

AGENDA

COUNCIL WORKSHOP

Monday, May 11, 2026

7:00 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



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AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səliłwətał (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.

1. ADOPTION OF THE AGENDA

1.1. May 11, 2026 Council Workshop Agenda

Recommendation:

THAT the agenda for the May 11, 2026 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. December 8, 2025 Council Workshop Minutes

p.7-13

Recommendation:

THAT the minutes of the December 8, 2025 Council Workshop are adopted.

2.2. February 10, 2026 Council Workshop Minutes

p.15-22

Recommendation:

THAT the minutes of the February 10, 2026 Council Workshop are adopted.

3. REPORTS FROM COUNCIL OR STAFF

3.1. Strategic Facilities Plan Update

p.25-43

File No.

Report: Manager – Civic Facilities, April 27, 2026

Attachment 1: Strategic Facilities Plan Framework principles

Attachment 2: 2025 State of the Assets Report excerpt

Attachment 3: Building Condition List

Recommendation:

THAT the Committee of the Whole support the current approach and development of the Strategic Facilities Plan;

AND THAT the Committee of the Whole direct administration to bring forward a subsequent report on the Strategic Facilities Plan to the Finance and Audit Committee in July outlining progress to date and next steps.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

THAT the May 11, 2026 Council Workshop is adjourned.

MINUTES

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**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:00 p.m. on Monday, December 8, 2025 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back (5:03 p.m.)
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Staff: David Stuart, 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
Saira Walker, General Manager – Corporate Services
Tina Atva, Director – Community Planning and Housing
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Zeralynne Te, Manager – Community Planning
Maria de Fatima Lazo, Senior Policy Analyst
Brienne Labute, Community Planner
Cheryl Archer, Confidential Council Clerk
Jillian Holden, Administration Clerk
Tracy McAuley, Executive Assistant to Mayor Little

Also in

Attendance: Blair Erb, Principal, Coriolis Consulting

1. ADOPTION OF THE AGENDA

1.1. December 8, 2025 Council Workshop Agenda

MOVED by Councillor FORBES

SECONDED by Councillor MURI

THAT the agenda for the December 8, 2025 Council Workshop is adopted as circulated, including the addition of any items listed in the agenda addendum.

CARRIED

Absent for Vote: Councillor BACK

2. ADOPTION OF MINUTES

Nil

Councillor BACK arrived at this point in the proceedings. (5:03 p.m.)

3. REPORTS FROM COUNCIL OR STAFF

3.1. Inclusionary Zoning in the District's Growth Centres

File No.

Tina Atva, Director – Community Planning and Housing, provided an overview of the new Inclusionary Zoning (IZ) tool that allows local governments to require affordable housing in new developments in support of community needs. Brianne Labute, Community Planner, provided additional detail including potential benefits and limitations, as well as a proposed approach for each growth centre.

Council discussion ensued and the following comments and concerns were noted:

- Expressed concern that IZ could result in construction of luxury units rather than more affordable housing;
- Noted that purpose-built rental housing or below-market rental housing may not be affordable;
- Commented on the current housing market, noting that more rental buildings are being constructed due to the slow market for strata units;
- Commented on the economic profile of District residents at the time past residential rental buildings were constructed and noted that newer rental buildings may have nicer finishings so may not become as affordable as they age;
- Noted that it is less expensive for developers to build affordable rental units than for the District to build using developers' cash-in-lieu contributions;
- Commented on complaints from developers regarding changes to rules and requirements;
- Expressed concern regarding the impact of housing legislation on development;
- Stated that a ten percent reduction in rental rates is not enough to achieve affordability;
- Commented on successful incentives in other jurisdictions to increase affordability;
- Questioned if rental-only zoning is a possibility;
- Suggested removing the option of cash-in-lieu for areas with a higher need for rental housing;
- Commented on the relationship between the age and type of rental housing to rental rates and affordability; and,

- Noted further discussion is needed to determine where and how the tool could be applied in the District.

In response to a question from Council, staff advised that 20 percent below median rents would be considered below-market.

In response to a question from Council, staff advised that purpose-built rental will become more affordable over time.

In response to a question from Council, consultant advised that Amenity Cost Charges (ACCs) would apply to market rental units. Staff noted that rental projects are not as profitable to developers and there is a balance between requiring too much or not enough to ensure projects are financially feasible.

In response to a question from Council, staff advised that the supply of smaller strata units will take several years to be absorbed into the market and the changes are based on the best estimate of how the future housing market look. Staff noted that in-stream applications would not be impacted by zoning changes.

In response to a question from Council, staff advised that the Metro Vancouver's target for affordable housing in new units is approximately 15 percent and the current average in the region is four percent. There has been progress in filling the gap in rental housing in the District and it continues to be a work in progress.

In response to a question from Council, staff advised that it is too early to see the results of IZ policies in other jurisdictions. Staff noted the concept of IZ is not new, rezoning was previously used to secure affordable housing and has been successful in many jurisdictions.

In response to a question from Council, staff advised that each municipality determines its own formula for cash-in-lieu amounts, noting these funds would be directed to their own housing reserve fund to be used only for capital costs of affordable housing.

In response to a question from Council, the consultant advised that as the preliminary financial feasibility work was completed approximately ten months earlier, some information will need to be updated if Council directs staff to proceed. Eleven sites were selected that represent ordinary development sites with different types of development and in different neighbourhoods. They modelled financial feasibility with different amounts of below-market housing to review the impact of scaling up or down. It was noted that strata scenarios generate higher ACCs, however, current market conditions have resulted in fewer strata developments and presales are not proceeding. Many developers are shifting to rental developments, not because it is more lucrative, but because it is easier to acquire funding.

In response to a question from Council, staff advised that the provincial government has the ability to override any zoning bylaw if it would stifle development as well as the power to enact bylaws.

In response to a question from Council, staff advised that the intent behind conducting the financial analysis was to determine how different factors influence market conditions, noting a standardized approach would need to be developed following the analysis and would need to be reviewed on a regular basis to adapt to changing market conditions. The consultant advised that the analysis assumed that the below-market units would remain so for the life of the building, noting that the legislation allows for other arrangements and that all assumptions were based on the point in time when the calculations were done.

In response to a question from Council, the consultant advised that market conditions have changed considerably over the past year, with declining population numbers leading to reduced demand for housing and lower prices for rental costs and home sales, noting that policy needs to be able to work with different conditions and create an environment conducive to development and achieve affordable housing units.

In response to a question from Council, staff advised that the legislation requires annual reporting on the effectiveness of the program, including how many units were built and the amount of cash-in-lieu, if permitted. This would allow the District to respond to market changes with updates to bylaws and policies.

In response to a question from Council, staff advised that they recommend not allowing cash-in-lieu contributions in Lynn Creek Town Centre and Maplewood Village Centre in order to achieve more purpose-built rental projects. Staff noted that during the original discussions regarding affordable housing in 2016, the decision of Council was to have staff negotiate affordable housing units on a case-by-case basis at the time of rezoning, and that the new legislative tool allows the application of IZ to properties regardless of whether they are required to be rezoned.

In response to a question from Council, staff advised that the District has achieved a fair amount of affordable housing on a case-by-case basis, noting that under current legislation, developers would not be required to provide any affordable housing unless there is IZ in place.

In response to a question from Council, staff advised that another consideration is that developers could decide not to proceed with a development if affordable housing is required.

In response to a question from Council, staff advised that large developments and rental projects are proceeding at this time and development has not stopped in the District.

In response to a question from Council, the consultant advised that incentives such as property tax reductions are permitted under a different process, noting that developers consider IZ a negative. Both mechanisms must be carefully analyzed prior to consideration of implementation.

In response to a question from Council, staff advised that requiring a percentage of gross floor area instead of percentage of units allows flexibility regarding unit mix. The consultant noted the rent per square foot and size of affordable units impacts the feasibility of developments. Staff advised that a Housing Agreement would be required to be approved by Council and the decision on unit size would be subject to Council approval.

In response to a question from Council, staff advised that Council input would be sought prior to consultation with affected parties, which would be after future discussions and that who and how often consultation occurs would be a decision of Council. Staff noted that there are benefits to consultation with a broad range of groups to understand different perspectives.

In response to a question from Council, staff advised that the impact to private developers would average approximately 300,000 dollars per unit, meaning that a project with ten percent affordable housing units would have a higher cost than cash ACCs for the same project.

Councillor MURI left the meeting at 6:08 p.m. and returned at 6:10 p.m.

In response to a question from Council, staff advised that every project under IZ would require a Housing Agreement Bylaw to be adopted by Council, noting that there has been success achieving family-friendly housing with the Official Community Plan (OCP) policy. Staff advised that minimum amounts could be refined, noting the District market is different than some other municipalities that have had greater challenges with achieving large units.

In response to a question from Council, staff advised that Council may specify that the housing provider must be a non-profit and that the specific provider is selected by the developer.

In response to a question from Council, staff advised that they need to track and report on housing to ensure the District is in compliance with provincial legislation and noted that reporting has increased from once per year to every month or two. Staff further advised that an IZ policy would not require increased staffing.

In response to a question from Council, the consultant advised that depending on the size and number of bedrooms, below-market rents would be approximately 50 to 60 percent of market rates.

In response to a question from Council, the consultant advised that the properties analyzed for the report were selected because they were obvious redevelopment candidates based on the types of properties that have been purchased and redeveloped into multi-family housing in the District.

In response to a question from Council, staff advised that the proposed approach would apply to all mixed-use and residential properties, though the legislation does allow for a customized approach. In that case, the application to one neighbourhood and not another would need to be justified to show fairness. The consultant noted that Council has indicated that affordable housing should be available in all neighbourhoods.

In response to a question from Council, staff advised that a smaller number of units in one building may be more difficult for non-profits to manage.

In response to a question from Council, staff advised that Lions Gate Village Centre and Lynn Valley Town Centre are recommended to allow cash in lieu of units due to the land cost within these centres.

In response to a question from Council, staff advised that rental-only zoning is a separate tool that can be tailored to specific circumstances but would not have opportunities for affordable rental housing.

In response to a question from Council, staff advised that it is difficult to predict future changes from the provincial government.

In response to a question from Council, staff advised that the intent is not to pre-zone individual properties.

In response to a question from Council, staff advised that the legislation requires housing agreements for IZ.

In response to a question from Council, the consultant advised that rental rates are included in the calculation of mean housing costs.

In response to a question from Council, staff advised that units on First Nations land are not counted in the housing inventory as the provincial government requires that they not be included in the District's inventory.

In response to a question from Council, staff advised that they will review feedback from Council and will bring the matter forward at a future Regular Council meeting, noting they may revise the approach.

In response to a question from Council, staff advised that the financial analysis should be conducted as close as possible to implementation and that the cost will depend on what needs to be done.

In response to a question from Council, staff advised that they have not brought a report forward from previous discussions regarding residential rental tenure zoning due to other higher priority projects, noting the original discussion preceded the introduction of IZ by the provincial government.

In response to a question from Council, staff advised that under the new legislative structure, the change from Community Amenity Contributions negotiated on a case-by-case basis that may be used for affordable housing to preset ACCs that cannot be used for affordable housing, IZ could be a tool to achieve more affordability, although there will still be properties that will need to be rezoned and have opportunities for negotiation.

Councillor BACK left the meeting at 6:42 p.m. and returned at 6:44 p.m.

4. PUBLIC INPUT:

Nil

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the December 8, 2025 Council Workshop is adjourned.

CARRIED
(6:44 p.m.)

Mayor

Corporate Officer

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DISTRICT OF NORTH VANCOUVER COUNCIL WORKSHOP

Minutes of the Council Workshop for the District of North Vancouver held at 7:11 p.m. on Tuesday, February 10, 2026 in the Committee Room 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
Ehab Taha, Section Manager – Transportation
Tamsin Guppy, Senior Development Planner
Jason Smith, Senior Community Planner
Kevin Zhang, Senior Development Planner
Daniel Broderick, Development Planner
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

Also in

Attendance: Colton Kirsop, Division Manager, Planning McElhanney
John Turecki, Founder & Principal, Step One Mobility
Adam Mattinson, Associate, West Coast Lead, B&A Studios

1. ADOPTION OF THE AGENDA

1.1. February 10, 2026 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the agenda for the February 10, 2026 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Zoning Bylaw Rewrite – Project Update

File No. 09.3900.30/003.001

Yan Zeng, Manager, Development Planning, provided an introduction to the Council Workshop, noting that the District's zoning bylaw, now about 60 years old, is a key regulatory tool that implements the Official Community Plan (OCP) and guides land use. Ms. Zeng stated the update aims to improve user friendliness, modernize language and formatting, and streamline regulations for greater clarity.

Tamsin Guppy, Senior Development Planner, provided a general overview of the zoning bylaw update project, explaining its purpose and scope and noting that the workshop marks the beginning of Council's discussion on the comprehensive bylaw review. The presentation outlined the project context, key objectives, and the approach to modernizing and updating the District's zoning framework.

Council discussion ensued and the following comments and concerns were noted:

- Discussed zoning modifiers and their potential implications;
- Commented on the use of blanket zoning approaches;
- Commented on Comprehensive Development (CD) zones in relation to commercial office uses;
- Requested clarification on permitted uses to better understand what is allowed within park zones;
- Commented on zoning along Marine Drive; and,
- Discussed the designation and use of park zones and park land.

In response to a question from Council, staff explained that the use of modifiers allows zones to be adjusted to fit specific conditions and reduces the reliance on comprehensive development bylaws thereby providing more consistency and simplifying the process.

In response to a question from Council, staff advised that applying consistent zoning across multiple lots, particularly in commercial areas, supports clarity and predictability, allowing businesses to understand that permitted uses are the same and that they can locate within any of those similarly zoned properties.

In response to a question from Council, staff advised that the proposed work does not involve upzoning or pre-zoning.

In response to a question from Council, staff advised that park zoning is intended to support recreation uses and to provide clarity on the types of recreational activities and related uses that are enabled. Staff indicated they are attending the Parks and Natural Environment Committee the following week.

Neonila Lilova, Manager, Business and Economic Development, presented an overview of the proposed employment zones, including commercial and industrial policy considerations and the proposed phasing of the work. Ms. Lilova noted the review is grounded in the District's Economic Development Strategy and represents an early step in implementing objectives. The presentation outlined the broader context for employment zones, including local factors and wider economic influences.

Council discussion ensued and the following comments and concerns were noted:

- Discussed commercial and industrial vacancy rates in the District;
- Commented on the limited availability of space for all types of businesses to locate or expand;
- Requested more up-to-date population growth and projection data;
- Noted there is no current replacement plan for the bridges;
- Expressed concern about the need for an additional 4.2 million square feet of employment space;
- Commented on the limitations of the urban containment boundary and parklands and questioned where light industrial intensification would occur; and,
- Discussed the potential for multi-level buildings for industrial use.

In response to a question from Council, staff advised that the employment zones are projected to accommodate approximately 11,150 additional jobs in the District by 2050.

In response to a question from Council, staff advised that in relation to the population and employment data, the analysis is based on the Economic Development Strategy and uses the latest Metro Vancouver population projections.

In response to a question from Council, staff advised that BC Stats provides population projections, while Metro Vancouver periodically updates its scenarios for population and jobs, using, for example, the median growth scenario. Staff noted that recent significant modifications to housing policies have affected population projections across British Columbia.

In response to a question from Council, staff advised that since the OCP adoption in 2011, approximately 350,000 square feet of commercial space and 400,000 square feet of industrial space have been developed.

In response to a question from Council, staff advised that the next reliable population and demographic data will be available from the 2026 Census.

In response to a question from Council, staff advised that commercial vacancy in the District is currently around 1%, while industrial vacancy is approximately 2%.

In response to a question from Council, staff advised that vacancies in the District are low which is driving higher rental rates. Staff stated both commercial and industrial rates are elevated compared to the broader region, with commercial rates around \$50-\$60 per square foot and light industrial rates around \$30 per square foot. Staff noted that this represents an unhealthy level of vacancies.

In response to a question from Council, staff advised that several factors make multi-story industrial buildings economically challenging. Staff further stated that other, more financially viable uses often outcompete industrial uses for multi-level developments.

In response to a question from Council, staff advised that relating to the 11,000 forecasted employees, it is currently unclear how many will live on the North Shore versus commuting. Staff noted that affordable housing is a key economic development challenge, and transportation and housing availability are primary factors affecting where workers reside. Staff further noted that policy initiatives tied to the zoning bylaw aim to support more housing in centres near transit.

In response to a question from Council, staff advised that inclusionary zoning can be structured so that each zone references it, making it easier to implement at any time. Staff stated that in other municipalities, individual zones reference a single section that outlines rates and requirements, allowing updates to be made by changing just one page of the bylaw over time.

In response to a question from Council, staff advised that inclusionary zoning can also be applied as a site-specific modifier.

In response to a question from Council, staff advised that in light industrial zones there are competing interests as some businesses can afford higher rents while others may struggle. Staff stated given the limited locational options for businesses and low vacancy rates, they recommend continuing to permit the full range of commercial uses at grade to support business diversity and accessibility.

Tamsin Guppy, Senior Development Planner, presented an overview of commercial zones.

Council discussion ensued and the following comments and concerns were noted:

- Commented that shopping options along Marine Drive are limited;
- Noted that a one size fits all approach may not be appropriate as areas are very different;
- Emphasized the need for convenient parking while shopping;
- Highlighted that the purpose of the update is to consolidate the zoning;
- Requested a map of mixed-use developments throughout the District;
- Suggested there is an opportunity to diversity town centres commercially;
- Emphasized that all commercial areas should not be treated the same;
- Requested that Temporary Use Permits (TUPs) for parking lots be brought to Council;
- Commented on commercial and retail uses in Edgemont Village;
- Raised issues regarding bylaws on window coverings; and,
- Suggested that zoning along the Lions Gate corridor should be reviewed.

In response to a question from Council, staff advised that in relation to the core commercial zone to be applied at rezoning which requires a second floor of commercial space above under current economic conditions, the additional commercial space would need a minimum of 4 storeys of residential use to make the project economically viable.

In response to a question from Council, staff advised that minimums and maximums can be used strategically to balance incentives and development requirements with the goal of encouraging diversity in street front shopping and commercial uses.

In response to a question from Council, staff advised that looking ahead the core commercial zone will be applied to sites designated CRMU2 and above in the current and future Official Community Plans. Marine Drive is anticipated to redevelop in the future at these higher densities, with rezoning scenarios potentially allowing heights above the current C9 designation. Staff stated this could enable additional commercial space while restricting ground floor uses to retail and restaurants in the future.

In response to a question from Council, staff advised that a minimum of six-storeys is likely required to make multi-storey commercial development viable.

In response to a question from Council, staff advised that they are reviewing the CD zones within the District's town centres as part of a subsequent phase of the zoning bylaw update.

In response to a question from Council, staff advised that the biggest constraint for commercial development is finding suitable locations for businesses. A permeability to the street factor was assigned to existing businesses to determine the profile of current licenced businesses in commercial areas. Staff noted approximately 40 percent of businesses in the District are the non-permeable type and have limited relocation options, meaning approximately 500 businesses would be non-conforming under current zoning.

In response to a question from Council, staff advised that other uses compete for retail space and without adding new commercial space, these challenges will persist.

In response to a question from Council, staff advised that commercial space is currently concentrated in areas intended for shopping and pedestrian activity, and the goal is for all commercial areas to function similarly and succeed. Staff stated that today, there are only seven or eight buildings in the District with more than two storeys of commercial space.

In response to a question from Council, staff advised that parking would be permitted only as an accessory use to a building and would not be allowed as the sole permitted use on site.

In response to a question from Council, staff advised that construction costs for mixed-use buildings can be high. Staff further stated that, employment space in these developments is often subsidized by residential and the more employment space that is required, the less it is possible to achieve alternative municipal goals such as affordable housing.

Tamsin Guppy, Senior Development Planner, presented an overview of heavy and light industrial zones.

Council discussion ensued and the following comments and concerns were noted:

- Discussed vacancy levels of office space;
- Suggested engaging with relevant interest holders;
- Expressed doubt that there is a market for certain uses on the North Shore;
- Acknowledged that not all businesses can be accommodated;
- Raised concerns about the sustainability of keeping industrial businesses, such as car shops, in the area;
- Recommended further discussions with the City of North Vancouver and District of West Vancouver to understand their approaches;
- Commented on opportunities for intensification;
- Discussed the uses and transferability of uses between zones; and,
- Suggested clearly defining uses between classes and maintaining consistent definitions over time.

In response to a question from Council, staff advised that while there may be some parcels in the Maplewood area with potential for industrial intensification, such development is highly cost sensitive and complex. Staff noted many sites are small and would require significant consolidation, which presents economic challenges, particularly for development above grade.

In response to a question from Council, staff advised that Vancouver has seen growth in some sectors of commercial development, particularly office space, over the past ten years as discussed in the examples from the South Main area.

In response to a question from Council, staff advised that only a limited number of light industrial and commercial sites in the District may be appropriate for intensive commercial development.

In response to a question from Council, staff advised that further discussions are anticipated with the City of North Vancouver and District of West Vancouver to better understand their approaches and coordinate where appropriate.

4. PUBLIC INPUT:

Nil

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the February 10, 2026 Council Workshop is adjourned.

CARRIED
(9:17 p.m.)

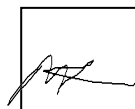
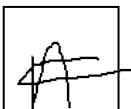
Mayor

Corporate Officer

REPORTS

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AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver

REPORT TO COMMITTEE OF THE WHOLE

April 27, 2026

AUTHOR: Michael Gamble, Manager, Civic Facilities

SUBJECT: Strategic Facilities Plan Update

RECOMMENDATION:

THAT the Committee of the Whole support the current approach and development of the Strategic Facilities Plan;

AND THAT the Committee of the Whole direct administration to bring forward a subsequent report on the Strategic Facilities Plan to the Finance and Audit Committee in July outlining progress to date and next steps.

REASON FOR REPORT:

This report is intended to:

- Provide Council with an updated overview of the scale, age and condition of the District's building portfolio and the associated service and risk implications;
- Explain why a strategic, service-based and risk-based approach is required to manage District facilities sustainably over the long term; and
- Outline the work underway on the Strategic Facilities Plan, including how future Council engagement will be phased and sequenced.

SUMMARY:

Council has considered Strategic Facilities Planning at several points over recent years. This work supports a more consistent, long-term approach to managing the District's building portfolio in a way that sustains service delivery, manages risk, and aligns with Council-approved plans and financial objectives.

The District owns and manages a large and aging facilities portfolio. While significant renewal and replacement investments have been made over the past decade, many buildings are now approaching or exceeding typical service life thresholds. Without a strategic approach to prioritizing reinvestment, the District faces increasing risk of service disruption, unplanned repairs, and constrained future options.

This report connects current work to Council's previously endorsed Strategic Facilities Plan Framework principles (Attachment 1) and introduces service-based and risk-based thinking as the foundation for future stages of the Strategic Facilities Plan. A service lens focuses on how facilities enable District services, rather than viewing buildings in isolation. A risk lens considers both the likelihood and consequences of facility failure, recognizing that not all buildings carry the same service impact.

The Strategic Facilities Plan is a planning framework. It does not set service levels, approve projects, or allocate funding. Future reports will build on this foundation and bring forward findings, priority needs, and proposed next steps for Council consideration and direction.

BACKGROUND:

Council has previously endorsed a Strategic Facilities Planning Framework (Attachment 1) that established high-level principles to guide future facility decisions. These principles emphasize alignment with Council priorities, lifecycle cost management, consolidation and co-location where appropriate, and planning ahead for buildings nearing the end of their service life.

Since that time, staff have continued to advance renewal and replacement projects within available funding, while also refining the analytical foundation required to support a more strategic, portfolio-wide approach to facilities planning.

As reported in the 2025 State of the Assets Report (Attachment 2), the District owns and manages over 100 facilities with a current replacement value (CRV) of approximately \$921 million spread across 113,000 m² of floor space. The portfolio has a median building age of approximately 41 years, and more than 20 buildings exceed or are approaching 60 years of age.

While ongoing renewal and system upgrades have extended the useful life of many buildings, age-related deterioration, evolving regulatory requirements, climate resilience expectations, and changing service demands mean that a growing number of facilities are now approaching major reinvestment or replacement decision points. Refer to Attachment 3 for a list of buildings and their respective condition ratings.

EXISTING POLICY:

Several District plans and policies impact the way in which District services are delivered and how buildings are maintained, refurbished and replaced. Specifically, the following plans include policies that impact building design, maintenance and refurbishment:

- Council's Strategic Directions;
- The Official Community Plan;
- 10-year Rolling Financial Plan;
- The Community Energy and Emission Plan - Impact 2050.
- The Climate Ready Municipal Buildings Policy;
- Strategic Facilities Plan Framework (June 2021); and
- The Transportation Plan;

In addition, buildings need to address specific functional requirements that stem from the approved strategic plans of the uses housed in District facilities including:

- Accessibility Plan 2023-2026;
- Child Care Action Plan-2020;
- Fire and Rescue Strategic Plan 2020-2025;
- Heritage Strategic Plan-2019;
- MONOVA 2020–2023 Strategic Plan;
- North Vancouver District Public Library 2024-2027 Strategic Plan;
- North Vancouver Recreation and Culture Commission Strategic Plan-2025;
- Parks and Open Space Strategic Plan-2012; and
- Rental and Affordable Housing Strategy-2016;

The SFP does not set service levels or approve individual capital projects. Decisions related to services, funding, risk, and implementation remain subject to Council direction and are guided by the 10-year Rolling Financial plan.

ANALYSIS:

Previous Council discussions and direction have established a set of Strategic Facilities Plan Framework principles (Attachment 1) to guide how the District plans, renews, and manages its facilities portfolio. In the context of this report, these principles can also be viewed as opportunities to improve service outcomes, manage risk more intentionally, and create long-term value for the community. A summary of the opportunities that can be considered through the Council endorsed principles are:

- **Align facilities with Council-approved goals and service strategies**
Ensures facilities actively support evolving service needs and Council priorities, rather than being managed solely based on age or condition.
- **Improve accessibility, inclusivity, and user experience**
Leverages renewal, major reinvestment, or replacement scoping to address accessibility, safety, functionality, and inclusivity for staff, partners, and the public.
- **Optimize space utilization and co-locate services where appropriate**
Consolidates compatible services into shared or multi-use facilities, improving service integration, flexibility, and long-term efficiency.
- **Plan service locations to improve access and connectivity**
Locates or relocates services where they are easier to reach by transit and active transportation, supporting equitable access and broader land-use objectives.
- **Extend service life through timely and strategic reinvestment**
Protects existing assets and maximizes lifecycle value through bridge renewals or major refurbishment where continued use aligns with service needs.

- **Make proactive decisions for facilities nearing the end of service life**
Plans ahead for replacement scoping, consolidation, transition, or decommissioning, rather than responding reactively to failure or emergency conditions.
- **Advance climate, energy, and resilience objectives through facility investment**
Integrates emissions reduction, energy performance, and climate resilience into building decisions in a coordinated and cost-effective way.

Service-Based Thinking

Facilities exist to support service delivery. Service-based thinking shifts the focus from the individual building alone to the service the building enables and the consequences to the community if it becomes unavailable.

This distinction is important for Council because the District's facilities portfolio is highly varied. Facilities with similar physical condition ratings can have very different implications for service delivery. For example, the failure of a fire hall and the failure of a park washroom do not carry the same level of service impact. This service-based perspective is essential for understanding relative risk across buildings that serve very different functions, and for informing where limited resources should be directed to protect core municipal services.

Risk-Based Thinking

Risk-based thinking works alongside the service lens. It considers the likelihood that a facility will fail or fall below an acceptable standard, and the consequence of that failure for service delivery, the community, and the District's financial position. Together, service and risk assessment provide a structured basis for understanding where the District's exposure is greatest.

This information supports informed decision-making by Council by clarifying trade-offs between investment, service levels, and risk. It helps guide the allocation of funding across the portfolio and provides transparency around where the District is choosing to reduce risk, where it may accept a higher level of risk, and where adjustments to levels of service may be considered, in alignment with Council's risk tolerance and strategic priorities.

Service Areas and Primary Service Providers

The Strategic Facilities Plan is organized around the District's Service Areas, to ensure facilities are considered in relation to the services they enable rather than as standalone assets.

For planning purposes, each facility is assigned a Primary Service Provider (PSP). The Primary Service Provider represents the service provider most dependent on that facility and best positioned to assess its importance to service continuity. This provides a consistent and service-focused frame of reference for analysis, without changing service mandates or decision authority. Where facilities support multiple services, financial impacts will be addressed through proportional allocation to the respective Service Areas in later stages of the Plan.

Refer to Attachment 3 for the list of buildings and their assigned Service Area and Primary Service Provider.

Lifecycle Context

Facilities follow a predictable deterioration pattern. As facilities age, the range of viable options narrows. Decisions that could have been made earlier with greater flexibility increasingly shift toward more disruptive and costly outcomes if deferred.

Even with ongoing renewal of building systems throughout the building's life, older buildings are more likely to require replacement, not only due to age but also because regulatory requirements and the community's needs have changed. Given that much of DNV's portfolio is now in the 40–60 year age range, at or past the typical service life threshold for many building systems, multiple facilities are approaching this decision point simultaneously.

Current Approach and Interim Measures

Work is underway in 2026 to refresh key facility data, including current replacement values and condition information required to support service and risk-based assessment. This data refresh will ensure that future Council discussions related to the Strategic Facilities Plan are informed by current and consistent information.

In the near term, staff are managing facility renewal within existing capital funding constraints, directing available investment toward the highest-risk needs while planning work continues on other facilities. Council has approved funding for urgent and routine renewal and has included a provision in the 2026–2030 Financial Plan associated with the Strategic Facilities Plan. This provision supports interim measures to manage emerging risks and maintain progress on priority facilities while longer-term planning work is completed. In practice, interim investments are being directed toward three broad types of work:

- **Interim Repairs and Bridge Renewal work:** targeted investment to extend a facility's safe, functional life for a defined period, typically 5-15 years, recognizing that a longer-term solution will be required;
- **Major Renewals:** significant refurbishment or modernization where the intent is to retain the facility long-term, typically an additional 20-30 years; or
- **Replacement Scoping:** early identification of facilities likely to require full replacement, consolidation, or relocation, triggering advance planning and site investigation. New buildings may last more than 60 years with proper maintenance and investment in renewal throughout their lifecycle.

This approach provides a practical short-term response to an aging portfolio but is not a long-term funding solution. The gap between the scale of reinvestment required to sustain current service levels and available capital funding continues to grow, reinforcing the need for a more strategic, portfolio-wide planning framework.

Timing/Approval Process:

This report forms part of an intentionally phased Council engagement approach. Early reports focus on shared understanding, frameworks, and analytical lenses. Future reports will introduce additional components of the Strategic Facilities Plan and clarify where and when Council direction will be sought.

Concurrence:

The service-based approach and risk-based approach described in this report has been developed in collaboration with internal departments and service providers across the organization, reflecting how facilities are used to deliver District services.

Financial Impacts:

The scale of reinvestment required across the District's building portfolio exceeds the funding available over the next ten years. The \$754 million identified in the Rolling 10-year Financial Plan represents the estimated cost of sustaining current service levels only, and does not include additional requirements related to climate resilience or evolving service expectations. The 2026–2030 Capital Plan prioritizes work within available funding and includes a \$36 million provision for Interim Repairs and Bridge Renewal work, to address critical risks and maintain asset functionality as planning advances. This approach helps manage near-term pressures while medium and longer-term plans and strategies are further developed through the 2027 Financial Planning process.

The Strategic Facilities Plan will inform the development of long-term service, investment, and funding options for Council's consideration. While there are no immediate financial impacts associated with receiving this report, allocation of the \$36 million for Interim Repairs and Bridge Renewal work will be included in a Financial Plan Amendment and additional information on medium- and longer-term strategies will be brought to the Finance & Audit Committee to inform development of the 2027–2036 Capital Plan.

Liability/Risk:

The building portfolio has an overall physical condition rating of Poor, with a large share of buildings at or past their service life. Without a framework for prioritizing investment by service impact, there is a risk that available capital is directed based on urgency rather than consequence, resulting in higher costs and fewer options over time.

The SFP addresses this by giving staff and Council a consistent basis for assessing where the greatest risk lies and sequencing investment accordingly. Future reports will bring forward condition and risk assessments by service area for Council consideration.

Social Policy Implications:

A service-based lens supports more equitable and transparent decision-making by focusing on service continuity, accessibility, and community benefit across different service areas.

Environmental Impact:

Understanding service dependency allows environmental and climate resilience considerations to be integrated more strategically when planning future facility renewals or replacements.

Public Input:

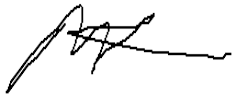
Public input has not been undertaken as part of this report. Opportunities for public engagement and advisory committee input will be considered in later stages of the Strategic Facilities Plan, as appropriate.

Conclusion:

The District's portfolio is aging, the reinvestment gap is significant, and prioritizing within current funding constraints is not a sustainable long-term strategy. The Strategic Facilities Plan establishes a more structured approach based on service needs, informed by condition and risk, and planned in a way that is realistic given available resources. No decisions or commitments are being requested at this stage, and buildings continue to be maintained within the approved provisions in the Financial Plan. The next update to the Finance and Audit Committee in July will provide additional information on medium- and longer-term strategies to inform development of the 2027–2036 Capital Plan.

The Strategic Facilities Plan provides a structured, transparent approach to managing facilities in a way that supports service continuity, manages risk, and allows Council to consider future choices with clearer information and greater flexibility.

Respectfully submitted,



Michael Gamble
Manager, Civic Facilities

Attachments:

Attachment 1: Strategic Facilities Plan Framework principles

Attachment 2: 2025 State of the Assets Report excerpt

Attachment 3: Building Condition List

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

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Vision

District facilities will support the District's goals and objectives and will provide safe and inclusive spaces in a sustainable manner.

Principle 1

Implement the District's goals and user group strategic plans as endorsed by Council.

Principle 2

Locate services where most needed and most easily accessed.

Principle 3

Consolidate uses into shared buildings or sites.

Principle 4

Optimize energy efficiency and reduce GHG emissions achieving zero emissions well in advance of the 2050 target.

Principle 5

Invest in building maintenance and refurbishment to extend the life cycle of buildings and improve the economic, environmental, and social sustainability of facilities.

Principle 6

Plan for the closure of buildings reaching the end of their useful life.

Principle 7

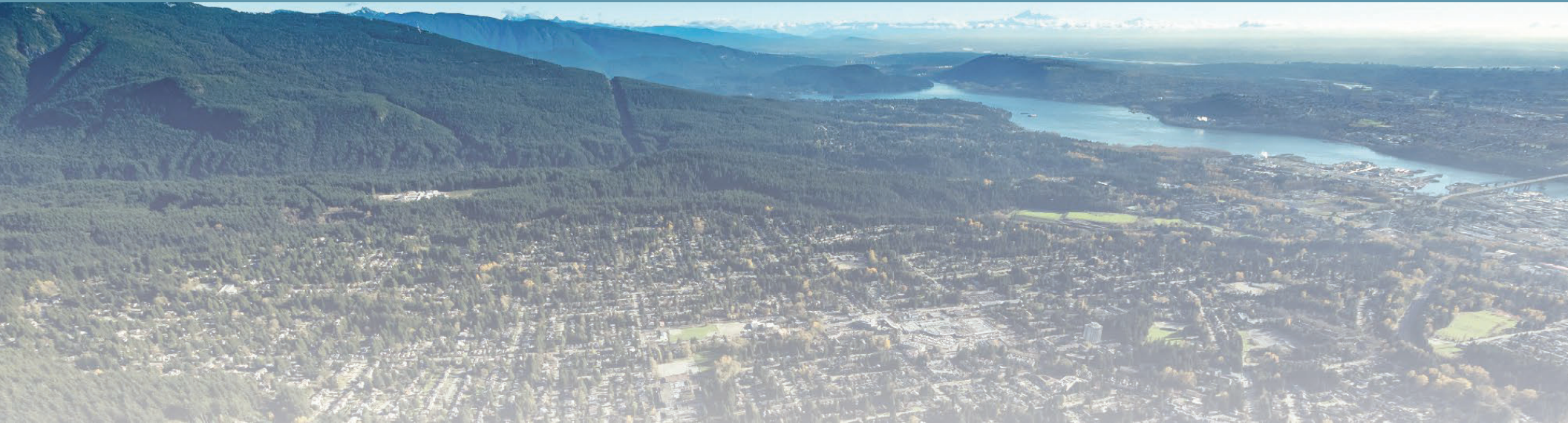
Plan ahead – thereby allowing time to plan for improved service and reduced net costs.

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Asset Management

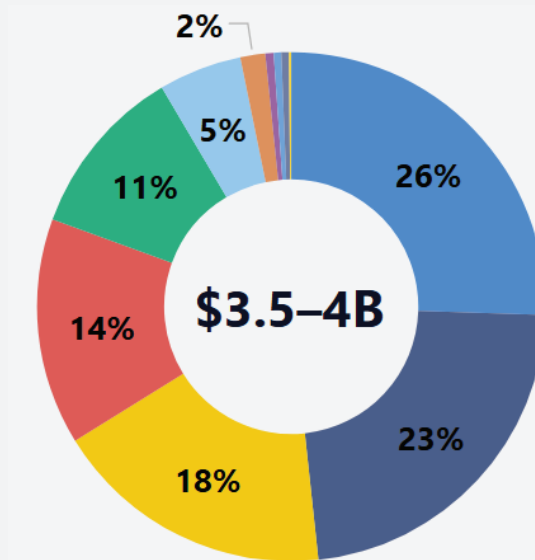
2025 State of the Assets Report



State of Assets Overview

Service Areas and Asset Categories

	Transportation
	Buildings
	Water
	Drainage
	Sanitary
	Parks
	Vehicles and Equipment
	Wharves
	Technology
	Golf
	Library



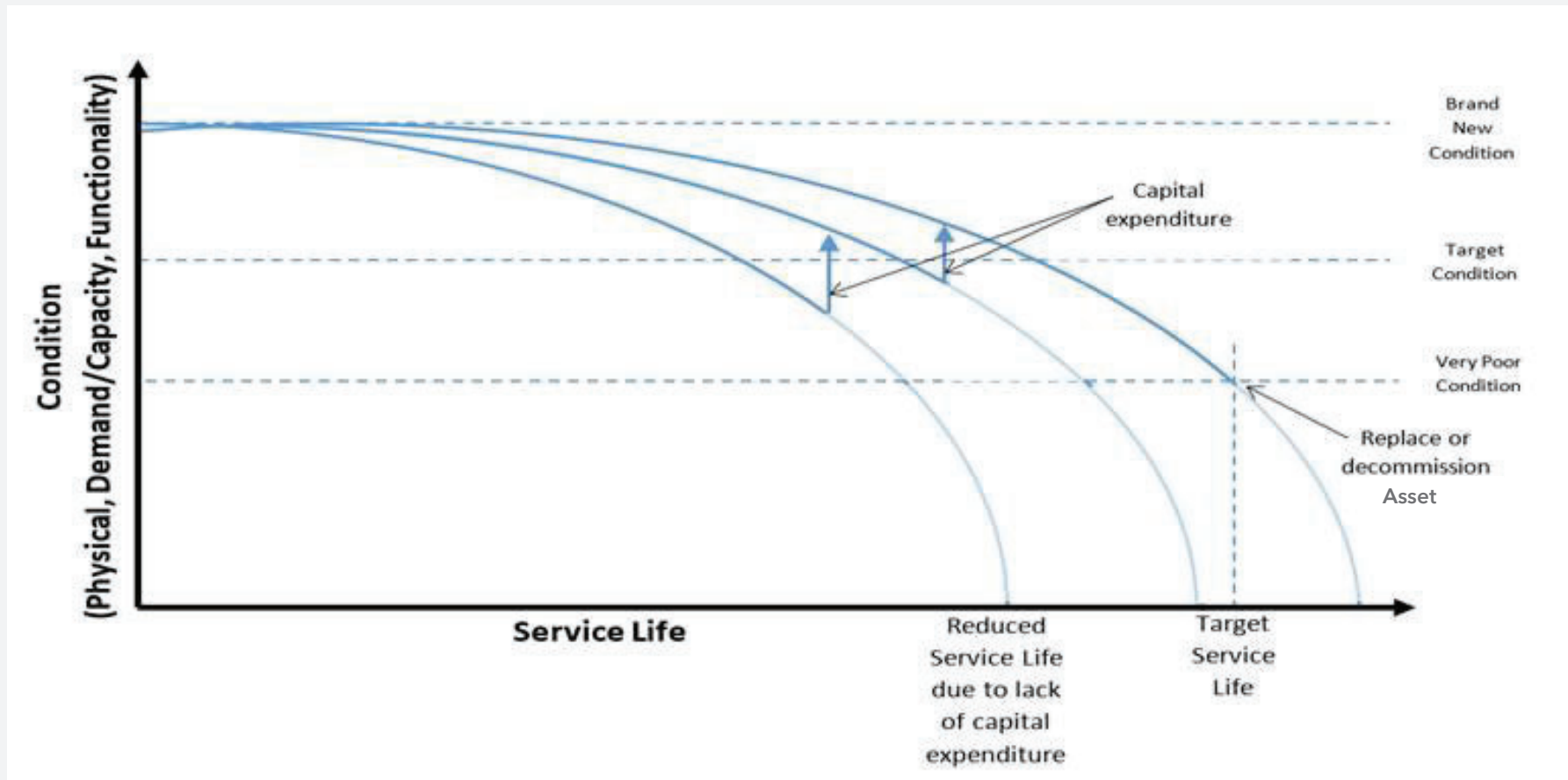
Approximate Current Replacement Value (\$M)

Transportation	960
Buildings	860
Water	670
Drainage	540
Sanitary	410
Parks (excludes buildings)	150
Vehicles and Equipment	60
Wharves	20
Technology	20
Golf (excludes buildings)	20
Library (excludes buildings)	5

Notes:

- Current Replacement Value (CRV) is the estimated cost to replace an asset with a new asset of equivalent functionality and capacity, using current design standards and market rates.
- Approximate CRV is based on assets included in the Tangible Capital Asset (TCA) reporting.
- Work is ongoing to improve the accuracy of our asset inventory, condition data, and cost estimates as part of our asset management improvements.

Capital Planning

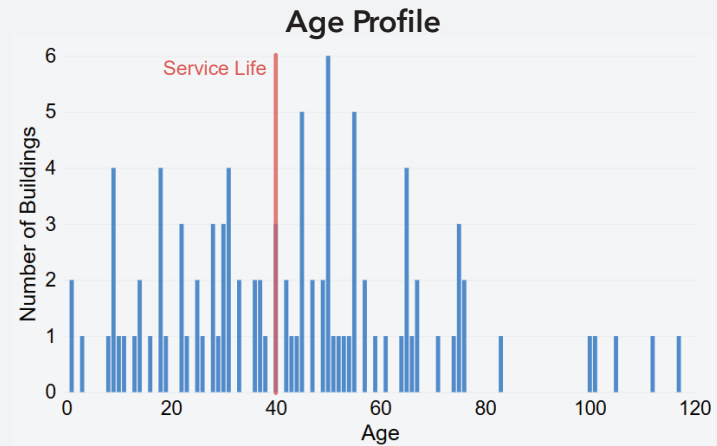
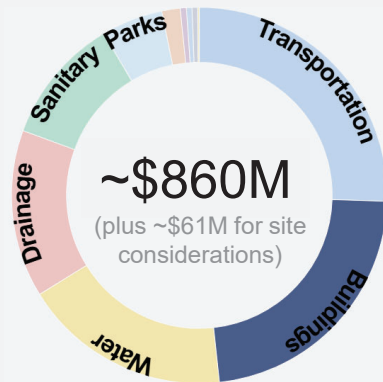


Buildings



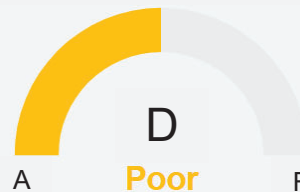


Buildings Overview

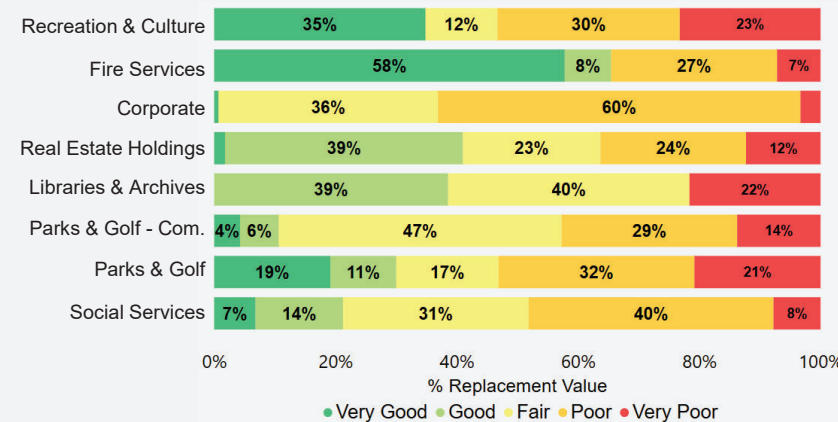


	Primary Service	CRV (\$M)	Size (m ²)
• 13	Recreation and Culture	390	37,420
• 7	Protective Services	97	8,653
• 8	Corporate	87	13,253
• 16	Real Estate Holdings	78	17,991
• 4	Libraries and Archives	73	9,038
• 20	Parks and Golf - Commercial	58	4,691
• 21	Parks and Golf	39	2,151
• 16	Social Services	37	5,377
• 1	Protective Services - Gerry Brewer	N/A	14,214
106		860	112,788

Overall Physical Condition

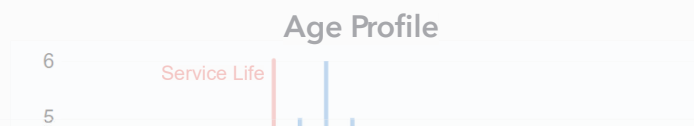
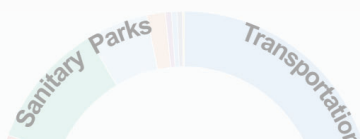


Asset Condition





Buildings Overview (What does this mean?)

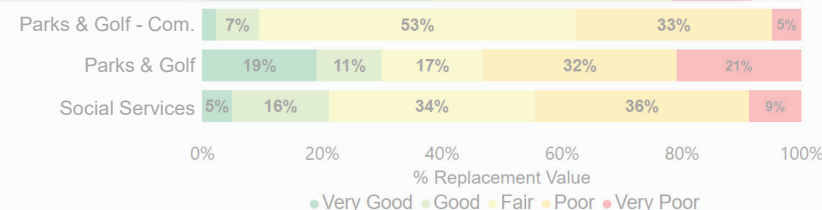


In Summary

1. Buildings are aging, and the maintenance backlog is growing
2. Several buildings no longer meet functional and service needs
3. Historical funding has been insufficient and is unsustainable long-term

• 19	Parks and Golf – Commercial	52	4,353
• 21	Parks and Golf	39	2,151
• 15	Social Services	34	4,961
• 1	Police Services	N/A	14,214
105		860	110,373

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Attachment 3: Building Condition List

Asset Name	Year Installed / Reconstruction Year	Building Size (m ²)	Service Area	Primary Service Provider	Physical Condition Actual	Physical Condition Target	Functional Condition Actual	Functional Condition Target	Demand / Capacity Actual	Demand / Capacity Target
DNV Operations Centre	1996	3,908	Governance and Admin	Corporate	D	B	C	B	D	B
DNV Municipal Hall	1994	6,528	Governance and Admin	Corporate	D	A	B	A	C	B
DNV Operations Centre East Equipment Shelter	1960	786	Governance and Admin	Corporate	D	C	D	C	D	C
DNV Operations Centre Old Admin/Garage /Welding Shop	1977	952	Governance and Admin	Corporate	F	C	D	B	D	C
DNV Operations Centre Old Warehouse	1960	582	Governance and Admin	Corporate	D	C	D	B	D	C
DNV Operations Centre South Equipment Shelter	1980	301	Governance and Admin	Corporate	D	C	D	B	D	C
DNV Operations Centre Salt Shed	2012	103	Governance and Admin	Corporate	A	C	A	C	C	C
Grouse Mountain Salt Shed	1980	93	Governance and Admin	Corporate	C	C	C	C	C	C
Capilano Library	1985	1,615	Parks, Recreation, and Culture	Libraries & Archives	D	B	D	B	C	B
Parkgate Library	1994	1,525	Parks, Recreation, and Culture	Libraries & Archives	C	B	C	B	B	B
Museum & Archives Community History Centre	1920	1,000	Parks, Recreation, and Culture	Libraries & Archives	D	B	B	B	C	B
Lynn Valley Village - Library & North Commercial	2007	4,898	Parks, Recreation, and Culture	Libraries & Archives	C	B	C	B	C	B
Cates Park East Washrooms (Little Cates)	1975	31	Parks, Recreation, and Culture	Parks & Golf	F	C	D	B	D	C
Panorama Park Washrooms	1994	102	Parks, Recreation, and Culture	Parks & Golf	D	C	D	B	D	C
Kilmer Park Field House	1968	112	Parks, Recreation, and Culture	Parks & Golf	F	C	D	B	C	C
Cates Park Washrooms and Caretaker House	1980	127	Parks, Recreation, and Culture	Parks & Golf	D	C	D	B	D	D
Eldon Park Field House	1966	130	Parks, Recreation, and Culture	Parks & Golf	D	C	D	B	C	C
McCartney Creek Park Concession & Field House	1995	186	Parks, Recreation, and Culture	Parks & Golf	F	C	D	B	A	C
Bridgman Park Washrooms	1987	56	Parks, Recreation, and Culture	Parks & Golf	D	C	C	B	A	C
Parks Horticulture Nursery	1975	86	Parks, Recreation, and Culture	Parks & Golf	D	C	D	C	D	C
Viewlynn Park Washrooms	1970	27	Parks, Recreation, and Culture	Parks & Golf	D	C	D	B	C	C
Princess Park Washrooms	1970	56	Parks, Recreation, and Culture	Parks & Golf	C	B	D	B	B	C
Cleveland Park Field House	1980	197	Parks, Recreation, and Culture	Parks & Golf	D	C	C	B	C	C
Inter River Park South Field House	1982	170	Parks, Recreation, and Culture	Parks & Golf	F	F	D	F	F	D
Kirkstone Park Washrooms	1970	52	Parks, Recreation, and Culture	Parks & Golf	C	C	D	B	C	C
Myrtle Park Field House	2003	202	Parks, Recreation, and Culture	Parks & Golf	C	C	B	B	B	C
Murdo Frazer Park Washrooms	2015	47	Parks, Recreation, and Culture	Parks & Golf	B	C	A	B	A	C
Norgate Park Changerooms	2016	129	Parks, Recreation, and Culture	Parks & Golf	B	C	A	B	A	C
William Griffin Park Field Washrooms	2016	49	Parks, Recreation, and Culture	Parks & Golf	A	C	B	B	A	C
Windsor Field Washrooms	2011	57	Parks, Recreation, and Culture	Parks & Golf	C	C	B	B	A	C
Norgate Park Washrooms	2016	55	Parks, Recreation, and Culture	Parks & Golf	A	C	A	B	A	C
Parkgate Park Washrooms	2006	29	Parks, Recreation, and Culture	Parks & Golf	C	C	B	C	B	C
Delbrook Park Field House	2023	110	Parks, Recreation, and Culture	Parks & Golf	A	C	A	B	A	B
Cates Park Concession & Washrooms	1975	255	Parks, Recreation, and Culture	Parks & Golf - Commercial	D	C	D	B	F	B
Deep Cove Canoe & Kayak Centre	1988	338	Parks, Recreation, and Culture	Parks & Golf - Commercial	D	C	D	B	F	C
Lynn Canyon Park Visitors Centre	2002	290	Parks, Recreation, and Culture	Parks & Golf - Commercial	C	B	B	B	D	B
Northlands Golf Clubhouse	1997	950	Parks, Recreation, and Culture	Parks & Golf - Commercial	D	B	B	B	B	B
Murdo Frazer Pitch & Putt Pro Shop	1995	27	Parks, Recreation, and Culture	Parks & Golf - Commercial	F	C	F	B	C	C
Maplewood Farm Farmer's House	1924	172	Parks, Recreation, and Culture	Parks & Golf - Commercial	C	B	C	B	B	C
Lynn Canyon Ecology Centre	1971	418	Parks, Recreation, and Culture	Parks & Golf - Commercial	D	C	C	B	B	B
Northlands Turf Centre	1997	700	Parks, Recreation, and Culture	Parks & Golf - Commercial	D	C	B	C	C	C

Asset Name	Year Installed / Reconstruction Year	Building Size (m ²)	Service Area	Primary Service Provider	Physical Condition Actual	Physical Condition Target	Functional Condition Actual	Functional Condition Target	Demand / Capacity Actual	Demand / Capacity Target
Maplewood Farm Greenhouse	1980	121	Parks, Recreation, and Culture	Parks & Golf - Commercial	D	C	C	C	B	C
Northlands Pump House	1995	65	Parks, Recreation, and Culture	Parks & Golf - Commercial	F	C	C	C	B	C
Maplewood Farm Visitors Centre	1999	149	Parks, Recreation, and Culture	Parks & Golf - Commercial	C	B	B	B	A	B
Maplewood Farm Storage Barn	1920	275	Parks, Recreation, and Culture	Parks & Golf - Commercial	C	C	B	C	B	C
Maplewood Farm Livestock Barn	1978	465	Parks, Recreation, and Culture	Parks & Golf - Commercial	C	C	B	C	B	C
Murdo Frazer Park Guest Cabin (Log Cabin)	1945	74	Parks, Recreation, and Culture	Parks & Golf - Commercial	D	D	B	C	A	C
Murdo Frazer Park Main Cabin	1950	96	Parks, Recreation, and Culture	Parks & Golf - Commercial	D	D	B	C	A	C
Maplewood Farm Washrooms	2014	56	Parks, Recreation, and Culture	Parks & Golf - Commercial	A	A	B	B	A	C
Northlands Turf Centre Sand Storage	1997	93	Parks, Recreation, and Culture	Parks & Golf - Commercial	A	A	C	C	C	C
Northlands Concession	1997	7	Parks, Recreation, and Culture	Parks & Golf - Commercial	A	B	C	B	C	C
Murdo Frazer Pitch & Putt Caretaker House	1975	62	Parks, Recreation, and Culture	Parks & Golf - Commercial	C	C	C	B	B	C
Murdo Frazer Pitch & Putt Turf Centre	2003	60	Parks, Recreation, and Culture	Parks & Golf - Commercial	C	C	B	C	B	C
Gerry Brewer Building	1997	14,155	Protective Services	Protective Services	D	A	C	A	C	A
Fire Station #5 - Norgate	1972	557	Protective Services	Protective Services	F	B	D	B	C	B
Fire Station #3 - Montroyal	2013	598	Protective Services	Protective Services	C	B	A	B	A	B
Fire Station #4 - Parkgate	1994	1,022	Protective Services	Protective Services	D	B	D	B	B	B
Fire Station #2 - Lynn Valley	1973	1,156	Protective Services	Protective Services	D	B	D	B	B	B
Fire Station #1 - Maplewood Fire & Rescue Centre - Main Building	2024	4,438	Protective Services	Protective Services	A	A	A	A	A	A
Fire Station #1 - Maplewood Fire & Rescue Centre - Burn Prop	2024	211	Protective Services	Protective Services	A	A	A	A	A	A
Fire Station #1 - Maplewood Fire & Rescue Centre - Commercial Prop	2024	671	Protective Services	Protective Services	A	A	A	A	A	A
Fire Station #1 - Maplewood Fire & Rescue Centre - Residential Prop	2024	203	Protective Services	Protective Services	A	A	A	A	A	A
1326 Main Street Building	1968	1,222	Planning and Development	Re Holdings	F	C	D	B	C	C
Residential - H1	1949	378	Planning and Development	Re Holdings	F	C	C	B	C	C
Lynn Valley Village - Plaza	2007	2,415	Planning and Development	Re Holdings	F	B	B	B	B	B
Lynn Valley Village - South Commercial	2007	2,313	Planning and Development	Re Holdings	C	B	B	B	B	B
Residential - C1	1976	349	Planning and Development	Re Holdings	C	C	C	B	D	C
Residential - S1	1959	157	Planning and Development	Re Holdings	D	C	C	B	C	C
Lynn Valley Village - Restaurant	2009	424	Planning and Development	Re Holdings	D	B	B	B	B	B
Residential - H2	1985	240	Planning and Development	Re Holdings	C	C	C	B	C	C
Lynn Valley Village - Parking Structure	2007	8,114	Planning and Development	Re Holdings	B	B	B	B	B	C
Residential - H4	1949	180	Planning and Development	Re Holdings	C	C	C	B	C	C
Residential - H3	1985	250	Planning and Development	Re Holdings	C	C	C	B	C	C
Lynn Valley Village - East Commercial	2007	438	Planning and Development	Re Holdings	C	B	B	B	B	C
Residential - K1	1954	197	Planning and Development	Re Holdings	D	D	C	C	C	D
Old - Fire Training Centre Burn House	1983	166	Planning and Development	Re Holdings	C					
Old - Fire Training Centre Main Building	1983	658	Planning and Development	Re Holdings	D					
Lynn Valley Community Recreation Centre	1988	726	Parks, Recreation, and Culture	Recreation & Culture	D	B	C	B	C	B
Deep Cove Cultural Centre	1992	572	Parks, Recreation, and Culture	Recreation & Culture	F	C	C	B	F	C
Parkgate Community Centre	2000	4,686	Parks, Recreation, and Culture	Recreation & Culture	D	B	C	B	B	B
Hendry Hall	1944	280	Parks, Recreation, and Culture	Recreation & Culture	F	C	D	B	D	C
Ron Andrews Community Recreation Centre	1974	2,982	Parks, Recreation, and Culture	Recreation & Culture	D	A	D	A	F	B
Karen Magnussen Community Recreation Centre	1975	6,001	Parks, Recreation, and Culture	Recreation & Culture	D	A	D	A	F	B
Delbrook Community Recreation Centre	2016	14,087	Parks, Recreation, and Culture	Recreation & Culture	B	A	A	A	A	A
North Vancouver Tennis Centre	1994	6,170	Parks, Recreation, and Culture	Recreation & Culture	C	B	B	B	B	B

Asset Name	Year Installed / Reconstruction Year	Building Size (m ²)	Service Area	Primary Service Provider	Physical Condition Actual	Physical Condition Target	Functional Condition Actual	Functional Condition Target	Demand / Capacity Actual	Demand / Capacity Target
RNB Dance School	1908	288	Parks, Recreation, and Culture	Recreation & Culture	D	C	B	B	B	C
Lynn Creek Community Recreation Centre	2024	2,508	Parks, Recreation, and Culture	Recreation & Culture	A	B	A	B	A	B
Seymour Dance	1989	470	Parks, Recreation, and Culture	Recreation & Culture	D	C	B	B	C	C
Lions Gate Community Recreation Centre	2022	7,762	Parks, Recreation, and Culture	Recreation & Culture	A	B	A	B	A	B
Capilano United Church - Education Building	1961	912	Social Services and Housing	Social Services	D	B	D	B	C	B
Lynn timer Jaycee House & Creative Childcare Centre	1981	290	Social Services and Housing	Social Services	D	B	D	B	C	B
Maplewood I Hope Centre	1975	416	Social Services and Housing	Social Services	D	B	D	B	C	B
Seymour Youth Centre	1992	382	Social Services and Housing	Social Services	D	B	D	B	C	B
Lynn Valley Kids Club Preschool	1975	192	Social Services and Housing	Social Services	D	B	C	B	D	B
The Grove Childcare	2015	193	Social Services and Housing	Social Services	C	A	B	B	B	B
Capilano United Church - Church Building	1925	388	Social Services and Housing	Social Services	D	C	D	B	C	C
Lynn Valley Parent Participation Preschool	1908	280	Social Services and Housing	Social Services	C	B	D	B	B	B
Residential - O1	1977	206	Social Services and Housing	Social Services	D	C	C	B	C	C
Capilano United Church - Residential House	1961	240	Social Services and Housing	Social Services	D	C	C	C	C	C
Residential - M2	1976	241	Social Services and Housing	Social Services	D	C	C	B	C	C
Residential - D1	1951	368	Social Services and Housing	Social Services	B	C	C	B	C	C
Mollie Nye House	1913	342	Social Services and Housing	Social Services	C	B	B	B	B	B
Residential - M1	1975	204	Social Services and Housing	Social Services	C	C	C	B	C	C
Little Rascals' Daycare	2003	474	Social Services and Housing	Social Services	C	C	C	C	C	C

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