

**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, May 25, 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 (7:03 p.m.)

Staff: Dan Milburn, Acting Chief Administrative Officer
Peter Cohen, General Manager – Engineering Infrastructure Services
Caroline Jackson, General Manager – Climate Action and Parks
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Kevin Zhang, Development Planner
Yan Zeng, Manager – Development Planning
Taylor Jenks, Development Planner
Mina Sami, Development Planner
Mackenzie Stonehocker, Development Planner
Cheryl Archer, Confidential Council Clerk
Afrooz Fallah, Planning Assistant – Development Planning
Rebecca Docu, Administrative Assistant
Jillian Holden, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. May 25, 2026 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the agenda for the May 25, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

Absent for Vote: Councillor POPE

2. ADOPTION OF MINUTES

2.1. March 16, 2026 Regular Meeting of Council

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the March 16 Regular Meeting of Council are adopted.

CARRIED

Absent for Vote: Councillor POPE

2.2. April 14, 2025 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the May 25, 2026 Public Hearing are received.

CARRIED

Absent for Vote: Councillor POPE

2.3. April 27, 2026 Regular Meeting of Council

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the April 27, 2026 Regular Meeting of Council are adopted.

CARRIED

Absent for Vote: Councillor POPE

Councillor POPE arrived at this point in the proceedings (7:03 p.m.)

3. PUBLIC INPUT

3.1. Michael Graveson:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Stated that he has been a consultant for the chemical industry for more than 40 years;
- Noted that Council had recommended in 2007 that the use not continue;
- Alleged that Chemtrade misrepresented facts and inconsistently stated whether liquid chlorine or bleach is used for treating drinking water and how much of their product is used in Canada;
- Stated that Council expressed concerns at the time the bylaw was abandoned regarding perpetuity and the risk of a chlorine release;

- Opined that more Quantitative Risk Assessments and studies were not requested by Council;
- Commented on the time limit in the revised proposal and opined that 20 additional years is too long;
- Opined that Chemtrade’s proposal does not address risks and safety concerns;
- Opined that Chemtrade is too big and powerful to stop;
- Proposed adding a condition to the Section 219 covenant to limit chlorine production as of July 1, 2030;
- Opined that this would eliminate the risk of a serious event and would not negatively impact water treatment, employment, or tax revenue, and that Chemtrade would be able to continue to operate;
- Commented on the practices of other companies that produce chlorine; and,
- Stated that analysts agreed that Chemtrade would still be profitable without liquid chlorine.

3.2. Anna Morrison:

- Spoke in support of item 8.8. Playground Funding Request: Sherwood Park Elementary School on behalf of the Sherwood Park Elementary School Parent Advisory Committee (PAC);
- Commented on the importance of the project to the community;
- Noted that Sherwood Park Elementary School was identified as second on a list of priority schools due to the current playground not being accessible;
- Advised that the PAC had raised funds toward the project and the funding gap is 17,776 dollars; and,
- Noted the playground is used by the community outside of school hours.

3.3. Colin Metcalfe:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Opined that the debate is about the risk of the production and transportation of liquid chlorine in a densely populated area and not about the industrial value of chlorine;
- Commented on the increase in density in the District;
- Commented on the evacuations in California due to an incident at a chemical plant;
- Commented on the potential for an accident and impacts on schools, hospitals, and residents;
- Opined that more than 95 percent of the chlorine produced at Chemtrade is exported to the US and that the District is being asked to carry the risk;
- Opined that safety upgrades should not be used as a reason for extension and that Chemtrade could be successful without liquid chlorine; and,
- Opined that the benefits do not outweigh the risks.

3.4. Heather Drugge:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Opined that people think of swimming pools and drinking water when they think of chlorine;
- Stated the liquid chlorine is different and is dangerous;
- Commented on the impacts of chlorine exposure on human health and potential for fatalities;
- Stated that chlorine is rated by Major Industrial Accidents Council of Canada (MIACC) as the highest risk type and by the US Environmental Protection Agency (EPA) as having a large impact with a small release;
- Stated that railcars carry significantly more than this amount;
- Opined that the area that would be impacted is five kilometres;
- Noted the proximity of the Maplewood Village Centre and the Lynn Creek Town Centre;
- Questioned if the District would continue to develop Maplewood Village and Lynn Creek if the use is allowed to continue;
- Commented on the recent evacuation in California; and,
- Opined that Chemtrade believes they can better manage a second Public Hearing and asked that Council not give them the opportunity.

3.5. Judith Brook:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Advised that she is a District resident;
- Commented on aging rail infrastructure and railway routing through urban areas;
- Stated that chlorine byproducts are hazardous;
- Opined that ultraviolet light (UV) is used by other municipalities for water treatment;
- Referenced a statement by Mayor Little that he had no concerns regarding Metro Vancouver’s ability to provide water safety;
- Opined that allowing railcars with chlorine to travel through densely populated areas does not make sense;
- Opined that the District has been unduly pressured to reverse the April 13, 2026 decision to abandon the bylaw; and,
- Requested that Council uphold their previous decision.

3.6. Claudia Cornwall:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Advised that she is a District resident;
- Expressed concern regarding the use close to a growing residential area;
- Noted the plant’s proximity to Maplewood Village Centre and the Wild Bird Trust;

- Commented on the evacuation in California and the impacts on residents; and,
- Opined that if the District wants to use the land in the future, a lease in perpetuity would preclude doing so.

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. North Shore Young Civic Forum

Re: North Shore Young Civic Forum Cohort 5.0

Three teams from the North Shore Young Civic Forum Cohort 5.0 provided presentations on individual subjects:

Team 1, Atena Abbaspourbenis, Mark Stevens, and Cass Buckley, provided a presentation on Integrated Mental Health in Housing and proposed a 12-month pilot for an on-site access program to bring low-barrier, drop-in support closer to residents where they live. The group noted that the project addresses concerns that housing and mental health services operate separately, and that the future housing at 1234 East Keith Road would be a strong candidate for the pilot project.

Team 2, Bryan Gallagher, Hana Watanabe, Jazz Emma Day, and Jasper Chio, provided a presentation on DNV Youth Engagement to encourage more youth to become involved in civic matters to address concerns that civic engagement favours older voices. Ideas included a pilot project for a youth influencer as a part-time paid position, youth drop-in sessions in youth-friendly spaces, and a mentorship program with members of District Council and staff.

Team 3, Heera Subbiah, Justin Noble, Nor Estoye, and Layne North, provided a presentation on the Food Forest Project to improve food security, increase the tree canopy, improve the use of green spaces, and provide opportunities for education and social connection. The team presented two options, a food forest as a larger, longer-term project, or the addition of fruit trees to District lands as a smaller project at a lower cost that could be implemented more quickly. The team requested that the District study the matter and consider applying for the District to participate in the Canada Edible Tree Grant Project.

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the delegation of the North Shore Young Civic Forum is received for information.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

6.1 May 4, 2026 Closed Special Council Meeting

6.1.1 Advisory Oversight Committee Recommendations

Advisory Design Panel

THAT Nancy Paul is appointed to the Advisory Design Panel for a term ending December 31, 2026.

THAT Adam Gruchala is appointed to the Advisory Design Panel with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

North Shore Accessibility Advisory Committee

THAT Nashila Premji is appointed to the North Shore Accessibility Advisory Committee (NSAAC) for 2 years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

North Vancouver Museum and Archives Commission

THAT the appointment of Daniel Schuss to the North Vancouver Museum and Archives Commission is rescinded;

AND THAT Charlene Grant is appointed to the North Vancouver Museum and Archives Commission for the remainder of a three-year term ending December 31, 2029;

AND THAT this resolution is released to the public.

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor Mayor LITTLE

SECONDED by Councillor MURI

THAT items 8.3, 8.4 and 8.8 are included in the Consent Agenda and are approved without debate.

CARRIED

8.1. Community Opinion on Consumer Fireworks Prohibition

File No.

MOVED by Councillor HANSON

SECONDED by Councillor POPE

THAT, pursuant to section 83 of the *Community Charter*, Council seek community opinion regarding the prohibition of the retail sale, possession and use of consumer fireworks and smoke-generating pyrotechnic devices in the District of North Vancouver;

AND THAT such community opinion be obtained in conjunction with the October 17, 2026 general local election;

AND THAT the results of this process be non-binding on Council;

AND THAT staff be directed to report back to Council with proposed wording for a community opinion question to determine elector support for this prohibition.

DEFEATED

Opposed: Mayor LITTLE and Councillors BACK, MAH, and MURI

8.2. Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”)

File No.

Public Input:

Peter Teevan:

- Stated that he is opposed to the proposed reconsideration;
- Opined that Council had made the right decision to abandon the bylaw and it would be irresponsible to reverse the decision;
- Opined that there should not be a chlorine plant in a residential area;
- Opined that there would be mass casualties if an accident occurred;
- Stated that bleach is used to treat drinking water;
- Opined that there is an excess of chlorine in Canada;
- Opined that the BakerRisk assessment did not include a worst-case scenario;
- Referred to the District publication When the Ground Shakes;
- Noted that railcars in the yard would not be contained in the proposed railcar loading building;
- Commented on previous Councils’ decisions regarding chlorine; and,
- Commented on the increase in population in the area.

Pursuant to s. 131 of the *Community Charter*, the motion as moved and seconded at the Regular Council Meeting on April 13, 2026, was before Council for reconsideration.

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.

DEFEATED

Opposed: Mayor LITTLE and Councillors BACK, HANSON, MAH and MURI

A member of Council proposed a motion arising.

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT Council give “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” SECOND Reading and refer Bylaw 8778 back to a public hearing;

AND THAT Council direct staff to prepare a Section 219 covenant to be registered on LOT 5 EXCEPT: PART SUBDIVIDED BY PLAN LMP40923; DISTRICT LOTS 193 AND 611 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17801 as a condition of final reading of Bylaw 8778, that includes a time limit on the proposed Chlorine Operations, Quantitative Risk Assessment and Best Available Technology requirements as described in the document titled APPENDIX A Indicative Conditional Approval Framework and Timeline attached to the report titled Bylaw 8778 Reconsideration 100 Amherst Avenue – (Chemtrade) dated May 7, 2026.

CARRIED

Opposed: Councillor POPE

**8.3. Rezoning Bylaw 8732 for a 21-Unit Townhouse Development
at 3712–3718 Edgemont Boulevard**

File No. 08.3060.20/020.24

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT “District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8732)” is ADOPTED.

CARRIED

8.4. Development Permit 20.24 – 3712-3718 Edgemont Boulevard

File No. 08.3060.20/020.24

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT Development Permit 20.24 to allow for a 21-unit townhouse development at 3712 - 3718 Edgemont Boulevard is ISSUED.

CARRIED

- 8.5. Development Permit 107.17 – 1135 to 1147 Ridgewood Drive and 3288 Brookridge Drive**
File No. 08.3060.20/107.17

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT Development Permit 107.17 to allow for the construction of a 12-unit townhouse development at 1135-1147 Ridgewood Drive and 3288 Brookridge Drive is ISSUED.

CARRIED

The meeting recessed at 8:46 p.m. and resumed at 8:53 p.m.

Councillor MAH returned to the meeting at 8:54 p.m.

- 8.6. Bylaws 8779, 8780, and 8782 – OCP Amendment, Rezoning and Housing Agreement 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 Mayor LITTLE

SECONDED by Councillor BACK

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8779, 2026 (Amendment 62)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)” is given FIRST, SECOND and THIRD Readings.

CARRIED

Opposed: Councillors FORBES, HANSON and MURI

- 8.7. Amendments to the General Local Election Bylaw and Street and Traffic Bylaw regarding Election Campaign Signs**
File No.

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT “Bylaw 8783 Amendments to General Local Election Related Sections in Bylaws 6876 and 7125, 2026” is given FIRST, SECOND and THIRD Readings.

CARRIED

A member of Council proposed a motion arising.

MOVED by Councillor BACK

SECONDED by Councillor POPE

THAT staff report back to Council with options for regulating election campaign sign size in the District of North Vancouver, including consideration of approaches used in neighbouring municipalities such as the City of North Vancouver

AND THAT the report include consideration of issues related to fairness and accessibility for candidates, visual clutter, public realm impacts, enforcement considerations, and potential sign size limits for different forms of election signage.

DEFEATED

Opposed: Mayor LITTLE and Councillor FORBES, HANSON, MAH and MURI

Councillor MURI left the meeting at 9:54 p.m.

8.8. Playground Funding Request: Sherwood Park Elementary School

File No. CAPPARKS-313193949-35315

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT Council approve a contribution in the amount of \$15,000 towards the renewal of the playground at Sherwood Park Elementary School, to be funded from Council's Operating Contingency.

AND THAT staff bring forward a report for Council's consideration with a review and options for updating the Playground Development on School Grounds Policy.

CARRIED

Absent for Vote: Councillor MURI

9. REPORTS

9.1. Mayor

Mayor Little reported on his attendance at the following:

- A tea ceremony on board the Japan Coast Guard Academy Training Vessel Itsukushima on May 19, 2026 during their visit to North Vancouver;
- The opening of the new Tsleil-Waututh Nation sports field on May 20, 2026 with Councillors Back, Mah, and Pope;
- The community information session on the District's Nature and Biodiversity Strategy at the Lynn Valley Library on May 20, 2026
- The Greater Vancouver Board of Trade meeting on May 20, 2026 at which Prime Minister Mark Carney spoke;
- The Polish festival at Lynn Valley Village on May 16, 2026; and,
- The Operation Wolf multi-agency wildfire emergency exercise.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Forbes reported on the following:

- Her attendance at the dedication of the new Belhouse Park on May 12, 2026;
- The District Youth Awards held on May 13, 2026; and,
- The passing of community activist Louise Nagle.

9.3.2. Councillor Mah reported on his attendance at the SPEC Repair Café on May 24, 2026, noting that another event is planned for the fall.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor FORBES

SECONDED by Mayor LITTLE

THAT the May 25, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED

(10:04 p.m.)

Absent for Vote: Councillor MURI

Mayor

Corporate Officer

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