

**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, June 1, 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
Peter Cohen, General Manager – Engineering Infrastructure Services
Dan Milburn, General Manager – Planning, Properties and Permits
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Zeralynne Te, Manager – Community Planning
Yan Zeng, Manager – Development Planning
Tamsin Guppy, Senior Development Planner
Kevin Zhang, Senior Development Planner
Daniel Broderick, Development Planner
Mitchell Patterson, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. June 1, 2026 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the agenda for the June 1, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. PUBLIC INPUT

3.1. Colin Metcalfe:

- Commented on item 8.3;
- Expressed concerns that residents should be required to accept the risks associated with the manufacturing and transportation of liquid chlorine;
- Opined that liquid chlorine is among the most hazardous industrial chemicals and has the potential to threaten thousands of people in a short period of time;
- Noted that the rail corridor used for transportation passes through densely populated communities;
- Stated that supporters of the application have emphasized the economic benefits of the proposal;
- Referred to examples of chemical tank failures in North America;
- Suggested that future failures may be inevitable and urged consideration of the potential consequences;
- Opined that, based on financial analysis, the company would remain financially viable even if liquid chlorine were discontinued; and,
- Urged Council to reject the application.

3.2. Chris Bowcock:

- Commented on item 8.3;
- Commented on their experience in fire service operations and major industrial emergency management;
- Stated that shelter in place strategies do not guarantee occupant safety or survivability;
- Stated that shelter in place measures may be less effective during chlorine or other toxic gas release events;
- Expressed concern that vulnerable residents may be unable to evacuate safely during an emergency;
- Opined that remaining indoor, in some circumstances, may be safer than traveling through a chlorine hazard area; and,
- Stated that chlorine infiltration into buildings could expose sheltering residents to hazardous or potentially fatal indoor conditions.

3.3. Aidan Kyle:

- Commented on item 8.4;
- Commented on personal experience attempting to build a coach house within the District;
- Noted challenges despite existing policies that appear supportive on paper;
- Suggested that the proposed changes represent a meaningful step toward improving housing delivery;
- Stated that the development industry has responded positively to the proposed amendments;
- Stated that coach houses provide one of the few viable options for families seeking to remain in the community; and,
- Emphasized that housing affordability and availability are immediate concerns.

3.4. Colin Armstrong:

- Stated his profession;
- Discussed rail transportation risks within the Quantitative Risk Assessment (QRA);
- Stated that District residents are exposed to risks associated with railcars located off-site from the manufacturing facility;
- Stated that chemical production is inherently linked to transportation activities;
- Stated that more than 100 schools and 50 hospitals are located within areas with high risk levels;
- Acknowledged that federal rail transportation regulations are in place but noted that accidents continue to occur despite those requirements;
- Raised concerns regarding the scope of the risk analysis and whether transportation related risks were adequately considered; and,
- Expressed concern that risks associated with railcar transportation were not fully reflected in the QRA.

3.5. Robert Armstrong:

- Commented on item 8.4;
- Emphasized the importance of coach houses as housing options;
- Commented on efforts over the past five years to advocate for bylaw changes that would facilitate coach house development;
- Expressed concern that lengthy delays have created challenges for aging families seeking housing solutions;
- Stated that the proposed bylaw amendments would enable more residents to move forward with coach house projects; and,
- Encouraged Council to consider the time sensitive nature of housing needs.

3.6. Corrie Kost:

- Commented on tsunami related risks in North Vancouver;
- Commented on item 8.3;
- Stated that Council's primary responsibility is to protect the health and safety of District residents;
- Expressed concerns regarding the exportation of extremely hazardous materials;
- Suggested that Council has a role to intervene when an activity may affect critical public safety and community well-being;
- Urged for the permanent shutdown of liquid chlorine production; and,
- Urged Council to take action that prioritizes public safety and risk reduction.

3.7. Michael Graveson:

- Commented on item 8.3;
- Referred to the letter from Chemtrade to Council on May 15, 2026;
- Commented on the use of chlorine and bleach in water treatment processes;
- Raised concerns regarding alleged inaccuracies or misquotes in Chemtrade's communications;
- Opined that Chemtrade is employing a strategy that overstates the consequences of ending liquid chlorine production, creating the perception that water treatment would be compromised and public health threatened;
- Commented on the volume of chlorine reportedly shipped to the United States; and,
- Raised concerns regarding the on-site storage of chlorine and the associated risks.

3.8. Sukhi Dakha:

- Commented on item 8.5;
- Requested Council's consideration of exceptions related to parking and density requirements;
- Noted that work on the project began approximately eight years ago;
- Stated that the proposal has undergone numerous design revisions;
- Noted that multiple iterations were explored to achieve a project that is both financially viable and beneficial to the community; and,
- Stated the proposal is a unique and innovative project within the community.

3.9. Gontran Paget:

- Commented on item 8.5;
- Noted they are the Senior Manager, Safety Management Systems at the University of British Columbia;
- Noted their organization supports one of the largest housing portfolios in British Columbia;
- Expressed support for advancing the proposal;
- Stated that the proposal is fundamentally about increasing housing choice in the community;

- Highlighted housing affordability as a significant challenge across the region;
- Suggested that parking requirements can have a direct impact on housing costs and affordability;
- Noted the sites proximity to Phibbs Exchange;
- Commented on changing transportation and housing preferences among students, faculty, and young families, with an increased interest in walkable communities; and,
- Encouraged Council to advance the proposal to bylaw readings and a public hearing.

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. North Shore Medical Health Officer

Re: Update on the Health Status of DNV Residents

Dr. Alex Choi, North Shore Medical Health Officer, provided an update on the District of North Vancouver Community Health Profile, including comparisons between the North Vancouver local health area, Vancouver Coastal Health, and British Columbia. Dr. Choi noted key health and wellbeing factors such as access to green space, physical activity levels, and community belonging. Dr. Choi commented on issues related to senior falls and the implications of an aging population, along with the importance of age-friendly infrastructure. Dr. Choi also referenced unregulated drug toxicity deaths in the District and concerns regarding youth vaping rates in North Vancouver.

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT the delegation of the North Shore Medical Health Officer 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 Mayor LITTLE

SECONDED by Councillor MURI

THAT items 8.1 and 8.2 are included in the Consent Agenda and are approved without debate.

CARRIED

8.1. Bylaws 8756 and 8757: OCP Amendment and Rezoning for a 12-unit townhouse development at 1883-1901 Glenaire Drive

File No. 08.3060.20/007.024

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

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

AND THAT “District of North Vancouver Rezoning Bylaw 1456 (Bylaw 8757)” is ADOPTED.

CARRIED

8.2. Amendments to the General Local Election Bylaw and Street and Traffic Bylaw regarding Election Campaign Signs

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT “Bylaw 8783 Amendments to General Local Election Related Sections in Bylaws 6876 and 7125, 2026” is ADOPTED.

CARRIED

8.3. Bylaw 8778 – Rezoning Application at 100 Amherst Avenue: New Information Provided by the Applicant

File No. 08.3060.20/042.25

Public Input:

Peter Teevan:

- Spoke in opposition to the item;
- Opined that claims suggesting drinking water safety would be at risk are a false narrative;
- Opined that the issue is primarily driven by corporate profit considerations;
- Alleged that Chemtrade previously circulated inaccurate information on its website, which has since been corrected;
- Noted that the company’s broader objectives relate to all products produced, not solely chlorine;
- Questioned the timing of the staff report dated May 20, 2026, asking why it was not provided earlier;
- Requested that the May 25, 2026 vote be revisited; and
- Suggested that the timing of the report may compromise the validity of the previous vote.

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT the May 20, 2026 report of the Manager, Development Planning entitled Bylaw 8778 – Rezoning Application at 100 Amherst Avenue: New Information Provided by the Applicant is received for information.

CARRIED

8.4. Bylaws 8787 and 8799 – New Detached Residential Zones (R1 and R2)

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)” is given FIRST reading;

AND THAT “District of North Vancouver Rezoning Bylaw (Bylaw 8799)” is given FIRST reading;

AND THAT Bylaw 8787 and Bylaw 8799 are referred to a Public Hearing.

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

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT Bylaw 8799 is amended in Schedule A by striking Section 5(2) and Diagram 5.1 from the bylaw in both the R1 and R2 zones.

CARRIED

Opposed: Councillors HANSON and POPE

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

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT “District of North Vancouver Rezoning Bylaw (Bylaw 8799)” is amended by striking out “Subsection 3 (1)(a) of the R1 – Rural and Suburban Detached Residential Zone” and renumbering accordingly.

CARRIED

Opposed: Councillors HANSON and MAH

The question was called on the Main Motion as amended:

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)” is given FIRST reading;

THAT Bylaw 8799 is amended in Schedule A by striking Section 5(2) and Diagram 5.1 from the bylaw in both the R1 and R2 zones;

AND THAT “District of North Vancouver Rezoning Bylaw (Bylaw 8799)” is amended by striking out “Subsection 3 (1)(a) of the R1 – Rural and Suburban Detached Residential Zone” and renumbering accordingly;

AND THAT “District of North Vancouver Rezoning Bylaw (Bylaw 8799)” is given FIRST reading;

AND THAT Bylaw 8787 and Bylaw 8799 are referred to a Public Hearing.

CARRIED

The meeting recessed at 9:34 p.m. and reconvened at 9:37 p.m.

8.5. OCP Amendment & Rezoning Application – 328 – 332 Seymour River Place
File No. 08.3060.20/039.25

Public Input:

Michael Gellar:

- Noted the application process began in 2018;
- Stated that reduced parking requirements are an important factor in delivering more affordable housing;
- Suggested that improved transit options and changing attitudes towards car ownership support lower parking requirements;
- Expressed concern that development approval processes take too long;
- Noted that many proposed developments are not financially viable under current conditions;
- Referred to lock-off suites as an additional affordable housing strategy included in the application;
- Stated that car sharing options, while not currently available in Maplewood, are being explored and are expected to be in place prior to project occupancy; and,
- Opined that reducing density or increasing on-site parking would render the project financially unviable.

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT Council direct administration to work with the applicant to resolve the following issues with the subject application, to staff's satisfaction, prior to the introduction of associated bylaws:

- a) density beyond OCP vision; and
- b) housing mix and vehicle parking.

CARRIED

Opposed: Councillors BACK and POPE

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the Regular Council meeting held on June 1, 2026 is authorized to carry on beyond 10:30 p.m.

8.6. Access to Deep Cove – near-term active transportation considerations

File No. ENGIPG-964173360-173476

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT Council receive the Report for information;

AND THAT Council endorse staff undertaking limited, preliminary work to explore potential low-cost, interim active transportation improvements between Parkgate Village and Deep Cove, that can be delivered in the near-term without prejudice to the long-term Spirit Trail Eastern Extension vision or alignment.

CARRIED

8.7. Vape Shops

File No.

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT staff be directed to report back to Council with options for limiting vape shops within the District of North Vancouver.

CARRIED

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 June 1, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED

(10:59 p.m.)

Mayor

Corporate Officer

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