

AGENDA INFORMATION	
☐ Regular Meeting	Date: April 27, 2026
☐ Other:	Date: _____

Z. K.
Dept.
Manager

DM
GM/
Director

MF
CAO

The District of North Vancouver REPORT TO COUNCIL

April 14, 2026

AUTHOR: Tanja Oswald, Community Planner

SUBJECT: Update: Lower Mackay Creek Area Parking Restrictions

RECOMMENDATION:

THAT Council receive for information, the report titled “Update: Lower Mackay Creek Area Parking Restrictions”, dated April 14, 2026.

REASON FOR REPORT:

This report provides an update on Council’s direction to manage parking demand in the Lower Mackay Creek area.

SUMMARY:

Over time, demand on curbside management has increased in parts of the District, including the Lower Mackay Creek area, where ongoing public complaints highlighted the impact of certain vehicles, including recreational vehicles, limiting parking access.

In response to ongoing parking concerns in the Lower Mackay Creek area, the District implemented new parking restrictions along sections of Lloyd Avenue, West 1st Street and West 3rd Street on September 22, 2025 (**Attachment 1**). Council identified the need for additional restrictions, particularly along West 3rd Street and West 1st Street. District staff have developed a parking plan for the neighbourhood, which includes new 2-hour, 4-hour, and no-stopping restrictions along portions of West 3rd Street, West 1st Street, Welch Street, and Pemberton Avenue (**Attachment 2**). These measures are intended to improve road safety, increase parking turnover and better manage the high demand for parking in the area. Vehicle owners and businesses in the area were updated on the upcoming parking changes. Installation of new parking restriction signage will begin the week of May 4, and enforcement will begin on June 1, 2026.

Under Council direction, staff also implemented a strategy to manage recreational vehicles parking in repeat non-compliance of the *Street and Traffic Bylaw*. This included updating enforcement and communications procedures, and working with regional partners to improve data collection, and support housing and outreach solutions.

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Expanding parking restrictions may create additional pressure and displacement impacts across the transportation network, impacting local businesses, clients and visitors to the area. Staff will continue to monitor and respond as conditions evolve.

BACKGROUND:

In April 2025, 2-hour parking limits were introduced along parts of Lloyd Avenue and West 3rd Street to better manage on-street parking demand. These parking restrictions helped improve available street parking, particularly fronting the North Vancouver Tennis Centre. Responding to ongoing community concerns regarding long-term parking of certain vehicles, including large and recreational vehicles (RVs), the following reports were presented to Council with resolutions as noted:

On [June 9, 2025](#), staff provided a report ([link to minutes](#)) at Regular Council overviewing the RV parking context in the District. Council subsequently adopted the following resolutions:

THAT staff report back on identifying all abandoned and stored vehicles on Lloyd Avenue and take the appropriate steps to have the owners recover them and/or be towed immediately.

AND THAT staff report back on parking bans on Lloyd Avenue and identify immediately implementable actions.

On [July 21, 2025](#), staff reported back ([link to minutes](#)) with recent changes to on-street parking restrictions in the Lower Mackay Creek area, and long-term strategy measures. Council adopted the following resolutions:

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

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

EXISTING POLICY:

- [Bylaw Notice Enforcement Bylaw](#) (2004): outlines charges for bylaw contraventions.
- [Street and Traffic Bylaw](#) (2005): includes parking and related regulations (e.g. speed limits) including for large and recreational vehicles parked on-street.
- [Official Community Plan](#) (2011): social well-being objective of fostering a safe, socially inclusive, and supportive community that enhances resident health and well-being.
- [Transportation Plan](#) (2012): objectives to manage road network and infrastructure to optimize safety of residents and efficient movement of goods and people.
- [Parks Regulation Bylaw](#) (2018) governs use of District-owned park and recreational areas.
- [Complaint and Enforcement Policy](#) (2018): bylaw enforcement framework providing staff guidance to exercise discretion and fairness in enforcement procedure.

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- [On-Street Parking Policy](#) (2020): contains goals (e.g. achieve fair and consistent parking management treatments across the District) and tools to manage parking (e.g. time-limited parking).
- [Official Community Plan Action Plan](#) (2021): encourages use of a Social Equity Implementation Lens to include social equity considerations in decision-making to strive for a more inclusive and equitable community.
- [North Shore Homelessness Action Initiative Final Report](#) (2022): Priority action #6 of the multi-jurisdictional steering committee: develop policy options to support individuals living in vehicular or boat accommodation.
- [District Corporate Plan](#) (2023-2026): includes goal to “Foster Community Wellbeing, Culture and Safety” with associated priorities.

ANALYSIS:

The sections below provide an update on Council’s resolutions from the [July 21, 2025](#) report, including:

- 1) **An overview of the implementation process** and observed impacts of the new Lower Mackay Creek area parking restrictions that came into effect on September 22, 2025, with next steps as directed by Council to implement additional time-limited parking restrictions; and
- 2) **Progress on the District-wide strategy** to address ongoing RV parking challenges.

1. Lower Mackay Creek Parking Restrictions**Implementation Overview**

In September 2025, new 2-hour, 4-hour and no stopping parking restrictions were implemented along sections of Lloyd Avenue, West 1st Street and West 3rd Street to further manage on-street parking in the area (**Attachment 1**). The implementation process occurred over a six-week time frame to allow for early notification of the new parking restrictions to businesses and parked vehicle owners in the area.

Implementation required coordination among District staff, the RCMP, and Lookout Housing and Health Society (“Lookout”). Lookout provided outreach support throughout implementation of the new Lower Mackay Creek parking restrictions. Adjacent public and private properties where debris and personal belongings had accumulated prior to and during the implementation process — including the ICBC lot — were cleaned up and removed.

Since the parking restrictions took effect from September 22, 2025, to April 14, 2026, a total of 319 tickets have been issued to RVs found to be in non-compliance with the *Street and Traffic Bylaw*. As anticipated, while the new parking restrictions and subsequent enforcement measures helped to reduce some neighbourhood impacts, they did not lead to all parked RVs being moved from the area.

Map 1 on the right shows the point-in-time distribution of RVs in the Lower Mackay Creek area during a previous count on January 13, 2026 (shown in blue) and more recently on April 10, 2026 (shown in orange). RVs continue to return and park within permitted time limits, with some relocating to nearby areas. A slight increase in RV parking was noted further west on West 1st Street. RVs continue to park periodically on West 3rd Street west of Lloyd Avenue, where 2-hour parking is in place. Elsewhere in the District, RV parking has been observed in the Maplewood area, and intermittently in other locations.



Community feedback on this matter has been received through [Report a Problem](#) (RAP) submissions, and direct emails from affected residents and businesses to staff and Council. Council also received a delegation from business representatives in Lower Mackay on February 2, 2026. While some people noted increased turnover after implementation of the new parking restrictions, others cited these key concerns:

- vehicles (RVs, buses, campers and commercial vehicles) parking beyond posted legal time limits;
- public health and sanitation issues (e.g., discarded garbage and food waste);
- traffic and emergency access safety risks (e.g., blocked laneways and impaired sightlines);
- impacts on area liveability (e.g. noise, public disturbances, vehicle structures encroaching on sidewalks, lawns and private property); and

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- business-related impacts, including reported safety concerns, reduced parking availability for customers and employees in adjacent areas, and associated impacts to business operations.

Other concerns included the impact of the restrictions on shifting RVs to new areas, the desire for improved communications with surrounding businesses and residents, and greater clarity regarding the District's enforcement approach.

Additional Parking Restriction Implementation

In response to ongoing parking-related concerns, Council indicated the need for additional parking changes in the Lower Mackay Creek Area to better manage demand. In response, staff are implementing new 2-hour, 4-hour, and no-stopping restrictions along portions of West 3rd Street, West 1st Street, Welch Street, and Pemberton Avenue as set out in **Attachment 2**. These restrictions are intended to improve curbside management and overall road safety (e.g., visibility near intersections), while balancing parking demand and business operations.

Installation of new signage will begin the week of May 4, 2026, and enforcement will begin on June 1, 2026. Vehicle owners and nearby businesses directly impacted by the parking restrictions received early notification during the week of April 6 regarding the upcoming parking changes. Notification was carried out through hand-delivered letters, with some business owners also receiving notification by email.

2. District-Wide Strategy

The District's strategy to respond to parked large and recreational vehicles is described below. It consists of four key components.

Parking Regulation

The [Street and Traffic Bylaw](#) restricts long-term parking and use of RVs:

"A Recreation Vehicle may be parked on any Highway for a period not to exceed 24 hours;" and

"No person shall use a vehicle for living accommodation while parked on a Highway".

While introducing localized parking restrictions in high-demand areas can result in increased vehicle turnover, it can also create some negative impacts. These may include displacing long-term vehicle parking, including RVs and campers, into adjacent blocks or neighbourhoods. This can create tension among nearby residents and businesses as the problem shifts locations.

Curbside management tools cannot address the broader social and housing factors that lead to vehicle dwelling. A coordinated, multi-disciplinary approach will be required to meaningfully address these challenges. Without it, spillover impacts will continue to place pressure on the surrounding transportation network.

Program Development

The District's response to RV parking enforcement included the following components:

1. **Introduction of standardized compliance notice for non-compliant parked RVs.** A standardized compliance notice template has been introduced to address RVs parked in violation of the Street and Traffic Bylaw. The initial notice serves to inform RV owners of the bylaw requirements and provides a formal warning to bring their parking into compliance. Should the RV owner fail to comply after receiving the warning, enforcement measures will be escalated, which may include issuance of fines/tickets or towing of the vehicle.
2. **Updated enforcement standard operating procedure for repeat non-compliant RVs.** The enforcement standard operating procedure has been updated to monitor and address RVs returning to congregated areas or repeatedly violating the Street and Traffic Bylaw. When such RVs are encountered, enforcement resumes at the stage previously reached (e.g. education, delivery of warning notice, prior ticketing). This may result in expedited ticketing or towing if compliance cannot be achieved and all measures have been exhausted. Flexibility in enforcement timelines may be considered for individuals who are actively engaged with outreach workers to secure alternative housing.
3. **Development of a modified tracking system.** A modified tracking system has been developed for the updated standard operating procedure. This ensures consistent monitoring and management of non-compliant RVs.

Staff will continue to monitor and respond to the evolving use of RVs across District lands, including in parks and adjacent natural areas.

Staff from the District of North Vancouver, City of North Vancouver and North Vancouver Recreation and Culture Commission continue to meet as required to review parking restriction updates and coordinate response actions. Current initiatives being advanced through this working group include:

- Coordinating joint City–District point-in-time RV counts on a seasonal basis;
- Strengthening regional coordination of referrals for the [North Shore Solutions Navigator](#) program; and
- Enhancing enforcement officers' awareness of available North Shore social programs and services.

Advocacy

Parking and enforcement action may disproportionately impact residents who are experiencing or at risk of homelessness. As such, staff continue to focus on advocacy for initiatives to address needed housing, outreach and other supports.

On September 15, 2025, staff presented to the North Shore Homelessness Task Force (NSHTF) to provide an update on the Lower Mackay Creek parking restriction implementation and discuss advocacy opportunities. Following the meeting, Vancouver

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Coastal Health connected with District staff to discuss outreach and servicing pathways to support vulnerable residents. This discussion is ongoing.

At the same time, progress towards more permanent housing solutions continues through social and supportive non-market housing projects at various stages of development in the District.

Timing/Approval Process:

Installation of new parking signage in the Lower Mackay Creek area will begin the week of May 4, 2026 and enforcement will begin on June 1, 2026. Staff will monitor the impacts of the new parking changes and may make further adjustments, as operationally needed, to manage curbside demand, and improve transportation safety in the surrounding area.

Concurrence:

Bylaw Services, Parks, Engineering Infrastructure Services and Legal have reviewed and contributed to this report.

Financial Impacts:

Enforcement officers support the administration and enforcement of all District bylaws. Expanding enforcement initiatives may affect current service levels. Staff will continue to monitor operational impacts and explore potential efficiencies within current resources. Should additional pressures arise that affect service delivery, staff will report back to Council with recommendations.

Liability/Risk:

On-street parking restrictions have a negligible impact on liability risk to the District.

Environmental Impact:

Vehicles used as shelters often lack access to water and sanitation facilities. Where improper waste disposal occurs, it can pollute the environment, degrading park ecosystems, and posing health and safety risks to individuals.

Conclusion:

The implementation of parking restrictions in the Lower Mackay Creek area in 2025 has resulted in movement of RVs to other blocks in the area. Additional parking restrictions in the Lower Mackay Creek area are being implemented to address ongoing on-street parking challenges on West 1st Street, West 3rd Street, Pemberton Avenue and Welch Street.

Staff will continue to monitor local parking activity, as well as work interdepartmentally with affected parties to help ensure the District's response efforts are effective, balanced, and aligned with community well-being objectives.

Respectfully submitted,

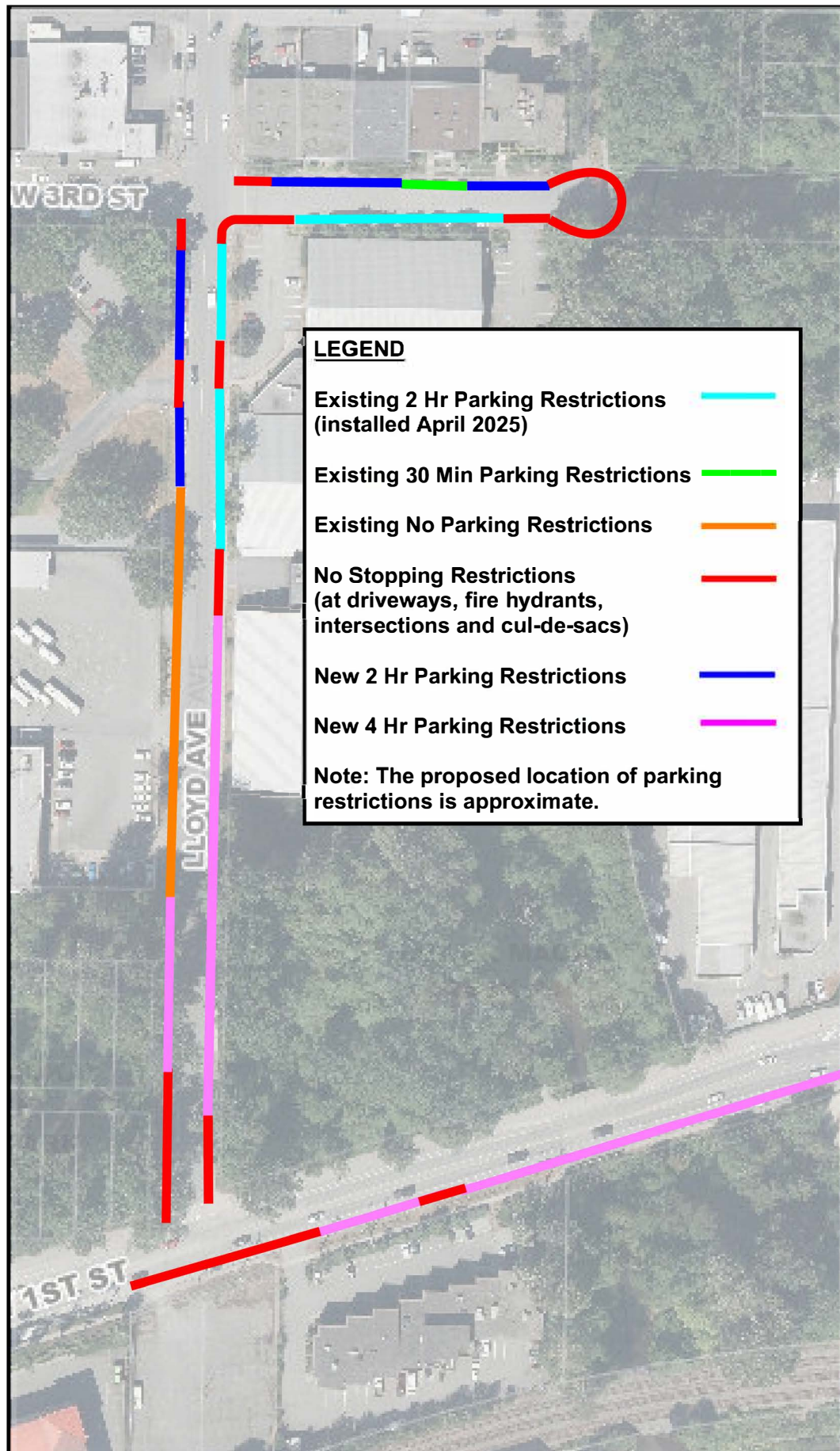
Tanja Oswald
Community Planner

April 14, 2026

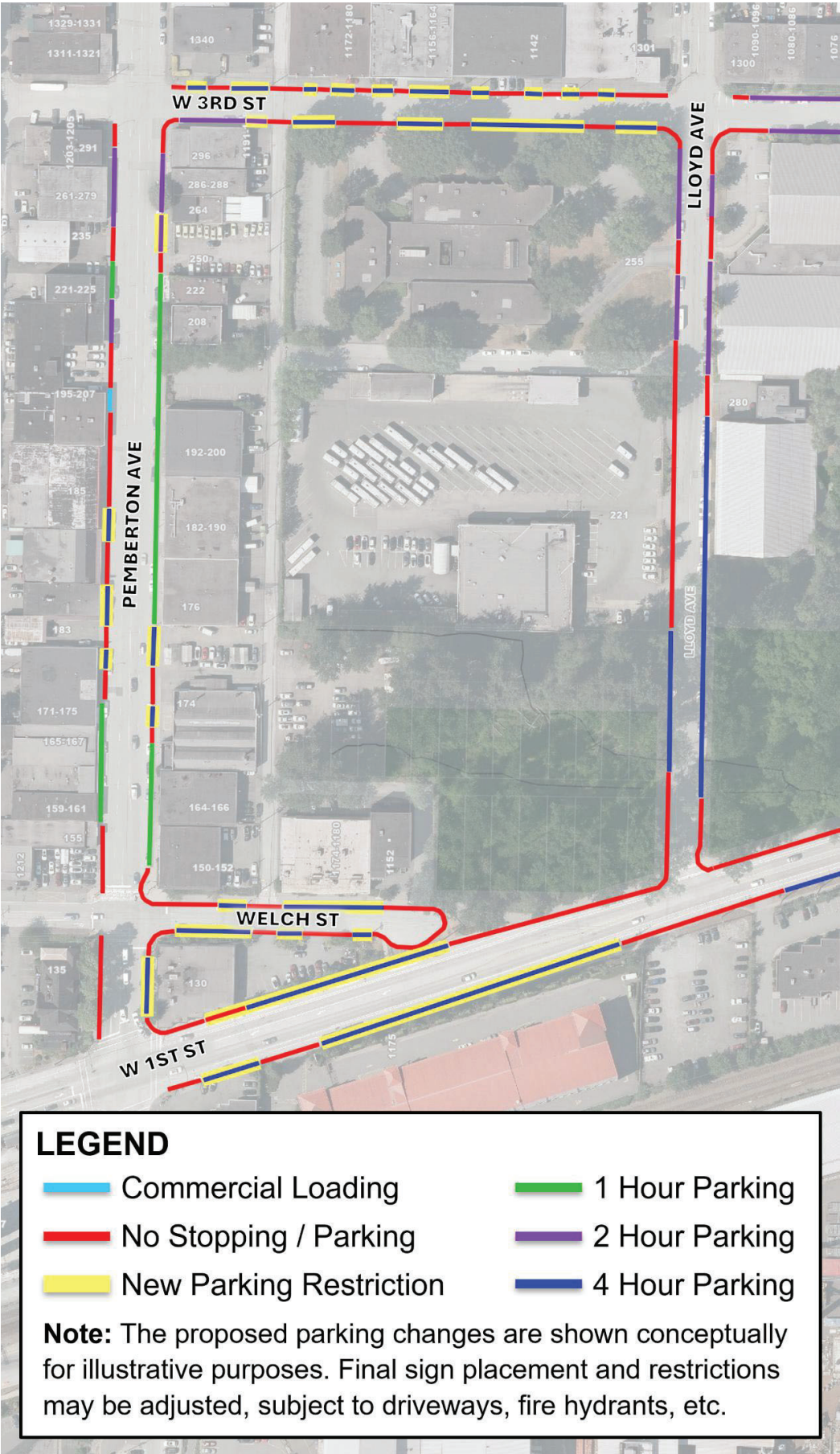
ATTACHMENTS

1. Lower Mackay Creek Parking Restrictions – September 22, 2025
2. Lower Mackay Creek Parking Restrictions – June 1, 2026
3. Staff Presentation

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



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Update: Lower Mackay Creek Area Parking Restrictions

April 27, 2026
Regular Council Meeting

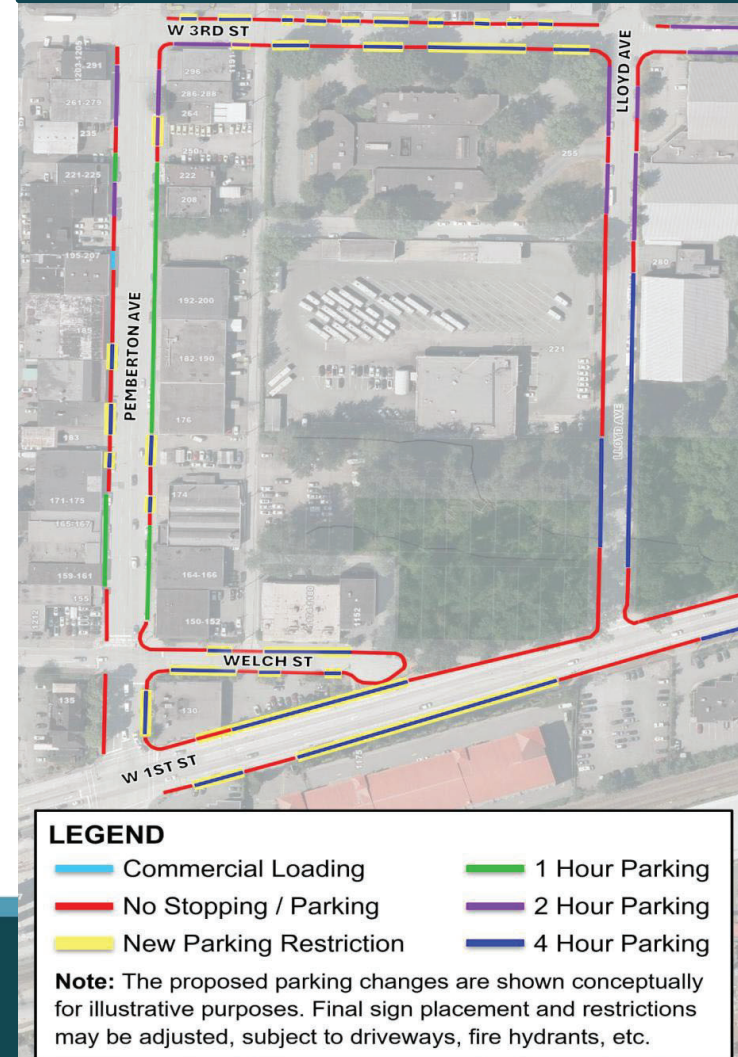
Context

- **April 2025** – 2-hour parking limits
- **June 9, 2025** –abandoned vehicles & parking bans
- **July 21, 2025** – implement enhanced restrictions & develop strategy
- **Sept 22, 2025** – 2- hour, 4-hour and no stopping parking limits

Response

- Impact of new restrictions on RV movement
- Community feedback
- Additional parking restrictions (June 1, 2026):
 - 4-hour, 2-hour and no stopping limits

Lower Mackay Creek Parking Restrictions (June 1, 2026)



RV Strategy

Parking

- Bylaw coverage
- Spillover impacts

Program

- Compliance standards and operation
- CNV/DNV coordination

Advocacy

- North Shore Homelessness Task Force
- Housing

Recommendation

THAT Council receive for information, the report titled “Update: Lower Mackay Creek Area Parking Restrictions”, dated April 14, 2026.