

AGENDA

SPECIAL MEETING OF COUNCIL

Tuesday, September 8, 2026

6:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

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

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

SPECIAL MEETING OF COUNCIL

6:00 p.m.

Tuesday, September 8, 2026

Council Chambers, Municipal Hall,

355 West Queens Road, North Vancouver

Watch at <https://dnv.org.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

1. ADOPTION OF THE AGENDA

1.1. September 8, 2026 Special Meeting Agenda

Recommendation:

THAT the agenda for the September 8, 2026 Special 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. May 25, 2026 Regular Council Meeting

p.11-21

Recommendation:

THAT the minutes of the May 25, 2026 Regular Council Meeting are adopted.

2.2. June 22, 2026 Regular Council Meeting **p.23-29**

Recommendation:

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

2.3. June 29, 2026 Special Council Meeting **p.31-34**

Recommendation:

THAT the minutes of the June 29, 2026 Special Council Meeting are adopted.

2.4. July 6, 2026 Regular Council Meeting **p.35-42**

Recommendation:

THAT the minutes of the July 6, 2026 Regular Council Meeting are adopted.

2.5. July 13, 2026 Regular Council Meeting **p.43-52**

Recommendation:

THAT the minutes of the July 13, 2026 Regular Council Meeting are adopted.

3. PUBLIC INPUT

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

4. RECOGNITIONS

5. DELEGATIONS

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. Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
File No. CODE2025-01379

p.55-72

Report: Chief Bylaw Officer, August 20, 2026

Attachment 1: Photographs of Property from August 2026

Attachment 2: Letter to Property Owner dated February 24, 2026

Recommendation:

THAT Council resolve that:

1. Pursuant to Section 74 of the *Community Charter*, Council considers that the abandoned and unsecured house, dilapidated sheds, graffiti, accumulated discarded and strewn garbage, overgrown or dead vegetation, and broken fencing on the property at 4418 Cove Cliff Rd, legally described as:

PID: 012-216-615

LOT 22 BLOCK 12 DISTRICT LOT 543 PLAN 3766

(the "Property")

are so dilapidated and unclean as to be offensive to the community and Council therefore declares that the abandoned and unsecured house, dilapidated sheds, graffiti and the accumulated discarded and strewn garbage, and overgrown or dead vegetation and broken fencing as shown in the photographs attached as **Attachment 1** to the Council Report prepared by the Chief Bylaw Officer and dated August 20, 2026 (collectively the "Accumulated Debris or Materials") constitute a nuisance.

2. Pursuant to section 72(2)(b) of the *Community Charter*, Council orders that 1508249 BC Ltd., Director Hao Liu, the registered owner of the Property (the "Owner"), must:
 - (a) submit to the District a complete application for a demolition permit by **October 6, 2026**; and
 - (b) demolish and remove the abandoned and unsecured house, the dilapidated sheds and the Accumulated Debris or Materials from the Property and leave the Property in a neat and tidy condition by **December 1, 2026** to the satisfaction of the Chief Bylaw Officer, which work will include:
 - (a) Demolishing the house and removing all house demolition materials from the Property;

- (b) Removing all strewn garbage, including, but not limited to, broken glass, light bulbs, rubbish, discarded items;
- (c) Removing old asphalt of the abandoned tennis court;
- (d) Removing the dilapidated metal shed on the east side of the house;
- (e) Demolishing and removing the wooden shed on the northwest corner of the Property and which is encroaching on adjacent District property;
- (f) Demolishing and removing the wooden fence on the perimeter of the Property;
- (g) Removing the fence encroaching on the adjacent District property on the north side of the Property; and
- (h) Removing overgrown and dead vegetation and leaving the Property level, neat and tidy.

(collectively, the "Remedial Action Requirement")

3. In the event that the Owner fails to fully comply with the Remedial Action Requirement by the dates stipulated:
 - (a) the District, by its staff, agents and contractors, may enter onto the Property and take all the necessary actions to fulfil the Remedial Action Requirement at the expense of the Owner in accordance with section 17 of the *Community Charter*; and
 - (b) the costs of such actions shall be a debt owed to The Corporation of the District of North Vancouver which, if unpaid at the end of the calendar year, will be added to the property taxes for the Property for the next calendar year, pursuant to s. 258 of the *Community Charter*.

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 8, 2026 Special Meeting of Council for the District of North Vancouver is adjourned.

THIS PAGE LEFT BLANK INTENTIONALLY

MINUTES

THIS PAGE LEFT BLANK INTENTIONALLY

**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, May 25, 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 (7:03 p.m.)

Staff: Dan Milburn, Acting Chief Administrative Officer
Peter Cohen, General Manager – Engineering Infrastructure Services
Caroline Jackson, General Manager – Climate Action and Parks
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Kevin Zhang, Development Planner
Yan Zeng, Manager – Development Planning
Taylor Jenks, Development Planner
Mina Sami, Development Planner
Mackenzie Stonehocker, Development Planner
Cheryl Archer, Confidential Council Clerk
Afrooz Fallah, Planning Assistant – Development Planning
Rebecca Docu, Administrative Assistant
Jillian Holden, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. May 25, 2026 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor FORBES

THAT the agenda for the May 25, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

Absent for Vote: Councillor POPE

2. ADOPTION OF MINUTES

2.1. March 16, 2026 Regular Meeting of Council

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the March 16 Regular Meeting of Council are adopted.

CARRIED

Absent for Vote: Councillor POPE

2.2. April 14, 2025 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the May 25, 2026 Public Hearing are received.

CARRIED

Absent for Vote: Councillor POPE

2.3. April 27, 2026 Regular Meeting of Council

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the April 27, 2026 Regular Meeting of Council are adopted.

CARRIED

Absent for Vote: Councillor POPE

Councillor POPE arrived at this point in the proceedings (7:03 p.m.)

3. PUBLIC INPUT

3.1. Michael Graveson:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Stated that he has been a consultant for the chemical industry for more than 40 years;
- Noted that Council had recommended in 2007 that the use not continue;
- Alleged that Chemtrade misrepresented facts and inconsistently stated whether liquid chlorine or bleach is used for treating drinking water and how much of their product is used in Canada;
- Stated that Council expressed concerns at the time the bylaw was abandoned regarding perpetuity and the risk of a chlorine release;

- Opined that more Quantitative Risk Assessments and studies were not requested by Council;
- Commented on the time limit in the revised proposal and opined that 20 additional years is too long;
- Opined that Chemtrade’s proposal does not address risks and safety concerns;
- Opined that Chemtrade is too big and powerful to stop;
- Proposed adding a condition to the Section 219 covenant to limit chlorine production as of July 1, 2030;
- Opined that this would eliminate the risk of a serious event and would not negatively impact water treatment, employment, or tax revenue, and that Chemtrade would be able to continue to operate;
- Commented on the practices of other companies that produce chlorine; and,
- Stated that analysts agreed that Chemtrade would still be profitable without liquid chlorine.

3.2. Anna Morrison:

- Spoke in support of item 8.8. Playground Funding Request: Sherwood Park Elementary School on behalf of the Sherwood Park Elementary School Parent Advisory Committee (PAC);
- Commented on the importance of the project to the community;
- Noted that Sherwood Park Elementary School was identified as second on a list of priority schools due to the current playground not being accessible;
- Advised that the PAC had raised funds toward the project and the funding gap is 17,776 dollars; and,
- Noted the playground is used by the community outside of school hours.

3.3. Colin Metcalfe:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Opined that the debate is about the risk of the production and transportation of liquid chlorine in a densely populated area and not about the industrial value of chlorine;
- Commented on the increase in density in the District;
- Commented on the evacuations in California due to an incident at a chemical plant;
- Commented on the potential for an accident and impacts on schools, hospitals, and residents;
- Opined that more than 95 percent of the chlorine produced at Chemtrade is exported to the US and that the District is being asked to carry the risk;
- Opined that safety upgrades should not be used as a reason for extension and that Chemtrade could be successful without liquid chlorine; and,
- Opined that the benefits do not outweigh the risks.

3.4. Heather Drugge:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Opined that people think of swimming pools and drinking water when they think of chlorine;
- Stated the liquid chlorine is different and is dangerous;
- Commented on the impacts of chlorine exposure on human health and potential for fatalities;
- Stated that chlorine is rated by Major Industrial Accidents Council of Canada (MIACC) as the highest risk type and by the US Environmental Protection Agency (EPA) as having a large impact with a small release;
- Stated that railcars carry significantly more than this amount;
- Opined that the area that would be impacted is five kilometres;
- Noted the proximity of the Maplewood Village Centre and the Lynn Creek Town Centre;
- Questioned if the District would continue to develop Maplewood Village and Lynn Creek if the use is allowed to continue;
- Commented on the recent evacuation in California; and,
- Opined that Chemtrade believes they can better manage a second Public Hearing and asked that Council not give them the opportunity.

3.5. Judith Brook:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Advised that she is a District resident;
- Commented on aging rail infrastructure and railway routing through urban areas;
- Stated that chlorine byproducts are hazardous;
- Opined that ultraviolet light (UV) is used by other municipalities for water treatment;
- Referenced a statement by Mayor Little that he had no concerns regarding Metro Vancouver’s ability to provide water safety;
- Opined that allowing railcars with chlorine to travel through densely populated areas does not make sense;
- Opined that the District has been unduly pressured to reverse the April 13, 2026 decision to abandon the bylaw; and,
- Requested that Council uphold their previous decision.

3.6. Claudia Cornwall:

- Spoke in opposition to item 8.2 Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”);
- Advised that she is a District resident;
- Expressed concern regarding the use close to a growing residential area;
- Noted the plant’s proximity to Maplewood Village Centre and the Wild Bird Trust;

- Commented on the evacuation in California and the impacts on residents; and,
- Opined that if the District wants to use the land in the future, a lease in perpetuity would preclude doing so.

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. North Shore Young Civic Forum

Re: North Shore Young Civic Forum Cohort 5.0

Three teams from the North Shore Young Civic Forum Cohort 5.0 provided presentations on individual subjects:

Team 1, Atena Abbaspourbenis, Mark Stevens, and Cass Buckley, provided a presentation on Integrated Mental Health in Housing and proposed a 12-month pilot for an on-site access program to bring low-barrier, drop-in support closer to residents where they live. The group noted that the project addresses concerns that housing and mental health services operate separately, and that the future housing at 1234 East Keith Road would be a strong candidate for the pilot project.

Team 2, Bryan Gallagher, Hana Watanabe, Jazz Emma Day, and Jasper Chio, provided a presentation on DNV Youth Engagement to encourage more youth to become involved in civic matters to address concerns that civic engagement favours older voices. Ideas included a pilot project for a youth influencer as a part-time paid position, youth drop-in sessions in youth-friendly spaces, and a mentorship program with members of District Council and staff.

Team 3, Heera Subbiah, Justin Noble, Nor Estoye, and Layne North, provided a presentation on the Food Forest Project to improve food security, increase the tree canopy, improve the use of green spaces, and provide opportunities for education and social connection. The team presented two options, a food forest as a larger, longer-term project, or the addition of fruit trees to District lands as a smaller project at a lower cost that could be implemented more quickly. The team requested that the District study the matter and consider applying for the District to participate in the Canada Edible Tree Grant Project.

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the delegation of the North Shore Young Civic Forum is received for information.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

6.1 May 4, 2026 Closed Special Council Meeting

6.1.1 Advisory Oversight Committee Recommendations

Advisory Design Panel

THAT Nancy Paul is appointed to the Advisory Design Panel for a term ending December 31, 2026.

THAT Adam Gruchala is appointed to the Advisory Design Panel with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

North Shore Accessibility Advisory Committee

THAT Nashila Premji is appointed to the North Shore Accessibility Advisory Committee (NSAAC) for 2 years with a term ending December 31, 2027;

AND THAT this resolution is released to the public.

North Vancouver Museum and Archives Commission

THAT the appointment of Daniel Schuss to the North Vancouver Museum and Archives Commission is rescinded;

AND THAT Charlene Grant is appointed to the North Vancouver Museum and Archives Commission for the remainder of a three-year term ending December 31, 2029;

AND THAT this resolution is released to the public.

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor Mayor LITTLE

SECONDED by Councillor MURI

THAT items 8.3, 8.4 and 8.8 are included in the Consent Agenda and are approved without debate.

CARRIED

8.1. Community Opinion on Consumer Fireworks Prohibition

File No.

MOVED by Councillor HANSON

SECONDED by Councillor POPE

THAT, pursuant to section 83 of the *Community Charter*, Council seek community opinion regarding the prohibition of the retail sale, possession and use of consumer fireworks and smoke-generating pyrotechnic devices in the District of North Vancouver;

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 prohibition.

DEFEATED

Opposed: Mayor LITTLE and Councillors BACK, MAH, and MURI

8.2. Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”)

File No.

Public Input:

Peter Teevan:

- Stated that he is opposed to the proposed reconsideration;
- Opined that Council had made the right decision to abandon the bylaw and it would be irresponsible to reverse the decision;
- Opined that there should not be a chlorine plant in a residential area;
- Opined that there would be mass casualties if an accident occurred;
- Stated that bleach is used to treat drinking water;
- Opined that there is an excess of chlorine in Canada;
- Opined that the BakerRisk assessment did not include a worst-case scenario;
- Referred to the District publication When the Ground Shakes;
- Noted that railcars in the yard would not be contained in the proposed railcar loading building;
- Commented on previous Councils’ decisions regarding chlorine; and,
- Commented on the increase in population in the area.

Pursuant to s. 131 of the *Community Charter*, the motion as moved and seconded at the Regular Council Meeting on April 13, 2026, was before Council for reconsideration.

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is given no further Readings and is abandoned at First Reading.

DEFEATED

Opposed: Mayor LITTLE and Councillors BACK, HANSON, MAH and MURI

A member of Council proposed a motion arising.

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT Council give “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” SECOND Reading and refer Bylaw 8778 back to a public hearing;

AND THAT Council direct staff to prepare a Section 219 covenant to be registered on LOT 5 EXCEPT: PART SUBDIVIDED BY PLAN LMP40923; DISTRICT LOTS 193 AND 611 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17801 as a condition of final reading of Bylaw 8778, that includes a time limit on the proposed Chlorine Operations, Quantitative Risk Assessment and Best Available Technology requirements as described in the document titled APPENDIX A Indicative Conditional Approval Framework and Timeline attached to the report titled Bylaw 8778 Reconsideration 100 Amherst Avenue – (Chemtrade) dated May 7, 2026.

CARRIED

Opposed: Councillor POPE

8.3. Rezoning Bylaw 8732 for a 21-Unit Townhouse Development

at 3712–3718 Edgemont Boulevard

File No. 08.3060.20/020.24

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT “District of North Vancouver Rezoning Bylaw 3210 (Bylaw 8732)” is ADOPTED.

CARRIED

8.4. Development Permit 20.24 – 3712-3718 Edgemont Boulevard

File No. 08.3060.20/020.24

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT Development Permit 20.24 to allow for a 21-unit townhouse development at 3712 - 3718 Edgemont Boulevard is ISSUED.

CARRIED

- 8.5. Development Permit 107.17 – 1135 to 1147 Ridgewood Drive and 3288 Brookridge Drive**
File No. 08.3060.20/107.17

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT Development Permit 107.17 to allow for the construction of a 12-unit townhouse development at 1135-1147 Ridgewood Drive and 3288 Brookridge Drive is ISSUED.

CARRIED

The meeting recessed at 8:46 p.m. and resumed at 8:53 p.m.

Councillor MAH returned to the meeting at 8:54 p.m.

- 8.6. Bylaws 8779, 8780, and 8782 – OCP Amendment, Rezoning 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 given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Rezoning Bylaw 1463 (Bylaw 8780)” is given SECOND and THIRD Readings;

AND THAT “District of North Vancouver Housing Agreement Bylaw 8782, 2026 (1246-1268 Lynn Valley Road)” is given FIRST, SECOND and THIRD Readings.

CARRIED

Opposed: Councillors FORBES, HANSON and MURI

- 8.7. Amendments to the General Local Election Bylaw and Street and Traffic Bylaw regarding Election Campaign Signs**
File No.

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT “Bylaw 8783 Amendments to General Local Election Related Sections in Bylaws 6876 and 7125, 2026” is given FIRST, SECOND and THIRD Readings.

CARRIED

A member of Council proposed a motion arising.

MOVED by Councillor BACK

SECONDED by Councillor POPE

THAT staff report back to Council with options for regulating election campaign sign size in the District of North Vancouver, including consideration of approaches used in neighbouring municipalities such as the City of North Vancouver

AND THAT the report include consideration of issues related to fairness and accessibility for candidates, visual clutter, public realm impacts, enforcement considerations, and potential sign size limits for different forms of election signage.

DEFEATED

Opposed: Mayor LITTLE and Councillor FORBES, HANSON, MAH and MURI

Councillor MURI left the meeting at 9:54 p.m.

8.8. Playground Funding Request: Sherwood Park Elementary School

File No. CAPPARKS-313193949-35315

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT Council approve a contribution in the amount of \$15,000 towards the renewal of the playground at Sherwood Park Elementary School, to be funded from Council's Operating Contingency.

AND THAT staff bring forward a report for Council's consideration with a review and options for updating the Playground Development on School Grounds Policy.

CARRIED

Absent for Vote: Councillor MURI

9. REPORTS

9.1. Mayor

Mayor Little reported on his attendance at the following:

- A tea ceremony on board the Japan Coast Guard Academy Training Vessel Itsukushima on May 19, 2026 during their visit to North Vancouver;
- The opening of the new Tsleil-Waututh Nation sports field on May 20, 2026 with Councillors Back, Mah, and Pope;
- The community information session on the District's Nature and Biodiversity Strategy at the Lynn Valley Library on May 20, 2026
- The Greater Vancouver Board of Trade meeting on May 20, 2026 at which Prime Minister Mark Carney spoke;
- The Polish festival at Lynn Valley Village on May 16, 2026; and,
- The Operation Wolf multi-agency wildfire emergency exercise.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Forbes reported on the following:

- Her attendance at the dedication of the new Belhouse Park on May 12, 2026;
- The District Youth Awards held on May 13, 2026; and,
- The passing of community activist Louise Nagle.

9.3.2. Councillor Mah reported on his attendance at the SPEC Repair Café on May 24, 2026, noting that another event is planned for the fall.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor FORBES

SECONDED by Mayor LITTLE

THAT the May 25, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED

(10:04 p.m.)

Absent for Vote: Councillor MURI

Mayor

Corporate Officer

THIS PAGE LEFT BLANK INTENTIONALLY

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:02 p.m. on Monday, June 22, 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
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Andy Bell, Manager – Engineering Services
Neonila Lilova, Manager – Business and Economic Development
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Yan Zeng, Manager – Development Planning
Holly Adams, Community Planner
Fiona Dercole, Senior Project Manager – Public Safety
Taylor Jenks, Development Planner
Jessica Lee, Community Planner
Jon Maselli, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. June 22, 2026 Regular Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the agenda for the June 22, 2026 Regular Meeting of Council for the District of North Vancouver is:

- a) amended to add item 4. Recognitions and consider item 4. before item 3. Public Input; and,

- b) adopted as amended, including the addition of any items listed in the agenda addendum.

CARRIED

2. ADOPTION OF MINUTES

2.1. May 25, 2026 Public Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the May 25, 2026 Public Meeting are received.

CARRIED

4. RECOGNITIONS

4.1. Community Heritage Awards

Promotion, Celebration and Retention and Cultural and Social Heritage:

- Darren Yelton

Heritage Advocacy:

- North Shore Heritage Preservation Society

4.2. Advisory Design Panel Awards

Awards of Excellence

Fulmer Family Centre for Childhood Studies:

- Capilano University
- Public Architecture
- PFS Studio

Emerald Townhomes:

- Citimark
- Woodbridge Homes
- Ciccozzi Architecture
- M2 Landscape Architecture

Parkside at Lynn and Towns at Lynn:

- Mosaic Homes
- RWA Group Architecture
- Durante Kreuk

Award of Merit

Rupert Street Townhomes:

- Redic Developments
- Iredale Architecture
- ETA Landscape Architecture

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

3. PUBLIC INPUT

3.1 Steven Bailey:

- Spoke regarding item 8.3;
- Noted they are the owners of 3526 Everglade Place;
- Thanked staff for their collaboration during the application process;
- Noted that the application represents a significant collective effort;
- Stated that the goal is to restore, live in, and manage the Perry Residence;
- Noted that the proposed subdivision is intended to enable the long-term preservation of the heritage home; and,
- Highlighted the property's historical significance and ensuring its future.

3.2 Ian Rose-Innes:

- Noted they are the Founder and Chair of Cycling Without Age North Shore;
- Noted that the organization provides free rides for people with mobility challenges;
- Noted that the program serves 21 care organizations and provided 1,071 rides in 2025;
- Noted that rides include local forest trails and community routes; and,
- Thanked the District for its ongoing support.

3.3. Casey Cleland:

- Spoke regarding West Queens Road changes;
- Noted they are a resident of the West Queens Road area;
- Expressed concern that consultation occurred after the design had been developed;
- Noted concerns with the proposed parking removal and concrete barriers;
- Questioned the need for the design given the current level of cyclist use;
- Raised concerns regarding emergency access, snow clearing, neighbourhood character, and existing parking pressures; and,
- Requested implementation be paused, supporting data be shared, and residents be provided with further opportunities to consult with staff.

3.4. John Laxdal:

- Spoke regarding West Queens Road changes;
- Stated his profession;
- Expressed concern with the project and the lack of stakeholder involvement in the design process;
- Raised concerns regarding emergency access, snow clearing, neighbourhood character, and existing parking pressures;
- Noted that specialized equipment would be required to maintain the bike lanes; and,
- Requested that the project be paused until feedback is considered and alternative options are evaluated.

5. DELEGATIONS

5.1. TransLink

Re: Metrotown to North Shore Bus Rapid Transit Update

Sarah Ross, Vice President, Transportation Planning & Policy, TransLink, Klassen Mok, Senior Manager, BRT Program, TransLink, and Aaron Leung, Public Affairs, TransLink, provided an update on the Metrotown to North Shore (Marine – Willingdon) Bus Rapid Transit (BRT) project, including progress to date and the results of the September 2025 public engagement.

MOVED by Mayor LITTLE

SECONDED by Councillor MURI

THAT the delegation of TransLink 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. District-wide Landslide Risk Assessment

File No. ENGES 1988111058-113349

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT Council receive the Landslide Risk Assessment – 2026 Update (BGC, 2026) report for information, and as an update to the District’s knowledge of the community’s overall landslide risk.

CARRIED

The meeting recessed at 8:55 p.m. and reconvened at 9:01 p.m.

8.2. Bylaw 8784: Zoning Text Amendment for 2131-2171 Old Dollarton Road, 229-291 Riverside Drive & 2102-2128 Front Street (“Maplewood Gardens”)
File No. 08.3060.20/048.25

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

MOVED by Mayor LITTLE

SECONDED by Councillor POPE

THAT the “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8784)” is given FIRST reading.

CARRIED

Opposed: Councillors FORBES, HANSON, and MURI

MOVED by Mayor LITTLE

SECONDED by Councillor POPE

THAT the “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8784)” is given SECOND reading.

DEFEATED

Opposed: Councillors FORBES, HANSON, MAH and MURI

A member of Council proposed a motion to refer the matter back to staff.

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT “District of North Vancouver Rezoning Bylaw 1464 (Bylaw 8784)” is referred back to staff for further consideration.

DEFEATED

Opposed: Councillors FORBES, HANSON, MURI and POPE

8.3. Bylaws 8802 and 8803: Heritage Revitalization Agreement and Heritage Designation – 3526 Everglade Place
File No. 08.3060.20/006.26

**8.3.1. Bylaws 8802 and 8803: Heritage Revitalization Agreement and
Heritage Designation – 3526 Everglade Pl – Summary of Public Input**

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT “Heritage Revitalization Agreement Authorization Bylaw 8803, 2026 (3526 Everglade Place – Perry Residence)” is given FIRST reading;

AND THAT “Heritage Designation Bylaw 8802, 2026 (3526 Everglade Place – Perry Residence)” is given FIRST reading;

AND THAT Bylaws 8802 and 8803 are referred to a Public Hearing.

CARRIED

**8.4. Bylaw 8788: Business License Bylaw Housekeeping Amendment to Reflect Updated
Non-Medical Retail Cannabis Policy**

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “Business License Bylaw 4567, 1974 Amendment Bylaw 8788, 2026 (Amendment 56)” is given SECOND and THIRD Readings.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported on his attendance at the 25th anniversary of PARC Retirement Living.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Mah reported on his attendance at the North Shore Seniors Health Fair on Friday, June 19, 2026.

9.3.2. Councillor Muri reported on the Stage 3 water restrictions imposed by Metro Vancouver.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the June 22, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED

(10:21 p.m.)

Mayor

Corporate Officer

THIS PAGE LEFT BLANK INTENTIONALLY

**DISTRICT OF NORTH VANCOUVER
SPECIAL MEETING OF COUNCIL**

Minutes of the Special Meeting of Council for the District of North Vancouver held at 5:00 p.m. on Monday, June 29, 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
Mike Danks, Fire Chief
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Michael Gamble, Manager – Civic Facilities
Nima Karimabadi, Manager – Building and Inspections
Neonila Lilova, Manager – Business and Economic Development
Rhonda Schell, Deputy Corporate Officer
Richard Burberry, Section Manager – Project Delivery
Lisa Stalham, Section Manager – Administration and Continuous Improvement
Graeme Budge, Development Planner
Victoria Grant-Smith, Senior Program Manager – Corporate Planning and Reporting
Marcus Johnsen, Budget Officer – Financial Planning
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. June 29, 2026 Special Meeting Agenda

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the agenda for the June 29, 2026 Special Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. PUBLIC INPUT

Nil

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. Bylaw 8798: Sewer Bylaw 6656 Amendment

File No. 09.3900.20/000.000

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)” is ADOPTED.

CARRIED

8.2. DAPR Update and Construction Bylaw Amendments

File No.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT District of North Vancouver “Construction Bylaw 8271, 2017 Amendment Bylaw 8797, 2026 (Amendment 4)” is given FIRST, SECOND, and THIRD Readings.

CARRIED

8.3. Allocation of Strategic Facilities Plan (SFP) Provision to Priority Projects

File No. ENGOPS-1497676484-48

MOVED by Mayor LITTLE

SECONDED by Councillor POPE

THAT Council direct Administration to amend the 5-year capital plan with allocations of the Strategic Facilities Plan Provision funding for the following priority facility projects:

- a) Lynn Valley Library Refresh – \$1,750,000;
- b) Capilano Library Refresh – \$3,283,000;
- c) Fire Hall #2 (Lynn Valley) Major Renewal – \$4,000,000;
- d) District Hall Renewal Project – \$5,000,000;
- e) East Cates Park/Whey-ah-Wichen Washroom Replacement – \$1,783,000; and,
- f) West Cates Park/Whey-ah-Wichen Washroom Replacement (Phase 1) – \$3,344,000.

A member of Council proposed a motion to refer the matter back to staff:

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the matter is referred back to staff for additional information and discussion at a workshop.

CARRIED

Opposed: Councillor MAH

9. REPORTS

9.1. Mayor

Mayor Little:

- Expressed condolences on behalf of Council to the family and friends of the cyclist who lost their life earlier that day on the Spirit Trail;
- Recognized the record-setting performance of the Canada Soccer's Men's National Team at the FIFA World Cup to date; and,
- Reported on upcoming Canada Day events, including parades and the Pemberton Heights neighbourhood Canada Day celebrations.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Mah noted that the J.P. Fell Pipe Band will play in the parade at the Pemberton Heights Canada Day celebrations.

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the June 29, 2026 Special Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(6:43 p.m.)

Mayor

Corporate Officer

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

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:00 p.m. on Monday, July 6, 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
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Carolyn Grafton, Director – Strategic Communications and Community Relations
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Zeralynne Te, Manager – Community Planning
Michael Toland, Manager – Engineering Operations
Yan Zeng, Manager – Development Planning
Adam Vasilevich, Section Manager – Parks Planning, Design, and Development
Eirikka Brandson, Community Planner
Graham MacInnes, Parks Designer
Jon Maselli, Development Planner
Tanja Oswald, Community Planner
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

Also in

Attendance: Paul Henderson, General Manager, Solid Waste Services, Metro Vancouver
Stephanie Liu, Program Manager, Community Engagement, Metro Vancouver
Terry Fulton, Senior Project Engineer, Solid Waste, Metro Vancouver

1. ADOPTION OF THE AGENDA

1.1. July 6, 2026 Regular Meeting Agenda

MOVED by Councillor MAH

SECONDED by Councillor BACK

THAT the agenda for the July 6, 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.

CARRIED

2. ADOPTION OF MINUTES

2.1. May 11, 2026 Special Meeting

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the minutes of the May 11, 2026 Special Meeting of Council are adopted.

CARRIED

2.2. June 16, 2026 Public Hearing

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the minutes of the June 16, 2026 Public Hearing are received.

CARRIED

3. PUBLIC INPUT

3.1. Tobias Jesso:

- Spoke regarding item 8.10;
- Spoke on behalf of the North Shore Disc Golf Association;
- Spoke regarding the future of disc golf in the District;
- Suggested including Inter River Park as a potential location due to its existing infrastructure and parking;
- Requested further review of the \$1.3 million cost estimate;
- Commented on the limitations of the proposed pilot program;
- Suggested expanding public land available for disc golf;
- Stated that disc golf can coexist with trees and other park users;
- Noted it is one of the safest sports for public parks; and,
- Requested Cleveland Park be considered for disc golf use.

3.2. Daniel Anderson:

- Spoke regarding item 8.11;
- Noted he is the official spokesperson for North Shore Neighbourhood Alliance;
- Requested answers regarding the North Shore Wastewater Treatment Plant project and its financial trajectory;
- Noted that public inquiry under *Local Government Act* s.765 does not require Provincial Cabinet approval;
- Expressed concern about the projected financial burden on North Shore residents; and,
- Stated that an independent public inquiry is necessary to ensure accountability and help prevent similar outcomes on future large scale infrastructure projects.

3.3. Peter Teevan:

- Commented on bicycling safety and *Motor Vehicle Act* enforcement in the District;
- Commented on the recent death of a cyclist;
- Commented on the increase of incidents involving personal mobility devices;
- Expressed support for staff's review of the transportation plan;
- Emphasized the need to improve safety;
- Suggested that cycling routes should avoid heavy truck and transit corridors where possible;
- Stated that current infrastructure design and limited enforcement have contributed to safety issues; and,
- Encouraged greater reliance on engineering expertise, local conditions, and law enforcement input when planning future transportation improvements.

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. Bylaw 8739, 8738, 8740, and 8742 – OCP Amendment & Rezoning: 520-540 Mountain Highway, 1505-1571 Fern Street & 1514-1574 Hunter Street (“Seylynn Centre”)

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8739, 2025 (Amendment 56)” is ADOPTED;

AND THAT “District of North Vancouver Rezoning Bylaw 1453 (Bylaw 8738)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8740, 2025 (520-540 Mountain Highway, 1505-1570 Fern Street, and 1514-1574 Hunter Street – Market Rental Housing)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8742, 2025 (520-540 Mountain Highway, 1505-1571 Fern Street, and 1514-1574 Hunter Street – Non Market Rental Housing)” is ADOPTED.

CARRIED

8.2. Bylaw 8745: Proposed Highway Closure and Dedication Removal Bylaw 8745 “1500 Block Fern Street Highway Closure Bylaw 8745, 2025”

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT “1500 Block Fern Street Highway Closure Bylaw 8745, 2025” is ADOPTED.

CARRIED

8.3. Bylaw 8797: Construction Bylaw Amendments

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor HANSON

THAT “Construction Bylaw 8271, 2017 Amendment Bylaw 8797, 2026 (Amendment 4)” is ADOPTED.

CARRIED

8.4. Bylaw 8788: Business License Bylaw Housekeeping Amendment to Reflect Updated Non-Medical Retail Cannabis Policy

File No. 09.3900.20/000.000

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT “Business License Bylaw 4567, 1974 Amendment Bylaw 8788, 2026 (Amendment 56)” is ADOPTED.

CARRIED

8.5. Bylaw 8778 – Chemtrade Rezoning – 100 Amherst Avenue

File No. 08.3060.20/042.25

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is given THIRD Reading.

CARRIED

Opposed: Councillors FORBES, MURI and POPE

8.6. Bylaw 8771 – Rezoning for a Six-Unit Townhouse Development at 873 Premier Street

File No. 08.3060.20/050.24

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT the “District of North Vancouver Rezoning Bylaw 1461 (Bylaw 8771)” is given FIRST, SECOND, and THIRD readings.

CARRIED

8.7. 2026 Community Service Grants

File No.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the 2026 community service grants recommendations of \$419,844, as described in the June 22, 2026, report of the Community Planner entitled, “2026 Community Service Grants”, are APPROVED.

AND THAT Council direct administration to refer a potential inflationary adjustment to the community service grants budget to the 2027 financial planning process.

CARRIED

8.8. 2026 Child Care Grants

File No.

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the 2026 child care grants recommendations of \$70,941, as described in the June 22, 2026, report of the Community Planner entitled “2026 Child Care Grants”, are APPROVED.

AND THAT Council direct administration to refer a potential inflationary adjustment to the child care grants budget to the 2027 financial planning process.

CARRIED

8.9. Metro Vancouver Solid Waste Management Plan

File No. ENGIPG-910695465-889

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT Council receive for information the draft Solid Waste Management Plan (SWMP) that was advanced by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board on April 24, 2026.

CARRIED

8.10. Disc Golf Service Level and Options

File No. CAPPARKS-313193949-35493

MOVED by Councillor BACK

SECONDED by Mayor LITTLE

THAT disk golf facilities be temporarily provided at Cleveland Park for events and tournaments.

CARRIED

8.11. Request for Public Inquiry Regarding the NSWWTP by the Inspector of Municipalities

File No.

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 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.

CARRIED

A member of Council proposed a motion arising.

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT Council write to the GVS&DD Board requesting that the full \$235 million settlement received by the GVS&DD from Acconia be applied to the North Shore subregion to reduce the cost of the NSWWTP, with the benefit allocated to North Shore ratepayers.

THAT Council re-affirm in writing to the Chair, Metro Vancouver Board of the District of North Vancouver's position that any review of the NSWWTP Program must be truly independent, commissioned at arm's length from Metro Vancouver, preferably by the Province of British Columbia or the Inspector of Municipalities, with terms of reference not determined by Metro 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 July 6, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:51 p.m.)

Mayor

Corporate Officer

**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.)

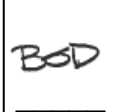
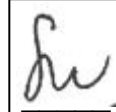
Mayor

Corporate Officer

REPORTS

THIS PAGE LEFT BLANK INTENTIONALLY

AGENDA INFORMATION	
☒ Special Meeting	Date: September 8, 2026
☐ Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO (Acting)
---	--	--

The District of North Vancouver REPORT TO COUNCIL

August 20, 2026
File: CODE2025-01379

AUTHOR: Carol Walker, Chief Bylaw Officer

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd

RECOMMENDATION:

That Council resolve that:

1. Pursuant to Section 74 of the *Community Charter*, Council considers that the abandoned and unsecured house, dilapidated sheds, graffiti, accumulated discarded and strewn garbage, overgrown or dead vegetation, and broken fencing on the property at 4418 Cove Cliff Rd, legally described as:

PID: 012-216-615
LOT 22 BLOCK 12 DISTRICT LOT 543 PLAN 3766
(the "Property")

are so dilapidated and unclean as to be offensive to the community and Council therefore declares that the abandoned and unsecured house, dilapidated sheds, graffiti and the accumulated discarded and strewn garbage, and overgrown or dead vegetation and broken fencing as shown in the photographs attached as **Attachment 1** to the Council Report prepared by the Chief Bylaw Officer and dated August 20, 2026 (collectively the "Accumulated Debris or Materials") constitute a nuisance.

2. Pursuant to section 72(2)(b) of the *Community Charter*, Council orders that 1508249 BC Ltd., Director Hao Liu, the registered owner of the Property (the "Owner"), must:
 - (a) submit to the District a complete application for a demolition permit by **October 6, 2026**; and
 - (b) demolish and remove the abandoned and unsecured house, the dilapidated sheds and the Accumulated Debris or Materials from the Property and leave the

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

Property in a neat and tidy condition by **December 1, 2026** to the satisfaction of the Chief Bylaw Officer, which work will include:

- (a) Demolishing the house and removing all house demolition materials from the Property;
- (b) Removing all strewn garbage, including, but not limited to, broken glass, light bulbs, rubbish, discarded items;
- (c) Removing old asphalt of the abandoned tennis court;
- (d) Removing the dilapidated metal shed on the east side of the house;
- (e) Demolishing and removing the wooden shed on the northwest corner of the Property and which is encroaching on adjacent District property;
- (f) Demolishing and removing the wooden fence on the perimeter of the Property;
- (g) Removing the fence encroaching on the adjacent District property on the north side of the Property; and
- (h) Removing overgrown and dead vegetation and leaving the Property level, neat and tidy.

(collectively, the "Remedial Action Requirement")

3. In the event that the Owner fails to fully comply with the Remedial Action Requirement by the dates stipulated:
 - (a) the District, by its staff, agents and contractors, may enter onto the Property and take all the necessary actions to fulfil the Remedial Action Requirement at the expense of the Owner in accordance with section 17 of the *Community Charter*; and
 - (b) the costs of such actions shall be a debt owed to The Corporation of the District of North Vancouver which, if unpaid at the end of the calendar year, will be added to the property taxes for the Property for the next calendar year, pursuant to s. 258 of the *Community Charter*.

REASON FOR REPORT:

To recommend that Council declare that the vacant and dilapidated house, Accumulated Debris or Materials and accessory buildings on the Property constitute a nuisance and to request that Council impose the Remedial Action Requirement.

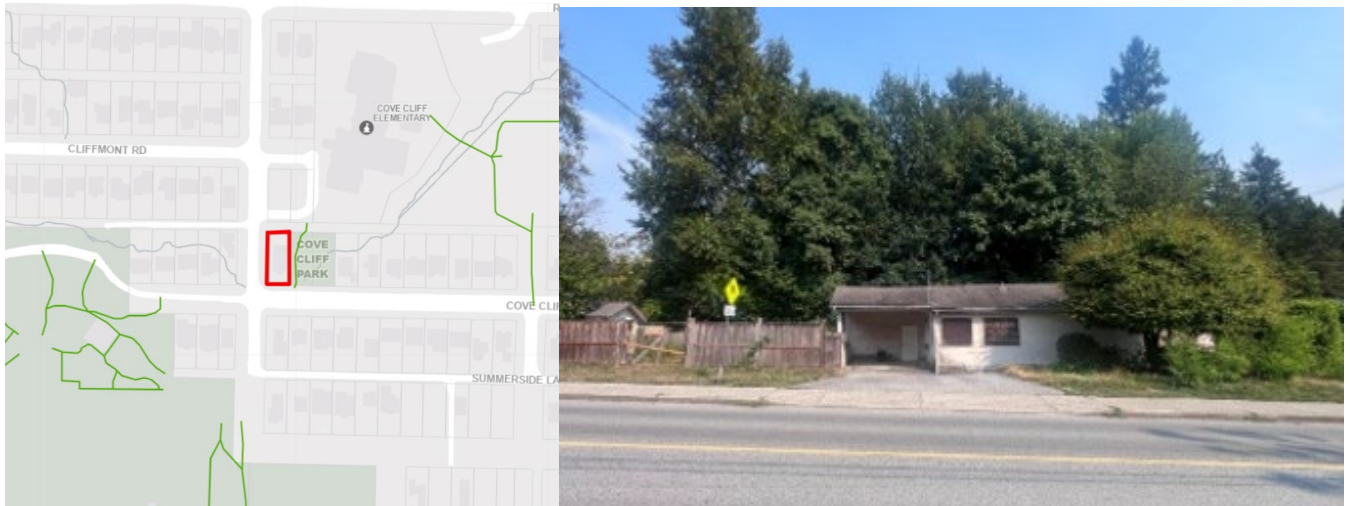
SUMMARY:

The Owner of the Property at 4418 Cove Cliff Road has allowed the Property to become and remain in a dilapidated and unclean condition since taking over ownership of the Property on January 15, 2025, which is offensive to the community. The house has been documented by District staff as vacant since at least 2014 and has been attracting complaints over many years. Due to the ongoing abandoned nature of the Property, the Property attracts attention and is subject to repeated break-ins and numerous reports to bylaw and police. Despite staff's best efforts, the Owner has not been largely responsive to mitigating and preventing ongoing nuisances. There remains an unsecured entry point into the abandoned and unsecured house.

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

The Property also remains unsightly with Accumulated Debris or Materials, gaps in fencing, graffiti, and a fence and wooden shed encroachment. The Property is next to Cove Cliff Elementary School and a nearby trail through Cove Cliff Park. Staff have required that the Owner secure and clean the Property, but the Owner has failed to do so despite extensive efforts and staff resources. The Property falls short of reasonable community standards and is considered offensive to the community and constitutes a nuisance.

The Property (shown below outlined in red) is located near Cove Cliff Elementary School and Cove Cliff Park.



BACKGROUND:

Following the transfer of ownership of the Property on January 15, 2025, the District received a complaint on April 20, 2025, and inspected the Property on April 22, 2025. The Owner failed to comply with multiple requests to clean up the Property. The Owner was contacted by phone on July 13, 2025, and subsequently completed some cleanup. However, despite follow-up communications and compliance letters requiring actions required to bring the Property into compliance, the Owner has largely not responded. Bylaw inspections and enforcement continued as the Property remained out of compliance.

On October 21, 2025, a follow-up inspection identified signs of an attempted break-in, with additional damage and holes to the front entrance door. By October 28, 2025, further damage and larger holes were observed, leaving the front entrance unsecured. The Owner was directed to board up and secure the access.

Due to ongoing break-ins and an unresponsive Property Owner, on February 24, 2026, the District sent the Owner a letter to bring the Property into compliance with the Nuisance Abatement Bylaw to avoid the future consideration of a Remedial Action Requirement (**Attachment 2**). The Owner showed some progress by boarding up the unsecured entry point (the carport door) and trimming some overgrown grass but failed to bring the Property into full compliance and continues to fail to proactively monitor and respond to ongoing nuisances on the Property.

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

The Property has deteriorated again as shown in the photographs from August 2026 in **Attachment 1** with accumulated building materials, rubbish in the back and side yards, in the carport and on the front porch. Numerous graffiti remains on the exterior walls of the Property, with overgrown vegetation, and unsecured carport door, leaving the Property accessible to unauthorized entry.

Staff have made every attempt to obtain compliance over many years. The current Owner has made minimal efforts in this regard to monitor and mitigate neighbourhood nuisances and an unsecured entry point in the carport door and the accumulation of unsightly materials, growths, graffiti. Letters to comply have been disregarded. Issued tickets were ineffective to prompt compliance. A total of 48 Bylaw Notices have been issued to the Owner, none of which have been disputed or paid.

Requirement to maintain a property.

It is a property owner's responsibility to monitor and maintain a property even if the owner does not live in the property. While there was initial attention to the Property, there have been large gaps and a seeming abandonment of responsibilities to monitor and maintain the Property to prevent nuisances and in keeping with a residential use.

Despite repeated communication, inspections and enforcement, the Owner's response has been intermittent, and compliance has not been sustained. Although some corrective work was completed at various times, recurring nuisance and security concerns remained, including unsecured entry points, graffiti, discarded materials, damaged fencing and overgrown vegetation.

Reports to the RCMP:

The RCMP received six reports concerning the Property between April 2025 and August 2026 relating to insecure premises and suspicious activity. Reports included unauthorized entry by teenagers and children, and RCMP attendance confirmed that the Property remained accessible through an unsecured carport door.

EXISTING POLICY:

A Municipal council has the authority to impose a remedial action requirement with respect to declared nuisances under section 72 of the *Community Charter*.

ANALYSIS:

The documented history demonstrates that repeated communication, compliance letters and ticket enforcement have not resulted in sustained compliance. On February 24, 2026, a Bylaw Officer advised the Owner in writing that failure to bring the Property into compliance could result in a recommendation to Council for a Remedial Action Requirement at the Owner's expense. Although some corrective work followed, the Property was not brought into full compliance and nuisance and security concerns subsequently recurred. Given the vacant and repeatedly unsecured condition of the Property, the history of unauthorized entry, and its proximity to Cove Cliff Elementary School and Cove Cliff Park, staff consider a Remedial Action Requirement necessary to secure the Property and address the outstanding nuisance conditions.

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

Options:

1. Impose the Remedial Action Requirement on the Owner and direct that if the Remedial Action Requirements are not fulfilled by the applicable compliance deadline, District staff must bring the Property into compliance at the expense of the Owner (staff recommendation).
2. Provide direction to staff on alternative action.
3. Take no action at this time.

Respectfully submitted,



For
Carol Walker
Chief Bylaw Officer

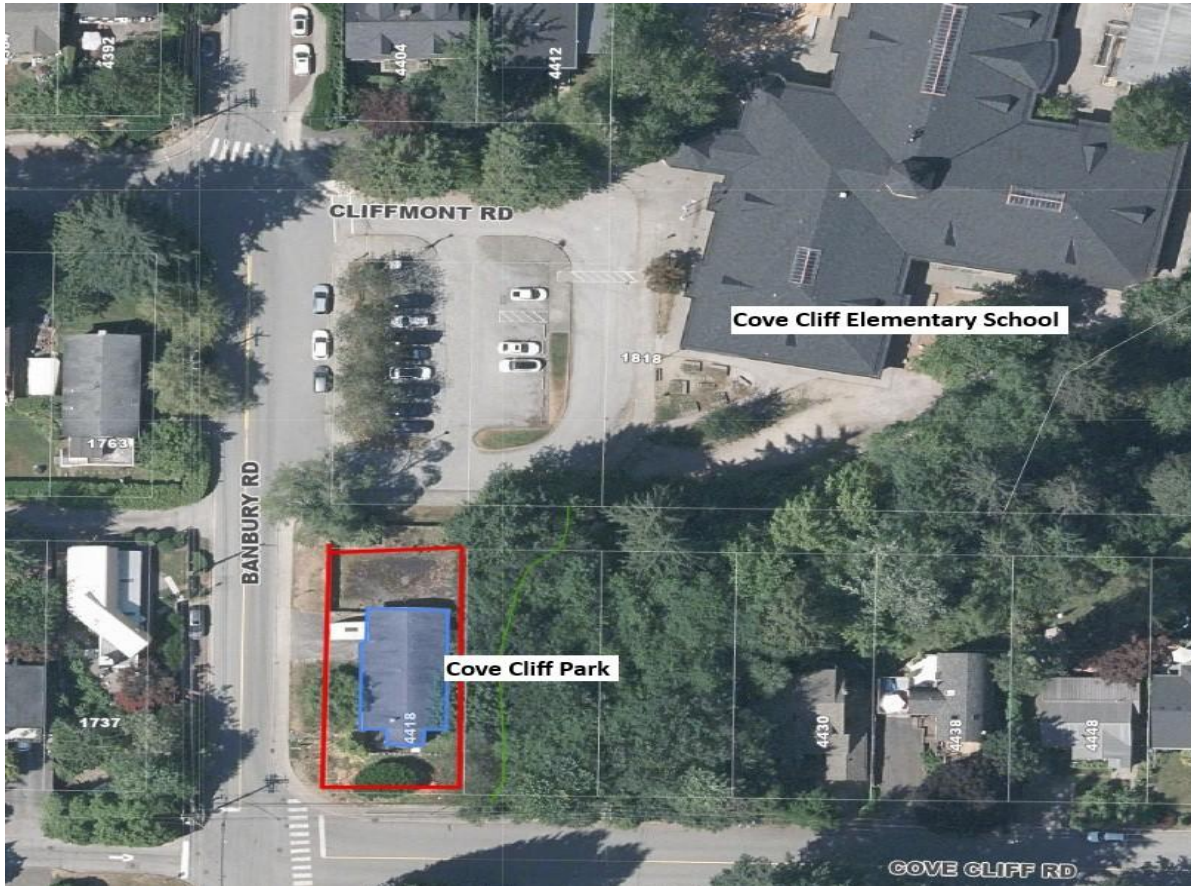
Attachment 1: Photographs of Property from August 2026
Attachment 2: Letter to Property Owner dated February 24, 2026

SUBJECT: Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
August 20, 2026

REVIEWED WITH:					
☐ Community Planning	_____	☐ Clerk's Office	_____	External Agencies:	
☐ Development Planning	_____	☐ Communications	_____	☐ Library Board	_____
☐ Development Engineering	_____	☐ Finance	_____	☐ NS Health	_____
☐ Utilities	_____	☐ Fire Services	_____	☐ RCMP	_____
☐ Engineering Operations	_____	☐ ITS	_____	☐ NVRC	_____
☐ Parks	_____	☐ Solicitor	_____HG	☐ Museum & Arch.	_____
☐ Environment	_____	☐ GIS	_____	☐ Other:	_____
☐ Facilities	_____	☐ Real Estate	_____		
☐ Human Resources	_____	☐ Bylaw Services	_____		
☐ Review and Compliance	_____	☐ Planning	_____		

ATTACHMENT 1

Aerial view of 4418 Cove Cliff Rd showing property located near Cove Cliff Elementary School and Cove Cliff Park and the connecting trail system is highlighted in green through the park:



Photos of driveway area showing accumulations and building material/debris, and unsecured entry point:





Views of side yard with rubbish, accumulated material/debris, and gaps in fencing taken from fencing property line and carport, photos taken August 2026:







Additional deteriorating shed, accumulated building materials and rubbish, broken glass, and graffiti in the backyard observed from side and backyard:







View of front entrance and patio/porch to house, accumulated materials and growths in front yard:







View of dead trees and growths in backyard, flattened by trespassers walking on the growths:



View over back yards next to the front entrance patio/porch, as seen from south end of property line directly adjacent to trail path and sidewalk:



ATTACHMENT 2



355 West Queens Road
North Vancouver BC
V7N 4N5
www.dnv.org
(604) 990-2311

February 24, 2026
Case: CODE2025-01379

Dear [REDACTED]

Re: Nuisance Property at 4418 Cove Cliff Road (the "Property") and Remedial Action Requirement

I am writing to you as the owner and person responsible for the above-mentioned Property. Despite repeated attempts by District of North Vancouver ("District") staff to have you resolve outstanding issues and bring this Property into compliance with District bylaws, this Property remains in a persistent state of nuisance and neglect.

Division 12 of Part 3 of the *Community Charter* [SBC 2003] c. 26 authorizes a municipal council to impose remedial action requirements regarding hazardous conditions or declared nuisances.

As you have been advised on multiple occasions, the Property is in a blatant and obvious state of nuisance and dilapidation and constitutes a risk to the community and the surrounding neighbourhood, particularly given its proximity to an elementary school and public trail. Despite numerous attempts by District staff to achieve compliance and the issuance of multiple violation tickets with corresponding fines, the Property remains in an unsightly and unsafe condition and is not in compliance with the District of North Vancouver Nuisance Abatement Bylaw, Graffiti Bylaw, and Solid Waste Management Bylaw. The condition of the vacant Property continues to constitute a nuisance to the surrounding neighbourhood.

In addition, reports have been made to the North Vancouver RCMP of unsecured premise and youths trespassing. As owner of this Property, you are responsible to ensure the security of the building and safety of the community – vacant buildings that remain unsecured become an invitation to graffiti, property damage, unauthorized occupancy, fire and other hazards.

You are hereby required to bring the Property into full compliance no later than **March 9, 2026**, by carrying out the following requirements:

- **Graffiti:** Remove all graffiti from the Property;
- **Glass Removal:** Remove and dispose of broken glass shards in the front door entrance area;
- **Securing the building:** Secure the building, including boarding up the damaged front door and securing all openings to prevent unauthorized access;
- **Waste Removal:** Remove all discarded materials, garbage and dilapidated shed(s) from the Property; and
- **Fence Repair:** Repair all broken fence materials

Document: 6677908

Please be advised that failure to comply with this deadline will result in a Report being brought to District of North Vancouver Council seeking a declaration that the Property is a nuisance and that a Remedial Action Requirement order ("Order") be imposed pursuant to section 72 of the *Community Charter*. If Council makes an Order and the requirements are not met by the date specified, the District may carry them out at your expense. If those expenses remain unpaid on December 31, they will be added to the property taxes.

Should you have any questions or require clarification, please contact me at 604-990-2400. The District remains prepared to work with you to resolve this matter and achieve compliance.

Sincerely,

 
Justin Han
Bylaw Enforcement Officer
District of North Vancouver Bylaw Services

cc: Carol Walker, Chief Bylaw Officer