

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:07 p.m. on Monday, March 16, 2026 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 Catherine Pope

Absent: Councillor Lisa Muri

Staff: Mike Fox, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Peter Cohen, General Manager – Engineering Infrastructure Services
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Janine Ryder, Manager – Real Estate and Properties
Zeralynne Te, Manager – Community Planning
Yan Zeng, Manager – Development Planning
Bill Duval, Municipal Solicitor
Jason Smith, Senior Community Planner
Mackenzie Stonehocker, Development Planner
Kevin Zhang, Senior Development Planner
Kaitlin Hebron, Confidential Council Clerk
Mina Sami, Planning Assistant – Development Planning
Jillian Holden, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. March 16, 2026 Regular Meeting Agenda

MOVED by Councillor FORBES

SECONDED by Councillor MAH

THAT the agenda for the March 16, 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.

CARRIED

2. ADOPTION OF MINUTES

2.1. February 17, 2026 Public Hearing

MOVED by Councillor BACK

SECONDED by Councillor FORBES

THAT the minutes of the February 17, 2026 Public Hearing are received.

CARRIED

3. PUBLIC INPUT

3.1. Nadine Frankowski:

- Spoke regarding item 8.2;
- Expressed concerns about increasing density to over 397 apartment units;
- Questioned whether existing infrastructure can support this level of growth;
- Highlighted concerns regarding traffic congestion and access to healthcare and other core services;
- Noted the impact on current residents;
- Stated family friendly housing is becoming increasingly rare and difficult to replace;
- Expressed concern about the loss of townhomes in Lynn Valley;
- Referenced trends such as declining birth rates and the need to retain young families;
- Expressed concerns around social equity and avoiding segregation;
- Expressed concerns regarding the displacement of tenants, including potential relocation near busy roads; and,
- Suggested a more balanced approach to growth.

3.2. Joanna Lasoka:

- Spoke regarding item 8.2;
- Questioned the appropriate level of density for a 3.5-acre site;
- Queried whether a 6-storey building is excessive given current zoning permits 4-storeys;
- Noted the site currently contains 32 units;
- Opined the proposal goes far beyond reasonable growth for the area;
- Raised issues related to parking, greenspace, and overall neighbourhood livability;
- Expressed concerns with how the staff report presents the proposal;
- Acknowledged positive planning concepts but cautioned against language that may obscure key concerns about scale and fit;
- Opined that growth should be balanced and thoughtful in relation to the land;
- Stated that planning decisions have lasting, generational impacts; and,
- Requested reconsideration of the proposed height and density.

3.3. Hazen Colbert

In response to a Point of Order, the Mayor ruled that Mr. Colbert's conduct was in breach of the Improper Conduct at a Council Meeting Policy, and ruled that Mr. Colbert was not permitted to address Council during Public Input.

3.4. Joe Warawa:

- Spoke regarding item 8.2;
- Commented on the new proposal submitted by Polygon;
- Expressed concerns regarding walkway access in the latest design;
- Noted previous understanding that there would be no walkway connecting to the residential lane;
- Expressed concerns regarding fairway and private access connections;
- Requested clarification on these changes;
- Highlighted concerns regarding congestion, particularly around Ross Road and Baird Road;
- Expressed concerns regarding the interpretation and presentation of supporting information;
- Questioned how traffic volumes were measured within specific time periods; and,
- Opined that data collection did not occur during peak hours.

3.5. Ursula Warawa:

- Spoke regarding item 8.2;
- Noted she lives in close proximity to the proposal;
- Expressed concerns about increased parking demand being absorbed on their street;
- Opined communication has been insufficient given the scale of the proposed development; and,
- Highlighted potential impacts on local businesses, rental housing, and the broader community.

3.6. Joanne Angus:

- Spoke regarding item 8.2;
- Noted she lives in close proximity to the proposal;
- Raised concerns about families being asked to downsize;
- Referenced redevelopment of apartments purchased by Polygon;
- Acknowledged broader goals of increasing housing supply and supporting future growth;
- Highlighted impacts on current tenants;
- Noted tenants are being asked to pay similar rent for significantly reduced living space;
- Expressed concern about relocation along Lynn Valley Road as it is a busy corridor;
- Emphasized traffic congestion as a significant ongoing concern; and,

- Stated that redevelopment projects should reflect the true intent of housing policy and community well being.

3.7. John Lesow:

- Stated he is a board member of the Edgemont Community Association;
- Noted he is reviewing the files related to the association; and,
- Expressed the need for a new community association representing Edgemont and the Upper Capilano area.

3.8. Barbara Marshall:

- Spoke regarding item 8.2;
- Noted she lives in close proximity to the proposal;
- Expressed concern that Buildings 2 and 3 in the proposal could potentially cast a shadow over Harold Road;
- Raised safety concerns about residents accessing Lynn Valley Road via Ross Road; and,
- Noted that the crossing at Ross Road is not safe for pedestrians.

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. January 12, 2026 Closed Special Meeting

6.1.1. Naming of New Park at Former Delbrook Lands

File No.

THAT the new park at 3101 Stanley Avenue is named Belhouse Park.

6.1.2. North Vancouver Museum and Archives

File No.

At the January 27, 2014, special closed meeting, Council provided direction to staff to commit to the current level of funding for the Museum and Archives, adjusted for inflation.

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

Councillor MAH left the meeting at 7:34 p.m. and returned at 7:36 p.m.

8.1. Bylaws 8763 and 8764: DAPR Update, and Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings

File No. 08.3060.00/006.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)” is given THIRD Reading;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)” is ADOPTED;

AND THAT “Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)” is ADOPTED.

CARRIED

Absent for Vote: Councillor MAH

8.2. Bylaws 8779 and 8780 – OCP Amendment and Rezoning for a Mixed-Use Development at 1246-1268 Lynn Valley Road & 3050-3174 Baird Road (“Lynn Valley Mall” and “Draycott Gardens”)

File No. 08.3060.20/020.25

MOVED by Councillor BACK

SECONDED by Councillor POPE

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)” 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 8779;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8779 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaws 8779 and 8780 are referred to a Public Hearing.

CARRIED

Opposed: Councillor HANSON

**8.3. Proposed Partial Highway Closure and Dedication Removal
1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd
Highway Closure Bylaw 8781, 2026
File No. 02.0930.20/506.001**

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT "1246-1268 Lynn Valley Rd and 3050-3174 Baird Rd Highway Closure Bylaw 8781, 2026" is given FIRST, SECOND and THIRD Readings.

CARRIED

Opposed: Councillor HANSON

**8.4. Rezoning Bylaw 8770 for a 36-unit Townhouse development
at 526-550 Riverside Drive & 2194 Windridge Drive
File No. 08.3060.20/030.19**

Public Input

Joe Geluch:

- Noted he is the president of Naikoon Contracting;
- Stated they have over 60 full time employees;
- Spoke from a community impact perspective, noting familiarly with the neighbourhood;
- Commented on the evolution of the Maplewood Town Centre;
- Highlighted the lack of townhomes in the housing market;
- Emphasized the importance of family oriented homes that can accommodate long-term living;
- Noted a more holistic approach compared to typical development models;
- Acknowledged current economic challenges in the construction sector;
- Noted a focus on local investment, including use of local contractors and businesses;
- Stated that existing homes on the site have reached end of life;
- Referenced planned infrastructure improvements, including a bus pull-out and safer roads;
- Highlighted proposed bike lane improvements along Mount Seymour Parkway;

- Stated the site's central location with strong walkability and bike access;
- Expressed hope that the project will be approved.

MOVED by Councillor HANSON

SECONDED by Councillor MAH

THAT the "District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)" is given FIRST, SECOND, and THIRD Readings.

CARRIED

8.5. 2026-2030 Financial Plan Approval Bylaw 8790

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT "2026-2030 Financial Plan Approval Bylaw 8790" is given FIRST, SECOND, and THIRD Readings.

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

MOVED by Councillor POPE

SECONDED by Mayor LITTLE

THAT the Main Motion is amended to include:

THAT Council authorizes up to \$50,000 for capital requirements to create a Temporary Youth Centre at Karen Magnussen Community Centre, funded from the Lynn Valley Youth Centre Reserve; and,

THAT this change be reflected in the first Financial Plan Bylaw amendment this spring.

CARRIED

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

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 "2026-2030 Financial Plan Approval Bylaw 8790" is given FIRST, SECOND, and THIRD Readings.

CARRIED

MOVED by Councillor POPE

SECONDED by Mayor LITTLE

THAT Council authorizes up to \$50,000 for capital requirements to create a Temporary Youth Centre at Karen Magnussen Community Centre, funded from the Lynn Valley Youth Centre Reserve; and,

THAT this change be reflected in the first Financial Plan Bylaw amendment this spring.

CARRIED

- 8.6. Repeal and replace the North Shore Disaster Bylaw 7619, 2006, North Shore Emergency Management Office Agreement Bylaw 7303, 2002, and the Emergency Plan Bylaw 7304, 2002 with North Shore Emergency Management Establishing Bylaw 8791, 2026 and the North Shore Emergency Management Delegation Bylaw 8792, 2026**

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor POPE

THAT "North Shore Emergency Management Establishing Bylaw 8791, 2026" is given FIRST, SECOND, and THIRD Readings;

AND THAT "North Shore Emergency Management Delegation Bylaw 8792, 2026" is given FIRST, SECOND, and THIRD Readings.

CARRIED

- 8.7. Community Heritage Advisory Committee**

File No.

James Paul and James Mitchell, members of the Community Heritage Advisory Committee, reported on the committees' activities for 2025. It was noted that as of 2026, the committee consists of nine members and has implemented the 2019 Heritage Strategic Plan. In 2025, the committee administered the first annual youth art contest, and it was noted that having a full-time planner as part of its membership would be beneficial.

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT the verbal update from the Community Heritage Advisory Committee is received for information.

CARRIED

- 8.8. Small Scale Multi-Unit Housing (SSMUH): Residential Rental Tenure Zoning and Affordable Unit Analysis**
File No.

MOVED by Mayor LITTLE

SECONDED by Councillor FORBES

THAT the March 2, 2026 report of the Senior Community Planner entitled Small Scale Multi-Unit Housing (SSMUH): Residential Rental Tenure Zoning and Affordable Unit Analysis is received for information.

CARRIED

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT the Regular Council meeting held on March 16, 2026 is authorized to carry on beyond 10:30 p.m.

CARRIED

- 8.9. BC Rent Bank – Letter of Support**
File No.

MOVED by Councillor MAH

SECONDED by Councillor FORBES

THAT the Mayor, on behalf of Council, sends a letter to Premier Eby and Christine Boyle, Minister of Housing & Municipal Affairs, advocating for continued support of funding for BC Rent Bank.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little wished everyone a Happy St. Patrick's Day.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

- 9.3.1.** Councillor Mah reported on his attendance at the North Vancouver School District trustees reception.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor FORBES

SECONDED by Mayor LITTLE

THAT the March 16, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(10:38 p.m.)



Mayor

Corporate Officer