

AGENDA ADDENDUM

REGULAR MEETING OF COUNCIL

Monday, June 22, 2026

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

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

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



www.dnv.org

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355 West Queens Road, North Vancouver

AGENDA ADDENDUM

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

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

8. REPORTS FROM COUNCIL OR STAFF

**8.3.1 Bylaws 8802 and 8803: Heritage Revitalization Agreement and
Heritage Designation – 3526 Everglade PI – Summary of Public Input**
File No. 08.3060.20/006.26

p.5-15

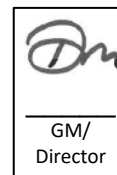
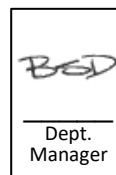
Report: Development Planner, June 19, 2026
Attachment 1: Notification Materials

Recommendation:

THAT the June 19, 2026 report of the Development Planner entitled “Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation – 3526 Everglade Place – Summary of Public Input” is received for information.

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AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____
☒ Addendum:	Date: June 22, 2026



The District of North Vancouver REPORT TO COUNCIL

June 19, 2026

Case: 08.3060.20/006.26

File: 08.3060.20/006.26

AUTHOR: Jon Maselli, Development Planner

SUBJECT: Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation - 3526 Everglade Place - Summary of Public Input

RECOMMENDATION

THAT the June 19, 2026 report of the Development Planner entitled “Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation - 3526 Everglade Place - Summary of Public Input” is received for information.

REASON FOR REPORT

The purpose of this report is to provide Council with a summary of the public input received during the virtual Public Information Meeting (PIM) for the proposed Heritage Revitalization Agreement and Heritage Designation at 3526 Everglade Place. This report is provided as an addendum to the staff report dated June 2, 2026.

PUBLIC INPUT

A virtual Public Information Meeting (PIM) was held from June 3 to June 17, 2026. During this period, submissions were received from two commenters.

Ninety-four notices were distributed to owners and occupants within 100 metres of the subject property in accordance with the District’s policy on Non-Statutory Public Consultation for Development Applications. Newspaper advertisements were placed in two editions of the North Shore News (May 27 and June 3, 2026). One bi-directional notification sign was installed on the subject property, and notification was sent to the Delbrook Community Association and the Norwood/Queens Community Association. A webpage was established for this project on the District’s website.

The comments received during the PIM related to four key themes: the long-term protection of the heritage home in the event of unforeseen costs; whether the property owners could deviate from the approved plans once the lots are created; privacy and proximity impacts on neighbouring properties given the smaller lot sizes; and the removal and replacement of existing on-site trees. One commenter expressed general support for the proposal and the revitalization of the heritage house.

Staff confirmed that the Heritage Designation Bylaw would provide permanent legal protection of the heritage house, and that the obligations under the Heritage Revitalization Agreement would remain in place regardless of changes to project costs. The approved architectural designs, exterior materials, and landscaping would be secured through the Heritage Revitalization Agreement and a development covenant registered on the property titles, and that the property owners would not be able to deviate from these plans without further Council approval.

The applicant noted that the proposed new homes have been designed to complement the West Coast Modern architectural character of the existing heritage house. Staff also confirmed that the District would require a minimum of 21 replacement trees across the three lots.

The duration and format of the PIM were sufficient to provide all participants with an opportunity to learn about the proposal and submit comments within the two-week period. The feedback received from the public was provided to the applicant and considered by staff in the ongoing review of the application.

Respectfully submitted,



Jon Maselli
Development Planner

Attachments:

1. Notification Materials

**SUBJECT: Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation - 3526
Everglade Place - Summary of Public Input**

June 19, 2026

Page 3

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

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Attachment 1: Notification Materials

Newspaper Advertisement: North Shore News – May 27, 2026

A12 | WEDNESDAY, MAY 27, 2026

north shore news nsnews.com



A hearing treatment plan that evolves with your needs.



For personalized hearing solutions this May, book a **FREE** hearing test and save up to **\$2,500** on the latest hearing aids.*



CALL: 1-888-866-3358

BOOK ONLINE: HearingLife.ca/WhyHL2500

MENTION CODE: **NSP-2500-NOSH**

North Vancouver:
1803 Lonsdale Ave, 1133 Lonsdale Ave,
1221 Lonsdale Ave, 1333 Lonsdale Ave
 Killarney Centre **2681 East 49th Avenue**
 Broadway **1239 West Broadway**
 Kerrisdale **2268 West 41st Avenue**
 Kitsilano **2083 Alma Street, Unit 301**
 West Vancouver **2419 Bellevue Ave, Unit 114**
 (formerly NexGen Hearing)



*A comprehensive hearing assessment is provided to adults ages 19 and older at no cost. The results of this assessment will be communicated verbally to you. Depending on the province you're located in, an administrative fee may apply if a copy of an Audiological Report is requested. Child hearing tests are conducted at select locations for a fee, please contact us for more information. Offer not applicable for industrial hearing tests. Some conditions apply, see clinic for details, up to \$2,500 off offer expires on June 30, 2026.

REVVING ENGINES

West Van police impound Ferrari after 'L' driver busted impaired

BRENT RICHTER
 brichter@nsnews.com

A 20-year-old "L" driver has had her companion's Ferrari impounded and been taken off the road for three months after being nabbed for impaired driving.

Just before 2 a.m. Monday, May 18, an officer spotted a black Ferrari Portofino revving its engine at Marine Drive and 13th Street. They pulled the driver over and gave her a breathalyzer test, which she failed twice, indicating a blood-alcohol content of more than .08 per cent.

Officers handed her a 90-day immediate roadside prohibition and ticketed her \$109 for driving contrary to the learner's permit restrictions. L drivers are not allowed on the roads between midnight and 5 a.m., and they must have a qualified supervisor in the passenger seat who is not under the influence of drugs or alcohol.

She was also dinged another \$109 for failing to display the L magnet on the \$300,000-plus Ferrari.

While police were issuing the tickets, the passenger – a 49-year-old man who owned the Ferrari – moved into the



West Vancouver police impounded this Ferrari Portofino after the 20-year-old 'L' driver was caught impaired in Ambleside. WEST VANCOUVER POLICE DEPARTMENT

driver's seat and attempted to drive. He only made it about 10 feet before officers stopped him and gave him a breathalyzer test, which showed a BAC between .06 and .08 per cent – enough for an immediate three-day roadside prohibition.

Police had the Italian supercar towed and impounded for 30 days.

West Vancouver police have stepped up nighttime patrols in the Ambleside area after a spate of complaints about late-night aggressive driving and loud vehicles, said police spokesperson Suzanne Birch.

Development Proposal

PUBLIC INFO MEETING

Participate virtually June 3–17 at DNV.org/public-meeting

PROPOSAL: 3526 Everglade Place



- 1** Heritage Revitalization Agreement
- 3** single-family lots
- 2** new single-family homes



Contact: Steven Bailey & Katie Johnson
steven.bailey818@gmail.com, 604-362-4547

A20 | WEDNESDAY, JUNE 3, 2026

north shore news nsnews.com

GAME ON

Tsleil-Waututh Nation kicks off new artificial turf field

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

Athletes from the *səlilwətaʔ* (Tsleil-Waututh Nation) helped get the ball rolling in celebration of the public opening of a new year-round sports field May 22.

"It's a beautiful day and celebration," said Chief Justin George. "Forty years ago this field was talked about, so to remember as a young boy, hearing this talk about a field and when it's going to happen, here we are."

The new artificial turf field on Apex Avenue is for Tsleil-Waututh families and youth to connect through playing sports like soccer, lacrosse and field hockey, as well as for holding future tournaments and gatherings, said George.

With the nation's logo painted in the middle, the new field is also equipped with raised amphitheatre seating, picnic tables and accessible viewing areas. The turf is environmentally safe, the



Jasmine Thomas with her dad (and soccer coach) Dave Thomas (left), Chief Justin George and soccer coach Ernie George (right) celebrate the official opening of the new Tsleil-Waututh sports field, at the site of a former golf driving range. PAUL MCGRATH/NSN

nation said, using EPDM infill that is free of harmful substances including PVC, BPA and phthalates.

Trench drains, bioswales, interceptor dishes and rain gardens are also included, capturing and filtering water before it enters the storm system and nearby fish

habitats, the nation said.

The long awaited field was made possible thanks to provincial funds for the Tsleil-Waututh, *Skwxwú7mesh* (Squamish) and *x'mə8k'əyəm* (Musqueam) Nations as host nations for the upcoming FIFA World Cup.

Each nation received \$6

million from the province, supporting the three nations participation in "planning, staging and hosting of the World Cup, as well as long-term community legacies projects," said Anne Kang, minister of tourism, arts, culture and sport, in a statement.

"The province recognizes the importance of working in respectful partnership on major global events," Kang said. "By working together, we are ensuring the FIFA World Cup 2026 leaves a meaningful and lasting impact on communities throughout B.C."

George said the facility is about more than just playing sports.

"The true blessing with sport is really about the sisterhoods, the brotherhoods you form, the relationships, learning to win, to lose, setting aside differences before you step on the field, playing for your jersey, your team," George said.

Since mid-April, the field has been open to the Tsleil-Waututh community and it's already

seen great use. Last month the nation wrapped up a five-day training program with the Royal Netherlands Football Association followed by mini tournaments with both Tsleil-Waututh and Squamish Nation youth on the field with the graduated coaches.

During Friday's announcement, soccer coach Dave Thomas gave praise for the new field and said he was excited to see lacrosse and field hockey players get on the turf.

"I can't wait," he said, adding that it'll be nice to bring Squamish and Musqueam athletes as well as the broader community together using the field.

Starting in the fall, the Tsleil-Waututh Nation field can be booked by local clubs and teams for a fee. More information can be found on the Tsleil-Waututh Nation's website.

Abby Luciano is the Indigenous and civic affairs reporter for the North Shore News. This reporting beat is made possible by the Local Journalism Initiative.

Development Proposal

PUBLIC INFO MEETING

Participate virtually June 3-17 at DNV.org/public-meeting

PROPOSAL: 3526 Everglade Place



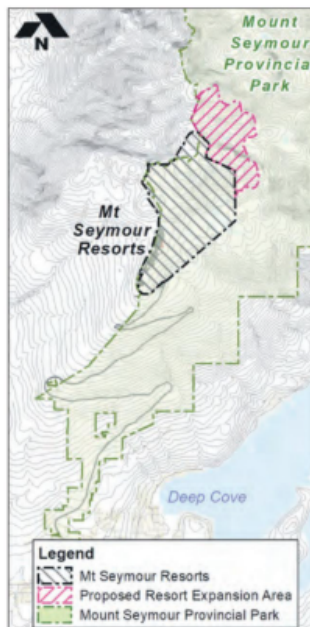
- 1 Heritage Revitalization Agreement
- 3 single-family lots
- 2 new single-family homes

WE ARE HERE

PUBLIC INFO MEETING

PUBLIC HEARING

Contact: Steven Bailey & Katie Johnson
steven.bailey818@gmail.com, 604-362-4547



Notice of Public Engagement

Mt Seymour Resorts invites public comment on its proposed Ski Resort Development Plan.

The Ski Resort Development Plan, executive summary, and maps are available at: mtseymour.ca/masterplan

Feedback can be provided through an online questionnaire hosted by govTogetherBC located at: engage.gov.bc.ca/govtogetherbc/en-gagement/mt-seymour-resorts-development-plan

Or, during an Open House hosted at Parkgate Community Centre, June 11, 2026, 4:30 pm to 7:30 pm.

The deadline for comments is 4pm, June 26, 2026.

Disclaimer: This advertisement is paid for by the proponent as part of the Provincial review process.

Notification Sign



Notification Flyer

NOTICE OF A VIRTUAL PUBLIC INFORMATION MEETING IN YOUR NEIGHBOURHOOD

ARTHUR ERICKSON - PERRY ESTATE

3526 EVERGLADE PLACE, NORTH VANCOUVER

This information package is being distributed to the owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

ABOUT THE PROPOSAL

We are proposing the preservation and restoration of the Arthur Erickson-designed Perry Residence located at 3526 Everglade Place.

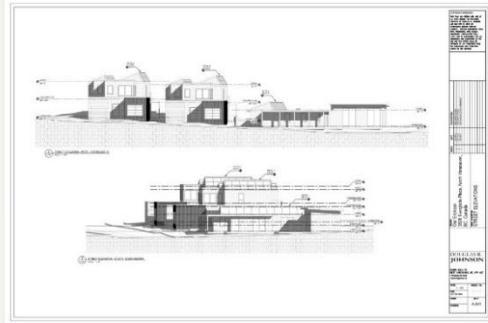
To facilitate this preservation, we have submitted a development application for a Heritage Revitalization Agreement and Subdivision of the existing property into three individual lots.

The heritage home will be relocated to the newly created southern lot, restored, and permanently protected through a Heritage Designation Bylaw. Two new single-family homes are proposed to be constructed on the remaining two northern lots. Vehicle access and off-street parking for all three homes will be provided via Everglade Place.

The home is currently experiencing ongoing deterioration due to water ingress impacting multiple areas of the structure.

Without timely intervention, the home will continue to deteriorate, putting its long-term preservation at serious risk.

This proposal aims to create a viable path to restore and preserve the home.



VIRTUAL PUBLIC INFORMATION MEETING

A two-week public input opportunity will be held through the District of North Vancouver's platform.

This is an opportunity for neighbours to share their feedback and ask questions to the applicant regarding the development proposal.

MEETING DATES June 3 to June 17, 2026

Please visit www.DNV.org/public-meeting to access the virtual two-week meeting.

IMPORTANT NOTE:

This is not a Public Hearing. No decisions on the proposal will be made at this stage.

FOR MORE INFORMATION, PLEASE CONTACT:

Steven Bailey, Home
Owner
steven.bailey818@gmail.com
(604) 362 4547

Jon Maselli, Development
Planner
masellij@dnv.org
(604) 990 2411 ext. 7199

DEVELOPMENT REVIEW PROCESS

Flowchart provided on next page.

SITE CONTEXT MAP

Map provided on next page.

SITE CONTEXT MAP

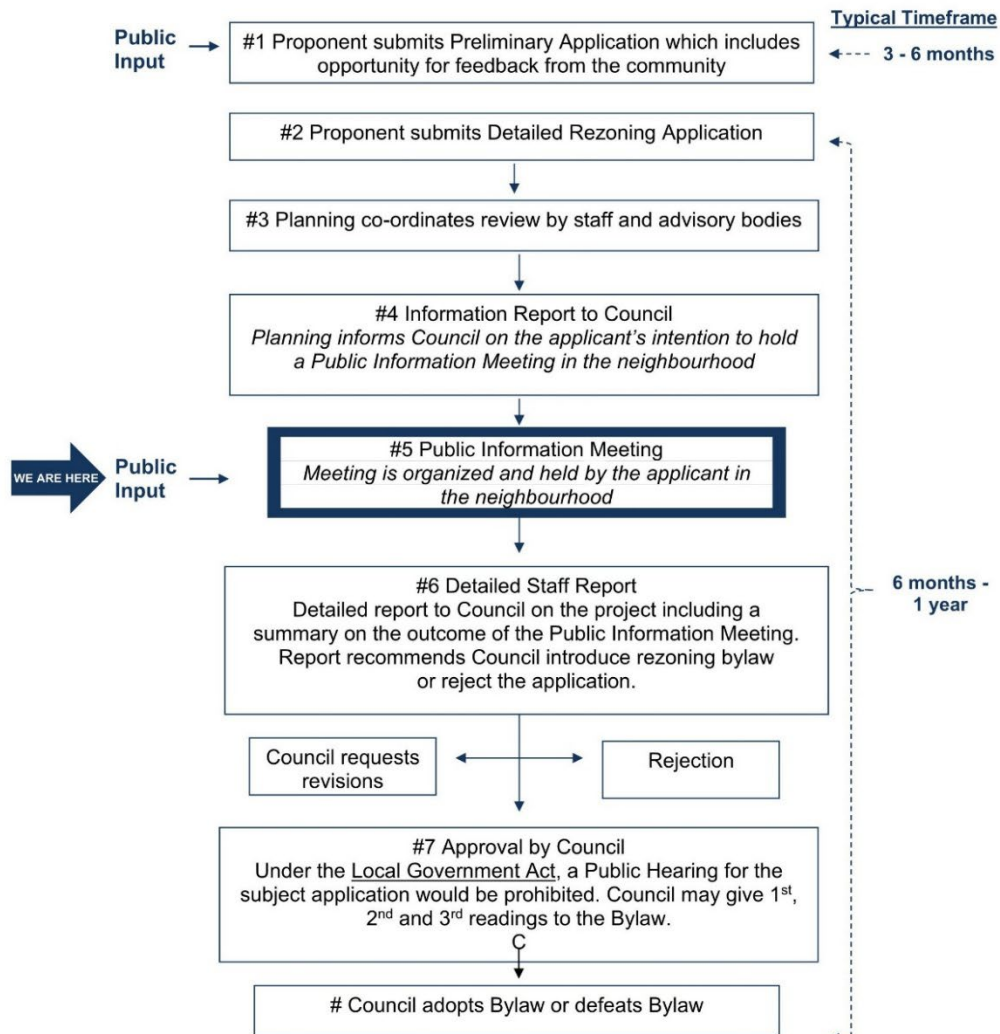


3526 Everglade Place, North Vancouver

DEVELOPMENT REVIEW PROCESS FLOWCHART

Note: A Heritage Revitalization Agreement is a regulatory tool that functions as a rezoning and follows the same review process outlined in this flowchart.

PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER

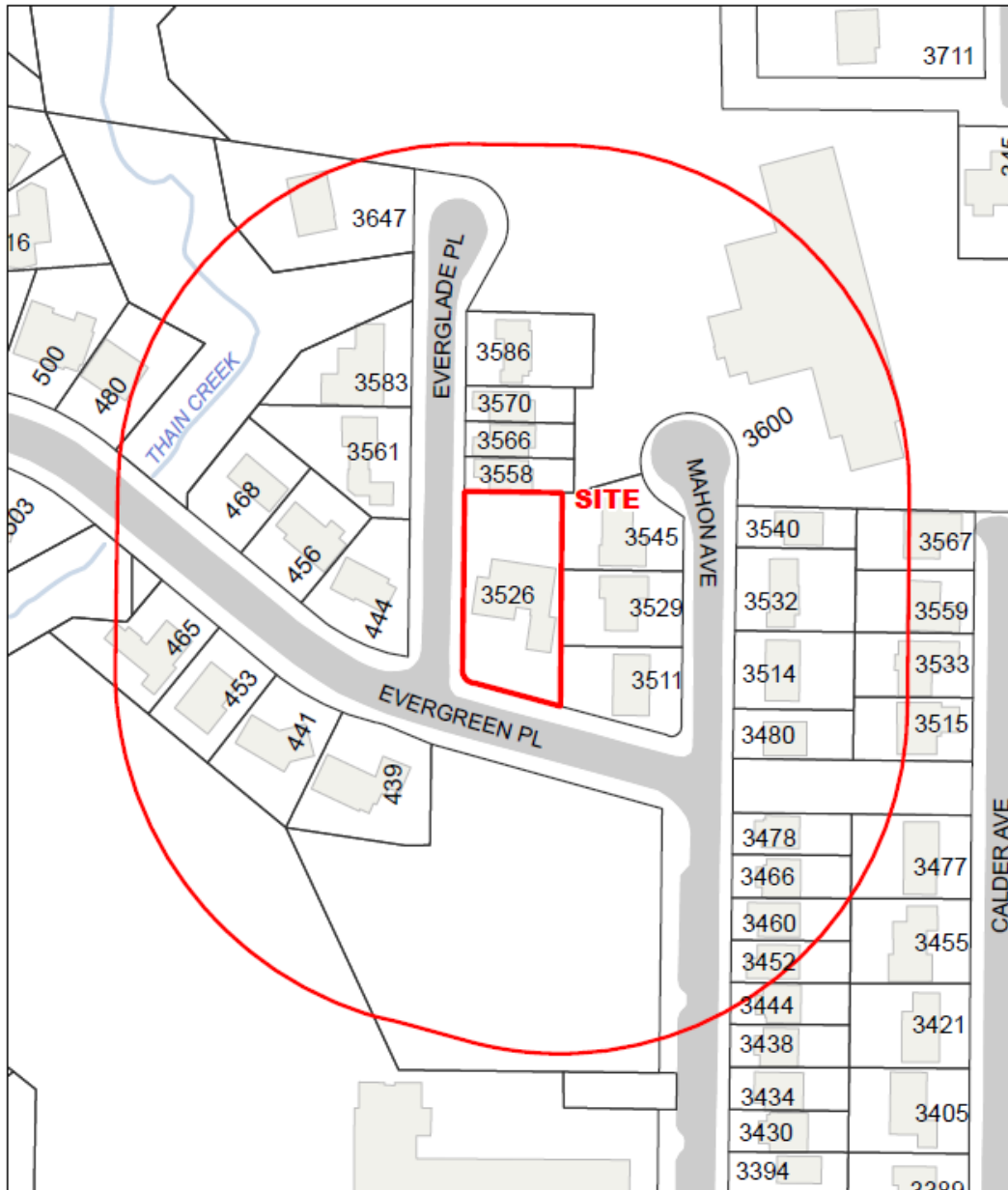


Should you wish to contact District Council, they can be reached at:
council@dnv.org

**Time requirements can vary due to the specifics of individual projects.*

Document: 3181034

Notification Area



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