

**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, July 20, 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
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Ehab Taha, Section Manager – Transportation
Nicole Foth, Community Planner
Jessica Lee, Community Planner
Kaitlin Hebron, Confidential Council Clerk
Mina Sami, Planning Assistant – Development Planning
Rebecca Docu, Administrative Assistant
Natalie Priestley, Administration Clerk
Tracy McAuley, Executive Assistant to Mayor Little

1. ADOPTION OF THE AGENDA

1.1. July 20, 2026 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the agenda for the July 20, 2026 Regular Meeting of Council for the District of North Vancouver is;

- a) amended to consider item 4.1 before 3.1; and,
- b) adopted as amended, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

2.1. June 1, 2026 Regular Meeting of Council

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the minutes of the June 1, 2026 Regular Meeting of Council are adopted.

CARRIED

With the consent of Council, Mayor Little varied the agenda to consider Item 4.1 at this point in the proceedings.

4. RECOGNITIONS

4.1. Centennial Bursary Awards

- Baran Ehteramian
- Behailu Neufeld
- Chloe Robb
- Daniel Ansari
- Gwenna Cooper
- Isabella Castillo
- Janray Gammond
- Jenna Harder
- Leia Burch
- Lexy Tedder-Suberlak
- Madeleine Scott
- Olivia Rodig
- Olivia Scott
- Teagan Savage

The order of the agenda resumed with Item 3.1 being before Council.

3. PUBLIC INPUT

3.1. Eric Godot Andersen:

- Spoke regarding item 8.12;
- Noted he is not speaking on behalf of any associations he belongs to;
- Expressed disappointment with the motion;
- Opined traffic problems are not solved by building new roads through the forest;
- Commented on a previous proposal for a connector route through the Hyannis trail;
- Noted there was no map or suggested route attached to the motion;

- Commented on the high use of trails;
- Expressed concerns regarding projected costs;
- Opined the topography of the site would cause the project to be expensive;
- Opined the timing of the motion is due to the 2026 election; and,
- Emphasized the need to find solutions that move more people around and try to improve the current transportation options.

3.2. Katherine Fagerlund:

- Spoke regarding item 8.12;
- Noted she is not speaking on behalf of any associations she belongs to;
- Expressed disappointment with the motion;
- Expressed concerns regarding costs and other unintentional impacts;
- Queried if there are other potential solutions;
- Noted the proposal only focuses on one design solution;
- Suggested the recommendation be adjusted to achieve a better outcome; and,
- Suggested staff undergo a full analysis of demand from East Seymour and develop options based on those findings.

3.3. Olivia Hundescondenberg:

- Spoke regarding item 8.12;
- Expressed concerns regarding building more roads, losing the park, and bringing more cars to the North Shore;
- Commented on the amount of people coming to the North Shore for hiking and biking;
- Noted drivers often use shortcuts through Lynn Valley to avoid traffic;
- Suggested rapid transit as the answer; and,
- Suggested removing one of the two Northbound lanes on Mountain Highway and creating two Southbound lanes.

3.4. Corrie Kost:

- Commented on the advancement of quality of life for the District; and,
- Spoke in opposition regarding item 8.12.

5. DELEGATIONS

5.1. CIVIX

Re: Student Vote North Vancouver 2026

Kelsey Davis, CIVIX, provided information about the upcoming British Columbia student vote program. Ms. Davis discussed factors relating to voter turnout and emphasized the importance of engaging youth early to electoral procedures.

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the delegation of CIVIX 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

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

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 ADOPTED;

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

AND THAT “1246-1268 Lynn Valley Road and 3050-3174 Baird Road Highway Closure Bylaw 8781, 2026” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)” is ADOPTED.

CARRIED

Opposed: Councillors FORBES, HANSON and MURI

8.2. Bylaw 8778 – Text Amendment Rezoning – 100 Amherst (Chemtrade)

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is ADOPTED.

CARRIED

Opposed: Councillors FORBES, MURI and POPE

8.3. Rezoning Bylaw 8770 – 526-550 Riverside Drive & 2194 Windridge Drive

File No. 08.3060.20/030.19

Public Input:

Joe Geluch:

- Noted he is the applicant for the proposal;
- Noted catchment-wide stormwater requirements are being applied to the project;
- Stated the project requires an oversized stormwater detention tank;
- Requested time for staff and the applicant to develop a solution;
- Supported referring the application to allow further work at no cost to the District; and,
- Stated a referral would not affect existing Council or community support.

MOVED by Councillor MAH

SECONDED by Councillor BACK

THAT Bylaw 8770 and associated rezoning application be referred to staff to assess the financial, servicing and policy implications of further apportionment of the Mount Seymour Parkway storm main upgrade requirement and report back to Council.

CARRIED

8.4. Bylaw 8771 – Rezoning for a Six-Unit Townhouse Development at

873 Premier Street

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “District of North Vancouver Rezoning Bylaw 1461 (Bylaw 8771)” is ADOPTED.

CARRIED

8.5. Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation – 3526 Everglade Place

File No. 09.3900.20/000.000

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT “Heritage Designation Bylaw 8802, 2026 (3526 Everglade Place – Perry Residence)” is ADOPTED;

AND THAT “Heritage Revitalization Agreement Authorization Bylaw 8803, 2026 (3526 Everglade Place – Perry Residence)” is ADOPTED.

CARRIED

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

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “District of North Vancouver OCP Amendment Bylaw (Bylaw 8787)” is ADOPTED;

AND THAT “District of North Vancouver Rezoning Bylaw (Bylaw 8799)” is ADOPTED.

CARRIED

8.7. Bylaw 8800: 2026-2030 Financial Plan Amendment

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor FORBES

THAT “2026-2030 Financial Plan Bylaw 8790, 2026, Amendment Bylaw 8800, 2026 (Amendment 1)” is ADOPTED.

CARRIED

8.8. Roche Point Park Dedication Update

File No.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)” is given FIRST Reading;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, and upon consideration, additional consultation is not required with respect to Bylaw 8806;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8806 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT “District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)” is given First Reading;

AND THAT Bylaw 8806 and Bylaw 8810 are referred to a Public Hearing;

AND THAT Council directs staff to proceed with the proposed workplan for the preparation of a park dedication bylaw as outlined in the report entitled Roche Point Park Dedication Update, dated July 9, 2026, from the Parks Planning Project Manager and Community Planner.

CARRIED

Councillor BACK declared a conflict of interest related to item 8.9 due to his employment and left at 8:10 p.m.

8.9. Digital Advertising Opportunity at Bus Stops

File No. ENGIPG-910695465-885

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT Council direct the Municipal Engineer to negotiate and execute an amendment to the existing agreement with Pattison Outdoor Advertising to permit digital advertising at bus stops.

AND THAT Council support the installation of digital advertising at the bus stop locations identified in the report titled “Digital Advertising Opportunity at Bus Stops” dated June 23, 2026, and authorize the Municipal Engineer to approve additional locations in the future where mutually agreed upon with Pattison Outdoor Advertising.

CARRIED

Absent for vote: Councillor BACK

Councillor BACK returned at 8:32 p.m.

Councillor POPE left the meeting at 8:53 p.m. and returned at 8:55 p.m.

Councillor MURI left the meeting at 8:56 p.m. and returned at 8:59 p.m.

8.10. Climate Action Update

File No. 13.6770/Climate Change/File

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT the July 8, 2026 report of the Sustainability Projects Manager entitled 2026 Climate Action Update, is received for information;

AND THAT the Mayor send a letter to the Province outlining the need for continued Local Government Climate Action Program and FireSmart wildfire fuel reduction funding.

CARRIED

8.11. Engagement with Young People

File No.

MOVED by Councillor MAH

SECONDED by Councillor BACK

THAT the July 8, 2026 report of Councillor Herman Mah entitled Engagement with Young People is received for information.

CARRIED

8.12. Community Opinion on a Rice Lake Connector Project

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT, pursuant to section 83 of the Community Charter, Council seek community opinion on whether or not to pursue a Rice Lake Connector Project;

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 project;

AND THAT Council affirm that advancing consideration of a new connection between Upper Lynn Valley and Inter River, informed by the results of this community opinion process, be identified as a priority for the incoming Council to advance during the 2027-2031 Council term through the Community Transportation Plan.

DEFEATED

Opposed: Councillors BACK, FORBES, HANSON, MAH, MURI and POPE

8.13. Amendment to Councillor Mah’s Resolution regarding Request for Public Inquiry Regarding the NSWWTP by the Inspector of Municipalities
File No.

July 6, 2026 regular meeting resolution:

WHEREAS the District recognizes the need for accountability and transparency of Metro Vancouver’s management of the North Shore Wastewater Treatment Plant (NSWWTP) project;

WHEREAS North Shore residents have been burdened with a disproportion share of the cost overruns and have faced project delays and ongoing uncertainty associated with the NSWWTP project;

THEREFORE BE IT RESOLVED THAT the District of North Vancouver Council submit a complaint to the Inspector of Municipalities of British Columbia regarding Metro Vancouver’s management of the NSWWTP, pursuant to section 765 of the Local Government Act (“the Act”);

AND THAT the complaint specifically requests:

- 1. A public inquiry into the NSWWTP cost overruns, to restore public confidence and establish an independent record of what occurred;*
- 2. A provincial review of Metro Vancouver’s governance framework, particularly the mechanisms by which it can borrow billions on behalf of member municipalities without their meaningful consent; and*
- 3. A fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight.*

Council proposed to amend the resolution from the July 6, 2026 regular meeting to replace the phrase “section 765 of the Local Government Act (“the Act”)” with the phrase “relevant legislation, including section 59 of An Act to Incorporate the Greater Vancouver Sewerage and Drainage District and section 765 of the Local Government Act”:

MOVED by Councillor MAH

SECONDED by Councillor MURI

WHEREAS the District recognizes the need for accountability and transparency of Metro Vancouver’s management of the North Shore Wastewater Treatment Plant (NSWWTP) project;

WHEREAS North Shore residents have been burdened with a disproportion share of the cost overruns and have faced project delays and ongoing uncertainty associated with the NSWWTP project;

THEREFORE BE IT RESOLVED THAT the District of North Vancouver Council submit a complaint to the Inspector of Municipalities of British Columbia regarding Metro Vancouver's management of the NSWWTP, pursuant to relevant legislation, including section 59 of An Act to Incorporate the Greater Vancouver Sewerage and Drainage District and section 765 of the Local Government Act;

AND THAT the complaint specifically requests:

1. A public inquiry into the NSWWTP cost overruns, to restore public confidence and establish an independent record of what occurred;
2. A provincial review of Metro Vancouver's governance framework, particularly the mechanisms by which it can borrow billions on behalf of member municipalities without their meaningful consent; and
3. A fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported on the Council meeting break, noting the next regular meeting is scheduled for September 21, 2026, and commented on the upcoming 2026 municipal election.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Muri reported her attendance at The Homestead Turns 100! event.

9.3.2. Councillor Mah praised the City of North Vancouver for their FIFA World Cup festivities.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the July 20, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED

(9:49 p.m.)

Mayor

Corporate Officer

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