
REGULAR MEETING OF COUNCIL

7:00 p.m.

Monday, September 21, 2026

Council Chambers, Municipal Hall,

355 West Queens Road, North Vancouver

Watch at <https://dnvorg.zoom.us/j/64484156494>

AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8650 – OCP Amendment 1900-1950 Sandown Place
- Bylaw 8651 – Rezoning 1900-1950 Sandown Place
- Bylaw 8806 – OCP Amendment 22 Unaddressed Properties Adjacent to Roche Point Park
- Bylaw 8810 – Rezoning 22 Unaddressed Properties Adjacent to Roche Point Park

1. ADOPTION OF THE AGENDA

1.1. September 21, 2026 Regular Meeting Agenda

Recommendation:

THAT the agenda for the September 21, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. [July 20, 2026 Regular Council Meeting](#)

Recommendation:

THAT the minutes of the July 20, 2026 Regular Council Meeting are adopted.

2.2. [September 8, 2026 Public Hearing](#)

Recommendation:

THAT the minutes of the September 8, 2026 Public Hearing are received.

3. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

4. RECOGNITIONS

5. DELEGATIONS

5.1. [Capilano Community Services Society](#)

Re: CCSS Community Impact and Service Update

[Application Form](#)

[PowerPoint Presentation](#)

6. RELEASE OF CLOSED MEETING DECISIONS

7. COMMITTEE OF THE WHOLE REPORT

8. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

Recommendation:

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

8.1. [North Vancouver RCMP Update](#)

File No.

Verbal Presentation: Superintendent Mainwaring, North Vancouver RCMP Officer in Charge

8.2. [Bylaw 8770 – Rezoning for a 36-unit Townhouse Development at 526-550 Riverside Drive & 2194 Windridge Drive](#)

File No. 08.3060.20/030.19

[Report: Development Planner, September 1, 2026](#)

[Attachment 1: Bylaw 8770](#)

Recommendation:

THAT “District of North Vancouver Rezoning Bylaw 1460 (Bylaw 8770)” is ADOPTED.

8.3. [Development Permit 30.19 - 526-550 Riverside Drive & 2194 Windridge Drive](#)

File No. 08.3060.20/030.19

[Report: Development Planner, September 1, 2026](#)

[Attachment 1: Development Permit 30.19 and attachments](#)

Recommendation:

THAT Development Permit 30.19 to allow for a 36-unit townhouse development at 526-550 Riverside Drive & 2194 Windridge Drive is ISSUED.

8.4. [Bylaws 8650 & 8651 – OCP Amendment and Rezoning for a 23-Unit Townhouse Project at 1900-1950 Sandown Place](#)

File No. 08.3060.20/062.21

[Report: Development Planner, September 1, 2026](#)

[Attachment 1: Applicant’s Letter](#)

Recommendation:

THAT Bylaws 8650, 8651 and the associated OCP amendment and rezoning application be referred to staff to work with the applicant to address the outstanding conditions of final reading, and report back to Council.

8.5. [Bylaw 8807: Revised Zoning Text Amendment for 2131-2171 Old Dollarton Road, 229-291 Riverside Drive & 2102-2128 Front Street \(“Maplewood Gardens”\)](#)

File No.

[Report: Deputy Corporate Officer, Legislative Services, September 9, 2026](#)

[Attachment 1: Bylaw 8807](#)

Recommendation:

THAT “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8807)” is ADOPTED.

8.6. [Bylaw 8731 – Text Amendment to CD 67 \(Unit 150 – 680 Seylynn Crescent\)](#)

File No. 08.3060.20/069.23

[Report: Manager, Development Planning, September 1, 2026](#)

[Attachment 1: Applicant’s Letter](#)

Recommendation:

Bylaw 8731 and the associated rezoning text amendment application be referred to staff to work with the applicant to address the outstanding conditions of final reading, and report back to Council.

8.7. [Bylaw 8806 and 8810: Roche Point Park Dedication Update](#)

File No.

[Report: Deputy Corporate Officer, Legislative Services, September 9, 2026](#)

[Attachment 1: Bylaw 8806](#)

[Attachment 2: Bylaw 8810](#)

[Attachment 3: Public Hearing Minutes](#)

Recommendation:

THAT District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8806, 2026 (Amendment 65)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1467 (Bylaw 8810)” is given SECOND and THIRD Readings.

**8.8. [Proposed Partial Highway Closure and Dedication Removal
“Roche Point Drive Highway Closure Bylaw 8814, 2026”](#)**

File No.

[Report: Property Services Agent, September 9, 2026](#)

[Attachment 1: Bylaw 8814](#)

[Attachment 2: Road Allowance Map](#)

[Attachment 3: North Shore News Publication](#)

Recommendation:

THAT “Roche Point Drive Highway Closure Bylaw 8814, 2026” is given FIRST, SECOND and THIRD READINGS.

8.9. [Roche Point Park Dedication Bylaw](#)

File No.

[Report: Parks Planning Project Manager, September 4, 2026](#)

[Attachment 1: Bylaw 8805](#)

Recommendation:

THAT “Roche Point Park Dedication Bylaw 8805, 2026” is given FIRST, SECOND and THIRD Readings.

8.10. [2026-2030 Fall Financial Plan Amendment](#)

File No.

[Report: Section Manager, Financial Planning, September 9, 2026](#)

[Attachment 1: Bylaw 8819](#)

Recommendation:

THAT “2026-2030 Financial Plan Bylaw 8790, 2026 Amendment 8819, 2026 (Amendment 2)” is given FIRST, SECOND, and THIRD Readings.

**8.11. [2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023
Amendment Bylaw 8818, 2026 \(Amendment 2\)](#)**

File No.

[Report: Section Manager, Revenue and Taxation, September 3, 2026](#)

[Attachment 1: Bylaw 8818](#)

Recommendation:

THAT “2024-2027 Taxation Exemptions by Council Bylaw 8636, 2023 Amendment Bylaw 8818, 2026 (Amendment 2)” be given FIRST, SECOND, and THIRD Readings.

8.12. [2027-2030 Royal Canadian Legion Branch 114 Lynn Valley, Permissive Tax Exemption Bylaw 8820, 2026](#)

File No. 05.1930

[Report: Section Manager, Revenue and Taxation, September 3, 2026](#)

[Attachment 1: Bylaw 8820](#)

Recommendation:

THAT “2027-2030 Royal Canadian Legion Branch 114 Lynn Valley, Permissive Taxation Exemption Bylaw 8820, 2026” be given FIRST, SECOND, and THIRD readings;

AND THAT the Clerk is directed to provide notice in accordance with s.227 of the Community Charter prior to adoption.

8.13. [Amendments to Bylaw 8808 and Bylaw 8809](#)

File No.

[Report: Assistant Fire Chief, September 3, 2026](#)

[Attachment 1: Bylaw 8808](#)

[Attachment 2: Bylaw 8809](#)

Recommendation:

THAT “Fire and Rescue Services Bylaw 8762, 2026 Amendment Bylaw 8808, 2026 (Amendment 1)” is given FIRST, SECOND, and THIRD Readings;

AND THAT “Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8809, 2026 (Amendment 99)” is given FIRST, SECOND, and THIRD Readings.

8.14. [Appointment of External Auditor](#)

File No.

[Report: Manager, Financial Planning and Reporting, September 9, 2026](#)

Recommendation:

THAT Council appoint BDO Canada LLP as the external auditor for The Corporation of the District of North Vancouver, including the North Vancouver Recreation & Culture Commission, North Vancouver District Public Library and North Shore Emergency Management, pursuant to Section 169 of the Community Charter.

AND THAT this appointment be for an initial five-year term, subject to an annual review and re-appointment by Council.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ADJOURNMENT

Recommendation:

THAT the September 21, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.