
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](#)

Recommendation:

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

2.2. [June 22, 2026 Regular Council Meeting](#)

Recommendation:

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

2.3. [June 29, 2026 Special Council Meeting](#)

Recommendation:

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

2.4. [July 6, 2026 Regular Council Meeting](#)

Recommendation:

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

2.5. [July 13, 2026 Regular Council Meeting](#)

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

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.