DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:07 p.m. on Monday, May 4, 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
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Yan Zeng, Manager – Development Planning
Tamsin Guppy, Senior Development Planner
Kevin Zhang, Senior Development Planner
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. May 4, 2026 Regular Meeting Agenda

MOVED by Councillor FORBES
SECONDED by Councillor MAH
THAT the agenda for the May 4, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. April 13, 2026 Regular Meeting of Council

MOVED by Councillor BACK
SECONDED by Councillor MAH
THAT the minutes of the April 13, 2026 Regular Meeting of Council are adopted.

CARRIED

3. PUBLIC INPUT

3.1. Jarret Wall:

- Spoke regarding item 8.3 Revised Timing for the Zoning Bylaw Rewrite Project;
- Advised that he lives and operates a business in the Parkgate neighbourhood;
- Expressed support for option 2 in the staff report;
- Stated that he attended open houses regarding the project in fall 2025;
- Expressed support for streamlining processes;
- Stated that he would like more clarity on what can be built and more flexibility on options; and,
- Expressed concern that the project might not have the same momentum following the municipal election in October.

3.2. Erik Jensen:

- Spoke regarding item 8.3 Revised Timing for the Zoning Bylaw Rewrite Project;
- Expressed concern regarding delaying updates for a year;
- Commented on negative impacts
- Stated that he disagrees that commercial and residential updates cannot be separated; and,
- Stated that if the District proceeds with residential updates, provincial deadlines could be met.

3.3. Kari Wharton:

- Spoke in support of item 8.2 OCP Amendment and Rezoning Application: 1578 - 1590 Hunter Street (Student Rental Housing Development);
- Advised that she is the Vice President of University Relations at Capilano University;
- Noted housing is opening on campus for first year students;
- Stated that more than 60 percent of Capilano University students commute, some for as long as three hours;
- Commented on the impacts of long commutes on health, wellbeing, and academic success;
- Opined that senior levels of government will not provide more funding for housing;
- Stated that relationships with developers are important;
- Opined that the proposal takes a thoughtful approach and addresses student needs; and,
- Opined that shared accommodation is no longer a housing option for students on the North Shore.

3.4. Robert Armstrong:

- Spoke regarding item 8.3 Revised Timing for the Zoning Bylaw Rewrite Project and expressed support for Option 2 in the staff report;
- Expressed support for points made by previous speakers;
- Highlighted the needs of downsizing seniors and those whose children could come back to the North Shore;
- Opined that the needs of the community are not being met;
- Stated that construction costs are higher for work below ground level;
- Commented on the protection of groundwater; and,
- Stated that his basement is slightly above the four-feet level and counts toward the total floor space ratio (FSR).

3.5. Erica Wolowidnyk:

- Spoke regarding item 8.3 Revised Timing for the Zoning Bylaw Rewrite Project;
- 8.3 comments by email
- Highlighted the exemption for exterior insulation, noting that it appears to be only for renovations and not for new construction;
- Stated that homeowners building to BC Energy Step Code 4 and 5 are losing FSR due to insulation requirements; and,
- Encouraged Council to proceed with Option 2 in the staff report and to reword the exemption for insulation to include new construction.

3.6. Akua Schatz:

- Spoke regarding item 8.3 Revised Timing for the Zoning Bylaw Rewrite Project;
- Commented on coach houses and multigenerational housing;
- Advised that her company designs and builds for this type of housing;
- Commented on the decision not to proceed with small-scale multi-unit housing (SSMUH) and stated it leaves projects in an uncertain state, particularly for those outside the urban containment boundary;
- Expressed support for Option 2 in the staff report;
- Encouraged completing the changes before the election process begins; and,
- Requested that FSR, urban containment boundary limitations, and additional delegated authority be considered.

3.7. Juan Palacio:

- Spoke regarding item 8.6 Community Opinion on Consumer Fireworks Prohibition;
- Expressed opposition to a non-binding referendum question regarding prohibiting fireworks in the District on the ballot at the upcoming general local election;
- Opined that asking the question implies that prohibition is the better option;
- Commented on the number of fireworks-related injuries and opined that other activities such as playing soccer have higher risk;

- Noted fireworks are regulated under District bylaw and that permit requirements including, age as well as date and time restrictions;
- Opined that prohibition would encourage people to use fireworks from illegal sources and without permits and this would make enforcement more difficult; and,
- Commented on fireworks as a community tradition.

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. North Vancouver Community Associations Network

Re: Local Election Process

Eric Andersen and Peter Teevan, North Vancouver Community Associations Network, provided an overview of their organization, noting that they are an association of individual Community Associations from across the District to share information and facilitate effective community associations. The delegates spoke regarding the upcoming General Local Elections, noting NVCAN is a non-partisan organization with goals to help increase voter turnout and information, including holding all-candidates meetings and exploring ideas for outreach.

MOVED by Councillor MURI
SECONDED by Councillor POPE
THAT the delegation of the North Vancouver Community Associations Network is received for information.

CARRIED

Councillor POPE left the meeting at 8:15 p.m. and returned at 8:17 p.m.

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. 2026 Tax Rates Bylaw 8795, 2026
File No.

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON
THAT "Tax Rates Bylaw 8795, 2026" is given FIRST, SECOND, and THIRD Readings.

CARRIED

8.2. OCP Amendment and Rezoning Application: 1578 - 1590 Hunter Street (Student Rental Housing Development)
File No. PLN2024-00054

Public Input:

- Advised that she is the Managing Director of Forum Asset Management;
- Expressed support for Option 2 in the staff report to have staff prepare a bylaw in accordance with the applicant proposal;
- Commented on the process to date;
- Noted some current housing is being removed without other options for students;
- Stated the proposal requires a location in the Town Centre with local amenities and connections to campus;
- Stated that the proposed rental model is new;
- Opined that Council's questions and issues have been addressed;
- Commented on the changing housing market and growing need;
- Stated that housing could be delivered by the 2029-2030 school year if the bylaw is adopted prior to the 2026 General Local Election;
- Noted that the proposed FSR was reduced from 6.8 to 5.5 in response to Council's feedback;
- Stated that the proposal includes additional amenity space and that everything is included in the rent;
- Noted the shape of the building to increase access to light; and,
- Noted the proximity to transit.

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON
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. below-market rental housing according to Council's direction;
b. vehicle parking, curb-side management, and transportation impacts;
c. vehicle access and garbage and recycling staging;
d. off-site servicing and infrastructure upgrades;

e. accessible units;
f. setbacks and land dedications; and,
g. architectural design.

AND THAT, subject to the resolution of the above issues, staff bring forth OCP amendment and rezoning bylaws for Council consideration for the subject application.

A member of Council proposed an amendment to delete items from the main motion.

MOVED by Councillor POPE
SECONDED by Councillor BACK
THAT the following is deleted from the motion:
a. below-market rental housing according to Council's direction;
c. vehicle access and garbage and recycling staging;
d. off-site servicing and infrastructure upgrades;
f. setbacks and land dedications; and,
g. architectural design.

DEFEATED
Opposed: Councillors FORBES, HANSON, MAH and MURI

The main motion was then considered.

MOVED by Mayor LITTLE
SECONDED by Councillor HANSON
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. below-market rental housing according to Council's direction;
b. vehicle parking, curb-side management, and transportation impacts;
c. vehicle access and garbage and recycling staging;
d. off-site servicing and infrastructure upgrades;
e. accessible units;
f. setbacks and land dedications; and,
g. architectural design.

AND THAT, subject to the resolution of the above issues, staff bring forth OCP amendment and rezoning bylaws for Council consideration for the subject application.

CARRIED
Opposed: Councillors FORBES and MURI

The meeting recessed at 9:33 p.m. and resumed at 9:38 p.m.

Councillor HANSON returned to the meeting at 9:39 p.m.

Councillor POPE returned to the meeting at 9:40 p.m.

8.3. Revised Timing for the Zoning Bylaw Rewrite Project
File No. 09.3900.30/003.001

At the request of Council, the motion was bifurcated to consider the clauses as separate propositions.

MOVED by Councillor MURI
SECONDED by Councillor BACK
THAT Council direct a phased approach of the Zoning Bylaw Rewrite with single-family zones and related regulations being advanced to be presented to Council for consideration in Q2 of 2026, while extending the overall timeline of completion of the entire Bylaw to Q4 2027.

CARRIED

MOVED by Councillor MURI
SECONDED by Councillor BACK
THAT Council direct staff to prepare amendments to the Single-Family Residential Zones (RS1 and RS2) for properties located outside the Urban Containment Boundary to permit a Coach House as an alternative to a Secondary Suite.

CARRIED
Opposed: Mayor LITTLE and Councillor HANSON

MOVED by Councillor MURI
SECONDED by Councillor BACK
THAT such amendments maintain a maximum density of two dwelling units per parcel, restricted to one Principal Dwelling and either one Secondary Suite or one Coach House.

CARRIED
Opposed: Mayor LITTLE and Councillor HANSON

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT the May 4, 2026 Regular Council Meeting is authorized to continue beyond 10:30 p.m.

CARRIED
(10:28 p.m.)

8.4. 2026 General Local Election – Voting Sites and Accessibility Enhancements

File No.

MOVED by Councillor MURI
SECONDED by Councillor POPE
THAT Council direct staff to return to the 2022 voting place map with the addition of Handsworth Secondary School and Lynn Creek Community Recreation Centre;

AND THAT the budget be increased to accommodate these changes.

CARRIED

8.5. Amendments to the Placemaking Committee Terms of Reference

File No.

MOVED by Councillor MURI
SECONDED by Councillor BACK
THAT Council amend the Placemaking Committee Terms of Reference to add an appointee from Film and Parks staff;

AND THAT the amended Terms of Reference is approved.

CARRIED

8.6. Community Opinion on Consumer Fireworks Prohibition

File No.

This item was deferred to the May 25, 2026 Regular Council meeting.

9. REPORTS

9.1. Mayor

Nil

9.2. Chief Administrative Officer

9.2.1 Quarterly Release of Information Reports to Council - January 2026 to March 2026

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

1. Information RTC re Riverside Affordable Housing Site
2. Information RTC re 2025 Arts and Culture Grants Annual Report
3. Information RTC re Noise Exemption – 50 Pemberton Ave – March 1, 2026 – October 31, 2027

4. Information RTC re Noise Exemption – North Shore Wastewater Treatment Plant – January 2, 2026 – December 31, 2028
5. Information RTC re Noise Exemption – 3190 Edgemont Blvd – March 23, 2026 – April 10, 2026
6. Information RTC re Bike Bells
7. Information RTC re 2026 Deep Cove On-Street Parking Refinements
8. Information RTC re Noise Exemption – Forester St – March 14, 2026 – March 15, 2026
9. Information RTC re Inter River Artificial Turf Field Noise Exemption
10. Information RTC re Hastings Creek Trail Update 2025
11. Information RTC re Metro 2050 Amendment options consultation March 2026
12. Information RTC re Bylaw 8778 – Chemtrade Rezoning – 100 Amherst
13. Information RTC re 2025 Canadian Mortgage and Housing Corporation Rental Market Report
14. Information RTC re Public Input Meetings 328 – 332 Seymour River Place

9.3. Councillors

Nil

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor FORBES
SECONDED by Mayor LITTLE
THAT the May 4, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(10:58 p.m.)

Mayor

Corporate Officer