hour
DNV Resident Pay Parking in Parks Exemption Pass	\$10.00	per calendar year

Lynn Canyon Park Group Bus Permit		
Group Bus Permit (24 seats and under)	\$175.00	for two hours
Group Bus Permit (25 seats and over)	\$350.00	for two hours

Park Use Permit for Food Trucks		
Daily Permit	\$100.00	
Weekly Permit	\$300.00	
Monthly Permit	\$900.00	

Ecology Centre		
Eco-Quest, Forest Quest Activity (Individual)	\$4.00	
Individual Programs	\$16.00	
Specialized Individual Programs	\$26.50	
Children's Mini-Camps	\$101.50	
Visit & Nature Video	\$3.00	per person
Birthday Parties (price per group)	\$216.50	
Groups:		
Students age 3 to 12 (12 students or less)	\$113.40	
Students age 3 to 12 (13 to 30 students)	\$211.00	
Students age 13 to adult (12 students or less)	\$133.00	
Students age 13 to adult (13 to 30 students)	\$247.50	
Ecology Centre Memberships:		
Family membership	\$55.50	
Adult	\$33.00	
Senior/Student/Volunteer	\$16.50	
Party Room Rental Add-on	\$80.00	
Lynn Canyon Park Café Building - Mezzanine Level (Rental fee)	\$40.00	per hour; two hour minimum booking
Small class self-guided program add-on (up to 12 students)	\$25.00	
Large class self-guided program add-on (13 - 30 students)	\$50.00	

Children's Pro-D Camp	\$50.00	
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Maplewood Farm		
Adult	\$10.45	
Child/Senior	\$6.20	
Peak Period (Adult)	\$12.40	
Peak Period (Child)	\$8.10	
Special Events (Adult)	\$12.40	
Special Events (Child)	\$8.10	
Annual Family Membership	\$211.00	
Annual Adult Membership	\$100.00	
Behind the Scenes General	\$34.60	
Youth program - general	\$23.25	
Behind the Scenes Member	\$17.95	
Youth program - members pricing	\$19.25	
Pony Ride	\$137.00	
Prepayment Plan:		
Group size 0-8	\$211.00	
Group size 9-15	\$355.50	
Group size 16-25	\$533.85	
Group size 26-50	\$1,067.05	
Group size 51-75	\$1,423.20	
Group size 76-100	\$1,778.70	
Birthday Party Packages:		
Basic Room Rental	\$73.45	per hour
Themed Party Packages:		
Bronze Package	\$183.35	
Silver Package	\$293.15	
Gold Package	\$409.85	
Private After Hours Farm Booking	\$664.65	per hour
Outdoor Covered Picnic Shelter Reservation	\$33.25	per hour, two hour minimum booking
Community Garden Plot	\$58.00	per season

Outdoor Sports Facilities		
Market Rate:		
All Outdoor Facilities (excl. Tennis/Pickle Ball and Artificial Turf)	\$23.49	per facility, per hour
Outdoor Tennis/Pickle Ball Courts	\$8.04	per facility, per hour
Artificial Turf	\$68.00	per field, per hour
Community Groups:		
All Outdoor Facilities excl. Tennis/Pickle Ball and Fields (ATF, Grass, All-Weather):		
Adult	\$11.75	per facility, per hour
Youth/Senior	\$5.85	per facility, per hour
Outdoor Tennis/Pickle Ball Courts	\$4.55	per facility, per

		hour
Artificial Turf Fields:		
Adult	\$30.00	per field, per hour
Youth/Senior	\$26.00	per field, per hour
Grass Fields:		
Adult	\$9.83	per field, per hour
Youth/Senior	\$3.62	per field, per hour
All-Weather Fields:		
Adult	\$5.18	per field, per hour
Youth/Senior	\$2.07	per field, per hour
Field Lighting:		
Adult	\$10.35	per field, per hour
Youth/Senior	\$4.14	per field, per hour

SCHEDULE D – PROTECTIVE SERVICES FEES

Fire Services Fees Pursuant to Fire Services Bylaw		
File Search – Comfort Letter (Up to 2 Hours)	\$184.00	2 Hours
Fire Safety Plan Review (Up to 2 Hours)	\$184.00	2 Hours
Pre-Incident Fire Plan Review (Up to 2 Hours)	\$184.00	2 Hours
Special Effects Application Review (Up to 2 Hours)	\$184.00	2 Hours
Development Review Fee	0.11%	Based on value of Building Permit with a minimum fee of \$88
Information Reports	\$214.00	per hour
Fire Investigating Fee Cost Recovery		
Motor Vehicle Incident	\$425.00	minimum fee
Fire Incident (other than vehicle)	\$916.00	minimum fee
Damaged or Lost Equipment/Supplies	Replacement Cost	
Hourly Fee (For Reviews, Inspections, File Searches, Standby, etc.):		
Straight Time	\$122.00	per member
Time & Half	\$184.00	per member
Double Time	\$245.00	per member
Vehicle/Apparatus	\$209.00	
Damaged or Contaminated Vehicles, Equipment or Property		
Clean-up or disposal of hazardous materials or dangerous goods	Actual Cost of remediation	
Permit to sell, fire or set off fireworks	\$10.00	

Rental Fees		
<p>With the anticipated external use of the Maplewood Fire and Rescue Centre, we have established a comprehensive user fee structure to ensure cost recovery and alignment with regional standards. These fees cover access to various training props and rooms, instructor services, consumables, supplies, and administrative support. By benchmarking against regional partners, we aim to maintain consistency, fairness, and sustainability in delivering high-quality training experiences for all users.</p>		
Fire Truck (Including Pump Operator)	\$200.00	per hour
Hourly live fire building technician rate/instructor (2024 rate)	\$130.00	per hour
Maplewood Training room (includes AV equipment). Max. capacity 62 for the full-size classroom, 30 people for half the classroom.	\$800.00	per day
	\$400.00	per half day, or half classroom
Maplewood extinguishers burn pan (includes instructor and extinguisher)	\$150.00	per person
Shipboard prop "Seaspan Responder"	\$600.00	per day
	\$400.00	per half day
Maplewood auto-extrication site	\$400.00	per day
	\$300.00	per half day
Residential Fire Training Building	\$400.00	per day
	\$200.00	per half day
Commercial Fire Training Building	\$800.00	per day
	\$400.00	per half day
Parking (Monday - Friday)	Included (but limited)	
Use of high-angle facilities on commercial building	\$400 / day	per day
	\$300 / half day	per half day
Fire building live fire rates (including interior prop use, water hydrants and training yard use) and client provides qualified site safety officer or has the option to hire a District Fire Training Officer as a safety officer.	Fee table below	
Fire extinguishers (ABC / CO2)	\$50.00	each
Auto-extrication vehicles (passenger car, non-electric, depending on availability)	\$250.00	each
SCBA (pack and spare cylinder)	\$40.00	each / per day
Consumables (hose, hydrant water)	\$150.00	per day
Administration fee (for pretax total of \$1,000 or more)	\$100.00	

Fire Behavior Building, Live Fire (Maximum 20 FF's)		
Technician (2 tech minimum) (Includes pre/post prep time)	\$1,500.00	per day
	\$950.00	per half day
Building	\$1,600.00	per day
	\$800.00	per half day
Class A fuel/wood	\$180.00	per day
	\$120.00	per half day
Total	\$3,280.00	per day
	\$1,870.00	per half day

Fire Building/Shipboard prop - Theatrical Smoke Use Only		
Technician (2 tech minimum) (Includes pre/post prep time)	\$1,500.00	per day
	\$950.00	per half day
Building, plus material/smoke	\$1,000.00	per day
	\$500.00	per half day
Total	\$2,500.00	per day
	\$3,450.00	per half day

Permit Fees:		
Permit fees must be paid to the Municipality by all applicants for any Permit required by the Fire and Rescue Services Bylaw 8511, 2021 or by the regulations passed pursuant to the Fire Services Act (1996) c. 144, as amended or replaced		
Permit Processing (up to 2 hours):		
Hourly Fees for Permit Processing as per above "Hourly Fee"	\$184.00	
Permit Inspections as per above "Hourly Fee"	\$184.00	

False Alarms and Nuisance Alarms (Based on Calendar Year):		
First False and/or Nuisance Alarm	\$0.00	
Second False and/or Nuisance Alarm	\$184.00	
Third False and/or Nuisance Alarm	\$306.00	
Fourth False and/or Nuisance Alarm	\$488.00	
Fifth False and/or Nuisance Alarm	\$733.00	
Subsequent to Fifth False and/or Nuisance Alarm	\$1,099.00	

North Vancouver RCMP Services		
Police Information Check	\$64.70	
Police Information Check – Volunteers – Local Residents	\$0.00	
Police Certificate (Including prints if required)	\$63.40	
Fingerprints Taken (up to 2 sets – additional sets @ \$11 each)	\$64.70	
Local Police Records Checks	\$63.40	
Name Change Applications	\$63.40	
MV 6020 – Motor Vehicle Accident Report	\$63.40	
Preliminary Collision/Traffic Analyst Report	\$99.20	
Full Collision/Traffic Analyst Report	\$661.50	
Field Drawing Reproduction	\$44.10	in addition to cost
Measurements	\$228.30	
Crash Data Retrieval Report	\$198.50	
Mechanical Inspection Report	\$63.40	in addition to cost
Police Reports	\$63.40	
Passport Letters	\$63.40	
Insurance Claim Letter	\$63.40	
Court Ordered File Disclosure (in addition to copying charge)	\$63.40	
Photographs (each – 4 x 6)	\$4.40	
Video Reproduction:		
First hour	\$77.20	
Per hour after first hour	\$28.70	
Cost of CD/DVD	\$17.60	
Audio Reproduction:		
First hour	\$77.20	
Per hour after first hour	\$28.70	
Cost of CD/DVD	\$5.70	
Forensic Video Analysis – Cost per hour	\$220.50	per hour
File Research – Cost per hour	\$55.10	per hour
Visa Application	\$63.40	
Security Licencing	\$99.20	
Photocopying charge per page	\$0.85	per page
Shipping Charge	\$5.60	in addition to cost
CD of Photographs	\$44.10	

District of North Vancouver RCMP Services		
First False Alarm	\$0.00	Within a calendar year
Second False Alarm	\$55.40	
Third False Alarm	\$166.20	
Fourth False Alarm	\$443.10	
Fifth False Alarm	\$664.60	
Subsequent to Fifth False Alarm	\$997.00	

SCHEDULE E – LICENSING AND FILM FEES

Filming		
Signature Park Fee (Full Day) – Cates Park, Lynn Canyon Park, Panorama Park	\$2,000.00	per day
Signature Park Fee (Half Day) – Cates Park, Lynn Canyon Park, Panorama Park	\$1,300.00	per half day, maximum 12 hrs
Signature Park Fee – Prep/Wrap – Cates Park, Lynn Canyon Park, Panorama Park	\$1,037.00	per day
Large Park Fee (Full Day) – Inter River Park, Bridgman Park, Princess Park, Murdo Frazer Park	\$1,297.00	per day
Large Park Fee (Half Day) – Inter River Park, Bridgman Park, Princess Park, Murdo Frazer Park	\$907.00	per half day, maximum 12 hrs
Large Park Fee – Prep/Wrap – Inter River Park, Bridgman Park, Princess Park, Murdo Frazer Park	\$648.00	per day
Neighbourhood Park Fee (Full Day)	\$583.00	per day
Neighbourhood Park Fee (Half Day)	\$455.00	per half day, maximum 12 hrs
Neighbourhood Park Fee – Prep/Wrap	\$293.00	per day
Park cancellation fee (if cancelled within 7 days of first day of activity)	\$138 - \$478	per day
Commercial Media Usage Per Film Day - Still Photography, Reality TV, Corporate, Gaming, Lifestyle segments	\$437.00	per day
Film Liaison Fee	\$87.00	per hour
RCMP Services – Constable	\$190.00	per hour
RCMP Services – Sergeant	\$226.00	per hour
Fire Services – Fire Officer	\$224.00	per hour
Fire Services – Firefighter	\$185.00	per hour
Fire Services – Vehicle	\$213.00	per hour
Fire Hydrant Usage	\$106.00	per day
Location Permit Fee	\$325.00	per location
Street filming user fee	\$225.00	
Parking – District streets	\$87.00	per 100 ft. per day
Parking lot only – Park or District property	\$488.00	per lot
Signage – new and replacement	\$20.00	per sign
Signage – Modify existing	\$6.50	per sign
Signage – Labour	\$71.00	per hour
District land/property fee – District Hall, Operations Centre, Libraries, Recreation Centres, Murdo Frazer Cabin, Museum and Archives, Fire Halls, Gallant Wharf, Northlands Golf Course	\$1,772 - \$5,539	per day
District land/property fee – Prep/Wrap – District Hall, Operations Centre, Libraries, Recreation Centres, Murdo Frazer Cabin, Museum and Archives, Fire Halls, Gallant Wharf, Northlands Golf Course	\$886 - \$2,770	per day
Inside Service - cost recovery of labour cost of DNV employee	\$90 - \$300	cost recovery + 20% benefits and admin costs

Admin fee	20% of total invoice to a max of \$500
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Animal Control and Welfare Licences		
Spayed or neutered dog	\$41.00	annual fee
Not spayed or neutered dog	\$95.00	annual fee
Not spayed or neutered dog 3 to 6 months of age	\$41.00	annual fee
Spayed or neutered aggressive dog	\$116.00	annual fee
Fee increase – On or after February 1, in the current year, the annual fees contained in this table are increased by	\$14.00	
Fee reduction - On or after September 1, in the current year, the annual fees contained in this table shall be reduced by 50 percent where an owner provides satisfactory proof to the Collector that; the owner only established residency in the District of North Vancouver within 30 days of the application date; or, the dog, for which the licence is sought, was acquired by the owner within 30 days of the application date.		
Replacement licence	\$7.00	

Impound and Maintenance		
First Impoundment:		
Licensed Dog	\$138.00	
Unlicensed Dog	\$227.80	
Second Impoundment within 365 days:		
Licensed Dog	\$391.50	
Unlicensed Dog	\$391.50	
Subsequent Impoundment within 365 days:		
Licensed Dog	\$726.30	
Unlicensed Dog	\$726.30	
Maintenance	\$37.00	per day
Additional Impound Fees for Aggressive Dogs (licensed or unlicensed) (These fees are in addition to the impound and maintenance fees set out above):		
First Impoundment	\$297.60	
Subsequent Impoundment	\$1,067.90	
Surrender Fees:		
Spayed or Neutered Dog (requires proof of spayed/ or neuter):		
With Medical Records	\$121.10	
Without Medical Records	\$152.20	
Not Spayed or Neutered Dog:		
With Medical Records	\$313.10	
Without Medical Records	\$391.40	
Spayed or Neutered Cat:		
With Medical Records	\$78.30	
Without Medical Records	\$116.40	
Not Spayed or Neutered Cat:		
With Medical Records	\$220.70	
Without Medical Records	\$253.50	
Additional Fee for a Non-Resident of the District	\$448.70	

Adoption		
Canines six months of age or older	\$298.80	
Canines up to six months of age	\$455.80	
Felines six months of age or older	\$192.40	
Felines up to six months of age	\$263.30	

Annual Park Use Permit		
Commercial Dog Walking Business - Located in the District of North Vancouver		
Number of Commercial Dog Walkers:		
1	\$797.50	
2	\$957.00	
3	\$1,123.50	
4	\$1,281.70	
Commercial Dog Walking Business - Not Located in the District of North Vancouver		
Number of Commercial Dog Walkers:		
1	\$1,181.80	
2	\$1,341.20	
3	\$1,515.00	
4	\$1,681.80	
Annual Commercial Dog Walker Permit Fees:		
Annual Permit Fee	\$85.50	
Replacement Permit Fee (for name change)	\$43.60	

Horsekeeping Permit		
Impounding, transportation and maintenance		recovery of full cost
Horse Permit Application Fee	\$170.70	

Domestic Hens		
Impound Fee	\$33.00	
Permit application fee	\$66.00	
Annual permit fee	\$66.00	

Fees For Business Licences		
Schedule of Licence Fees A		
Every person carrying on, maintaining, owning or operating within the municipality any business, trade, occupation, calling, undertaking or thing classified and set forth below shall pay to the municipality the amount of the licence fee set opposite to the business, trade, occupation, calling, undertaking or thing carried on, maintained, owned or operated by such person. The definitions in the Business Licence Bylaw 4567 apply to this bylaw.		
Unless otherwise indicated the licence fee is for a twelve-month period - January 1st to December 31st.		
Group 1 Miscellaneous		
Aquaculture		Environmental Technologist
Advertising Agent		Funeral Parlour
Agent or Canvasser		Golf Driving Range/Golf Course
Auctioneer		Health Spa
Banquet Hall		Ice Rink
Bill Poster and Sign Company		Junk Yard

Book Agent	Publishing
Broker	Roller Rink
Crematorium	Ski/Chairlift/Tram
Dance Hall	Stevedoring
Employment Agency	Tennis/Racquet Clubs
Licence Fee:	
One or two persons engaged in the business	\$395.80
Three to five persons engaged in the business	\$581.80
Six to ten persons engaged in the business	\$786.50
Eleven to twenty persons engaged in the business	\$972.60
Each additional ten persons engaged in the business	\$304.80
Group 2 Financing and Various	
Banks	Mail Order
Financing Agent	Money Lenders
Guarantee or Bonding Company	Pawn Brokers
Investment Company	
Licence Fee:	
One to twenty-five persons engaged in the business	\$1,932.90
Twenty-six to fifty persons engaged in the business	\$2,736.40
Fifty-one to one hundred persons engaged in the business	\$3,500.10
Each additional ten persons engaged in the business	\$395.80
Group 3 Professional Services	
Accountant	Physician
Architect	Physiotherapist
Barrister	Podiatrist
Chiropractor	Psychiatrist
Dental Technician	Psychologist
Dentist/Dental Surgeon	Radiologist
Engineer	Registered Massage Therapist
Lawyer	Solicitor
Medical Practitioner or Specialist	Surgeon
Notary Public	Surveyor
Optometrist	Veterinary Services
Orthodontist	Professional Services - unclassified
Licence Fee:	
One or two persons engaged in the business	\$395.80
Three to five persons engaged in the business	\$1,103.50
Six to ten persons engaged in the business	\$2,154.80
Eleven to twenty persons engaged in the business	\$3,923.40
Each additional ten persons engaged in the business	\$1,876.30
Group 4 Social Escort Services	
Licence Fee	\$6,168.60
Group 5 Licenced Beverage Establishments	
Liquor Primary Establishment:	
For the first ten seats	\$1,085.10

For each additional ten seats or any portion thereof	\$126.20	
Food Primary Establishment:		
For the first ten seats	\$540.30	
For each additional ten seats or any portion thereof	\$38.60	
Group 6 Cannabis Retail Store		
Licence Fee	\$4,000.00	

Schedule of Licence Fees B		
Group 1 Areas		
Commercial Rental Properties:		
1 to 90 square metres	\$48.00	
Each additional 90 square metres or portion thereof	\$48.00	
Storage Areas:		
1 to 1,860 square metres of ground space	\$580.30	
1,861 to 4,650 square metres of ground space	\$1,362.20	
4,651 to 7,440 square metres of ground space	\$2,064.00	
7,441 to 10,230 square metres of ground space	\$2,755.10	
10,231 to 13,020 square metres of ground space	\$3,449.40	
13,021 to 15,810 square metres of ground space	\$4,171.30	
15,811 to 18,600 square metres of ground space	\$6,168.60	
Each additional 2,790 square metres of ground space or portion thereof	\$478.70	
Warehousing:		
1 to 930 square metres of floor space	\$580.30	
931 to 2,790 square metres of floor space	\$1,362.20	
2,791 to 4,650 square metres of floor space	\$2,064.00	
4,651 to 6,510 square metres of floor space	\$2,755.10	
6,511 to 8,370 square metres of floor space	\$3,449.40	
8,371 to 10,230 square metres of floor space	\$4,171.30	
10,231 to 12,090 square metres of floor space	\$6,168.60	
Each additional 1,860 square metres of floor space or portion thereof	\$478.70	
Group 2 Units		
Licence Fee:		
Apartment	\$35.40	each space
Automobile Parking Lot	\$7.60	each space
Bed and Breakfast	\$104.70	each room
Billiard/Pool Hall	\$76.80	each table
Boarding House	\$18.60	each room
Bowling Alley	\$76.80	each alley
Coin Operated Coat Hanger Stands	\$39.90	each stand
Coin Operated Laundromat/Dry-Clean	\$23.00	each machine
Curling Rink	\$76.80	each sheet
Dormitory	\$18.60	each room
Hotel/Rooming House	\$18.60	each room
Mobile Canteen	\$304.80	each unit
Motel	\$35.40	each unit
Marina:		
Up to 50 leased spaces	\$195.50	

51 to 100 leased spaces	\$303.30	
101 to 200 leased spaces	\$510.90	
201 to 300 leased spaces	\$691.30	
301 to 400 leased spaces	\$903.40	
401 to 500 leased spaces	\$1,089.70	
501 to 600 leased spaces	\$1,272.90	
601 to 700 leased spaces	\$1,483.60	
701 to 800 leased spaces	\$1,666.80	
801 to 900 leased spaces	\$1,874.50	
901 or more leased spaces	\$2,056.20	
Post Box Rental Agency	\$1.60	each post box
Residential Rental Property	\$140.00	Annually for each dwelling unit
Short-Term Rental	\$369.00	Annually for each dwelling unit
Theatre	\$1.60	each seat
Theatre - Drive-in	\$1.60	each stall
Vending Machine Fee:		
Group 1 - no coin to operate	\$90.80	for each machine
Group 2 - \$0.06 to \$0.25 to operate	\$49.20	for each machine
Group 3 - \$0.26 to \$0.99 to operate	\$98.60	for each machine
Group 4 - \$1.00 or more to operate	\$140.10	for each machine
Group 5 - music systems	\$140.10	for each machine
Group 6 - amusement machines	\$322.00	for each machine
Group 3 Itinerants		
Licence Fee:		
Carnival	\$175.70	for each day
Circus	\$175.70	for each day
Concert Hall	\$90.80	for each day
Dog or Cat Show	\$33.90	for each day
Exhibition	\$90.80	for each day
Horse or Pony Show	\$52.40	for each day
Musical Attraction	\$90.80	for each day
Promoter of Entertainment	\$175.70	for each day
Promoter of Sporting Event	\$352.30	for each day
Theatrical Show (when held in other than a duly licenced theatre)	\$20.00	for each day
Other form of itinerant show, entertainment, amusement or exhibition	\$90.80	for each day
Solicitation for Charity	\$7.60	for each day
Film Production (Non-Resident Business)	\$37.20	annually

Schedule of Licence Fees C	
Group 1 Contractors	
Acoustical	Intercommunications
Air Conditioning	Lawn Irrigation
Alarm Systems	Land Clearing
Arborite (Counter Tops)	Landscape/Gardening
Blacktopping	Land Surveyors

Blasting	Locksmith
Brickwork/Masonry	Logging
Building	Machine Shop
Bulldozing	Marble
Cabinets and Vanities	Millwork
Caulking	Overhead Doors
Ceramic Tile	Painting
Cement Finishing	Paving
Concrete	Plastering/Stucco
Crane Service	Power Sweeping
Cutting and Coring	Plumbing
Demolition	Refrigeration
Disposal Service	Road Marking
Ditching	Roofing
Door Sales/Installation	Sandblasting
Draft Sealing	Sanitary
Drainage	Sash and Door
Drilling	Siding
Drywall	Sign Painter
Electrical	Sprinkler
Electronics	Structural/Reinforcing Steel
Elevator/Skip Hoist	Tree Service
Excavating/Backfill	Upholstery
Fencing	Ventilation
Finish Carpentry	Waterproofing
Flooring	Weatherproofing
Framing	Welding
General Contractor	Window Sales/Installation
Glazing	Wrecking
Hauling	Wrought Iron
Insulation	
Licence Fee:	
One or two persons engaged in the business	\$193.90
Three to five persons engaged in the business	\$393.80
Six to ten persons engaged in the business	\$581.80
Eleven to twenty persons engaged in the business	\$972.60
Each additional ten persons engaged in the business	\$393.80
Group 2 Services	
Accounting Services	Insurance Agency
Appraisal Services	Interior Decorator
Auditing Services	Junk Pick-Up Services
Audio/Video Production	Manufacturer's Agent
Auto Accessories Sales/Installations	Marine Service
Auto Marine Towing	Marine Service Station

Automobile Body Repair Shop	Marketing	
Automobile Reconditioning/Polishing	Mobile Hairdressing	
Automobile Services Garage	Office Equipment Services	
Automobile Services (Mobile)	Pedlars/Hawkers/Hucksters	
Automobile Service Station	Pest Control	
Bookkeeper/Stenographer	Pet Services	
Business Office	Photographer	
Collection Agent	Property Management	
Commercial Art	Real Estate Sales	
Commercial/Industrial Sales	Recording Studio Representatives	
Computer Services	Research Laboratory	
Consulting Service	Restoration Services	
Courier Service	Security Services	
Disco Music Service	Swim School	
Distributors	Tanning Studios	
Dog-walking Business	Telephone Equipment Sales/Service	
Drafting and Design Services	Tire Sales and Service	
Driving School	Transfer/Express Company	
Electro-plating/polishing	Vacuum Cleaner Sales/Services/Installation	
Equipment rental	Vehicle Repair	
Fuel Dealer	Vehicle Undercoating	
Gold/Silversmiths	Vehicle/Boat Rental	
Gym/Steam Baths	Weight Control Services	
Importers/Exporters	Wheel Alignment	
Instrument Sales/Service	Word Processing	
Licence Fee:		
One or two persons engaged in the business	\$230.90	
Three to five persons engaged in the business	\$417.10	
Six to ten persons engaged in the business	\$623.30	
Eleven to twenty persons engaged in the business	\$1,020.50	
Each additional ten persons engaged in the business	\$417.10	
Group 3 General		
Appliance Repair	Music School	
Boat Builders/Repairs	Nursing Home	
Boat/Bus Charter	Oil Storage Depot	
Boiler Sales/Service	Outboard Motors Sales/Service	
Booming Ground	Piano Tuning/Repairs	
Business College or Trades School	Plating	
Carpet Cleaners	Pressure Cleaning	
Carpet Sales/Installation	Private Hospital	
Caterer	Printer	
Child Care Facilities	Processor	
Chimney Sweep	Pumps Sales/Service/Installation	
Dancing Academy	Public Stenographer	

Dental Mechanic	Recycling
Dressmaker	Riding Academy
Equipment Sales/Service/Installation	Salvage
Film Production	Shipyard
Fire Extinguishers Sales/Service	Spray Services
Fireplace Sales/Installation	Storage Facility
Furniture Stripping/Finishing	Taxi Services
Gas, Oil, Installations	Teacher
General Household Repairs	Tool Makers
Grain Storage	Telephone Answering Service
Heavy Duty Equipment, Sales/Service	Tour/Guide Services
Hobby Beer and Wine Making Establishment	T.V./Radio Repairs/Service
Home Crafts	Towel/Uniform Service
Janitorial Service	Underwater Services
Machinery Sales/Service Installation	Vacuum Cleaner Service
Masseur	Venetian Blinds Sales/Service
Mechanical Repairs	Watch Repair
Milk and Delivery Sales	Wholesaler
Manufacturer	Wood Stove Sales/Installation
Licence Fee:	
One or two persons engaged in the business	\$193.90
Three to five persons engaged in the business	\$393.80
Six to ten persons engaged in the business	\$581.80
Eleven to twenty persons engaged in the business	\$972.60
Each additional ten persons engaged in the business	\$393.80
Notwithstanding the number of persons engaged in a child care business, the fee payable shall not exceed \$193.90	
Registered Society	
Adult Care Facilities (includes facility in a Single Family Residential Unit)	
Child Care Facilities (includes facility in a Single Family Residential Unit)	
Day Care	
Hospitals	
Schools	
Places of Religious Worship	
Business Office	
The fee for operators in this section is \$0.	

Schedule of Licence Fees D	
Group 1 Shops and Stores	
Aesthetician	Restaurant
Automobile Dealer	Retail Food Services
Barber	Retail Trader
Cleaner and Dryer	Recreation Vehicle Sales/Service

Hair Salon	Second-Hand Dealer
Laundry	Shoe Repair
Mobile Home Sales/Service	Tailor
Marine Sales and Chandlery	Travel Agent
Nail Salon	Truck/Trailer Sales/Service
Photographic Studio	Video Rentals/Sales
Licence Fee:	
First 70 square metres of sales, service, display and storage space or any portion thereof contained within the building	\$230.90
Each additional 90 square metres of sales, service, display and storage space or any portion thereof contained within the building, up to 900 square metres	\$141.60
Each additional 90 square metres of sales, service, display and storage space or any portion thereof contained within the building, in excess of 900 square metres	\$58.40
Each 90 square metres or portion thereof of outside ground storage area adjacent to the building	\$21.30

Schedule of Licence Fees E	
Group 1 Unclassified	
Every person carrying on within the Municipality any business, trade, employment, occupation, or calling not hereinbefore enumerated, shall pay to the Municipality a fee as follows:	
One or two persons engaged in the business	\$193.90
Three to five persons engaged in the business	\$393.80
Six to ten persons engaged in the business	\$581.80
Eleven to twenty persons engaged in the business	\$972.60
Each additional ten persons engaged in the business	\$393.80

Schedule of Licence Fees F	
There is no Schedule of Licence Fees F	

Schedule of Licence Fees G	
The fee payable by any person for an Inter-Municipal Business Licence is the fee applicable to the specific category of business plus an administration fee of \$60.00	
The categories of businesses which are eligible for an Inter-Municipal Business Licence are:	
Acoustical	Janitorial Service
Air Conditioning	Land Clearing
Alarm Systems	Landscape/Gardening
Alterations and Repairs	Land Surveyors
Appliance Repair	Lathing
Arborite (Counter Tops)	Locksmith
Architects	Logging
Awnings	Marble
Blacktopping	Mechanical/Mechanical Equipment Installation

Blasting	Metal Worker
Brickwork/Masonry	Millwork
Building	Moving (Building)
Building Movers	Oil Worker
Bulldozing	Ornamental Ironwork
Cabinets	Painting/Decorating
Cable Installation	Paving
Carpenter	Pest Control
Carpet Cleaner	Pile Driving
Caulking	Pipe Bending and Fabricating
Cement Finishing	Pipeline
Chimney Service	Plastering/Stucco
Cladding	Plastic
Concrete	Plumbing
Concrete Pumping	Power Sweeping/Vacuum
Construction Manager	Pressure Washing
Crane Operator	Pump Maintenance/Installation
Cutting and Coring	Rails
Decking	Refrigeration
Demolition	Reinforcing Steel
Disposal Service	Restoration
Ditching	Road Builders
Diving	Roofing
Doors - Overhead, etc.	Sandblasting
Draft Sealing	Sanitary
Drainage	Saunas
Drilling	Scaffolding
Drywall/Plasterer	Security and Alarms
Electrical	Sewers
Electronics	Sheet Metal
Elevator/Skip Hoist	Shingler
Engineers	Shoring
Excavating/Backfill	Siding
Fabricating (Metal)	Signs - all
Fencing	Skylights
Fibreglassing	Sprinkler
Finish Carpentry	Steamfitters
Fireplaces (non-masonry)	Steel Erection
Fireproofing	Store Fixtures and Decorations
Flagging Services/Traffic Control	Swimming Pools
Flooring	Tanks
Framing	Terrazzo
Furnace Repair	Tile
Gas	Toilet Partitions/Shelving
General Household Repair/Handyman Service	Tree Service
Glazing	Upholstering
Gutters	Ventilation
Hauling	Waterproofing
Heating/Sheet Metal	Weatherproofing

Inspection Services	Welding
Insulation	Wood Preserving
Intercommunications	Wood Stove Installer
Iron Worker	Wrecking
Irrigation	Wrought Iron

Other Fees applicable to all Business Licences		
Where any licence or licences is or are transferred, a fee equal to 20% of the total fee for such a licence or licences shall be charged except that the minimum fee for a transfer is \$65.00.		
Business Licence Maximum Fee	\$6,168.60	
Re-Inspection Fee	\$113.90	

SCHEDULE F – TRANSPORTATION FEES

Permit		
Highway Use Permit: Building Zone Fee - Use of Road Allowance for adjacent Development or construction work related to public or private utilities.	\$156.00	plus \$0.25/m2/day** **increased to \$0.50/m2/day (or \$1.00/m2 for 2nd and subsequent violations) where fail to: (i) obtain Highway Use Permit; (ii) meet schedule dates in Highway Use Permit; or (iii) complete work or restore area to the satisfaction of the Municipal Engineer
Highway Use Permit: Development - Use of Road Allowance	\$156.00	
Storage of Waste Disposal Bins or Containers on Road Allowance	\$68.00	plus \$25/week
Special Highway Use Permit fee:		
(i) First occurrence	\$1,500.00	per each 12 hours
(ii) Second occurrence	\$3,000.00	per each 12 hours
(iii) Third and any subsequent occurrences	\$5,000.00	per each 12 hours
Highway Use Permit: Any other Construction/Activity on Road Allowance	\$87.00	per occurrence
Highway Use Permit: Special Events and Community Signs	\$59.00	per occurrence
Highway Use Permit (block watch party)	\$0.00	
Highway Construction and Planting Permit	\$250.00	
E-Bike Share Provider - Revenue Base Fee (the greater of \$50.00 per Shared E-bike and \$5,000) *These fees waived if paid to other municipality in inter-municipal E-bike share program	\$50.00	Paid annually; Per E-Bike deployed (not including E-Bikes in storage)
E-Bike Share Provider - Revenue Sharing Fee	\$0.25	per E-Bike trip

		made
E-Bike Security for Performance	\$10,000.00	
Borehole Application	\$509.00	
Newspaper Box Permit	\$60.00	
Resident Parking Only Decal	\$37.62	Per year
Congestion and Curbside Management Permit (Transportation Network Services)		
Vehicles other than Zero-emission Vehicles and Accessible Passenger Directed Vehicles	\$0.10	Per pick up and drop off
Zero-emission Vehicles	\$0.05	Per pick up and drop off

Signage		
Way-finding signage (design, manufacture and installation)	\$435.00	
Temporary no parking signage (minimum 2 signs):		
2 signs	\$130.00	
3 signs	\$195.00	
4 – 5 signs	\$255.00	
6 – 7 signs	\$320.00	
8 – 9 signs	\$381.00	
10 – 11 signs	\$445.00	
12 signs	\$510.00	
Each additional 4 signs	\$65.00	
Digital Message Boards	\$120.00	plus \$46/daily

Removal and Detention of Chattels and Obstructions		
The following fees, costs and expenses shall be paid by the owner of any chattel or obstruction removed, detained or impounded under this Bylaw.		
Removal of construction materials, furnishings, newspaper boxes, portable toilets, shopping carts, and other small items:		
Per person per hour	\$112.00	per hour
Per hour if excavating or lifting equipment required	\$190.00	
To Detain Per Day	\$13.50	Per m ³
Removal of Industrial Waste Container, Construction Trailer, Portable Building and other large items:		
To Remove	\$1,595.00	
To Detain Per Day	\$112.00	

Traffic Operations		
Staff for traffic operations after regular hours (M-F 8am to 4pm) when required for works related to development or private or public utilities.	\$198.00	per hour (minimum 1.5 hours charged)

District-owned Electric Vehicle Charging Station User Fee		
Public Level 2 Charging Station - Initial 2 hours	\$0.04	per min; (\$2.00/hour)
Public Level 2 Charging Station - After 2 hours	\$0.09	per min; (\$5.00/hour)
Public Direct Current Fast Charging (DCFC) Station	\$0.28	per min; (\$16.00/hour)

SCHEDULE G - WHARF AND ANCHORAGE FEES

Gallant Wharf – Prepaid Moorage Rates/Foot (based on length of vessel)		
Winter		Rate per foot
Monthly		\$11.48
3 Months		\$31.10
6 Months		\$56.43
Summer		
Monthly		\$14.67
3 Months		\$41.86
6 Months		\$74.14

Gallant Wharf Ticket Machine Rates		
Vessel up to 16 ft.		Rate
2 hour		\$5.10
6 hour		\$15.86
12 hour		\$32.33
Vessel over 16 ft. up to 20 ft.		
2 hour		\$6.29
6 hour		\$18.38
12 hour		\$37.43
Vessel over 20 ft. up to 24 ft.		
2 hour		\$7.00
6 hour		\$20.95
12 hour		\$41.81
Vessel over 24 ft. up to 28 ft.		
2 hour		\$7.57
6 hour		\$23.43
12 hour		\$46.33
Vessel over 28 ft. up to 32 ft.		
2 hour		\$8.90
6 hour		\$25.38
12 hour		\$51.33
Vessel over 32 ft. up to 36 ft.		
2 hour		\$9.48
6 hour		\$27.95
12 hour		\$55.76

Anchor Buoys		
All vessels up to 40 ft		\$30.00

School Water Taxis		
Annual licence fee		\$62.00
Additional landing fee, based on number of landings per year at Gallant Wharf:		
0-29 landings		\$0.00
30-180 landings		\$186.50
181-360 landings		\$312.00
361 or more landings		\$498.50

Emergency Vessel Moorage Licence Fee		
Annual licence fee	\$62.00	

Impoundment, Towing and Storage Fees		
Impoundment	\$332.50	
Towing (tow or remove to storage location)	\$498.50	per hour or portion
Hauling out fee	\$11.10	per foot or portion
Launching fee	\$11.10	per foot or portion
Fee for placing on blocks and/or removing from trailer	\$111.00	per hour or portion
Disposal fee – rate per foot		
Sailboat	\$277.00	per foot
Speedboat	\$332.50	per foot
Storage fee for vessels – daily rate		
1-20 ft vessel	\$30.40	
21-30 ft vessel	\$60.80	
31-60 ft vessel	\$91.15	
Over 60 ft vessel	\$131.00	
Storage fee for non-vessels	\$58 per week or part there of if stored by District. To a maximum \$347	

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: December 1, 2025
<input type="checkbox"/> Other:	Date: _____

_____ Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

November 19, 2025
File: Financial Plan Process / 2026

AUTHOR: Ian Law, Accounting Officer - Asset Management and Capital Planning

SUBJECT: 2026 Utility Rates

REASON FOR REPORT

This report outlines the proposed 2026 utility rate increases for Council's information. The recommended rates represent a combined 7.4% increase for a single-family home, with details for all customer classes provided in Appendix A.

These adjustments support Council's objectives to maintain assets in a state of good repair, stabilize rates through prudent reserve use, and pass through Metro Vancouver charges directly to ratepayers.

SUMMARY

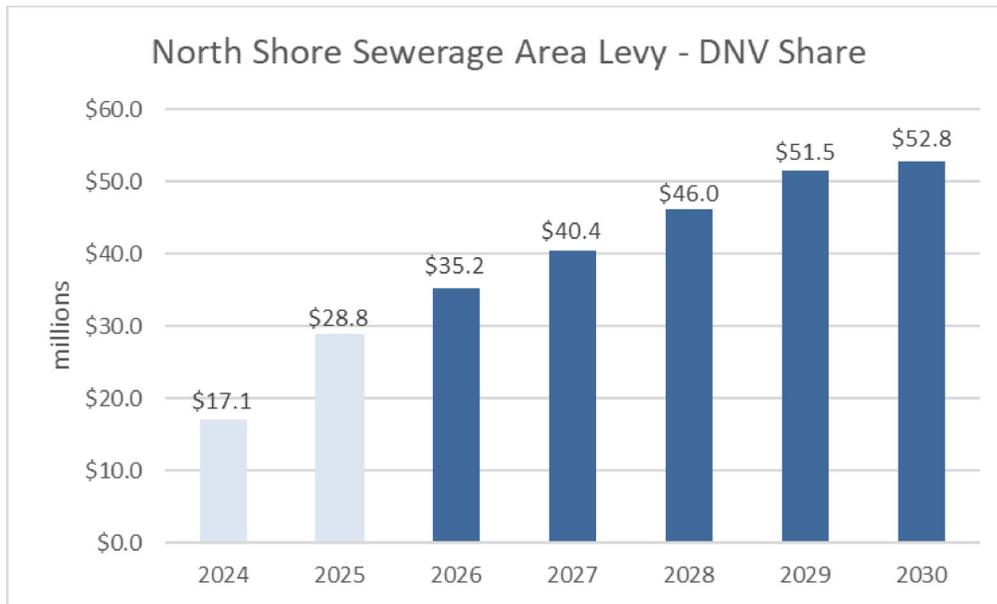
The attached reports provide updates on each of the District's utility services for 2026. Along with the proposed rate changes, they outline key financial components including budget drivers, operating costs, capital plans, and projected reserve levels.

The 2026 utility bill will be issued as a separate invoice again in February, continuing last year's approach and highlighting Metro Vancouver's rising charges. This format improves transparency for ratepayers by clarifying key cost drivers and total utility fees.

Metro Vancouver

The District relies on Metro Vancouver for its supply of fresh water and conveyance of liquid and solid waste. As a result, a significant portion of the District's annual utility costs are attributed to Metro Vancouver and its cost increases.

Metro Vancouver's liquid waste levy for the North Shore Sewerage Area includes the cost of the North Shore Wastewater Treatment Plant (NSWWTP). Following the update to NSWWTP costs last year, the levy was projected to increase more than three times by 2029.



Note: debt servicing costs are expected to rise to 72% of the levy by 2030, limiting fiscal flexibility.

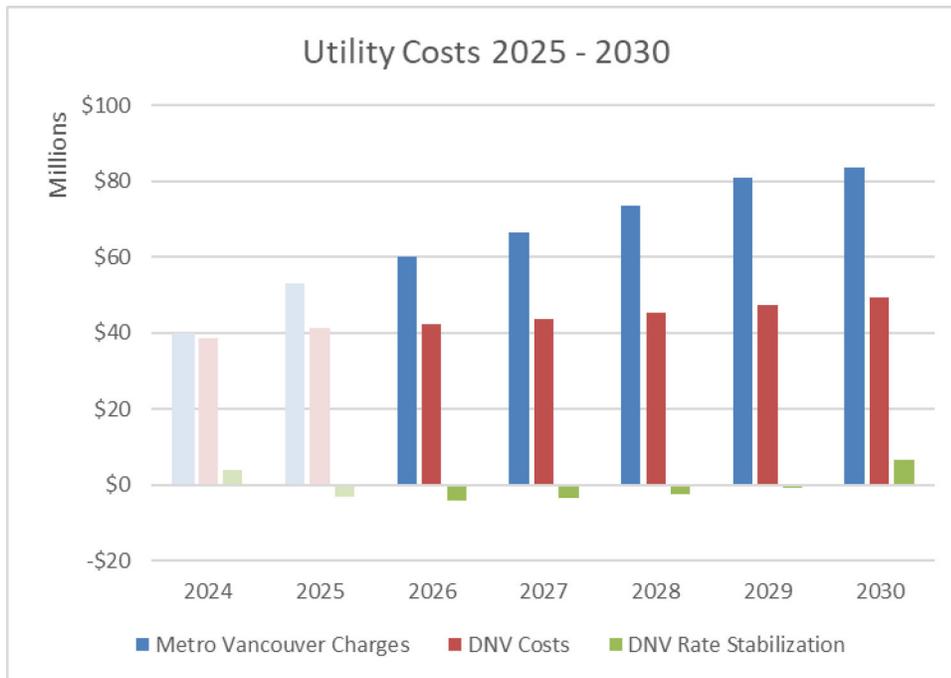
The District’s share of the sewer levy for 2026 is estimated at \$35.2 million – an increase of \$6.4 million (22%) over the 2025 levy of \$28.8 million. This levy is projected to grow to \$52.8 million by 2030. Table 1 below outlines the expected growth rates of this levy as well as other Metro Vancouver costs over the next 5 years.

Table 1: Metro Vancouver Costs - Projected Increases

	2025	2026	2027	2028	2029	2030
Water Rate (blended)	7.2%	6.3%	3.0%	2.4%	2.3%	2.7%
Sewer Levy (GVS&DD)	70.2%	22.2%	14.9%	13.9%	11.8%	2.6%
Garbage tipping fee	5.2%	4.9%	5.4%	5.1%	4.8%	5.2%
Organics tipping fee	1.8%	16.1%	12.4%	5.0%	5.0%	5.0%

For 2026, the Organics tipping fee includes a contingency for the risk related to the expiry of the current tipping contract at the end of June 2026.

Due to the significant increase in regional costs and impact on the District’s utilities program, funds from the sewer rate stabilization reserve will be used to help offset costs passed onto residents. The sewer rate stabilization reserve is expected to see a draw of \$16.8 million between 2026 and 2029 to stabilize rate increases over this period. Those draws, along with Metro Vancouver Charges and District Costs, are reflected in the chart below.



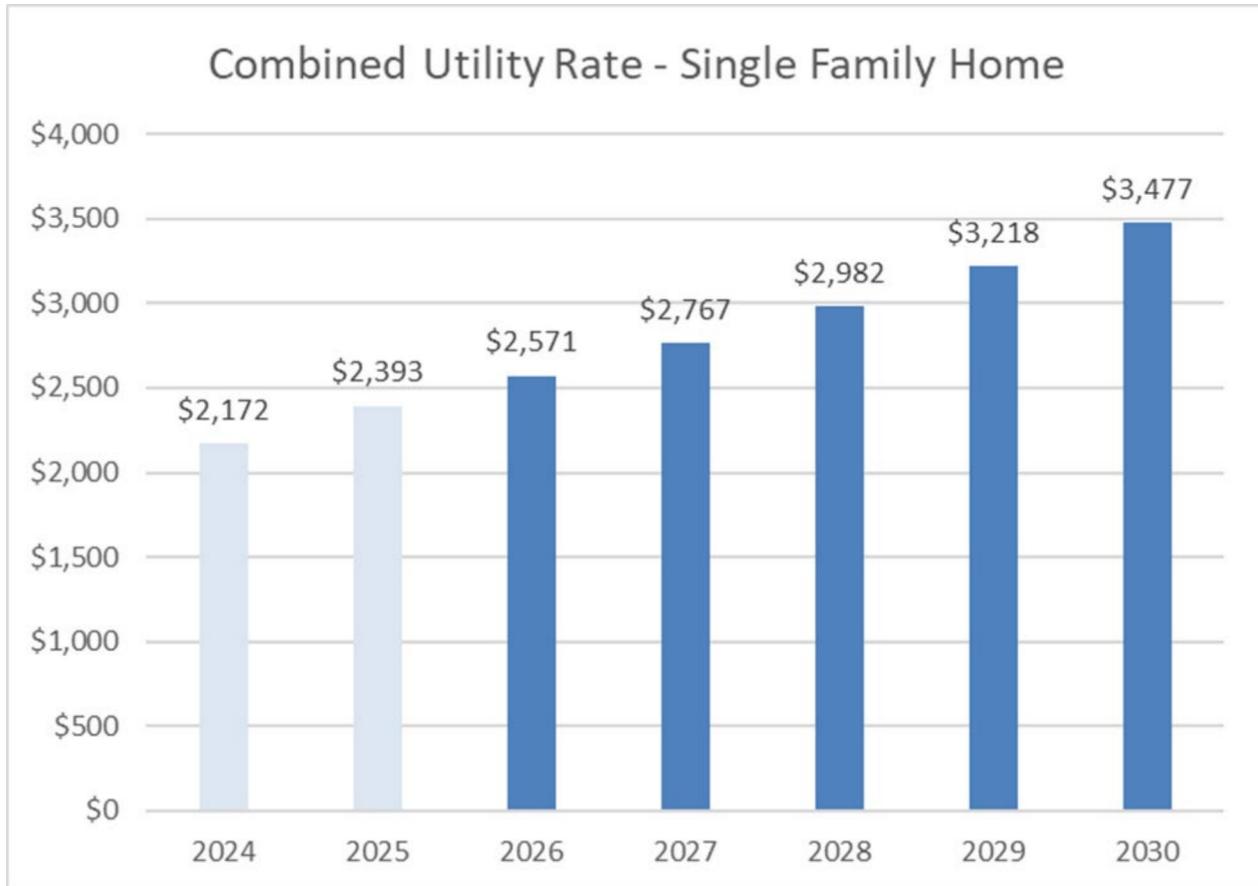
Other Metro-related impacts have also been noted or incorporated for planning purposes:

- Metro’s wet weather pricing strategy¹, which relies on metered flows, is expected to increase the District’s share of the North Shore Sewerage levy over the next decade. Without action, the District’s share could grow by about 5% - roughly \$6 million annually - by 2035. Measures to reduce rainwater entering the sewer system will help limit these increases while reducing risks and improving system resilience. Staff will report back on options to reduce rainwater entering our sewer system in Q2 of 2026.
- While regional development cost charges (DCCs) have been revised, they are under review again due to the new provincial housing legislation and are expected to be updated again in 2027. Charges were originally set to fund 99% of new infrastructure attributed to population growth.
- As regional financial plans are only provided to 2030, an annual average cost increase of approximately 7% is assumed for all years after 2030. The District maintains a 10-year horizon for utility rate planning.

The impacts from these regional changes and other costs result in the proposed rate increases in Appendix A.

¹ <https://metrovancover.org/services/liquid-waste/wet-weather-sewer-pricing>

The combined utility rate for a Single Family Home increases \$178 (7.4%) to \$2,571 in 2026 and is projected to rise to \$3,477 by 2030.



While Metro Vancouver’s financial plan² shows household impacts (HHI) for the North Shore increasing from \$1,147 in 2025 to \$1,741 in 2030, there are still many unknowns about the NSWTP and other major infrastructure projects in the region, including impacts from the Iona Island Wastewater Treatment Plant. As such, Metro’s HHI figures are expected to continue to change.

Metro Vancouver introduced its 10-year Financial Outlook this fall, providing more detailed information, which is a positive step forward. However, the data is not broken down by sewerage area, and given the uncertainties, it is important to have this information to inform ratepayers about potential future impacts. Staff will continue to advocate for these details, ideally by next spring, ahead of the District’s 2027 Budget Outlook.

² <https://metrovancover.org/about-us/Documents/2026-2030-financial-plan.pdf> (estimated household impact, page 1 of 58)

CONCLUSION

The proposed utility rate increases for 2026 are consistent with the District's goal of providing a financially sustainable utility service while meeting asset management requirements and regional obligations. The District continues to implement a strategy of rate stabilization to minimize impacts on ratepayers while ensuring healthy reserves to fund infrastructure needs.

Respectfully submitted,

Ian Law

Ian Law

Accounting Officer – Asset Management and Capital Planning

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				

**APPENDIX A
COMBINED RATES**

	2025		2026		
	Total Rates		Total Rates	Change \$	Change %
Flat Rates					
Single-family (W,S,G,E)	\$	2,393.30	\$ 2,571.20	\$ 177.90	7.4%
Row House/Duplex (W,S,E)	\$	1,733.65	\$ 1,868.70	\$ 135.05	7.8%
Secondary Suite/Coach House (W,S)	\$	843.00	\$ 904.10	\$ 61.10	7.2%
Multi-family (W,S,E)	\$	1,726.80	\$ 1,861.80	\$ 135.00	7.8%
Rest Home (per bed) (W,S)	\$	1,049.50	\$ 1,153.40	\$ 103.90	9.9%
Retail/Office Commercial Base (W,S)	\$	2,027.40	\$ 2,188.40	\$ 161.00	7.9%
Retail/Office with Living Quarters (W,S)	\$	1,562.40	\$ 1,692.10	\$ 129.70	8.3%
Church (W,S)	\$	2,027.40	\$ 2,188.40	\$ 161.00	7.9%

Metered Rates					
Water monthly base rate (incl 1,000 cu ft)	\$	82.10	\$ 85.00	\$ 2.90	3.5%
Water volume charge (per 100 cu ft)	\$	5.10	\$ 5.30	\$ 0.20	3.9%
Sewer monthly base rate (incl 1,000 cu ft)	\$	113.40	\$ 126.40	\$ 13.00	11.5%
Sewer volume charge (per 100 cu ft)	\$	11.70	\$ 13.00	\$ 1.30	11.1%

W = Water
S = Sewer
G = Garbage (incl. Organics)
E = Environmental Fee

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>December 1, 2025</u>
<input type="checkbox"/> Other:	Date: _____

_____ Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

November 19, 2025
File: ENGUTL-1295952093-104

AUTHOR: Sean Rooney, P.Eng. Manager, Utilities

SUBJECT: Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8767, 2025
(Amendment 72) - User Charges and Service Fees for 2026

RECOMMENDATION:

THAT "Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8767, 2025 (Amendment 72)" is given FIRST, SECOND, and THIRD Reading.

REASON FOR REPORT:

The water user rates charged by the District are specified in Waterworks Regulation Bylaw 2279 and are the primary funding source for the water utility. This report provides information and recommendations regarding proposed rate amendments effective January 1, 2026.

SUMMARY:

The proposed rate increases are consistent with the comprehensive Utility Rate Study conducted by FCS Group and Council's objectives of maintaining financial sustainability in the management of water utility infrastructure. The proposed rates support the District's corporate strategic goals of achieving a balanced and fair economy, leading in climate emergency action and environmental management and fostering a resilient organization.

The proposed water rate charge for a single-family residence in 2026 is \$932.80, an increase of \$31.50 or 3.5% from 2025. The increase is primarily attributed to Metro Vancouver's bulk water rate increase, inflationary drivers and maintaining sufficient funding for District capital works, operating programs and reserves.

The proposed bylaw update includes a new requirement for water meters on new single family water connections and an administrative update to the terms for discontinuing of water use.

BACKGROUND:

The water utility provides potable water for the District of North Vancouver. It also supplies the water needed for the District's fire protection system including hydrants and on-site sprinkler systems. User charges are the main source of funds for the water utility. Revenue from user charges must be sufficient to fund Metro Vancouver's flow-through bulk water

charges, District operating costs, capital works and contributions needed to maintain water reserve funds at an acceptable level.

The water system consists of approximately 364 km of water mains, 21,100 water services, 7 water pump stations, 12 reservoirs and 35 pressure reducing valve stations. The total replacement value of assets within the water utility is \$675M.

EXISTING POLICY:

The water utility operates as a self-sufficient financial entity with no debt financing. In 2025, staff initiated a utility rate study and have now completed the first phase of that work. The target fund balance for the District's water reserves are in the range of \$20 million, with the projected ending balances for 2026 within that range. The District's reserves are in place to address working capital, rate stabilization, capital contingency, and system reinvestment funding requirements.

Staff will report back to the Finance and Audit Standing Committee on the State of our Assets, and Sustainable Infrastructure Funding levels in April 2026.

ANALYSIS:

The water utility costs are broken into seven main categories and are described below in 'Cost of Service'.

Revenues for the water utility are collected primarily through flat rate water charges, metered rate water charges and water service connection fees.

Cost of Service

The seven major areas of expenditure that impact the outcome of the water rate setting process are:

1. Metro Vancouver bulk water purchase costs

District Costs:

2. Direct capital costs (Capital)
3. Contribution to the reserve fund (Reserve)
4. Direct operating costs (Operations)
5. Contribution to the District's general operating overhead (Overhead)
6. Water service connection costs (Connections)
7. Department administration costs (Admin)

The breakdown of these costs (in millions) are as follows:

Category	2025	2026	% Cost	\$ Change	% Change
Metro	\$ 20.47	\$ 20.42	41.5%	\$ (0.05)	-0.2%
Capital	10.72	10.00	20.3%	(0.72)	-6.7%
Reserve	8.83	10.09	20.5%	1.26	14.2%
Operating	4.72	4.86	9.9%	0.14	2.9%
Overhead	2.21	2.26	4.6%	0.04	2.0%
Connections	0.88	0.91	1.8%	0.03	2.9%
Admin	0.65	0.67	1.4%	0.02	2.6%
	\$ 48.48	\$ 49.20	100.0%	\$ 0.72	1.5%

Cost Composition

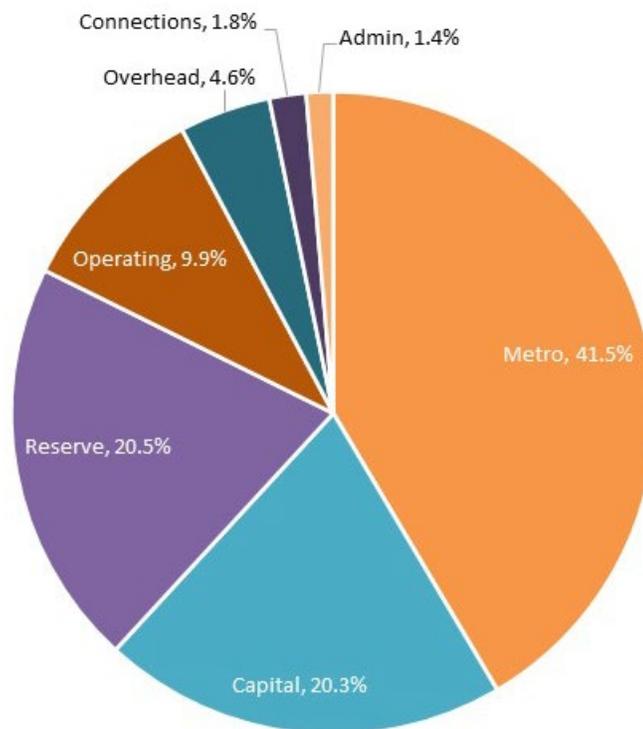


Figure 1: Water Utility Costs by Category

The combined annual water utility expenditures for 2026 is estimated to be \$49.2M, an increase \$0.7M or 1.5% year-over-year from the 2025 amended budget.

Metro Vancouver Bulk Water Purchase Costs

Metro Vancouver bulk water purchase costs remain relatively unchanged at \$20.4M in 2026, representing 41.5% of the total water utility expenditure.

Water purchase costs are the single most significant expense for the water utility budget. Metro Vancouver provided municipalities with 5-year water rate projections. The average annual water rate increase from 2026 – 2030 is 3.3% based on information from Metro Vancouver.

Increases to the Metro Vancouver water rate support regional growth including the capital expenditures needed for the planned water supply expansion at Coquitlam Reservoir in the 2030's. Staff continue to work with Metro Vancouver to ensure growth is paying for its impacts in the region through regional water Development Cost Charges (DCC's). Water DCCs were first implemented by Metro Vancouver in April 2023. In 2025, the water DCC's funded 45 per cent of the cost for any new infrastructure to address population growth, with the rest paid for primarily by the general public through bulk water purchases (45% assist factor). This assist factor will be decreased to 15% in 2026 and 1% in 2027. See <https://metrovancover.org/services/water/regional-water-development-cost-charge> for more detailed information on Metro Vancouver's water DCC Rates.

District Capital Program Costs

The 2026 water capital program increases to \$11.1M, with \$10M funded from the District's water capital reserve and \$1.1M funded from development cost charges.

The 2026 contribution to capital responds to obligations identified in the Water Asset Management Plan and leverages opportunities to upgrade or replace water assets in conjunction with development and other owner's activities.

Capital works in the water utility are funded partially by the District's development cost charges (DCCs). Subsequent to the new provincial housing legislation, a full review of development cost charges was undertaken and DCCs were amended through Bylaw 8705 which was adopted December 9, 2024.

Once the OCP has been updated in line with the new housing legislation, a thorough review of housing growth will be completed and any necessary infrastructure required to support the additional growth will be incorporated in a future DCC bylaw update.

The District's Water Asset Management Plan supports water utility assets, which have a total replacement value of \$675M. The water utility rate calculation includes the funding needed to sustain the condition of these water utility assets per the Asset Management Plan. Capital works planned include construction, replacement or upgrades for assets in the following programs:

- Watermain replacement (4-5 km / year)
- Water pump station upgrades
- Pressure reducing valve stations upgrades
- Water system automation upgrades
- Water reservoir upgrades
- Seismic upgrades and resiliency improvements
- Water system hydraulic model upgrades

Water Reserve Contribution

The District's water reserves consist of a capital infrastructure reserve and a stabilization reserve. This will ensure consistent and steady funding for water infrastructure while establishing a dedicated stabilization reserve for operations. The combined 2026 contribution to both reserves is projected at \$10M and comprises 20.5% of overall expenditures.

District Operating and Maintenance Costs

Operating expenditures increase by \$0.14M in 2026, to a total budget of \$4.9M and comprise 10% of overall water utility expenditures.

Activities and programs under District Operations and Maintenance include:

- Water system leak detection
- Water main and service break repairs
- Water reservoir, pump station and PRV operation
- Water facility inspection and maintenance
- Water quality testing
- Water system flushing program
- Water meter installation, maintenance and reading programs
- Water conservation program
- Water system operator safety & training
- 24/7 standby and emergency response

General Operating Overhead

The water utility contributes annually to the District's general operating overhead which funds facility costs and shared business services required to operate and support the utility such as finance, information technology, engineering and human resources. In 2026, the cost for this service is \$2.3M which comprises 4.6% of overall expenditures.

Service Connection Work Costs

Service connection works are operated as a self-supporting fee for service business. Service fees are reviewed annually to ensure value for service and financial independence. The value of work estimated for 2026 is \$0.9M and represents 1.8% of total expenditures.

Updates are required to the water connection installation charges to account for rising construction, labour and material costs, and ensure full cost recovery of the services.

The updates are as follows:

Installation Charges	2025	2026
¾" Diameter Connection	\$6,080	\$6,414
1" Diameter Connection	\$6,620	\$6,984
1.5" Diameter Connection	\$7,165	\$7,559
Capping Fee	\$1,680	\$1,772
Abandon Service Fee	\$4,389	\$4,630
Pole Holder Charge	\$2,420 each	\$2,614 each
Water Meter ¾" – 1.5" at the time of service connection	\$1,995	\$2,105
Fire Hydrant Flow Test Fee (previously Water Flow Test Fee)	\$1,300	\$1,300
Water Shut On/Off and Valve Locate Fees	\$173	\$183

Water Meters

The proposed bylaw update includes a new requirement for water meters on all new water connections. Currently, this is not required for new single family water connections but is already a requirement for all other housing types. Further background is outlined in the September 10, 2025, information report of the Utilities Manager entitled Reducing Water Usage - Water Metering.

As presented at the November 17, 2025 Utility Rates Council Workshop, this change will continue with an incremental approach to water metering. Water metering can improve rate equity, detect leaks on private property, potentially delay upsizing of utility infrastructure, reduce draw on finite water sources from the environment and improve infrastructure and land use planning. The incremental approach has no significant immediate rate impacts, minimizes disruption to residents and boulevards, hedges against risk of future incentives or mandates for metering from Metro Vancouver, limits staff and equipment resource commitments, provides immediate benefit of leak detection, improves data collection for rate setting and future planning and policy and takes advantage of reduced costs to install at the time of new connection installations.

Administrative Bylaw Updates

The proposed bylaw update includes an administrative change to the Discontinuing Use of Water. Water use charges are proposed to be pro-rated from the date of abandonment of a water connection as opposed to temporary capping for reuse as is the current language. This change will simplify the administration of utility rate billing to ensure full cost recovery for site servicing during construction or redevelopment.

The proposed bylaw update also includes a clean-up of the Using Water for Special Purposes by deleting reference to an obsolete special water use fee.

Timing/Approval Process:

Applying the proposed rate and fee increases for the full year in 2026 requires Council approval of the bylaw amendments prior to January 1, 2026.

Concurrence:

This report was jointly prepared and reviewed by the Utilities and Finance Departments.

Financial Impacts:

Cost of service impacts for 2026 result in a 3.5% across-the-board rate increase. The proposed charge for a single-family residence in 2026 is \$932.80, an increase of \$31.50 over the 2025 rate.

Liability/Risk:

The capital watermain replacement program reduces the risk of damage to District property and liability for private property damage, environmental damage and service interruption resulting from water main breaks.

Preventative maintenance programs reduce the risk of the costs associated with water wasted through leaks in the system and water system failure. These programs limit the District's risk and liability exposure of failure consequences to District infrastructure, property and private property.

Operation and maintenance programs that safeguard water quality reduce risk to public health and ensure an unrestricted water system operating permit from the Medical Health Officer.

Social Policy Implications:

The adequate supply of potable water is a core service that a community requires in order to ensure a high standard of public health.

Environmental Impact:

Planned maintenance and capital upgrading minimizes the risk of unplanned releases of chlorinated water to the environment. Efficient water system operation and water conservation limit energy use and preserves natural waterways and ecosystems by minimizing the strain on a finite supply of water.

Public Input:

Council provides an opportunity for public input through the bylaw adoption and budget process.

Conclusion:

Approval of the revised water user rates ensures adjustments for risk minimization and the continued self-financing model of the water utility. The draft 2026 budget recommends that an increase to the rate structure is required to fund inflationary costs for operations and maintenance, water purchase costs from Metro Vancouver, and to maintain contributions to capital works.

Sustained funding is required in order to continue adequate levels of infrastructure replacement and improvement programs necessary to maintain a high standard of public health while minimizing the risk of damage to property and the environment.

Respectfully submitted,



Sean Rooney, P.Eng.
Manager, Utilities

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

The Corporation of the District of North Vancouver

Bylaw 8767

A bylaw to amend Waterworks Regulation Bylaw 2279, 1958

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

Citation

1. This bylaw may be cited as “Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8767, 2025 (Amendment 72)”.

Amendments

2. Waterworks Regulation Bylaw 2279, 1958 is amended as follows:

- a) Section 6 is hereby deleted in its entirety and replaced with the following:

“Re-Use of Existing Water Connections

6. All building permits of value \$300,000 or greater will require:

- a) a new water connection unless the existing connection(s) is less than 20 years old; and
- b) a new water meter unless the parcel has an existing water meter to current standards detailed in the Development Servicing Bylaw”

- b) Section 7 is hereby deleted in its entirety and replaced with the following:

“Using Water for Special Purposes

7. The use of water shall not be granted for any special purpose unless the ordinary rating of the building be paid also, according to Schedule “B” hereto.”

- c) Section 8 is hereby deleted in its entirety and replaced with the following:

“Discontinuing Use of Water

8. In cases where the existing building or buildings are demolished, destroyed or otherwise removed from property connected to the waterworks system, the Municipal Engineer shall cap the water service at the property line or abandon the water service connection at the main. The cost of service

capping or service abandonment shall be paid by the Owner in accordance with Schedule B.

In cases where a water service connection to a parcel is abandoned at the main by the Municipal Engineer at the request of the Owner to facilitate the renovation, addition, demolition or replacement of the premises then in that event the annual water user charges payable in respect of said water connection will be reduced by a pro-rated amount reflecting the period that the water service connection is abandoned at the main.”

d) Section 21 is appended with the following:

“c) All new water connections shall require a water meter to current standards detailed in the Development Servicing Bylaw.”

e) Schedule B Water User Charges is deleted in its entirety and replaced with a new Schedule B Water User Charges as attached to this Bylaw as Schedule A.

Effective Date

3. The effective date of this bylaw is January 1, 2026.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8767

Schedule B to Bylaw 2279

WATER USER CHARGES

A. FLAT RATE CHARGES FOR UNMETERED WATER SUPPLY

User	Annual Charge
Single Family Residence	\$ 932.80
Row House/ Duplex	\$ 794.60
Secondary Suite	\$ 463.90
Coach House	\$ 463.90
Multi-family	\$ 794.60
Rest Home per bedroom	\$ 217.60
Retail, office or service commercial premises	\$ 932.80
• with living quarters, an additional	\$ 647.30
Church	\$ 932.80
<p>The annual charge for premises supplied with water to the parcel for less than one year shall be paid on a pro-rated basis to the date of water connection abandonment at the main subject to Section 8 or from the date of water connection to the parcel to the last date in December. Flat rate charges for additional dwelling units within a parcel commence on the date of the final plumbing inspection for those additional dwelling units.</p>	
<p>All flat rate annual fees and charges are due and payable in accordance with section 34 of this Bylaw. If Secondary Suite charges are billed separately, they are due and payable within 30 days of invoice date.</p>	
<p>Any property owner who is about to remove a Secondary Suite shall give written notice of same to the Chief Bylaw Officer; the annual charge therefore shall be paid on a pro-rated basis to the date of electrical inspection by District Inspector confirming the removal of the suite.</p>	
<p>Any property owner who installs a Secondary Suite shall be charged the annual charge on a pro-rated basis from the date of the final plumbing inspection to the last date in December.</p>	
<p>Any property owner with an additional unauthorized dwelling unit contained within a building of residential occupancy shall be charged the annual charge for the calendar year upon confirmation of the additional unit.</p>	
<p>All annual fees and charges are for the then-current calendar year from January 1 to December 31.</p>	

B. METERED CHARGES

	Monthly Charges
<i>Non-Commercial / Industrial Charges</i>	
First 1,000 cu.ft. used or part thereof	\$ 85.00
All in excess of 1,000 cu.ft. used-per 100 cu.ft.	\$ 5.30
<i>Commercial / Industrial</i>	
First 1,000 cu.ft. used or part thereof	\$ 85.00
All in excess of 1,000 cu.ft. used-per 100 cu.ft.	\$ 5.30
	Quarterly Charges
<i>Non-Commercial / Industrial</i>	
First 3,000 cu.ft. used or part thereof	\$ 255.00
All in excess of 3,000 cu.ft. used-per 100 cu.ft.	\$ 5.30
<i>Commercial / Industrial</i>	
First 3,000 cu.ft. used or part thereof	\$ 255.00
All in excess of 3,000 cu.ft. used-per 100 cu.ft.	\$ 5.30
A 2% discount shall be allowed on Meter Accounts if paid within 20 days of the date of the invoice.	

C. WATER SERVICE CONNECTION FEES

Service	Fee
3/4" diameter connection	\$ 6,414
Over 3/4" - 1 " diameter connection	\$ 6,984
Over 1" – 1.5 " diameter connection	\$ 7,559
Over 1.5" Diameter Connection	Actual Cost

Other Fees	
• Capping Fee	\$ 1,772
• Abandon Service Fee	\$ 4,630
• Pole holder charge is applied when the proximity of the excavation to a power pole requires a pole holder.	\$ 2,614
• Woodlands/Sunshine Falls Water Connection Fee	Actual Cost
Water Meter	
• Water Meter installation on services less than or equal to 1½" installed at the same time as the water service connection.	\$ 2,105
• Water Meter installation on services less than or equal to 1½" not installed at the same time as a water service connection.	Actual Cost
• Water Meter installation greater than 1 ½"	Actual Cost
Notes	
• Where there is an existing serviceable 1/2" connection, the owner may convert to a standard (3/4") connection by payment of the full fee prescribed for a standard (3/4") connection in an existing developed area.	
• Where a service is to be abandoned with no intention of reuse, the permanent Abandonment Fee applies. Where the service is intended to be reused, the temporary Capping Fee applies.	
• Charges are applied based on the year of construction.	
• Restoration fees associated with water service works are charged according to Construction Works on DNV Infrastructure section of the Fees and Charges Bylaw.	

D. WATER SHUT ON / OFF

Single family residences (outside of District working hours)	\$ 183
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E. WATER VALVE LOCATE

Single family residences (outside of District working hours)	\$ 183
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F. FIRE HYDRANT FLOW TEST FEE

Fire Hydrant Flow Test Fee (All Property types)	\$ 1,300
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AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____



Dept.
Manager



GM/
Director



CAO

The District of North Vancouver REPORT TO COUNCIL

November 18, 2025

AUTHOR: Tom Madigan, Section Manager – Fleet & Solid Waste

SUBJECT: SOLID WASTE COLLECTION AND SERVICE FEES - BYLAW 8768

RECOMMENDATION:

THAT “Solid Waste Management Bylaw 8436, 2021, Amendment Bylaw 8768, 2025 (Amendment 5)” is read a FIRST, SECOND and THIRD time.

REASON FOR REPORT:

To establish the solid waste collection and environmental services fees for 2026.

SUMMARY:

The current and proposed Solid Waste Collection and Environmental Fees are shown in the following tables:

Single Family - 240L Garbage				
	2026 Rate	2025 Rate	\$ Change	% Change
Garbage	\$165.10	\$157.20	\$7.90	
Organics	\$181.50	\$172.90	\$8.60	
Total Garbage & Organics	\$346.60	\$330.10	\$16.50	
Environmental Fee	\$36.20	\$35.80	\$0.40	
Combined Rate - 240L Garbage	\$382.80	\$365.90	\$16.90	4.6%

Single Family - 140L Garbage				
	2026 Rate	2025 Rate	\$ Change	% Change
Garbage	\$113.80	\$108.40	\$5.40	
Organics	\$181.50	\$172.90	\$8.60	
Total Garbage & Organics	\$295.30	\$281.30	\$14.00	
Environmental Fee	\$36.20	\$35.80	\$0.40	
Combined Rate - 140L Garbage	\$331.50	\$317.10	\$14.40	4.5%

Multi-Family				
	2026 Rate	2025 Rate	\$ Change	% Change
Environmental Fee	\$22.40	\$22.10	\$0.30	1.4%

Two 140L Garbage Carts				
	2026 Rate	2025 Rate	\$ Change	% Change
Two 140L Garbage Rather Than One 240L Garbage* *Available only to houses with secondary suites	\$102.40	\$97.60	\$4.80	4.9%

Additional Organics Carts				
	2026 Rate	2025 Rate	\$ Change	% Change
Third & Additional Organics Carts	\$54.40	\$51.80	\$2.60	5.0%

BACKGROUND:

The Solid Waste Collection Fees provide funding for solid waste services to single family homes, and the Environmental Fee provides funding for on-street collection services, illegal dumping clean-up, landfill maintenance, educational and enforcement programs to single and multi-family homes within the District of North Vancouver.

EXISTING POLICY:

The solid waste collection rates and regulations are established through the Solid Waste Management Bylaw 8436.

ANALYSIS:

Single Family Overall Fee Increase

The 2026 combined fee for single family garbage (240L), organics and environmental fee funded services next year is proposed to be \$382.80, a 4.6% increase from the 2025 combined rate of \$365.90 per property. The different fees which are based on the type of carts selected by the homeowner, are shown in the above tables.

Single Family Garbage and Organics Fees

The 2026 garbage and organics fees for single family properties is proposed to increase by 5% from 2025. The increase in the garbage and organics fee is primarily due to inflation and an increase in tipping fees. Metro Vancouver’s tipping rates have increased 5% to \$148.00 (per tonne) for garbage. For organics, the current tipping rate by Metro Vancouver has increased 1.7% to \$117 (per tonne) for organics for the first half of 2026; however, the rate for the remainder of the year is uncertain as the contract is set to expire on June 30, 2026. Metro Vancouver is initiating a procurement process and its results may impact future organics processing costs. To protect against this risk, a contingency amount has been built into the utility rates.

Staff are investigating the implementation of bi-weekly residential collection. Council considered this initiative at a Utility Rates Workshop on November 17, 2025, and requested staff do more detailed analysis. Solid Waste will undertake this analysis and planning work for possible implementation in 2027. If approved by Council, this change would be reflected in the Solid Waste Collection and Service Fees starting in 2028.

The Solid Waste budget includes additional resources to ensure timely processing of cart repairs. The estimated annual costs for this work is \$150,000, which is funded through the solid waste reserve fund in 2026.

Environmental Fee

The 2026 Environmental Fee for single family and multi-family properties is proposed to increase by \$0.40 and \$0.30, respectively, from the 2025 Environmental Fee. This is primarily due to an increase in the costs of providing streetscape and other public realm recycling services, waste reduction education and policy development.

Commercial Rates for Garbage, Organics and Cardboard Collection

A 5% increase is proposed for commercial container fees, garbage disposal tipping fees and the monthly flat fee for commercial organics collection. This increase is due to inflation on costs as well as rising tipping fees at the North Shore Recycling and Waste Centre. This service promotes a low-cost local solution, without complex contractual agreements to affordable low-income multi-family buildings and other non-profit community-based organizations and businesses in support of the local economy.

If Solid Waste and Environmental Fee revenues exceed costs, these revenues will be directed to the solid waste reserve.

Timing/Approval Process:

Council approval of the utility charges and adoption of the amending bylaw is needed as part of the 2026 budget.

Concurrence:

The Finance and Climate Action departments have reviewed this report.

Financial Impacts:

The total estimated revenue required to fund solid waste services, including the Environmental Fee, for 2026 is \$10M (\$7M Residential Solid Waste Collection, \$1.9M Commercial Solid Waste Collection and \$1.1M Environmental Services). The Solid Waste reserve is projected to be \$8.5M by the end of 2026, which is within the target range to operate the utility and fund the replacement of carts once they reach the end of their projected asset life (15 years) in 2033.

Liability/Risk:

No known liabilities or risks.

Social Policy Implications:

The provision of solid waste collection is a core service which a community requires in order to ensure a high standard of public health.

Environmental Impact:

The Environmental Fee includes funds to support educational programs and initiatives directed towards residents of the District of North Vancouver, which will aim to support waste diversion targets set by the District and Metro Vancouver.

Public Input:

Council provides an opportunity for public input through the bylaw adoption and budget process.

Committee Input:

No input has been received from the Committee in relation to this Report.

Conclusion:

Approval of the Solid Waste Management Bylaw 8436, 2021, Amendment Bylaw 8768, 2025 (Amendment 5) will establish the solid waste collection and environmental services fees for 2026, as required as part of the budget process.

Options:

Option 1-

That the bylaw be given FIRST, SECOND, and THIRD readings.

Option 2-

That the bylaw not be given FIRST, SECOND, and THIRD readings.

Respectfully submitted,



Tom Madigan
Section Manager – Fleet & Solid Waste

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

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The Corporation of the District of North Vancouver

Bylaw 8768

A bylaw to amend Solid Waste Management Bylaw 8436, 2021

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

Citation

1. This bylaw may be cited as “Solid Waste Management Bylaw 8436, 2021, Amendment Bylaw 8768, 2025 (Amendment 5)”.

Amendments

2. Solid Waste Management Bylaw 8436, 2021 is amended as follows:
 - a) Schedule A is hereby deleted in its entirety and replaced with a new Schedule A, as attached to this Bylaw as Schedule 1.

Effective Date

3. The effective date of this bylaw is January 1, 2026.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule 1 to Bylaw 8768

Schedule A to Bylaw 8436

1. Annual Solid Waste Collection Fees

Description	Single & Multi-Family Property with Curbside Collection	Multi-Family Property without Curbside Collection
Garbage and organics collection		
240L Garbage and up to two 240L Organics	\$346.60	
140L Garbage and up to two 240L Organics	\$295.30	N/A
Two 140L Garbage and up to two 240L Organics (available only to houses with secondary suites)	\$449.00	
Additional organics carts, per cart	\$54.40	N/A
Exchange fee for exchange, replacement, return or acquisition of additional Solid Waste Container (per transaction)	\$50.00	N/A
Container Replacement Fee (lost/stolen/damaged) – these fees refunded if container recovered and replacement container returned to District	\$150 – 240L \$140 – 140L	N/A
Environmental fee	\$36.20	\$22.40

All flat rate annual charges are due and payable at the times and in the manner set out in Section 33 of this Bylaw.

Exchanges after December 31, 2025:

- For cart additions that result in a collection fee increase, the increased fee will be pro-rated and payable from the first quarter following the change and the pro-rated collection fee increase is payable upon receipt by the District of the change request.
- For cart exchanges that result in a collection fee increase, the increased fee will not be pro-rated and payable in the year of the exchange; the increased annual collection fee will apply from January 1st of the following year.
- For cart exchanges or returns that result in a collection fee decrease, the decreased fee will be pro-rated and payable commencing in the quarter in which the change occurs and any decrease will be offset against the exchange fee. Any balance owing is payable upon receipt by the District of the change request. Credit balances will be applied to the utility account.

2. Bulk Container Collection Fees

Description	Container Size				
	1 Yard	2 Yard	3 Yard	4 Yard	6 Yard
Container Rental (invoiced and payable monthly):					
Cardboard Container Monthly Rental Fee	N/A	\$65.25	\$65.25	\$65.25	\$65.25
Cardboard Container Monthly Rental Fee with Jitney	N/A	\$96.00	\$96.00	\$96.00	\$96.00
Solid Waste Container Monthly Rental Fee	\$21.50	\$22.50	\$24.25	\$25.50	\$28.00
Solid Waste Container Tipping Fees (Charge per Tip):					
(a) Residential					
(i) with 1 - 3 containers	\$29.50	\$36.25	\$44.00	\$53.00	\$65.25
(ii) with 4 - 7 containers	N/A	\$34.25	\$42.00	\$50.25	\$62.00
(iii) with 8 - 11 containers	N/A	\$32.50	\$39.50	\$47.50	\$59.25
(iv) with 12+ containers	N/A	\$28.50	\$30.50	\$42.75	\$52.00
(b) Schools, Churches, Institutional	N/A	\$39.75	\$48.00	\$58.00	\$75.00
(c) Commercial, Industrial (1 tip/ week)	N/A	\$42.75	\$53.75	\$64.25	\$74.50
1 tip/ 2 weeks	N/A	\$48.25	\$59.75	\$73.25	\$77.00
1 tip/ 4 weeks	N/A	\$52.75	\$63.50	\$74.50	\$80.25
On request	N/A	\$56.50	\$66.75	\$77.00	\$82.50
Organic Waste Cart Tipping Fees (Fee per 240 L cart per month, invoiced and payable monthly):					
First Cart – tipped weekly	\$99.00				
Second, Third and Fourth Cart – tipped weekly	\$50.00				
Five and more Carts – tipped weekly	\$24.25				
Charges per Tip in addition to Container Tipping Fees:					
(a) Casters	\$5.75				
(b) Locks	\$1.50				
(c) Jitney (Includes Casters)	\$30.75				
Other Fees:					
Service Requests	\$50/hour				

(8768)

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>December 1, 2025</u>
<input type="checkbox"/> Other:	Date: _____

_____ Dept. Manager	 _____ GM/ Director	 _____ CAO
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The District of North Vancouver REPORT TO COUNCIL

November 19 2025
File: ENGUTL-1295952093-103

AUTHOR: Sean Rooney, P.Eng., Manager, Utilities

SUBJECT: Sewer Bylaw 6656, 1994, Amendment Bylaw 8766, 2025 (Amendment 38)
User Charges and Service Fees for 2026

RECOMMENDATION:

THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8766, 2025 (Amendment 38)” is given FIRST, SECOND, and THIRD Reading.

REASON FOR REPORT:

The sanitary sewer and drainage user charges are specified in Sewer Bylaw 6656 and are the primary funding source for the District’s sewer utility. This report provides information and recommendations regarding proposed amendments effective January 1, 2026.

SUMMARY:

The proposed rate increases are consistent with the comprehensive Utility Rate Study conducted by FCS Group and Council’s objectives of maintaining financial sustainability in the management of sewer utility infrastructure. The proposed rates support the District’s corporate strategic goals of achieving a balanced and fair economy, leading in climate emergency action and environmental management and fostering a resilient organization.

The proposed charge for a single-family residence in 2026 is \$1,255.60, an increase of \$129.50 or 11.5% from 2025. The increase is mainly driven by the Metro Vancouver flow-through costs. The higher rates are required to cover projected rate increases from Metro Vancouver while maintaining sufficient funding for DNV capital works, operating programs and reserves.

The proposed bylaw update includes an administrative update to the terms for capping and abandonment of sewer connections.

BACKGROUND:

The sewer utility encompasses two distinct and separate sewer systems, the sanitary and the storm sewer systems. They provide sanitary sewage collection and storm drainage collection for the District of North Vancouver. User charges are the main source of funds for the sewer utility. The revenue from the user charges must be sufficient to cover Metro

Vancouver flow-through sewer charges, annual operating and maintenance costs, proposed capital works, and inflation, as well as to maintain reserve funds at an acceptable level.

The sewer and drainage systems have a combined replacement value of \$1,763M. The sanitary system includes approximately 386 km of sanitary sewers, 33 lift stations and 21,100 sanitary sewer services and provides critical sanitary collection for properties within the District. The current replacement value of the sanitary system is \$678M. The drainage system includes 362 kilometres of storm mains, 546 culverts, natural hazard mitigation structures, and other natural or artificial water courses that provide critical drainage and storm water control to protect District and private property from flood damage. The current replacement value of the storm system is \$1,086M.

EXISTING POLICY:

The sewer utility operates as a self-sufficient financial entity with no debt financing. In 2025, staff initiated a utility rate study and have now completed the first phase of that work. The target fund balance for the District's sewer reserves are in the range of \$25.5 million, with the projected ending balances for 2026 within that range, when amounts set aside for rate stabilization through 2029 are excluded. The District's reserves are in place to address working capital, rate stabilization, capital contingency, and system reinvestment funding requirements.

Staff will report back to the Finance and Audit Standing Committee on the State of our Assets, and Sustainable Infrastructure Funding levels in April 2026.

ANALYSIS:

The sewer utility expenses are broken into seven main categories and are described below in 'Cost of Service'.

Revenues for the sewer utility are collected primarily through flat rate sewer charges, metered rate sewer charges and sewer service connection fees.

Cost of Service

The seven most significant sewer utility expenditures that impact the outcome of the rate setting process are:

1. Metro Vancouver liquid waste charges (Metro)

District Costs:

2. Direct capital costs (Capital)
3. Contribution to the reserve fund (Reserve)
4. Direct operating costs (Operations)
5. Contribution to the District's general operating overhead (Overhead)
6. Sanitary and storm sewer service connection costs (Connections)
7. Department administration costs (Admin)

The breakdown of these costs (in millions) are as follows:

Category	2025	2026	% Cost	\$ Change	% Change
Metro	\$ 29.52	\$ 36.29	64.1%	\$ 6.77	22.9%
Capital	10.66	8.02	14.2%	(2.64)	-24.7%
Reserve	5.18	3.32	5.9%	(1.86)	-35.9%
Operating	5.48	5.63	10.0%	0.15	2.7%
Overhead	0.98	1.00	1.8%	0.02	2.0%
Connections	1.56	1.60	2.8%	0.05	2.9%
Admin	0.52	0.71	1.2%	0.19	36.0%
	\$ 53.90	\$ 56.57	100.0%	\$ 2.67	5.0%

Cost Composition

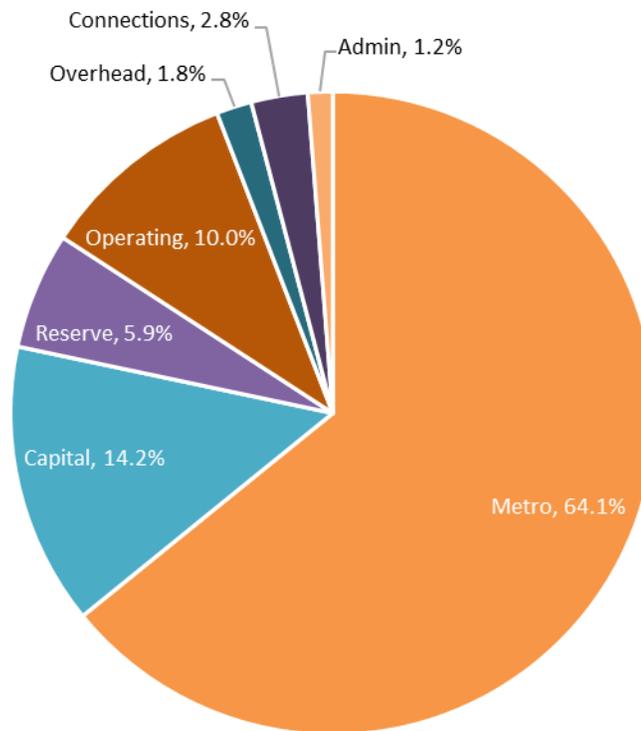


Figure 1: Sewer Utility Costs by Category

The combined annual sewer utility expenditures for 2026 are \$56.6M, an increase of \$2.7M or 5% year-over-year from the 2025 amended budget.

Metro Vancouver Liquid Waste Charges

Metro Vancouver facilities and operations charges are levied to the North Shore municipalities for conveyance and treatment of sewage. These charges consist of operations, administration and capital debt costs. In 2026, Metro Vancouver charges are

estimated to increase by 23% or \$6.8M for a total of \$36.3M and are the single most significant expense of the sewer utility, at 64% of total expenditures.

Metro Vancouver has now provided its estimated liquid waste levies for the next 5 years. These estimates include the significant cost of debt related to the NSWTP; based on Metro's estimates, DNV's liquid waste levy (excluding BOD/TSS charges) will increase from \$28.8M in 2025 to \$52.8M by 2030. To moderate the impact of these substantial cost increases on residents, the District will draw annual amounts from the Sewer & Drainage Stabilization Reserve from 2026 to 2029, as discussed below in '*Sewer Reserve Contributions*'.

The ongoing North Shore Wastewater Treatment Plant (NSWTP) project is the primary contributor to growth in Metro's liquid waste debt charges and operating levy. The Provincially-approved 2010 Integrated Liquid Waste and Resource Management Plan (ILWRMP) mandates construction of the new treatment plant. The new treatment plant will provide tertiary treatment which exceeds federal regulatory requirements for treatment technology and will ensure the treated wastewater released into the marine environment is much cleaner.

Metro Vancouver has also commenced its wet weather sewer pricing strategy for liquid waste services starting in 2024 with a ten-year phase in period. This plan adjusts the District's liquid waste levy based on wet weather sewage flows. Historically, the District was billed for its portion of the levy based on population, which was a way of estimating dry weather sewage flows or base flows.

Staff are actively working on a number of key initiatives in response to wet weather pricing. These initiatives include flow monitoring, proactive inspection programs, enforcement of sewer bylaws on private property, proposed sewer bylaw updates, financial incentives and/or penalties and system-wide asset management programs.

In compliance with Provincial regulation, Metro Vancouver is updating the current region's Liquid Waste Management Plan in 2025. This update will include all of the above initiatives as required measures for all member municipalities to limit discharges of sanitary sewage flows into the environment.

DNV Capital Program Costs

The 2026 sewer capital program will cost \$9.9M, with \$8M funded from the District's sewer capital reserve and \$1.9M funded from development cost charges and other external funding sources.

Capital works in the sewer utility are funded partially by the District's development cost charges (DCCs). Subsequent to the new provincial housing legislation, a full review of development cost charges was undertaken and DCCs were amended through Bylaw 8705 which was adopted December 9, 2024.

Once the OCP has been updated in line with the new housing legislation, a thorough review of housing growth will be completed and any necessary infrastructure required to support the additional growth will be incorporated in a future DCC bylaw update.

This year's funding request supports the Asset Management Plan obligations. Works performed include planned asset remediation, replacement and upgrading for the following programs:

- Sanitary sewer main and lateral remediation
- Sewage lift station upgrades
- Reduction of inflow and infiltration program (RIIP)
- Sewer lateral inspection chamber installation program
- Storm sewer remediation and upgrading
- Culvert remediation program
- Watercourses hazard mitigation
- Sewer system automation upgrades

In 2021, the District secured a grant from the Investing in Canada Infrastructure Program for the Reduction of Inflow & Infiltration Program (RIIP) in Lynn Valley. The total project cost is \$5M, with 73.33% (\$3.67M) co-funded by Provincial (33.33%) and Federal (40%) governments, focuses on improving the sanitary sewer network to prevent overflows during wet weather events. The work, which began in 2022, is projected to finish by the end of Q1 2026. A similar project in 2018 saw 83% funding from these senior governments and totalled about \$3M in capital upgrades.

So far, the RIIP-Lynn Valley project has installed eight flow monitors in the Lynn Valley catchment for gathering data on rainfall and groundwater impacts. Also, it has renewed 5.8 km of sanitary mains using Cured-in-Place Pipe (CIPP), rehabilitated 45 maintenance holes, installed 43 inspection chambers, and addressed two instances of stormwater cross-connection. The work done is valued at roughly \$4.0M. By the end of Q1 2026, an additional 1.0 km of CIPP costing about \$1.0M, are expected to be finished.

Sewer Reserve Contributions

The District's sewer reserves consist of a capital infrastructure reserve and a stabilization reserve. This ensures consistent and steady funding for sewer capital infrastructure while establishing a dedicated stabilization reserve for operations.

Due to the significant increase in Metro Vancouver charges over the next 4 years, the Sewer & Drainage Stabilization Reserve is expected to contribute \$16.8M between 2026 and 2029 to help fund operating costs. For 2026, this withdrawal is \$4.8M which, when combined with the separate \$8M contribution to the capital reserve, results in a net reserve contribution of \$3.3M. Total sewer reserves are projected at \$34M by 2026 year-end; while this is sufficient to sustain the District's utility infrastructure and provide rate stability over the next 5 years, additional work is required to determine the appropriate funding levels over the long term.

Sewer Operating and Maintenance Charges

Operations expenses increase by \$150K for a total budget of \$5.6M and comprise 10% of overall expenditures. The projected increase in expenditures is attributed primarily to inflationary drivers such as labour costs, fuel and materials. Operations services and programs delivered include:

- Sewer system emergency response.
- Sewer main and service cleaning and maintenance
- Sanitary sewer lift station inspection, maintenance and repairs
- Storm sewer main and service cleaning and maintenance
- Sewer system inspection and condition assessment
- Sewer system operator safety & training
- Drainage inlet/culvert cleaning and maintenance
- Flood control and emergency response

General Operating Overhead

The sewer utility contributes annually to the District’s general operating overhead. This funds facility space and shared business services required to operate and support the utility such as finance, information technology, engineering and human resources. In 2025, the cost for this service is \$1M and represents 1.8% of the overall sewer utility expenditures.

Service Connection Work Costs

Service connection work is operated as a self-supporting fee for service business. Service fees are reviewed annually to ensure value for service and financial independence. The value of work estimated for 2026 is \$1.6M and represents 2.8% of total expenditures.

Updates are required to the sewer connection installation charges to account for rising construction, labour and material costs, and ensure full cost recovery of the services. The updates are as follows:

Installation Charges	2025	2026
Service Capping	\$2,920	\$3,081
Service Abandonment	\$5,580	\$5,887
Inspection Chamber Installation	\$4,026	\$4,247
Service Connection Installation to Main (0-2m)	\$2,783	\$3,006
Service Connection Installation to Main (>2-3m)	\$3,577	\$3,863
Service Connection Length Charges (0-2m)	\$475/ m	\$513/ m
Service Connection Length Charges (>2-3m)	\$732/ m	\$791/ m
Utility Crossing	\$1,106 each	\$1,194 each
Pole Holder Charge	\$2,420 each	\$2,614 each

Administrative Bylaw Updates

The proposed bylaw update includes an administrative change to the Capping and Abandonment of Sewer Connections. Sewer use charges are proposed to be pro-rated from the date of abandonment of a sewer connection as opposed to temporary capping for reuse

as is the current language. This change will simplify the administration of utility rate billing to ensure full cost recovery for site servicing during construction or redevelopment. This change also makes redundant the Special Use Sewer Fee (Item E, Attachment 4) which is deleted from the proposed bylaw.

Timing/Approval Process:

To apply the proposed rate increase for the full year in 2026, it is necessary for Council to approve the Bylaw amendments prior to January 1, 2026.

Concurrence:

This report has been jointly prepared and reviewed by the Utilities and Finance Departments.

Financial Impacts:

Cost of service impacts for 2026 result in a 11.5% across the board rate increase. The proposed charge for a single-family residence in 2026 is \$1,255.60, an increase of \$129.50 over 2025.

Liability/Risk:

If the user charges are not amended, the sewer utility may be forced to run an operating deficit, reduce service levels and/or deplete the sewer reserve. The capital programs for sewer main remediation, sewage lift station construction and renewal, upgrading and installation of drainage and special watercourse works reduce the risk of failure and resulting damage to District property, and reduce liability for private property damage, environmental damage, and service interruption.

Social Policy Implications:

Sanitary sewage and drainage collection and disposal are core services that a community requires in order to ensure a high standard of public health and safety.

Environmental Impact:

The sewer utility protects its infrastructure and minimizes the risk of sewage spills into the environment and destructive flood events through planned maintenance, capital upgrades and 24/7 emergency response.

Public Input:

Council provides an opportunity for public input through the bylaw adoption and budget process.

Conclusion:

Council approval of the revised sewer and drainage user charges and contributions to the sewer reserve ensures that sufficient funding is available for the sewer utility to continue to be financially self-sufficient. Council's continued support of the FCS Group study will promote equity for charges based on use, better align user sectors with industry standards, and provide rate stability in the future.

Sustained funding is required in order to continue adequate levels of infrastructure replacement and improvement programs necessary to maintain a high standard of public health while minimizing the risk of damage to property and the environment.

Respectfully submitted,



Sean Rooney, P.Eng.
Manager, Utilities

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

The Corporation of the District of North Vancouver

Bylaw 8766

A bylaw to amend Sewer Bylaw 6656, 1994

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

Citation

1. This bylaw may be cited as “Sewer Bylaw 6656, 1994, Amendment Bylaw 8766, 2025 (Amendment 38)”.

Amendments

2. Sewer Bylaw 6656, 1994 is amended as follows:

- a) Section 16 is hereby deleted in its entirety and replaced with the following:

“Capping and Abandonment of Sewer Connections

16. Before a building is demolished, destroyed or removed from *real property*, any *sanitary sewer connection* or *storm sewer connection* shall undergo *service capping* or *service abandonment* by *District employees*. The cost of *service capping* or *service abandonment* shall be paid by the owner or occupier of the *real property*, in accordance with Attachment 3.

In cases of *service abandonment*, the annual sewer and drainage user charges payable in respect of the said connection will be reduced by a pro-rated amount reflecting the period that the sewer/storm connection is abandoned.”

- b) Attachment 3, Schedule of Installation Charges, is deleted in its entirety and replaced with a new Attachment 3, Schedule of Installation Charges, as shown in Schedule A of this Bylaw.
- c) Attachment 4, Sanitary Sewer and Drainage Charges and Fees, is deleted in its entirety and replaced with a new Attachment 4, Sanitary Sewer and Drainage Charges and Fees, as shown in Schedule B of this Bylaw.

Effective Date

3. The effective date of this bylaw is January 1, 2026.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8766

ATTACHMENT 3 TO BYLAW 6656

SCHEDULE OF INSTALLATION CHARGES		
1. Service Capping Fees:		
• Storm		\$ 3,081
• Sanitary		\$ 3,081
2. Service Abandonment Fees:		
• Storm		\$ 5,887
• Sanitary		\$ 5,887
3. Inspection Chamber Installation		
4. Base Sewer Connection Charges for connections between 0 and 3.0 m deep consists of a service connection installation to main charge plus a service connection length charge. Charges for connections greater than 3.0 metres in depth, if deemed acceptable, or 300mm in diameter shall be estimated and charged on a site-specific basis. Note that these charges do not include restoration fees. Restoration fees are charged separately (refer to Construction Works on DNV Infrastructure section of the Fees and Charges Bylaw).		
Service Connection Installation to Main Charge	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$ 3,006	\$ 3,863
2nd Connection	\$ 1,468	\$ 1,539
Service Connection Length Charges	0 - 2.0m DEEP	OVER 2.0m - 3.0m DEEP
1st Connection	\$ 513 / meter	\$ 791 / meter
2nd Connection	\$ 256 / meter	\$ 309 / meter
5. Utility crossing charge is payable for each crossing required when laying the connection underneath other pipes or ducts.		\$ 1,194 each

6. Pole holder charge is payable when the proximity of the excavation to a power pole requires a pole holder.	\$ 2,614 each
7. Installation charges for storm or sanitary sewer connections:	
a) The "first connection" shall be the longest or deepest connection, whichever results in the higher charge.	
b) "Second" connection rates shall only apply when these connections are installed in the same trench (standard width) at the same time as the "first" connection.	
c) Connection charges shall be based on the greater of the depths measured between the ground surface at the property line or the ground surface at the main and the design depth of the connection at those two locations.	
d) The cost to replace any existing legal pin disturbed due to its proximity to the new connection shall be borne by the applicant.	
e) The cost for any rock work requiring blasting, drilling or splitting shall be in addition to the charges calculated in this schedule.	
f) BC Hydro charges for any work related to the connection installation shall be in addition to the charges calculated in this schedule.	
g) The cost to connect to a concrete encased sewer pipe shall be in addition to the charges calculated in this schedule.	
h) The cost of DNV staff required to complete an engineering design for a sewer connection shall be in addition to the charges calculated in this schedule.	
i) Cost to install, raise, alter or repair a manhole shall be estimated and charged on a site specific basis.	
j) Cost to remove, reduce or alter trees shall be in addition to the charges calculated in this bylaw.	
k) Charges are applied based on the year of construction.	
l) Where a service connection installation fee is charged, the Inspection Chamber is included for that service. The Inspection Chamber Installation charge is for the installation of a new inspection chamber on an existing service which is permitted for re-use.	

Schedule B to Bylaw 8766

ATTACHMENT 4 TO BYLAW 6656

SANITARY SEWER AND DRAINAGE CHARGES AND FEES

A. UNMETERED WATER SUPPLY

<u>FLAT RATE ANNUAL CHARGES FOR UNMETERED WATER SUPPLY</u>	
USER	ANNUAL CHARGE
Single Family Residence	\$ 1,255.60
Row House/ Duplex	\$ 1,044.80
Secondary Suite	\$ 440.20
Coach House	\$ 440.20
Multi-family	\$ 1,044.80
Rest Home per bedroom	\$ 935.80
Retail, office or service commercial premise	\$ 1,255.60
• With living quarters, an additional	\$ 1044.80
Church	\$ 1,255.60
<p>Annual Charge</p> <p>The flat rate annual charge is due and payable at the time and in the same manner set out in section 15 of this Bylaw. All charges are for the calendar year from January 1 to December 31.</p>	
<p>Charges Pro-Rated</p> <p>For parcels serviced for less than one year, the annual charge will be paid on a pro-rated basis to the date of <i>service abandonment</i> subject to Section 16 or from the date of connection to the last date in December.</p>	
<p>Date of connection</p> <p>The date of connection for a parcel is the date on which the sewer connection is installed to the parcel. Flat rate charges for additional dwelling units within a parcel commence on the date of the final plumbing inspection for those additional dwelling units.</p>	
<p>Secondary Suite</p> <p>Any property adding a Secondary Suite or Coach House (as defined in the District's Zoning Bylaw 3210) will be charged the additional annual charge(s) on a pro-rated basis from the date of the final plumbing inspection for the additional suite or coach house to the last date in December.</p> <p>Any property owner with an additional unauthorized dwelling unit contained within a building of residential occupancy will be charged the annual charge for the calendar year upon confirmation of the additional unit.</p>	

A property owner who removes a Secondary Suite must give written notice to the Chief Bylaw Officer. The annual charge for the Secondary Suite will be pro-rated to the date of electrical inspection by the District Inspector confirming the removal of the suite.

B. METERED PROPERTIES

The sewer charge for properties that are metered or where sewage discharge is metered or otherwise measured under a GVS&DD Waste Discharge Permit is based on the quantity of water delivered to the property or the quantity of sewage discharged from the property and is due and payable on the 20th day of the month in which the account is rendered:

Monthly Sewer and Drainage Charges for Metered Properties	
First 1,000 cu.ft used or part thereof	\$ 126.40
All in excess of 1,000 cu.ft used – per 100 cu.ft or part thereof	\$ 13.00

Quarterly Sewer and Drainage Charges for Metered Properties	
First 3,000 cu.ft used or part thereof	\$ 379.30
All in excess of 3,000 cu.ft used – per 100 cu.ft or part thereof	\$ 13.00

C. REDUCTION IN CHARGE

Where owner/occupier of property with metered water supply can establish annually to the satisfaction of the Director or the Directors designate that less than 80% of water delivered by the water utility to the property is discharged into the sanitary sewer system, sewer charge reduced in proportion to amount of water not discharged into sewer system:

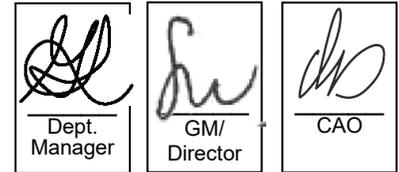
Quantity of Water Discharged to Sanitary Sewer	Reduction in Sewer Charge
65% to 80%	25%
35% to 65%	50%
35% or less	75%

D. INDUSTRIAL BOD/TSS CHARGES

Annual charge for discharge to sanitary sewer from property regulated under a GVS&DD Waste Discharge Permit:

GVS&DD WASTE DISCHARGE PERMITEE SEWER CHARGES	
MONTHLY METERED PROPERTIES	
First 1,000 cu.ft used or part thereof	\$ 126.40
All in excess of 1,000 cu.ft used – per 100 cu.ft or part thereof	\$ 7.74
QUARTERLY METERED PROPERTIES	
First 3,000 cu.ft used or part thereof	\$ 379.20
All in excess of 3,000 cu.ft. used – per 100 cu.ft. or part thereof	\$ 7.74

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 13, 2025
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw Number 8743: OCP Update 2025 – OCP Bylaw Amendments**

RECOMMENDATION:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8743, 2025 (Amendment 57)” is given SECOND and THIRD Readings.

BACKGROUND:

Bylaw 8743 received first reading on October 20, 2025 ([Staff Report dated October 9, 2025](#)).

Notice was given for Bylaw 8743 in accordance with Section 94 of the *Community Charter* on the 29th of October and 5th of November. A public hearing was held and closed on November 12, 2025.

The bylaw is now ready to be considered for Second and Third Readings by Council.

Options:

1. Give second and third readings to the bylaw;
2. Give no further readings and abandon the bylaw at first reading; or,
3. Debate possible amendments to the bylaw at second reading and return bylaw to a new public hearing if required.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Schell'.

Rhonda Schell
Deputy Corporate Officer, Legislative Services

**SUBJECT: Bylaw Number 8743: Bylaw Number 8473: OCP Update 2025 – OCP
Bylaw Amendments Introduction**

November 13, 2025

Page 2

Attachments:

1. Bylaw 8743
2. Public Meeting Report

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

The Corporation of the District of North Vancouver

Bylaw 8743

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

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

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8743, 2025 (Amendment 57)”

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) By adding a District-approved Land Acknowledgement before the Table of Contents;
 - b) By updating the Table of Contents as follows:
 - a. Inserting the heading “2025 Official Community Plan Review” before the “Introduction”; and
 - b. Renumbering subsequent sections and maps in accordance with the contents of this bylaw;
 - c) By adding a new section “2025 Official Community Plan Review” attached as Schedule A before the “Introduction”;
 - d) By adding the following policy to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.4: Transit Corridors:

“4. Designate transit-oriented areas as prescribed in the Local Government Act”
 - e) By adding the following to Part 1: Community Structure, Section 2: Urban Structure, Sub-section 2.5: Land Use Designations for the Urban Structure immediately following the second sentence:

“Map 2 identifies the location, amount, type, and density of residential development required to meet the anticipated housing needs over a period of 20 years, as identified in the most recent Housing Needs Report, as

required by the *Local Government Act*. Features on Map 2 other than land use are provided for orientation and reference only; “proposed roads in centres” are conceptual and applicants should refer to relevant implementation plans for details.”

- f) By amending Part 1: Community Structure, Map 2: The District of North Vancouver Official Community Plan – Land Use Map as follows:
- a. In the legend, delete “Lower Lynn Town Centre” and replace with “Lynn Creek Town Centre (Lower Lynn Town Centre)”;
 - b. In the legend, delete “Lower Capilano Marine Village Centre” and replace with “Lions Gate Village Centre (Lower Capilano Marine Village Centre)”;
 - c. In the legend, delete “First Nation Boundary” and replace with “Indian Reserve Boundary”;
 - d. Delete the map labels “Squamish First Nation” and replace with “Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation)”;
 - e. Delete the map label “Tsleil-Waututh First Nation” and replace with “səlilwətał (Tsleil-Waututh Nation)”;
 - f. Amend the map colour for Indian Reserve Land from white to light grey;
- g) By adding the following policy to Part 1: Community Structure, Section 5: Transportation Systems, Sub-section 5.1: Transportation and the Network of Centres:
- “9. Consider transportation demand management measures, such as end-of-trip facilities, secure bicycle or scooter parking facilities, transit pass subsidies, and car-sharing”
- h) By deleting Policy 5 under Part 2: Community Development, Section 6: Social Well-Being, Sub-section 6.3: Community Services, Programs, and Facilities and replacing it with the following:
- “5. Support orientation and community services including provision of housing to support newcomers”
- i) By adding the following policy to Part 2: Community Development, Section 7: Housing, Sub-section 7.1: Housing Diversity:

“6. Encourage and facilitate a diverse mix of housing type, tenure, and affordability to meet varying household needs at different life stages, income levels and abilities”

- j) By adding the following policies to Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing:

“11. Strengthen requirements to provide tenant assistance and supports for residential tenants in existing rental housing sites undergoing redevelopment”

- k) By deleting Policy 7 under Part 2: Community Development, Section 7: Housing, Sub-section 7.2: Rental Housing and replacing with the following:

“7. Update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans to align with the most recent Housing Needs Report housing classes and target populations”

- l) By deleting Policy 3 under Part 2: Community Development, Section 7: Housing, Sub-section 7.3: Housing Affordability and replacing it with the following:

“3. Apply incentives and requirements (including, but not limited to density bonussing, pre-zoning, reduced parking requirements, and inclusionary zoning) as appropriate, to encourage the development of affordable housing”

- m) By deleting Policy 2 under Part 2: Community Development, Section 7: Housing, Sub-section 7.4: Non-Market Housing and Homelessness and replacing it with the following:

“2. Work with community partners to explore opportunities for social housing, co-operative and innovative housing, including housing opportunities for Indigenous persons”

- n) By adding a new Sub-section “12.3.4 Amenity Cost Charges” to Part 3: Plan Management, Section 12.3: Plan Implementation Strategies:

“12.3.4 AMENITY COST CHARGES

Amenity Cost Charges (ACCs) provide funds to assist the District in paying for amenities to serve the increased population of residents or workers that result directly or indirectly from development. The Local Government Act enables local governments to impose ACCs on development and regulates the use of ACC funds. The District’s ACC bylaw establishes the charges and list of amenities for which collected ACCs may be used. ACCs should be

regularly reviewed to ensure the charges and list of amenities reflect the additional amenities required.”

- o) By adding “, amenity cost charges” in Part 3: Plan Management, Section 12.4: Financial Statement, immediately following reference to “community amenity contributions” in the seventh sentence.
- p) By adding the following disclaimer to Schedule A: Town and Village Centre Policies below “Schedule A Table of Contents”:

“Disclaimer: 1. Land use: Refer to OCP Map 2: Land Use Map for current parcel land use designations. In the event of a conflict between the Map 2: Land Use Map and any Schedule A land use maps, the Map 2: Land Use Map governs.
2. Future transportation routes: Applicants should refer to relevant implementation plans for details and contact the Engineering Department for direction to current plans.”
- q) By deleting Schedule C: Regional Context Statement in its entirety and replacing it with Schedule C: Regional Context Statement attached as Schedule B.

READ a first time October 20, 2025, by a majority of all Council members.

PUBLIC HEARING held November 12, 2025

READ a second time by a majority of all Council members.

READ a third time by a majority of all Council members.

ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 8743

2025 OFFICIAL COMMUNITY PLAN REVIEW

This section outlines amendments to the District of North Vancouver Official Community Plan in response to provincial legislative changes.

LEGISLATIVE CONTEXT

In 2023 and 2024, the Province passed a series of legislation aimed at accelerating housing approvals, increasing housing supply, and improving affordability. Key components of the provincial legislation and the District's response are summarized below. Together, these amendments to the *Local Government Act* and *Housing Supply Act* mark a fundamental shift towards a prescribed land use regulation process in British Columbia.

Requirements for Local Governments

Legislation	Response
<u>Housing Needs Report</u> Regularly update Housing Needs Reports using a standard method to identify five- and-20-year housing needs.	We completed our Interim Housing Needs Report in October 2024, prior to the January 1, 2025 deadline.
<u>Official Community Plans & Zoning Bylaws</u> Regularly review and update OCPs and Zoning Bylaws to accommodate 20-year housing needs.	We reviewed and updated our OCP and Zoning Bylaw to ensure they could accommodate our 20-year housing need – as identified in our Interim Housing Needs Report (2024) – Prior to the December 31, 2025 deadline.
<u>Public Hearings</u> Prohibit site-by-site public hearings for rezonings that are consistent with OCPs.	The District can no longer hold public hearings for residential development applications that are consistent with the OCP.
<u>Small Scale Multi-Unit Housing</u> Permit three to four units of small-scale, multi-unit housing on properties zoned exclusively for single-family or duplex residential use (does not apply to zones that already permit three or more dwelling units on a property).	In June 2024, Council adopted amendments to the Zoning Bylaw to permit a secondary suite and coach house in single-family zones. This means that all single-family lots in the District permit 3 dwelling units per lot.
<u>Transit-Oriented Areas (TOAs)</u> Permit three to four units of small-scale, multi-unit housing on properties zoned	The two TOAs in the District – at Phibbs Exchange and Capilano University – were designated by the bylaw in June 2024

exclusively for single-family or duplex residential use (does not apply to zones that already permit three or more dwelling units on a property).	which aligns with the new legislation and governs land use within the TOAs.
<u>Housing Target Order</u> New housing construction targets issued for the District of North Vancouver. We are required to build 2,838 net new housing units over a period of five years from October 1, 2023 to September 30, 2028.	We are required to report our progress to the Province annually from 2024 to 2028.

The Province also introduced various tools and authorities for local governments to support proactive planning and building affordable housing (e.g., tenant protection, inclusionary housing, density bonusing, and transportation demand management).

Interim Housing Needs Report

On October 21, 2024, Council received the District’s Interim Housing Needs Report. This report documented the District’s five-year housing need of 7,425 units and its 20-year housing need of 22,369 units.

The Interim Housing Needs Report (2024) identified key statements of housing need in the District:

- Affordable Housing
- Rental Housing
- Housing for seniors
- Housing for immigrants
- Housing for families
- Housing for individuals experiencing homelessness
- Accessible housing
- Housing for Indigenous households
- Housing near transit and active transportation infrastructure

The District is required to ensure the OCP and Zoning Bylaw permit the use and density of use necessary to accommodate at least the 20-year total number of housing units required to meet anticipated housing needs (22,369 units).

SHAPING OUR COMMUNITY THROUGH THE OCP

Since the OCP was adopted in 2011, several new plans, strategies, and policies have been developed to implement policies on accessibility, child care, climate, economy, environment, housing, parking, parks, poverty and homelessness, tenant protection, transportation, and our Town and Village Centres. The existing OCP remains a strong foundation for land use planning and growth management in the District, with its core vision, policy framework, and urban structure still relevant today.

In order to comply with provincial legislation, targeted OCP amendments were undertaken in 2025. Our review of the OCP ensures that it provides sufficient capacity to meet the housing needs identified in the Interim Housing Needs Report (2024). Moving forward, the District is required to update the Housing Needs Report, and ensure the OCP and Zoning Bylaw align with the Housing Needs Report, every five years.

Residents have an important role in shaping their community through OCP updates, where community input informs the overall vision, policies, and land use framework. Once adopted, rezonings that are consistent with the OCP can not be subject to a public hearing. This means that many conversations about growth and land use will be essential during the process when the OCP is updated.

SUMMARY OF AMENDMENTS

The OCP amendments made in 2025 focus on:

- Specific housing policies to support legislative changes
- A new Regional Context Statement to align with the Regional Growth Strategy – Metro 2050
- Minor administrative amendments

OCP amendments are embedded within relevant sections of the OCP document where required.

Administrative Updates

- The original names for Lynn Creek Town Centre (Lower Lynn Town Centre) and Lions Gate Village Centre (Lower Capilano-Marine Village Centre) are used throughout the document. The new names were added to the updated Land Use Map (Map 2) and new Regional Context Statement, but other references remain unchanged.
- Text within the OCP document that references the Regional Context Statement (RCS) includes references to the previous 2011 RCS.
- Data in the OCP reflects the information available at the time the plan was originally adopted. It does not incorporate more recent data from sources such as the 2021 Census or updated housing market analyses. While the data provides historical context for the policies and direction in the OCP, it should not be relied upon as the most current information for decision-making or analysis.

Schedule B to Bylaw 8743

Schedule C: Regional Context Statement

AUTHORITY AND PURPOSE OF THE REGIONAL CONTEXT STATEMENT

The District of North Vancouver is required under Section 866 of the *Local Government Act* to include a Regional Context Statement in its Official Community Plan. This legislation establishes that the function and requirement of the Regional Context Statement is to identify the relationship between the Official Community Plan and the Regional Growth Strategy and, if applicable, identify how the Official Community Plan will be made consistent with the Regional Growth Strategy over time. This document is included as Schedule C of the District's OCP to meet that requirement with respect to Metro 2050 Regional Growth Strategy (Bylaw No. 1339, 2022).

The District of North Vancouver may amend the Official Community Plan to adjust the boundaries of the District's regional land use designations within the Urban Containment Boundary, provided such adjustments satisfy the requirements set out in section 6.2.7 of the Regional Growth Strategy (Metro 2050 Regional Growth Strategy, Bylaw No. 1339).

The District of North Vancouver may amend the Official Community Plan to adjust the boundaries of the District's Urban Centres or Frequent Transit Development Areas, provided such adjustments satisfy the requirements set out in section 6.2.8 of the Regional Growth Strategy (Metro 2050 Regional Growth Strategy, Bylaw No. 1339).

INTRODUCTION

The District of North Vancouver is a member municipality of Metro Vancouver and Council has endorsed Metro 2050 Regional Growth Strategy. The District provides a number of significant regional assets and will continue to play a valuable role within the wider Metro Vancouver region.

The District's extensive and pristine alpine areas provide a high quality drinking water supply and outstanding recreational opportunities. Major highway and railway transportation corridors, in addition to nationally significant deep water port terminals, help connect and strengthen the regional economy.

Traditionally, the District has functioned as an inner suburb of Metro Vancouver, providing predominantly residential land uses within close commuting proximity to the City of North Vancouver and the downtown peninsula.

While the character of residential neighbourhoods will be sensitively preserved, the OCP recognizes and promotes the maturation of the District into a more complete and diverse community. These directions work very effectively in concert with the broader vision and strategy for a sustainable future for the region expressed in the Metro 2050 Regional Growth Strategy.

Compact Growth Management

Metro Vancouver 2050: Goal 1: Create a Compact Urban Area

- The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

Sustainable Economy

Metro Vancouver 2050: Goal 2: Support a Sustainable Economy

- The District OCP facilitates greater opportunities for local economic development and employment. Concentrated populations and enhanced transit and pedestrian access support businesses in centres. Industrial lands are protected, and economic activity are intensified and diversified.

The Natural Environment and Climate Change

Metro Vancouver 2050: Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

- The District OCP protects local environmental assets through the establishment of an Urban Containment Boundary. Conservation, recreation and ecological functions are preserved. Growth is directed to established urban areas through coordinated land use, transportation and infrastructure planning to reduce energy consumption and greenhouse gases.

Housing Options

Metro Vancouver 2050: Goal 4: Provide Diverse and Affordable Housing Choices

- The District OCP supports a diversity of housing types for a balanced population. Centres provide for mixed-use and multifamily housing forms, while neighbourhoods provide for ground-oriented detached and attached housing forms. The need for affordable and supportive housing is recognized and supported.

Transportation Choice

Metro Vancouver 2050: Goal 5: Support Sustainable Transportation Choices

- The District OCP enables greater alternatives to the car through transit supportive settlement patterns and high pedestrian and bicycle design standards. Pedestrian, bicycle, transit and road networks are managed and integrated to provide safe and efficient options for all modes of transportation and users.

The District's OCP is supported by other planning documents that detail actions and strategies to achieve the goals of the OCP on a neighbourhood, theme, or sector basis. The District has adopted supporting planning documents that help achieve goals related to the environment, climate, economy, housing, tenant protection, child care, poverty

reduction and homelessness, accessibility, transportation, parking, and parks. The District has also approved implementation plans for the four growth centres:

- Lynn Creek (originally named Lower Lynn) Town Centre (2013)
- Lions Gate (originally named Lower Capilano-Marine) Village Centre (2013)
- Lynn Valley Town Centre (2013)
- Maplewood Village Centre (2017)

The remaining sections 1 to 5 of the RCS, and the accompanying Regional Features Map, identify more closely the consistency of District OCP policies and objectives with the five regional goals contained in Metro 2050 Regional Growth Strategy (Bylaw No. 1339, 2022).

METRO 2050 GOAL 1: CREATE A COMPACT URBAN AREA

The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres (Chapters 1 and 2). The OCP also directs office and retail growth to a transit efficient network of centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 1.1.9 Adopt Regional Context Statements that:	
1.1.9 a Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	Urban Containment Boundary illustrated on Regional Features Map.
1.1.9 b Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<p>Urban Containment Boundary established and growth restricted outside it (Policies 1.1 and 1.2). Parks, Open Space, and Natural Areas and Rural Residential Land Use designations applied to areas outside Urban Containment Boundary (OCP map 2). Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) and Rural Residential Land Use designations does not envision intensification through the extension of services.</p> <p>The OCP identifies capacity for an additional 20,000 population, 10,000 housing units, and 10,000 jobs for year 2030 (Chapter 1). The assumed baseline population for the OCP is 85,000 (2011 census counted 84,500). The OCP therefore provides capacity for a population of 105,000 by 2030. The assumed baseline dwelling unit count is 30,500 (2006 census counted 30,000 units, 2011 census confirmed 30,500). The OCP therefore provides capacity for 40,500 housing units by 2030. The assumed baseline employment for the OCP is around 26,000 (2006 census counted 22,000 fixed workplace jobs, and around 4,000 no fixed workplace jobs are assumed). The OCP therefore provides capacity for 36,000 jobs by 2030.</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Metro Vancouver’s subregional population projections by decade are as follows for the District (June 2024, Medium Growth Scenario¹):</p> <ul style="list-style-type: none"> • 2021 – 91,595 • 2031 – 100,497 • 2041 – 108,462 • 2051 – 116,717 <p>Metro Vancouver’s subregional dwelling unit projections by decade are as follows for the District (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> • 2021 – 33,950 • 2031 – 38,419 • 2041 – 42,534 • 2051 – 46,678 <p>Metro Vancouver’s subregional employment projections by decade are as follows for the District (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> • 2021 – 35,972 • 2031 – 40,649 • 2041 – 44,856 • 2051 – 48,556 <p>Metro Vancouver’s projections for 2041 and 2051 are beyond the 2030 planning horizon of the District’s OCP. The District commits to working towards consistency with Metro Vancouver’s projections to 2041 and 2051 in future OCP updates.</p> <p>The OCP’s 2030 projections (2011) are comparable to Metro Vancouver’s projections for 2031 (June 2024, Medium Growth Scenario):</p> <ul style="list-style-type: none"> - OCP projects 105,000 people by 2030 compared to Metro Vancouver’s population projection of 100,497 by 2031 - OCP projects 40,500 housing units by 2030 compared to Metro Vancouver’s dwelling unit projection of 38,419 by 2031 - OCP projects 36,000 total jobs by 2030 compared to Metro Vancouver’s employment projection of 40,649 by 2031
<p>1.1.9 c Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development</p>	<p>Commitment to work with Metro Vancouver (Policies 1.8, 10.4.2).</p>

¹ Metro Vancouver subregional population, dwelling units, and employment projections do not include Indian Reserve Lands.

RGS Roles for Municipalities	District OCP Actions
plans as well as specific plans to separate combined sewers	
<p>1.1.9 d</p> <p>Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts</p>	<p>Land use and integrated employment land and economic development policies manage and minimize conflict between residential and industrial areas (Section 3, Section 8).</p> <p>The Industrial land use designation (Map 2, Section 3.5), which includes port-related uses, limits uses for residential, commercial, and office in these areas.</p> <p>The movement of goods and access to key port and industrial areas is facilitated to minimize potential impacts to residents (Policies 5.5.3, 3.4.1, 8.1.4).</p>
Policy 1.2.23 Adopt Regional Context Statements that:	
<p>1.2.23 a</p> <p>Provide dwelling unit and employment projections that indicate the Member Jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)</p>	<p>The OCP provides for approximately 10,000 net new housing units up to 2030. The assumed baseline dwelling unit count for the OCP is 30,500 (2011 Census). The OCP therefore provides capacity for 40,500 residential units by 2030 (or 33% growth in the number of residential units from 30,500 in 2011 to 40,500 in 2030).</p> <p>The OCP directs 75 to 90% of the residential growth to four centres (shown on Map 1 in the OCP):</p> <ul style="list-style-type: none"> • ~2,500 new units in Lynn Valley Town Centre (Municipal Town Centre) (up to ~25% of the residential growth) • ~3,000 new units in Lynn Creek Town Centre (FTDA) (up to ~30% of the residential growth) • ~2,000 new units in Lions Gate/Marine Drive (which captures Lions Gate FTDA) (up to ~20% of the residential growth) • ~1,500 new units in Maplewood Village Centre (up to ~15% of the residential growth) <p>Medium and higher density residential and mixed use land use designations are applied to the four growth centres, as shown in OCP Map 2. Additional policies direct residential growth to the four growth centres (Policies 1.3, 2.1.2, 2.2.3, 2.2.4, 2.2.5).</p> <p>One of the District’s four growth centres (Lynn Valley Town Centre) is designated as a Municipal Town Centre in the RGS, and two (Lynn Creek Town Centre and Lions Gate Village Centre) are FTDA. As the OCP designates Lynn Creek as a Town Centre and this area is beginning to redevelop as such with high rise and higher density forms, it is the District’s intention to seek an amendment to the RGS in the future to recognize this area as a Municipal Town Centre.</p> <p>The District’s Interim Housing Needs Report (2024) (HNR) identifies the District’s 20-year housing need (2021-2041) as 22,369 net new housing units. The assumed baseline household</p>

RGS Roles for Municipalities	District OCP Actions
	<p>unit count for the Housing Needs Report is 32,700 in 2021. The HNR therefore anticipates a total of 55,069 housing units are needed in the District by 2041 (or 68% growth in the number of residential units from 32,700 in 2021 to 55,069 in 2041).</p> <p>Table 2 of the RGS includes residential growth targets for urban centres and FTDA's (from 2006 – 2041). The region-wide guideline is for 28% of residential growth to be located in FTDA's and 13% in Municipal Town Centres. The District's OCP plans for a 33% increase in the number of residential dwelling units between 2011 and 2030, with 75-90% of new dwelling units directed to our four growth centres (including Lynn Valley Municipal Town Centre, Lynn Creek FTDA, and Lions Gate FTDA). This growth pattern supports the RGS targets of directing 41% of future residential growth to FTDA's (28%) and Municipal Town Centres (13%).</p> <p>Employment growth:</p> <p>The OCP plans for 36,000 total jobs in the District by 2030. The assumed baseline of total jobs in the OCP is around 26,000 total jobs (in 2011). The OCP therefore plans for an increase of 10,000 new jobs by 2030 (or 38% growth in the number of total jobs from 26,000 in 2011 to 36,000 in 2021).</p> <p>The OCP provides significant policy support for job growth in Lynn Valley Town Centre (Municipal Town Centre), Lynn Creek Town Centre (FTDA), Lions Gate Village Centre (FTDA), and Maplewood Village Centre. Higher density Commercial Residential Mixed Use land use designations are applied to the four growth centres to facilitate office and retail development, as shown in OCP Map 2. Office and retail development are directed to the four growth centres (Policies 2.1.3, 3.1.3, 3.1.4).</p> <p>Table 2 of the RGS includes employment growth targets for Urban Centres and FTDA's (from 2006 – 2041). Table 2 of the RGS indicates employment growth region-wide is anticipated to occur at specific regional locations beyond the boundaries of the District, such as the Metropolitan Core (10% of job growth), Surrey Metro Core (5% of job growth) and across Regional City Centres (19% of job growth). Table 2 of the RGS also anticipates 16% of the region's overall job growth may occur within the 17 Municipal Town Centres (Map 4 in the RGS), of which Lynn Valley Town Centre is one. RGS Table 2 also indicates 27% of regional job growth may occur in Frequent Transit Development Areas, which includes Lynn Creek Town Centre and Lions Gate Village Centre. The RGS targets for employment growth are up to the year 2041, which is beyond the planning horizon of the OCP. The District commits to working towards consistency with Metro Vancouver's RGS employment growth targets beyond 2030 in future OCP updates.</p>

RGS Roles for Municipalities	District OCP Actions
	<p>The OCP directs new jobs to the Municipal Town Centre and FTDA's through policies and land use designations in a manner consistent with the job distribution described in the RGS Table 2. The District anticipates working towards detailed job allocation between each of the four growth centres that align with Table 2 in the RGS in future OCP reviews.</p>
<p>1.2.23 b include policies and actions for Urban Centres and Frequent Transit Development Areas that:</p>	
<p>1.2.23 b i identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4</p>	<p>Urban Centres and FTDA's illustrated on Regional Features Map (OCP Map 14).</p>
<p>1.2.23 b ii focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12</p>	<p>Lynn Valley (the District's Municipal Town Centre) is designated a Town Centre (Policy 2.1.1). The District's intent is to request Lynn Creek, which is also designated as a Town Centre in the District's OCP, be designated as a Municipal Town Centre in the RGS once development in this centre has advanced.</p> <p>Medium and higher density residential and Commercial Residential Mixed Use land use designations are applied, including Residential Level 6 (up to 2.5 FSR), Commercial Residential Mixed Use Level 2 (up to 2.5 FSR), and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR), to focus residential and commercial development as shown on Land Use Map (OCP Map 2).</p> <p>Mix and intensity of land uses, and transit-oriented infrastructure and design, facilitated to support frequent transit (Policy 1.4, Section 5.1).</p> <p>Residential growth directed to centres, including focus on affordable and rental housing (Policies 2.1.2, 7.2.7).</p> <p>Infrastructure investment directed to centres (Policy 2.1.4) and infrastructure planning coordinated with centres planning (Section 11.1).</p> <p>Major office and retail development directed to centres, specifically regionally designated FTDA's and the Municipal Town Centre (Policies 2.1.3, 3.1.3, 3.1.4).</p>

RGS Roles for Municipalities	District OCP Actions
	<p>New park and open space planned for Town Centres (Policy 4.2.2).</p> <p>Objective established for Town Centres to create complete communities with diverse housing, employment and recreation (Objective for Section 2.1).</p> <p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on growth and developments of these centres.</p>
<p>1.2.23 b iii encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives</p>	<p>Major office development directed to centres, specifically regionally designated FTDA's and the Municipal Town Centre (Policies 2.1.3, 3.1.4).</p> <p>Higher density mixed use land use designations are applied to centres to facilitate office development, Commercial Residential Mixed Use Level 2 (up to 2.5 FSR) and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR) as shown on Land Use Map (OCP Map 2).</p>
<p>1.2.23 b iv support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums</p>	<p>Parking reductions in centres and corridors considered (Policy 5.1.8).</p>
<p>1.2.23 b v consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)</p>	<p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on growth and development while planning for housing diversity and affordability, community services and amenities, environmental protection, and infrastructure, all of which contribute to equity and resiliency.</p> <p>In order to support future growth, additional OCP policies include the need to plan for community services and social programs (Section 6.3), retain and maintain existing rental buildings (Section 7.2), mitigate against natural hazards (Section 9.4), and emergency response (Section 6.4, Policy 10.4.1).</p> <p>Implementation strategies (Section 12.3.1) include direction to undertake Centres Implementation Plans to achieve OCP goals and objectives for each of the centres. When developing supporting planning documents and neighbourhood plans, the District anticipates the use of tools and measures to ensure resiliency and equity.</p>
<p>1.2.23 b vi consider support for the provision of child care spaces in Urban Centres</p>	<p>Support for child care across the District, including in centres (Policy 6.3.4).</p>

RGS Roles for Municipalities	District OCP Actions
and Frequent Transit Development Areas	Focus community facilities and services, such as child care, in centres to meet the needs of expanded populations in these areas (Policy 2.1.4).
1.2.23 b vii consider the implementation of green infrastructure	Support for green infrastructure, including the creation of parks (Policy 4.2.2), protection and enhancement of forest, trees, and soils (policies in section 9.2), and stormwater management (Policies 9.3.4, 9.3.5, 11.2.3).
1.2.23 b viii focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	Focus infrastructure and amenity investment in centres (Policies 2.1.4, 11.1.1).
1.2.23 b ix support the provision of community services and spaces for non-profit organizations	Support for community services and social programs (Section 6.3), many of which are delivered by non-profit organizations.
1.2.23 b x consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	N/A (no Employment lands in the District)
1.2.23 b xi take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Manage streets that serve residential areas using traffic-calming measures (Policy 5.5.6). Consider public health implications, including air quality and noise, when evaluating new developments (Policy 9.5.2).
1.2.23 c include policies for General Urban lands that:	
1.2.23 c i identify General Urban lands and their boundaries on a map generally consistent with Map 2	General Urban lands illustrated on Regional Features Map.
1.2.23 c ii exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major	Major office and retail uses (Policies 2.1.3, 3.1.3, 3.1.4) and community infrastructure investment (Policy 2.1.4) are directed to centres. The existing non-residential major trip generating uses of Capilano University, Capilano Suspension Bridge, and Grouse Mountain are already established on the transit network. New non-residential major trip generating uses, defined as non-residential major trip generating uses excluding those related to tourism, recreation and/or education, are excluded outside of

RGS Roles for Municipalities	District OCP Actions
Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	centres consistent with the land use designations in Map 2, DNV OCP Land Uses. Further definition and policy guidance regarding major office and retail uses is anticipated to occur in future OCP reviews.
1.2.23 c iii encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Sensitive infill may be enabled through potential intensification of established centres (Section 2.2), neighbourhoods (Policies 2.3.5, 2.3.6, 7.1.2) and transit corridors (Policies 2.4.2, 2.4.3).
1.2.23 c iv encourage neighbourhood-serving commercial uses	Neighbourhood-serving commercial needs are supported by policies for Town Centres, Village Centres, and neighbourhoods. New retail and commercial development is concentrated in Town Centres (Policy 2.1.3, Commercial Residential Land Use Designations shown on Map 2). Commercial uses to serve the surrounding neighbourhoods accommodated in Village Centres (Policy 2.2.3). Local commercial uses in neighbourhoods to be preserved and encouraged (Policy 2.3.5).
1.2.23 d with regards to Actions 1.2.15 and 1.2.23 c ii), include a definition of “non-residential Major Trip Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	<p>Non-residential major trip generating uses is defined in the RCS as “non-residential major trip generating uses excluding those related to tourism, recreation and/or education” (referenced in regards to Action 1.2.23 c ii)).</p> <p>The District anticipates adding a definition of “non-residential Major Trip-Generating uses” to the OCP in future OCP reviews. In relation, the District anticipates further definition and policy guidance regarding major office and retail uses to occur in future OCP reviews.</p>
1.2.23 e consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	<p>Of the District’s four growth centres, one is designated as a Municipal Town Centre (Lynn Valley Town Centre) and two are designated as FTDA’s (Lynn Creek Town Centre and Lions Gate Village Centre).</p> <p>Both FTDA’s – Lynn Creek and Lions Gate – are either partially or fully within Major Transit Growth Corridors (Metro 2050, Map 5).</p>
1.2.23 f consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Commitment to work with Translink (Policies 5.1.2, 5.3.7, 5.4.2, 5.4.3, 5.4.7) and other public, private, and non-profit partners (Policies 5.3.4, 5.4.10, 5.5.10) to improve the transportation network.
Policy 1.3.7 Adopt Regional Context Statements that:	
1.3.7 a	The Network of Centres land use concept supports compact, complete, mixed-use communities that are well connected by

RGS Roles for Municipalities	District OCP Actions
support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	<p>transit (Section 2 Urban Structure). The concentration of mixed-uses maximizes transit and pedestrian access in the centres (Policies 2.1.3, 5.1.1). Transportation policies for the centres plan for pedestrian connectivity (Policy 5.1.6) and cycling infrastructure (Policy 5.1.7).</p> <p>In addition to supporting multi-modal transit in the centres, the OCP supports District-wide pedestrian and cycling connectivity (Policies 5.2.2, 5.3.2; Map 4 Bicycle Plan Concept Map).</p>
<p>1.3.7 b</p> <p>locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit</p>	<p>The Network of Centres land use concept focuses growth to centres and corridors to support enhanced transit provision (Map 1; Section 1). This includes concentrating community infrastructure (i.e., facilities and services) and major retail uses in centres (Policies 2.1.3, 2.1.4, 2.2.3). Section 6.2 provides additional direction to provide library, arts, cultural, and recreation services in developing neighbourhoods.</p> <p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on planning for commercial uses and community amenities, including recreation centres, public and open spaces, parks, public art, child care, adults/senior facilities, libraries, and other programs and services.</p>
<p>1.3.7 c</p> <p>provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement</p>	<p>Section 4.1 outlines the District’s objective to maintain a diverse, high quality parks and open space system across the District that serves community needs. Parks, open spaces, and recreational opportunities in neighbourhoods (Policies 2.3.3, 4.2.1) and in new developments (Policy 4.1.10) is supported.</p> <p>Place-making amenities, including community gardens, playgrounds, and gathering places is supported (Policies 6.3.12, 4.1.10, Schedule A Town and Village Centre Policies).</p> <p>Accessibility for parks, open spaces, and community spaces for all people and abilities is promoted (Policies 4.1.8, 6.4.7).</p> <p>Support to create spaces that provide social connection and are accessible for a diversity of people and abilities (Policies 6.3.3, 6.3.6, 6.3.7, 6.3.12).</p>
<p>1.3.7 d</p> <p>respond to health and climate change-related risks by providing equitable access to:</p>	
<p>1.3.7 d i</p> <p>recreation facilities</p>	<p>Accessibility for all community members to participate in leisure and recreation activities, which includes recreation facilities (Policies 6.2.4, 6.2.5), is encouraged. Facilitate the creation of accessible community and public spaces (Policy 6.4.7).</p>
<p>1.3.7 d ii</p>	<p>Equitable access to green and public spaces is supported by OCP policies that aim to create and maintain green spaces across the District. Target established to exceed 2 hectares of community and neighbourhood park per 1,000 residents</p>

RGS Roles for Municipalities	District OCP Actions
green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	<p>(Section 4). The objective in Section 4.1 is to maintain a diverse, high quality parks and open space system across the District that serves community needs. Parks and open spaces in neighbourhoods (Policy 2.3.3) and in centres (Policy 4.2.5) are encouraged.</p> <p>Additional policy supports improving accessibility of parks, open spaces, and public spaces for a diversity of people and abilities (Policies 4.1.8, 6.4.7).</p>
<p>1.3.7 d iii</p> <p>safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities</p>	<p>Target established of achieving a 35% mode share of transit, walking, and cycling trips (Target 5), which is supported by policies in Sections 5.2, 5.3, and 5.4.</p> <p>Support for pedestrian-friendly features, accessibility, and cycling infrastructure for the pedestrian network (Policy 5.2.4), cycling network (Policy 5.3.3), and trail network (Policy 4.1.8).</p>
<p>1.3.7 e</p> <p>support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services</p>	<p>Urban agriculture, community gardens, and farmers markets are supported (Policies 6.3.12, 6.3.13).</p> <p>Retail uses, such as grocery stores, are supported across the District (Policy 2.1.3 for Town Centres, Policy 2.2.3 for Village Centres, and Policy 2.3.5 for neighbourhoods).</p>
<p>1.3.7 f</p> <p>consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments</p>	<p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on development of these centres, including support for the health and well-being of residents.</p> <p>Public health implications are considered when evaluating new developments (Policy 9.5.2, Schedule B design guidelines).</p> <p>The District plans to consider the mitigation of significant negative social and health impacts in future OCP reviews.</p>
<p>1.3.7 g</p> <p>provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community</p>	<p>Development Permit Area for Form and Character (Schedule B) includes design guidelines that aim to achieve barrier-free development and accessibility, improve safety, and reduce opportunities for crime.</p>
<p>1.3.7 h</p> <p>consider where appropriate, opportunities to incorporate recognition of Indigenous and other</p>	<p>Work and partner with First Nations to foster the expression of their cultural identity (Policy 6.2.3).</p>

RGS Roles for Municipalities	District OCP Actions
cultures into the planning of Urban Centres, FTDA's, and other local centres	
Policy 1.4.3 Adopt Regional Content Statements that:	
1.4.3 a identify Rural lands and their boundaries on a map generally consistent with Map 2	Rural lands illustrated on Regional Features Map.
1.4.3 b limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	<p>Growth restricted outside Urban Containment Boundary (Policy 1.2) and Rural Residential land use designation does not envision intensification of use through subdivision.</p> <p>Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) and Rural Residential land use designation does not envision intensification of use through the extension of services.</p> <p>Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary as shown on Land Use Map (OCP Map 2) and Regional Features Map (OCP Map 14).</p>
1.4.3 c specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary as shown on Land Use Map (OCP Map 2), providing for low density detached housing on large lots (up to 0.35 FSR).
1.4.3 d prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	The District does not have any agricultural areas. Urban agriculture and other food initiatives are supported (Policies 6.3.12, 6.3.13, 6.3.14, 6.3.15).
1.4.3 e support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	<p>Direction to map ecologically important areas and develop a management plan (Policy 9.1.1).</p> <p>Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7).</p> <p>Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4)</p> <p>Measures to protect, enhance and restore ecosystems include: acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3); and conservation tools such as covenants, land trusts, and tax exemptions supported where appropriate (Policy 9.1.6).</p>

METRO 2050 GOAL 2: SUPPORT A SUSTAINABLE ECONOMY

The urban structure, employment lands and economic development policies contained in the District's OCP (Chapters 1, 2, 3 and 8) place a strong emphasis on supporting sustainable economic activity in the District. This OCP protects employment lands for economic activity, seeks to intensify and diversify activity in these lands, encourage office development within a Network of Centres, and create a positive investment climate. Concentrated populations and enhanced transit and pedestrian access support businesses in centres.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 2.1.10 Adopt Regional Context Statement that:	
<p>2.1.10 a include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands</p>	<p>New retail, service and major office development concentrated in the District's two Town Centres (Lynn Valley and Lynn Creek). Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres.</p> <p>Appropriate industrial and light industrial commercial economic activity is protected, intensified, diversified, and a high quality business environment ensured through policies in Chapter 3. Note: the District does not have lands within Metro Vancouver's 'Employment lands' designation.</p> <p>Economic development is promoted by: maintaining community competitiveness and providing competitive government services (policies in Chapter 8), encouraging appropriate and compatible economic activity including office, retail and live-work uses in and adjacent to centres, and industrial and light industrial uses in employment lands (Policy 8.1.3 b and c).</p>
<p>2.1.10 b support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives</p>	<p>New retail, service, and major office development concentrated in the District's two Town Centres: Lynn Valley Municipal Town Centre, and Lynn Creek FTDA (Policies 2.1.3, 3.1.4).</p> <p>Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres. Schedule A (Town and Village Centre Policies) includes policies that promote office development in Lynn Valley Municipal Town Centre, and commercial floorspace in Lynn Creek FTDA, Lions Gate FTDA, and Maplewood Village Centre.</p>
<p>2.1.10 c discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of</p>	<p>Retail, service, major office and community infrastructure investment are directed to centres (Policies 2.1.3, 2.1.4, 3.1.3, 3.1.4).</p> <p>Infrastructure provision is integrated with land use and transportation planning (Policy 1.6) and coordinated with the District's centres (Section 11.1).</p>

RGS Roles for Municipalities	District OCP Actions
Urban Centres and Frequent Transit Development Areas	<p>A target of providing one community hub type facility within easy access of every centre is established (Chapter 6, Policy 6.3.6).</p> <p>Commercial and Commercial Residential Mixed Use designations applied outside of centres are generally of a lower density (1.75 FSR) than those applied within centres (2.5 FSR and 3.5 FSR).</p> <p>Institutional and/or commercial development within Capilano University is integrated with the District's Network of Centres (Policy 2.2.8). Capilano University is connected via transit corridors to the Network of Centres (Map 1) and is deemed suitable for development where this is integrated with the District's urban structure. Capilano University is identified OCP Map 14 (Regional Features Map).</p>
Policy 2.2.9 Adopt Regional Context Statements that:	
2.2.9 a identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	Industrial lands illustrated on Regional Features Map (OCP Map 14). Note: the District does not have lands within Metro Vancouver's 'Employment lands' designation.
2.2.9 b identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	<p>N/A – The District's OCP does not identify Trade-Oriented lands.</p> <p>The District anticipates identifying Trade-Oriented lands in future OCP reviews.</p>
2.2.9 c include policies for Industrial lands that:	
2.2.9 c i consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	<p>Industrial lands are supported and protected (Policy 1.7, Section 3.1).</p> <p>Land use designations for employment lands in Section 3.5 identify the intended uses for industrial lands, and limit non-industrial uses. Policy direction further limits non-industrial use in industrial areas (Policies 1.7, 3.1.2, 3.1.4).</p> <p>The District's Industrial land use designation (Section 3.5) is generally consistent with Metro 2050's Industrial designation. Reviewing the District's Industrial land use designation for consistency with Metro 2050's is anticipated to occur in future OCP reviews.</p>
2.2.9 c ii support appropriate and related accessory uses, such as limited-	Accessory caretaker residential and accessory commercial uses may be permitted (Policies 3.1.2, 3.1.3, and description of Industrial land use designation in Section 3.5).

RGS Roles for Municipalities	District OCP Actions
scale ancillary commercial spaces, and caretaker units	
2.2.9 c iii exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and stand- alone office uses, other than ancillary uses, where deemed necessary	Retail uses are restricted to accessory and limited, conditional uses (Policy 3.1.3) and major retail and office uses are directed to centres (Policies 3.1.3, 3.1.4) and residential uses are limited to accessory caretaker units (Policy 3.1.2).
2.2.9 c iv encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Intensification and better utilization of industrial areas encouraged (Section 3.2).
2.2.9 c v review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over-supply of parking	Improvements in transportation, infrastructure, and municipal services in industrial areas is supported (Policy 3.4.1). Policy to support effective access to industrial areas (Policy 5.5.3). The District anticipates reviewing parking and loading requirements in industrial areas in future OCP reviews.
2.2.9 c vi explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Section 3.1 outlines the District's objective to ensure an adequate supply of land for businesses to enable significant economic activity and jobs in the community. Policies in this section look to support and protect industrial lands while supporting economic growth.
2.2.9 c vii provide infrastructure and services in support of existing and expanding Industrial activities	Services and infrastructure to support industrial uses is promoted (Policy 3.4.1).
2.2.9 c viii support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Services and infrastructure to support industrial uses is promoted (Policy 3.4.1). Facilitate the movement of goods – including by rail and water - and improve access to key industrial, port, and commercial areas (Policy 5.5.3).
2.2.9 c ix consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Schedule B includes design guidelines for Industrial and Business Park Development. The design guidelines encourage employment opportunities through provision of well-designed, attractive, high-quality development that is visually integrated with surrounding land uses and minimizes negative environmental impacts. Guidance around tree planting, landscaping, and fencing and screening is provided.

RGS Roles for Municipalities	District OCP Actions
2.2.9 c x do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	N/A – The District’s OCP does not identify Trade-Oriented lands. The District anticipates identifying Trade-Oriented lands in future OCP reviews.
2.2.9 d include policies for Employment lands that:	
2.2.9 d i support a mix of Industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	N/A - The District does not have Employment lands.
2.2.9 d ii allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the Regional Growth Strategy	N/A - The District does not have Employment lands.
2.2.9 d iii support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	N/A - The District does not have Employment lands.
2.2.9 d iv support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	N/A - The District does not have Employment lands.
2.2.9 d v do not permit residential uses, except for: <ul style="list-style-type: none">• an accessory caretaker unit; or• limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a	N/A - The District does not have Employment lands.

RGS Roles for Municipalities	District OCP Actions
<p>rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.</p>	
<p>2.2.9 e include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems</p>	<p>N/A - The District does not have Employment lands.</p>
<p>2.2.9 f include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)</p>	<p>N/A - The District does not have Employment lands.</p>
<p>Strategy 2.3.12 Adopt Regional Context Statements that:</p>	
<p>2.3.12 a specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8</p>	<p>N/A - The District does not have Agricultural lands.</p>
<p>2.3.12 b consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents</p>	<p>Community gardens, urban agriculture, and farmers markets are promoted (Policies 6.3.12, 6.3.13). Note, the District does not have Agricultural lands.</p>
<p>2.3.12 c include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:</p>	<p>N/A - The District does not have Agricultural lands.</p>
<p>2.3.12 c i assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability</p>	<p>N/A - The District does not have Agricultural lands.</p>

RGS Roles for Municipalities	District OCP Actions
2.3.12 c ii encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	N/A - The District does not have Agricultural lands.
2.3.12 c iii support climate change adaptation including: <ul style="list-style-type: none"> • monitoring storm water, flooding, and sea level rise impacts on Agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collaboration with other governments and agencies 	N/A - The District does not have Agricultural lands.
2.3.12 c iv protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	N/A - The District does not have Agricultural lands.
2.3.12 c v demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the <i>Agricultural Land Commission Act</i>	N/A - The District does not have Agricultural lands.
2.3.12 c vi align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	N/A - The District does not have Agricultural lands.
Strategy 2.3.13 In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of	Initiatives promoting healthy local foods and food production supported (Policy 6.3.12). Collaboration with agencies and partners to provide food access (Policy 6.3.14).

RGS Roles for Municipalities	District OCP Actions
local agricultural products and experiences	A food policy to support community and environmental health to be developed (Policy 6.3.15).

METRO 2050 GOAL 3: PROTECT THE ENVIRONMENT, ADDRESS CLIMATE CHANGE, AND RESPOND TO NATURAL HAZARDS

The District’s OCP protects local environmental assets through the establishment of an Urban Containment Boundary. The Environmental Management and Climate Action policies contained in the District’s OCP (Chapters 9 and 10) seek to preserve our vast natural assets and mitigate and adapt to climate change. This OCP preserves natural areas for conservation and recreation, protects and enhances ecosystems and habitats, and manages land use and infrastructure to reduce greenhouse gases, adapt to climate change and to manage risks from natural hazards. The Conservation and Recreation areas illustrated on the Regional Features Map (Map 14) include regionally significant natural assets, major parks, watersheds and ecologically important areas.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 3.1.9 Adopt Regional Context Statements that:	
3.1.9 a identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	Conservation and Recreation areas illustrated on Regional Features Map (OCP Map 14).
3.1.9 b include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	
3.1.9 b i drinking water supply areas	Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation (Section 4.3) which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, outdoor recreation, and tourism (Map 2 DNV OCP Map). Map 3 (DNV Parks and Trails Concept Map) identifies different types of park and conservation areas and trail linkages. A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where uses include outdoor recreation, watershed and resource management, conservation, and research (Policy 1.2).
3.1.9 b ii environmental conservation areas	
3.1.9 b iii wildlife management areas and ecological reserves	
3.1.9 b iv forests	
3.1.9 b v wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	
3.1.9 b vi riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
3.1.9 b vii ecosystems not covered above that may be vulnerable to climate change	

RGS Roles for Municipalities	District OCP Actions
and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	
<p>3.1.9 b viii uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including:</p> <ul style="list-style-type: none"> ○ major parks and outdoor recreation areas; ○ education, research and training facilities, and associated uses that serve conservation and/or recreation users; ○ commercial uses, tourism activities, and public, cultural, or community amenities; ○ limited agricultural use, primarily soil-based; and ○ land management activities needed to minimize vulnerability / risk to climate change impacts 	
3.1.9 c Include policies that:	
3.1.9 c i protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Schedule B of the OCP, Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment, its Ecosystems and Biodiversity (Natural Environment and Streamside) and for Protection of Hazard Conditions (Wildfire, Creek and Slope Hazard) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.
3.1.9 c ii encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation	<p>Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation (Section 4.3) which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, outdoor recreation, and tourism (Map 2 DNV OCP Map). These lands are protected from urbanization (Policy 4.1.3).</p> <p>A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where growth and development are not accommodated.</p> <p>Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment and for Protection of Hazard Conditions (Schedule B) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.</p>
Policy 3.2.7 Adopt Regional Context Statements that:	

RGS Roles for Municipalities	District OCP Actions
<p>3.2.7 a identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1</p>	<p>Section 4 and Section 9 include policy to maintain, protect, and enhance the ecology and natural systems in the District, including to increase the area of protected natural land (Policies 4.2.1, 4.2.5, 4.2.6, 4.2.7, 9.1.3, 9.1.6). Policy direction in Section 9 and Schedule B supports protecting, retaining, and planting trees. These policies will contribute to the Metro Vancouver targets of increasing the area of protected natural land and tree canopy cover regionally.</p> <p>The District anticipates identifying targets for area of lands protected for nature and tree canopy cover in supporting policies, plans, strategies, or future OCP reviews.</p>
<p>3.2.7 b refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:</p>	
<p>3.2.7 b i support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions</p>	<p>Policy direction to map ecologically important areas and develop a management plan (Policy 9.1.1).</p> <p>Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7).</p> <p>Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4).</p> <p>Acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3).</p> <p>Conservation tools such as covenants, land trusts and tax exemptions supported where appropriate (Policy 9.1.6).</p>
<p>3.2.7 b ii seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network</p>	<p>Support for the regional connectivity of green infrastructure through protection and maintenance (Policies 4.1.3, 4.1.5, 4.1.14). Policy 9.1.11 provides additional direction to collaborate with other municipalities, First Nations, and community organizations to manage and conserve ecologically important areas.</p>
<p>3.2.7 b iii discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity</p>	<p>Development Permit Areas (DPAs) (Schedule B) for Protection of the Natural Environment and Streamside Protection aim to protect nature, ecological systems, wildlife corridors, and ecosystem connectivity. The DPAs serve to manage how development occurs in these areas to protect natural systems.</p>
<p>3.2.7 b iv indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements</p>	<p>Development Permit Areas (DPAs) (Schedule B) for Protection of the Natural Environment and Streamside Protection aim to protect nature, ecological systems, wildlife corridors, and ecosystem connectivity. The DPAs serve to manage how development occurs in these areas to protect natural systems.</p>

RGS Roles for Municipalities	District OCP Actions
3.2.7 c include policies that:	
3.2.7 c i support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	<p>The value of ecological services is reflected and supported in OCP policy. Natural assets (which provide clean air and water, healthy soils, rainwater interception, soil stability, temperature regulation, and recreational opportunities) are supported by policies that protect and improve the nature and ecology in the District (Section 4, Section 9, Policy 11.2.3).</p> <p>Town and Village Centre Policies (Schedule A) include policy direction to consider ecosystem services in the urban context, such as encouraging green walls and roofs, rain gardens and features, and native landscaping.</p>
3.2.7 c ii enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	<p>Trees and forests are protected and enhanced, including management of the urban forest (Section 9.2, Policies 9.2.4, 9.2.5).</p> <p>Guidance on tree retention, replacement, and/or compensation (Policy 9.2.2, Development Permit Areas in Schedule B).</p>
3.2.7 c iii reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	<p>Policy direction to develop and implement an integrated invasive species management strategy (Policy 9.1.9).</p>
3.2.7 c iv increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	<p>The District anticipates exploring policy direction to support increasing green infrastructure along greenways, trails, the transit network in supporting policy or strategy documents or future OCP reviews.</p>
3.2.7 c v support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives	<p>Policy and Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1).</p> <p>Policies in Section 9.3 established to manage watershed and foreshore aquatic systems (Section 9.3).</p> <p>Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1).</p> <p>Green building practices promoted (Policy 10.1.1, and Centres policies in Schedule A), includes water conservation.</p>
Policy 3.3.7 Adopt Regional Context Statements that:	

RGS Roles for Municipalities	District OCP Actions
<p>3.3.7 a identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050</p>	<p>Target to reduce greenhouse gas emissions by 33% by 2030 (Target 10), which works towards regional target.</p> <p>Growth management strategy to direct 75-90% of anticipated residential development to four transit friendly centres (Target 1, Policy 1.3, 1.4).</p> <p>High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1).</p> <p>Transit, bicycle, pedestrian mode share of 35% established for 2030 (Target 5).</p> <p>The District anticipates updating the greenhouse gas emission reduction target and considering alignment with the regional reduction target in future OCP reviews.</p>
<p>3.3.7 b identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:</p> <ul style="list-style-type: none"> • existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure; and • community design, infrastructure, and programs that encourage transit, cycling, rolling and walking 	<p>Network support for alternative energy vehicles provided as necessary (Policy 5.5.8).</p> <p>Green building practices promoted (Policy 10.1.1, and Town and Village Centre Policies in Schedule A).</p> <p>Building retrofits and energy ratings for home sales encouraged (Policies 10.1.2, 10.1.3).</p> <p>Section established to support alternative energy systems, including district systems (Section 10.2).</p> <p>Air quality considered in land use and transportation planning (Policies 9.5.2, 9.5.3).</p> <p>High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1), includes design expectations (Policies 5.1.3, 5.1.4, 5.1.5, 5.2.4, 5.3.6).</p> <p>Improve connections and access between the pedestrian and bicycle network to transit (Policies 5.2.7, 5.3.7, 5.4.5, 5.5.6).</p>
<p>3.3.7 c focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development</p>	<p>Infrastructure provision integrated with land use, transportation planning, energy conservation considerations and urban design (Policy 1.6) .</p> <p>Infrastructure investment directed to centres (Policy 2.1.4).</p>

RGS Roles for Municipalities	District OCP Actions
Areas, and at appropriate locations along Major Transit Growth Corridors	<p>Infrastructure planning, management, and investment, coordinated with the Network of Centres and corridors connecting them (Policies in Section 11.1).</p> <p>Specific Community Amenity Contributions strategies to be developed for growth centres (Section 12.3.3).</p>
Policy 3.4.5 Adopt Regional Context Statements that:	
<p>3.4.5 a</p> <p>include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies</p>	<p>Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).</p> <p>Facilitate mitigation measures to reduce risks of landslide, flood, debris flow, and forest interface wildfire (Policy 9.4.2).</p> <p>Continue developing information and communication systems to advance the natural hazard management program (Policy 9.4.3).</p>
<p>3.4.5 b</p> <p>include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks</p>	<p>Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B).</p>
<p>3.4.6</p> <p>Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services</p>	<p>Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).</p>
<p>3.4.7</p> <p>Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies</p>	<p>Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).</p> <p>Section 9.4 provides policy direction to reduce and mitigate risks associated with natural hazards. Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B).</p> <p>Proactively prevent risk and respond to emergencies, including fire safety and disaster response (Policies 6.4.1, 6.4.5, 6.4.6, 6.4.8, 6.4.9, 10.4.1).</p>
<p>3.4.8</p> <p>Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles</p>	<p>Section 9.4 provides policy direction to reduce and mitigate risks associated with natural hazards. Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B). Development permit for Protection of Hazard Conditions (Wildfire, Creek, and Slope Hazard) serve to manage how development occurs in these areas to avoid natural hazards.</p>

RGS Roles for Municipalities	District OCP Actions
	Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2)

METRO 2050 GOAL 4: PROVIDE DIVERSE AND AFFORDABLE HOUSING CHOICES

The District’s OCP supports housing choices across the full continuum of housing needs. The Network of Centres land use concept supports diverse housing forms, with mixed-use and multifamily developments directed to the four growth centres (Chapters 1, 2, 7), while neighbourhoods support ground-oriented detached and attached housing forms (Chapter 1). Policies support diverse and affordable housing options that are needed for seniors, young singles, couples, and families with children, and emergency, transitional, and supportive housing that is needed to support vulnerable populations (Chapter 7). The Plan Implementation Strategies in Section 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Housing. Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) to support low intensity infill housing options.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 4.1.8 Adopt Regional Context Statements that:	
<p>4.1.8 a indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment</p>	<p>As referenced in the OCP, a Housing Needs Report (HNR) is a provincial legislative requirement for municipalities to have completed as of 2024. HNRs are required by provincial legislation to be updated every five years thereafter. The HNR document is separate from the OCP and the 2024 report is summarized here for reference only.</p> <p>The District’s Interim Housing Needs Report (2024) identifies our 20-year housing need as 22,369 new units from 2021 to 2041.</p> <p>The Interim Housing Needs Report (HNR) (2024) estimates the District’s five-year housing need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> • 2,023 studio units • 1,406 1-bedroom units • 1,228 2-bedroom units • 1,001 3-bedroom units • 749 4-bedroom+ units <p>The HNR (2024) estimates the District’s five-year housing need (2021-2026) by tenure as: 3,950 ownership units, 2,458 rental units.</p> <p>The HNR (2024) estimates the District’s five-year housing need (2021-2026) based on affordability by maximum monthly shelter costs:</p> <ul style="list-style-type: none"> • 958 units under \$1,125 • 646 units from \$1,125 to \$1,750 • 509 units from \$1,750 to \$2,250 • 1,025 units from \$2,250 to \$3,125 • 1,864 units from \$3,125 to \$5,000 • 1,407 units over \$5,000

RGS Roles for Municipalities	District OCP Actions
	<p>The District intends to work towards meeting estimated future demand as described in the most recent HNR.</p>
<p>4.1.8 b articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options</p>	<p>As referenced in the OCP, a Housing Needs Report (HNR) is a provincial legislative requirement for municipalities. The HNR document is separate from the OCP and the 2024 report is summarized here for reference only.</p> <p>The District's 2024 Housing Needs Report (HNR) identifies the need for more rental and ownership units, units with a variety of bedroom sizes ranging from studio to 4+ bedrooms, and units with a range of affordability levels including more affordable units. Policies in the OCP support the needs identified in the HNR: support for different tenure types including rental, support for diverse unit sizes and housing forms, and support for developing affordable and non-market housing (further details below).</p> <p>The District's OCP supports a diversity of housing forms:</p> <ul style="list-style-type: none"> • Higher-density Commercial Residential Mixed Use and multifamily developments directed to centres (Policies 2.1.2, 2.2.4, 2.2.5). • Plan for low intensity infill housing options in single-family neighbourhoods(Policy 7.1.2). • Permit suites and lock-off units (Policy 7.2.2). <p>OCP policies support diverse needs regarding tenure, size, and affordability of housing units (Policies in Section 7.1, 7.2, and 7.3):</p> <ul style="list-style-type: none"> • Facilitate market, non-market, and supportive housing (Policy 7.1.1). • Support development of affordable housing through incentives such as density bonusing, pre-zoning, and parking reductions (Policy 7.3.3). • Require multifamily developments to contribute to the provision of affordable housing (Policy 7.3.4). Policy direction to pursue an inclusionary zoning tool (Policy 7.3.3). • Use District land to support the development of social and affordable housing (Policy 7.4.4). • Support the development and retention of rental housing including through development and zoning incentives, limiting conversion of rental units, and parking reductions (Policies 7.2.3, 7.2.4, 7.2.5, 7.2.8). • Facilitate a range of multifamily unit sizes (including smaller apartments and family-sized units) (Policy 7.1.5) <p>Policy direction to update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans, including consideration of the most recent Housing Needs Report housing classes and target populations (Policy 7.2.11).</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Schedule A, Town and Village Centre Policies, includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible housing relative to specific centres current and future profiles.</p> <p>Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) to support low intensity infill housing options and are identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p> <p>Target established to move from 70% detached (i.e. single-family housing) and 30% attached (i.e. multi-family housing) to 55% detached and 45% attached by 2030 (Target 2) to increase housing diversity, range of sizes, range of price points, and range of tenures.</p>
<p>4.1.8 c identify policies and actions that contribute to the following outcomes</p>	
<p>4.1.8 c i increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum</p>	<p>Section 7 focuses on the District's objective to increase housing choices across the full continuum of housing needs. Policies in this section include support for and facilitation of market, non-market, and supportive housing; infill housing types; multifamily housing; and accessible housing.</p> <p>Incentives for development of affordable and social housing include density bonusing, pre-zoning, reduced development charges, reduced parking requirements, inclusionary zoning, and contribution of District land (Section 7.3, Section 7.4).</p> <p>Ensure affordable housing has an appropriate mix, type, and size of units to support residents' needs (Policy 7.3.1).</p> <p>Direction to establish a minimum acceptable standard of for rental housing (Policy 7.2.6).</p> <p>Facilitate a diverse mix of housing type, tenure, and affordability to accommodate the needs of people at all stages of life (Policy 7.1.6). Require accessibility features in new multifamily developments where feasible (Policy 7.1.5).</p> <p>Facilitate unit suitability in multifamily housing by facilitating a wide range of unit sizes (Policy 7.1.4). Additional guidance on the size of units that are needed is outlined in the Housing Needs Report (2024), which estimated the five-year need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> • 2,023 studio units • 1,406 1-bedroom units • 1,228 2-bedroom units • 1,001 3-bedroom units • 749 4-bedroom+ units <p>Schedule A (Town and Village Centre Policies) includes housing policies for each growth centre which encourage</p>

RGS Roles for Municipalities	District OCP Actions
	family, seniors, rental, affordable, and adaptable/ accessible housing.
<p>4.1.8 c ii increased supply of family-friendly, age-friendly, and accessible housing</p>	<p>Facilitate a diverse mix of housing type, tenure, and affordability to accommodate the needs or people at all stages of life (Policy 7.1.6). Accessibility features in multifamily developments required (Policy 7.1.5).</p> <p>Having a range of unit sizes in multifamily developments, including units that are suitable for families is supported (Policy 7.1.4). Additional guidance on the number of units that are needed – including larger units that are suitable for families - is outlined in the HNR, which estimates the five-year housing need (2021-2026) by number of bedrooms as:</p> <ul style="list-style-type: none"> • 2,023 studio units • 1,406 1-bedroom units • 1,228 2-bedroom units • 1,001 3-bedroom units • 749 4-bedroom+ units <p>The District implements the HNR 2024’s guidance on bedroom variety through the negotiated rezoning process.</p> <p>Housing units for people with disabilities promoted (Policies 7.4.1, 7.4.5).</p> <p>Schedule A (Town and Village Centre Policies) includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible.</p>
<p>4.1.8 c iii increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing</p>	<p>Section 7 includes policies that support market, non-market, and supportive housing. More specifically, Section 7.2 focuses on providing alternatives to home ownership and support for rental housing in various forms.</p> <p>Affordable ownership options in multifamily developments is encouraged (Policy 7.3.4).</p> <p>Opportunities for co-operative housing is supported (Policy 7.4.2).</p>
<p>4.1.8 c iv increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit</p>	<p>Residential land use designations support ground-oriented infill housing options in single-family neighbourhoods (Section 2.5, Map 2):</p> <ul style="list-style-type: none"> • Residential Level 2: Detached Residential – accommodates secondary suites and coach houses • Residential Level 3: Attached Residential – accommodates ground-oriented multifamily housing such as duplexes and triplexes • Residential Level 4: Transition Multifamily – accommodates multifamily housing such as townhouses <p>Support ground-oriented housing forms (e.g., townhouses, duplexes) to transition between centres and single-family neighbourhoods (Policies 2.1.5, 2.2.5).</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Permit secondary suites or lock-off units in townhouses and row houses (Policy 7.2.2).</p> <p>Neighbourhood Infill Plans and Housing Action Plans to be undertaken to identify infill options (such as duplexes, triplexes, row houses, and townhouses), particularly in areas near Town and Village Centres, commercial uses, and schools (Policies 2.3.5, 2.3.6, 7.1.2, Section 12.3.1).</p>
<p>4.1.8 c v integration of land use and transportation planning such that households can reduce their combined housing and transportation costs</p>	<p>An appropriate mix and intensity of land uses established to support enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6).</p> <p>The Network of Centres urban structure facilitates greater transit between centres and walking/cycling within centres (Chapter 2).</p> <p>High quality transit, pedestrian and bicycle facilities and infrastructure promoted within centres (Section 5.1).</p> <p>Mobility maps and associated policies in sections on Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking (Schedule A).</p>
<p>4.1.8 c vi increased social connectedness in multi-unit housing</p>	<p>Design guidelines (Schedule B) include various features that promote sense of community in multi-family housing, including communal outdoor spaces.</p> <p>Open space and play opportunities in multi-family developments encouraged (Policy 4.1.10).</p> <p>Policies in Schedule A support social connectedness in multi-unit housing, including through requirements for on-site play spaces, and encouraging community gardens.</p>
<p>4.1.8 c vii integrated housing within neighbourhood contexts and high quality urban design</p>	<p>High quality urban design promoted (Policies 1.6, 2.1.6, 2.2.6, 7.1.3, design guidelines in Schedule B).</p> <p>The District's urban structure balances housing type and form within neighbourhood contexts: Commercial Residential Mixed Use and multifamily developments directed to centres (Policies 2.1.2, 2.2.4, 2.2.5); sensitive transitions between centres and villages to adjacent residential neighbourhoods (Policies 2.1.5, 2.2.5); ground-oriented housing in residential neighbourhoods (Policies 2.3.1, 2.1.5); and densification along transit corridors (Policy 2.4.3).</p> <p>Schedule A (Town and Village Centre Policies) includes housing policies for each centre that fit the neighbourhood context.</p>
<p>4.1.8 c viii existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards</p>	<p>Section 10 focuses on the District's objective to reduce greenhouse gas emissions while adapting to climate change. This includes policies for energy efficient residential and multifamily buildings (Policies 10.1.1, 10.1.2) and assessing climate change risks in community and infrastructure planning (Policy 10.4.2).</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Design guidelines (Schedule B) include objectives and guidelines related to rainwater management, green roofs, durable materials, and energy efficiency, which further contribute to low carbon and resilient buildings.</p> <p>Town and Village Centre Policies (Schedule A) promote green building practices that further contribute to reduced energy use and emissions in residential buildings, as well as resiliency to climate change impacts.</p>
<p>Policy 4.1.9 Prepare and implement housing strategies or action plans that:</p>	
<p>4.1.9 a are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs</p>	<p>Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p> <p>Consistency with regional expectations of the housing actions plans and strategies - described in 4.1.9 sub-bullets a to d - will be achieved through the District's Housing Action Plan(s) and housing strategies.</p>
<p>4.1.9 b are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability</p>	<p>Policy direction to update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans, including consideration of the most recent Housing Needs Report</p>
<p>4.1.9 c identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups</p>	<p>housing classes and target populations (Policy 7.2.11).</p>
<p>4.1.9 d identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8</p>	
<p>Policy 4.2.7 Adopt Regional Context Statement that:</p>	
<p>4.2.7 a indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)</p>	<p>Strategies to support the development of affordable housing outlined in Section 7, which will contribute towards the regional target.</p> <p>Concentrate affordable housing in centres (which are the regionally designated FTDA's and the Municipal Town Centre) (Policy 7.3.2).</p> <p>Require multifamily developments - which are primarily concentrated in the centres - to contribute to the provision of affordable housing (Policy 7.3.4).</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Policy direction to consider inclusionary zoning as a tool to build more affordable units (Policy 7.3.3).</p> <p>Incentives for development of affordable and social housing include density bonusing, pre-zoning, reduced development charges, reduced parking requirements, and contribution of District land (Section 7.3, Section 7.4).</p> <p>The District anticipates considering a target percentage of new housing units in centres be affordable rental housing units in supporting policies, plans, strategies, or future OCP reviews.</p>
<p>4.2.7 b articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas</p>	<p>Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).</p> <p>Policy to support the maintenance and quality of rental housing (Policy 7.2.6).</p> <p>Limit the conversion of rental units to strata title ownership (Policy 7.2.5).</p> <p>Support residential tenants who face displacements as a result of redevelopment (Policy 7.2.12).</p>
<p>4.2.7 c identify the use of regulatory tools that protect and preserve rental housing</p>	<p>Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).</p> <p>Policy to support the maintenance and quality of rental housing (Policy 7.2.6).</p> <p>Limit the conversion of rental units to strata title ownership (Policy 7.2.5).</p>
<p>4.2.7 d identify policies and actions that contribute to the following outcomes:</p>	
<p>4.2.7 d i increased supply of affordable rental housing in proximity to transit and on publicly-owned land</p>	<p>Affordable housing directed to the centres (which are the regionally designated FTDA's and the Municipal Town Centre) (Policy 7.3.2), which support high quality transit and transit-oriented development (Section 5.1).</p> <p>District land considered for developing social and affordable housing (Policy 7.4.4).</p>
<p>4.2.7 d ii increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss</p>	<p>Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).</p> <p>Policy to support the maintenance and quality of rental housing (Policy 7.2.6).</p> <p>Limit the conversion of rental units to strata title ownership (Policy 7.2.5).</p>

RGS Roles for Municipalities	District OCP Actions
4.2.7 d iii protection and renewal of existing non-market rental housing	<p>Section 7 includes policy to protect and renew existing rental housing.</p> <p>The District plans to identify policies and actions that specifically speak to the protection and renewal of existing non-market rental housing in future OCP reviews.</p>
4.2.7 d iv mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	<p>Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4).</p> <p>Policy to support the maintenance and quality of rental housing (Policy 7.2.6).</p> <p>Limit the conversion of rental units to strata title ownership (Policy 7.2.5).</p> <p>Support residential tenants who face displacements as a result of redevelopment (Policy 7.2.12).</p>
4.2.7 d v reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	<p>Section 10 focuses on the District's objective to reduce greenhouse gas emissions, including support for energy efficient residential and multifamily buildings, energy conservation, and building retrofits.</p> <p>The Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area (Schedule B) aims to reduce energy, water, and greenhouse gas emissions in new buildings.</p> <p>Design guidelines (Schedule B) include objectives and guidelines related to energy efficiency in residential buildings.</p> <p>Town and Village Centre Policies (Schedule A) promote green building practices that further contribute to reduced energy use and emissions in residential buildings.</p> <p>In implementing policy to reduce energy use and emissions for rental housing, the District anticipates the consideration of impacts on tenants and affordability.</p>
Policy 4.2.8 Prepare and implement housing strategies or action plans that:	
4.2.8 a encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).
4.2.8 b encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Consistency with regional expectations of the housing actions plans and strategies - described in 4.2.8 sub-bullets a to c - will be achieved through the District's Housing Action Plan and housing strategies.
4.2.8 c cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	
Policy 4.3.7 Adopt Regional Context Statements that:	

RGS Roles for Municipalities	District OCP Actions
<p>4.3.7 a indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units</p>	<p>Collaboration with senior levels of government and community partners to provide affordable, social, non-market, and supportive housing promoted (Section 7.3, Section 7.4).</p>
<p>4.3.7 b identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness</p>	<p>Collaboration with senior levels of government and community partners to provide affordable, social, non-market and supportive housing promoted (Section 7.3, Section 7.4). This includes working with non-profits, housing groups, developers, and senior levels of government to develop transitional housing for homeless people and supportive housing for people with mental health and/or addictions issues.</p> <p>Support community partners in providing support services related to mental health, addictions, health services, housing, employment, and food security (Policy 7.4.8, Section 6.3).</p>
<p>Policy 4.3.8 Prepare and implement housing strategies or actions that</p>	
<p>4.3.8 a identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households</p>	<p>Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1).</p>
<p>4.3.8 b identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development</p>	<p>Objective to work with senior levels of government and social service providers to support those experiencing or at risk of homelessness and those with substance abuse and mental health issues (Section 7.4).</p> <p>Direction to work with and advocate to senior levels of government to develop affordable housing, transitional housing, and supportive housing (Policies 7.3.6, 7.4.1).</p>
<p>4.3.8 c are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness</p>	<p>Consistency with regional expectations of the housing actions plans and strategies - described in 4.3.8 sub-bullets a to c - will be achieved through the District's Housing Action Plan and housing strategies.</p>

METRO 2050 GOAL 5: SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

The District's OCP coordinates land use and transportation planning to enable greater alternatives to the car, and provides for safe and efficient goods and vehicle movement (Chapters 2 and 5). The Network of Centres provides a compact and connected urban form that supports walkable communities, hubs for the bicycle network and enhanced transit potential. Managing the road network strategically enhances port access and supports people and goods movement. The Plan Implementation Strategies in Section 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Transportation.

Specific Actions

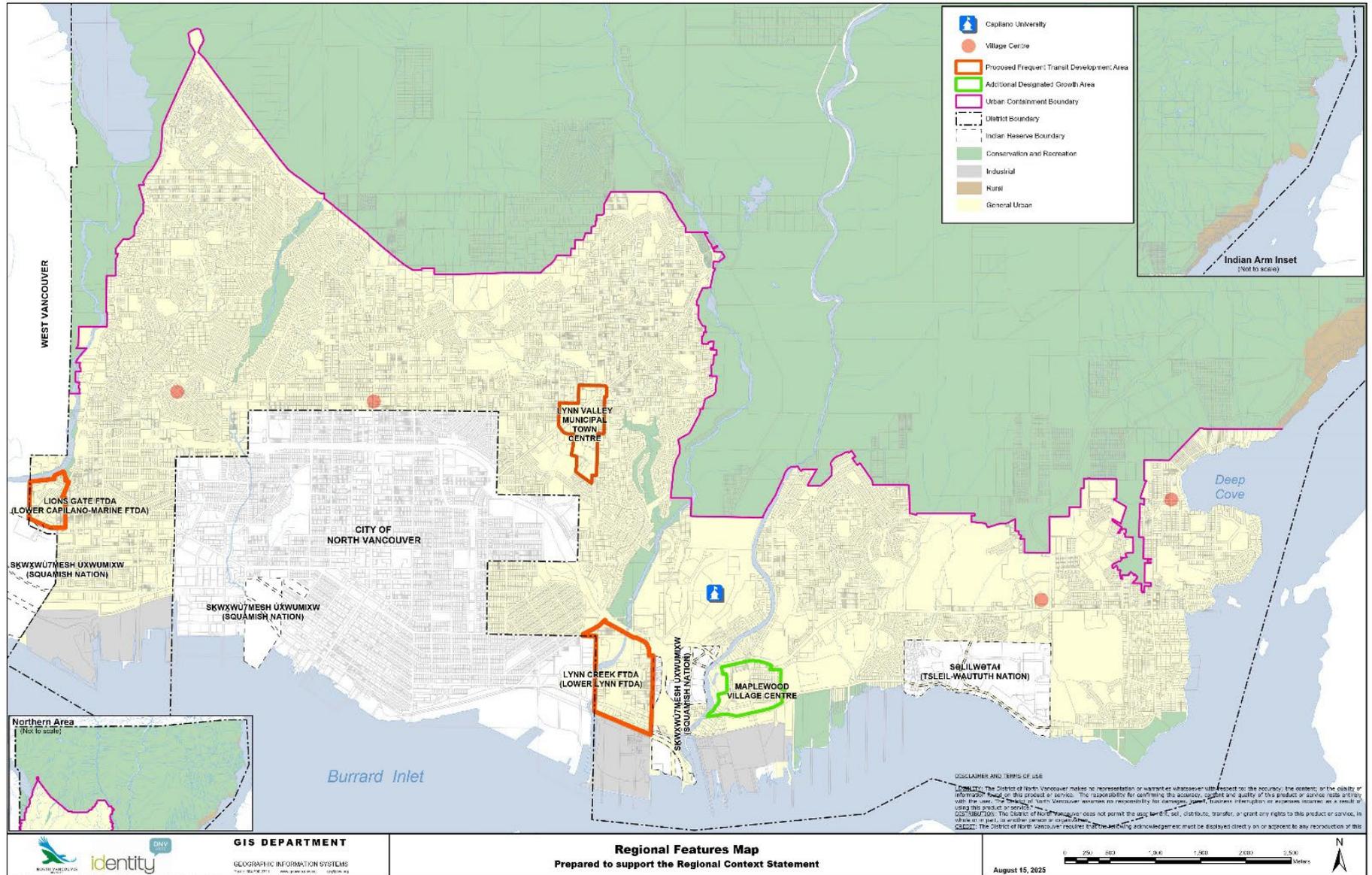
RGS Roles for Municipalities	District OCP Actions
Policy 5.1.4 Adopt Regional Context Statements that:	
<p>5.1.14 a identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling</p>	<p>Target established of achieving a 35% mode share of transit, walking and cycling trips (Target 5).</p> <p>An appropriate mix and intensity of land uses established to support enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6).</p> <p>Urban structure of a Network of Centres facilitates greater transit between centres and walking/cycling within (Chapter 2).</p> <p>High quality transit, pedestrian and bicycle facilities and infrastructure promoted within centres (Section 5.1).</p> <p>Mobility maps and associated policies in sections on Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking (Schedule A).</p>
<p>5.1.14 b support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services</p>	<p>Parking reductions in centres considered (Policy 5.1.8, Regional Features Map).</p> <p>Support for transportation demand management measures, including end-of-trip facilities, secure bicycle or scooter parking facilities, transit passes, and car-sharing (Policy 5.1.9).</p> <p>Transit priority measures provided where appropriate (Policies 5.4.4, 5.5.2).</p> <p>Policies supporting pedestrian facilities in Section 5.2.</p> <p>Policies supporting bicycle infrastructure including end of trip facilities (Policy 5.3.6) in Section 5.3.</p> <p>Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking.</p>
<p>5.1.14 c manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling</p>	<p>Municipal infrastructure provision integrated with land use, transportation, parks planning and urban design (Policy 1.6).</p> <p>Infrastructure investment focussed in transit, cycle and pedestrian friendly centres (Policy 2.1.4).</p>

RGS Roles for Municipalities	District OCP Actions
	<p>Pedestrian, bicycle, and transit needs considered in all road projects (Policies 5.2.1, 5.3.1, 5.4.1, 5.5.1).</p> <p>Transit supportive road treatments provided for (Policies 5.4.4, 5.5.2).</p> <p>Pedestrian and bicycle infrastructure enhanced (Policies 5.1.6, 5.1.7, 5.2.2, 5.2.3, 5.3.2, 5.3.3).</p> <p>Parks and trails integrated with pedestrian and bicycle networks (Policies 5.2.6, 5.3.5).</p>
<p>5.1.14 d support the transition to zero-emission vehicles</p>	<p>Low-emission vehicles and charging infrastructure supported (Policies 5.5.8, 9.5.3).</p>
<p>5.1.14 e support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10</p>	<p>Greenways and trails system managed and coordinated with regional and other authorities (Policies 4.1.3, 4.1.4, 4.1.5, 4.1.14, 4.1.15).</p> <p>New trails planned for in growth areas (Policy 4.2.2).</p> <p>Region-wide cycling network coordinated (Policy 5.3.4).</p> <p>Pedestrian and bicycle networks integrated with trails system (Policies 5.2.6, 5.3.5).</p>
<p>5.1.14 f support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations</p>	<p>Encourage and facilitate access for people of all abilities in centres and transit corridors (Policy 5.1.4).</p> <p>Encourage high-quality, accessible pedestrian facilities (Policies 5.1.5, 5.2.4).</p> <p>Support for bicycle facilities in new developments (Policy 5.3.6).</p> <p>Encourage enhanced walking and cycling facilities to encourage a multi-modal network (Policy 5.4.6).</p> <p>Advance the Spirit Trail multi-use trail linking Deep Cove to Horseshoe Bay (Policy 4.1.15).</p> <p>Support for improving connectivity for active transportation, including connectivity with greenways, trails, transit, and the pedestrian and cycle network (Policies 4.1.5, 5.1.6, 5.2.2, 5.2.6, 5.2.7, 5.3.2, 5.3.4, 5.3.5, 5.3.7).</p>
<p>Policy 5.2.6 Adopt Regional Context Statements that:</p>	
<p>5.2.6 a identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings</p>	<p>'Roads and Goods Movement Concept Map' is included in the OCP as Map 5, which indicates routes for goods and service vehicles.</p>

RGS Roles for Municipalities	District OCP Actions
<p>5.2.6 b identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation</p>	<p>Land use and integrated transportation policies creating a Network of Centres optimize passenger and goods movement on the road network by facilitating transit, pedestrian and bicycle transportation, thereby taking pressure off road network (Sections 2.1, 2.2, 5.1, 5.2, 5.3, 5.4).</p> <p>Goods movement facilitated (Policy 5.5.3).</p> <p>Arterials managed to maintain flow and mobility (Policy 5.5.5).</p> <p>Partner with regional, provincial and federal authorities to facilitate bridgehead and port access (Policies 5.5.3, 5.5.10).</p> <p>Employment Lands Policy 3.4.1 to promote infrastructure, transportation, and municipal service improvements in employment lands.</p>
<p>5.2.6 c support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management</p>	<p>Transit priority and network management supported through features such as signal timing and lanes (Policies 5.4.4, 5.5.2).</p>
<p>5.2.6 d identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement</p>	<p>Policy 5.5.3 to facilitate effective goods movement and work with federal and provincial agencies to improve access to key port, industrial, and commercial areas, while encouraging goods movement by rail or water.</p> <p>Industrial land uses as indicated on Map 2, DNV OCP Land Use Map which protects port uses.</p> <p>Map 5 – DNV Roads and Goods Movement Concept Map maintains rail corridors.</p> <p>Goods movement and transportation improvements promoted for employment areas, including port (Policies 3.4.1, 8.1.4).</p>
<p>5.2.6 e identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways</p>	<p>Policies that support reduction of air pollution include support for low-emission vehicles and charging infrastructure, and anti-idling initiatives (Policies 5.5.8, 9.5.3, 9.5.4).</p> <p>Consideration of air quality and noise for new developments (Policy 9.5.2, design guidelines in Schedule B).</p>
<p>5.2.6 f identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce</p>	<p>Section 5.5 outlines the District's objective to manage road infrastructure in a way that enables the efficient movement of goods and people, while minimizing negative impacts on local neighbourhoods.</p> <p>Promote infrastructure and transportation improvements in industrial areas (Policy 3.4.1).</p>

RGS Roles for Municipalities	District OCP Actions
distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	<p>Support low-emission vehicle charging infrastructure (Policies 5.5.8, 9.5.3).</p> <p>Facilitate effective goods movement (Policy 5.5.3).</p>

Regional Features Map 14



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**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

Official Community Plan Updates

REPORT of the Public Hearing held on Wednesday, November 12, 2025 commencing at 7:04 p.m. 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 (via Zoom)
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope (via Zoom)

Staff: Andy Bell, Acting General Manager – Engineering Infrastructure Services
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Jason Smith, Senior Community Planner
Cheryl Archer, Confidential Council Clerk
Jillian Holden, Administration Clerk

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- Following the staff and applicant presentations, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;

- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional presentations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaw under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaw is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public.

2. INTRODUCTION OF BYLAW BY CORPORATE OFFICER

Rhonda Schell, Deputy Corporate Officer, introduced the proposed bylaw, stating that Bylaw 8743 proposes to amend the OCP, in general terms, by adding a land acknowledgment, a 2025 Official Community Review section, and information regarding the Land Use Map; adding or replacing policies to designate transit-oriented areas, consider transportation demand management measures, encourage diversity of housing type, tenure, and affordability, strengthen requirements to support residential tenants in rental housing sites undergoing redevelopment, support newcomers, update the Rental and Affordable Housing Strategy to align with the most recent Housing Needs Report, apply incentives and requirements to encourage affordable housing development, and work with community partners to explore opportunities for social, co-operative, and innovative housing, including for Indigenous persons; updating the names of Town Centres and other terminology on the Land Use Map; adding a subsection on Amenity Cost Charges and related references in the OCP; adding information regarding the maps in Schedule A; and replacing Schedule C: Regional Context Statement in its entirety.

No changes to land use designations or density are proposed.

Bylaw 8743 applies to all lands within the geographic boundaries of the District of North Vancouver other than lands that are not subject to municipal jurisdiction.

3. PRESENTATION BY STAFF

Tina Atva, Director – Community Planning and Housing, provided an introduction to the existing Official Community Plan and proposed updates.

Jason Smith, Senior Community Planner, provided an overview of the proposal elaborating on the introduction by the Deputy Corporate Officer. Mr. Smith advised that:

- The proposed amendments are in response to provincial housing legislation enacted in late 2023 and early 2024, including changes to land use in the *Local Government Act* (LGA);
- Changes include a requirement to accommodate the District’s 20-year housing needs in both the Official Community Plan (OCP) and Zoning Bylaw;
- The Housing Needs Report (HNR), establishing the District’s 20-year housing needs from 2021-2041 was updated in 2024;
- Housing completed from 2021 to present counts toward fulfilling the housing need identified in the HNR;
- Council selected from two possible OCP bylaw amendments at the October 20, 2025 Regular Council meeting, giving First Reading to Bylaw 8743 and abandoning Bylaw 8755;
- Both options would accommodate increased housing and meet the goals of the HNR;
- The proposed Land Use Map does not alter land use;
- Proposed changes required adjustments to existing policies;
- Some of the legislation changes have given municipalities new powers, including inclusionary zoning and transportation demand management (TDM) measures;
- The proposed bylaw updates the regional context statement in the OCP;
- Proposed housekeeping amendments include a land acknowledgement, terminology updates, and update to reflect Town Centre name changes; and,
- Staff intends to return the bylaw for consideration of Second and Third Readings and adoption in December 2025 to meet the legislated deadline of December 31, 2025.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Rubens Rahim:

- Expressed disappointment that Council chose to proceed with Bylaw 8743 rather than Bylaw 8755 as was recommended in the staff report;
- Stated that the majority of attendees at the public information meetings chose the other option;
- Noted that there are no changes to the distribution of density in the map in the proposal;

- Commented on the concentration of housing density in town centres;
- Opined that the District's approach of focusing density in town centres has not been successful;
- Commented on the housing crisis and housing affordability;
- Opined that Canada has high housing costs despite its large area and small population due to a lack of change;
- Opined that the District is attempting to conform to the Province's requirements while not making changes;
- Opined that coach houses are difficult to build; and,
- Recommended Council reconsider Bylaw 8755.

4.2. Carol Milne:

- Expressed concern regarding private property rights on First Nation's land;
- Quoted a member of the City of Richmond Council's comments regarding land acknowledgements and legal action;
- Stated that she does not agree with land acknowledgements;
- Stated that property owners are concerned;
- Suggested the District provide information similar to the letter sent to residents by the City of Richmond;
- Noted that there have been changes to street names and public facilities in the province;
- Opined that people are not able to pronounce Indigenous names;
- Stated that there are land claims by First Nations for Sun Peaks and portions of the City of Kelowna; and,
- Expressed support for reconsidering Bylaw 8755.

4.3. Vivien Souza:

- Expressed disappointment that Council chose to proceed with Bylaw 8743 rather than Bylaw 8755;
- Stated that Bylaw 8743 changes nothing;
- Stated that the OCP looks to the future of the community and expressed concern that future generations will not be able to afford to live in the District;
- Opined that density in town centres creates less opportunity for more affordable housing;
- Noted that town centres are already zoned for multi-family housing and are close to public transit;
- Opined that families do not need a first or second vehicle if they live close to public transit;
- Stated that she has saved a significant amount of money by using public transit rather than a private vehicle; and,
- Expressed support for reconsidering Bylaw 8755 to allow for more housing.

4.4. Rod Marining:

- Stated that he does not like District staff or members of Council;
- Stated that there are many people living in vehicles;
- Commented on social assistance rates;
- Stated that there is no homelessness or drugs in Perth, Australia due to the government focus on social issues for the last 30 years;
- Commented on housing affordability in the District;
- Stated that there are 50,000 to 60,000 empty units in the Metro Vancouver region and affordability has not improved;
- Commented on rent-geared-to-income social housing;
- Opined that some will use drugs or alcohol and would not be able to afford the vehicle they are living in due to substance use;
- Stated that increased density requires widening roads and highways;
- Recommended creating a policy that every increase in density requires widening roads;
- Commented on parking issues; and,
- Opined that the District is going downhill.

4.5. Joseph Whiteside:

- Commented on housing affordability;
- Stated that there is no affordable housing in urban areas of Australia;
- Noted that people want to live in desirable areas and there is limited land;
- Stated that immigration has an impact on housing affordability;
- Opined that the contributing factors of housing costs need to be explored prior to amending the OCP;
- Commented on transportation issues and expressed concern for commuters;
- Stated that Council is not to blame for these issues;
- Expressed concern regarding the number of units required by the Province;
- Stated that the speed of construction would need to be significantly increased to meet the target;
- Questioned how Council or staff could achieve the building target and where land could be found;
- Urged Council to carefully consider a land acknowledgement;
- Noted the BC Supreme Court decision in favour of Cowichan Tribes; and,
- Noted that there is concern regarding private property ownership rights throughout the province.

4.6. Maria Giardini:

- Expressed support for Council's decision to proceed with Bylaw 8743;
- Opined that the decision of the majority of Council was thoughtful and a measured approach;
- Stated agreement with a previous speaker's comments regarding affordability of single-family housing in the District; and,

- Opined that making changes too quickly causes issues, noting that there have been problems in other communities, including issues with infrastructure.

4.7. Shelley Williams:

- Advised that she is a realtor;
- Stated that increased density is important for housing affordability;
- Stated that coach houses and suites are needed;
- Stated that the District has a bad reputation for permitting and access to planners, noting there is no longer in-person service at the Development Services counter; and,
- Recommended hiring more planners to improve service.

4.8. Adrian Chaster:

- Expressed support for continuing to focus growth in town centres due to existing infrastructure and transportation;
- Noted that the OCP provides a structure for the development of town centres; and,
- Commented on increased density outside of town centres and the impacts on parking and neighbourhood character.

4.9. Mazia Shirazian:

- Commented on staff's work on the proposed bylaws and expressed appreciation for their effort;
- Suggested comparing the District's approach to that of other municipalities;
- Stated that transportation will be a challenge;
- Opined that challenges will not be resolved if action is not taken;
- Expressed support for reconsidering Bylaw 8755.

4.10. Corrie Kost:

- Opined that a public hearing is not legal for a bylaw amending the OCP if it does not change land use or density;
- Opined that the only reason for a public hearing is to consider changes to land use or density;
- Opined that public input should be provided at a public meeting and that Council should engage in discussion with the public;
- Questioned the definition of sensitive preservation of existing neighbourhoods and who would be responsible for decisions on the matter;
- Provided feedback from an artificial intelligence (AI) review of the legislation that a public hearing was not permitted for this bylaw, noting he agreed with its conclusion;
- Stated that the District violated the LGA by holding a public hearing and this could be grounds for a judicial review or invalidation of the bylaw;

- Opined that the public hearing has a significantly smaller attendance than for previous OCP public hearings; and,
- Opined that there was no proper procedure for the public to participate.

4.11. Stan van Woerkens:

- Expressed concern that Council did not proceed with the bylaw recommended by staff in the report to the October 20, 2025 Regular Council Meeting;
- Commented on staff's hard work;
- Expressed concern that the community may think that Council and staff are not working together;
- Commented on changes to the OCP between its adoption in 2011 and 2041;
- Questioned the economic impact of Bylaw 8743 and 8755;
- Noted that staff had presented three options earlier in the process;
- Questioned if younger people think they are being considered in the process; and,
- Commented on the population of the Netherlands and its infrastructure and organization.

4.12. Heather Drugge:

- Advised that she is a long-time North Shore resident;
- Stated that she is conflicted, noting that neighbourhoods will not stay the same and room is needed for more people;
- Expressed opposition to exclusivity;
- Commented on the statements of a previous speaker regarding the public hearing and opined that there were not enough people in attendance for an important matter;
- Stated that there is confusion regarding the matter;
- Questioned the intent of the HNR;
- Stated that Bylaw 8755 would have given more certainty to developers and provided more opportunity for lower density development; and,
- Opined that Council is not showing leadership.

4.13. Henry:

- Stated agreement with the previous speaker that Council needs to show more leadership;
- Expressed concern that Council is making their decision based on Bill 25, which has not been adopted, and questioned what will happen if the bill is not adopted;
- Opined that the community is in favour of Bylaw 8755; and,
- Stated that he wants to see the community grow.

4.14. Heather Skuse:

- Stated that Bylaw 8743 is the only bylaw under consideration and that it allows the District to determine where development occurs;

- Advised that she works in Burnaby and recommended that the District consider co-op housing as it is successful in Burnaby;
- Noted that single-family housing is being torn down and replaced by much larger buildings;
- Stated that she does not want four to six units on her property although it would be allowed under provincial legislation;
- Stated that while some are confused about the matter, it is not confusing;
- Recommended people speak to their Member of the Legislative Assembly (MLA) about the Province overstepping regarding housing legislation and stated that it is not their role to determine how the District chooses to develop;
- Commented on behaviour witnessed at the public hearing;
- Stated that some are not listening; and,
- Commented on a comment by a past District Mayor regarding Lynn Valley.

4.15. Katherine Fagerlund

- Expressed concern regarding multiple changes to the legislation that continues to be brought forward by the Province;
- Stated that the goal of the legislation is to force municipalities to allow more housing because that is what they believe is holding up the development of housing;
- Opined that there are other factors driving housing issues;
- Expressed concern that municipalities must adopt bylaws before December 31, 2025, but more changes are being considered in spring 2026;
- Recommended people speak to MLAs;
- Expressed support for Council's decision to proceed with Bylaw 8743, noting that it meets the Province's requirements, and questioned why the District would want to allow more density than is required;
- Opined that the District is already too crowded;
- Recommended slowing down and allowing time to catch up;
- Stated that new development is not affordable and opined that more new condominiums are not needed in the District;
- Expressed support for alternative housing forms; and,
- Stated that the process has been rushed and related that to the Province's December 31, 2025 deadline.

4.16. Rob Hines:

- Expressed appreciation for staff and Council's work, noting that the situation was created by the Province;
- Questioned why the Province says the District needs more housing capacity;
- Expressed support for density along public transit routes;
- Stated that he asked MLA Susie Chant where the jobs for additional residents would be;
- Opined that the problem is infrastructure and roads, not housing;

- Noted that residents plan their lives around traffic;
- Questioned whether the District can refuse to comply with the Provincial requirements;
- Stated that the market will determine if housing is built;
- Noted that developers have recently gone out of business and others have abandoned large projects;
- Stated that Council and staff are working hard on the issues and are not to blame; and,
- Commented on quality of life on the North Shore as well as affordability.

4.17. David:

- Thanked Council and staff for their work on the project;
- Stated that he has concerns regarding increased density, noting that it is mandated by the Province;
- Stated that the current approach prioritizes density over sustainability;
- Expressed support for proceeding with Bylaw 8743 as it allows the District to address challenges;
- Commented on his daily commute to Vancouver, noting it ranges from 45 minutes to five hours;
- Stated that schools, public transit, highways, hospitals, and emergency services need to grow as the population increases;
- Commented on liveability and affordability;
- Noted that some units may be held back by developers;
- Opined that the issue is housing affordability, not availability; and,
- Commented on environmental and ecological considerations such as wildlife protection and wildfire interface fire protection.

4.18. Stephanie Wilson:

- Commented on concerns expressed by previous speakers regarding jobs for new residents, noting that many people who already work on the North Shore would like to live there;
- Stated that people who work in the District and live elsewhere already contribute to the community;
- Stated that the people who need housing the most are currently unhoused;
- Expressed support for the District's Tenant Relocation Policy to help prevent homelessness;
- Noted that people are evicted due to demolition of properties to allow for more development or land assembly;
- Expressed concern that tenants in single-family properties with three tenanted units would be at risk as the Tenant Relocation Policy applies to housing with five or more units;
- Expressed support for a land acknowledgement, noting that the land is unceded and was taken from First Nations without compensation;

- Commented on a fraudulent letter that raised fears regarding land claims, and expressed concern regarding anti-Indigenous racism;
- Commented on concerns expressed by previous speakers regarding learning Indigenous names and noted that despite initial racism and opposition, a park in Prince George was successfully renamed and people are able to pronounce the name.

4.19. Ron Latrois:

- Commented on issues developing a property on Capilano Road due to its dimensions and zoning;
- Opined that no one would want to build a large house on the lot due to the speed and volume of vehicles on Capilano Road;
- Noted that the property cannot be subdivided as the resulting lots would not meet the minimum size requirement;
- Stated that he was advised that staff would not support rezoning or variances;
- Noted that the City of North Vancouver allows the subdivision of smaller lots;
- Stated that subdivision of the property would reduce the price of housing;
- Expressed opposition to land acknowledgments and stated that he is bothered when he hears them; and,
- Expressed opposition to indigenous names for streets and buildings.

4.20. Joseph Whiteside SPEAKING FOR A SECOND TIME:

- Satirically suggested increasing density in cul-de-sacs to meet provincial housing targets so that they have such heavy traffic that no one can go anywhere;
- Expressed concern regarding the future of the District; and,
- Stated that he is in favour of land acknowledgments that are properly worded.

4.21. Corrie Kost SPEAKING FOR A SECOND TIME:

- Quoted a section of the OCP that states that it will be reviewed every five years, noting that it is not optional as written;
- Stated that he has a spreadsheet of every residential development since the OCP was adopted in 2011 that shows over 40,000 new units in that time period;
- Expressed concern that the amount of parkland per resident does not meet requirements and has not increased at the same rate as population growth;
- Stated that he disagrees with staff's explanation that a public hearing is required under section 477 of the LGA;
- Stated that he agrees with Council's choice to proceed with Bylaw 8743 to have more control over how the community develops; and,
- Commented on the difference between provincial and regional housing targets.

4.22. David SPEAKING FOR A SECOND TIME:

- Commented on infrastructure and regional traffic impacts;

- Provided an example of a situation where police were delayed reaching a site due to traffic;
- Expressed concern that population growth without corresponding infrastructure growth will negatively impact response times for first responders;
- Noted that there are many people who work on the North Shore and live elsewhere; and,
- Stated that one of his service providers who lives off the North Shore is considering closing their North Vancouver office due to heavy traffic.

4.23. Rubens Rahim SPEAKING FOR A SECOND TIME:

- Stated that municipalities are connected and that Council makes decisions only for the District;
- Noted that as a current homeowner, not building new housing would benefit him financially, but that it would not benefit society; and,
- Stated that municipalities need to accommodate future residents.

4.24. Vivien Souza SPEAKING FOR A SECOND TIME:

- Stated that she disagrees with statements by previous speakers that no infrastructure is being built to accommodate growth;
- Noted that much of the infrastructure being built is funded by developers as part of developments;
- Stated that she has lived with ongoing infrastructure work in Lynn Creek; and,
- Commented on coordination between Planning staff and developers.

4.25. Maziar Shirazian SPEAKING FOR A SECOND TIME:

- Commented on staff changing their recommendation to Council in response to Bill 25, noting that Bill 25 would bring more density.

4.26. Carl:

- Requested clarification on which bylaw was being considered and the process to date.

5. QUESTIONS FROM COUNCIL

In response to a question from Council, staff advised that the fundamental objective of both bylaws presented to Council on October 20, 2025 is to address requirements in the LGA to reflect housing needs and that both would satisfy the Province's requirements. At the time the report was written, staff recommended proceeding with Bylaw 8755, then prior to Council consideration, changed the recommendation to proceed with Bylaw 8743 in response to Bill 25. Staff noted that public input at the hearing is being sought for Bylaw 8743.

In response to a question from Council, staff advised that approximately 5,300 units have been built since 2011 and approximately 8,000 units have been built or approved.

In response to a question from Council, staff advised that the current OCP allows for 55,600 housing units and Bylaw 8755 would have added 13,500 units.

In response to a question from Council, staff advised that there were approximately 1,600 interactions during the spring public engagement, including more than 1,000 completed surveys. There were 215 attendees at the fall open houses, with more at the spring open houses. Staff advised that they did not have the exact attendance number for the spring open houses on hand.

In response to a question from Council, staff advised that the District has systems, bylaws, and a Financial Plan to help to respond to development costs and are able to make amendments to address costs for future developments.

In response to a question from Council, staff advised that the six-part methodology used to determine the District's 20-year housing needs was set by the Province and is detailed in the HNR. Staff noted that components include units for population growth, and for people experiencing homelessness and in extreme core housing need. Staff noted that the legislation covers a broad continuum of housing.

In response to a question from Council, staff advised that housing units located on First Nations land are not counted for the purpose of housing targets.

In response to a question from Council, staff advised that there were many groups interested in the creation of the legislation and they are not aware if the Urban Development Institute was a registered lobby group during the process as it is not relevant to the public hearing.

In response to a question from Council, staff advised that municipal staff were consulted regarding the Housing Supply Act (HSA) and recent legislation and they were required to sign non-disclosure agreements.

In response to a Point of Order, the Chair ruled that Council may ask staff clarifying questions and reminded Council of the rules of procedure for the conduct of the public hearing.

In response to a question from Council, staff advised that a public hearing is required under section 477 of the LGA for any amendment to the OCP regardless of the type of amendments proposed.

In response to a question from Council, staff advised that the legislation provides focus areas and priority actions and does not include financial or infrastructure plans.

In response to a question from Council, staff advised that some developments include amendments to the OCP and are considered on a case-by-case basis.

In response to a question from Council, staff advised that the legislation does not provide plans for municipalities to finance and add infrastructure as municipalities are expected to use existing tools.

In response to a question from Council, staff advised that the current requirement is for municipalities to adopt amendments to the OCP by the end of 2025 to accommodate the housing units needed for the next twenty years, not to have a specific number of units constructed.

In response to a question from Council, staff advised that development is contingent on a number of factors, including market conditions, policy, regulations, and processes. Staff noted that municipalities cannot force anyone to build.

6. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the November 12, 2025 Public Hearing regarding Bylaw 8743 is closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amending Bylaw 8743, 2025 (Amendment 57)” is returned to Council for further consideration.

CARRIED
(9:22 p.m.)

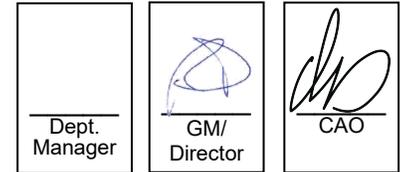
CERTIFIED CORRECT:



Confidential Council Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: December 1, 2025
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 19, 2025

File:

AUTHOR: Elio Iorio, Manager Financial Services

SUBJECT: Loan Authorization Bylaw, 8649, Security Issuing Resolution

RECOMMENDATION:

THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2026 Spring Long-Term Borrowing issue, \$27,800,000 as authorized through the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw, 8649, 2023 and that the Metro Vancouver Regional District be requested to consent to our borrowing over a twenty (20) year term and include the borrowing in a Security Issuing Bylaw.

REASON FOR REPORT:

To obtain Council approval for a Security Issuing Resolution. This Resolution is necessary to secure debt borrowing through the Municipal Finance Authority (MFA). The requirement for this resolution has been discussed with members of the Finance and Audit Standing Committee with the wording provided in the recommendation required by the MFA.

SUMMARY:

Council adopted Loan Authorization Bylaw 8649 on December 4, 2023, approving long-term borrowing of \$47,800,000 to support construction of the new Maplewood Fire and Rescue Centre and the Argyle Artificial Turf Field. Borrowing was strategically delayed to take advantage of declining interest rates, with the first \$20,000,000 issued in fall 2024 and the remaining \$27,800,000 now planned for spring 2026.

EXISTING POLICY:

Debt financing is governed by the Community Charter, Municipal Finance Authority Act and Local Government Act.

ANALYSIS:

The MFA is currently issuing debt instruments with ten-year repayment terms as this is the most active segment of the market and the one in which they can achieve the most favourable borrowing rate. The District currently finances projects for twenty years while the MFA will provide refinancing for a further ten years after the repayment of the first ten years of borrowing is complete. The current MFA lending rate of 3.85% is trending lower,

approximately a quarter percent below the rates published last spring. Interest policy rates set by the Bank of Canada (BoC) have declined by half a percent since October and are expected to remain around 2.25% well into 2026.

Staff estimate an interest rate in the 3.85% range for the spring borrowing session. The (BoC) noting a decline in inflationary pressures, has recently eased its monetary policy and has indicated that no further easing is anticipated at this time.

The MFA will flow the proceeds of the debt issue back to the District through the Metro Vancouver Regional District (MVRD) after withholding a 1.00% debt reserve deposit which is refunded to the District with interest when the debt is retired. Of the \$27,800,000 appropriated the District will receive \$27,522,000 in spring 2026.

Timing/Approval Process:

The Metro Vancouver Regional District deadline for municipalities to submit a municipal Security Issuing Resolution along with necessary documentation for the spring borrowing session is December 1, 2025.

Financial Impacts:

At a projected Interest rate of 3.85%, annual principal and interest repayments are estimated at approximately \$2.05 million, equivalent to 1.46% of the tax levy. The financial plan already includes provisions for this debt servicing. Once final amounts are confirmed by the MFA and Metro Vancouver, any changes will be incorporated into the 2026 financial plan through an amendment.

Conclusion:

As we move forward, we will continue to closely monitor interest rates into the new year. With the completion of this borrowing under the Loan Authorization Bylaw, staff have worked to ensure that funds were secured during periods of lower interest rates, resulting in reduced long-term financing costs for the District.

Respectfully submitted,



Elio Iorio
Manager Financial Services

Attachments:

1. [Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw, 8649](#)
2. [Bylaw 8649, Provincial Certificate of Approval](#)

REVIEWED WITH:					
<input type="checkbox"/> Business and Economic	_____	<input type="checkbox"/> Finance	_____	External Agencies:	
<input type="checkbox"/> Bylaw Services	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Clerk's Office	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Museum and Archives	_____
<input type="checkbox"/> Climate and Biodiversity	_____	<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> NSEM	_____
<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Integrated Planning	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
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<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____		
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Utilities	_____		

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The Corporation of the District of North Vancouver

Bylaw 8649

A bylaw to authorize borrowing for the construction of the new Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field

WHEREAS Council has approved the construction of the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field;

AND WHEREAS the estimated cost of constructing the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field is \$66,485,363 including debt issuing costs and interest during construction;

AND WHEREAS the total sum of \$47,800,000 is the amount of debt intended to be borrowed by this bylaw for constructing a new Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field;

NOW THEREFORE, the Council of the Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw 8649, 2023".

2. General

2.1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field and to do all things necessary in connection there with and without limiting the generality of the foregoing:

- a) To borrow upon the credit of the Municipality a sum not exceeding \$47,800,000 for the purposes of the following two projects;
- b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the Maplewood Fire and Rescue Centre with allocated funding of \$45,000,000; and,
- c) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the Argyle Artificial Turf Field with allocated funding of \$2,800,000.

2.2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ a first time October 3, 2023

READ a second time October 3, 2023

READ a third time October 3, 2023

Third reading repealed on November 20, 2023

READ a third time as amended on November 20, 2023

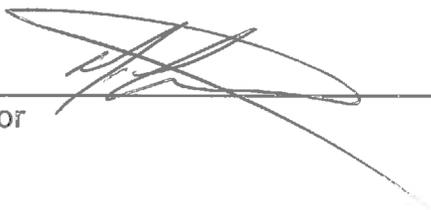
Certified a true copy of "Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw 8649, 2023" as at Third Reading.

Municipal Clerk

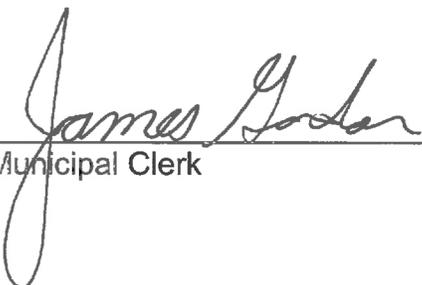
RECEIVED the approval of the Inspector of Municipalities November 21, 2023

Note: Approval of the Electors not required pursuant to s.7 of BC Reg. 254/2004

ADOPTED December 4, 2023



Mayor



Municipal Clerk

Certified a true copy

Municipal Clerk

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AGENDA INFORMATION	
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ET	PC	 CAO
Dept. Manager	GM/ Director	

The District of North Vancouver REPORT TO COUNCIL

November 20, 2025
File: ENGES-1189852991-398

AUTHOR: Demetra Barbacuta, Transportation Planning

SUBJECT: Safe Streets for Delbrook Community Recreation Centre

RECOMMENDATION:

THAT Council receive the Report titled 'Safe Streets for Delbrook Community Recreation Centre' dated November 20, 2025.

REASON FOR REPORT:

The purpose of this Report is to respond to the Council motion from June 9th, 2025, which directed staff to report back on options to prioritize safe streets surrounding the Delbrook Community Recreation Centre.

SUMMARY:

In response to a Council motion, staff reviewed W Queens Road for active transportation improvements. Through that review, four design principles were initially established:

- i. Extend the project scope to Edgemont Village;
- ii. Incorporate physically separated cycling facilities;
- iii. Maintain all vehicle lanes; and
- iv. Apply a rapid implementation approach.

Once design principles were established, the next step by staff was to consider road cross-section options (i.e. how the width of a street could be allocated across various components). Two road cross-sections were explored:

- a. One-way cycling facilities (i.e. an eastbound bike path on the south side; and westbound bike path on the north side); and
- b. Two-way cycling facility (i.e. eastbound and westbound cyclists share a bike path on the south side of the street).

Based on staff's analysis, one-way cycling facilities would be preferable because they better align with national and provincial design guidelines, improve access and safety for cyclists, reduce traffic delays at signalized intersections, and are more favourable to secure external

funding. Under all options, existing on-street parking would be impacted to varying degrees. Parking impacts could be partially offset by creating a new off-street parking lot on the eastern side of the Delbrook Community Recreation Centre.

EXISTING POLICY:

W Queens Road has been identified as a future cycling route since the adoption of the 2011 Transportation Plan, and active transportation improvements align with:

- [Transportation Plan \(2011\)](#), which identifies W Queens Road for future on-street bike improvements.
- [North Vancouver Bicycle Master Plan \(2012\)](#), which identifies W Queens Road as an on-street bike route.
- [Community Energy and Emissions Plan \(2019\)](#), which supports improvements to walking and cycling safety (Transportation & Land Use Strategy 3).
- [Priority Cycling Routes \(2019\)](#), which identifies W Queens Road as priority route for completion based on public engagement and Council feedback (as presented in the 2019 Transportation Workshop); and
- [Financial Plan \(2025-2029\)](#), which allocates funding toward the W Queens Road corridor in 2028 and 2029.

In addition to the above District plans, TransLink has identified W Queens Road as a regionally important future cycling route, as part of their [Major Bikeway Network \(MBN\)](#), connecting urban centres and major destinations across Metro Vancouver and making active transportation more convenient and safer to use.

BACKGROUND:

Currently, an eastbound bike lane exists on W Queens Road between Woodbine Drive and Del Rio Drive, and a westbound bike lane exists between Bewicke Avenue and Del Rio Drive. However, for most of the corridor, cyclists must share the road with motor vehicles.

On April 7, 2025, Council approved the 2025-2029 Financial Plan Bylaw 8737, which allocated budget for “Cycling – Edgemont-Queensdale” as a new capital project in 2028 and 2029. The referenced route is envisioned to run on W Queens Road.

On June 9, 2025, Council carried the following motion:

THAT staff are directed to report back on options to prioritize safe streets surrounding the Delbrook Community Centre within a two to three block radius.

The associated Report to Council (Attachment 1), titled “Safe Streets for Delbrook Community Centre,” dated May 6 2025, reads as follows:

[the W Queens Active Transportation] project is not currently anticipated to commence until at least 2028... The recommendation in this report, is to begin work on a small but critical section as soon as possible, to improve safety in the short term.

ANALYSIS:

In response to the Council motion from May 6, 2025, staff reviewed the corridor in two parts:

1. *Design Principles*
2. *Road Cross-Section*

Design Principles

Design principles guide the design process from concept to construction. Establishing these design principles is an essential first step and should be agreed upon before developing a functional design for W Queens Road. Four design principles recommended by staff are rationalized in Table 1.

Table 1. Design Principles

Recommendation	Rationale
Extend project scope to Edgemont Village	Although the Council motion suggested a two to three block radius surrounding Delbrook Community Centre, staff would recommend extending the scope to include W Queens Road from Woodbine Drive to Delbrook Avenue/Westview Drive (see Figure 1). The proposed extension supports the development of a complete and connected cycling network, providing direct access to Edgemont Village to the west and Delbrook Park to the east. Focusing only on a short section of W Queens Road would create abrupt transitions, forcing cyclists in and out of general traffic – something that is typically avoided.
Provide physical separated cycling facilities	<p>From a technical standpoint, both the Transportation Association of Canada (TAC) and the BC Active Transportation (BCAT) Design Guide recommend physically separated cycling facilities on roads with posted speed limits of 50 km/h or higher and vehicle volumes of 4,000 or more per day. W Queens Road is a major arterial road that carries approximately 10,600 vehicles per day with a posted speed limit of 50km/h, thereby necessitating physically separated and protected cycling facilities.</p> <p>Staff would recommend a ‘do-nothing’ scenario rather than any consideration of unprotected bike lanes (such as paint only) given the volume and posted speed limit on W Queens Road. Furthermore, staff’s experience is that the District will not be successful in securing external funding (i.e., TransLink) without having physically separated and protected cycling facilities.</p>
Maintain all vehicle lanes	Staff would propose maintaining a fundamental principle of keeping all existing through and turning vehicle lanes. In order to accomplish this, and consider any form of new cycling facility, localized road widening would be needed at the W Queens Road & Delbrook Avenue/Westview Drive intersection. The referenced road widening would likely impact the trees on the north side of W Queens Road along Delbrook Park.
Apply rapid implementation approach	Maximizing external funding is a common goal on transportation projects in order to reduce District costs. An emerging program from TransLink, referred to as Rapid Implementation, may be highly applicable to a future W Queens Road project. Given that W Queens

	<p>is located along TransLink’s Major Bike Network, it is eligible for up to 100% external funding for rapid implementation.</p> <p>Rapid implementation projects are typically implemented within the curb-to-curb width, often by reallocating road space from other uses. These projects can be implemented expeditiously by using adjustable materials (i.e., flexible delineator posts and pre-cast concrete curbs) that have lower costs and can be modified to respond to community feedback. Note that bus stops and intersections may require some curb relocation.</p>
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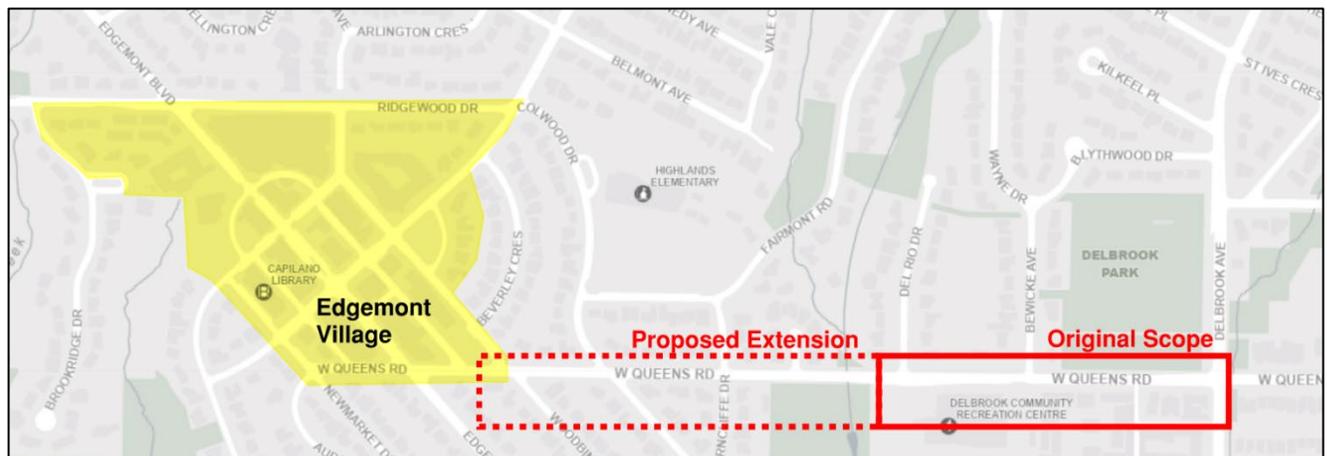


Figure 1. Project Scope

Road Cross-Section

Once design principles have been established in a project, the next step is to confirm a road cross-section and specify its individual infrastructure elements. A road cross-section refers to how the width of a street is allocated across various components, such as sidewalks, vehicle lanes, parking, and cycling infrastructure. Two road cross-sections were considered by staff:

1. **One-Way Cycling Facilities** – This option requires parking removal on both sides of W Queens Road to construct unidirectional protected bike lanes in each direction, as illustrated in Figure 2.
2. **Two-Way Cycling Facility** – This option requires parking removal on the south side of W Queens Road to construct a bidirectional protected bike path on the south side, as illustrated in Figure 3. Parking would remain on the north side, as it currently provides more on-street parking than the south side.

The dimensions presented in Figures 2 and 3 are preliminary and could change through detailed design, subject to engineering review, should Council give direction for the project to proceed into implementation.

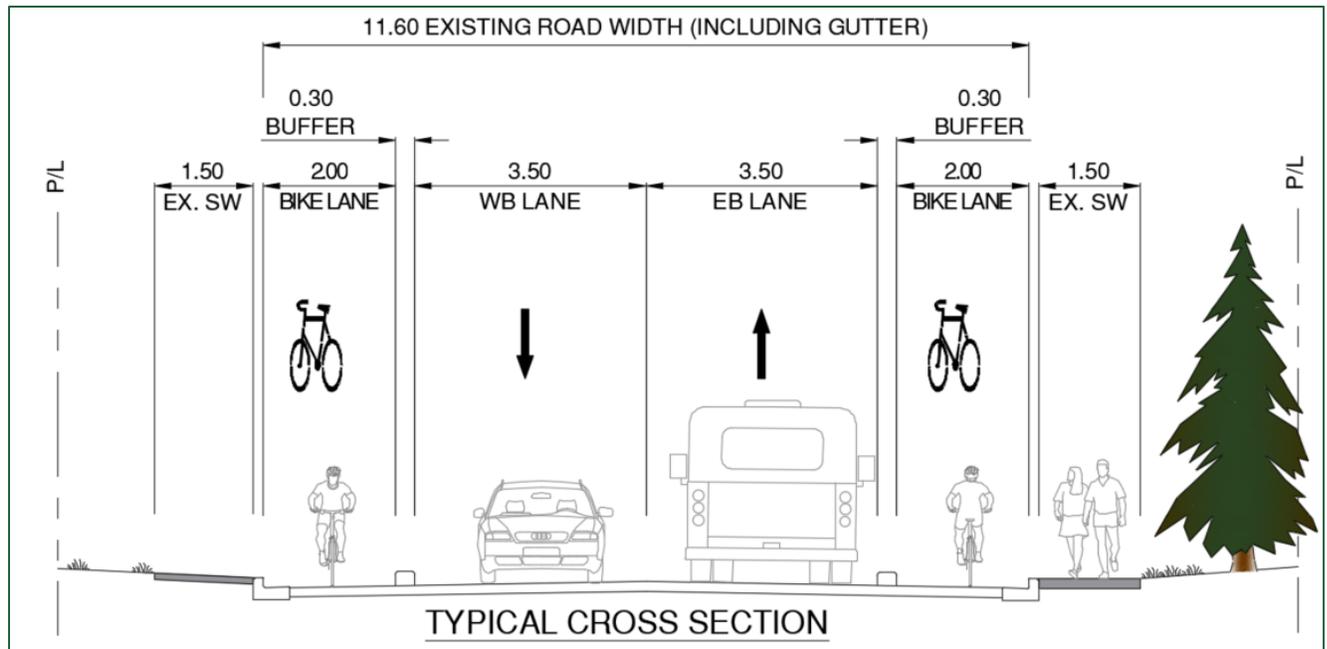


Figure 2. One-Way Cycling Facilities Option

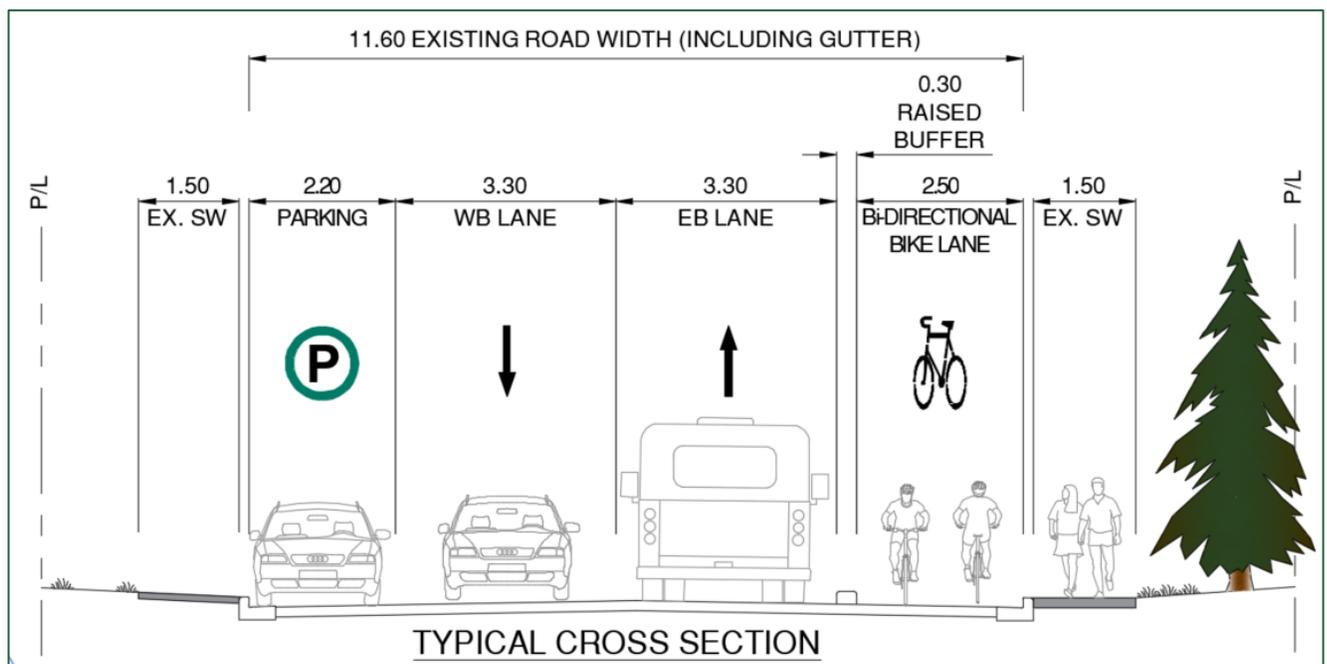


Figure 3. Two-Way Cycling Facility Option

From a technical perspective, one-way cycling facilities would be preferable by staff for the reasons outlined below. If Council prefers a two-way cycling facility, further technical work is required through detailed design. The engineer-of-record for the project would need to review and formally sign off to confirm viability, given the safety and operational issues identified below.

- Provincial (BC Active Transportation, BCAT) and federal (Transportation Association of Canada) guidelines generally recommend one-way cycling facilities on two-way roads. The alternate two-way cycling facilities are typically applied along one-way roads, as commonly seen in downtown Vancouver.
- Two-way cycling facilities create a greater risk of collision with vehicles especially as drivers do not expect cyclists to be travelling in the opposite direction as general traffic. BCAT states that a “bi-directional protected bicycle lane on a road with two-way motor vehicle traffic introduces additional conflict points.” This is even more pronounced in areas of heavy turning traffic, such as the heavy eastbound right-turning traffic on W Queens Road at Delbrook Avenue/Westview Drive enroute to Highway 1.
- When implementing two-way cycling facilities, additional measures to protect bicycle movements at intersections are typically recommended, such as a dedicated signal phase to facilitate safe cycling crossings. This could cause additional traffic delays along the corridor. By comparison, one-way cycling facilities can simply follow the green signal phase in the same direction of vehicular traffic.
- Two-way cycling facilities provide less access to destinations on the opposite side of the road, often requiring cyclists to cross multiple times. This can encourage sidewalk cycling on the opposite side of the street, increasing potential conflicts with pedestrians.
- In order to provide on-street parking on one side of the street, the two-way cycling facility is below the minimum recommended widths in both BCAT and TAC guidelines. The one-way cycling facilities are within the minimum recommended widths by both BCAT and TAC guidelines.
- With one-way cycling facilities, the vehicle travel lanes on W Queens Road are wider which will better facilitate bus service.
- With one-way cycling facilities, the travel lanes are better aligned across the Westview/Delbrook intersection (i.e. avoiding offset travel lanes through intersection).

Staff also undertook a parking utilization survey on W Queens Road between Woodbine Drive and Delbrook Avenue/Westview Drive, determining that there are approximately 45 and 26 on-street parking spots on the north and south sides of W Queens Road, respectively. Three separate on-street parking counts conducted during weekday evenings and a weekday morning in July 2025 showed occupancy levels of approximately 30%. The highest observed parking occupancy at any given time and block was 60%, observed on the south sides of W Queens Road between Del Rio Drive and Delbrook Avenue/Westview Drive. The higher parking occupancy on this block can be attributed to the nearby land-uses including Delbrook Community Recreation Centre, Delbrook Park, and various multi-family homes. It is worth noting that parking demand varies throughout the year, especially as park use and recreational activities change seasonally. Additional parking utilization would be expected during events and park programs.

In order to help alleviate potential parking pressures near the recreation centre caused by the loss of on-street parking, staff are exploring establishing a parking lot along the east lot line of Delbrook Community Recreation Centre. Currently, this area has been cleared to facilitate a staging area for construction vehicles for a nearby creek rehabilitation project by the City of North Vancouver.

Timing/Approval Process:

Staff submitted an initial grant application to TransLink’s Rapid Implementation funding stream on October 31, 2025 due to deadline requirements. However, staff made this proactive application knowing that it can be formally withdrawn up until January 2026, subject to Council feedback and ultimate interest in accelerating this project for 2026. Should Council direct staff to proceed with an option under TransLink’s Rapid Implementation funding stream, the program’s intent is for expedited implementation and as such, it must be completed by May 2027 (within 12 months of being awarded funding).

Financial Impacts:

Excluding any external funding, the estimated cost for rapid implementation cycling facilities on W Queens Road is between approximately \$700,000 to \$900,000. This high-level cost estimate was completed internally by staff at a conceptual level based on previous project experience. Should Council direct staff to proceed with the project, staff would need to engage an external design consultant for a more accurate cost estimate based on detailed design.

Council should note that the 2025-2029 Financial Plan Bylaw 8737 allocated budget in 2028 and 2029 for “Cycling – Edgemont-Queensdale” as a new capital project (total allocation of \$400,000 in the current five-year plan).

As noted previously, W Queens Road is eligible for TransLink’s Bicycle Infrastructure Capital Cost Share (BICCS) program, specifically the Rapid Implementation funding stream. This stream offers up to \$1 million in funding (up to 100% share of eligible costs) for cycling facilities that meet a ‘Comfortable for Most’ standard – in this context, protected bike lanes. Should Council provide staff with direction to proceed with a protected facility, and the District is successful in its application to TransLink, then these improvements could potentially be realized at no cost to the District. It is worth noting that TransLink’s contribution of *up to* 100% is a maximum value for eligible costs. There is a possibility that TransLink may offer less than 100%, depending on regional funding availability. At minimum, the District would be responsible for covering any ineligible costs, as defined in TransLink’s grant guidelines (eg. some project management and design fees, local government overhead, administration fees).

Public Input

Development of a communication and public engagement strategy will be dependent on Council direction. If a rapid implementation approach is desired by Council for this project, public engagement would be limited as projects of this nature are implemented under expedited timelines, which constrains the ability to conduct in-depth public engagement. Instead, in these circumstances, public engagement is anticipated to occur at an “Inform” level, focusing on keeping stakeholders and the public aware of project developments.

Options:

In responding to Council's motion from June 9, 2025, staff recommend:

THAT Council receive the Report titled 'Safe Streets for Delbrook Community Recreation Centre' dated November 20, 2025.

Should Council wish to accelerate active transportation improvements on W Queens Road for 2026 implementation, the following alternative motions are provided for consideration:

Alternate Option 1

THAT Council direct staff to implement one-way cycling facilities on W Queens Road between Woodbine Drive and Delbrook Avenue/Westview Drive, through a rapid implementation methodology, subject to securing funding contributions from TransLink.

OR

Alternate Option 2

THAT Council direct staff to implement two-way cycling facilities on W Queens Road between Woodbine Drive and Delbrook Avenue/Westview Drive, through a rapid implementation methodology, subject to securing funding contributions from TransLink, and subject to further detailed assessment by a professional engineer of the safety and operational issues identified in this Report.

OR

Alternate Option 3

THAT Council provide alternate direction to staff regarding active transportation improvements on the W Queens Road corridor.

Respectfully submitted,



Demetra Barbacuta

Transportation Planning Technologist

Attachment 1: Report to Council, titled "Safe Streets for Delbrook Community Centre," dated May 6, 2025

REVIEWED WITH:			
<input type="checkbox"/> Business and Economic	_____	<input checked="" type="checkbox"/> Finance	<u>AZ</u>
<input type="checkbox"/> Bylaw Services	_____	<input type="checkbox"/> Fire Services	_____
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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>May 26, 2025</u>
<input type="checkbox"/> Other:	Date: _____

_____ Dept. Manager	_____ GM/ Director	_____ CAO
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The District of North Vancouver REPORT TO COUNCIL

May 6, 2025

File:

AUTHOR: Councillor Catherine Pope

SUBJECT: **Safe Streets for Delbrook Community Centre**

RECOMMENDATION:

THAT staff are directed to report back on options to prioritize safe streets surrounding the Delbrook Community Centre within a two to three block radius.

REASON FOR REPORT:

Concerns have been raised by members of the community about the safety of streets around Delbrook Community Centre, particularly for active transportation users within a two to three blocks radius surrounding the community centre (Figure 1). This area is mapped out as a future active transportation connection, which will eventually provide a safer east-west connection between Lynn Valley Town Centre and Edgemont Village. However, that project is not currently anticipated to commence until at least 2028 (Figure 2).

The recommendation in this report, is to begin work on a small but critical section as soon as possible, to improve safety in the short term. This will increase safety for pedestrians, students, families and cyclists trying to access the Delbrook Community Centre. Those impacted by the improvements also include seniors riding from nearby neighbourhoods, soccer players using the turf fields, skateboarders, and those accessing the beautiful Mosquito Creek Trail.

Another potential benefit of promoting safer streets includes encouraging residents to take active transportation modes as opposed to using their vehicles to access the community centre and potentially increase the capacity of the existing parking lot. Significantly, it would provide greater safety for children, youth and anyone who wants to cycle to the community centre of Mosquito Creek Trail.

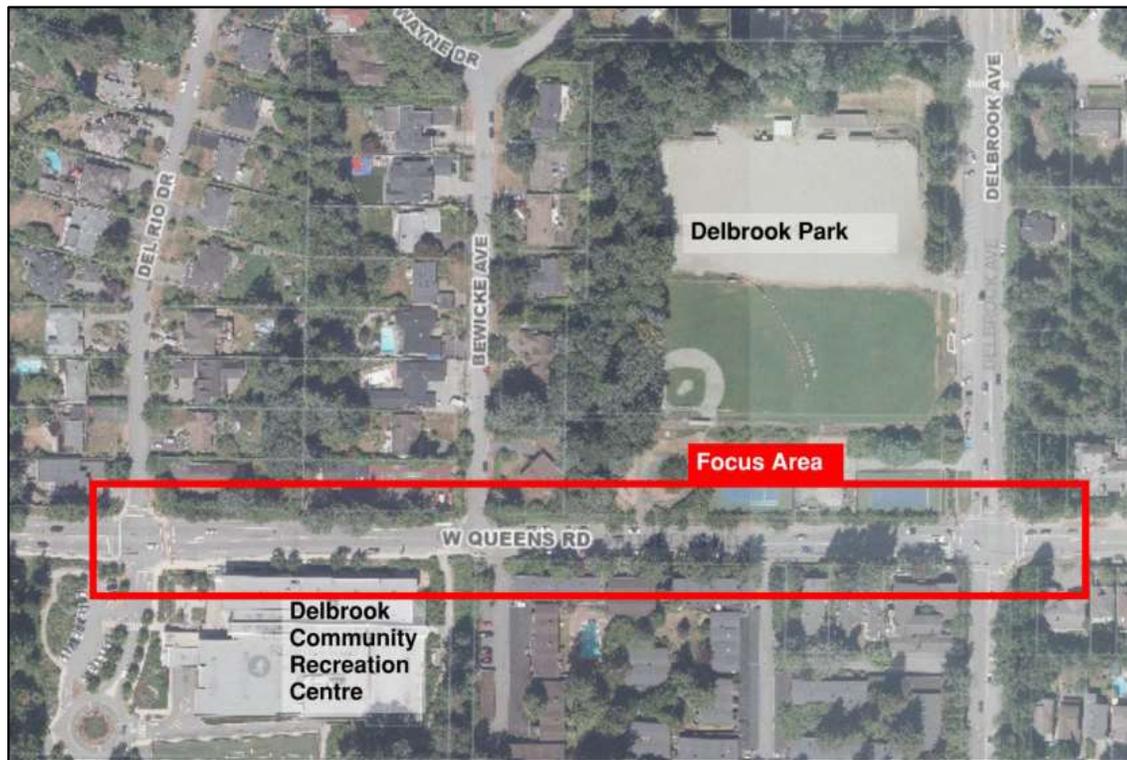


Figure 1: Focus Area around Delbrook Community Recreation Centre

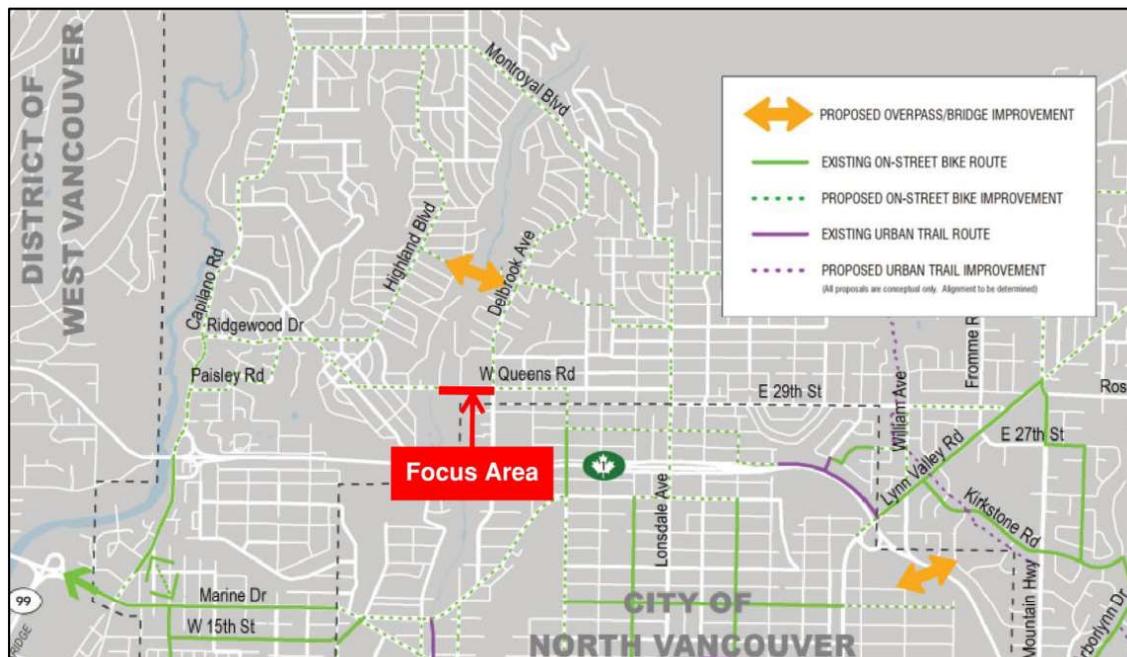


Figure 2: Bicycle Plan Concept Map (as shown on page 47 of the [Official Community Plan](#))



EXISTING POLICY:

West Queens Road is identified as a cycling route in the [north-vancouver-bicycle-master-plan.pdf](#)

Financial Impacts:

Staff may report back if any financial impacts are identified with the recommendation outlined in this report.

Conclusion:

Council would do well to support the request for staff to explore safer street options for a two to three block radius around the Delbrook Community Centre vicinity. Community members would greatly benefit from the enhanced safety while planning their recreational activities at our community centre.

Options:

1. That the motion, as presented, is supported; or,
2. That the motion, as presented, is not supported.

Respectfully submitted,



Catherine Pope
Councillor

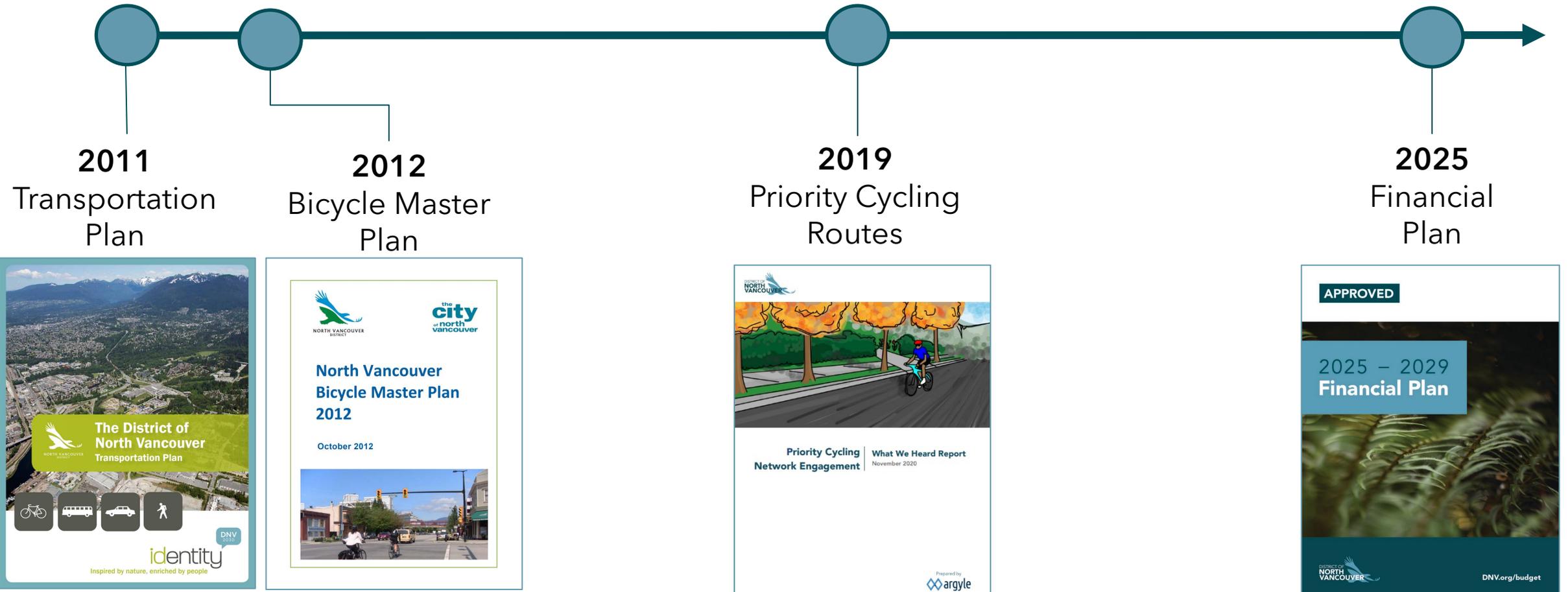
REVIEWED WITH:					
<input type="checkbox"/> Business and Economic	_____	<input type="checkbox"/> Finance	_____	External Agencies:	
<input type="checkbox"/> Bylaw Services	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Clerk's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

Safe Streets for Delbrook Community Recreation Centre

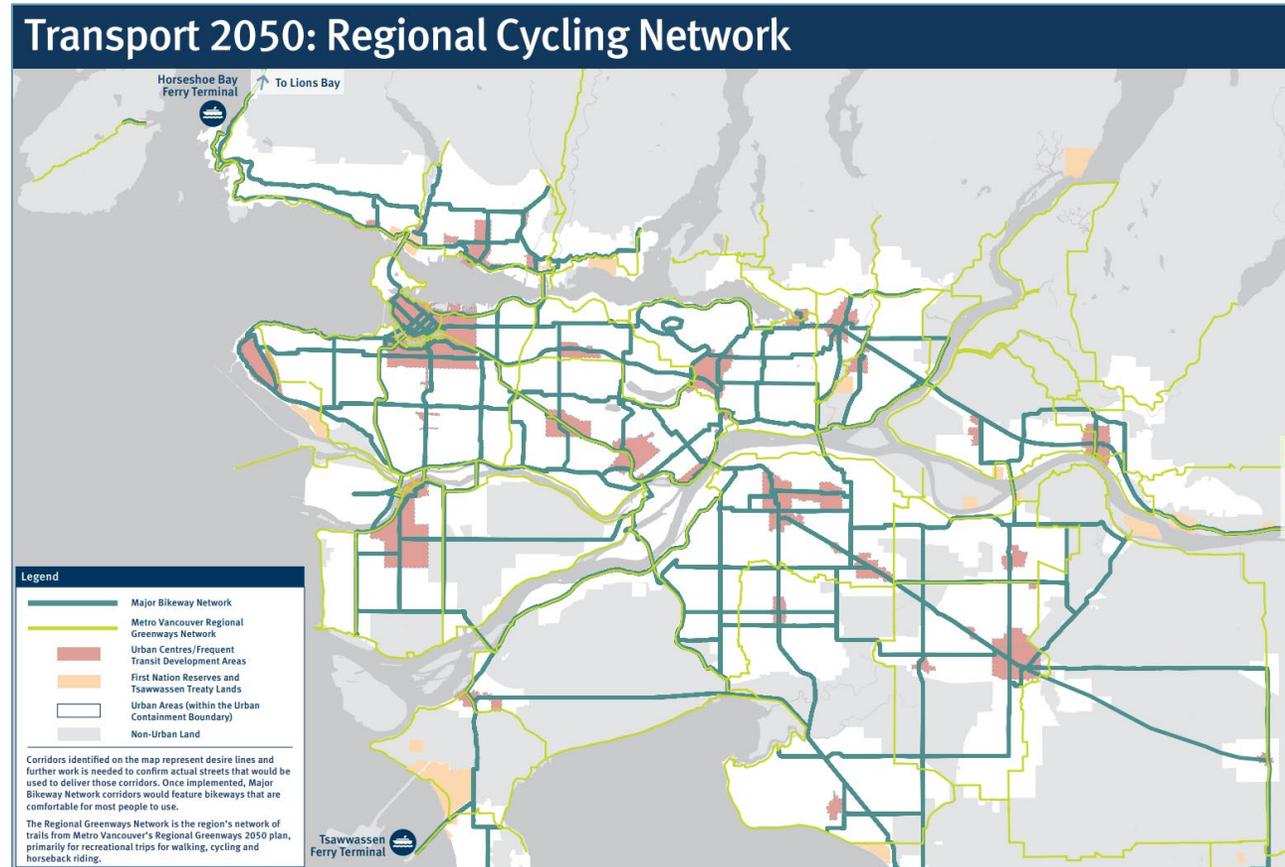
Regular Council
December 1, 2025



Background



TransLink Major Bike Network (MBN) (Adopted 2011, Updated 2025)



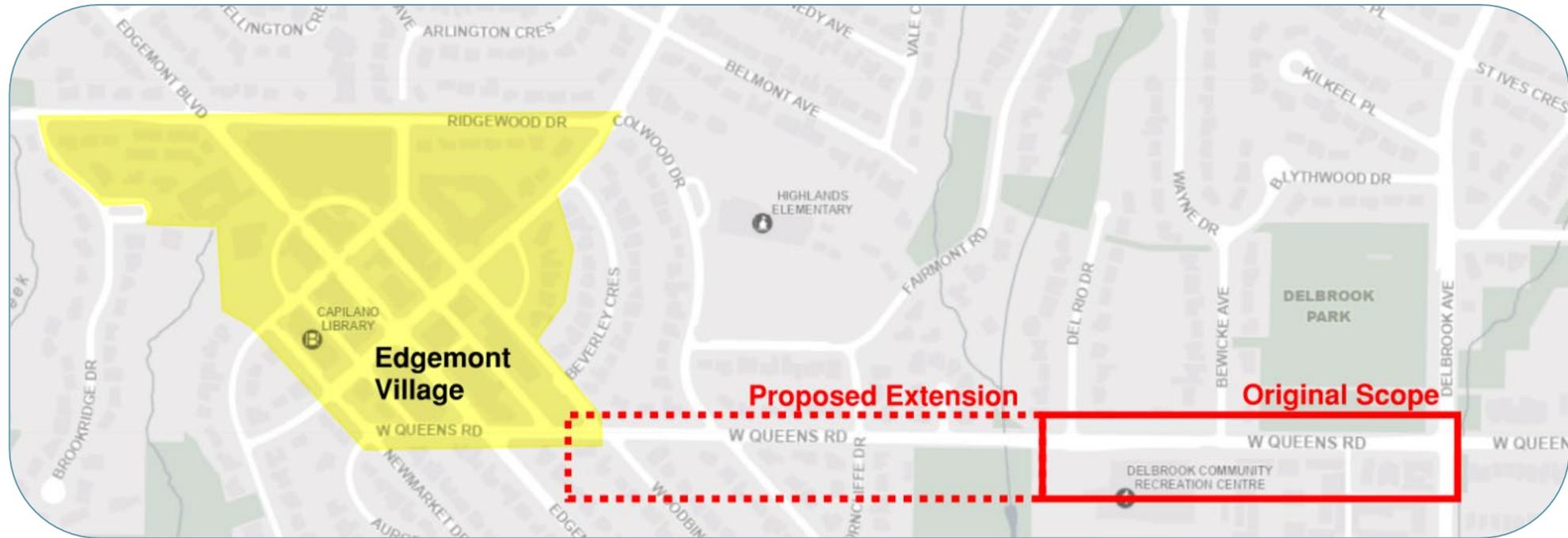
Background

June 9, 2025 Council Motion:

“That staff are directed to report back on options to prioritize safe streets surrounding the Delbrook Community Centre within a two to three block radius.”



Design Principle - Extend Project Scope



Design Principle - Physically Separated Cycling



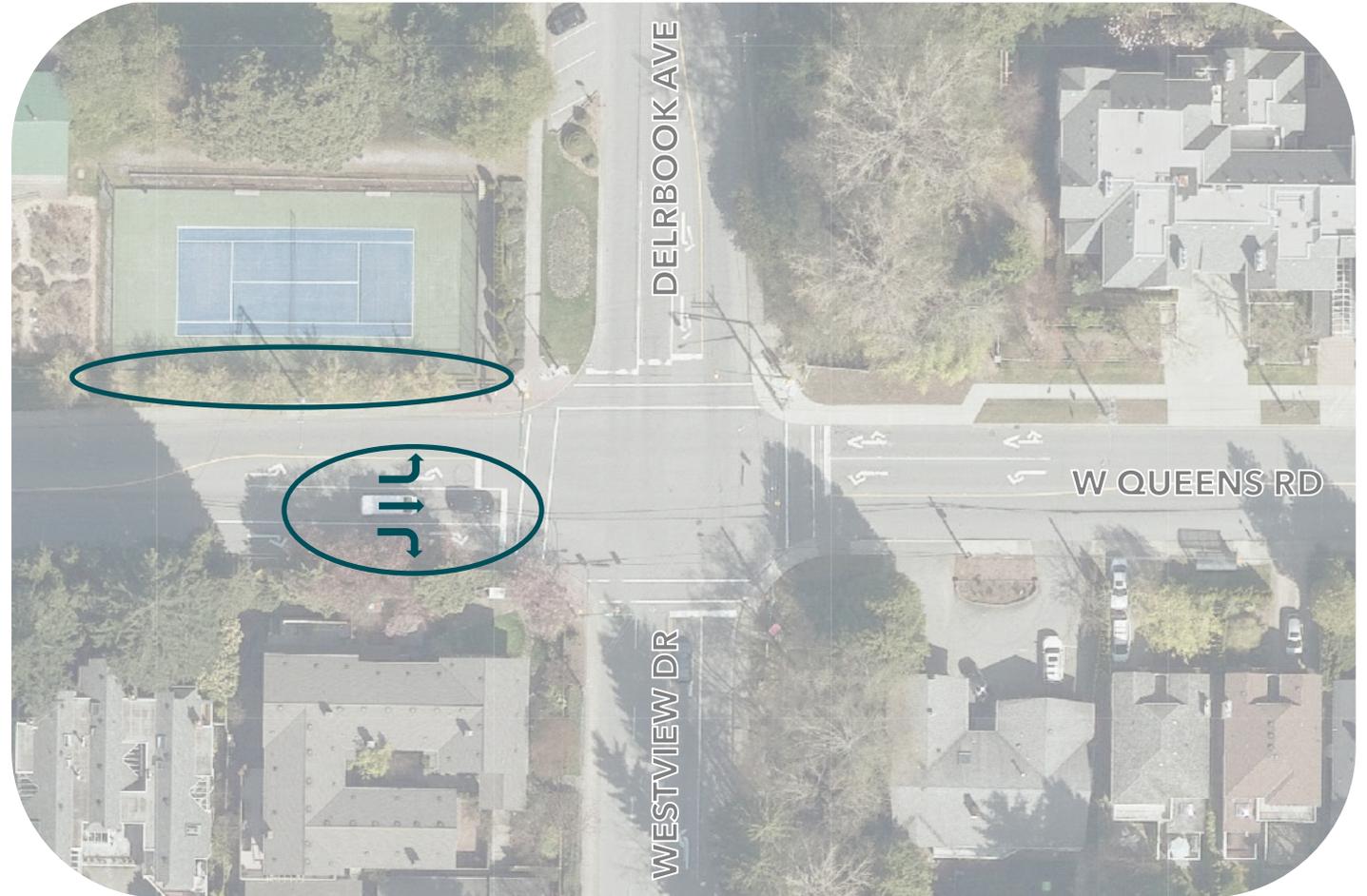
Neighbourhood Bikeway - SE Clinton St, Portland
(Photo Credit: Portland Department of Transportation)



Protected Cycle Track - Quebec/1st St, Vancouver
(Photo Credit: Madi Carlson, Bike Portland)

Design Principle - Maintain All Vehicle Lanes

- Road widening to maintain auxiliary lanes
- Tree impacts along Delbrook Park



Design Principle - Rapid Implementation

- TransLink application, up to 100% cost-shared
- 12-month implementation (May 2027)



W 1st St, City of North Vancouver

(Photo Credit: TransLink)

W Queens Rd - Design Options



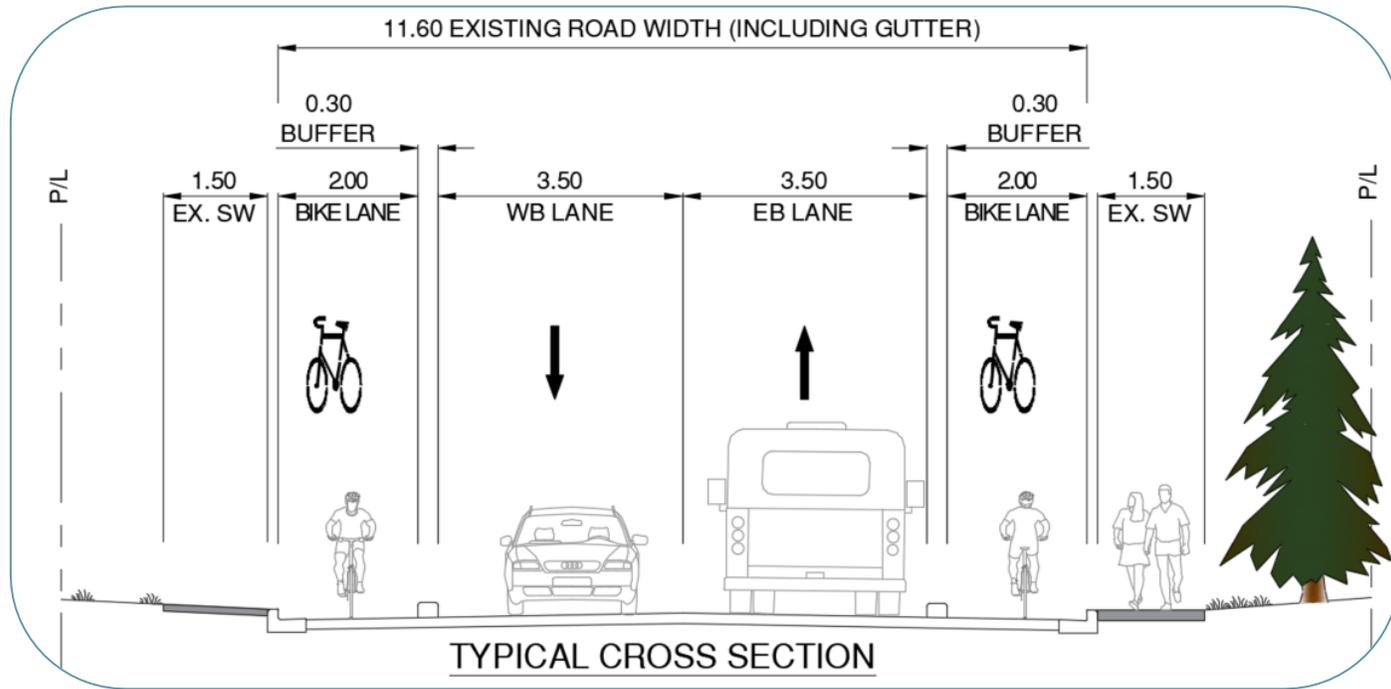
One-Way Bike Path – W 1st Street, City of North Vancouver
(Photo Credit: TransLink)



Two-Way Bike Path - Still Creek Ave, Burnaby
(Photo Credit: TransLink)

W Queens Rd

One-Way Cycling Concept (Recommended)



Advantages

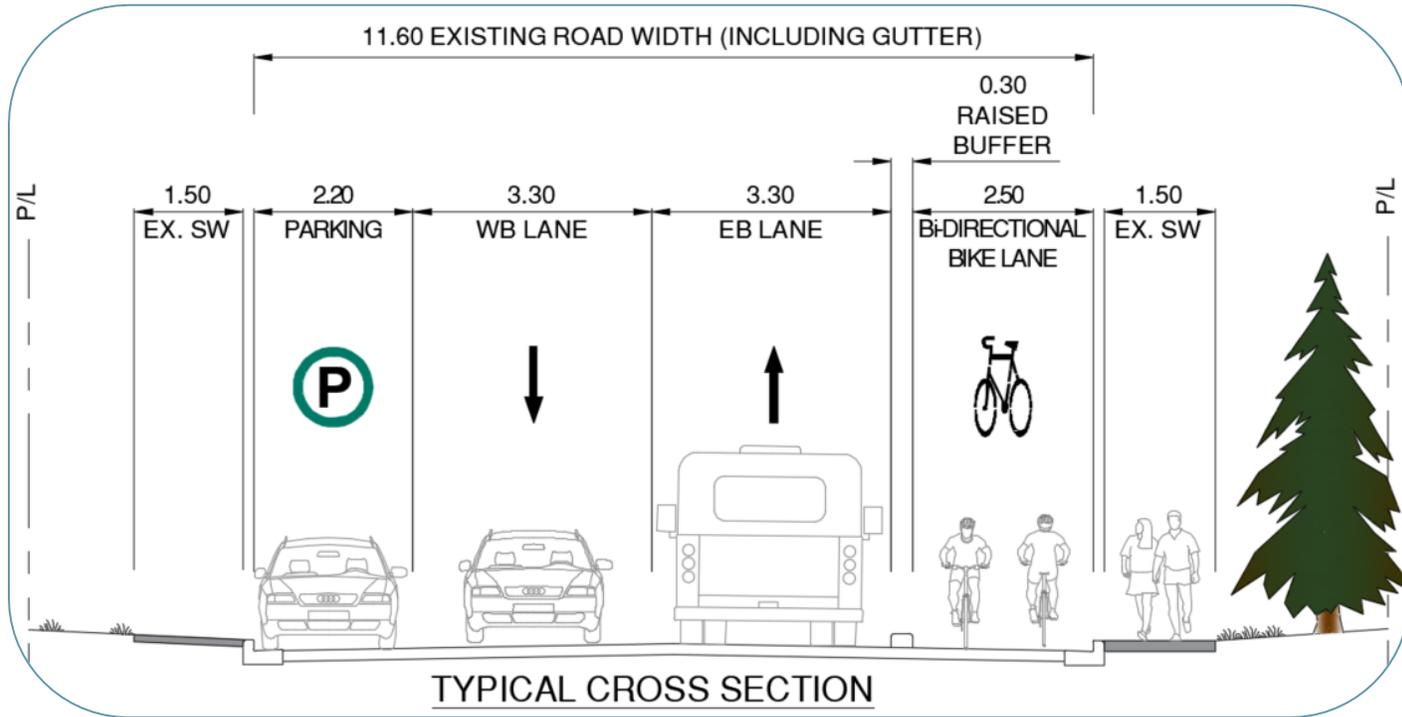
- Safety
- Provincial & Federal Guidelines
- Street access (both sides)

Drawbacks

- Parking removal both sides

W Queens Rd

Two-Way Cycling Concept (Alternate)



Advantages

- Parking retained on one-side

Drawbacks

- Driver expectations
- Signal integration
- Intersection geometry
- Narrower facilities

Recommendation

THAT Council receive the Report titled 'Safe Streets for Delbrook Community Recreation Centre' dated November 20, 2025.