



## 2024 Annual Report: Input and Responses

The following table provides a record of input from members of the public regarding the DNV's 2024 Annual Report.

Staff responses accompany each submission where applicable. For more information on the DNV's Annual Report, please visit [DNV.org/AnnualReport](https://dnv.org/AnnualReport), or watch the June 23, 2025 Public Meeting.

[Input provided online via Annual Report public input form.](#)

Submission	Response
1. Thank you for sharing the 2024 Annual Report. I appreciate that there is a focus on protecting the forests and addressing climate change. However, I do not see the DNV adequately addressing the care of our urban forest and protection of mature trees within our communities, particularly in residential areas. All too often, development of residential property sees all of the mature trees removed. This is short-sighted. It is inadequate to replace mature trees with saplings. We just don't have the luxury of destroying trees that are already benefitting the environment. New and better laws need to be developed that specifically focus on the preservation of existing trees in the urban environment, encouraging developers (private or commercial) to include existing mature trees in their designs. It can be done. Existing trees help to prevent flooding, provide shade, and clean the air on a daily basis. Not to mention the beauty they add to our city. More focus and priority needs to be put on the trees we already have in North Vancouver before they are gone - as in other municipalities that are now trying to recover their urban canopies. Thank you for including this matter in your priorities.	Thank you for sharing your thoughts with the District regarding tree protection and preservation. The District is looking to integrate tree retention and protection as a component of the District's current work to modernize and update the District's Zoning Bylaw. This includes changes to reduce impacts from excavation and site disturbance and efforts to preserve open space on the lot to enable tree retention. The District's Urban Tree Canopy Project is another program which aims to offset tree canopy loss through engaging residents, school groups, and others in planting trees and shrubs throughout the municipality.

Input provided during the Special Council Meeting. Recording may be found at: [Council Meetings Video \(dnv.org\)](https://dnv.org/CouncilMeetingsVideo)

Submission	Response
<p>2. I would like to object that the five plus five minutes rule is limiting for many people that would like to speak. I had assumed by the way the writing took place in past years and in the legislation that the amount of time would be allocated that is necessary for people to complete their presentations in a timely manner and not have to skip parts. I want to formally say that I highly recommend that at least a ten plus ten minute be allocated and [...] into the future because in the past no such limits were imposed.</p>	<p>Thank you for your input. Mayor Little provided a response during the Special Council Meeting. The response can be viewed at the 23-minute timestamp.</p>
<p>3. On the issue of the Corporate Plan, the only one available on the website is last year's corporate plan. They were more or less issues together for 2023, but in 2024 they are missing from the 2023 Annual Report website. If you do a search, you will not find the 2024-2027 Corporate Plan. It's valuable for the public to be able to discuss the two plans together and they have some nice complimentary way of looking at the annual report.</p>	<p>The 2023-2026 Corporate Plan is a guiding tool for the organization that defines specific work that can be undertaken over a four-year period to help us work to achieve Council's strategic priorities, our community's vision, and our corporate mission. Together with the Financial Plan, the Corporate Plan informs divisional work plans to guide the delivery of programs and services that meet the needs of the community we serve. As such, the Corporate Plan is aligned with Council's term and spans four years. The next Corporate Plan will be released in 2027 and will cover the period from 2027 to 2030.</p>

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<p>4. I would like to point out that there are two elephants in the room that are missing from the 2024 annual report as they were noted to be missing in the 2023 report. One is about the sewage plant. There is just very little mention, if at all, certain keywords that are just not to be found in this document of the 2024 annual report, namely for example the word hydrogen. There is virtually nothing about the sewage plant, which is one of the biggest issues financially to our citizens to be found in the 2024 report.</p> <p>The other is a discussion of what I consider to be an overreach by the province in the housing legislation that came forward in November 2023. You would think that there would be something about this process or the fights that I have seen, the discussions between the various municipalities and the Province, I had hoped for a little more information about the implications to our community and discuss that in the Annual Report, and I'm disappointed to see that there is nothing there.</p>	<p>Thank you for your feedback. Staff will take this under advisement for future reports.</p>
<p>5. The notification is supposed to be 14 days ago that we should have been (or earlier) notified, which means the 9<sup>th</sup> of June. Unfortunately, the information wasn't announced until after that day and I'm a little bit disappointed about that. The other municipalities on the North Shore had noticed given in the papers one week earlier. We were the only one that was late with the notification.</p>	<p>Staff provided a response during the Special Council Meeting. Response can be viewed at the 25-minute timestamp.</p> <p>Additional details to this response are provided below:</p> <p>All statutory obligations for publishing the 2024 Annual Report under section 99 of the Community Charter were met. The report was released on June 5, 2025, and notices regarding both the report and the special council meeting were published in the North Shore News on June 11 and 18.</p>
<p>6. The Annual Report states that we have a \$107M in cash and a further \$236M in investments for a total of \$343M. That is a</p>	<p>It is understandable to have a concern regarding tax increases in light of reported surplus and accumulated surplus figures. It's important to note</p>

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<p>substantive amount of money. Our annual surplus, on page 16, was \$54M, which increased our accumulated surplus to a staggering \$1,129.8B. In 2024 our taxes went up by 5.5% and I believe this year they're scheduled to go up by 5.9%. Any increases in taxes when you are sitting here with \$1.2B in accumulated surplus and running a \$54M surplus a year makes absolutely no sense. I can't figure out why there is a tax increase this year.</p>	<p>that while the District reports an accumulated surplus of \$1.13 billion, this figure includes the net value of all tangible capital assets—such as roads, buildings, utility infrastructure, and other long-term investments—which are not liquid or available to fund day-to-day operations.</p> <p>Similarly, the \$343 million in cash and investments includes funds that are restricted or reserved for specific purposes—such as utility capital projects, replacement of aging infrastructure, and statutory reserves required under legislation. These funds are committed and not available for general use.</p> <p>The annual operating surplus of \$54 million reflects prudent fiscal management and is still not at the level necessary to address the infrastructure deficit. The surplus is reinvested in maintaining and renewing infrastructure and services to meet the needs of a growing community. Cost pressures such as inflation, wage settlements, service expectations, and asset lifecycle costs all contribute to the necessity of modest annual tax increases.</p>
<p>7. Last year, this municipality issued \$20M in debt. Why would you need to issue \$20M in debt when you are sitting in \$330M in investments in cash. In fact, over \$100M in cash. Issuing debt doesn't make any sense, and what's confusing about the issuance of the debt was when I looked into the actual report, I expected to see some detail, the term of the debt, the interest rate of the debt, how it's being extinguished. This is a matter that requires attention and needs to be explained explicitly. The term, the rate, etc.</p>	<p>While it may appear counterintuitive to issue debt while holding substantial cash and investments, this is a common and strategic financial approach used by municipalities to ensure long-term financial sustainability. Generations after us will benefit from the infrastructure that is being built today, therefore future residents should also pay for them through longer term debt financing. The majority of our cash and investments are either restricted or committed to specific capital projects, reserve funds, or utility operations, and are not available for capital financing.</p> <p>Debt financing allows us to undertake significant capital infrastructure projects—such as roads, facilities, or utility upgrades—without depleting reserves needed for ongoing operations, emergencies, or future needs. It</p>

Submission	Response
	<p>also ensures that the cost of long-term assets is fairly shared by both current and future residents who will benefit from them, rather than placing the full burden on today's taxpayers.</p> <p>With respect to the debt details, more transparency is warranted. The \$20M debt issued in 2024 was for the Maplewood Fire and Rescue Centre and the L'Ecole Argyle Secondary artificial turf field, with a term of 20 years at an interest rate of 3.83%, in accordance with the Municipal Finance Authority's borrowing terms.</p>
<p>8. There was a reference [in the report] to a "very liquid" and "liquid assets". The term liquidity is a binary, it's either liquid or illiquid. There is no such thing as very liquid compared to liquid. This is an error that needs to be addressed.</p>	<p>Thank you for your comment. The intended meaning was to indicate that the investment or cash balances are readily accessible and not contractually restricted or locked in.</p>
<p>9. Mr. Corrie Kost provided an AI-generated inspection of the Annual Report. A copy of this analysis was provided to staff prior to the start of the Special Council meeting.</p>	<p>Thank you for your feedback. Staff acknowledged the receipt and review of Mr. Kost's AI-generated analysis.</p>
<p>10. An accretion expense is mentioned in the report. I've never seen an accretion expense. I haven't a clue to what this means, perhaps if it's going to be there would be a definition of what an accretion expense is. I've heard this phrase before and it has nothing to do with Finance, so perhaps this could be added.</p>	<p>Accretion expense relates to the DNV's liability upon the retirement of assets (ARO). The change in this liability during the year is recorded as accretion expense.</p>
<p>11. In the SOFI, there is a payment of \$100K to the supplier "Five Star Services and Products Inc", which makes uniforms and seems high, unless those uniforms are an odd expense. However, if this is an annual expenditure, that is a massive number. There might be something to add here that relates to the Annual Report.</p>	<p>The expenditure is related to uniforms, helmets, footwear, and other types of gear for firefighters. The initial cost for each new member is \$5-6k on average. Throughout their 30-year career, the allotment of certain uniform items is replaced. Some of these items are replaced on an as needed basis and other items like boots, t-shirts, pants, and/or work shirts are replaced on a predetermined schedule. The total expenditure includes uniforms for new members and existing members as well.</p>

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<p>12. There is also a \$605,973 expense to Bunyaad Public Affairs Inc. I found this one odd, because to the best of my knowledge this wasn't to Bunyaad, but to Ash Lanny, and I'm unclear as to why this expense would have been included under Bunyaad Public Affairs. Ash does work for Bunyaad, but as I understand, this was a consulting contract for Ms. Lanny and it has not properly been disclosed.</p>	<p>Consulting work was related to the implementation of the Building Safer Communities project and the expense was paid to the vendor providing these services (Bunyaad Public Affairs Inc).</p>
<p>13. There was also a staggering number in what I would best call legal costs. One of your legal providers, Fasken Martineau DuMoulin LLP, had a \$2.5M, that's a stunning number for a municipality of this size. This is when I looked back at the Annual Report, because what I was looking for in the notes was a section that referenced litigation against the DNV, as typically found in other reports. There a lot of cases against the DNV, including 19 cases in 2025, and this requires attention, much greater detail in the financial statements, when you got those types of numbers.</p>	<p>Thank you for your comments. We appreciate your feedback and acknowledge its receipt.</p>
<p>14. There was also a reference to \$112M in assets under construction. I was trying to reconcile that number, which shows up in the Annual Report, to payments and I couldn't do it. There is no way to know what this number means. An assumption is that it has to do with the improvements being made to the Lynn Creek Community Centre and the Maplewood Fire Centre, but these expenses don't come nearly close to \$112M, you might only be looking at \$30M there. This figure of \$112M needs to be broken out.</p>	<p>This is reported in the Tangible Capital Assets note as \$117M and represents the cost of many assets under construction or close to completion including major projects such as Maplewood Fire Training Centre, Lynn Valley Trunk Sewer Upgrade, and Gallant Ave Storm Sewer Upgrade.</p>

Submission	Response
<p>15. Regarding compensation costs, Mr. Andy Wardell, previous CFO, left his job before the beginning of 2024, but he was still paid \$100K in 2024. Now it seems that if he was brought back as a consultant, then this number would've been in the supplier section, not in the employment section, and this seems to be an error. \$100K is a lot of money to have as the leftover that was not paid to Mr. Wardell, even if it was said accumulated sick leave.</p>	<p>Mr. Wardell retired at the end of 2023 and the compensation is related to his last week of pay, retirement allowance and any banked payouts that were disbursed in the first week of 2024 per payroll calendar cutoffs.</p>
<p>16. Page 76 of the report. Water sprinkling regulations as a bit of a tasks for residents to absorb because no matter what you do, three hours per week is not going to leave your lawns in a very nice state, specially if the weather is hot during that period. Page 76 notes that the water consumption per capita is 504 litres per capita per day, but this includes residential, commercial, institutional, industrial, park, firefighting uses. The second number, which is 307 litres per person per day for single family residential use. Metro Vancouver, on its dashboard for the per capita water use, highlights that use has been going down since 2009 at well over 500 litres per day to now about 384 litres, the average across Metro Vancouver for our homes. Ours is 307 litres, which is quite a bit less. We are known as one of the places that have a lot of lawns and gardens. Yet, it turns out that our usage is low. I would like to have this explained, if our consumption in the North Shore is so low, why do we have such harsh limits placed on our sprinkling? I'd like to see twice a week recurrence split out in some way, this would be more useful for residents.</p>	<p>Thank you for your input. Mayor Little provided a response during the Special Council Meeting. The response can be viewed at the 49-minute timestamp.</p>



Input provided via email through Council Liaison

Submission	Response														
<p>I've run across an inconsistency in the above numbers that is important when talking about density in the DNV. On page 6 of the Annual Report hard copy, it shows that for Metro in 2021 there was a 7.3% growth rate. DNV had 2.9%.</p> <p>What's missing are the 2021 – 2024 comparison numbers, which have been widely reported. My basic searches have found that between 2021 – 2024 the population of NV as a whole increased by 12%, while Metro = 18%. However, I think that 12% number includes City of NV. Can you please find out what the DNV number is for population growth between 2021 and 2024?</p>	<p>The statistics used for the community profile on the 2024 Annual Report feature those gathered in the 2011, 2016 and 2021 census years. Since 2023 and 2024 were not census years, a comparison was between the Metro Vancouver and DNV population was not included. However, population estimates and projections are available annually and provided by BC Stats.</p> <p>Below is the population growth rate for 2021-2024, based on the latest BC Stats population estimates.</p> <p>We will include the updated trend (2021-2025) in next year's annual report.</p> <table><tr><th></th><th>Population Growth <sup>1</sup></th></tr><tr><th></th><th>2021 - 2024</th></tr><tr><td>DNV</td><td>8.1%</td></tr><tr><td>CNV</td><td>10.4%</td></tr><tr><td>DWV</td><td>7.3%</td></tr><tr><td>North Shore</td><td>8.7%</td></tr><tr><td>Metro Vancouver</td><td>12.2%</td></tr></table> <p>1) Source: BC Stats (last updated June 19, 2025)</p>		Population Growth <sup>1</sup>		2021 - 2024	DNV	8.1%	CNV	10.4%	DWV	7.3%	North Shore	8.7%	Metro Vancouver	12.2%
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