

AGENDA

REGULAR MEETING OF COUNCIL

Monday, January 12, 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



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AGENDA

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.

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8650 – OCP Amendment 1900-1950 Sandown Place
- Bylaw 8651 – Rezoning 1900-1950 Sandown Place
- Bylaw 8739 – OCP Amendment 520 Mountain Highway
- Bylaw 8738 – Rezoning 520 Mountain Highway

1. ADOPTION OF THE AGENDA

1.1. January 12, 2026 Regular Meeting Agenda

Recommendation:

THAT the agenda for the January 12, 2026 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. November 17, 2025 Regular Council Meeting

p.9-13

Recommendation:

THAT the minutes of the November 17, 2025 Regular Council meeting are adopted.

2.2. December 1, 2025 Regular Council Meeting

p.15-22

Recommendation:

THAT the minutes of the December 1, 2025 Regular Council meeting are adopted.

2.3. December 8, 2025 Regular Council Meeting

p.23-34

Recommendation:

THAT the minutes of the December 8, 2025 Regular Council meeting are adopted.

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. Bylaw 8750: Tenant Relocation Assistance

p.37-45

File No. 09.3900.20/000.000

Report: Deputy Corporate Officer, December 2, 2025

Attachment 1: Bylaw 8750

Recommendation:

THAT "District of North Vancouver Residential Tenant Relocation Assistance Bylaw 8750, 2025" is given SECOND and THIRD Readings.

**8.2. Bylaws 8756 and 8757: OCP Amendment and Rezoning for a 12-unit
Townhouse Development at 1883-1901 Glenaire Drive**
File No. 08.3060.20/007.24

p.47-89

Report: Development Planner, December 11, 2025

Attachment 1: Bylaw 8756

Attachment 2: Bylaw 8757

Attachment 3: Architectural and Landscape Concept Plans

Attachment 4: Summary of Public Input

Recommendation:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)” 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 8756;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8756 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaws 8756 and 8757 are referred to a Public Hearing.

8.3. Bylaw 8778 - Text Amendment Rezoning – 100 Amherst Avenue (Chemtrade)
File No. 08.3060.20/042.25

p.91-149

Report: Manager – Development Planning, December 15, 2025

Attachment 1: Bylaw 8778

Attachment 2: Summary of Public Input

Attachment 3: Chemtrade’s Information Package

Recommendation:

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is referred to a Public Hearing.

8.4. Appointment of Election Officials for the 2026 General Local Elections

p.151-152

File No. 01.0115.30/002.000

Report: General Manager – Corporate Services

Recommendation:

THAT Genevieve Lanz is appointed Chief Election Officer for the District of North Vancouver for the conduct of the 2026 general local elections;

AND THAT Rhonda Schell is appointed Deputy Chief Election Officer for the District of North Vancouver for the conduct of the 2026 general local elections.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ADJOURNMENT

Recommendation:

THAT the January 12, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

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 7:10 p.m. on Monday, November 17, 2025 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Acting Mayor Catherine Pope
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri

Absent: Mayor Mike Little

Staff: David Stuart, Chief Administrative Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Andy Bell, Manager – Engineering Services
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Graeme Budge, Development Planner
Jon Maselli, Community Planner
Kelsey Stuckert, Senior Policy Analyst
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. November 17, 2025 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the agenda for the November 17, 2025 Regular Meeting of Council for the District of North Vancouver is;

- a) amended to consider item 8.2 prior to 8.1; and,
- b) adopted as amended.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. PUBLIC INPUT

3.1. Jeff Pownell:

- Opined the proposed changes to garbage collection at the November 17, 2025, Council workshop are expected to create significant public relations challenges;
- Opined most residents are likely to be dissatisfied with the changes;
- Noted there are concerns about how collection will work in areas where garbage trucks cannot access;
- Queried whether a snow day would delay pick up for an entire month; and,
- Highlighted communication needed on how these issues will be addressed.

3.2. Corrie Kost:

- Spoke to changes to the garbage collection schedule proposed at the November 17, 2025 Council workshop;
- Noted the same volume of garbage and organics will need to be collected but in half the time;
- Opined it is unclear whether collection weeks will be staggered across different areas;
- Stated the total amount of garbage to be collected will remain unchanged;
- Spoke to the proposed utility rates report at the November 15, 2025 Council workshop;
- Expressed concern how an area like the District can face water issues;
- Opined the focus should be on capturing the abundant water we have;
- Opined there may be limited ability to adjust water rate charges with a metering system;
- Comments on the cost of water meter installation; and,
- Opined it would be beneficial to understand the impacts before Council makes any decisions.

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Canadian Mental Health Association, North & West Vancouver (CMHA NWV)

Re: Updates on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT)

Talayeh Jamshidi, Executive Director, Canadian Mental Health Association, North and West Vancouver (CMHA NWV), provided an update on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT). Ms. Jamshidi noted the CRCL is a mobile, community-led crisis response team that

provides support to people experiencing a mental health and/or substance use crisis. Ms. Jamshidi outlined ways Council can support NRCL North Shore which include integrating CRCL into municipal resource networks, facilitating connections with frontline staff, and collaborating on community events and awareness campaigns.

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the delegation of the Canadian Mental Health Association, North & West Vancouver (CMHA NWV) is received for information.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

The order of the agenda was varied to consider Item 8.2 at this point in the proceedings.

8.2. 2025 Community Heritage Grants

File No.

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the fifteen 2025 District of North Vancouver Community Heritage Grants totalling \$55,375 detailed in the November 3, 2025 report of the Community Planner, entitled 2025 Community Heritage Grants, are APPROVED; and

THAT \$3,517 is drawn from the Community Heritage Grants Fund held with the North Shore Community Foundation to be disbursed as outlined in the November 3, 2025 report of the Community Planner, entitled 2025 Community Heritage Grants.

CARRIED

The order of the agenda resumed with Item 8.1 being before Council.

Councillor HANSON declared a conflict of interest in the following item due to his property potentially being included in the discussion and left the meeting at 7:45 p.m.

8.1. Policy Direction for Short-Term Rental Accommodation Parking Compliance

File No. PPPCP-2000449752-17816

MOVED by Councillor MAH

SECONDED by Councillor BACK

THAT Council endorse the recommended approach for managing compliance with the parking requirements for short-term rental business licence applications, as outlined in the report dated November 3, 2025, titled “Policy Direction for Short-Term Rental Accommodation Parking Compliance”;

AND THAT Council direct staff to process pending and future short-term rental business licence applications in accordance with this recommended approach.

CARRIED

Councillor MURI left at 8:22 p.m. and returned at 8:24 p.m.

9. REPORTS

9.1. Mayor

Nil

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Muri reported on her attendance at Remembrance Day ceremonies at Cates Park/Whey-ah-Wichen.

9.3.2. Councillor Back reported on the following:

- His attendance at Remembrance Day ceremonies at Lynn Valley Legion Branch 114 along with Councillor Mah; and,
- His attendance at a reception hosted by the Organ Donor Foundation.

9.3.3. Councillor Mah reported on the following:

- His attendance at an Urban Land Institute event; and
- His attendance at a BC Non-Profit Association Housing Central conference.

9.4. Metro Vancouver Committee Appointees

10. ADJOURNMENT

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the November 17, 2025 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(8:25 p.m.)

Mayor

Corporate Officer

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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 7:10 p.m. on Monday, December 1, 2025 in the Council Chamber 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
Mike Danks, Fire Chief
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
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Heather Turner, Director – North Vancouver Recreation and Culture Commission
Andy Bell, Manager – Engineering Services
Jaskaran Gill, Manager – Financial Planning and Reporting
Elio Iorio, Manager – Financial Services
Sean Rooney, Manager – Utilities
Michael Toland, Manager – Engineering Operations
Yan Zeng, Manager – Development Planning
Naizam Jaffer, Section Manager – Parks Operations
Sacha Jones, Section Manager – Financial Planning
Ehab Taha, Section Manager – Transportation
Demetra Barbacuta, Transportation Planning Technologist
Maria de Fatima Lazo, Policy Analyst
Kelsey Stuckert, Senior Policy Analyst
Kevin Zhang, Senior Development Planner
Afrooz Fallah, Planning Assistant – Development Planning
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. December 1, 2025 Regular Meeting Agenda

MOVED by Councillor FORBES

SECONDED by Councillor HANSON

THAT the agenda for the December 1, 2025 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. October 20, 2025 Regular Meeting of Council

MOVED by Councillor BACK

SECONDED by Councillor MAH

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

CARRIED

2.2. November 12, 2025 Public Hearing

MOVED by Councillor BACK

SECONDED by Councillor MAH

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

CARRIED

3. PUBLIC INPUT

3.1. Duncan Wilcock:

- Spoke to item 8.10;
- Noted he is the co-founder of Better North Shore;
- Highlighted the need to use public rights of way more effectively;
- Highlighted the need to give more people the freedom to travel in different ways;
- Commented on his experience biking to and from Delbrook Community Centre;
- Noted the stretch of Queens Road from Jones Avenue to Delbrook Avenue was identified as the most dangerous section;
- Stressed the need to connect the cycling network;
- Opined cyclists do not feel safe in the area;
- Commented on bike parking provided at the community centre; and,
- Opined there is a major gap in the network that needs to be addressed.

3.2. Heather Drugge:

- Spoke to item 8.10;
- Thanked Council and staff for considering improvements to West Queens Road;
- Emphasized the importance of creating active transportation routes that link town centres with village centres;
- Highlighted the need for a continuous mobility network from Edgemont Village to Lynn Valley;
- Opined there are currently no alternatives for travelling from Edgemont Village to Larson Road or 29th Street;
- Opined the project may be eligible for external funding through the quick build program;
- Opined quick build projects are designed to improve safety;
- Opined these projects are relatively inexpensive compared to other infrastructure solutions;
- Opined the proposed improvements will benefit pedestrians as well;
- Highlighted the importance of pedestrian safety;
- Stated active transportation plays a key role in reducing traffic congestion; and,
- Opined the demand for additional parking should decrease if more transportation options are provided.

3.3. Cynthia Young:

- Noted she is the Executive Director of the North Shore Mountain Bike Association (NSMBA);
- Thanked the District for its cooperation over the past year;
- Noted the NSMBA is responsible for maintaining sanctioned trails on Cypress, Grouse and Seymour mountains;
- Noted their Annual General Meeting was held in November;
- Stated volunteers have contributed more than 4,000 hours work on District managed lands;
- Highlighted efforts in fundraising and volunteer engagement;
- Noted nearly 5,000 hours of paid trail work were dedicated to caring for the District's trail network;
- Acknowledged strong support and collaboration with the Parks Department;
- Expressed a commitment to expanding and enhancing the trail network for all users; and,
- Shared their guiding motto "trails for all, trails forever."

3.4. Hazen Colbert:

- Noted his lights were turned off to commemorate World AIDS Day.

3.5. John Lesow:

- Reminded Council that he previously asked them to drive around the area to experience the congestion firsthand;
- Opined that bike lanes do not make a meaningful difference;
- Opined that the situation will continue to worsen;
- Opined the District should not densify;
- Stated that Edgemont Village used to have a gas station and suggested reconsidering its removal; and,
- Opined electric vehicles are not a solution.

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Development Permit 60.18 - 3568 & 3572 Mount Seymour Parkway (MSP)
File No. 08.3060.20/060.18

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

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

CARRIED

8.2. Proposed Amendment to Development Servicing Bylaw 8145

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT "District of North Vancouver Development Servicing Bylaw 8145, 2017, Amendment Bylaw 8775, 2025 (Amendment 3)" is given FIRST, SECOND and THIRD Readings.

CARRIED

8.3. Annual Review of Fees and Charges - 2026

File No. Budget Development

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

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

CARRIED

8.4. 2026 Utility Rates

File No. Financial Plan Process/2026

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT the November 19, 2025 report of the Accounting Officer, Asset Management and Capital Planning entitled 2026 Utility Rates is received for information.

CARRIED

8.5. Waterworks Regulation User Charges and Service Fees for 2026 – Bylaw 8767

File No. ENGUTL-1295952093-104

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

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

CARRIED

8.6. Solid Waste Collection and Service Fees – Bylaw 8768

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

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

CARRIED

8.7. Sewer User Charges and Service Fees – Bylaw 8766

File No. ENGUTL-1295952093-103

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

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

CARRIED

The meeting recessed at 8:54 p.m. and reconvened at 9:02 p.m.

8.8. Bylaw Number 8743: OCP Update 2025 – OCP Bylaw Amendments

File No. 09.3900.20/000.000

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 SECOND and THIRD Readings.

CARRIED

Opposed: Councillors BACK, HANSON and POPE

8.9. Loan Authorization Bylaw, 8649, Security Issuing Resolution

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

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.

CARRIED

Moved by Councillor BACK

Seconded by Councillor FORBES

THAT the Regular Council meeting held on December 1, 2025 is authorized to carry on beyond 10:30 p.m.

CARRIED

8.10. Safe Streets for Delbrook Community Recreation Centre

File No. ENGES-1189852991-398

MOVED by Councillor POPE

SECONDED by Councillor BACK

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

AND 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.

CARRIED

Opposed: Mayor LITTLE, Councillors FORBES and MURI

Councillor MURI left the meeting at 10:38 p.m.

9. REPORTS

9.1. Mayor

Nil

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Forbes reported on the annual meeting between Council and the North Vancouver School Board Trustees.

9.3.2. Councillor Mah reported on the annual parade of trees in Lynn Valley.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor FORBES

SECONDED by Mayor LITTLE

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

CARRIED
(10:40 p.m.)

Mayor

Corporate Officer

**DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:01 p.m. on Monday, December 8, 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
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
Yan Zeng, Manager – Development Planning
Tash Cheong, Development Planner
Maria de Fatima Lazo, Policy Analyst
Kevin Zhang, Senior Development Planner
Cheryl Archer, Confidential Council Clerk
Mina Sami, Planning Assistant – Development Planning
Jillian Holden, Administration Clerk
Tracy McAuley, Executive Assistant to Mayor Little

1. ADOPTION OF THE AGENDA

1.1. December 8, 2025 Regular Meeting Agenda

MOVED by Councillor BACK

SECONDED by Councillor MAH

THAT the agenda for the December 8, 2025 Regular Meeting of Council for the District of North Vancouver is:

- a) amended to withdraw item 8.4; and,
- b) adopted as amended.

CARRIED

2. ADOPTION OF MINUTES

2.1. November 3, 2025 Regular Meeting of Council

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the November 3, 2025 Regular Meeting of Council are adopted.

CARRIED

3. PUBLIC INPUT

3.1. Shayan Tariq:

- Spoke regarding item Detailed Rezoning Application – 1578-1590 Hunter Street
- Advised that he is in his final year at Capilano University and will not benefit from future student housing projects;
- Commented on classmates who leave campus immediately following classes to avoid transportation delays;
- Stated that living close to campus allows students to more fully participate in campus activities;
- Commented on the proposal, noting that he toured the model suite; and,
- Encouraged Council to consider the potential benefits and to support the proposed development.

3.2. Eric Skowronek:

- Spoke regarding item 8.9 Bylaws 8758, 8759, and 8760 (Liquor Store Relocation and Related Zoning Bylaw Amendments in Edgemont Village)
- Spoke in support of Bylaw 8758, which allows the liquor store to move to a new location;
- Questioned the rationale for the other two bylaws under consideration;
- Noted that provincial legislation determines where liquor stores may be located; and,
- Noted that there are other types of businesses operating at more than one location in Edgemont Village.

3.3. Jeremy Cato:

- Requested that members of Council sign a petition calling for a public inquiry into the North Shore Waste Water Treatment Plant (NSWWTP); and,
- Commented on the impact of facility costs on future residential utility costs.

3.4. Hazen Colbert:

- Spoke in support of the previous speaker's request;
- Stated that he intends to present Mayor Little with a gift to the District; and,
- Expressed concern regarding the sale of fireworks on Tsleil-Waututh Nation Reserve Lands.

3.5. Corrie Kost:

- Commented regarding the Council Workshop that immediately preceded the Regular Meeting;
- Requested definitions of acronyms used at the Workshop;
- Noted that median monthly rental rates are lower in 2025 than in 2024; and,
- Stated that he would like to see more projections regarding residential rental rates and capacity.

4. RECOGNITIONS

4.1 Retirement of Chief Administrative Officer

Mayor Little thanked David Stuart, Chief Administrative Officer, for his years of service and dedication to the District of North Vancouver, noting that Mr. Stuart has worked for the District for a total of 40 years, with 18 years as Chief Administrative Officer. Mayor Little commented on Mr. Stuart's accomplishments, including new facilities such as fire halls and libraries, progress on environmental goals such as the creation of a Climate Action Department and the electrification of fleet vehicles, and measures to keep the public and District staff safe during the COVID-19 pandemic. Members of Council shared memories and expressed their appreciation for Mr. Stuart's service to the municipality.

5. DELEGATIONS

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. November 3, 2025 Advisory Oversight Meeting

6.1.1. Child Care Grants Committee – Appointments for 2026-2027

THAT Cynthia Luo is reappointed to the Child Care Grants Committee for one year with a term ending on December 31, 2026;

THAT Nadia Louzado is reappointed to the Child Care Grants Committee for one year with a term ending on December 31, 2026;

THAT Tunde Getaneh is reappointed to the Child Care Grants Committee for one year with a term ending on December 31, 2026;

AND THAT this resolution is released to the public.

6.1.2. Community Heritage Advisory Committee Appointments for 2026-2027

THAT Greg Warner is appointed to the Community Heritage Advisory Committee for two years with a term ending December 31, 2027;

THAT Matthew Cusanelli is appointed to the Community Heritage Advisory Committee for two years with a term ending December 31, 2027;

THAT Claudio Soligon is appointed to the Community Heritage Advisory Committee for two years with a term ending December 31, 2027;

THAT James Mitchell is appointed to the Community Heritage Advisory Committee for two years with a term ending December 31, 2027;

THAT Tanja Scott is appointed to the Community Heritage Advisory Committee for two years with a term ending December 31, 2027;

THAT Trisha McCarthy is appointed to the Community Heritage Advisory Committee for two years with a term ending December 31, 2027;

THAT Catherine Rose is reappointed to the Community Heritage Advisory Committee for two years with a term ending December 31, 2027;

THAT Mitchell Baker is reappointed to the Community Heritage Advisory Committee for two years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

6.1.3. Community Services Advisory Committee – Appointments for 2026-2027

THAT Andy Day is appointed to the Community Services Advisory Committee for two years with a term ending December 31, 2027;

THAT Daina Nicol is appointed to the Community Services Advisory Committee for two years with a term ending December 31, 2027;

THAT Douglas Lee is appointed to the Community Services Advisory Committee for two years with a term ending December 31, 2027;

THAT Christina Cassidy is reappointed to the Community Services Advisory Committee for two years with a term ending December 31, 2027;

THAT Zoha Meisami is reappointed to the Community Services Advisory Committee for two years with a term ending December 31, 2027;

THAT Genevieve MacMillan is reappointed to the Community Services Advisory Committee for two years with a term ending December 31, 2027;

THAT Trey Bell is reappointed to the Community Services Advisory Committee for two years with a term ending December 31, 2027;

THAT Paola Blendl is reappointed to the Community Services Advisory Committee for two years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

6.1.4. Parks and Natural Environment Advisory Committee – Appointments for 2026-2027

THAT Sandra Hartney is appointed to the Parks and Natural Environment Advisory Committee for two years with a term ending December 31, 2027;

THAT Maysa Tsang is appointed to the Parks and Natural Environment Advisory Committee for two years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

6.1.5. Public Art Advisory Committee – Appointments for 2026-2027

THAT Janine Love is appointed to the Public Art Advisory Committee for two years with a term ending December 31, 2027;

THAT Mashid Rezaei is appointed to the Public Art Advisory Committee for two years with a term ending December 31, 2027;

THAT Mia Boorman is appointed to the Public Art Advisory Committee for two years with a term ending December 31, 2027;

THAT Shane O'Brien is reappointed to the Public Art Advisory Committee for two years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

6.2. November 24, 2025 Closed Special Council Meeting

6.2.1. Advisory Oversight Committee Recommendations and Appointments

Advisory Design Panel

THAT Rasool Ghodoosi is appointed to the Advisory Design Panel for two years with a term ending December 31, 2027;

THAT Vanessa Konn is appointed to the Advisory Design Panel for two years with a term ending December 31, 2027;

THAT Jay Boyce is appointed to the Advisory Design Panel for two years with a term ending December 31, 2027;

THAT John Gilmour is reappointed to the Advisory Design Panel for two years with a term ending December 31, 2027;

THAT Kooshka Kheradmandnia is reappointed to the Advisory Design Panel for two years with a term ending December 31, 2027;

THAT Tieg Martin is reappointed to the Advisory Design Panel for two years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

Climate Action Advisory Committee

THAT Daniel Harvey is appointed to the Climate Action Advisory Committee for two years with a term ending December 31, 2027;

THAT Pierce Burns is appointed to the Climate Action Advisory Committee for two years with a term ending December 31, 2027;

THAT William Scott is appointed to the Climate Action Advisory Committee for two years with a term ending December 31, 2027;

THAT Diana Leung is reappointed to the Climate Action Advisory Committee for one year with a term ending December 31, 2026;

THAT Eleanor Gill is reappointed to the Climate Action Advisory Committee for one year with a term ending December 31, 2026;

THAT Irwin Oostindie is reappointed to the Climate Action Advisory Committee for one year with a term ending December 31, 2026;

THAT Keegan Cassidy is reappointed to the Climate Action Advisory Committee for one year with a term ending December 31, 2026;

THAT Ken Ashley is reappointed to the Climate Action Advisory Committee for one year with a term ending December 31, 2026;

THAT Lorna Pelly is reappointed to the Climate Action Advisory Committee for one year with a term ending December 31, 2026;

AND THAT this resolution is released to the public.

North Vancouver District Public Library Board

THAT Lindsay Allan Smilgis is appointed to the North Vancouver District Public Library Board for two years with a term ending December 31, 2027;

THAT Tyler Elkington is appointed to the North Vancouver District Public Library Board for two years with a term ending December 31, 2027;

THAT Barb Lawrie is reappointed to the North Vancouver District Public Library Board for two years with term ending December 31, 2027;

THAT Kulvir Mann is reappointed to the North Vancouver District Public Library Board for two years with term ending December 31, 2027;

AND THAT this resolution is released to the public.

North Vancouver Museum and Archives Commission

THAT Susan Danard is appointed to the North Vancouver Museum and Archives Commission for three years with a term ending December 31, 2028;

THAT Daniel Schuss is appointed to the North Vancouver Museum and Archives Commission for three years with a term ending December 31, 2028;

AND THAT this resolution is released to the public.

Major Infrastructure Projects Advisory Committee

THAT the Major Infrastructure Projects Advisory Committee is dissolved.

AND THAT this resolution is released to the public.

6.2.2. Civic Recognition Policy – Proposed Amendments

THAT the amended Civic Recognition Policy is APPROVED;

AND THAT the resolution and policy is released to the public.

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, 8.2, 8.3, 8.6, and 8.7 are included in the Consent Agenda and are approved without debate.

CARRIED

8.1. Bylaws 8766, 8767 and 8768: User Charges and Service Fees for 2026

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8766, 2025 (Amendment 38)” is ADOPTED;

AND THAT “Waterworks Regulation Bylaw 2279, 1958, Amendment Bylaw 8767, 2025 (Amendment 72)” is ADOPTED;

AND THAT “Solid Waste Management Bylaw 8436, 2021, Amendment Bylaw 8768, 2025 (Amendment 5)” is ADOPTED.

CARRIED

8.2. Proposed Amendment to Development Servicing Bylaw 8145

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT "District of North Vancouver Development Servicing Bylaw 8145, 2017, Amendment Bylaw 8775, 2025 (Amendment 3)" is ADOPTED.

CARRIED

8.3. Annual Review of Fees and Charges – 2026

File No. Budget Development

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8772, 2025 (Amendment 97)" is ADOPTED.

CARRIED

8.4. Bylaw 8731 – Text Amendment to CD 67 (Unit 150 - 680 Seylynn Crescent)

File No. 08.3060.20/069.23

This item was withdrawn from the agenda.

8.5. Bylaw Number 8743: OCP Update 2025 – OCP Bylaw Amendments

File No. 09.3900.20/000.000

MOVED by Councillor MAH

SECONDED by Councillor MURI

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8743, 2025 (Amendment 57)" is ADOPTED.

CARRIED

Opposed: Councillors BACK, HANSON, and POPE

8.6. Bylaws 8675 & 8676: OCP Amendment and Rezoning for a Six-storey Market Rental Development at 1149-1155 Lynn Valley Road

File No. 08.3060.20/041.21

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8675, 2024 (Amendment 53)" is ADOPTED;

AND THAT "District of North Vancouver Rezoning Bylaw 1437 (Bylaw 8676)" is ADOPTED.

CARRIED

8.7. Bylaws 8706, 8671 & 8688: Official Community Plan Amendment, Heritage Revitalization Agreement and Heritage Designation for the “Cross Residence” at 1120 Harold Road

File No. 08.3060.20/038.23

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8706, 2024 (Amendment 55)” is ADOPTED;

AND THAT “Heritage Revitalization Agreement Authorization Bylaw 8671, 2024 (1120 Harold Road – Cross Residence)” is ADOPTED;

AND THAT “Heritage Designation Bylaw 8688, 2024 (1120 Harold Road – Cross Residence)” is ADOPTED.

CARRIED

8.8. Development Permit 38.23 – 1120 Harold Road

File No. 08.3060.20/038.23

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT Development Permit 38.23 to allow for the development of 6 stratified residential units including the heritage revitalization and retention of the Cross House at 1120 Harold Road is ISSUED.

CARRIED

8.9. Bylaws 8758, 8759, and 8760 (Liquor Store Relocation and Related Zoning Bylaw Amendments in Edgemont Village)

File No. 08.3060.20/049.24

At the request of Council, the motion was bifurcated to consider the clauses as separate propositions.

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “District of North Vancouver Rezoning Bylaw 1457 (Bylaw 8758)” is given FIRST, SECOND, and THIRD Readings.

CARRIED

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT “District of North Vancouver Rezoning Bylaw 1458 (Bylaw 8759)” is given FIRST, SECOND, and THIRD Readings.

DEFEATED

Opposed: Councillors BACK, FORBES, MURI, and POPE

8.10. Detailed Rezoning Application – 1578-1590 Hunter Street

File No. 08.3060.20/054.24

Public Input:

Dayna Gilbert:

- Advised that she is the Managing Director of Real Estate Development for the applicant, noting that Forum Asset Management has extensive experience developing purpose-built student housing;
- Commented on the shortage of student housing for Capilano University;
- Stated that the new residence does not meet demand;
- Advised that the Advisory Design Panel supports the design of the proposed development;
- Noted that the units in the proposed development would be fully furnished;
- Opined that the development would be consistent with the neighbourhood;
- Stated that Capilano University has provided a letter of support;
- Stated that without purpose-built student housing, students will place additional pressure on the residential rental housing market; and,
- Stated that if demand for Capilano University student housing declines, the development could house other student.

MOVED by Councillor HANSON

SECONDED by Mayor LITTLE

THAT Council is not supportive of the application as it is presented and requests the applicant revise their application to lower the density to a maximum 4.5 FSR, and to address key issues of building design, site access and below market housing, along with other rezoning-stage issues identified by staff.

A member of Council proposed an amendment to the Main Motion.

MOVED by Councillor POPE

SECONDED by Councillor HANSON

THAT the Main Motion is amended to delete the words “to a maximum 4.5 FSR”.

CARRIED

Opposed: Councillor FORBES, MAH, and MURI

The question was then called on the Main Motion as amended.

MOVED by Councillor HANSON

SECONDED by Mayor LITTLE

THAT Council is not supportive of the application as it is presented and requests the applicant revise their application to lower the density, and to address key issues of building design, site access and below market housing, along with other rezoning-stage issues identified by staff.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported on holiday festivities in the District:

- Parkgate Community Service Society's Winter Lights event on December 5, 2025;
- Deep Cove Concert and Bonfire on December 6, 2025;
- Parade of Trees display at Lynn Valley Village; and,
- Lynn Valley Village Holiday Celebration on December 13, 2025.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Pope reported on her attendance as Acting Mayor at the November 19, 2025 Fund for the Arts on the North Shore event Tribute to the Arts.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the December 8, 2025 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:07 p.m.)

Mayor

Corporate Officer

REPORTS

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AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____

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

December 2, 2025
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8750: Tenant Relocation Assistance**

RECOMMENDATION:

THAT "District of North Vancouver Residential Tenant Relocation Assistance Bylaw 8750, 2025" is given SECOND and THIRD Readings.

BACKGROUND:

Bylaw 8750 received first reading on October 20, 2025 ([Staff Report dated October 9, 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,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachment:

1. Bylaw 8750

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

The Corporation of the District of North Vancouver

Bylaw 8750

A bylaw to regulate the assistance of residential tenant relocation

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

Citation

1. This bylaw may be cited as “Residential Tenant Relocation Assistance Bylaw 8750, 2025”.

Definitions

2. In this bylaw:

- a) “CMHC Median Rent Level” means the most recently published median rent level as published annually by the Canadian Mortgage and Housing Corporation;
- b) “Demolition Permit” has the meaning given to it under the District of North Vancouver Construction Bylaw, 8271;
- c) “District” means the Corporation of the District of North Vancouver;
- d) “Dwelling Unit” has the meaning given to it in the *Zoning Bylaw*;
- e) “Eligible Tenant” means a person residing in a *Rental Unit* pursuant to a *Tenancy Agreement* entered into between that person and the *Owner* of the *Rental Unit* on the date that a *First Development Application* is made to the *District*;
- f) “Eviction Notice” means a notice issued to a *Tenant* to vacate a *Dwelling Unit*;
- g) “First Development Application” means a complete application submitted to the *District* by an *Owner* to do one of the following:
 - i. amend the *Zoning Bylaw*;
 - ii. obtain a land use permit (as defined in section 455 of the *Local Government Act*, RSBC 2015, c.1); or
 - iii. obtain a *Building Permit*

for a proposed development where, if the said application were to be granted, entered into, or issued, and if the proposed development were thereafter to

proceed, then the result would be demolition of *Residential Property*, but the term *First Development Application* does not include a *Preliminary Application*;

- h) “General Manager” means the person appointed as the General Manager of Planning, Properties & Permits, and any person designated in writing by the General Manager of Planning, Properties & Permits to carry out any administrative act or function under this bylaw;
- i) “Owner” means the owner of a *Proposed Redevelopment Site*;
- j) “Proposed Redevelopment Site” means a parcel or parcels upon which *Residential Property* is located in relation to which the *Owner* has made a *First Development Application*;
- k) “Redevelopment” has the meaning given to it in section 61.3 of the *Community Charter*, SBC 2003, c. 26, as amended or replaced;
- l) “Rental Unit” means a *Dwelling Unit* rented or intended to be rented to a *Tenant*;
- m) “Residential Property” has the meaning given to it section 63.1 of the *Community Charter*, RSBC 2015, c.1);
- n) “Residential Tenancy Act” means the *Residential Tenancy Act*, SBC 2002 c. 78, as amended or replaced from time to time;
- o) “Right of First Refusal” means the right to make the first offer to enter into a *Tenancy Agreement* before anyone else can;
- p) “Tenancy Agreement” has the meaning given to it in the *Residential Tenancy Act*, SBC 2002, c. 78;
- q) “Tenant” means a person residing in a *Rental Unit* pursuant to a *Tenancy Agreement* entered into between that person and the *Owner* of the *Rental Unit*, and *Tenants* means more than one *Tenant*;
- r) “Tenant Relocation Assistance Plan” means a form prescribed by the *General Manager* which includes in writing the *Tenant Supports* being provided to *Eligible Tenants* and other pertinent information in order to confirm the requirements in this bylaw are being met;
- s) “Tenant Relocation Coordinator” means a professional hired by the *Owner*, as required by this bylaw, who is experienced in assisting *Tenants* with relocation;
- t) “Tenant Supports” means the financial compensation and other assistance and supports provided to *Eligible Tenants* by the *Owner* as required by this bylaw;

- u) “Vulnerable Tenants” means an *Eligible Tenant* who due to factors such as age, cultural, economic, health, social and personal limitations face increased risks or challenges securing housing;
- v) “Zoning Bylaw” means the District of North Vancouver Zoning Bylaw, 3210, as amended or replaced.

Delegation

- 3. Council delegates to the *General Manager* the powers of Council to administer this bylaw including prescribing the form of applications required pursuant to this bylaw.

Applicability

- 4. This bylaw does not apply to a *Redevelopment* of any building or combination of buildings containing fewer than five (5) *Dwelling Units* that are occupied or available for occupancy by *Tenants* on the date that the *First Development Application* in relation to the *Redevelopment* is submitted to the District, including in single-family homes, strata units, and purpose-built rental units.
- 5. This bylaw does not replace or affect in any way the requirements set out in the *Residential Tenancy Act*.
- 6. The *Tenant Supports* are intended to set minimum requirements only and do not affect the discretion of the *Owner* to provide more or other assistance to *Tenants*.

Tenant Supports

- 7. *Tenant Supports* must be provided to *Eligible Tenants* as specified in this bylaw.
- 8. *Tenant Supports* must not be used in Community Amenity Contribution negotiations and do not satisfy Amenity Cost Charge requirements.
- 9. The *Owner* or its agent must provide to the *District* concurrently with and as part of the *First Development Application* the following information in relation to the *Proposed Redevelopment Site*:
 - a) the number of *Rental Units*;
 - b) the number of *Eligible Tenants* residing in each *Rental Unit*;
 - c) the date that each *Eligible Tenant* in each *Rental Unit* first occupied the *Rental Unit*;
 - d) the amount of rent being paid by *Eligible Tenants* for each *Rental Unit* as of the date of the *First Development Application*;

- e) the number of bedrooms in each *Rental Unit*; and
 - f) a complete *Residential Tenant Relocation Assistance Plan* in the form prescribed by the *General Manager*.
10. The *Owner* or its agent must provide each *Eligible Tenant* with the following information within two (2) weeks of the date that the *Residential Tenant Relocation Assistance Plan* pursuant to section 9(f) is accepted by the *District*:
- a) notice in writing that plans for *Redevelopment* are being made;
 - b) a statement that the notice is not an *Eviction Notice*;
 - c) a copy of this bylaw;
 - d) the contact information for the *Tenant Relocation Assistance Coordinator* engaged by the *Owner* pursuant to section 19;
 - e) instructions on accessing the current *District* webpage for tenant relocation assistance information;
 - f) a copy of the accepted *Tenant Relocation Assistance Plan* in the form prescribed by the *General Manager*; and
 - g) information on tenant resources, including, but not limited to, the Residential Tenancy Branch webpage and any resources available through the Tenant Resource and Advisory Centre.
11. The *Owner* must provide *Tenant(s)* with the date, time and place of every Council meeting, workshop, public information meeting, and public hearing related to a proposed *Redevelopment* as soon as possible once the date, time and place are publicly available, by delivering a notice of each meeting, workshop, public information meeting, or public hearing to every *Rental Unit* on the *Proposed Redevelopment Site* and by posting a copy of the said notice in a conspicuous place on the *Proposed Redevelopment Site*.
12. After a *Demolition Permit* is issued by the *District* for any *Residential Property* that is subject to this bylaw, the *Owner* must deliver to all *Eligible Tenants* an *Eviction Notice* providing no less than six (6) months notice to vacate.
13. On or before the date that an *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay to the *Eligible Tenant* \$35 per month for each month that the *Eligible Tenant* has resided in the building in which the *Rental Unit* is located.

14. On or before the date that the last *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay to *Eligible Tenants* an amount equivalent to four months' rent payable under the *Tenancy Agreement*, and where multiple *Eligible Tenants* reside together in one *Rental Unit*, the *Owner* may make this payment to one of the *Eligible Tenants* in trust for all of the *Eligible Tenants* residing in the *Rental Unit*.

15. On or before the date that the last *Eligible Tenant* moves out of a *Rental Unit*, the *Owner* shall pay the following additional compensation for moving expenses to *Eligible Tenants* in the amount of:

- i. \$1,000 for studio and 1-bedroom units;
- ii. \$1,250 for 2-bedroom units; or
- iii. \$1,500 for 3-bedroom or larger units

and where multiple *Eligible Tenants* reside together in one *Rental Unit*, the *Owner* may make this payment to one of the *Eligible Tenants* in trust for all of the *Eligible Tenants* in the *Rental Unit*.

16. The *Owner* must hire or appoint a *Tenant Relocation Coordinator* to assist *Eligible Tenants* in finding new replacement *Dwelling Units*.

17. Without limiting section 16, the *Tenant Relocation Coordinator* must:

a) provide to each household occupied by *Eligible Tenants* a list of at least three (3) available replacement *Rental Units* with the following attributes:

- i. the same number of bedrooms as the *Eligible Tenant's* current *Rental Unit*;
- ii. located within the *District*, unless otherwise specified by the *Eligible Tenant*;
- iii. the maximum rent must not exceed the greater of:
 - 1. 10% above the *Eligible Tenant's* current rent; or
 - 2. 10% above the most recently published *CMHC Median Rent Level*, by number of bedrooms, for Metro Vancouver

except in the case where the *Eligible Tenant* has requested that the *Tenant Relocation Coordinator* provide a list of more expensive available *Rental Units*;

- iv. if no comparably priced replacement rental *Dwelling Units* are available, then maximum rent for replacement rental *Dwelling Units* must be the closest comparable rate; and
 - v. the replacement *Rental Unit* must meet other needs or preferences specified by the *Eligible Tenants*.
- b) set up viewing times for replacement *Rental Units* for the *Eligible Tenant* upon request from an *Eligible Tenant*.
18. The *Owner* must offer *Eligible Tenants* the *Right of First Refusal* in any new purpose-built *Rental Units* in any new building on the *Proposed Redevelopment Site* constructed after the *Redevelopment*.
19. In the case where *Rental Units* are replaced with below-market *Dwelling Unit(s)* in a new building on the *Proposed Redevelopment Site*, an *Eligible Tenant* who wishes to exercise their *Right of First Refusal* under section 18 must meet any applicable eligibility requirements for those *Dwelling Unit(s)*.
20. Where an *Eligible Tenant* exercises the *Right of First Refusal* under sections 18 or 19, moving expenses under section 15 must be paid by the *Owner* at both the initial move out stage and when the *Eligible Tenant* moves into the new building on the *Proposed Redevelopment Site*.
21. For *Eligible Tenants* exercising the *Right of First Refusal* under section 18, in cases where temporary *Dwelling Units* on the *Proposed Redevelopment Site* are available, the *Owner* must provide the option to *Eligible Tenants* to occupy the temporary *Dwelling Units* as interim housing.
22. In cases involving *Vulnerable Tenants*, the *Tenant Relocation Coordinator* must provide the *Vulnerable Tenant* with information about housing and other supports upon request of the *Vulnerable Tenant*, including at minimum, but not limited to, those available through:
- i. BC Housing Rental Assistance Programs;
 - ii. Health services; and
 - iii. Non-profit organizations.
23. The *Owner* must provide the following to any prospective *Tenant* who wishes to enter into a *Tenancy Agreement* after the date that the *Owner* or its agent makes to the *District a First Development Application* (and who therefore is not an *Eligible Tenant* under this bylaw):
- a) notice in writing that plans for *Redevelopment* are being made; and

b) a written statement that the rights of the prospective *Tenant*, should the prospective *Tenant* enter into a *Tenancy Agreement*, will be as set out in the *Residential Tenancy Act*, and the prospective *Tenant* would not be entitled to the *Tenant Supports* under this bylaw.

24. Provision of *Tenant Supports* by an *Owner* pursuant to this bylaw is entirely at the cost and expense of the *Owner* and does not affect or fetter in any way the *District's* discretion to approve or deny a *First Development Application*.

25. The *Owner* must provide any other information requested by the *General Manager* to confirm that the *Owner* has met all requirements in this bylaw to the satisfaction of the *General Manager*.

Severability

26. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

READ a first time October 20, 2025

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

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AGENDA INFORMATION☒ Regular Meeting

Date: January 12, 2026

☐ Other:

Date: _____



 Dept.
 Manager



 GM/
 Director



 CAO

The District of North Vancouver REPORT TO COUNCIL

December 11, 2025

Case: PLN2024-00007

File: 08.3060.20/007.24

AUTHOR: Mackenzie Stonehocker, Development Planner**SUBJECT:** Bylaws 8756 and 8757: OCP Amendment and Rezoning for a 12-unit townhouse development at 1883-1901 Glenaire Drive**RECOMMENDATION**

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)” is given FIRST Reading;

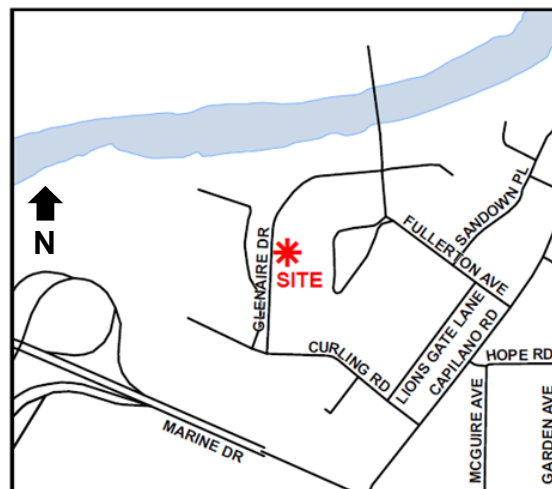
AND THAT pursuant to Section 475 and Section 476 of the *Local Government Act*, additional consultation is not required beyond that already undertaken with respect to Bylaw 8756;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8756 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaws 8756 and 8757 are referred to a Public Hearing.

SUMMARY

Rodcon Construction Management Ltd has applied on behalf of the owners (1354760 BC Ltd) to redevelop the subject site into 12 townhouses (two of which include lock-off suites) above one level of underground parking, in alignment with the Lower Capilano



The site is located in Lions Gate Village, at the corner of Glenaire Drive and the future westward extension of Belle Isle Place (to be constructed as part of “Belle Isle North” townhouse project).

This proposal would fill the final two remaining lots on Glenaire Drive with a similar form of townhouse development (CD106 to the south is “Mason”, and CD153 to the north will be “Belle Isle North”).

The District of West Vancouver is located west of the site across Glenaire Drive. The Capilano River is about 120 metres north of the site, and Marine Drive is about 230 metres south.

The development site is approximately 1,539 m² (16,565 sq. ft.) in size and is comprised of two residential lots (currently occupied by two detached homes) and a portion of Lot 55 (an unallocated lane) which will be purchased from the District at the estimated price of \$410,000 and consolidated with the subject site.



Proposal

In accordance with Lions Gate Peripheral Housing Plan, this application proposes:

- Twelve townhouse-style residential units, containing 3- to 4-bedrooms;
- Two lock-off suites, contained within two of the townhouses and designed with basic accessible design features;
- Outdoor space for all 12 townhouses and 2 lock-off suites, as well as a central pedestrian path providing access to all units;
- One level of underground parking, accessed from Glenaire Drive;
- Off-site improvements along Glenaire Drive and the future Belle Isle Place extension, including sidewalks and a boulevard with street trees;
- The purchase of a portion of Lot 55 by the applicant; and
- A Community Amenity Contribution of \$378,008.

POLICY ALIGNMENT

Official Community Plan and Peripheral Housing Plan

The *Official Community Plan* (OCP) currently designates the subject site as “Residential Level 2: Detached Residential” (RES2); however, in 2014, after extensive community consultation, Council endorsed the Peripheral Housing Plan, which identifies housing forms and density that can be anticipated within the peripheral area of the Lions Gate Village Centre, as well as a set of design guidelines.

Each rezoning proposal within the peripheral housing area requires a consequential OCP amendment to redesignate the subject site in alignment with the Peripheral Housing Plan.

For this site, the Peripheral Housing Plan anticipates ground-oriented multi-family housing up to a density of about 1.2 FSR. The housing form, height, and density (1.20 FSR) of this proposal are consistent with the plan.

The units are primarily three- and four-bedroom floor plans, which are well-suited for families, with two townhouses including lock-off suites, to increase flexibility for future residents, responding to Goal #2 of the OCP to “encourage and enable a diverse mix of housing types... to accommodate the lifestyles and needs of people at all stages of life.”



Targeted Official Community Plan Review Action Plan 2021-2030

The application contributes to the following “Priority Actions” of the District’s OCP Action Plan:

Priority Action #1: *Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space.*

- The proposal contributes to this action by completing the redevelopment of this portion of the Peripheral Housing Area with a compact, cohesive form of development consistent with other projects in this area.

Priority Action #5: *Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.*

- Although a small project, the proposal includes family housing as well as two lock-off units to increase flexibility for future residents.

Priority Action #6: *Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle.*

- The project will provide sidewalks along the east side of Glenaire Drive and the south side of the new Belle Isle Place extension, filling the gap in the pedestrian network between “Mason” to the south and “The Belle Isle” and Belle Isle Park to the east.

Priority Action #8: *Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency*

- The project will be fossil-fuel free, reaching Energy Step Code 4 and Emissions Level 3.



ANALYSIS

Zoning

The subject properties are currently zoned RS3 (Single-Family Residential 7200 Zone). Rezoning is required to accommodate the project and Bylaw 8757 proposes to create a new Comprehensive Development Zone 158 (CD158) tailored specifically to this project. The proposed CD158 zone prescribes permitted uses and zoning provisions such as a maximum density of 1,846.7 m² (19,878 sq. ft.) (equivalent to 1.2 FSR), height, setbacks, and parking requirements.

Development Permits

If the OCP amendment is approved, the site will be in these Development Permit Areas:

- Form and Character; and
- Energy and Water Conservation and Greenhouse Gas Emission Reduction.

The proposal is in keeping with the OCP Design Guidelines for Ground-Oriented Housing, as well as the Peripheral Housing Plan. A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the OCP amendment and rezoning process.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) on February 13, 2025 and the Panel recommended approval of the project subject to resolution of the Panel comments. In addition to addressing staff comments, the applicant has addressed the Panel's comments by relocating short-term bicycle parking, redesigning planters, and considering tree placement and lighting along the central pedestrian path.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application. Six trees will be removed from the site



and boulevard. Approximately 30 trees will be planted, including street trees and trees within the proposed development. Each unit (including lock-offs) will have access off a central pedestrian path offering an accessible ramp to Belle Isle Place, and semi-private outdoor space. A communal outdoor amenity area is located over the parkade ramp.

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

Tenant Relocation Assistance

The District's Residential Tenant Relocation Assistance Policy (RTRAP) does not apply to this project because the site only contains two detached houses.

Accessibility

The proposal fulfills the requirements of the Accessible Design Policy for Multifamily Housing. For ground-oriented multi-family housing, the policy aims for approximately 15% of the total number of units to include Basic Accessible design features, recognizing this is may not be feasible in townhouse projects with many stairs. This proposal meets the intent of the policy by providing two lock-off suites with direct outdoor access without stairs and Basic Accessible Design Features. Specific design features will be secured through the development covenant and development permit.

Vehicle Parking

As part of the rezoning for the adjacent development due south ("Mason" at 2070 Curling Road) an access easement agreement (EPP110693) was secured to provide a knock-out panel and vehicle access to 1883-1901 Glenaire Drive. However, due to concerns about security and safety, staff believe a dedicated vehicle access ramp is a more supportable approach in this case. As such, an access ramp to a one-level parkade is proposed off Glenaire Drive. The proposal complies with parking requirements as per Part 10 of the Zoning Bylaw:

	Resident Parking	Visitor Parking	Total
Residential	23	3 (including 1 accessible)	26

All resident parking spaces will have access to a Level 2 EV charging outlet. One parking space will have car wash facilities. Finally, one accessible / universal parking space is included.

Bicycle Parking

The proposal complies with the District's Zoning Bylaw and "Bicycle Parking and End-of-Trip Facilities Policy", which includes the following rates for bicycle parking, included in the proposal and secured in the proposed CD158 zone:

- A minimum of 1.5 spaces for a studio or one-bedroom unit; and
- A minimum of 2 spaces for a two or more bedroom unit.

	Class 1 (Long Term) – Secure Bicycle Storage	Class 2 (Short Term) – Bicycle Storage	Total
Residential	24 (2 per townhouse)	4	28

In addition, all Class 1 secure residential bicycle storage will include access to Level 1 electric bicycle charging in accordance with the policy. Overall, the provision of bicycle parking, neighbourhood pedestrian infrastructure, and proximity to transit will support alternate transportation options for residents and visitors to the project.

Off-site Improvements

The application includes improved street frontages, including street trees, streetlight upgrades, curb, gutter, and paving improvements, along the existing and proposed roadways adjacent to or within the development.

The estimated total value of off-site works (engineering and landscaping) is approximately \$190,000. This estimate has been provided by the applicant and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

The project will also pay Development Cost Charges at the applicable rate at the date of Building Permit issuance should the rezoning be successful.

Community Amenity Contribution

The District's Community Amenity Contribution (CAC) Policy outlines expectations for contribution for projects which result in an increase in density. The policy recommends a target CAC rate for this site. The applicant has offered a CAC of \$378,008, which will be secured through the development covenant. It is anticipated that the CACs from this development will be directed toward the affordable housing fund; park and trail improvements; public art; or other public realm infrastructure improvements in and around the Lions Gate village centre, as determined by Council with the annual capital budget program.

Financial Implications

The project will contribute the following housing, off-site works, land, DCCs, and CAC:

- Off-site works currently estimated at approximately \$190,000;
- Land dedications totalling approximately 4.5m² (48 sq. ft.);
- Purchase of a portion of Lot 55 (an unallocated lane) from the District at the estimated price of \$410,000;

- DCCs at the applicable rate at the date of Building Permit issuance; and
- CAC of \$378,008.

Concurrence

The project has been reviewed by staff from the following departments: Building, Community Planning, Development Engineering, Environment, Fire, Parks, Urban Design, Construction Traffic Management.

District of West Vancouver

Since the subject site is just east of the municipal boundary with the District of West Vancouver (DWV), DWV was asked to comment on the application. DWV requested that curbing along the west side of Glenaire Drive is continued to where the new through road dedication will meet Glenaire Drive and to ensure that a letdown is provided for pedestrian/bikes at the location of the former Klahanie Park parking lot entrance. Staff communicated that this request is secured by the development at 1920 Glenaire Drive (PC Urban, Phase 2).

Ministry of Transportation

The District of North Vancouver Rezoning Bylaw 8757 affects land lying within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required after third reading of the bylaw and prior to bylaw adoption.

First Nation Referral

The project was referred to the Squamish Nation who expressed a desire to see the project incorporate Salmon Safe measures for urban development, as well as green infrastructure. The applicant provided an Archaeological Overview Assessment, and the Nation recommended that the applicant team use a Chance Find Management Plan (CFMP) during any ground-disturbing activities. The applicant is implementing several elements of the Salmon Safe standards to reduce surface runoff and subsequent pollution, including stormwater management, erosion and sediment control, and permeable pavers

The project was also referred to Tsleil-Waututh Nation who did not provide comments.

Construction Traffic Management

The site is shown in relation to other construction projects and potential development projects in the image below. In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide an updated Construction Traffic Management Plan (CTMP) as a condition of a Development Permit. Finalization of the CTMP is a condition of BP issuance.



The CTMP must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement. Road closures will only be approved for roadworks and service main upgrades. Specifically, the Construction Traffic Management Plan must:

- Provide safe passage for pedestrians, cyclists, and vehicle traffic;
- Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
- Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
- Provide a point of contact for all calls and concerns;
- Provide a sequence and schedule of construction activities;
- Identify methods of sharing construction schedule with nearby developments;
- Ascertain a location for truck marshalling;
- Address silt/dust control and cleaning up from adjacent streets;
- Provide a plan for litter clean-up and street sweeping adjacent to site; and
- Include a communication plan to notify surrounding businesses and residents.

Public Input

The applicant held a virtual Public Information Meeting from January 20 to February 3, 2025. Notices were distributed to neighbours within 100 metres in accordance with the District's policy "Non-Statutory Public Consultation for Development Applications". In addition, two signs were installed to notify passersby of the meeting (one in front of the site, and one at the southwest corner of Curling Road and Capilano Road), and two advertisements were placed in the North Shore News.

Thirty-one visitors visited the virtual meeting landing page; the applicant's presentation was viewed 54 times; and 7 comments were received from the public (over both the virtual meeting and direct emails) (see Attachment 4 for detailed summary).

One supportive response from a nearby Lions Gate Village resident noted that the proposal fits well with the neighborhood. Five responses from nearby Lions Gate Village residents raised concerns based on densification, traffic, and insufficient community amenities. Staff believe the proposal has addressed items raised by the public.

Implementation

Implementation requires Council's consideration of:

- Bylaw 8756 (Attachment 1) amends the Official Community Plan for the subject site, including a new designation and applicable Development Permit Areas; and
- Bylaw 8757 (Attachment 2) rezones the subject site from RS3 to a new Comprehensive Development Zone 158 (CD158).

Staff have reviewed the application, and it is ready for Council consideration. Staff recommend that the OCP Amendment Bylaw and Rezoning Bylaw be given First Reading, and that both bylaws be referred to a Public Hearing.

This report focuses on aspects of development relevant to the rezoning stage. Should the OCP and zoning amendments be adopted, issues related to the Development Permit will be brought forward for Council consideration at a later date.

A legal framework will be required to support the project and the sale of a portion of Lot 55. It is anticipated that a development covenant will be used to secure items such as the general form and layout of project, the CAC, and details of off-site servicing. Additional legal documents will include a subdivision plan showing dedications and consolidation of a portion of Lot 55, and a stormwater management covenant.

CONCLUSION

This project assists in implementation of the District's Official Community Plan objectives and is consistent with Lower Capilano Village Centre: Peripheral Area Housing Policy & Design Guidelines. The proposal is now ready for Council's consideration.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaws 8756 and 8757 First Reading, and refer Bylaws 8756 and 8757 to a Public Hearing (staff recommendation);
2. Refer the project back to staff for further consideration; or
3. Abandon the bylaws at First Reading.

Respectfully submitted,



Mackenzie Stonehocker
Development Planner

ATTACHMENTS

- | | |
|--|------------|
| 1. Bylaw 8756 – OCP Amendment | DM#6594911 |
| 2. Bylaw 8757 – Rezoning | DM#6594905 |
| 3. Architectural and Landscape Concept Plans | DM#6647759 |
| 4. Summary of Public Input | DM#6647774 |

REFERENCES

1. [District of North Vancouver 2026-2030 Financial Plan](#)¹
2. [Metro Vancouver Solid Waste and Resource Management Plan](#)²

¹ <https://www.dnv.org/government-administration/2026-2030-financial-plan-budget>

² <https://metrovancover.org/services/solid-waste/solid-waste-management-plan>

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

The Corporation of the District of North Vancouver

Bylaw 8756

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 8756, 2025 (Amendment 60)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:
 - a) Amend Map 2, the Land Use Map for the District, by changing the land use designation from “Residential Level 2: Detached Residential” (RES2) to “Residential Level 4: Transition Multifamily” (RES4) for the lands shown on Schedule A of this bylaw;
 - b) Amend Map 3.1, the Form and Character Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and
 - c) Amend Map 4.1, the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area, by adding the lands shown on Schedule B of this bylaw, designating them as a Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction.

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

PUBLIC HEARING held

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

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

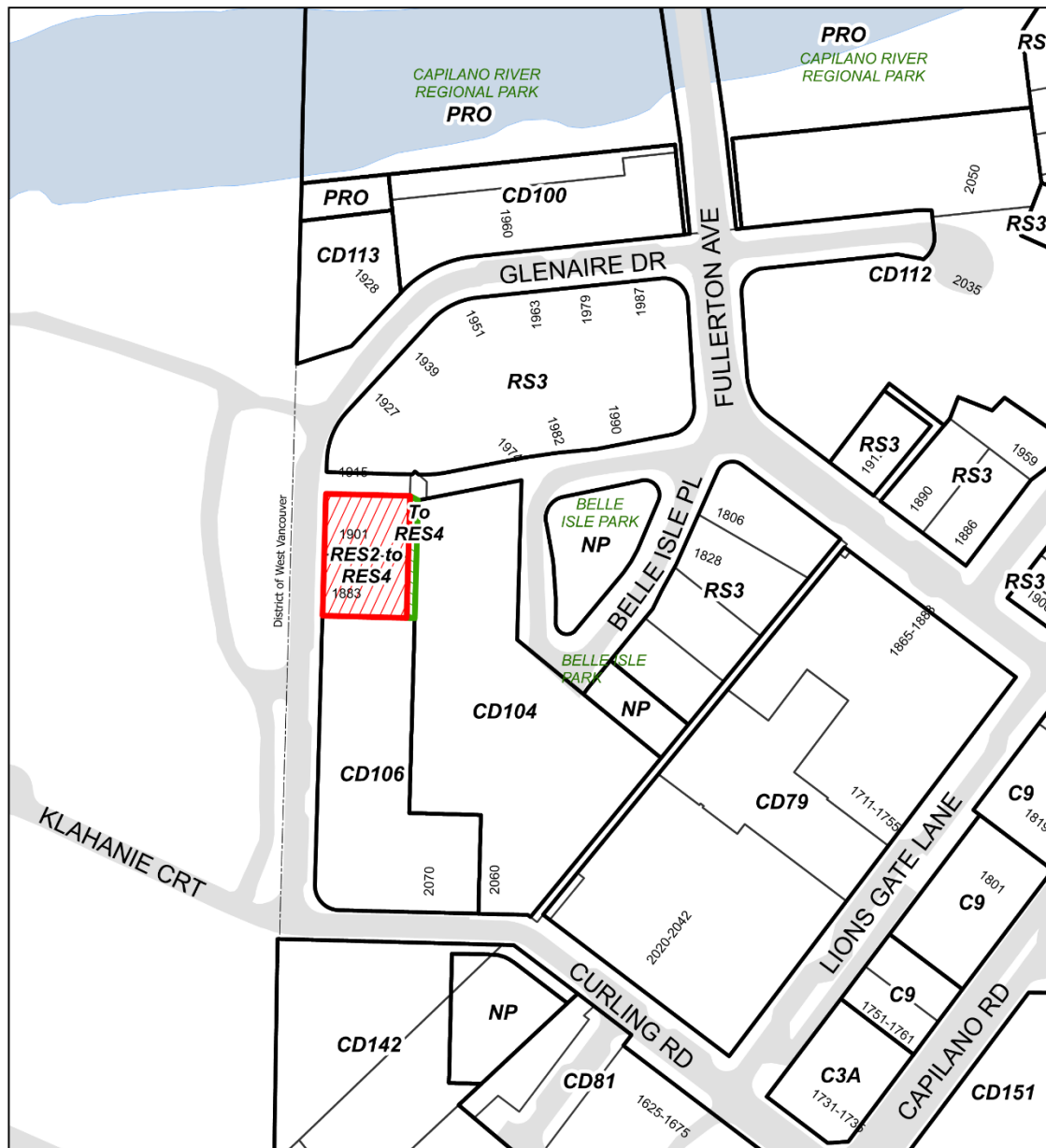
ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 8756

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)

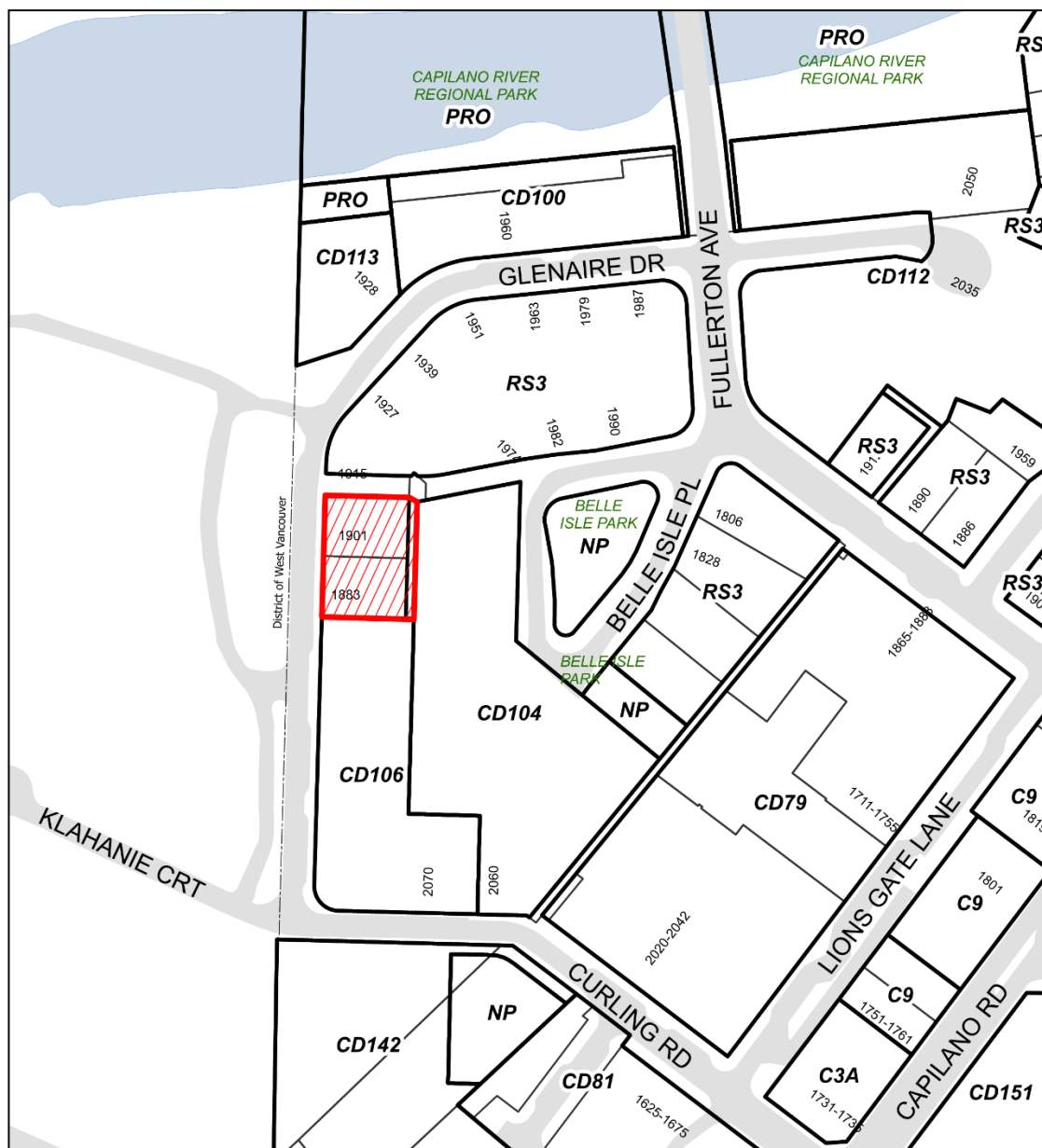


-  Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Residential Level 2: Detached Residential" (RES2) to "Residential Level 4: Transition Multifamily" (RES4)
-  Map 2 Land Use: as illustrated on Schedule A, by changing the land use designation, on Map 2, of the properties from "Undesignated" to "Residential Level 4: Transition Multifamily" (RES4)



Schedule B to Bylaw 8756

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8756, 2025 (Amendment 60)



- Map 3.1 Form and character Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 3.1, designating them as a Development Permit Area for Form and Character of Commercial, Industrial and Multifamily Development; and
- Map 4.1 Energy and Water Conservation and GHG Emission Reduction Development Permit Area: as illustrated on Schedule A, by adding the properties to Map 4.1, designating them as an Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area



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The Corporation of the District of North Vancouver

Bylaw 8757

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 2A, Definitions is amended by adding CD158 to the list of zones that Part 2A applies to.
- b) Section 301 (2) by inserting the following zoning designation:

“Comprehensive Development Zone 158 CD158”

- c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

“4B 158 Comprehensive Development Zone 158 CD158

The CD158 Zone is applied to:

- I. Lot 36 Block 16 District Lot 764 Plan 8967 (009-870-598);
- II. Lot 37 Block 16 District Lot 764 Plan 8967 (009-870-601); and
- III. A portion of Lot 55 (009-870-881)

all as indicated in Schedule A of this bylaw.

4B 158 - 1 Intent:

The purpose of the CD158 Zone is to permit a ground-oriented, multi-family residential development.

4B 158 - 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD158 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 158-3 Conditions of use, are met:

Residential use.

4B 158 - 3 Conditions of Use:

a) *Residential*: Residential uses are only permitted when the following conditions are met:

- i.) Each *residential* unit has access to private or semi-private outdoor space; and
- ii.) Balcony, patio and deck enclosures are not permitted.

4B 158 - 4 Accessory Uses:

- a) *Accessory uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* are permitted in *residential* units.

4B 158 - 5 Density:

- a) The maximum permitted density is 1,846.7 m² (19,878 sq. ft.)
- b) For the purpose of calculating *gross floor area* the following are exempted:
 - i.) Parking, storage, maintenance areas, and any other areas located below grade in a structure which has an exposed exterior wall of less than 1.2 m (4 ft) above finished grade;
 - ii.) Underground parking access ramps and covered trellis areas, if applicable;
 - iii.) The floor area of unenclosed balconies, roof overhangs and private rooftop terraces; and
 - iv.) Common parkade elevator enclosures of up to 17.5 m² (188 sq. ft.).
- c) For the purpose of calculating *gross floor area*, the measurement is to be taken to the outside of sheathing, rather than exterior walls.

4B 158 - 6 Setbacks:

- a) Buildings shall be set back from the new property lines to the closest building face as established by development permit and in accordance with Table 1:

Table 1. Setbacks	
Setback Identifier	Minimum Required Setback
West (Glenaire Drive)	3.0 m (10 feet)
North (Belle Isle)	3.0 m (10 feet)
East	4.5 m (15.0 feet)
South	3.0 m (10 feet)

- b) Underground parking structures, decks, patios, balcony columns, unit entry stairs, window wells, and roof overhangs and vertical projections and unit entrance canopies to a maximum depth of 1.3 m (4.2 ft) are excluded from the setback requirement.

4B 158 - 7 Height

- a) The maximum permitted height for any building in the CD158 Zone is as follows:

Table 2. Building Height		
Building	Maximum Height (Geodetic Elevation)	Maximum Storeys
Building 1 (West, Glenaire)	26.0 m (85.3 feet)	3 storeys above parkade
Building 2 (East, rear)	26.3 m (86.3 feet)	3 storeys above parkade

- b) The following height exemptions shall apply to the CD158 Zone;
- i.) Rooftop stair enclosures, heating, cooling, planter boxes, guard rails and ventilation and mechanical equipment provided they do not extend more than 3.0 metres above the highest point of any roof surface.

4B 158 - 8 Building Coverage:

- a) Building Coverage: The maximum building coverage is 45%.
- b) Site Coverage: The maximum site coverage is 100%.

4B 158 – 9 Landscaping and Stormwater Management

- a) All land areas not occupied by buildings, patios and driveways shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

- b) A 2.0m (6.6 ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with minimum 90% opacity, is required to screen from view:
 - i.) any utility boxes, vents or pumps that are not located underground and/or within a building; and
 - ii.) any solid waste facilities (garbage, recycling, compost with the exception of temporary, at-grade staging areas) that are not located underground and/or within a building.

4B 158 – 10 Flood Construction Requirements

- a) All construction must reflect requirements to address the flood hazard, in particular, all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

4B 158 - 11 Parking, Loading and Servicing Regulations

- a) Parking and bicycle storage are required as follows:

Table 3. Parking Requirements	
Use	Parking Requirement
Residential Vehicle Parking	Minimum of 1.5 spaces / residential unit
Residential Vehicle Visitor Parking	Minimum of 2 spaces
Accessible Vehicle Parking	Minimum of 1 space
Residential Bicycle storage spaces	Minimum of 24 spaces (2 / residential unit)
Visitor Bicycle storage spaces	Minimum of 4 spaces

- b) Except as specifically provided in this Section 4B 158-11, Parking shall be provided in accordance with Part 10 of this Bylaw.

”

- (d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the lots from Single Family Residential 7200 Zone (RS3) to Comprehensive Development Zone CD158.

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)"
as at Third Reading

Corporate Officer

APPROVED by the Ministry of Transportation and Infrastructure on

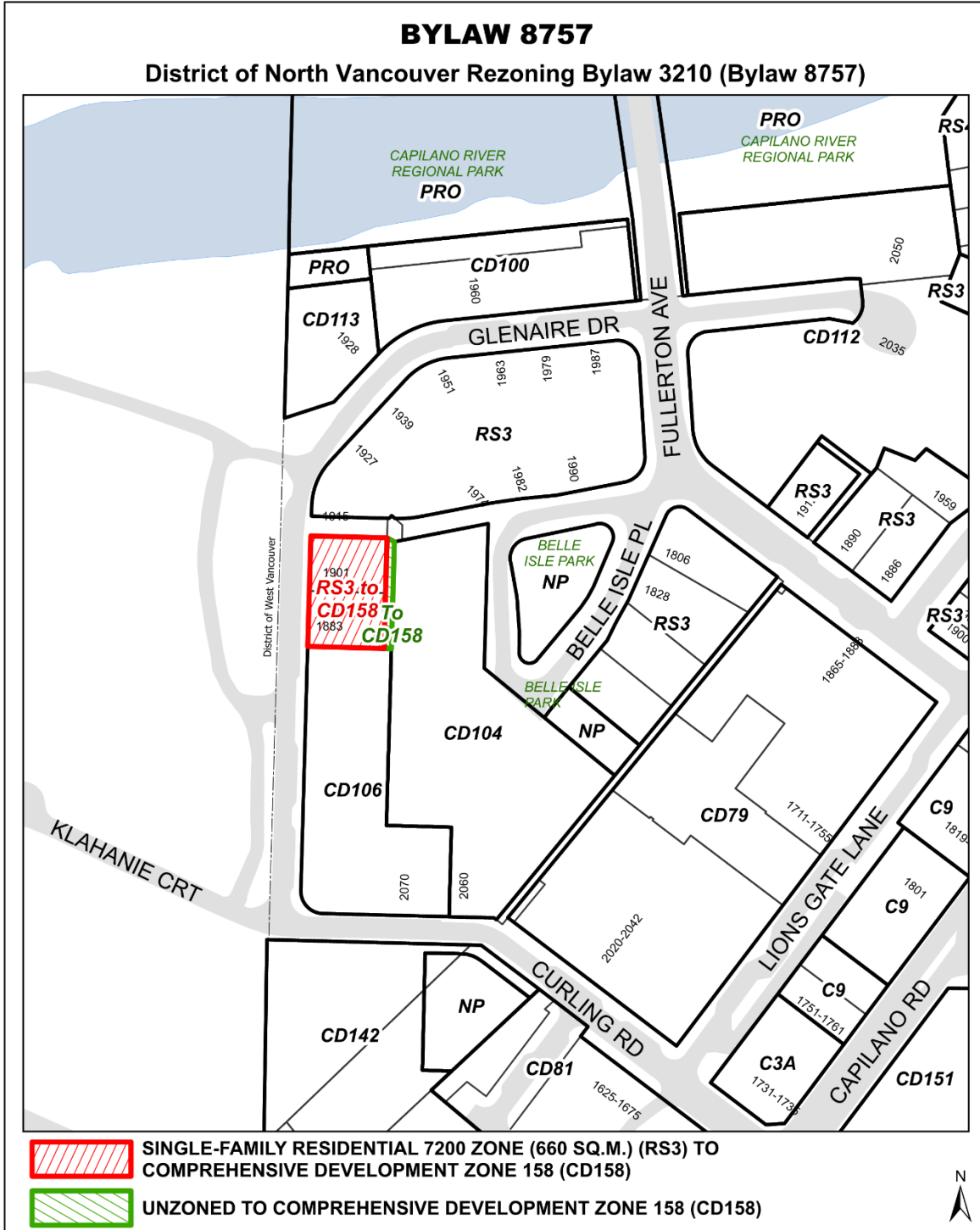
ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8757

Schedule A to Bylaw 8757



PROJECT STATISTICS

CIVIC ADDRESS:	1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC
LEGAL DESCRIPTION:	LOT 36, 37 AND 55 BLOCK 16 DISTRICT LOT 764 PLAN 8967 EXCEPT PART IN PLAN 4259, EPP54469 AND EPP63412
EXISTING ZONING:	RS3 - SINGLE FAMILY RESIDENTIAL 7200 ZONE
PROPOSED ZONING:	CD - COMPREHENSIVE DEVELOPMENT (BASED ON xxx - MULTIPLE RESIDENTIAL DISTRICT)
PROPOSAL:	TO DEVELOP TWELVE, 3-STOREYS TOWNHOUSE UNITS ON A 1-STOREY UNDERGROUND PARKADE. TWO OF THE TWELVE UNITS TO FEATURE A STUDIO LOCK-OFF SUITE

LOT AREA:	
LOT 36:	7555.12 SF (701.89 m²)
LOT 37:	+7552.47 SF (701.65 m²)
LAND ACQUISITION:	1456.88 SF (135.35 m²)
CONSOLIDATION:	16564.47 SF (1538.89 m²)
DEDICATION:	-00048.36 SF (0004.49 m²)
NET SITE AREA:	16516.11 SF (1534.40 m²)

FAR:	PERMITTED: 1.20	PROPOSED: 1.20
GFA:	PERMITTED: 19819.33 SF (1841.28 m²)	PROPOSED: 19506.96 SF (1812.26 m²)
BUILDING HEIGHT:	PERMITTED: 3 STOREYS	PROPOSED: 3 STOREYS
BUILDING SITING:	PERMITTED	PROPOSED
FRONT YARD:	-	09.84FT (3.00m)
SIDE LOT LINE (NORTH):	-	11.48FT (3.50m)
SIDE LOT LINE (SOUTH):	-	10.47FT (3.19m)
REAR LOT LINE:	-	15.04FT (4.57m)

CAR PARKING CALCULATION:	REQUIRED	PROPOSED
2/DU=2x12	= 24	25 (3)
VISITORS:0.25/12	= 03 (1)	03
ADA: 1/100DU	= 01	01 (2)
CAR WASH	= 01	01

- NOTES:
- VISITOR STALLS ARE INCLUDED IN "REQUIRED" CALCULATION
 - 1ST PROPOSED PARKING STALL FOR DISABLED PERSONS IS ASSIGNED AS A VISITOR STALL
2ND PROPOSED PARKING STALL FOR DISABLED PERSONS IS SHARED WITH CAR WASH STALL
 - SEVEN OF THE PROPOSED PARKING STALLS ARE SMALL SIZE (28%)
 - 100% OF RESIDENT PARKING SPACES TO HAVE A LEVEL 2 CHARGING OUTLET

BIKE PARKING CALCULATION:	REQUIRED	PROPOSED
LONG TERM	2/DU=2x12 = 24	24 (1)
SHORT TERM	= 04	04

- NOTES:
- ONE DUPLEX 110v ELEC OUTLET TO BE PROVIDED FOR EVERY CLASS 1 BIKE STALLS

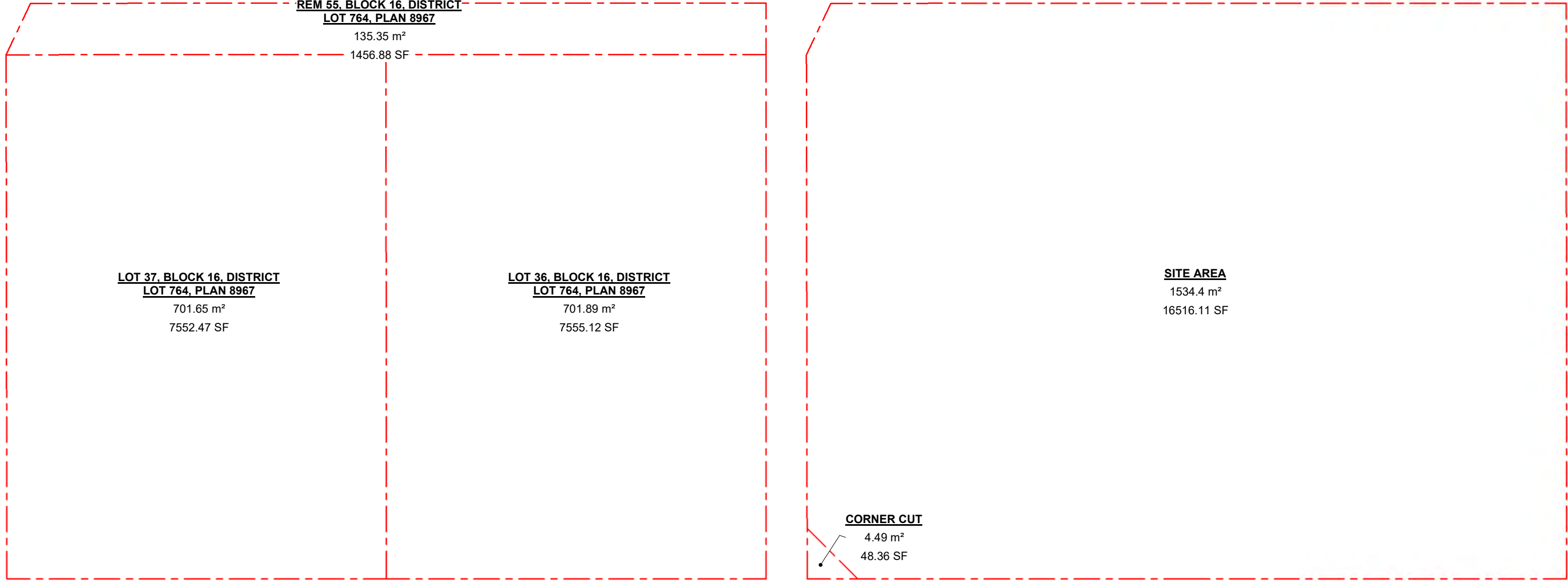
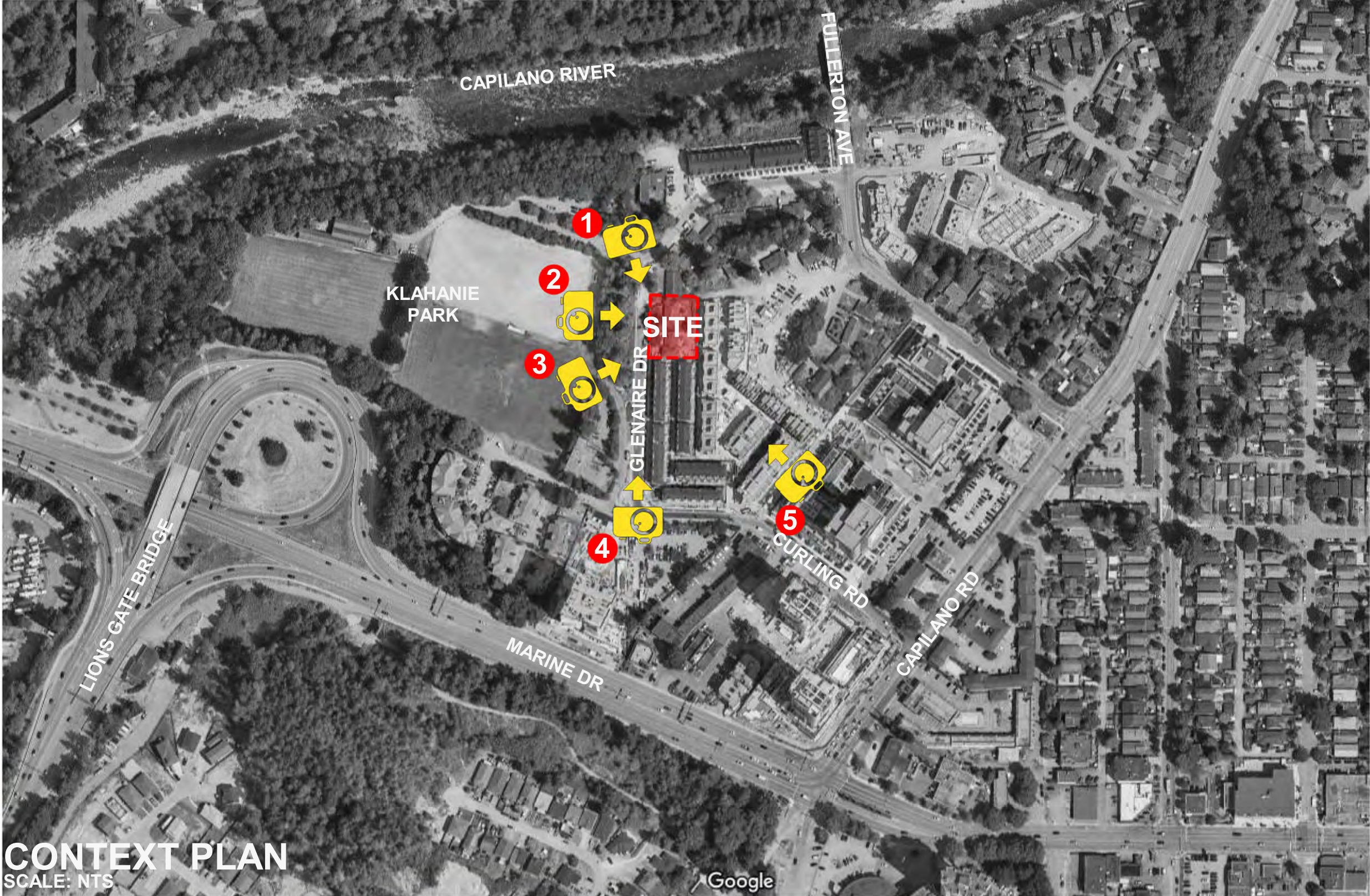
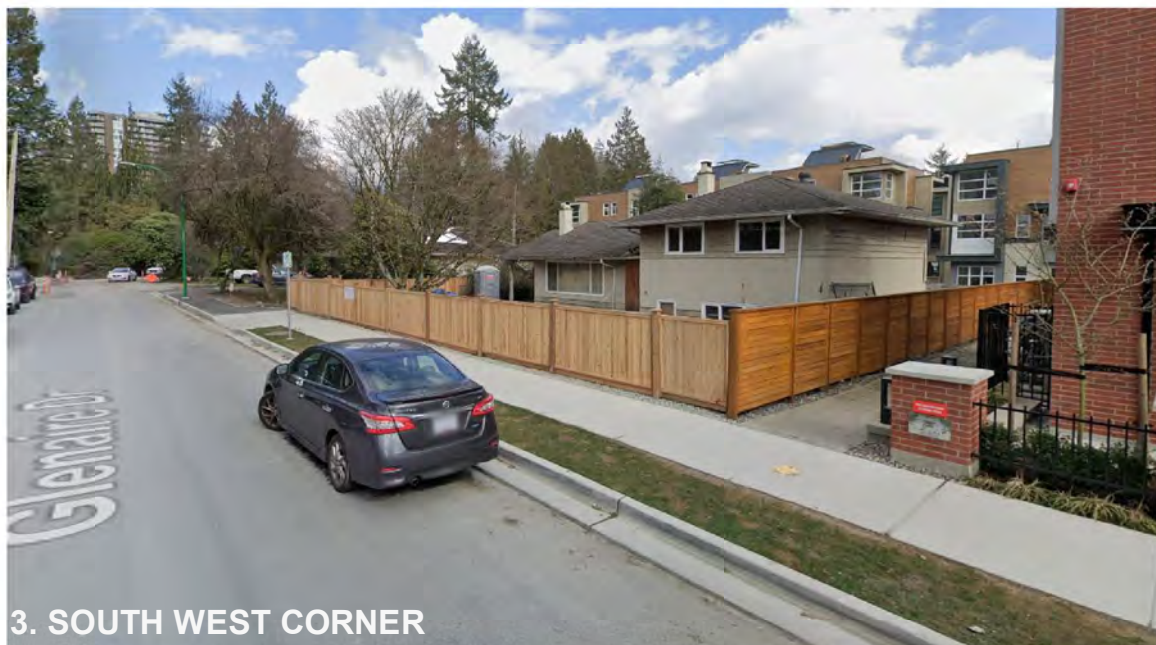
UPH CALCULATION:
UPH = LOT SIZE: 16,516.11 SF = 0.15 HECTARES: 12 DU / 0.15 = 80 DWELLING UNITS PER HECTARE

PROJECT TEAM

APPLICANT
CONTACT: BEHRANG AMINI
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LANDSCAPE
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EMAIL: daryl@etala.ca
ADDRESS: 1650 W. 2nd AVE, VANCOUVER, BC, V6J 1H4

SHEET INDEX

SHEET No.	SHEET NAME
0	COVER
00	PROJECT STATISTICS
01	CONTEXT AND CHARACTER
02	DESIGN RATIONALE
03	PERSPECTIVE VIEWS
04	PRECEDENTS
05	PRECEDENTS
06	MATERIALS
07	SURVEY PLAN
08	AREA PLANS
09a	FIRE DEPT ACCESS PLAN (EXTENDED CONTEXT)
09b	FIRE DEPT ACCESS PLAN
10	SITE PLAN
11	PARKADE LEVEL FLOOR PLAN
12	MAIN LEVEL FLOOR PLAN
13	2ND LEVEL FLOOR PLAN
14	3RD LEVEL FLOOR PLAN
15	ROOF PLAN
16	UNIT A1 FLOOR PLANS
17	UNIT A2 FLOOR PLANS
18	UNIT A3 FLOOR PLANS
19	UNIT B FLOOR PLANS
20	UNIT C FLOOR PLANS
21	STREETSCAPE ELEVATIONS
22	ELEVATIONS - BUILDING 1
23	ELEVATIONS - BUILDING 2
24	SECTIONS
25	SECTIONS
26	SECTIONS



1 LAND ASSEMBLY PLAN
1" = 20'-0"

ADDRESS	LEGAL DESCRIPTION	AREA (SF)	AREA (m²)
1883 GLENAIRE DR	LOT 36, BLOCK 16, DISTRICT LOT 764, PLAN 8967	7555.12 SF	701.89 m²
1901 GLENAIRE DR	LOT 37, BLOCK 16, DISTRICT LOT 764, PLAN 8967	7552.47 SF	701.65 m²
LAND ACQUISITION	REM 55, BLOCK 16, DISTRICT LOT 764, PLAN 8967	1456.88 SF	135.35 m²
		16564.47 SF	1538.89 m²

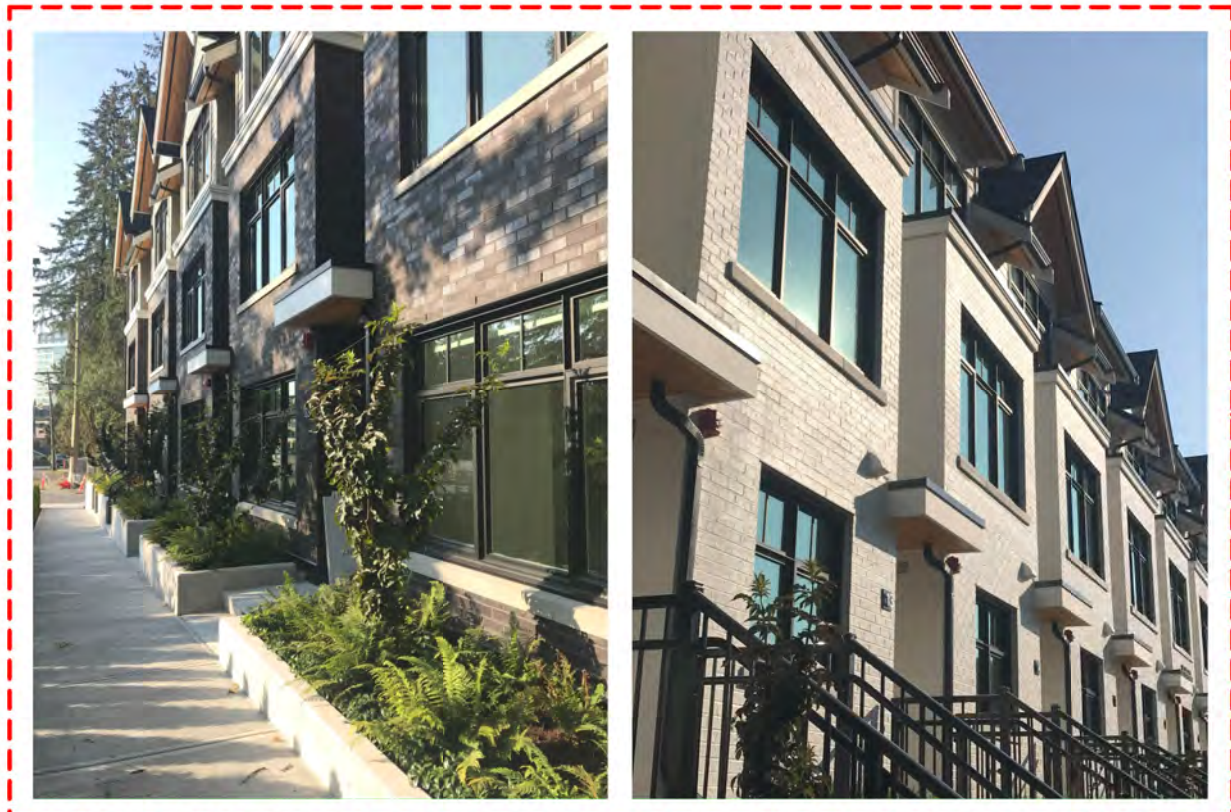
NAME	AREA (SF)	Area (m²)
CORNER CUT	48.36 SF	4.49 m²

NAME	AREA (SF)	Area (m²)
SITE AREA	16516.11 SF	1534.40 m²

BLDG COVERAGE	SITE COVERAGE
NAME	NAME
BUILDING 1	BUILDING 1
BUILDING 2	BUILDING 2
ANNUNCIATOR PANEL	ANNUNCIATOR PANEL
	PMT

REVISIONS	No.	DATE
2	2024.06.21	
3	2024.08.21	
9	2025.10.21	

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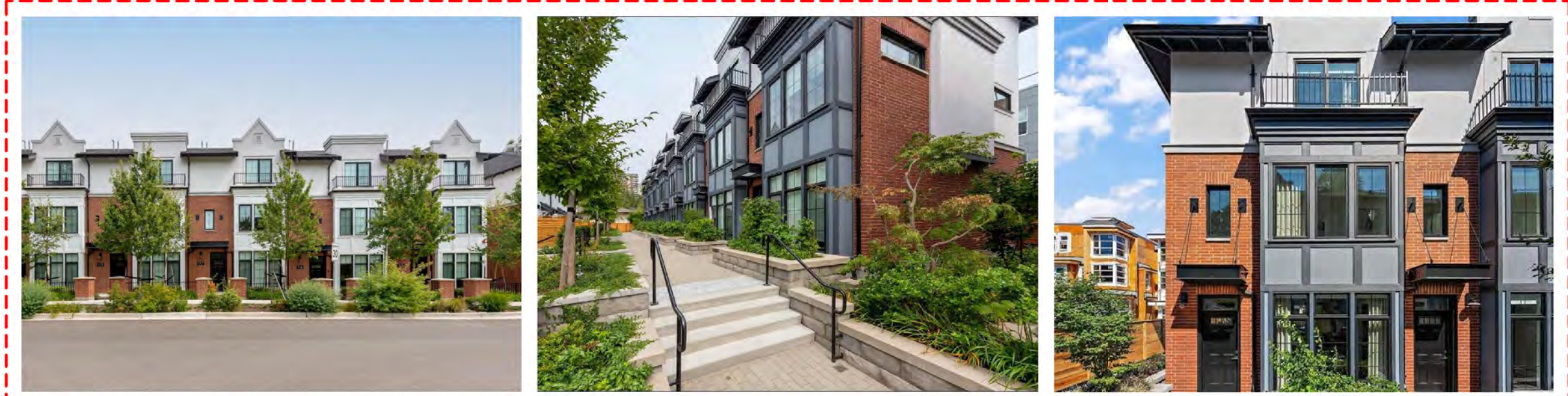
1946-1998 GLENAIRE DR:

- 23 STACKED TOWNHOUSE UNITS
- 3 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE



BELLE ISLE PL / GLENAIRE DR:

- 112 STACKED TOWNHOUSE UNITS
- 10 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE



2070 CURLING RD:

- 40 TOWNHOUSE UNITS
- 6 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE



2036 GLENAIRE DR:

- 109 STACKED TOWNHOUSE UNITS
- 6 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE



1900, 1903, 1950 SANDOWN PL:

- 23 STACKED TOWNHOUSE UNITS
- 2 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE



1886-1956 BELLE ISLE PL / 2046 CURLING RD:

- 88 TOWNHOUSE UNITS
- 11 THREE-STOREY BUILDINGS
- SINGLE-LEVEL BELOW GRADE PARKADE

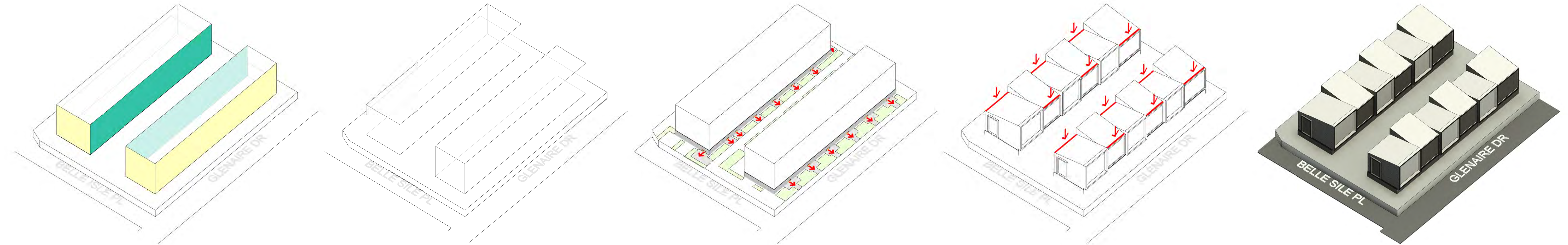
APPROVED DP SET

REVISIONS
No. DATE

CONTEXT AND CHARACTER

THE GROVE ON GLENAIRE

DECEMBER 15, 2025



A URBAN EDGE -vs- PRIVATE

- CONSTRUCTION BROKEN DOWN INTO TWO SMALLER BUILDINGS
- BUILDINGS ARRANGEMENT CLEARLY DEFINE A STRONG URBAN EDGE
- MAXIMIZES INTERNAL SPACE FOR SUCCESSFUL DAYLIT COURTYARD

B DESIGN CONFIGURATION

- CENTRAL COURTYARD RUNNING NORTH TO SOUTH IS FORMED
- COURTYARD MAIN ENTRANCE ACKNOWLEDGES BELLE ISLE PL FRONTAGE
- DISCREET SERVICE CIRCULATION ALONG SOUTH END OF LOT

C SENSE OF COMMUNITY

- VIBRANT, ENGAGING STREETScape WITH ACTIVE FRONTAGES
- SHELTERED ENTRANCES ARE WELCOMING & HIGHLY VISIBLE
- FRONT PATIOS CREATE TRANSITION BETWEEN PRIVATE & PUBLIC REALMS

D BUILDING FORM

- INTRODUCTION OF HEIGHT VARIATION TO CREATE INTEREST
- NEW FORM IS SYMPATHETIC TO NEIGHBOURING BUILDINGS
- SIMPLE CONTEMPORARY BUILDINGS PICK UP ON SLOPED ROOFS PREVALENT IN VICINITY
- SHADE AND SHADOWS ON OUTDOOR SPACES ARE REDUCED THROUGH ALTERNATING ROOF SLOPES
- DYNAMIC RYTHM WITH THE USE OF BUILT-UP FRAMES PROVIDE SHELTER TO MAIN ENTRANCES
- SUBTLE BUILT-UP FRAME IS PROVIDED ON NORTH AND SOUTH ENDS OF BUILDINGS IN ORDER TO ADDRESS BELLE ISLE PL FRONTAGE WHILE MAINTAINING A MORE DOMINANT ELEVATION ALONG GLENAIRE DR

E MATERIALITY (SEE SHEET 06)

- ALTERNATE MATERIAL SURFACES PROMOTE SENSE OF OWNERSHIP WITHIN OCCUPANTS
- MATERIAL PALETTE RESPONDS TO EXISTING CONTEXT
- MATERIAL BREAKDOWN AS FOLLOWS:4

1. BASE: DARK GREY BRICK / DARK GREY, SMOOTH FINISH STUCCO
2. UPPER FLOORS: 8" WIDE VERTICAL PLANKS, LIGHT & DARK GREY
3. UNIT END WALLS: STAGGERED EDGE PANEL DARK GREY HARDIESHINGLES

ZONING

- THE SITE IS ZONED SINGLE FAMILY RESIDENTIAL 7200 ZONE (RS3). WE ARE PROPOSING A REZONING TO A NEW COMPREHENSIVE DEVELOPMENT ZONE (CD)

DEVELOPMENT PERMIT AREAS

- THE PROPOSED DEVELOPMENT IS IN LINE WITH THE FOLLOWING GUIDELINES:
- FORM AND CHARACTER GROUND-ORIENTED HOUSING GUIDELINES
 - ENERGY AND WATER CONSERVATION AND GREENHOUSE GAS EMISSION REDUCTION

NEIGHBOURHOOD CHARACTER

- THE PROPOSED DESIGN ECHOES THE EXISTING MATERIALS AND CHARACTER OF THE NEIGHBOURHOOD
- THE RATIO OF WINDOWS/DOORS TO SOLID WALL IS COMPATIBLE WITH EXISTING BUILDINGS IN THE NEIGHBOURHOOD
- THE DEVELOPMENT LIGHTING FEATURES WILL INCLUDE PORCH LIGHTS, LIGHTS IN PRIVATE OUTDOOR AREAS AND PATH LIGHTING

ACCESS & CIRCULATION

- VEHICULAR ACCESS IS PROVIDED THROUGH THE UNDERGROUND PARKADE OF THE DEVELOPMENT TO THE SOUTH
- MAIN ACCESS TO THE COURTYARD IS PROPOSED AT BELLE ISLE PL, PROVIDING DIRECT PEDESTRIAN ACCESS TO ALL UNITS IN BUILDING 2
- UNITS IN BUILDING 1 ARE ACCESSED VIA WELL-DEFINED, PRIVATE ENTRY PATHWAYS OFF OF GLENAIRE DR
- A DISCREET PEDESTRIAN CIRCULATION IS PROPOSED ON GLENAIRE DRIVE ALONG THE SOUTH PROPERTY LINE

SETBACKS

- 3.0m FRONT SETBACK IS PROPOSED ALONG GLENAIRE DRIVE WHICH ALIGNS WITH THE DEVELOPMENT TO THE SOUTH
 - 3.5m SIDE SETBACK IS PROPOSED ALONG BELLE ISLE PLACE
 - 3.19m SIDE SETBACK IS PROPOSED ALONG THE SOUTH PROPERTY LINE
 - 4.57m REAR SETBACK IS PROPOSED ALONG THE EAST PROPERTY LINE
- NOTE: A 3m x 3m CORNER CUT (DEDICATION) IS PROVIDED ON THE CORNER OF BELLE ISLE PL & GLENAIRE DRIVE

LIVABILITY

- THE BUILDINGS HAVE BEEN DESIGNED TO MINIMIZE SHADOW IMPACTS ON ADJACENT SITES WITH ALTERNATING EAST/WEST SINGLE SLOPED ROOFS WHICH ALLOW TO FILTER THROUGH DAYLIGHT
- LIGHT PENETRATION HAS BEEN MAXIMIZED BY OFFERING LARGE AND OPERATIONAL WINDOWS ALONG FRONT AND REAR OF ALL UNITS WHILE PROVIDING MINIMUM WINDOWS AT BOTH ENDS OF BOTH BUILDINGS TO MINIMIZE OVERLOOKING
- ALL UNITS WILL CONTAIN A PRIVATE FRONT PORCH AND A PRIVATE REAR AT-GRADE PATIOS OPENING UP TO THE PEDESTRIAN PATH
- DEDICATED BICYCLE STORAGE WILL BE PROVIDED INSIDE PRIVATE FLEX ROOM IN PARKADE

FORM / MATERIALITY

- THE ARCHITECTURAL EXPRESSION MERGES THE CLEAN, CLEAR LANGUAGE OF CONTEMPORARY ARCHITECTURE WITH FAMILIAR AND WARM TACTILE MATERIALITY OF TRADITIONAL WEST COAST RESIDENTIAL HOMES
- EACH UNIT IS CLEARLY DELINIATED AND LEGIBLE AS A "HOME" ACCESSED BY WELL-DEFINED, PRIVATE ENTRY PATHWAYS LEADING TO RECESSED (COVERED) ENTRIES
- THE MASSING IS SOFTENED WITH A COMBINATION OF DARK GREY BRICK AND SMOOTH FINISHED STUCCO ON THE LOWER LEVEL WITH ALTERNATING VERTICAL 8" WIDE PLANKS IN LIGHT AND DARK GREY COLOUR. ADDITIONAL WARMTH IS INTRODUCED BY USING HARDIESHINGLES ON THE BUILT-UP FRAMES BODY. THE SHINGLED TEXTURE IS A WARMER COUNTERPOINT AND SERVES TO GIVE THE UPPER LEVELS A FEELING OF ELEVATION, BEING LOFTED ABOVE THE GROUND PLAN

LANDSCAPING

- LANDSCAPE DESIGN HAS BEEN DEVELOPED TO OFFER STREET FRIENDLY PRESENCE
- ALONG BELLE ISLE PL AND GLENAIRE DR, A NEW STREET EDGE HAS BEEN CREATED WITH GRASS BOULEVARD, SIDEWALK AND STREET TREES, SIMILAR IN NATURE TO THE NEIGHBOURING PROPERTY TO THE SOUTH
- LANDSCAPING WILL BE USED TO ENHANCE THE SEPARATION OF PUBLIC AND PRIVATE SPACE
- THE PLANT PALETTE IS QUITE EXTENSIVE BECAUSE WE WANTED TO GIVE YEAR-ROUND COLOUR, TEXTURE AND INTEREST
- WE ARE USING DROUGHT TOLERANT, NATIVE, ADAPTIVE, ORNAMENTAL SPECIES WHICH WILL ALSO HAVE POLLINATOR VAL

WASTE MANAGEMENT

WASTE ROOM CALCULATIONS (BASED ON CITY OF VANCOUVER GARBAGE & RECYCLING STORAGE AMENITY DESIGN SUPPLEMENT):

TYPE OF WASTE	CALCULATION	(L/UNIT/WEEK)	CONTAINER	REQ'D	PROPOSED	TYPE
GARBAGE:	53.0L x 14 DU =	742 LITRES	= 360L CART	3	4	A
GLASS JARS & BOTTLES:	02.1L x 14 DU =	030 LITRES	= 240L CART	1	1	B
MIXED CONTAINERS:	18.5L x 14 DU =	259 LITRES	= 240L CART	1	1	C
MIXED PAPERS (INCL'D/ CARDBOARD):	42.9L x 14 DU =	601 LITRES	= 360L CART	2	2	D
MIXED PAPERS (NO CARDBOARD):	15.0L x 14 DU =	210 LITRES	= 240L CART	1	1	E
CARBOARD ONLY:	27.5L x 14 DU =	385 LITRES	= 240L CART	2	2	F
ORGANICS:	14.0L x 14 DU =	196 LITRES	= 240L CART	1	1	G

1. WE ARE PROPOSING A 12.50 m² WASTE ROOM LOCATED IN THE UNDERGROUND PARKADE. THE TRUCK WOULD ACCESS THIS ROOM THROUGH RAMP OFF OF GLENAIRE DR @ THE SW CORNER OF THE LOT. A 4.49 m x 1.52 m STAGING AREA IS DESIGNATED FOR WASTE AT COLLECTION DAY ONLY ADJACENT TO PARKADE ENTRANCE.

PARKING

- WE ARE PROPOSING A TOTAL OF 25 PARKING STALLS EXCEEDING THE REQUIRED TOTAL OF 24. THREE OF THOSE WILL BE ASSIGNED FOR VISITORS. ONE OF THOSE VISITORS STALLS IS TO BE ACCESSIBLE. LASTLY, WE WILL PROVIDE A DEDICATED CAR WASH SPACE w/ "NO PARKING" SIGN AND WILL BE CONNECTED TO THE SEWER SYSTEM.

- SEVEN STALLS TO BE SMALL SIZE (28%), 1 STALL ACCESSIBLE (4%) AND 17 STALLS ARE STANDARD SIZE (68%).
- TOTAL OF 22 STALLS WILL HAVE A LEVEL 2 EV CHARGING OUTLET (ALL RESIDENT STALLS, EXCLUDING VISITORS).
- A TOTAL OF 24 LONG TERM, SECURED BICYCLE PARKING SPACES ARE PROVIDED (TWO FOR EACH UNIT) INSIDE THE UNIT FLEX AREA IN THE PARKADE.
- A TOTAL OF FOUR SHORT TERM BICYCLE SPACES WILL BE PROVIDED LOCATED AT THE NORTH WEST CORNER OF THE SITE.

AFFORDABILITY

- THR PROPOSED DEVELOPMENT SUPPORTS THE DISTRICT'S RAHS GOALS BY INCREASING THE SUPPLY OF DIVERSE HOUSING IN THE LIONS GATE VILLAGE CENTRE: PERIPHERAL AREA HOUSING POLICY & DESIGN GUIDELINES
- THE PROPOSED DESIGN IS SOCIALLY AND ECONOMICALLY INCLUSIVE. VARIATION IN UNITS SIZE INCLUDES OPTIONS FOR FAMILIES, COUPLES, AND SINGLES AT DIFFERENT STAGES IN LIFE. THE ACCESSIBLE STUDIO LOCK-OFF SUITES ARE MODEST IN SIZE AND AFFORDABLE.
- A BREAKDOWN OF UNIT MIX AS FOLLOWS:

UNIT TYPE A1:	2 BEDROOMS + DEN	INT AREA: 128.61 m ²	COUNT: 01
UNIT TYPE A2:	3 BEDROOMS + DEN	INT AREA: 133.45 m ²	COUNT: 04
UNIT TYPE A3:	3 BEDROOMS + DEN	INT AREA: 152.61 m ²	COUNT: 01
UNIT TYPE B:	4 BEDROOMS + DEN	INT AREA: 189.31 m ²	COUNT: 02
	STUDIO	INT AREA: 025.20 m ²	COUNT: 02 ^{(1), (2)}
UNIT TYPE C:	4 BEDROOMS	INT AREA: 154.58 m ²	COUNT: 04
		TOTAL:	14

NOTES:

1. THE LOCK-OFF SUITES ARE LOCATED WITHIN UNIT TYPE B
2. BOTH LOCK-OFF SUITES TO MEET THE "BASIC" ACCESSIBLE DESIGN CRITERIA

STEP CODE

- THE PROPOSED DEVELOPMENT IS INTENDED TO MEET STEP CODE 3 WITH A LOW CARBON ENERGY SYSTEM (LCES)
- THE PROPOSED DEVELOPMENT WILL USE LOW CARBON ENERGY SOURCES TO PROVIDE HEATING, COOLING AND HOT WATER AND HAS A TOTAL MODELLED GREENHOUSE GAS INTENSITY OF <3kg CO₂e/m²/yr

ACCESSIBLE DESIGN

- 2 DWELLING UNITS (15%) OF THE PROPOSED UNITS WILL MEET THE "BASIC" ACCESSIBLE DESIGN CRITERIA.
- THE TWO LOCK-OFF SUITES WITHIN UNIT TYPE B WILL MEET THIS DESIGN CRITERIA. REFER TO **SHEET 19**
- BELOW IS A SUMMARY OF FEATURES PROVIDED IN THESE TWO SUITES:

1. UNOBSTRUCTED ACCESS TO MAIN BUILDING ENTRANCE
2. ACCESSIBLE PATH OF TRAVEL
3. LIGHTING, WEATHER PROTECTION, ADDRESS NUMBERING AND MAILBOX
4. ENTRANCE DOOR ASSEMBLY, OPERATION AND CLEARANCE:
 - OUTSWINGING DOOR W/ A MIN CLEAR WIDTH OF 850mm
 - OPRABLE BY DEVICE THAT DO NOT REQUIRE TIGHT GRASPING OR TWISTING
 - HAVE A PUSH PLATE OR LATCH RELEASING DEVICE
- ACCESSIBLE PATH OF TRABEL WITH CLEAR AND LEVEL AREA ON EITHER SIDE OF DOOR
- DOOR TRESHOLD TO BE BEVELLED AND NO MORE THAN 13mm ABOVE FLOOR
- ALL UNIT TO HAVE A NON-SLIP SURFACES
5. CONTRASTING COLOURS ON SIGNS, ADDRESS NUMBERS, CORRIDOR WALLS AND UNIT ENTRIES
6. PATHWAYS THAT PROVIDE ACCESS TO THESE UNITS TO HAVE A MINIMUM OF 1220mm IN WIDTH
7. MINIMUM OF 1500mm x 150mm CLEAR AREA ADJACENT TO ELEVATOR ENTRANCE
8. WHEN DOOR SWINGS AWAY, A MINIMUM OF 1220mm x WIDTH OF DOOR + 300mm OF CLEAR AREA
9. WHEN DOOR SWINGS TOWARDS AREA, A MINIMUM OF 15000mm x WIDTH OF DOOR + 600mm OF CLEAR AREA
10. BATHROOM DOOR TO BE POCKET DOOR AND WILL HAVE A MINIMUM OF 800mm CLEAR WIDTH
11. MINIMUM OF 800mm AREA IN FRONT OF TOILET
12. MINIMUM OF 508mm FROM CENTRE OF TOILET TO THE FRONT EDGE OF BATHTUB
13. MINIMUM OF 760mm x 1220mm IN FRONT OF LAVATORY
14. SLIP RESISTANT FLOORING
15. WOOD BLOCKING WITHIN WALL CAVITIES ADJACENT TO TOILET AND BATHTUB TO SUPPORT GRAB BARS.
16. ADJUSTABLE HEIGHT SHOWER HEAD & HANDHELD SHOWER HEAD ON ADJUSTABLE BRACKET
17. BATHROOM WITH LEVER FAUCET HANDLE THAT DOES NOT REQUIRE TIGHT GRASPING OR TWISTING
18. MINIMUM OF 1520mm DIAMETRE TURNING RADIUS IN KITCHEN AND SLEEPING AREA
19. ADJUSTABLE SHELVES IN CABINETS. LOWEST SHELF TO BE NOT MORE THAN 1370mm AFF
20. "D" SHAPED CABINET HANDLES
21. KITCHEN WITH LEVER FAUCET HANDLE THAT DOES NOT REQUIRE TIGHT GRASPING OR TWISTING
22. MINIMUM OF 812mm OF WORKSPACE BETWEEN COOKTOP & SINK
23. FRONT LOADING SIDE BY SIDE WASHER & DRYER W/ A MINUMIM OF 1220mm MANEUVERING SPACE IN FRONT
24. MINIMUM OF 860mm CLEAR WIDTH AT ENTRANCE OF PATIO
25. MINIMUM OF 1520mm DEPTH OF PATIO
26. WINDOW SILL LOCATED AT 36" AFF
27. OPERATION OF WINDOW: LEVER TAHT DOES NOT REQUIRE TIGHT GRASPING OR TWISTING

REVISIONS	
No.	DATE
1	2024.01.25
3	2024.08.21
4	2024.11.28
6	2025.09.19

DESIGN RATIONALE

THE GROVE ON GLENAIRE

DECEMBER 15, 2025



APPROVED DP SET

REVISIONS
No. DATE

PERSPECTIVE VIEWS

THE GROVE ON GLENAIRE

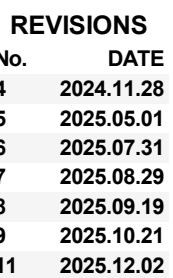
DECEMBER 22, 2025

72

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

03





1 PARKADE LEVEL FLOOR PLAN
3/16" = 1'-0"

PARKADE LEVEL FLOOR PLAN

THE GROVE ON GLENAIRE

DECEMBER 15, 2025

1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

REVISIONS	
No.	DATE
3	2024.08.21
5	2025.05.01
8	2025.09.19
9	2025.10.21
10	2025.11.25
11	2025.12.02

APPROVED DP SET

GRIMWOOD
ARCHITECTURE



REVISIONS	
No.	DATE
3	2024.08.21
4	2024.11.28
5	2025.05.01
6	2025.07.31
8	2025.09.19
11	2025.12.02



1 2ND LEVEL FLOOR PLAN
3/16" = 1'-0"

REVISIONS
No. DATE

APPROVED DP SET

2ND LEVEL FLOOR PLAN

THE GROVE ON GLENAIRE

DECEMBER 15, 2025

76 1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

13



1 3RD LEVEL FLOOR PLAN
3/16" = 1'-0"

3RD LEVEL FLOOR PLAN

THE GROVE ON GLENAIRE

DECEMBER 15, 2025

77 1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

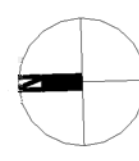
GRIMWOOD
ARCHITECTURE

APPROVED DP SET

REVISIONS
No. DATE

14

ROOF PLAN



THE GROVE ON GLENAIRE

DECEMBER 15, 2025

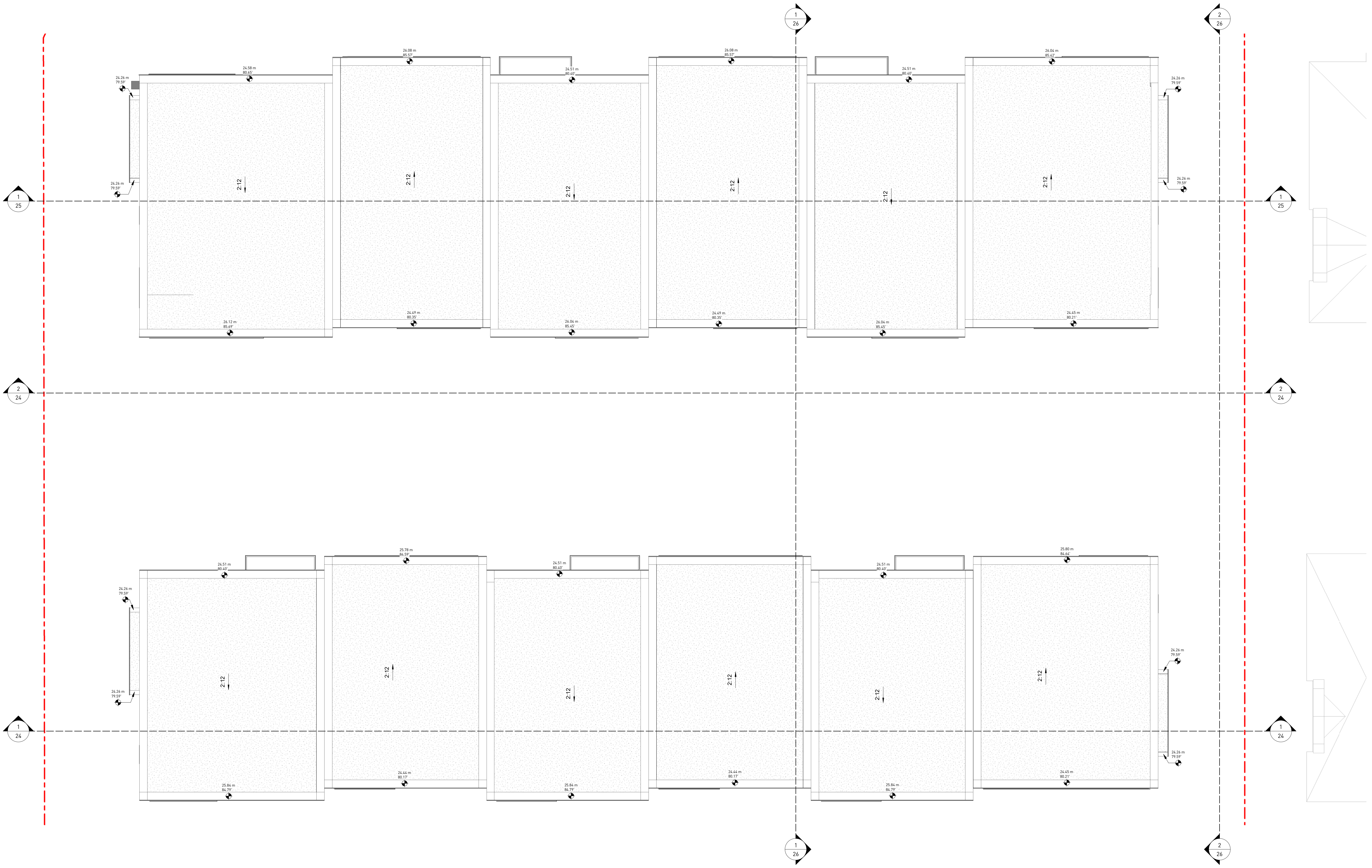
78 1883-1901 GLENAIRE DR, NORTH VANCOUVER, BC

GRIMWOOD
ARCHITECTURE

REVISIONS
No. DATE

APPROVED DP SET

15





① WEST ELEVATION
1" = 10'-0"



② EAST ELEVATION
1" = 10'-0"



③ NORTH ELEVATION
1" = 10'-0"



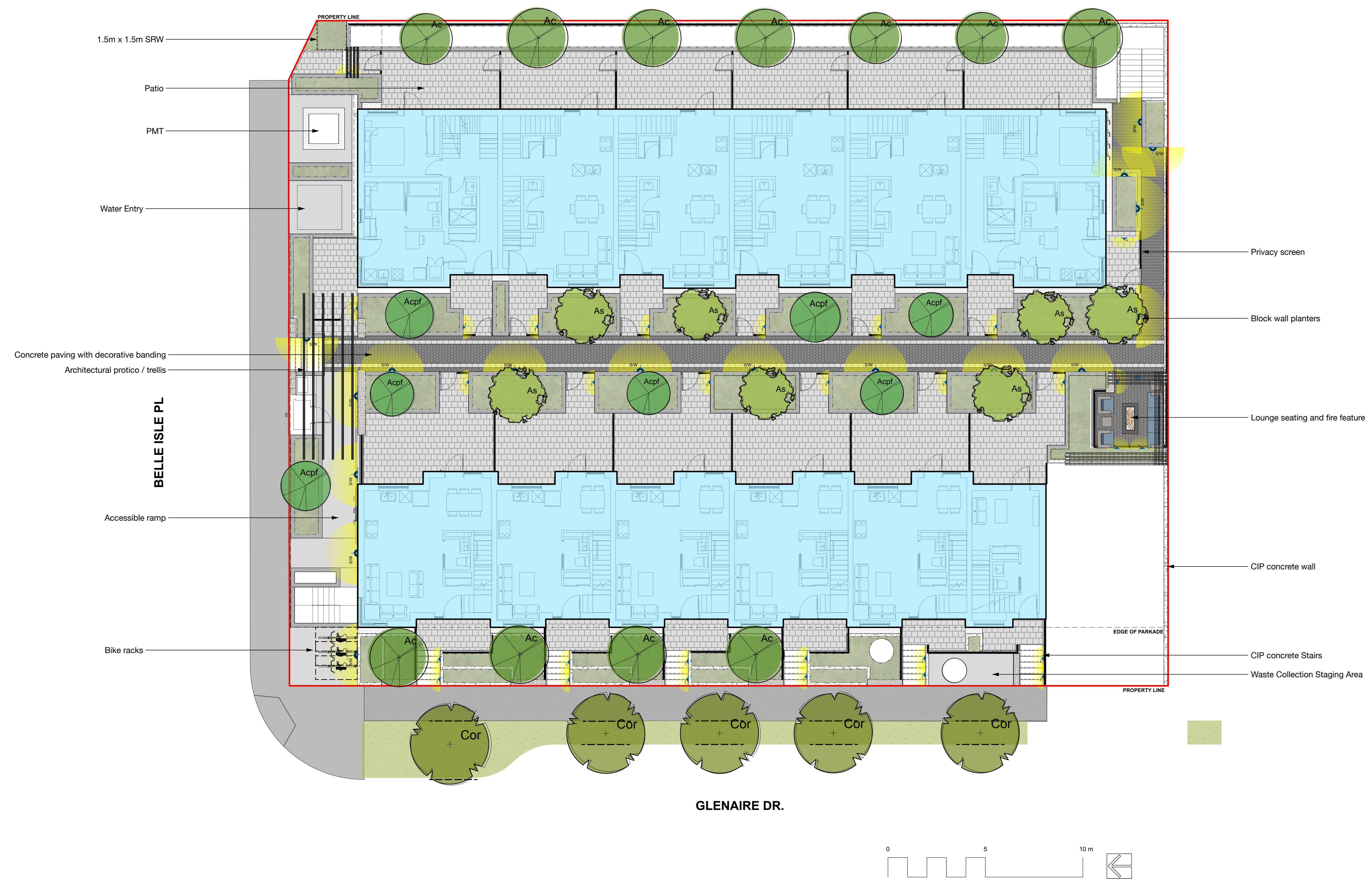
④ SOUTH ELEVATION
1" = 10'-0"

HEIGHT INCREASE BREAKDOWN

LOCATION	PREVIOUS (MAR 2024)	PREVIOUS (OCT 2024)	PROPOSED JULY 2025	CHANGE
WEST ELEV	24.52 m	25.15 m	25.85 m	+ 0.70 m
EAST ELEV	24.79 m	25.43 m	26.12 m	+ 0.70 m
	NEIGHBOUR (SOUTH)	NEW PROPOSED	CHANGE	
WEST ELEV	24.85 m	25.85 m	+ 1.00 m	
EAST ELEV	25.08 m	26.12 m	+ 1.04 m	

APPROVED DP SET

REVISIONS	No.	DATE
3	2024.08.21	
4	2024.11.28	
5	2025.05.01	
6	2025.07.31	



Revision

No.	Date	Revision Notes
A	2023-12-19	Issued for DP
B	2024-12-06	Reissued for DP
C	2025-06-06	Reissued for DP
D	2025-07-04	Issued for Coordination
E	2025-07-30	Issued for ReDP
F	2025-10-06	Reissued for DP
G	2025-11-07	Reissued for DP
H	2025-12-12	Reissued for DP

Issue

No.	Date	Issue Notes
A	2023-12-19	Issued for DP
B	2024-12-06	Reissued for DP
C	2025-06-06	Reissued for DP
D	2025-07-04	Issued for Coordination
E	2025-07-30	Issued for ReDP
F	2025-10-06	Reissued for DP
G	2025-11-07	Reissued for DP
H	2025-12-12	Reissued for DP

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Project

1881-1901 Glenaire Rd.

District of North Vancouver

Drawing Title

Landscape Illustrative Plan

Legal

Project Manager	Project ID 22325
Drawn By TT	Scale As Noted
Reviewed By JL	Drawing No. L0.2
	3 of 19

1883-1901 Glenaire Drive**Public Information Meeting Summary Report****Overview**

A virtual Public Information Meeting was held for this detailed planning application for an OCP amendment and rezoning. Members of the public could view a video presentation and browse display boards prepared by the project team on the virtual meeting web page.

Meeting Purpose	1) To present the development proposal to neighbours 2) To provide an opportunity for the public to ask questions 3) To provide an opportunity for the public to comment on the proposal
Virtual Meeting	Event Date January 20 to February 3, 2025 Website DNV.org/public-meeting https://dnv.civilspace.io/en/projects/1883-and-1901-glenaire-drive-c635
Attendance	30 visitors to the Significant Apps project page, 57 total views 31 visitors to the virtual meeting landing page, 81 total views 15 visitors to the discussion thread, 84 total views 54 people viewed the applicant's video presentation
Comments	6 comments/questions received online (+ 17 responses by staff/applicant)

Notification In accordance with District of North Vancouver policies (see Appendix A):

Notification Flyers were sent to approximately 168 addresses within a 100m radius of the site.

Newspaper Ads were placed in the North Shore News on two consecutive Wednesdays: January 15 and January 22 2025.

Signs – One single-sided sign was installed on Glenaire Drive, and one bidirectional sign was installed at the corner of Curling Road and Capilano Road.

Comments received

Participants were provided the opportunity to submit questions and comments to the project team and Development Planner through the following means:

- Through the virtual PIM website for two weeks from January 20 to February 3, 2025
- Via email or phone throughout the course of the application

Five opposing comments expressed concerns based on densification, traffic, and insufficient community amenities. Three of these comments were from self-declared nearby Lions Gate Village residents.

One supportive response from a nearby Lions Gate Village resident noted that the proposal fits well with the neighborhood and aligns with the community plan.

One member of the public raised concerns over tree removal and protection for nesting birds.

Conclusion

The purpose of these public information meetings (in-person and virtual) was to present the detailed development application to the public, and to provide the public with an opportunity to ask clarifying questions and comment on the proposal.

Approximately 168 invitations were distributed to neighbours, two newspaper ads notified the community of the meeting, and two signs were installed in the neighbourhood. 31 visitors accessed the virtual PIM.

The public could participate in this process in several ways:

- Viewing the video presentation
- Submitting written comments and questions to the Development Planner

Seven written responses were received, via 6 online comments from the virtual PIM, and 1 email sent directly to the District's Development Planner.

The meeting length and format was sufficient to provide all participants an opportunity to learn more and submit questions and make the comments they wished to provide within a two-week period. The applicant successfully notified and presented their proposal to the community, and neighbours had ample opportunity to express their views of the proposal.

The feedback received from the public was provided to the applicant, as well as feedback from staff and other stakeholders, in order to address issues and better resolve the project design.

Attachments

Appendix A: Notification

Appendix B: Virtual PIM Comments

Appendix A: Notification

Newspaper Advertisement: North Shore News – January 15, 2025

A30 | WEDNESDAY, JANUARY 15, 2025

north shore news nsnews.com



Kiwanis
North Shore Housing Society



Age 55+ welcome to apply

Below market rental housing in North & West Vancouver for adults 55+.

Rents start at \$1200 for studios and \$1400 for 1 bedroom units.

See kiwanisnorthshorehousing.org for more info or call 604-926-0102

HEATED ISSUE

Pot left on stove smokes out residents

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

A West Vancouver resident's meal turned out a little too hot last week.

West Vancouver Fire and Rescue is reminding the public about kitchen safety after an apartment unit was filled with smoke from an unattended pot on a stove earlier this month.

Fire crews attended Viscount Apartment on 2109 Bellevue Ave. at 3:45 p.m. Friday, Jan. 3, where they found a ground-floor suite full of thick smoke that entered the hallway, said assistant fire chief Jeremy Calder.

"It certainly could have turned into a kitchen fire," Calder said, adding that it's important to stay in the kitchen or set a timer when cooking. Calder also said that having a lid nearby in case of a fire in a pot or pan can help smother it quickly, while if a fire does occur it is important to turn the burner off under the pot.

Calder said fire crew members were able to enter the unit, remove the pot, turn off the stove and ventilate the building to clear the smoke.



West Vancouver Fire and Rescue are reminding the public about kitchen safety after an apartment unit was full of smoke from an unattended pot on a stove Jan. 3. PAT HELL

The resident wasn't in the unit when firefighters arrived and there were no injuries, he said. There was no fire or water damage to the unit or nearby area, but there was small floor damage where crew members had to put the pot down, Calder added.

But saving the unit didn't come without challenges. There was difficulty opening the window of the ground-floor apartment as there were multiple locks. There was also a bicycle in front of the door, Calder said.

"I think that's another safety message – just to make sure that any egresses are cleared so that [they are] easily accessible. You don't want to store things in front of your access points, your egress points," he said.

If a person does need to leave the kitchen briefly, bringing the utensil you're cooking with can help a person remember to go back, Calder said.

West Vancouver Fire and Rescue saw six similar incidents over the holiday season, he said, so safety is crucial.

Calder said he thinks this case was a one-off accident with the resident forgetting they were cooking.

"In the event, everyone did the right thing – the alarms performed as they should and notified everyone of the smoke in the building and everyone left. We were there in a timely manner and able to put it out before there was a fire," he said.

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 Jan 20 – Feb 3 at DNV.org/public-meeting

PROPOSAL: 1883 and 1901 Glenaire Drive



2 three-storey buildings

12 units
(including 2 lock-off suites)

26 underground parking spaces



Contact: Behrang Amini, Rodcon
info@rodcon.ca
778-235-5833

city of north vancouver Notice of Proposed Zoning Amendment Bylaw - No Public Hearing

Zoning Amendment Bylaw, 2025, No. 9100
146-160 East 2nd Street

Purpose: The purpose of the proposed Bylaw is to amend the current Comprehensive Development CD-007 zone to permit a six (6) storey, mixed-use building consisting of 76 rental residential units, eight of which would be mid-market rental units, and new commercial retail units at ground level.

Subject Lands: The lands that are the subject of the proposed Bylaw are shown on the inset map, with a civic address of 146-160 East 2nd Street.

Legal Description: Lot F, Block 141, DL 274, Plan 17913
PID: 007-241-330



Bylaw Readings: Consideration of first, second and third readings of the proposed Bylaw will be at the **Regular Council Meeting on Monday, January 27, 2025.**

Access Documents: A copy of the proposed Bylaw is available for inspection online anytime at www.cnv.org/PublicNotices from Wednesday, January 15 to Monday, January 27, 2025.

Provide Input: Written submissions only, including your name and address, may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, **no later than noon on Monday, January 27, 2025**, to ensure availability to Council at the meeting. No Public Hearing will be held, as it is prohibited by section 464(3) of the *Local Government Act*. **No Public Input Period submissions on this matter will be heard at the Council meeting.**

Watch the Meeting: Online at cnv.org/LiveStreaming or in person at City Hall, 141 West 14th Street. Enter City Hall from 13th Street after 5:30pm.

Questions? Matthew Menzel, Planner 3, planning@cnv.org / 604-982-9675

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG

Newspaper Advertisement: North Shore News – January 22, 2025

A12 | WEDNESDAY, JANUARY 22, 2025

north shore news nsnews.com



DEVELOPER INFORMATION SESSION

TransLink has submitted an Official Community Plan (OCP) Amendment application to the City of North Vancouver for 502-536 East 3rd Street to support the development of two 16-storey secured rental buildings with ground floor retail and outdoor public plaza space, and eight, three-storey ground oriented residential units.

Interested members of the public are invited to attend a Developer Information Session to review the proposal, ask questions and submit a comment form.

City of North Vancouver Contact
Matthew Menzel
planning@cnv.org
604-982-9675

Applicant Contact
Scott Midgley
scott.midgley@translink.ca
604-306-4135

DATE:
January 30, 2025
TIME:
6:00 p.m. to 8:00 pm
PLACE:
Shoreline Room
John Braithwaite Community
Centre
145 W 1st St
North Vancouver, BC



This meeting is required by the City of North Vancouver as a part of the land use application process.

SMOKE ON THE WATER

Boat catches fire and sinks

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

No injuries were reported but several eyebrows were raised after a boat was spotted engulfed in flames in the Indian Arm fjord near Deep Cove on Saturday.

"I've been boating for 30 years, and I've never seen a fire like that," said resident Terry Hewitt, who watched the drama unfold from his Brighton Beach home.

The Pacific region of the Fisheries Department said the Canadian Coast Guard were advised of the boat fire just after noon on Saturday, Jan. 18 and dispatched from a base in Kitsilano. Two occupants were removed from the boat and no injuries were reported.

A spokesperson from the department said the vessel continued to smoulder, with visible flames, until the boat sank at around 3:40 p.m.

Pictures and videos sent to the North Shore News show a high blaze on the boat with thick, black smoke rising into the air.

The department said the vessel was reported to have 1,200 litres of diesel on board before the fire occurred, and after sinking a small sheen of oil was visible in the



A boat fire spews smoke near Deep Cove on Saturday afternoon. COURTESY OF ROYAL CANADIAN MARINE SEARCH AND RESCUE

area. Equipment is in place to address and monitor any pollution that might result from the diesel, a Coast Guard spokesperson told The Canadian Press Sunday.

They added that the vessel owner is working with their insurance to determine a course of action, and "The Canadian Coast Guard is continuing communication with the owner to ensure an appropriate response."

"That was just a huge sigh of relief when we saw that they were off [the boat]," Hewitt said.

- With files from The Canadian Press

REIMAGINE CENTRAL LONSDALE

Lonsdale Great Street

Tell us what you love and share ideas for change so we can grow Central Lonsdale into a "great street!"



Share your ideas
and get involved at
cnv.org/LonsdaleGreatStreet

Survey on letstalk.cnv.org
from January 10 to January 31, 2025

cnv.org/LonsdaleGreatStreet



Development Proposal

PUBLIC INFO MEETING

Participate virtually Jan 20 – Feb 3 at DNV.org/public-meeting

PROPOSAL: 1883 and 1901 Glenaire Drive

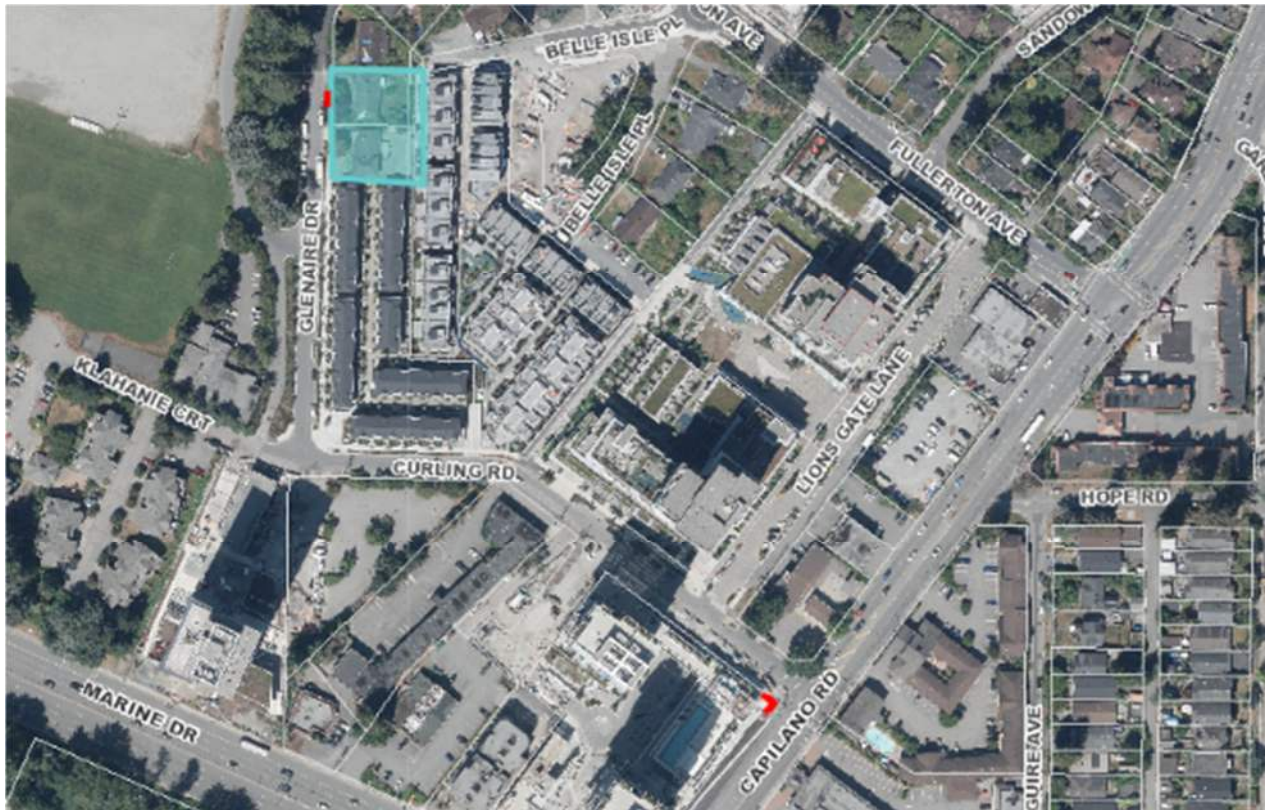


2 three-storey buildings
12 units
(including 2 lock-off suites)
26 underground parking spaces



Contact: Behrang Amini, Rodcon
info@rodcon.ca
778-235-5833

Location of notification signs



Single-sided sign on Glenaire Drive

Double-sided sign at Capilano Road and Curling Road

Image of notification signs

Development Proposal

PUBLIC INFO MEETING:

Participate virtually
January 20 – February 3, 2025 at
DNV.org/public-meeting

PROPOSAL:

Information is preliminary
and subject to change

1883 and 1901 Glenaire Drive



2 three-storey buildings
12 units (including 2 lock-off suites)
26 underground parking spaces

WE ARE HERE

EARLY INPUT MEETING → PUBLIC INFO MEETING → PUBLIC HEARING →



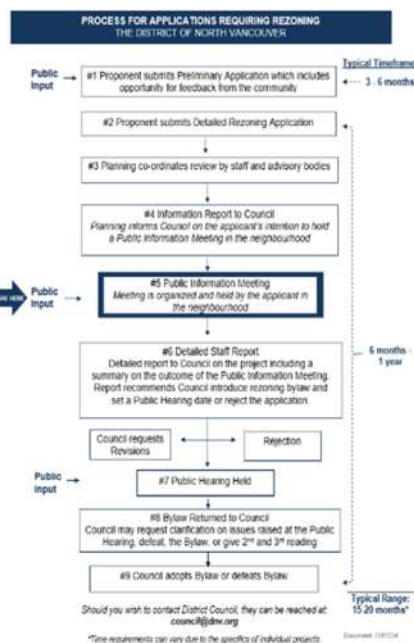
Contact:
Behrang Amini, Rodcon
info@rodcon.ca
778-235-5833

Notification flyer

Proposal Summary

Rodcon is proposing a 12-unit townhouse project (including two lock-off suites) at 1883 & 1901 Glenaire Drive, at the corner of Glenaire Drive and the future Belle Isle Road. Below are the key features of the project:

- **Type of Building:** Two three-story Townhouse buildings with underground parkade
- **Number of Units:** 12
- **Bedrooms:** 38 total
- **Vehicle Access:** Driveway off Glenaire Drive
- **Parkings:** 26 underground spaces (including 3 visitor spaces)
- **Bicycle Parking:** 24 spaces
- **Proposed Density:** 1.2 Floor Space Ratio
- **District of North Vancouver Land:** The District-owned land to the east is subject to a purchase and sale agreement.



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 Rodcon Holdings regarding **The Grove at Glenaire** Development proposal.

For further details, please contact:

Applicant: Rodcon
Email: info@rodcon.ca
Phone: 778-235-5833

Development Planner: Liam Butler

District of North Vancouver
Email: butlerl@dnv.org

Project Site Plan



Notice of Virtual Public Information Meeting in Your Neighbourhood

Rodcon is hosting a public information Meeting to present the development proposal for 12 units Townhouse project (including two lock-off suites) at 1883 and 1901 Glenaire Dr, North Vancouver.

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

Meeting Time

January 20, 2025 – February 3, 2025

Please visit [DNV.org/public-meeting](https://dnv.org/public-meeting) to access the virtual two-week meeting.

Map of notification area (100m radius)



Appendix B: Virtual PIM Comments

Virtual PIM comments – Six comments were received via the virtual PIM

- Virtual PIM Comment #1 - 2025-01-27 01:35:40
 - As a resident in the neighbouring townhome complex and a resident in the Capilano & Marine area, I am against this development. I do not expect us to widen the roads, augment the nearby community centre, daycares, schools or any public facility or compensate the current neighbouring residents for the very practical hassles we shall suffer during construction. I ask once again why do we insist on compounding density in an already dense area instead of evaluating so many less-dense areas
- Virtual PIM Comment #2 - 2025-01-29 09:03:34
 - As a Lions Gate Village resident, I oppose this development as it does not contribute to the community. Unlike other projects that have enhanced the village—such as improving parks, building a community centre—this one offers no tangible benefits. I urge the district to approve only if it includes meaningful contributions (e.g. a community garden or ecological space). This is especially important as trees will be lost—I've observed 30+ bird species using this lot in the past two years.
- Virtual PIM Comment #3 - 2025-01-31 10:38:09
 - I am writing to express my serious concerns regarding the proposed townhouse development at 1883 Glenaire drive development . I am a nearby resident. While I recognize the need for housing in our community, I have significant concerns about the proposed vehicle access point at current loading and parking point for our residents. I will certainly create a bottleneck and potential safety issue.
- Virtual PIM Comment #4 - 2025-02-02 11:59:25
 - I am a resident of Lions Gate Village and strongly support the proposed 12-unit townhouse development. We need more housing like this to enhance affordability, especially for those who work in the city or, like me, want to stay in the community where they grew up. These townhomes are ideal for young families, given the area's proximity to parks, a community centre, daycare, trails, transit, and amenities. The design fits well with the neighborhood and aligns with the community plan.
- Virtual PIM Comment #5 - 2025-02-02 10:11:06
 - This development fails to add value to Lions Gate Village. Unlike past projects that improved parks or brought community amenities, this one offers nothing beneficial. The district should only approve it if it includes a meaningful contribution, such as a community garden or public green space, to support residents' well-being.
- Virtual PIM Comment #6 - 2025-02-03 10:17:09
 - Firstly, the presentation as a video is terrible. There are no high-resolution images to properly study. I watched it on my laptop and when I paused the playback and attempted to zoom in to see what any of the text actually said, the poor resolution made this impossible. Please post the actual slides!!!
 - Secondly, as others have said, how does this development contribute to the neighbourhood? One thing that's sorely lacking and which I'd hoped would be provided somewhere along Belle Isle Place is a loading zone. I can't tell from the poor information provided whether there will ever be any provision for delivery vehicles in the area.

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AGENDA INFORMATION	
☒ Regular Meeting	Date: January 12, 2026
☐ Other:	Date: _____

[Signature]
Dept.
Manager

[Signature]
GM/
Director

[Signature]
CAO

The District of North Vancouver REPORT TO COUNCIL

December 15, 2025
Case: PLN2025-00042
File: 08.3060.20/042.25

AUTHOR: Yan Zeng, Manager of Development Planning

SUBJECT: Bylaw 8778 - Text Amendment Rezoning – 100 Amherst Avenue
(Chemtrade)

RECOMMENDATION

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)”, is given FIRST reading;

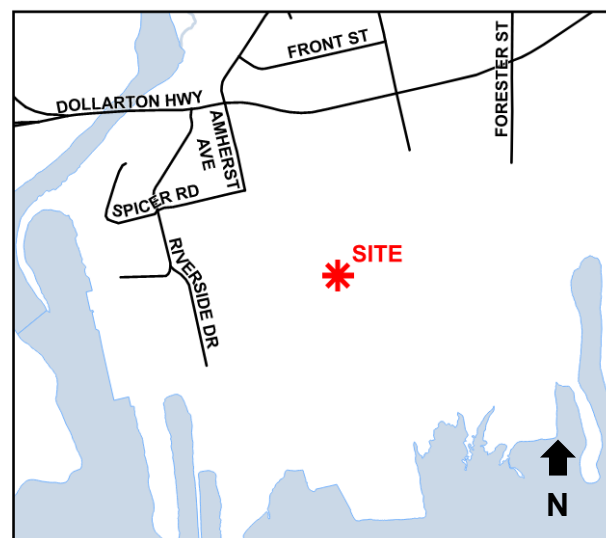
AND THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)”, is referred to a Public Hearing.

REASON FOR REPORT

The manufacture of hazardous substances is generally prohibited in the District of North Vancouver. Chemtrade Logistics Inc. has applied for a site-specific text amendment to the Zoning Bylaw to permit the continued manufacture of liquid chlorine at 100 Amherst Avenue. The proposal includes safety-focused upgrades to an existing chlor-alkali facility.

SUMMARY

The applicant, Chemtrade Logistics Inc., has applied to amend the District of North Vancouver Zoning Bylaw to permit the manufacturing of a hazardous substance (liquid chlorine) at 100 Amherst Avenue. The proposed amendment would enable capital improvements to the existing chlor-alkali facility, including removal of legacy infrastructure and construction of new enclosed processing components intended to reduce overall risk to the surrounding community.



The subject site is designated *Industrial* in the Official Community Plan (OCP) and zoned *Employment Zone Industrial (EZ-I)*. The applicant has indicated that the site has been used for liquid chlor-alkali manufacturing operations since 1957. However, even if the applicant were to prove that they should be allowed to continue to use the property as a “non-conforming use” in accordance with Section 530 of the *Local Government Act (LGA)*, the proposed development could not be authorized pursuant to Sections 530 and 531 of the *LGA* unless Council approves a corresponding zoning bylaw amendment.

As part of the text amendment rezoning application, Chemtrade submitted a Facility Siting Study and Quantitative Risk Assessment (FSS/QRA) prepared by Baker Engineering and Risk Consultants Inc., which was independently peer-reviewed by Risktec Solutions (Canada) Ltd. on behalf of the District. The studies conclude that the proposed configuration meets accepted risk thresholds and, when implemented, would reduce overall risk relative to existing conditions.

In accordance with the *Local Government Act*, a public hearing for a proposed zoning bylaw amendment related to non-residential development is not required to be held if the bylaw amendment is consistent with the Official Community Plan (OCP). However, Council still has the authority to request that a Public Hearing be held. For this application, given the significant role Chemtrade has played as part of the industrial lands on the north shore, staff are recommending that a Public Hearing be held so that Mayor and Council may hear directly from the public.

BACKGROUND

The applicant has indicated to the District that the Chemtrade chlor-alkali facility at 100 Amherst Avenue has been in continuous operation since 1957 and produces liquid chlorine primarily used for drinking water treatment across British Columbia and the Pacific Northwest. The facility currently employs approximately 118 full-time staff and produces a significant portion of the liquid chlorine supply used in Western Canada.

In 1984, the District’s Zoning Bylaw was amended to include section 403A to prohibit the manufacture of hazardous substances, including compressed or liquefied gases. Site specific exemption to this prohibition would be considered on an individual basis.

Non-conforming uses may continue within the timeframe, extent, and degree authorized by the *Local Government Act*.

While Chemtrade had previously stated that they intend to close the operation on the adjacent lands administered by the Vancouver Fraser Port Authority by 2030, in October 2025, they had submitted a text amendment rezoning application to seek exemption to the section 403A prohibition. The purpose of the application is to allow the operation to continue into the future, while significantly upgrading and improving safety of the facility.

The work proposed by Chemtrade, including the demolition of the unused cell house, removal of on-site chlorine storage tanks, and construction of new enclosed railcar loading and condenser infrastructure are substantial and would trigger the requirement for a site-specific rezoning.

DISCUSSION

Site and Surrounding Area

The subject property is approximately 16.4 hectares (163,950 m²) in area and is located within the Maplewood industrial area. Surrounding land uses are predominantly industrial and include:

- North: Northwood Business Park (light industrial commercial uses)
- East: GFL recycling facility and approved HTEC hydrogen liquefaction facility
- South: Port of Vancouver industrial lands (Chemtrade lease area)
- West: Metro Vancouver recycling and Heidelberg Aggregates facilities

The site is well separated from established residential neighbourhoods north of Dollarton Highway.



Project Description

The application consists of a site-specific text amendment rezoning to permit the continued manufacture of liquid chlorine at the existing Chemtrade chlor-alkali facility located at 100 Amherst Avenue, and to enable a series of safety-focused capital upgrades to the facility. No increase in production capacity is proposed.

Chemtrade has safely operated a chlor-alkali facility on the water lot adjacent to the subject site and currently produces liquid chlorine, sodium hydroxide (caustic soda), hydrochloric acid (muriatic acid), and green gaseous hydrogen through an electrochemical process using water, salt and electricity.

Liquid chlorine produced at the facility is primarily used for municipal drinking water treatment and represents approximately 40% of Canada's total liquid chlorine supply, including over 70% of the supply used in British Columbia and Alberta.

The proposed rezoning would facilitate implementation of Chemtrade's *Vision 2030* safety improvements, which are focused on reducing on-site chlorine storage,

modernizing loading infrastructure, and further lowering risk to the surrounding community, while maintaining existing production volumes.

Key components of the proposed project include:

- Demolition of the existing cell house structure that has not been in use since 2007;
- Elimination of on-site liquid chlorine storage tanks, transitioning the facility to a “produce-and-ship” model that significantly reduces chlorine inventory on site;
- Construction of a new enclosed railcar loading building, equipped with a sophisticated emergency ventilation and air-scrubbing system designed to capture and contain chlorine in the event of a release during railcar loading operations;
- Installation of a new pre-liquefier and four elevated chlorine condensers, located approximately 80 feet above grade to allow for gravity-fed loading of liquid chlorine into railcars, thereby reducing loading pressures and eliminating the need for pumps; and
- Installation of seismically activated safety shut-off valves and other seismic upgrades throughout the facility to enhance resilience during seismic events.

Following the proposed upgrades, chlorine gas produced in the existing electrolysis process would continue to flow through drying and distillation stages before entering the new pre-liquefier and condenser system. Liquid chlorine would then flow by gravity directly into railcars within the enclosed loading building, eliminating the existing 60-tonne bulk storage tank and associated pumping infrastructure currently located on Port of Vancouver lands.

No changes are proposed to upstream production processes or overall production quantities.

All unit operations prior to the pre-liquefier would remain unchanged. The proposed configuration is intended to reduce both the probability and potential consequences of a chlorine release, with technical studies indicating that risk contours would be reduced to near or at the facility property boundary.

Construction of the proposed improvements is anticipated to occur over approximately four years, coordinated with scheduled major maintenance outages planned for 2026 and 2028, to minimize operational disruption and community impacts.

Policy Alignment

Land Use Designation and Zoning

The site is designated Industrial in the OCP and zoned Employment Zone – Industrial (EZ-I). The Chemtrade chlor-alkali facility has operated on the site since 1957 and is a

legal non-conforming use under Section 528 of the LGA. No amendment to OCP and EZ-I zone are required.

The proposed site-specific rezoning text amendment would allow the manufacture of liquid chlorine to be explicitly permitted, enabling safety-focused upgrades while maintaining the existing industrial land use.

The proposed amendment relies on a site-specific, risk-based review supported by independent third-party technical analysis. The QRA indicates that risk contours remain within accepted thresholds established by the Canadian Society for Chemical Engineering and that the proposed upgrades improve safety performance relative to the existing facility configuration.

Economic Development Strategy

The proposal aligns with the District's economic development objectives by supporting the retention and modernization of industrial employment lands. The Chemtrade facility provides approximately 118 full-time jobs currently and has made a significant contribution to the local and regional economy. The proposed upgrades support long-term industrial viability without increasing production volumes or land use intensity.

Environmental and Climate Objectives

The Chemtrade facility is one of the lowest-carbon chlor-alkali operations in North America, powered almost entirely by renewable hydroelectricity and self-produced hydrogen. The proposed upgrades do not increase output and are intended to reduce on-site chlorine storage and overall risk, while maintaining a minimal environmental footprint. The project supports broader climate and sustainability objectives at the municipal, regional, and provincial levels.

Vancouver Fraser Port Authority

A portion of the facility is located on lands leased from the Vancouver Fraser Port Authority, with a non-binding letter of intent in place to extend the lease through 2044. The proposal aligns with the Port Authority's mandate to support trade-enabling industrial uses while maintaining high standards of safety and environmental stewardship.

Provincial, Federal, and Regional Policy

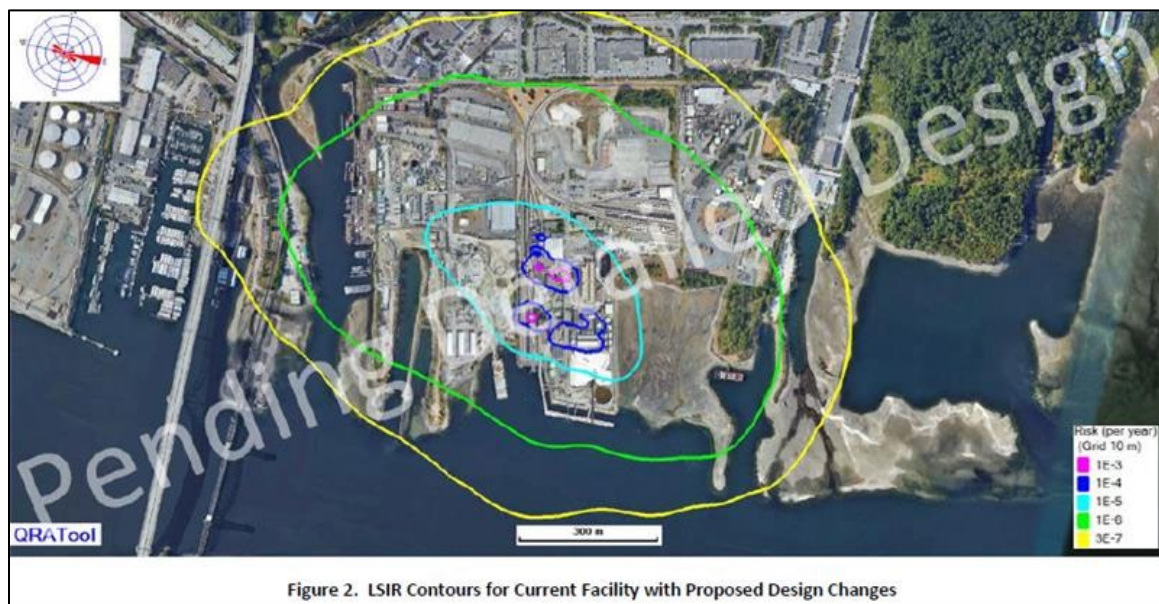
The proposal aligns with provincial initiatives such as the BC Manufacturing Action Plan, StrongerBC, and CleanBC, which support modernization of industrial facilities and domestic supply chain resilience. Liquid chlorine is identified in federal drinking water guidelines as the primary disinfectant used by Canadian municipalities, and Chemtrade supplies a significant portion of the chlorine used in Metro Vancouver's drinking water treatment system, supporting regional public health infrastructure.

Safety Study Review

Chemtrade submitted a Facility Siting Study and Quantitative Risk Assessment (FSS/QRA) prepared by Baker Engineering and Risk Consultants Inc. (dated September 24, 2025). The FSS/QRA evaluates the risks associated with the continued manufacture and handling of liquid chlorine at the existing facility, including the proposed safety upgrades.

The FSS/QRA indicates that the proposed safety upgrades reduce both the likelihood and potential consequences of credible chlorine release scenarios compared to existing conditions. Off-site risk was quantified using location-specific individual risk (LSIR) contours and are used to assess compliance with the Process Safety Management Division's (formerly Major Industrial Accidents Council of Canada, i.e. MIACC) risk-based land use planning guidelines. Based on the off-site receptors identified by Chemtrade, the resulting LSIR contours for the proposed facility are in compliance with the guidelines.

The LSIR contours are based on preliminary design information and modelling assumptions available at the time of the study and may be updated if the facility design or process conditions change, including those associated with chlorine railcar loading operations.



To ensure independent oversight, the District of North Vancouver retained Risktec Solutions (Canada) Ltd. to conduct a third-party peer review of the FSS/QRA. The review was commissioned by the District, with costs to be reimbursed by the applicant, and included the option for additional peer review at future Development Permit or Building Permit stages, if required.

In correspondence dated December 1, 2025, Risktec confirmed that no major issues were identified with the study approach, assumptions, or conclusions. Risktec's comments were limited to recommendations to improve clarity and presentation for readers. Overall, the peer review concluded that the FSS/QRA is technically sound and appropriate to support consideration of the rezoning application.

If the text amendment is successful, a covenant will be registered on title to ensure compliance with the proposed FSS/QRA, or as amended or updated from time to time.

Parking Review

Staff have reviewed the Transportation Impact Assessment (TIA) submitted by the applicant and are satisfied that there would be no change from existing traffic flow and no additional negative impact is anticipated.

Off-site Improvements

Subject to confirmation at subsequent stages of permitting, watermain upgrade will be required in order to maintain adequate waterflow for fire protection services.

Development Permits

If the application proceeds to Development Permit stage, the following DPAs will be applicable:

- Form and Character of Industrial Development;
- Energy and Water Conservation and GHG Emission Reduction; and
- Protection from Hazardous Conditions: Creek Hazard.

CONCURRENCE

The project has been reviewed by staff from Economic Development, Environment, Building and Permits, Legal, Parks, Engineering, Transportation, Community Planning, Fire Department & North Shore Emergency Management.

As the site is within 800 metres to a controlled-access intersection, approval by the Provincial Ministry of Transportation and Infrastructure will be required after third reading of the bylaw and prior to bylaw adoption.

PUBLIC INPUT

Prior to the application submission, the applicant had conducted extensive community outreach.

After the submission, the applicant undertook public engagement in accordance with the District's *Non-Statutory Public Consultation for Development Applications Policy*. Public outreach included a two-week virtual Public Information Meeting (October 27 to

November 7, 2025) and an in-person Public Information Meeting held on October 29, 2025, at the Holiday Inn & Suites North Vancouver.

Public notification exceeded District requirements and included:

- Delivery of 1,613 invitation brochures to properties within 350 metres of the site, including residential, apartment, and business addresses;
- Two newspaper advertisements placed in the *North Shore News* (October 15 and 22, 2025);
- Installation of six on-site and nearby notification signs at key intersections surrounding the site;
- Advertisement of the meeting in Chemtrade's October 2025 community newsletter distributed to approximately 175 recipients; and
- Promotion of the Public Information Meeting through social media channels.

Virtual Public Information Meeting

The virtual PIM webpage was active for the full two-week period from October 27 to November 7, 2025 and included project information, presentation materials, and a Q&A/comment function. A total of five (5) public comments were received through the virtual platform.

Comments received during the virtual PIM reflected the following themes:

- Safety and land use compatibility concerns, particularly regarding the proximity of industrial operations to an area that has experienced increased residential and mixed-use development over time, and whether any residual risk is appropriate in the Maplewood area.
- Support letters received from elected officials at other levels of government and local business organizations, citing Chemtrade's long history of safe operations, its role in providing liquid chlorine for drinking water treatment, and the importance of retaining a major employer and industrial tax base in North Vancouver.
- Requests for continued oversight and high operational standards, including suggestions for third-party operational or safety reviews to ensure the facility continues to meet or exceed best practices.

In-Person Public Information Meeting

The in-person meeting was attended by 11 members of the public, as recorded on the sign-in sheets. The meeting included an open house, formal presentation, and facilitated dialogue, with District staff and a multidisciplinary project team present to answer questions and receive feedback.

Two written comment sheets were submitted at the meeting. One comment expressed support for the proposal and the quality of information provided, while the other requested additional study related to potential human health impacts.

In addition to the in-person submissions, two letters were received during the notification and comment period. Both letters expressed support for the proposal, including a letter from the Premier of British Columbia, recognizing the regional importance of Chemtrade's operations and the proposed safety improvements.

Response to Public Input

As stated earlier in this report, as part of the application, Chemtrade submitted a Facility Siting Study and Quantitative Risk Assessment (FSS/QRA), which was then peer reviewed by a District appointed third party consultant.

The review result shows that the FSS/QRA is technically sound and that, with the proposed upgrades and safety improvements, there is a significant reduction in risk related to the operation.

If the project proceeds and as more detailed construction drawings become available, it is possible that additional FSS/QRA study as well as additional peer review at future Development Permit or Building Permit stages may be required.

See Attachment 2 for public input summary including letters of support from the Premier and a local MLA.

IMPLEMENTATION

Implementation of this project will require amendment to section 403A of the Zoning Bylaw, as well as issuance of a development permit, building permits, and registration of legal charges, in form and content acceptable to the municipal solicitor, to, among other things, secure appropriate commitments relating to the production, storage and distribution of chlorine, including, without limitation, commitments relating to the location on the site of such activities, maximum production and storage volumes, and compliance with all safety measures proposed in the FSS/QRA.

CONCLUSION

The proposed site-specific text amendment rezoning for 100 Amherst Avenue follows a risk-informed approach to improve a long-standing local business with wide reaching economic impacts.

The application is consistent with the OCP and EZ-I zone, supports the District's economic and employment objectives, and enables facility upgrades intended to reduce overall risk.

The rezoning bylaw is ready for First Reading and referral to a Public Hearing.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaw 8778, First reading and refer Bylaw 8778 to a Public Hearing (staff recommendation);
2. Refer the project back to staff for further consideration; or
3. Defeat the bylaw at First Reading.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Yan Zeng".

Yan Zeng

ATTACHMENTS

1. Rezoning Bylaw 8778
2. Summary of Public Input
3. Chemtrade's information package

REVIEWED WITH:

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

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The Corporation of the District of North Vancouver

Bylaw 8778

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)”.

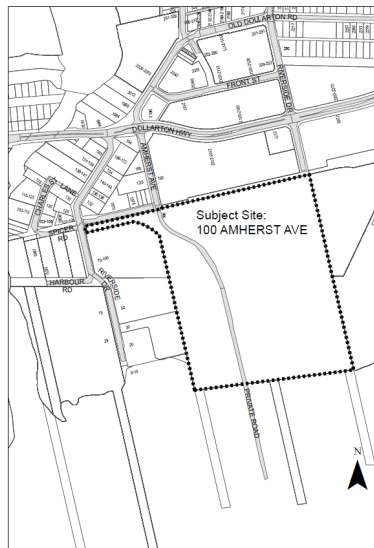
2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 403A Uses Prohibited in All Zones, (1) (f) “the manufacture of hazardous substances except:” is amended as follows:

After (i), add the following:

- (ii) for the manufacturing, processing, liquefaction, handling, storage, loading and shipping of chlorine, on the lands located at 100 Amherst Avenue identified on the plan attached hereto.



READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1462 (Bylaw 8778)" as at Third Reading

Deputy Corporate Officer

ADOPTED

Mayor

Corporate Officer

Public Input Summary and Supporting Materials 100 Amherst Avenue – Text Amendment Rezoning Application

1. Overview

Public engagement was undertaken in accordance with, and exceeded, the District of North Vancouver's Non-Statutory Public Consultation for Development Applications Policy.

Engagement included:

- A two-week Virtual Public Information Meeting held from October 27 to November 7, 2025; and
- An in-person Public Information Meeting held on October 29, 2025, at the Holiday Inn & Suites North Vancouver.

2. Public Notification

Public notification exceeded the District of North Vancouver's requirements, as detailed in **Appendix A**, and included the following:

- Delivery of approximately 1,613 notification flyers to properties within a 375-metre radius of the site;
- Placement of two newspaper advertisements in the *North Shore News* on October 15 and October 22, 2025; and
- installation of six notification signs at key locations on and near the site.

3. Virtual Public Information Meeting

Event Date October 27 to November 7, 2025 (two-week duration)

Website DNV.org/public-meeting
[District of North Vancouver: 100 Amherst Avenue](#)

Comments 5 comments/questions received online

Summary of Virtual PIM Input

A total of five (5) comments were received:

- Supportive Comments (4):
 These emphasized the importance of Chemtrade's operations for drinking water treatment, employment, and the local and regional economy. Some supportive comments also recommended continued oversight, including consideration of third-party operational or safety reviews to ensure alignment with best practices.
- Opposing Comment (1):
 One comment expressed concern regarding land use compatibility, citing the increase in residential development in the area over time and questioning whether any residual industrial risk is appropriate in the Maplewood area.

A complete record of all Virtual PIM comments is provided in **Appendix B**.

4. In-Person Public Information Meeting

The in-person Public Information Meeting was held on October 29, 2025 at the Holiday Inn & Suites North Vancouver and was attended by 11 members of the public.

The meeting included:

- An open house format;

- A formal presentation; and
- A facilitated dialogue involving District staff and Chemtrade’s multidisciplinary project team.

Written Submissions

Two written comment sheets were submitted:

- One expressed support for the proposal and the clarity and quality of information provided.
- One requested additional study related to potential human health impacts.

Questions and comments raised during the meeting generally focused on:

- Historical safety performance and incident history;
- The nature and effectiveness of the proposed safety improvements;
- How risk is assessed and communicated; and
- The relationship between Chemtrade’s operations and surrounding industrial and residential uses.

Further details are provided in the facilitator’s report included as **Appendix C**.

5. Written Correspondence and Letters of Support

In addition to comments received through the Public Information Meetings, written correspondence was received, including letters of support from senior elected officials and community representatives.

Key themes raised in these letters included:

- The regional, national, and international importance of Chemtrade’s operations for drinking water treatment;
- The facility’s long history of safe operation and previous investments in modernization and safety;
- The role of the facility in supporting local employment, economic activity, and industrial land use; and
- Support for the proposed rezoning to enable further safety upgrades and long-term operational certainty.

Letters of support are included in **Appendix D**.

Conclusion:

Public input reflected a range of perspectives, including recognition of Chemtrade’s role in drinking water treatment, employment, and the local and regional economy, as well as comments emphasizing the importance of ongoing regulatory oversight and high operational and safety standards. Other comments raised questions regarding land use compatibility, residual risk, and the need for additional analysis related to potential human health impacts.

Attachments:

- Appendix A: Notification Materials
- Appendix B: Virtual Public Information Meeting Comments
- Appendix C: Facilitator’s Report – In-Person Public Information Meeting
- Appendix D: Letters of Support from Elected Officials

Appendix A: Notification

Newspaper Advertisement: North Shore News – October 15, 2025

A26 | WEDNESDAY, OCTOBER 15, 2025

north shore news nsnews.com

Development Proposal

PUBLIC INFO MEETING

**Wednesday, Oct. 29,
6:00–8:00pm**
700 Lillooet Road North
(Holiday Inn & Suites North
Vancouver)

Participate virtually
Oct. 27–Nov. 7 at
[DNV.org/public-meeting](https://dnv.org/public-meeting)

WE ARE HERE

PUBLIC INFO MEETING

PUBLIC HEARING

PROPOSAL: 100 Amherst Avenue

A site-specific text amendment to the Zoning Bylaw to permit the production of a hazardous substance (liquid chlorine), which will permit several on-site capital improvements aimed at reducing the overall risk associated with the proposed use to the surrounding community.



Contact:

Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com 236-808-7851



UPHILL BATTLE

Grouse Grind closes for three weeks for annual maintenance

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

If you're looking to take on the Grouse Grind this month, the trek might have to wait.

The popular North Vancouver trail closed for annual trail maintenance starting Oct. 14. Metro Vancouver said in a media release that crews are working on the upper section of the trail to repair and replace steps and retaining walls to increase trail resilience.

"The Grouse Grind Trail must be closed during these upgrades because the terrain where the work is taking place is steep and hazardous and detours are not possible," the media release said.

Maintenance is needed each fall due to heavy traffic during the spring and summer months, Metro Vancouver said. Each year, the Grouse Grind attracts roughly 250,000 visitors.

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All marine work is supported by marine mammal observers and hydroacoustic monitoring. These safeguards pause work if underwater sound nears regulatory limits or if marine mammals enter exclusion zones.

We're proud to be building the world's first net zero LNG export facility safely, responsibly, and under the oversight of the Skwókwúmesh Úxwumixw (Squamish Nation) — follow us to see how it's taking shape right here in Squamish.

woodfibrelng.ca/news



Newspaper Advertisement: North Shore News – October 22, 2025

northshorenews nsnews.com

WEDNESDAY, OCTOBER 22, 2025 | A19



North Vancouver Football Club's U17 boys team celebrates a bronze finish at nationals on Oct. 13 in Kamloops. NICOLE SKUGGEDAL

First national medal for club

Continued from A18

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"I mentioned to them that ... when you're driving a car, the windshield is much bigger than the rear view mirror, so we didn't want to look at what happened behind us. We want to look forward to tomorrow," he said. "Then the boys were able to refocus, and came out and played really well in the bronze medal game."

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"It's the first time that a team from NVFC has won a medal at a national event. We're the first boys team to even go to a national event," he said.

Robson emphasized that the team's ability to recover from such a disappointing loss was remarkable.

"It's a testament to how great these kids are, that they're becoming fantastic young men," he said.

In the tournament overall, the team

scored 12 goals and allowed just two in five games. Top scorers were Jacob Robson (four goals, one assist), Martin Mastschuch (two goals, two assists), Finn Montgomery (two goals, one assist) and Dexter White (two goals, one assist).

Robson highlighted the team's solid defensive play, which was led by centre backs Russell Ferguson and Jaiden Browning.

The coach also acknowledged the enthusiastic cheer squad, travelling with and rooting for the NVFC team. In one game, they were so rowdy that another team complained.

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Location of notification signs



- One bi-directional sign at the intersection of Amherst Avenue and Spicer Road
- One uni-directional sign at the south terminus of Riverside Drive
- Two bi-directional signs at the intersection of Old Dollarton Highway and Amherst Avenue
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Image of notification signs

Development Proposal

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Participate virtually Oct. 27–Nov. 7
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PROPOSAL:

Information is preliminary and subject to change

100 Amherst Avenue



Rezoning (site-specific Zoning Bylaw text amendment) to permit the production of liquid chlorine and permit on-site improvements to reduce community risk

WE ARE HERE

PUBLIC INFO MEETING → **PUBLIC HEARING** →



CHEMTRADE

Contact:
Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com
236-808-7851

Notification flyer

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 Chemtrade regarding its rezoning application for their chlor-alkali facility located at 100 Amherst Avenue, North Vancouver.

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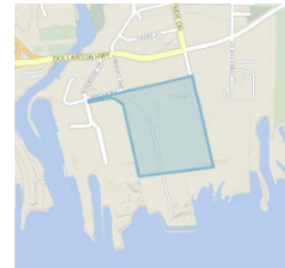
For more information, please contact:

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Christopher Lumsden (he/they), Development Planner
District of North Vancouver
lumsdenc@dnv.org
604-990-2411 Ext. 7204

Notice for both an In-Person Information Meeting and a Virtual Public Information Meeting in Your Neighbourhood

Chemtrade is hosting both an in-person information session, as well as a virtual information meeting to present the rezoning application regarding its facility, located at 100 Amherst Avenue, North Vancouver.



This information is being distributed to the owners and occupants within 375 metres of the proposed rezoning site in accordance with District of North Vancouver policy.

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October 27, 2025 – November 7, 2025

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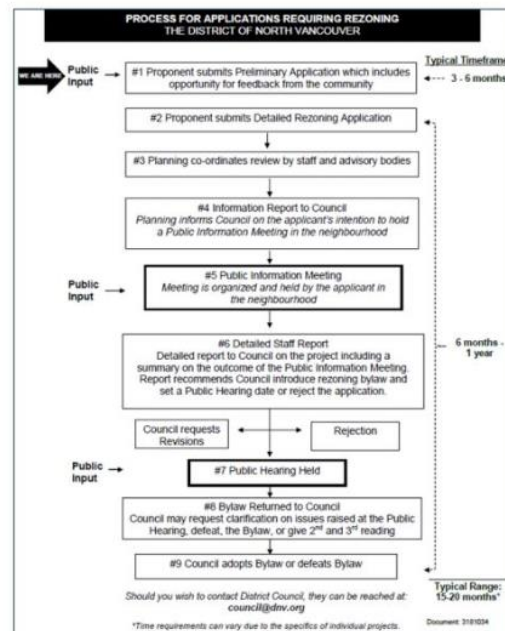
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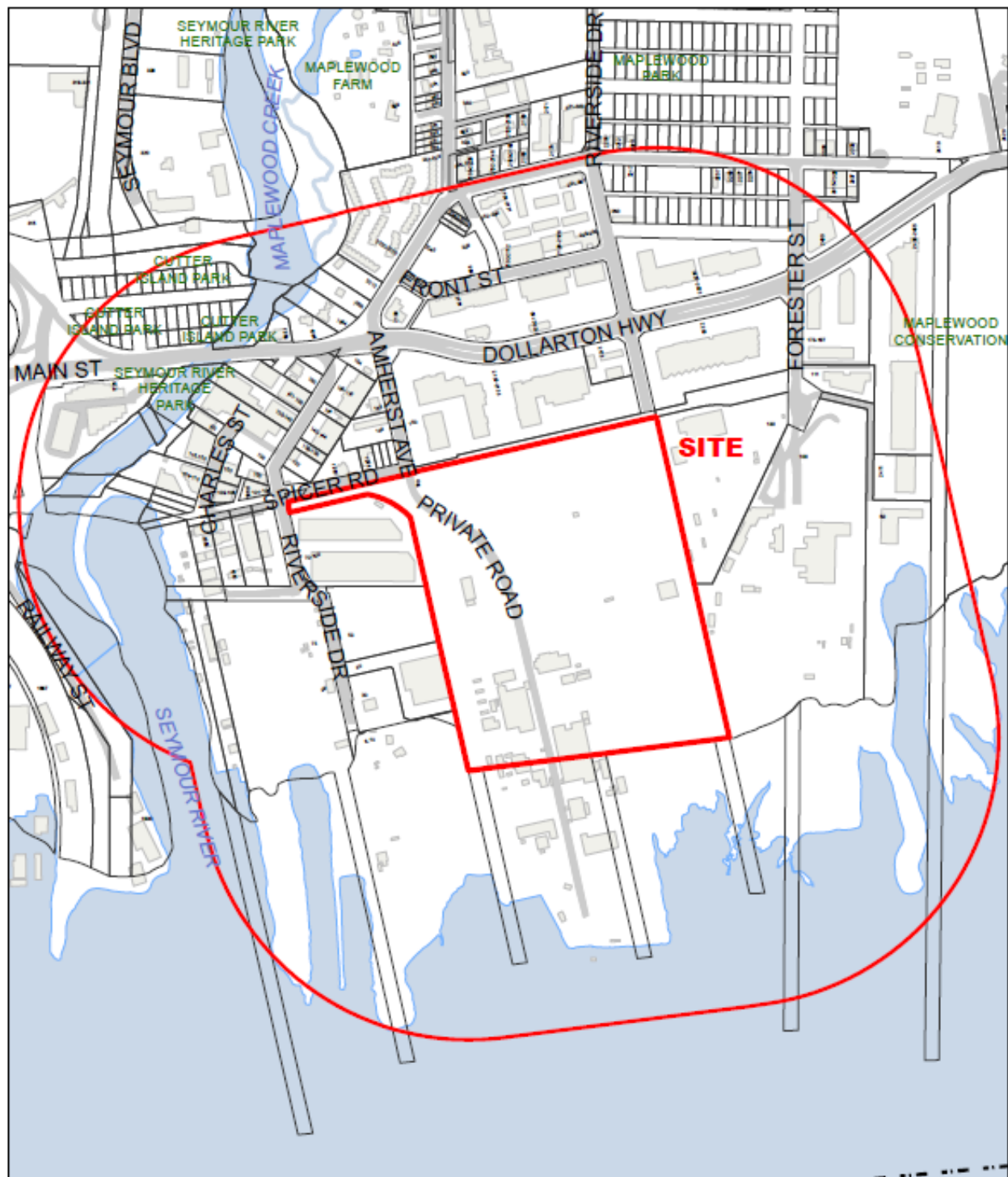
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Proposed safety improvement projects, aimed at improving safety and reducing risk to the community to at or near the property line



Map of notification area (375m radius)



100 Amherst Ave-375M
375m BUFFER MAP



Appendix B: Virtual PIM Comments

Virtual PIM comments – Five comments were received via the virtual PIM

- Virtual PIM Comment #1 - 2025-10-28 08:27:18
 - o Hello: First, I am in favor of the proposal to allow Chem Trade to continue to operate in NV. We need industry in BC and companies like CT are vital to the economic success of BC. That said, during my work I had responsibilities for assessing risks at petrochemical facilities around the world and saw many facilities. I have had 2 tours of CT and suggest a condition of approval be that they CT commission a 3rd party operations review and develop a plan to meet world class standards.
- Virtual PIM Comment #2 - 2025-10-28 08:32:45
 - o Further to my previous comment, I observed during the 2 tours that CT operates a good plant, but it is not to the standards seen in the EU. Specifically, I observed many decommissioned items that had not been dismantled and removed. These can cause operational and safety issues as well as being unsightly. In addition to the decommissioned items, corrosion seemed to be an issue in several areas of the plant, and these should be reviewed. An operations review would address these and other items.
- Virtual PIM Comment #3 – 2025-10-31 10:50:07
 - o The North Van Chamber supports this application. Chemtrade’s application ensures North Van remains home to this major employer and a critical regional supplier for water treatment. Their investment will not only secure over 120 well paid local skilled jobs and the connected local supply chain of local businesses but will help sustain the local tax base that contributes to community infrastructure in North Van.
- Virtual PIM Comment #4 – 2025-11-07 11:25:13
 - o Since 1957, the Chemtrade facility in North Vancouver has been safely producing the liquid chlorine that communities in BC and beyond rely on for their supply of clean drinking water. As the MLA for North Vancouver-Seymour, I encourage the District of North Vancouver to approve this rezoning application so that Chemtrade can move forward with additional safety improvements in a timely manner, securing the future of safe drinking water in Canada and the safety of North Vancouver residents.
- Virtual PIM Comment #5 – 2025-11-07 07:03:05
 - o This region is no longer solely industrial. There are high density buildings and more residential buildings being developed. If there is even a slight risk of exposure that cannot be entirely mitigated or prevention set in place, then I strongly believe it should not be taking place. The area has changed over the years and is less and less industrial. This type of risk/exposure should not be considered in that region and should be relocating to a solely industry related region instead.

100 Amherst Avenue Development Application

Public Information Meeting Summary Report

Event Date: October 29, 2025
Time: 6pm – 8pm
Location: Holiday Inn, 700 Lillooet Road, District of North Vancouver
Attendance: 11 members of the public signed in.
Comments: 2 comments sheets and two letters: 3 in favour and 1 wanting additional study.

Meeting Purpose:

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for neighbours to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

Invitation Brochures

Invitations were delivered to 1,613 addresses within 350m of the site, exceeding the 100m notification radius that is a standard District of North Vancouver requirement for most projects. Appendix A includes a copy of the invitation.

The addresses which were notified included the following:

Houses	1,252
Apartments	164
Businesses	197
Total	1,613

Newspaper Ad

Two newspaper ads were placed in the North Shore News: one on October 15, and the other on October 22, 2025. Copies of both of the ads are shown in Appendix A.

Signs Posted On Site

Chemtrade installed six notification signs on and near their site:

- One bi-directional sign at the intersection of Amherst Avenue and Spicer Road
- One uni-directional sign at the south terminus of Riverside Drive
- Two bi-directional signs at the intersection of Old Dollarton Highway and Amherst Avenue
- Two bi-directional signs at the intersection of Old Dollarton Highway and Riverside Drive.

A map of the sign locations and an image of the content is provided in Appendix A.

Newsletter Distribution

Chemtrade advertised the Public Information Meeting in the October 2025 edition of their newsletter, which was distributed to 175 people. The newsletter was also available on their web site. A copy of the newsletter with the ad is provided in Appendix A.

Social Media

Chemtrade advertised the Public Information via social media during the month of October, exceeding District notification requirements. A screenshot of the ad is provided in Appendix A.

Attendance:

Eleven members of the public signed in for the meeting.

A copy of the sign-in sheets is included in Appendix B.

The following municipal representatives and project team members were in attendance:

District of North Vancouver:

- Christopher Lumsden, Development Planner

Project Team members:

- Alan Robinson, Group Vice President, Commercial
- Dale Bossons, Vice President, Manufacturing, Electrochem
- Raman Batra, Senior Director, Electrochem
- Alvin Loh, Plant Manager, North Vancouver
- Toofan Ostovar, EHS Manager
- Michelle Campbell, Environmental Specialist
- Blair Hetherington, Emergency Response Systems Manager
- Fareed Ebrahim, Senior Technical Advisor, Process Safety
- Bryan Ritchey, Senior Electrochem Technical Advisor
- Drew Somerville, Project Manager, Electrochem
- Amy Jonsson, Director, Corporate Communications
- Kris Petterson, Production Manager

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Meeting Format:

The meeting featured an Open House, Presentation, and Facilitated Dialogue to provide members of the public a variety of ways to participate in the process. The entire meeting ran between 6pm and 8pm.

The Open House portion of the meeting ran from 6pm to 7pm. Open House participants were able to ask questions from the many project team members to learn more about production, planned safety improvements, and the facility.

During the second hour, Alan Robinson and Dale Bossons presented project information to the participants. The presentation included information about the development application, the history of the company, the importance of their product to provide a safe water supply, and technical information to help the public understand the safety improvements that would result if the project is approved.

After the presentation, Steven Petersson facilitated a dialogue with the public and documented all questions and comments. Every participant who wished to speak had opportunity to do so.

Comment Sheet and Correspondence Summary

Participants were encouraged to submit written comments for inclusion in this report. Participants could submit their comments during a two-week comment period, which ended on November 10, 2025. Two chose to submit comment sheets: one expressed support for the proposal, and the other advocated additional study.

Two letters were received during the notification and comment period, including a letter from Premier Eby. Both letters were in support of the project.

Redacted copies of each written submission are included in Appendix C.

Discussion Summary

Below is a summary of the facilitated dialogue. Questions and answers have been numbered to help follow the flow of the conversation. Q is for Questions, C is for Comments, and A is for Answers.

Q1: Has Chlorine gas been unintentionally released from bulk storage since 2010?

A1: There have been no significant unintentional releases of chlorine gas since 2010. There have been minor releases that required precautions, but no incidents. The proposed new safety improvements will significantly decrease risk and increase safety.

C2: I don't think a 10^{-6} probability of being struck by lightning is a good comparison to represent the risk of harm on this site.

Q3: An adjacent industrial site stores hydrogen in a tank. Has Chemtrade analyzed the risk from neighbouring industrial activity?

A3: Chemtrade works with neighbours to understand the impacts of their activities. In this example, Chemtrade currently purchases hydrogen from a neighbouring site. Chemtrade has reviewed the quantitative risk curves of the proposed HTEC hydrogen project, and Chemtrade will be not be at risk from the neighbouring hydrogen storage because of the risk radius.

Q4: What is a "minor exposure" or upset? How large were past chlorine leaks?

A4: The leaks were minor because they were measured in kilograms, rather than tons, and the impact did not leave the site. Workers who received minor exposure were treated with no long-term health impacts. There has never been a fatality.

C5: Chlorine gas in the air has a much different risk of health impact than chlorine in water. Chlorine can be safely used to purify water for drinking.

Conclusion

The purpose of this Public Information Meeting was to present project information to neighbours, provide the public an opportunity to ask questions, and provide an opportunity for public comment.

Over 1,600 invitations were sent to all owners and tenants within 375m of the site, exceeding the 100m notification radius the District typically requires. Two newspaper ads were placed in the North Shore News. Six notification signs were posted at and near the subject site. In addition to District requirements, Chemtrade also advertised the Public Information meeting in the October 2025 edition of their newsletter, which was distributed to 175 people. They also advertised the Public Information Meeting via social media during October 2025.

The public could participate in this process in five ways:

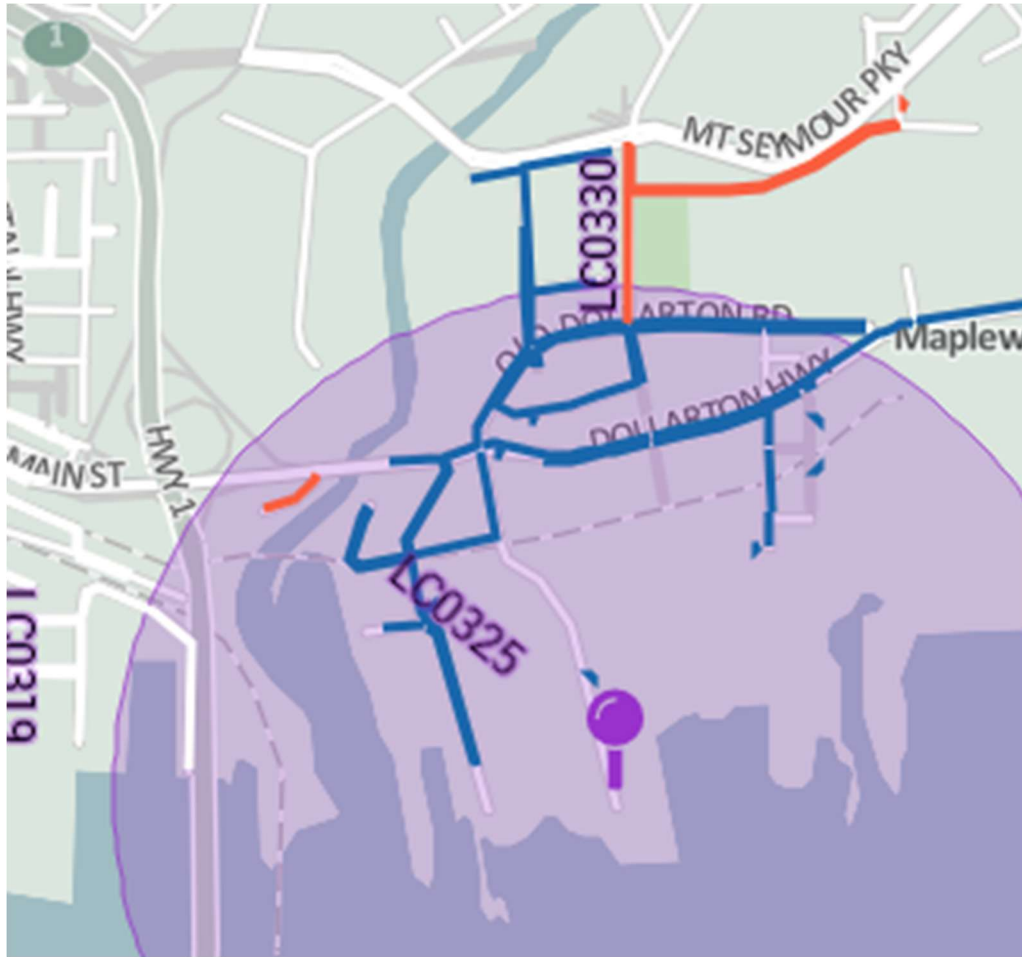
- browsing boards
- talking to the project team and municipal Development Planner
- listening to a presentation
- participating in a facilitated dialogue
- submitting written comments.

Eleven participants signed in and participated in the meeting. Two comment sheets and two letters were submitted during the notification period: three expressed support, and one advocated for additional study.

The meeting length, format, and project team presence was sufficient to provide all participants an opportunity to learn more, ask questions, and provide comments.

Appendix A: Notification

Notification Area:



Notification Letter

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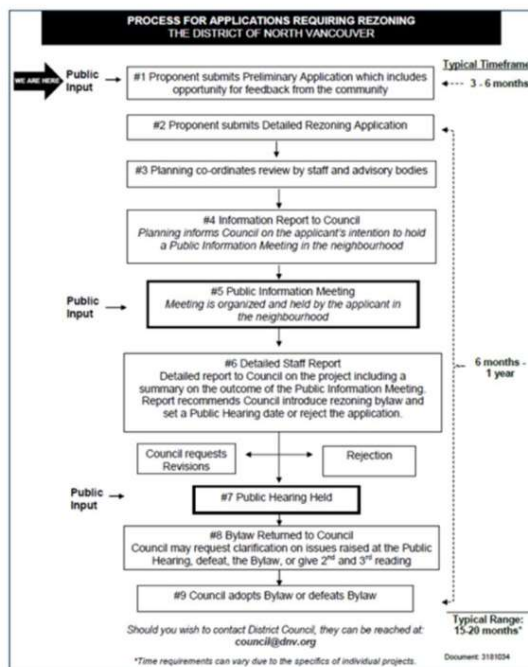
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A26 | WEDNESDAY, OCTOBER 15, 2025

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woodfibrelng.ca/news



northshorenews nsnews.com

WEDNESDAY, OCTOBER 22, 2025 | A19



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First national medal for club

Continued from A18

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Contact:

Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com 236-808-7851

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Notification Sign Locations



Notification Sign Content

Development Proposal

PUBLIC INFO MEETING:

Wednesday, Oct. 29, 6:00–8:00pm
700 Lillooet Road North (Holiday Inn & Suites North Vancouver)
Participate virtually Oct. 27–Nov. 7
at **DNV.org/public-meeting**

PROPOSAL:

Information is preliminary and subject to change

100 Amherst Avenue



Rezoning (site-specific Zoning Bylaw text amendment) to permit the production of liquid chlorine and permit on-site improvements to reduce community risk

WE ARE HERE

PUBLIC INFO MEETING → **PUBLIC HEARING** →



CHEMTRADE

Contact:
Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com
236-808-7851

Notification in October 2025 Chemtrade Newsletter

Chemtrade North Vancouver Community Update

October 2025 – Special Update

Issue 9

Knowing the significant role that Chemtrade liquid chlorine plays in supporting safe drinking water for millions of Canadians, and the growing uncertainty in North American trade relationships and uncertain geopolitical conditions, we are having conversations regarding how to maintain our potential future operations and secure our Canadian supply chain of this critical product.



About Chemtrade

Chemtrade's North Vancouver chlor-alkali facility is one of Canada's largest providers of liquid chlorine – accounting for 40 per cent of all liquid chlorine available in Canada. Regionally, this equates to over 70 per cent of the liquid chlorine available in BC and Alberta. **Why is this important?** A study conducted by [Statistics Canada in 2015](#) found that 96 per cent of Canadian communities relied on chlorine to treat their municipal water supply, which supplies over 30.7 million Canadians.

In this issue:

- District of North Vancouver rezoning application update
- Opportunities to engage
- Ways to stay in touch

District of North Vancouver Rezoning Application Update

On September 25, we submitted our full rezoning application, to request that the production of liquid chlorine be listed as an allowable activity on our property (100 Amherst Avenue, North Vancouver). We are taking this step so that we can apply for development permits from the District for our planned safety improvement projects, which will substantially reduce potential risk for the community – see below enhanced photo which depicts the planned railcar loading enclosure, condenser tower, and tank farm for the air scrubbing equipment.

What now?

The District of North Vancouver has a formal process for the rezoning process, which includes several opportunities for the public to engage.

As part of the process, we will be hosting two Public Information Meeting (PIM) opportunities in the coming weeks, and then following that, there will be a Public Hearing (date to be confirmed).



Page 1 of 2

Chemtrade North Vancouver Community Update

October 2025 – Special Update

Issue 9

Virtual Public Information Meeting (PIM)

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 Chemtrade regarding its rezoning application for their chlor-alkali facility located at 100 Amherst Avenue, North Vancouver. The virtual PIM will run from Monday, October 27 through to Friday, November 7, 2025, and be available at www.DNV.org/public-meeting

In-Person Public Information Meeting (PIM)

Chemtrade will be hosting an in-person PIM on Wednesday, October 29, 2025, from 6:00 p.m. to 8:00 p.m. at the Holiday Inn and Suites, North Vancouver, located at 700 Old Lillooet Rd, North Vancouver, BC.

The meeting will be an open house format with information stations and staff available for questions from 6:00 p.m. to 7:00 p.m., and a formal presentation and questions from the audience from 7:00 p.m. to 8:00 p.m.

For more information on either meeting, please contact:

Amy Jonsson
Director, Corporate Communications
Chemtrade Electrochem Ltd.
ajonsson@chemtradelogistics.com
236-808-7851

Christopher Lumsden (he/they)
Development Planner
District of North Vancouver
lumsdenc@dnv.org
604-990-2411 Ext. 7204



Above left: QRA curves developed in 2006 which reflect today's operations



Above right: Updated final QRA curves showing projected risk following completion of proposed safety projects and reduction of on-site chlorine storage

Ways to contact us

- Visit www.AskChemtrade.ca to submit questions, find information, and send a message
- Reach out directly to Amy Jonsson at ajonsson@chemtradelogistics.com
- Visit our Facebook page (<https://www.facebook.com/chemtrade>) and send us a message.



Page 2 of 2

Social Media Notification



100 Amherst Avenue (Chemtrade)
Public Information Meeting – October 29, 2025

SIGN IN SHEET

Name	Address	Email (optional)
		

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

Further information may be obtained by speaking with
The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Document:

Appendix C – Public Comments: Comment Sheets & Letters:

PUBLIC INFORMATION MEETING – COMMENT SHEET
The District of North Vancouver

APPLICANT: Chemtrade

SITE ADDRESS: 100 Amherst Avenue

PROPOSAL: Rezoning (*amendment to Section 403A of the Zoning Bylaw*) to permit the continued production of a hazardous substance (liquid chlorine) at an existing facility on the subject site. The proposed rezoning would allow for the completion of several capital improvements aimed at improving overall site safety.

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

A Human Health Risk Assessment
has NOT been done.
Most major projects require a HHR1
and because this facility was built
70 years ago, one has never been done.
Acute + Chronic Health impact should be assessed.
as well as community health impact

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☒

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Please return by mail or email by November 10, 2025 to:

DNV Development Planner: Christopher Lumsden

Phone: 604-990-2411 Ext. 7204

Email: lumsdenc@dnv.org

District of North Vancouver – Development Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Document:

PUBLIC INFORMATION MEETING – COMMENT SHEET
The District of North Vancouver

APPLICANT: Chemtrade

SITE ADDRESS: 100 Amherst Avenue

PROPOSAL: Rezoning (amendment to Section 403A of the Zoning Bylaw) to permit the continued production of a hazardous substance (liquid chlorine) at an existing facility on the subject site. The proposed rezoning would allow for the completion of several capital improvements aimed at improving overall site safety.

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

The precautionary efforts of Chemtrade, going beyond the line of duty, appreciated. That means providing methan peroxide with the highly-in-demand liquid chlorine in a self-sufficient & safe manner. Thanks for well-supported presentation, and honest accurate answers to the public questions. Nina Yarnes, SCD,

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☐

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act. Further information may be obtained by speaking with The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

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District of North Vancouver – Development Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Document:



A MESSAGE *from* PREMIER DAVID EBY

As Premier of British Columbia I extend greetings to everyone attending today's Public Information Meeting for Chemtrade's North Vancouver chlor-alkali facility.

Operating since 1957, this facility is the largest producer of liquid chlorine in Canada, supplying almost 70 per cent of liquid chlorine used in Western Canada, 40 per cent used across the country, and up to 60 per cent used in the Western United States. Liquid chlorine plays a significant role in the treatment of municipal water supplies and holds potential to support the development of clean fuels that support BC's decarbonization efforts.

In 2010, \$500 million was invested to modernize this facility's operations and improve safety, ensuring the continued availability of this critical product. Through the proposed rezoning, Chemtrade can ensure business continuity, functioning in its vital role of securing safe drinking water for millions of people across Canada and the US.

I would like to recognize everyone who came out today to lend their voices to this matter. Public engagement ensures that projects like this can move forward with community support.

A handwritten signature in blue ink, reading "David Eby".

Honourable David Eby, KC
Premier of British Columbia

From: [REDACTED]

Sent: Tuesday, October 28, 2025 12:56 PM

To: council@dnv.org

Cc: Jonsson, Amy [REDACTED]

Subject: CHEMTRADE ...

An important company in our community, economically and for the health and safety of residents. I fully support them.

[REDACTED], cnv Resident

Born 'n Raised in North Vancouver



September 4th, 2025

Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
Sent via email: council@dnv.ca

Dear Mayor and Council of the District of North Vancouver,

I am writing to express my support for the rezoning required for the continued operation of Chemtrade's North Vancouver chlor-alkali facility, located at 110 Amherst Avenue, North Vancouver, BC.

As the main provider of liquid chlorine for water purification in Western Canada, Chemtrade has consistently demonstrated their commitment to ensuring a clean supply of drinking water on the North Shore and beyond.

Now more than ever, it's important that British Columbians can rely on a liquid chlorine supply from within our borders. Chemtrade's North Vancouver facility produces almost 70 per cent of the liquid chlorine used in Western Canada, and 40 per cent of the chlorine used across the country. Chemtrade's continued operations in North Vancouver will guarantee the security of our own chlorine supply here in BC.

I have had the opportunity to visit the facility and to meet with the company multiple times. They keep the safety of their workers, the community, and the ecosystems surrounding the facility at the forefront of their work. It has operated safely and reliably for decades, and the improvements made possible by Chemtrade's rezoning proposal would improve safety even further, virtually eliminating risk beyond the property boundary.

Chemtrade has also made notable strides in sustainability and environmental stewardship. Their efforts to optimize production processes, reduce waste, and adopt sustainable practices align with global goals and our community's values regarding environmental responsibility. Their focus on meeting rigorous compliance standards highlights their dedication to putting communities first. I have also been greatly impressed by Chemtrade's community engagement efforts, which demonstrate values of openness, transparency, and respect.

As an employer in our community, Chemtrade is committed to diversity and equity and creating a safe work environment. Chemtrade's North Vancouver facility is a key component of our local economy, and both current and former employees speak to its well-deserved reputation as a great place to work.

Chemtrade Logistics has earned its reputation as a reliable and innovative company, and their commitment to excellence is evident in every facet of their operations.

I am proud to support Chemtrade and their rezoning application, and I look forward to seeing their continued success and positive impact on the North Shore.

Sincerely,



Susie Chant, MLA
North Vancouver-Seymour

cc: Alan Robinson, Group Vice President, Commercial, Chemtrade Logistics Inc.
Amy Jonsson, Director, Corporate Communications, Chemtrade Logistics Inc.



February 26, 2025

His Worship Mike Little
Mayor of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
Sent via email: mayor@dnv.org

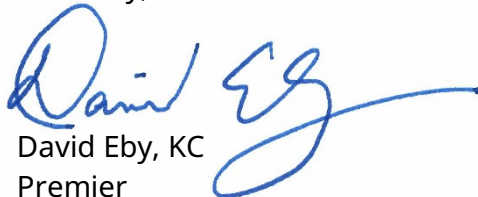
Dear Mayor Little:

I am writing today to express my support for the continued operation of Chemtrade's North Vancouver chlor-alkali facility. The facility is the largest producer of liquid chlorine in Canada and is critical for securing safe drinking water for millions of Canadians and Americans. It also produces almost 70 per cent of the liquid chlorine used in Western Canada, 40 per cent of the liquid chlorine used across the country, and up to 60 per cent of the liquid chlorine used in the Western United States. I also understand that this facility holds potential to assist in the development of clean fuels that support British Columbia's decarbonization efforts.

The facility has been in continuous, safe operation since 1957. In 2010, over \$500 million was invested in the plant to modernize its operations and improve safety, with plans to continue this type of investment should it secure the ability to continue to operate.

I respectfully ask that the rezoning application required through the District of North Vancouver be expedited and approved in a timely manner to ensure business continuity for the facility and the safety of Canadian and US drinking water.

Sincerely,

A blue ink signature of David Eby, consisting of a stylized 'D' and 'E' followed by a long horizontal stroke.

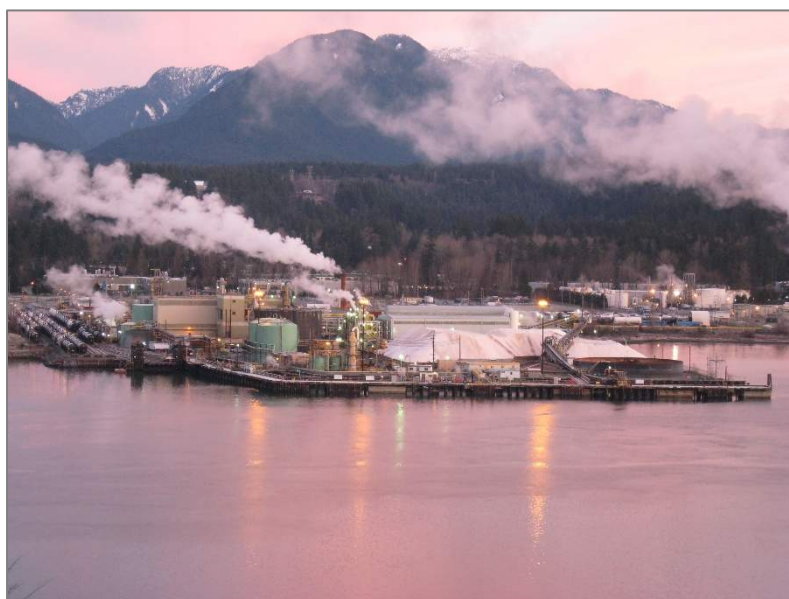
David Eby, KC
Premier

cc: Alan Robinson, Group Vice President, Commercial, Chemtrade Logistics Inc.

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Chemtrade Electrochem Vision 2030 Project Description

For District of North Vancouver Rezoning Application for Facility Located
at 100 Amherst Avenue



Chemtrade Vision 2030 Project

Project overview

Chemtrade's North Vancouver chlor-alkali facility is Canada's largest provider of liquid chlorine and has been safely producing and distributing this important commodity since 1957. Chlorine is most commonly used as a disinfectant in the treatment of safe drinking water. Chemtrade supplies 40 percent of all liquid chlorine used for drinking water in Canada and regionally, and this equates to over 70 percent of the liquid chlorine available in British Columbia (BC) and Alberta. Chemtrade's site has operated safely in North Vancouver for more than 68 years, and since 2010, over \$500 million has been invested to improve safety and reliability, and to modernize the facility.

The facility is a modern chlor-alkali plant, which produces chlorine, sodium hydroxide (caustic soda) and hydrochloric acid (muriatic acid), as well as one co-product, green gaseous hydrogen. These products support a wide range of industrial customers that are the base of our Canadian economy, including water treatment, innovation and technology, the energy sector, pulp and paper, and the automotive industry:

- **Chlorine** – Used to kill bacteria, microbes and viruses, and is an essential ingredient in treating municipal drinking water systems for safe drinking water. Chlorine is also used in consumer products such as textiles, paint and PVC plastics.
- **Sodium hydroxide** – Used in household cleaners and soap, food preservation, pharmaceuticals, textiles, glass production, the energy industry, pulp and paper, and more.
- **Hydrochloric acid** – Has hundreds of applications, including food preservation, and is a key ingredient used to make PVC plastic. It is a key ingredient in battery production, including electric vehicle (EV) batteries, and the energy sectors.
- **Hydrogen** – A co-product of the manufacturing process, this is a 100 percent renewable, green energy source, which could be further developed to help achieve BC and Canada's decarbonization and climate change commitments.

Chemtrade is proposing to undertake strategic safety improvements on a portion of the site located in the jurisdiction of the District of North Vancouver. These improvements require a District of North Vancouver zoning bylaw amendment and development permit. The proposed upgrades and improvements are focused on increasing safety and reliability, while further reducing potential risks to the neighbouring community. The output of products manufactured on the site would not increase as a result of these changes, but the proposed improvements would allow Chemtrade to transition to a produce and ship model resulting in a decrease in on-site storage of liquid chlorine.

Background

Chemtrade is a Canadian company, headquartered in Toronto, Ontario, with a chlor-alkali plant in North Vancouver, BC. Chemtrade operates a diversified business providing industrial chemicals and services to customers across North America and around the world. In 2017, Chemtrade acquired Canexus, the previous owner of the North Vancouver plant.

The plant was originally constructed in the 1950s with a major technology upgrade in 2011 to modernize and expand production. Since that time, more than \$500 million has been invested to improve the safety and reliability of the facility, including:

- Transition of chlorine production from technology using asbestos to new cells that use plastic membranes.
- Installation of updated technology for better mapping of potential risk and scenario modelling.
- Significant operational changes to reduce onsite storage of liquid chlorine by over 94 percent (using year 2000 as the benchmark).

The plant is fully automated and is continuously monitored by state-of-the-art automation systems that feature:

- Multiple sensors capable of detecting chlorine and hydrochloric acid gas as low as 0.1 parts per million and automatically notifying operators of any abnormalities in operations.
- Automated controls that close all valves, securing the chlorine within the system, in the case of a power outage.
- Automatic stop of production and isolation of key areas in the event that levels outside of normal operating ranges are detected.

A portion of the North Vancouver facility is on lands leased from the Vancouver Fraser Port Authority. In April of 2025, Chemtrade and the port authority reached a non-binding letter of intent with terms running through to December 31, 2044.

Current operations

The North Vancouver Chemtrade facility is located at 100 Amherst Ave., in an industrial area, approximately 700 metres to the east of the Ironworkers Memorial Bridge, with Burrard Inlet bordering the site to the south. The site has both rail and marine access, which is critical for both raw material receiving and final product shipping. Neighbours include an active port terminal, a waste and recycling transfer station, a sodium chlorate production facility, an aggregates supplier and a planned liquid hydrogen facility.



Figure 1 – Current operations at North Vancouver facility

The current Chemtrade facility:

- Has 118 direct, full-time, permanent employees with an annual payroll of over \$23.3 million.
- Injects over \$137.4 million into the economy through spending with suppliers, contractors and businesses.

- Is a modern chlor-alkali plant, producing chlorine, sodium hydroxide and hydrochloric acid through sustainable electrochemical processes.
- Is one of the greenest producers of chlorine in North America, powered almost exclusively on green, renewable hydroelectricity, self-produced hydrogen and solar-dried ocean salt.

How the chlorine production process works

To produce chlorine, the North Vancouver facility uses electrochemistry with three simple inputs: water, salt and electricity. The process generates virtually no waste, greenhouse gas or pollutants.

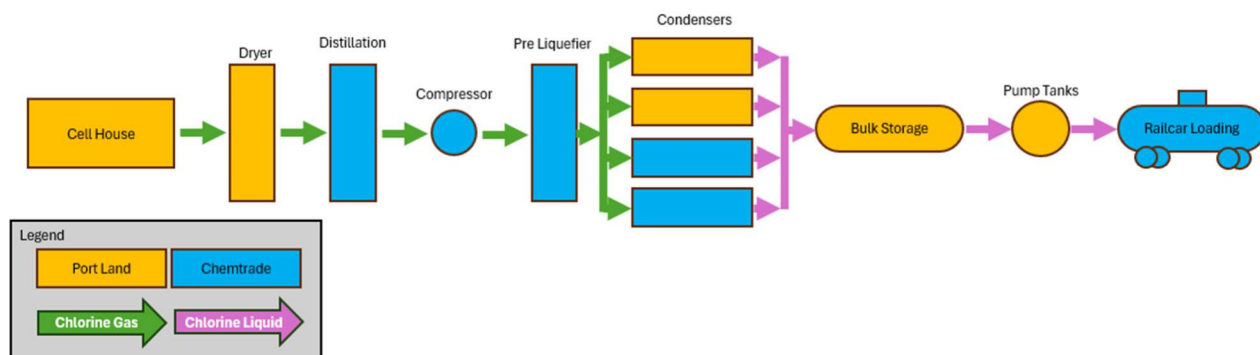


Figure 2 – Chlorine production process diagram (current state)

Chlorine is produced through the electrolysis of brine (salt water) in 14 electrolyzer units located in the “Cell House” building. The chlorine is a vapor at low pressure that is then piped through a three-stage dryer to remove water. The dry chlorine then passes through the distillation column where a slip stream of liquid chlorine is mixed with the chlorine gas in a process designed to pre-cool the chlorine gas and remove process impurities. The cooled chlorine gas continues to flow out of the distillation column to two chlorine compressors that pressurize the chlorine gas.

The chlorine gas then flows through a pre-liquefier that starts to cool the gas even further before it flows into multiple refrigeration condensers, which condense the chlorine gas to liquid.

The liquid chlorine flows from the condensers into a 60-tonne bulk storage tank. From the bulk storage tank, the liquid chlorine is pumped into railcars or back to the distillation column. All loading operations take place via specialized *next generation* chlorine railcars with unprecedented safety protections.

Proposed facility upgrades

Chemtrade is proposing the following safety improvements to support our ongoing commitment to safe, reliable operations:

- **Enclosed chlorine railcar loading area** – The building would be equipped with sophisticated air scrubbing technology and would capture and contain chlorine leaked during a railcar loading accident — completely removing it from the atmosphere.
- **Seismic upgrades** – Installation of seismically activated safety shutoff valves.
- **Onsite storage reduction** – Elimination of chlorine storage tanks.



Figure 3 – Rendering of proposed railcar loading building, emergency vent system and condenser tower

Proposed safety upgrades would improve overall site safety and bring operations in line with industry best practices and guidelines by reducing risk to the neighbouring community with risk contours near or at the site property boundary. No changes to chlorine production are planned in terms of quantity or the process. All unit operations upstream of the pre-liquefier remain unchanged.

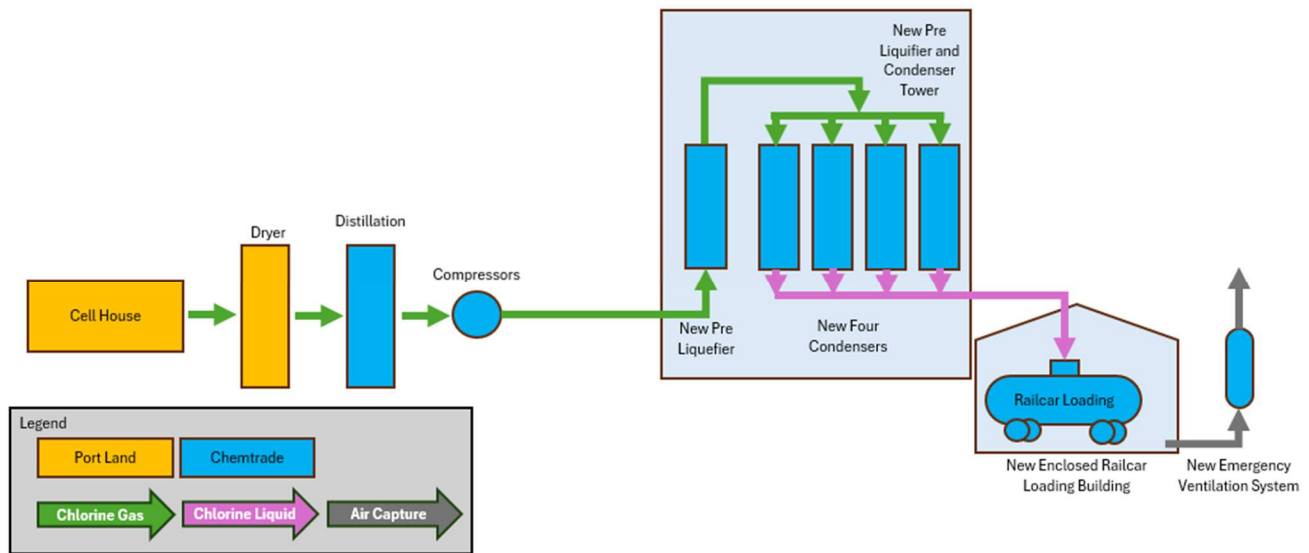


Figure 4 – Chlorine production process diagram (after proposed upgrades)

After the proposed upgrades, the chlorine gas would flow to a new pre-liquefier and four new chlorine condensers that would be located 80 feet above ground to allow for the gravity flow of liquid chlorine down to railcar loading. This

eliminates the 60-tonne bulk storage tank and tank pumps that are currently located on port authority land. The railcar loading pressure would be reduced significantly from the current pump design. All railcar loading activities would take place in a new load out building with an Emergency Ventilation System. The combination of the elimination of the 60-tonne bulk storage tank and the contained and ventilated railcar building significantly reduces the probability and the consequence of a release impacting anyone off site.

Anticipated project timeline for implementation of safety improvements:

- Roughly four years to complete all proposed improvements
- All construction work would be tied back into the plant major maintenance outages that are scheduled every two years
- Next planned major outages are scheduled for 2026 and 2028

Project benefits

The Chemtrade North Vancouver chlor-alkali facility produces over 40 percent of all liquid chlorine available in Canada. This equates to 70 percent of the liquid chlorine used to treat drinking water in Western Canada and 60 percent of the chlorine used to treat drinking water in the Western United States.

According to a **Statistics Canada Survey in 2015**, 96 percent of municipalities in Canada—supplying almost 31 million Canadians—use chlorine to treat their domestic water supplies. As it stands, safe and responsible liquid chlorine remains the most responsible and safest method of securing drinking water for millions of Canadians.

Extending Chemtrade’s operations in North Vancouver into the future will:

- Secure a long-term supply chain for clean drinking water within Canadian borders.
- Support stable operations for our employees and the businesses that use our products.
- Help meet BC’s and Canada’s climate change goals with key products that support electrification across various sectors, including low-carbon energy production.
- Improve safety and significantly reduce any potential risk to the community, bringing risk contours to the property line on the north edge of the facility.

Removing Chemtrade supply in 2030 would leave a large gap in the supply chain in both Canada and the United States, particularly in Western Canada. The next closest chlor-alkali facility is in Saskatchewan, with the only other two facilities located in Quebec. Recent closure announcements for several United States chlor-alkali facilities create uncertainty about market supply for Canada and how shortages would be filled. Recent labour disruption for railways and ongoing complex trade negotiations with the United States also underscore the importance of establishing and maintaining a reliable domestic supply chain, especially for products essential to the health of Canadians.

Chemtrade can also help supply the critical raw materials for EV and renewable battery production that would bring new investment and supply chains to Canada and is exploring the use of hydrogen co-products to help power industrial facilities.

Policy Alignment

District of North Vancouver

The Chemtrade facility has been safely operating since 1957, but a bylaw was passed in 1984, which prohibited the manufacturing of hazardous substances in all zones in the District of North Vancouver. Since that time, the Chemtrade facility has been operating as a “lawful non-conforming use” under s. 528 of the *Local Government Act* given that the facility predates the prohibition on the manufacture of hazardous substances in the Zoning Bylaw.

In order to provide the building permits for Chemtrade’s planned safety improvements for the facility, Chemtrade is required to go through the rezoning process to have the manufacturing of liquid chlorine listed as an exemption within the bylaw. The facility aligns with the follow District policies:

Land Use – Zoning remains the same as the existing classification, which is Employment Zone – Industrial. The site is consistent with the Official Community Plan (OCP) designation and does not require an OCP amendment. If successful, the rezoning application would allow for the production of chlorine to be listed as an allowable activity at the facility.

Economic Development – Alignment with the Targeted OCP Action Plan’s economy and employment lands’ goals of protecting and intensifying industrial lands for employment uses, generating capital investment, supporting job creation, supporting the creation of a low carbon energy source, and establishing the District as a leader in the green economy. The District aims to partner with port, trade and freight organizations to ensure safe and efficient goods movement to support a diverse and resilient local economy that provides quality employment opportunities.

Vancouver Fraser Port Authority

In April 2025, Chemtrade and the Vancouver Fraser Port Authority signed a non-binding letter of intent to extend Chemtrade's current land lease until the end of 2044.

The Vancouver Fraser Port Authority is a federally established Canada Port Authority responsible for the shared stewardship of the lands and waters that make up the Port of Vancouver. As mandated under the *Canada Marine Act*, the port authority’s purpose is to enable Canada’s trade by being reliable and innovative, while protecting the environment. One of the ways in which the port authority carries out its mandate is by leasing out lands to the terminal operators who move cargo through the port.

Environmental stewardship and sustainability – Alignment between the port authority’s strategic priority to facilitate the transition to net-zero emissions for the Port of Vancouver by 2050 and Chemtrade’s current targets to reduce Scope 1 greenhouse gas emissions by 50 percent (from 2021 levels) by 2025.

Safety and risk management – The port authority provides a high level of safety and environmental protection by serving as a permitting authority for projects on port authority lands and running a suite of environmental programs. Chemtrade maintains rigorous safety protocols at its North Vancouver chlor-alkali facility and undertakes capital investment projects to enhance safety and reduce on-site chlorine. Chemtrade is also engaged and coordinates emergency response efforts with local first responders such as Northshore Emergency Management and the District of North Vancouver.

Province of British Columbia

On February 26, 2025, Premier Eby expressed his support for the continued operation of Chemtrade’s North Vancouver chlor-alkali facility and acknowledged the facility’s critical role in securing safe drinking water for millions of North

Americans. The Premier also urged the District to expedite and approve Chemtrade's rezoning application in a timely manner to ensure business continuity for the facility and the safety of drinking water.

BC Manufacturing Action Plan – The BC Manufacturing Action Plan outlines the Province's five strategic pillars to grow BC's manufacturing sector by strengthening industrial competitiveness and capitalizing on industries of highest opportunity. The plan also aligns with other key provincial initiatives, such as StrongerBC Economic Plan, CleanBC Roadmap to 2030 and the Maritime Industries Strategy.

Government of Canada

The federal guidelines for Canadian drinking water quality refer to chlorine as the primary water treatment chemical for safe drinking water, and almost all technical documents for water treatment use chlorine dosage or testing parameters exclusively for treatment. Furthermore, a survey conducted by Statistics Canada in 2015 found that 96 percent of municipalities were relying on chlorine to treat their municipal water supply.

Metro Vancouver

Chemtrade's chlor-alkali facility in North Vancouver consistently supplies and delivers various commodity chemicals for Metro Vancouver drinking water treatment plants.

Overview of project effects

The environmental impact from the production process for chlorine is minimal and does not generate any hazardous waste material or pollution. The overall carbon footprint of the site is very low due to the fact Chemtrade uses green hydroelectricity (BC Hydro supplied), and the salt used in the manufacturing process is solar dried sea salt. Overall, the facility is one of the greenest chlor-alkali facilities in the world.

Based on recent technical studies for the proposed capital improvements, there are no anticipated effects on traffic, noise, odour and air quality.

Community Engagement

Chemtrade has been leading an extensive community engagement program since 2023 to raise awareness about the project operations, the importance of the facility and to answer questions and address concerns. Through the extensive engagement program, Chemtrade has worked to ensure there is a broad understanding of the company's commitment to safety and responsible operation, as well as the risk to safe drinking water for millions of Canadians should the facility in North Vancouver no longer be able to produce liquid chlorine.

Chemtrade's outreach is ongoing and includes:

- Federal, provincial, regional and municipal governments
- Local First Nations
- District of North Vancouver First Responders
- Vancouver Fraser Port Authority
- Community associations
- Community Advisory Panel (regular monthly meetings)

- North Vancouver Chamber of Commerce
- Local businesses
- Broader community
- Media

Community outreach activities include:

- **Engagement website** – Launched askchemtrade.ca in 2024 to provide information about facility operations, the commodities produced onsite, proposed upgrades, frequently asked questions and a BC-wide survey completed in 2023.
- **Community newsletter** – Regular email newsletter to community associations, elected officials, special interest groups, local media and First Nations to promote community events and provide information about the facility and proposed project.
- **Community events** – Sponsored local projects and initiatives, initiated a public tour program and hosted two community open house meetings.

More information is available in the engagement summary section of Chemtrade's rezoning application.









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AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____

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

REPORT TO COUNCIL

December 22, 2025

File: 01.0115.30/002.000

AUTHOR: Saira Walker, General Manager, Corporate Services

SUBJECT: Appointment of Election Officials for the 2026 General Local Elections

RECOMMENDATION:

THAT Genevieve Lanz is appointed Chief Election Officer for the District of North Vancouver for the conduct of the 2026 general local elections;

AND THAT Rhonda Schell is appointed Deputy Chief Election Officer for the District of North Vancouver for the conduct of the 2026 general local elections.

REASON FOR REPORT:

The reason for this report is to appoint a Chief and Deputy Chief Election Officer for the 2026 general local elections as required by section 58 of the *Local Government Act*.

SUMMARY:

For the purposes of conducting an election, each local government must appoint a Chief and Deputy Chief Election Officer. Parts 3 and 4 of the *Local Government Act* detail the duties and responsibilities of these officials which include, generally, the planning and preparation for the election(s), the hiring and training of election officials, and the declaring of official results. The District also conducts the election of Trustees for the trustee electoral area 1 of School District 44. The appointment of these officials is required now to allow the planning process to begin early in the election year.

OPTIONS:

The options available to council with respect to this matter are:

- 1.) Appoint Genevieve Lanz and Rhonda Schell as Chief and Deputy Chief Election Officer respectively; or,
- 2.) Provide direction to bring back alternative options for the conduct of the 2026 general local elections.

Respectfully submitted,



Saira Walker

General Manager, Corporate Services

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