

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:03 p.m. on Monday, April 13, 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 Lisa Muri  
Councillor Catherine Pope

**Staff:** Mike Fox, Chief Administrative Officer  
Nicola Chevallier, General Manager – Engineering Public Works  
Peter Cohen, General Manager – Engineering Infrastructure Services  
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  
Zeralynne Te, Manager – Community Planning  
Yan Zeng, Manager – Development Planning  
Ehab Taha, Section Manager – Transportation  
Eirikka Brandson, Community Planner  
Heidi Granger, Municipal Solicitor  
Marcus Johnsen, Budget Officer  
Mackenzie Stonehocker, Development Planner  
Kelsey Stuckert, Senior Advisor – Legal and Intergovernmental Policy  
Kevin Zhang, Senior Development Planner  
Cheryl Archer, Confidential Council Clerk  
Amanda Day, Administration Clerk

**1. ADOPTION OF THE AGENDA**

**1.1. April 13, 2026 Regular Meeting Agenda**

**MOVED by Councillor MAH**

**SECONDED by Councillor MURI**

THAT the agenda for the April 13, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

**CARRIED**

## **2. ADOPTION OF MINUTES**

### **2.1. February 2, 2026 Regular Council Meeting**

**MOVED by Councillor BACK**

**SECONDED by Councillor MURI**

THAT the minutes of the February 2, 2026 Regular Council Meeting are adopted.

**CARRIED**

### **2.2. February 17, 2026 Special Council Meeting**

**MOVED by Councillor BACK**

**SECONDED by Councillor MURI**

THAT the minutes of the February 17, 2026 Special Council Meeting are adopted.

**CARRIED**

### **2.3. February 24, 2026 Public Hearing**

**MOVED by Councillor BACK**

**SECONDED by Councillor MURI**

THAT the minutes of the February 24, 2026 Public Hearing are received.

**CARRIED**

### **2.4. March 16, 2026 Public Meeting**

**MOVED by Councillor BACK**

**SECONDED by Councillor MURI**

THAT the minutes of the March 16, 2026 Public Meeting are received.

**CARRIED**

## **3. PUBLIC INPUT**

### **3.1. Aidan Kyle:**

- Spoke in support of item 8.6 Small-Scale Multi-Unit Housing (SSMUH) and Bill 25 Implementation;
- Advised that he is a longtime District resident and praised the liveability of the municipality;
- Stated that traditional homeownership is out of reach for many and that coach houses offer opportunities for housing with gentle density;
- Stated that coach houses are allowed, but are not feasible due to cost and complexity;
- Opined that the District requirements for fees and servicing costs are the same as for large developments;

- Noted that costs and fee structures are lower in neighbouring municipalities; and,
- Requested that the District take a more balanced approach and scale fees to the size of the project.

### **3.2. Robert Armstrong:**

- Spoke in support of item 8.6 Small-Scale Multi-Unit Housing (SSMUH) and Bill 25 Implementation;
- Expressed support for the previous speaker's comments regarding coach houses;
- Advised that he is a longtime resident and his family began the process of building a coach house on his property in 2019 and has not been able to do so;
- Stated that the basement of his home is included in the calculation of floor area and that new homes in the area have been constructed deeper underground to avoid this;
- Advised that his property does not qualify to have a coach house due to the inclusion of the basement floor space;
- Commented on issues with deeper basements including cost, water table, and that they are less pleasant to live in;
- Stated that coach houses are not driven by developers and are family-focused to allow inter-generational living;
- Expressed disappointment that he has been unable to build a coach house to date and that construction costs have risen significantly since they started the process in 2019; and,
- Stated that District-driven costs add 25 percent to the cost of building a coach house.

### **3.3. Clayton Welwood:**

- Spoke regarding Development Permit 4.25 – Lillooet Social Housing;
- Advised that he lives in a nearby building and was providing feedback on his own behalf as well as the strata board;
- Stated that they are broadly supportive of the proposal and consider the location suitable for the use;
- Expressed concern regarding the proposed vehicle parking, noting that half of the units are at least two bedrooms and suitable for families;
- Stated that allocating less than one vehicle space per unit is not realistic and opined that additional vehicles would be parked on the street; and,
- Suggested reallocating space from bicycle parking to vehicle parking.

### **3.4. Kathleen Jarvis:**

- Expressed concern regarding the proposed amount of parking in Development Permit 4.25 – Lillooet Social Housing;
- Advised that she is a neighbourhood resident;
- Expressed support for affordable housing;
- Noted that she attended the public hearing and spoke with the Planner;

- Noted that the estimated number of units at the time of rezoning was up to 170 and the proposed unit count is now 188;
- Stated that she was assured that there would be sufficient on-site parking for residents, relatively small traffic impacts, and the building design would be stacked and use topography and natural screening;
- Noted that District staff acknowledged that parking is an issue in the neighbourhood at the public hearing;
- Expressed concern regarding the size and massing of the proposed buildings;
- Opined that the developer wants to maximize the number of units and not add parking due to the cost;
- Opined that the claim that residents of affordable housing with incomes up to 100,000 dollars per year are less likely to drive and more likely to travel by bicycle is not reasonable; and,
- Commented on the distance to shopping and services other than one grocery store and stated that a vehicle would be required for grocery shopping.

### **3.5. Vicky Pascoe:**

- Spoke in support of item 8.6 Small-Scale Multi-Unit Housing (SSMUH) and Bill 25 Implementation;
- Advised that they have explored building a coach house as their property is suitable and this would allow family to live for a lower cost than their current rental and provide the opportunity for her to age in place in the future;
- Stated that they hired a company to design and build a coach house and determined the cost would be manageable;
- Stated that the cost rose by 25 percent when they applied for permits due to District requirements for additional consultant fees;
- Stated that the project is no longer possible due to the additional costs;
- Commented on different processes in other municipalities, noting they do not have the same consultant requirements;
- Requested that the District work with companies that design and build infill housing as they have ideas on how to move forward;
- Stated that they are willing to upgrade services such as sewer and water; and,
- Opined that consultant fees are not necessary.

### **3.6. Erik Jensen:**

- Requested the District conduct a 15-year audit of bylaw changes to determine which increased the time and cost of development;
- Opined that all additional requirements such as for energy, water, and slope hazard have increased costs to owners and indirect costs to the District;
- Questioned if regulations are decreasing affordability;
- Opined that savings can be found by eliminating unnecessary and burdensome requirements;
- Noted that the Financial Plan shows that debt servicing costs will double by 2030;

- Stated that the District is dependent on development for revenue and if there is a slowdown due to extra requirements, that will negatively impact the District's finances; and,
- Stated that coach houses should be encouraged and that applying for a building permit is challenging.

### **3.7. Peter Teevan:**

- Stated that he is interested in transportation matters;
- Stated that he spoke with the project engineer for the Mountain Highway Interchange project during public information meetings regarding the life of the Ironworkers Memorial Bridge, noting he was told at the time that the bridge had 30 year left of structural life, now 21 years, at which point there will be no options other than full replacement;
- Noted that the Deas Tunnel was announced 14 years ago and construction has not started;
- Expressed concern that the Ironworkers Memorial Bridge planning has not started and urged Council to support moving forward; and,
- Commented on an editorial article he wrote recommending that officials consider the next 100 years and ensure every decision they make plays a part in the larger vision rather than focussing on individual projects.

### **3.8. Akua Schatz:**

- Advised that she is with a company that builds infill housing in residential neighbourhoods and has completed more than 500 projects;
- Expressed support for moving forward with SSMUH, noting its importance for housing;
- Stated that there is Interest across the District in building infill housing;
- Expressed support for comments by previous speakers regarding barriers to building coach houses;
- Opined that the largest barrier to building coach houses is municipal-driven costs, not zoning;
- Stated that the costs for additional consultants required by the District are three times as much as in other comparable municipalities;
- Stated that construction costs for coach houses are 25 percent higher than in other municipalities;
- Opined that there are other ways to meet the same Step Code and stormwater management requirements;
- Opined that if the District approves SSMUH and does not update its policies, coach houses will not be financially possible to build;
- Stated that there have been very few coach houses built in the District compared with the City of Vancouver.

## **4. RECOGNITIONS**

## **5. DELEGATIONS**

### **5.1. Hollyburn Community Services Society**

Re: Year In Review

Mark Friesen, Executive Director, and Mike Thorne, Board Member, Hollyburn Community Services Society, provided an overview of the organization, including their structure, purpose, programming, challenges, recent accomplishments, community impacts, and their perspective on current and emerging community needs. Mr. Thorne thanked the District for providing land for the housing project at the Delbrook site, noting that additional funding from BC Housing has allowed them to increase the number of deep subsidy units to help address the housing needs of those displaced by the fire at Silverlynn Apartments.

**MOVED by Councillor MURI**

**SECONDED by Councillor MAH**

THAT the delegation of Hollyburn Community Services Society 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**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT items 8.2 and 8.3 are included in the Consent Agenda and are approved without debate.

**CARRIED**

### **8.1. Business Licence for Blue Sky Daycare – 431 Vienna Crescent**

File No.

**MOVED by Mayor LITTLE**

**SECONDED by Councillor HANSON**

THAT Council approve the application to amend the business licence for Blue Sky Daycare, located at 431 Vienna Crescent, to increase capacity from eight children (multi-age child care) to 14 children.

**CARRIED**

**8.2. 2026-2030 Financial Plan Approval Bylaw 8790**

File No. 09.3900.20/000.000

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT "2026-2030 Financial Plan Approval Bylaw 8790" is ADOPTED.

**CARRIED**

**8.3. 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. 09.3900.20/000.000

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT "North Shore Emergency Management Establishing Bylaw 8791, 2026" is ADOPTED;

AND THAT "North Shore Emergency Management Delegation Bylaw 8792, 2026 is ADOPTED.

**CARRIED**

**8.4. Bylaw 8778 – Text Amendment Rezoning – 100 Amherst Avenue (Chemtrade)**

File No. 09.3900.20/000.000

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT "District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)" is given no further Readings and is abandoned at First Reading.

**CARRIED**

Opposed: Councillors BACK, HANSON and MAH

Mayor LITTLE left the meeting at 8:29 p.m.

Councillor FORBES assumed the Chair.

Mayor LITTLE returned to the meeting at 8:30 p.m.

**8.5. Development Permit 4.25 – Lillooet Social Housing**

File No. 08.3060.20/004.25

**MOVED by Mayor LITTLE**

**SECONDED by Councillor POPE**

THAT Development Permit 4.25 for a six-storey affordable rental apartment building at the southwest corner of Old Lillooet Road and Lillooet Road is ISSUED.

A member of Council proposed a motion to refer the matter to an in-camera meeting.

**MOVED by Councillor MURI**

**SECONDED by Councillor MAH**

THAT the matter is referred to a closed meeting of council for further discussion regarding the District's ownership of the site and partnership with BC Housing.

**DEFEATED**

Opposed: Mayor LITTLE, Councillors BACK, FORBES, HANSON, and POPE

The main motion was then considered.

**MOVED by Mayor LITTLE**

**SECONDED by Councillor POPE**

THAT Development Permit 4.25 for a six-storey affordable rental apartment building at the southwest corner of Old Lillooet Road and Lillooet Road is ISSUED.

**CARRIED**

Opposed: Councillors MAH and MURI

The meeting recessed at 9:13 p.m. and resumed at 9:24 p.m.

Councillor BACK returned to the meeting at 9:25 p.m.

Councillor MURI left the meeting at 9:36 p.m. and returned at 9:37 p.m.

**8.6. Small-Scale Multi-Unit Housing (SSMUH) and Bill 25 Implementation**

File No.

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT Council does not support the implementation of Small-Scale Multi-Unit Housing (SSMUH) in the District of North Vancouver as implied in Bill 25.

**CARRIED**

Opposed: Councillors BACK, HANSON and POPE

A member of Council proposed a motion arising.

**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT staff are directed to draft a letter to the Province communicating the decision of Council to not support SSMUH including concerns pertaining to the challenges with servicing, managing hazardous conditions, the appropriate density to support future transit investment, and the importance of the District's current growth model that directs 70-90% to Town Centres.

A member of Council proposed postponing consideration of the motion to a future meeting.

**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT the motion to draft a letter to the Province is postponed to a future meeting of Council.

**CARRIED**

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT the April 13, 2026 Regular Council Meeting is authorized to continue beyond 10:30 p.m.

**CARRIED**

(10:19 p.m.)

**8.7. Pilot Project Update for Edgemont Boulevard and Highland Boulevard**

File No. ENGES-1189852991-425

**MOVED by Councillor MURI**

**SECONDED by Councillor POPE**

THAT Council receive the report, titled 'Pilot Project Update for Edgemont Boulevard and Highland Boulevard', dated March 19, 2026.

**CARRIED**

**8.8. 2025 Traffic Volume Update – Ironworkers Memorial Bridge and Regional Crossings**

File No. ENGES-1189852991-428

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT Council receive the report, dated March 25 2026, titled "2025 Traffic Volume Update – Ironworkers Memorial Bridge and Regional Crossings."

**CARRIED**

**8.9. Passenger Rail Services Within the Sea to Sky Corridor**  
File No.

This item was deferred to the April 27, 2026 Regular Council Meeting.

**9. REPORTS**

**9.1. Mayor**

Nil

**9.2. Chief Administrative Officer**

Nil

**9.3. Councillors**

Nil

**9.4. Metro Vancouver Committee Appointees**

Nil

**10. ADJOURNMENT**

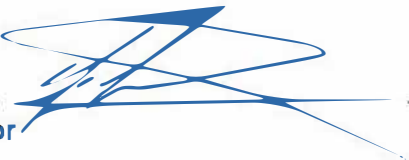
**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT the April 13, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**  
(10:56 p.m.)

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Mayor



\_\_\_\_\_  
Corporate Officer

