

Community Report

What's happening in our community

Spring brings fresh blooms and rejuvenation, and we are excited to share many new things happening across the District with you in our latest Community Report.

In our cover story, you'll find out about upcoming events so you can help us set the direction for future growth and change for the next 20 years as we update our Official Community Plan (OCP) and Zoning Bylaw.

You will read about a project underway at Whey-Ah-Wichen/Cates Park. We are collaborating with the **səlilwətał** (Tsleil-Waututh Nation) to help this much-loved park be resilient to climate change while preserving its cultural and historical significance.

Learn about some new places and spaces — a rec centre, a fully accessible park, new EV stations and a state-of-the-art firehall — that have recently opened in the District.

Finally, we share information about separating residential utility fees from property taxes, along with an update on short-term rentals in the DNV.

Talking about Housing



Have your say as we plan provincially-mandated housing in the District.

Due to housing costs and our municipality's unique geographical challenges, housing continues to be a topic of discussion.

During the past two years, these talks have focused on how our community can grow to meet the requirements of the provincial housing legislation introduced by the BC government.

As part of this legislation, we must update our OCP and Zoning Bylaw by December 31, 2025.

This means we must determine how to provide for approximately 22,400 new homes in the District.

Continue reading inside



Talking about Housing (continued)



Why that number?

According to the province's calculations, that's the number of new homes we will require for new residents moving to the municipality over 20 years (2021-2041).

While planning for this level of growth is provincially mandated, we can decide how and where our community will

expand in a way that aligns with our community's long-term vision and goals. Diverse and affordable housing is crucial for maintaining a healthy, inclusive, vibrant community.

Traffic impacts are at the forefront of nearly everyone's minds, and we are lobbying senior governments to plan, design and construct all their infrastructure that is required for this increase in our population, such as highways, bridges and transit.

So where will the new homes go?

We have developed three scenarios that could accommodate 22,400 homes (22,369 units, to be exact). For each scenario, we have maintained our vision as identified in the 2011 OCP, with varying concentrations of housing within our four key growth centres: Lions Gate Village, Lynn Valley, Lynn Creek and Maplewood.

This spring, we will host in-person and virtual events and opportunities for you to learn more, ask questions and share your thoughts about where the new homes can go in the coming years. The timelines are tight but hearing from you is important.

In-person open houses

- **Apr. 2:** 6:30–8:30pm, Dorothy Lynas Elementary
- **Apr. 12:** 2:30–5:30pm, Delbrook Community Recreation Centre
- **Apr. 16:** 6:30–8:30pm, Ross Road Elementary

Learn more and find the dates for our virtual events: [DNV.org/ocp-2025](https://dnv.org/ocp-2025)



Changes to single-family housing regulations

As we look at where housing units can be added in the municipality, over time, residential neighbourhoods will change as older housing is replaced and additional units such as secondary suites and coach houses may be added. That's why this spring, we will be engaging with the community to look at how we can make it easier to build more livable, affordable and diverse housing that enables people to age in place, to live in multigenerational homes and to step with a lighter footprint on our environment.

Learn more and get involved:
[DNV.org/zoning-bylaw-rewrite](https://dnv.org/zoning-bylaw-rewrite)



Whey-Ah-Wichen/ Cates Park shoreline restoration



We're collaborating with **səlilwətał** (Tsleil-Waututh Nation) to protect and restore the eroding shoreline areas in Whey-Ah-Wichen/Cates Park.

The main goals of this multi-year project are to better prepare for climate change, improve Tsleil-Waututh's cultural use of the site and protect sensitive cultural resources.

The project will:

- **Improve the beach**
- **Plant native species**
- **Educate park users**
- **Install raingardens**
- **Improve beach access**
- **Add new picnic shelter**

Work along the shoreline is currently planned to begin in August 2025. Invasive plants removal, planting and picnic shelter work could start earlier.

The provincial government's British Columbia Destination Development Fund (\$800,000) and Community Emergency Preparedness Fund (\$4.75 million) have provided project funding.

Learn more:

[DNV.org/waw-cates-improvements](https://dnv.org/waw-cates-improvements)



DNV on Bluesky

We are now active on the Bluesky social media platform, sharing important community news and interacting with residents and visitors. We're also on Facebook and Instagram.

Follow us to stay up to date with the latest initiatives and updates from your municipality.



New places and spaces

Maplewood Fire and Rescue Centre

District fire crews answered their first call from the new Maplewood Fire and Rescue Centre (MFRC) at 3:52pm on January 15, 2025.

"The hall's location is going to improve response times throughout the municipality," said Fire Chief Mike Danks.

MFRC consolidates and replaces Fire Hall #2 on Mountain Highway, the training centre on St. Denis Avenue, and the administrative offices formerly housed at Fire Hall #1 in Lynn Valley (the fire station remains open).

The training grounds behind the main hall feature five training and simulation buildings. These facilities enable DNVFRS firefighters to receive top-tier training and can also be rented to other agencies.

We will host a public grand opening event on Sat. Jun. 7, from 10am–2pm.

Get events details:
[DNV.org/maplewood-fire-rescue](https://dnv.org/maplewood-fire-rescue)



Lynn Creek Community Recreation Centre

The newest community recreation centre in the District is open and will begin full hours and programming on April 7. The centre features a full-sized gymnasium, three multi-purpose spaces, two 'living rooms,' a maker space, community spaces, meeting rooms, public art, and public Wi-Fi.

An automated library kiosk operated by North Vancouver District Public Library and daycare for infants, toddlers, and 3–5-year-olds operated by Parkgate Society will also be available.

Learn more:
[DNV.org/lynn-creek-rec-centre](https://dnv.org/lynn-creek-rec-centre)



Coming soon: Belle Isle Park

We've nearly finished transforming Lions Gate Village's Belle Isle Park into a neighbourhood park that offers recreational activities and gathering places for residents.

Once completed, the park will be accessible to all and includes the District's first fully designed urban dog park, a grass recreation area for picnicking, and a large playground for kids with adult fitness spaces.

Learn more:
[DNV.org/belle-isle-park](https://dnv.org/belle-isle-park)



Separating annual residential utility fee billing from property taxes



By now, you should have received a separate utility bill for water, sewer, solid waste collection, and environmental fees. We expect you may have some questions about your bill, so please visit the link below to learn more.

As we know receiving a separate utility bill is a change from prior years, late fees on your utility bill will not be charged until May 30, 2025, for this year only. Property tax notices will be mailed in late May, as usual. It won't include utilities, so it will be lower than last year's bill.

While paying two bills instead of one may not be a welcome change for some, Metro Vancouver has imposed increased utility costs onto the North Shore municipalities.

Therefore, it is important to clearly separate property taxes from utility fees. This change will also improve transparency and understanding of the District's utility fees compared to Metro Vancouver's utility fees that District residents pay.

Learn more: [DNV.org/utility-fees](https://dnv.org/utility-fees)



Are you passionate about your community?

You can make a difference by joining one of our advisory committees and helping to shape the future of the DNV.

[DNV.org/committees](https://dnv.org/committees)



Short-term rentals in the DNV

Unregulated short-term rentals have been operating in the District for many years, mostly through platforms like Airbnb and others. Now, we are working to licence short-term rentals to align with B.C.'s new provincial registry requirements, coming into effect May 1, 2025.

The business licence framework we are proposing to establish will enable hosts to operate a short-term rental within their homes while also protecting the long-term rental housing supply and addressing potential neighbourhood concerns such as noise and parking.

To learn more about proposed new rules and what you need to do to run a short-term rental, visit:

[DNV.org/short-term-rental-accommodations](https://dnv.org/short-term-rental-accommodations)



We want to hear from you

Did you find this Report informative? Scan the QR code to take a short survey and share your thoughts.



New EV charging station features art by Xwalacktun



Fast-charging stations are now available at Norgate Park. The two new stations are the latest addition to our public charging network.

The charging station project at Norgate features a unique collaboration with

Skwxwú7mesh Úxwumixw (Squamish Nation) artist Xwalacktun (born Rick Harry) to incorporate Coast Salish art into the project. The artwork adorns the electrical service box beside the charging stations and can be seen from the field side of the stations.

"Seeing Salish art in its nature land base is essential to acknowledging the people who have always been here and keeping in mind of the importance of the environment," says Xwalacktun.

The District is committed to advancing reconciliation and building stronger relationships with local First Nations. It is a privilege to work, learn, and serve our community on these lands. Opportunities such as this highlight the vibrant culture on the North Shore and celebrate the Coast Salish Peoples who have been here since time immemorial.

"Installing public charging stations at a strategic location not only supports the transition to electric vehicles, reducing GHG emissions, but incorporating Coast Salish Art also enriched the space, enhancing both the environment and the community experience," says Vanesa Alzate, Corporate Climate and Energy Manager.

Learn more about our EV Strategy:
[DNV.org/ev-strategy](https://dnv.org/ev-strategy)



DISTRICT OF
**NORTH
VANCOUVER**



Printed
on 100%
recycled
paper

355 West Queens Road
North Vancouver, BC
V7N 4N5
604-990-2311
infoweb@dnv.org

Follow us on social
[@NVanDistrict](https://twitter.com/NVanDistrict)

DNV.org

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