

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:05 p.m. on Monday, July 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  
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  
Daniel Broderick, Development Planner  
Heidi Granger, Municipal Solicitor  
Taylor Jenks, Development Planner  
Jon Maselli, Development Planner  
Tanja Oswald, Community Planner  
Mackenzie Stonehocker, Development Planner  
Kevin Zhang, Senior Development Planner  
Cheryl Archer, Confidential Council Clerk  
Afrooz Fallah, Development Planning Assistant  
Rebecca Docu, Administrative Assistant  
Natalie Priestley, Administration Clerk

**1. ADOPTION OF THE AGENDA**

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

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT the agenda for the July 13, 2026 Regular Meeting of Council for the District of North Vancouver is:

- a) amended by withdrawing item 8.1 and considering item 8.9 following item 8.5;
- b) adopted as amended, including the addition of any items listed in the agenda addendum.

**CARRIED**

## **2. ADOPTION OF MINUTES**

### **2.1. May 4, 2026 Regular Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor FORBES**

THAT the minutes of the May 4, 2026 Regular Council Meeting are adopted.

**CARRIED**

### **2.2. June 15, 2026 Special Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor FORBES**

THAT the minutes of the June 15, 2026 Special Council Meeting are adopted.

**CARRIED**

### **2.3. June 22, 2026 Special Council Meeting**

**MOVED by Councillor MURI**

**SECONDED by Councillor FORBES**

THAT the minutes of the June 22, 2026 Special Council Meeting are adopted.

**CARRIED**

### **2.4. June 23, 2026 Public Hearing**

**MOVED by Councillor MURI**

**SECONDED by Councillor FORBES**

THAT the minutes of the June 23, 2026 Public Hearing are received.

**CARRIED**

### **3. PUBLIC INPUT**

#### **3.1. Manson Leung:**

- Spoke in favour of item 8.5 Development Permit 44.25 – Riverside Affordable Housing on behalf of Metro Vancouver Housing;
- Opined that the project is the kind of partnership needed to address housing challenges in the District;
- Noted the intent is to provide 81 non-market rental homes for a broad range of tenants in need of stable housing, including people with disabilities, families, and seniors;
- Commented on the different types of affordable housing to be provided, including rent-geared-to-income;
- Commented on shared indoor amenities and accessible design features of the project; and,
- Noted the project will be the first to be delivered under the Digitally Accelerated Standardized Housing (DASH) program designed to accelerate construction.

#### **3.2. Clayton Welwood:**

- Commented on water and sewer utility rates in the District;
- Noted that some properties have water meters;
- Stated that the majority of properties are still on flat rates;
- Opined that there is inequity between multi-family and single-family residences;
- Stated that rates for single-family detached homes are only approximately 20 percent more than for multi-family apartments;
- Stated that the difference in rates is much larger in other municipalities such as the City of North Vancouver and City of Burnaby; and,
- Opined that if the fees for utilities were taxes, they would be regressive.

#### **3.3. Shawn Dehkhodaei:**

- Commented on the Nuisance Abatement Bylaw;
- Advised that he has a rented shipping container in his back yard to temporarily store building materials;
- Advised that he received a bylaw infraction ticket for the container;
- Stated that the Bylaw Enforcement Officer suggested speaking to Council;
- Opined that the bylaw is intended to address accumulated items;
- Opined that the bylaw is not applied consistently;
- Stated that some neighbours have trailers and garbage in their yards;
- Opined that the container does not interfere with neighbours;
- Opined that a complaint was made to the District and that the container was not randomly noticed by Bylaws staff;
- Opined that many properties in the District contravene the bylaw; and,
- Requested that the bylaw be amended to exempt temporary items.

**3.4. Dave Sadler:**

- Expressed concern regarding a future earthquake in the District;
- Commented on possible damage 10 kilometres from the epicentre of an earthquake;
- Noted that Vancouver is located in an earthquake zone;
- Commented on the possibility of a significant earthquake in the area in the next 20 years; and,
- Encouraged Council to take steps to protect residents.

**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. Bylaws 8779, 8780, 8781 and 8782 – OCP Amendment, Rezoning, Road Closure 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

This item was withdrawn from the agenda.

**8.2. Rezoning Bylaw 8736 for a 46-Unit Townhouse at 3374-3380 Mount Seymour Parkway (MSP), 2 Unaddressed Lots fronting MSP & 3382-3396 Gaspe Place**

File No. 08.3060.20/017.24

**MOVED by Mayor LITTLE**

**SECONDED by Councillor POPE**

THAT “District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8736)” is ADOPTED.

**CARRIED**

Opposed: Councillors HANSON and MURI

**8.3. Bylaw 8741: Proposed Partial Highway Closure and Dedication Removal  
3300 Block Mt. Seymour Parkway and Gaspé Place Highway Closure  
Bylaw 8741, 2025**

File No. 09.3900.20/000.000

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MAH**

THAT “3300 Block Mt. Seymour Parkway and Gaspé Place Highway Closure Bylaw 8741 2025” is ADOPTED.

**CARRIED**

Opposed: Councillors HANSON and MURI

**8.4. Development Permit 17.24 - 3374-3380 Mount Seymour Parkway  
and 3382-3396 Gaspé Place**

File No. 08.3060.20/017.24

**MOVED by Councillor MAH**

**SECONDED by Councillor BACK**

THAT Development Permit 17.24 for a 46-unit, 3-storey townhouse development at 3374, 3380 Mount Seymour Parkway and 3382, 3386, 3396 Gaspé Place is ISSUED.

**CARRIED**

**8.5. Development Permit 44.25 – Riverside Affordable Housing**

File No. 08.3060.20/044.25

**MOVED by Councillor POPE**

**SECONDED by Councillor MAH**

THAT Development Permit 44.25 for a six-storey multi-family rental building known as Riverside Affordable Housing located on four unaddressed lots on Riverside Drive is ISSUED.

**CARRIED**

Opposed: Councillor MURI

**8.9. Proposed Partial Highway Closure and Dedication Removal  
300 Block Riverside Drive Highway Closure Bylaw 8804, 2026**

File No. 02.0870.30/108.000

**MOVED by Councillor HANSON**

**SECONDED by Councillor MAH**

THAT “300 Block Riverside Drive Highway Closure Bylaw 8804, 2026” is given FIRST, SECOND and THIRD Readings.

**CARRIED**

Opposed: Councillor MURI

**8.6. Development Permit 7.24 – 1883-1901 Glenaire Drive**

File No. 08.3060.20/007.24

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT Development Permit 7.24 for a 12-unit townhouse development at 1883-1901 Glenaire Drive is ISSUED.

**CARRIED**

**8.7. Bylaws 8802 and 8803 Heritage Designation and Revitalization Agreement for 3526 Everglade Place**

File No.

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT “Heritage Designation Bylaw 8802, 2026 (3526 Everglade Place – Perry Residence)” is given SECOND and THIRD Readings;

AND THAT “Heritage Revitalization Agreement Authorization Bylaw 8803, 2026 (3526 Everglade Place – Perry Residence)” is given SECOND and THIRD Readings.

**CARRIED**

**8.8. Bylaw 8787 and Bylaw 8799 – Second and Third Reading Report for New Detached Residential Zones (R1 and R2)**

File No.

**MOVED by Councillor HANSON**

**SECONDED by Councillor MAH**

THAT “District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is amended by inserting into the R1 and R2 zones the following subsection “5 (2) In Accessory Buildings and Structures, detached Garages, and Coach Houses, the floor level of the lowest Storey shall not be more than 1.2m (4 ft) above the existing grade at any point.”, and renumbering accordingly;

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is given SECOND Reading as amended;

AND THAT “District of North Vancouver Rezoning Bylaw 1465 (Bylaw 8799)” is given THIRD Reading.

**CARRIED**

Opposed: Councillor FORBES

**8.10. Bylaw 8807: Revised Zoning Text Amendment for 2131-2171 Old Dollarton Road, 229-291 Riverside Drive & 2102-2128 Front Street (“Maplewood Gardens”)**  
File No. 80.3060.20/048.25

Public input:

Brennan Finley:

- Advised that he was speaking on behalf of the applicant;
- Acknowledged that parking is a concern and highlighted that affordable rental housing is a priority;
- Advised that the proposal is to update the previously approved rezoning from strata to rental and below-market housing;
- Commented on market factors that have shifted the sales market for owned multi-family housing and made rental housing more feasible;
- Noted that the proposed update would allow access to federal loan programs;
- Advised that the parking for rental and strata units would remain the same as the originally approved rezoning;
- Noted that they have partnered with Modo to include two rideshare parking spaces;
- Advised that 14 parking spaces are proposed to be added; and,
- Highlighted the cost of providing additional parking.

**MOVED by Councillor MAH**

**SECONDED by Councillor BACK**

THAT “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8807)” is given FIRST, SECOND, and THIRD Readings.

**CARRIED**

Opposed: Councillors FORBES, HANSON and MURI

Councillor POPE left the meeting at 8:50 p.m.

**8.11. 2026-2030 Financial Plan Amendment**

File No.

**MOVED by Mayor LITTLE**

**SECONDED by Councillor MURI**

THAT “2026-2030 Financial Plan Bylaw 8790, 2026, Amendment Bylaw 8800, 2026 (Amendment 1)” is given FIRST, SECOND, and THIRD Readings;

AND THAT staff be directed to bring forward a further Financial Plan Amendment in fall 2026 to incorporate the additional operating and capital plan changes identified in the July 2, 2026 report of the Section Manager – Financial Planning entitled 2026-2030 Financial Plan Amendment.

**CARRIED**

Absent for Vote: Councillor POPE

Councillor POPE returned to the meeting at 8:52 p.m.

**8.12. Ageing & Older Persons Strategy – Phase 2 Update**

File No.

**MOVED by Councillor MAH**

**SECONDED by Councillor HANSON**

THAT Council receive for information, the report of the community planner titled “Ageing & Older Persons Strategy – Phase 2 Update”, dated June 29, 2026.

**CARRIED**

**8.13. Environmental Policies re: Replanting of Trees**

File No.

**MOVED by Councillor MURI**

**SECONDED by Councillor HANSON**

THAT Council direct staff to report back in a workshop setting on the following items:

1. Existing bylaws, policies, and practices related to tree protection, replacement tree requirements, and environmental compensation measures, including how these requirements are applied across various project types and development contexts; and,
2. How the District of North Vancouver measures environmental and urban tree canopy loss, including environmental impact such as increased carbon, altered water displacement and drainage patterns affecting the biodiversity of surrounding areas, and how we mitigate these critical losses to protect existing ecosystems.

**CARRIED**

**9. REPORTS**

**9.1. Mayor**

Nil

**9.2. Chief Administrative Officer**

**9.2.1 Information Reports to Council - April 2026 to June 2026**

The following Information Reports to Council were released to the public:

1. Information RTC re Placemaking Task Force Wrap-up Report
2. Information RTC re Noise Exemption – 2550 Whiteley Court – April 19, 2026 – April 20, 2026

3. Information RTC re Noise Exemption – DNV – All Road – April 12, 2026 – Nov 15, 2026
4. Information RTC re Metro Vancouver Organic Waste Services Update
5. Information RTC re Noise Exemption – 1510 Crown St – May 9, 2026
6. Information RTC re Noise Exemption – 1510 Crown Street – May 23, 2026
7. Information RTC re William Griffin Pickleball Courts
8. Information RTC re Recreation Facility and Amenity Assessment
9. Information RTC re Fires Station #5 (Norgate) Replacement Project Update
10. Information RTC re Boating Safety Initiatives at Whey-ah-Wichen Park and Inter-Agency Coordination
11. Information RTC re Seylynn Park Phase 2 Planning: Temporary Pilot Park
12. Information RTC re Council World Cup Response
13. Information RTC re 3526 Everglade Place – Virtual Public: Information Meeting
14. Information RTC re 1700 Mt Seymour Road – BC Parks Referral on Mt Seymour Resort Ski Resort
15. Information RTC re Noise Exemption 220 Mountain Hwy June 1-June 11
16. Information RTC re Noise Exemption Form August 8, 2026 1510 Crown St
17. Information RTC re Noise Exemption Form June 13, 2026 1510 Crown St
18. Information RTC re Noise Exemption Form July 18 1510 Crown St
19. Information RTC re Vancouver Coastal Health North Shore Services
20. Information RTC re Noise Exemption from June 4, 2026 to June 9, 2026 1080 Marine Drive
21. Information RTC re Fuel Price Impacts to the District’s Operational Budget
22. Information RTC re Current Housing Market Conditions and Inclusionary Zoning Update
23. Information RTC re Poverty Reduction Partnership Update
24. Information RTC re Artificial Turf Fields Update
25. Information RTC re Geotechnical Investigation along Riverside Drive – Retaining Wall Stability Assessment
26. Information RTC re North Vancouver Recreation & Culture 2025 highlights infographic
27. Information RTC re Lynn Valley Library Refresh Project Update
28. Information RTC re Capilano Library Refresh Project Update
29. Information RTC re Fire Station #2 (Lynn Valley) Major Renewal Project Update
30. Information RTC re District Hall Renewal Project Update – May 2026
31. Information RTC re East Cates Park/Whey-ah-Wichen Washroom Replacement
32. Information RTC re West Cates Park/Whey-ah-Wichen Washroom Replacement

- 33. Information RTC re Noise Exemption from June 28, 2026 to July 10, 2026  
Lynn Valley Road (Fromme Road to Mountain Hwy)
- 34. Information RTC re 2026 General Local Election Public Awareness Strategy

**9.3. Councillors**

Nil

**9.4. Metro Vancouver Committee Appointees**

Nil

**10. ADJOURNMENT**

**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

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

**CARRIED**  
(9:45 p.m.)

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Mayor

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Corporate Officer