

AGENDA ADDENDUM

COUNCIL WORKSHOP

Monday, March 9, 2026

7:00 p.m.

Committee Room, 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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355 West Queens Road, North Vancouver**

AGENDA ADDENDUM

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.

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

3. REPORTS FROM COUNCIL OR STAFF

3.1.1 2026-2030 Draft Financial Plan - Public Input Summary

p.5-50

File No.

Report: Section Manager, Financial Planning, March 4, 2026

Attachment 1: 2026-2030 Draft Financial Plan Public Input Summary

Attachment 2: 2026 Budget Deliberations Presentation

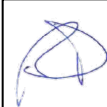
Recommendation:

THAT the report entitled “2026-2030 Draft Financial Plan - Public Input Summary” is received for information.

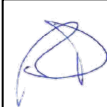
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AGENDA INFORMATION☐ Regular Meeting

Date: _____

☒ Other: WorkshopDate: March 9, 2026


 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

March 4, 2026

AUTHOR: Sacha Jones, Section Manager Financial Planning

SUBJECT: 2026-2030 Draft Financial Plan - Public Input Summary

RECOMMENDATION:

THAT the report entitled “2026-2030 Draft Financial Plan - Public Input Summary” is received for information.

THAT staff prepare the financial plan bylaw in line with the Draft Financial Plan that was introduced on February 17, 2026 (status quo, 3.5% property tax increase).

REASON FOR REPORT:

To provide Council a summary of public input received on the 2026-2030 Draft Financial Plan (workbook) prior to the budget deliberations workshop on March 9, 2026.

SUMMARY:

On February 3, 2026, Council directed staff to prepare the Draft Financial Plan based on a property tax increase of 3.5% (2.0% + 1.5% for asset renewal). The workbook was released on February 13, 2026 and introduced to Council and the public on February 17, 2026. Since that time staff received feedback from the public between February 13 to March 2, 2026, and met with members of the community associations on February 18, 2026.

Staff have prepared a summary of responses to questions received during this original public input period, which are attached for Council’s consideration.

On February 17, 2026, Council requested additional details on the impacts to the community and organization through the \$5 million in operating budget adjustments. See Attachment 1 in the report entitled “[Supplemental Information on the 2026 Budget](#)” for details. Since this report was made public March 3, 2026, one day after the original public input was due to close, the public input period was extended to March 10, 2026. Any further public input received after March 2, 2026 will be summarized and provided to Council prior to consideration of the Financial Plan bylaw on March 16, 2026.

ANALYSIS:

Promotion of the Draft Financial Plan public input opportunity began February 13 and was slated to end on March 2; however additional time was provided to allow for public feedback on the service impacts report. Communications about this public input opportunity, from February 13-March 2, include:

- 2 print ads in the North Shore News (February 18 and February 25)
- Digital ads in the North Shore News (February 25-March 2)
- 1 News item posted on the homepage of DNV.org:
 - February 13 – This News item introduced the draft workbook and asked residents to provide feedback
 - This News item was automatically emailed to the 397 people who have subscribed to the News webpage.
- 2 Main homepage banner spotlights on DNV.org
 - February 5-13 – Mark your calendar! We'll be asking for your feedback on the draft 2026 budget beginning February 13.
 - February 13-March 2 – Our 2026 draft budget is now available to review and share input.
- Digital screen ads at District-located recreation centres inviting residents to share their budget feedback (February 17-March 2)
- Posters at District-located recreation centres, libraries, and District Hall inviting residents to share their budget feedback (February 20-March 2)
- Organic social media posts inviting residents to share their feedback:
 - 4 Facebook posts
 - 4 LinkedIn posts
 - 1 Instagram post
 - 5 Instagram stories
 - 1 Bluesky post
- Paid social media post (Facebook, running February 13-March 2)
- [DNV.org/budget](#) (2026-2030 Draft Financial Plan (Budget) landing page cites the public input period 4 times,
- Public input dates are referred to in the workbook and in the accompanying [Report to Council](#).

The below table summarizes public interest in the budget webpages each year, since 2022.

	2026	2025	2024	2023	2022
Pageviews	1,500	813	486	1,539	172
Unique pageviews	825	452	235	1,256	151

Staff received 29 inquiries through the official public input process (February 13 to March 2, 2026), compared to 149 in 2025 and 23 in 2024. Most inquiries focused on affordability, potential service reductions, and prioritisation of investments while simultaneously making reductions. When staff met with the community associations, many shared concerns about affordability, cost overruns of the Metro Vancouver Wastewater Treatment Plant and the impact of the capital carry-over.

The below table provides a summary of the 29 inquiries.

Theme	Count	Theme	Count
Tax Rates / Affordability	6	ChatGPT review of plan	1
Services Reductions vs. Investments	4	Policies & supporting metrics	1
General - Supportive	3	Support for core services	1
Investment Priorities	3	Affordable Housing/Staff cutbacks	1
Unsupportive of lower taxes	2	Aging Infrastructure / Services Levels	1
Increased costs	1	Traffic & Affordability	1
Dollarton Highway / Spirit Trail	1	ATF/Gravel Fields	1
Revenue Generation	1	Climate adaptation	1
Total			29

A summary of the questions/comments received, and staff responses, is included in Attachment 1.

Service Impacts from Budget Reductions

On February 17, 2026, Council requested additional details on the impacts to the community and organization through the proposed reductions to achieve the 3.5% target tax rate. In response to this request, staff prepared Service Impacts Statements (see Attachment 1 in the report entitled [Supplemental Information on the 2026 Budget](#)). These statements provide further details on how each division within the District contributed to achieving Council's 3.5% target tax rate through \$5 million in adjustments to the 2026 Operating Budget and what the likely impact is to the organization and/or community. To ensure Council and the public receive the complete picture of proposed changes, the statements also identify additions related to growth, asset management, and risk, as well as one-time initiatives and their funding sources.

Timing/Approval Process:

Council provided introductory remarks on March 2, 2026, followed by a budget deliberations workshop on March 9, 2026. The financial plan bylaws are scheduled for first three readings on March 16, 2026 followed by adoption on April 13, 2026. The plan can be amended anytime and is typically amended each spring and fall based on new information and Council direction received during the course of the year.

Concurrence:

This report has been prepared with input from senior management.

Conclusion:

The 2026-2030 Draft Financial Plan balances affordability through a lower tax rate increase while continuing to deliver the services the community needs. The District's long-term approach to planning will enable the financial plan to adapt and change as new information comes available. Staff look forward to answering any questions from Council during the

remaining process and seek direction from Council to prepare the financial plan bylaw in line with the Draft Financial Plan that was introduced on February 17, 2026.

Options

1. THAT staff prepare the financial plan bylaw in line with the Draft Financial Plan that was introduced on February 17, 2026 (status quo, 3.5% property tax increase).
2. Alternative direction is provided (changes and funding sources).

Respectfully,

A handwritten signature in black ink, appearing to read 'Sacha Jones', written in a cursive style.

Sacha Jones, Section Manager Financial Planning

Attachment 1: 2026-2030 Draft Financial Plan Public Input Summary

Attachment 2: 2026 Budget Deliberations Presentation

2026-2030 Draft Financial Plan Public Input Summary

Community Associations Meeting – Wednesday, February 25, 2026
(Hybrid Attendance)

Theme	Summary
1. Small-scale multi-unit housing (SSMUH legislation, one size fits all approach not working)	Finance staff and the CAO attended a meeting with the Community Associations (NVCAN) on February 25, 2026 between 7 pm and 9pm. Staff answered questions on the themes identified by the group and reviewed related financial plan materials. Staff advised they were available for follow-up questions and that additional questions could be submitted at dnv.org/budget where questions and responses would be made available for Council deliberations on March 9, 2026.
2. North Shore Wastewater Treatment Plant	
3. Affordability Concerns (unsustainable tax increases, advocating for resident ability to defer utility payments)	
4. Impact of Carry-over Projects	
5. Purchasing practices (ability to support local suppliers on the North Shore and Canadian suppliers in general)	
6. Installation of community signs	

2026-2030 Draft Financial Plan Public Input Summary

Below is a summary of Council input received during the public input period (February 13 – March 2, 2026).

Theme	Question and Response																
Consultant Fees, Engineering Standards	Can I get the 1) total consultant costs for all District activities for 2024 and 2025, 2) the sidewalk let down costs to incorporate into a typical sidewalk project, and 3) how have the engineering requirements for carriage home permitting changed over the last 5 years or since coach houses were first permitted in the District? <i>Response</i> 1) Consulting expenditures for the past three years are summarized below. These costs reflect a mix of operating and capital work, primarily driven by specialized expertise requirements and time-limited project needs, including recent changes to housing legislation. Staff review internal and external resources to ensure the most effective mix of in-house capacity and external expertise. Table 1: Consulting Costs (\$) <table><tr><td></td><td>2023</td><td>2024</td><td>2025*</td></tr><tr><td>Operating</td><td>3,851,977</td><td>2,810,827</td><td>3,976,941</td></tr><tr><td>Capital</td><td>2,940,924</td><td>5,914,377</td><td>3,310,261</td></tr><tr><td>Total</td><td>6,792,902</td><td>8,725,204</td><td>7,287,202</td></tr></table> <i>* 2025 figures are unaudited.</i> 2) Sidewalk let down costs are driven by engineering standards to meet Council’s policies on accessibility and can vary by site. These costs are generally in the range of \$5,000 to \$10,000, plus internal engineering costs (20%), when coordinated with other local area works. 3) Carriage homes (also known as coach houses) have been impacted by amendments to the Zoning, OCP, and DCC bylaws, which in turn establish the service-level and infrastructure expectations for these units. As a result of these policy changes over the past five or so years, carriage homes are now subject to requirements such as the payment of Development Cost Charges (currently \$14,720 per unit), on-site stormwater management to meet municipal drainage and environmental objectives (costs vary by site), and the installation of a separate water meter (minimum cost \$2,105). These requirements reflect Council’s direction regarding growth management, infrastructure funding, environmental protection, and utility accountability, and are implemented through engineering design and servicing review. It should be noted that these costs are in addition to utility service connections and curb/driveway letdown costs, and that servicing		2023	2024	2025*	Operating	3,851,977	2,810,827	3,976,941	Capital	2,940,924	5,914,377	3,310,261	Total	6,792,902	8,725,204	7,287,202
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Total	6,792,902	8,725,204	7,287,202														

2026-2030 Draft Financial Plan Public Input Summary

Theme	Question and Response
	requirements vary depending on site conditions and the availability of existing infrastructure. For example, where municipal drainage infrastructure is not present, servicing standards may require the extension of a storm sewer to meet the expected level of service.

2026-2030 Draft Financial Plan Public Input Summary

Below is a summary of public input themes received during the original public input period (February 13 – March 2, 2026) as well as during the Regular Council Meeting on March 2, 2026. To review the meeting, please visit the recording ([Council Meetings Video](#)).

Theme	Summary
1. Tax Rates / Affordability	Staff received 29 written inquiries through the official public input process, the majority of which focused on tax rate increases (6), while the remaining inquiries (23) ranged in various themes as identified in the table on the left. Please see Appendix A for the feedback received.
2. Services Reductions vs. Investments	
3. General – Supportive	
4. Investment Priorities	
5. Unsupportive of Lower Taxes	
6. Increased Costs	
7. Dollarton Highway / Spirit Trail	
8. Revenue Generation	
9. ChatGPT Review of Plan	
10. Policies & Supporting Metrics	
11. Support for Core Services	
12. Affordable Housing / Staff Cutbacks	
13. Aging Infrastructure / Services Levels	
14. Traffic & Affordability	
15. ATF / Gravel Fields	
16. Climate Adaptation	

Below is a summary of public input with detailed responses from staff.

ID	Theme	Question / Comment	Staff response
1	Affordable Housing / Staff Cutbacks	Good Afternoon Mayor and Council, I've reviewed Mr. Danyluk's Report to Council from the Council Workshop agenda package for Tuesday February 3rd. Attachment 1 "Operating Plan adjustments" mentions that the <i>"New revenue from short term rentals, through the Municipal Regional District Tax, maintains funding for affordable housing while easing pressure on taxpayers."</i> This is a municipal "revenue source" that I've long advocated for, dating back to 2018 when the 30 point "Homes for BC" plan was released, so I thank 2022-2026 Council and staff for first facilitating this opportunity for affordable housing in our community back in the Fall of 2023. What percentage of the current MRDT is allocated to affordable housing? Has the North Shore Tourism group expressed their ongoing support of this allocation or, as we approach the heightened tourism expected with World Cup, will they be looking for/needing more support from North Shore municipalities? To be more 2026 Budget-specific, does the <i>"easing pressure"</i> on taxpayers mean that <u>no</u> property tax revenue will be allocated to the affordable housing fund	Municipal and Regional District Tax (MRDT) The 3% Municipal and Regional District Tax (MRDT) applies across all accommodation, the two main categories being hotels and short-term rentals. Short-term rentals are also known as Online Accommodation Providers (OAP) and it is the revenue collected from the OAP operators that gets allocated to affordable housing. The current arrangement is for 100% of the OAP revenue toward affordable housing and in place through 2026, with the next 3% MRDT renewal coming up in 2027 for 5 years. As part of the renewal process, the District will seek to renew the current arrangement for affordable housing for another 5 years. The Vancouver North Shore Tourism Association is well funded from the hotel portion of the MRDT and has not approached the municipality seeking any additional funding to support world cup activities. Allocating the OAP portion of the MRDT revenue to Affordable Housing enables the contribution from taxpayers to be reduced from 0.2% (approximately \$250k per year). Anticipated timing of future deposits to the Affordable Housing Fund. Staff are working on providing an update to Council on financial support for Affordable Housing this spring, following the 2025 audit, and will address the remaining funds and future funding of Affordable Housing at this time.

ID	Theme	Question / Comment	Staff response
		(AHF) this year? If memory serves, typically about \$500k of annual tax revenue has been allocated towards AHF? Without the current ability to negotiate below-market units through redevelopment, we MUST continue to strengthen that affordable housing fund to support housing projects for those lower income demographics in our community. I appreciate that DNV has allocated \$24.8M for Affordable Housing in its Capital Plan. I assume this total includes the CAC funds that Council voted to transfer through a Fall Financial Plan Amendment, I believe in 2024--another area of funding allocation I'd advocated for since 2018. Thank you for achieving it this Council term! Have any further CACs been deposited here since that initial transfer of \$18M ? As I understood it, there *was* \$5M in AHF in July 2024. Add the \$18.1M and that makes the AHF \$23.1M In Fall 2024. By my account there remains another \$5M CAC to be deposited. What is the anticipated timing of these remaining deposits? (Mr Danyluk's report from July 9/24 indicated that CACs on in stream development projects like Emery's Phase 4 would automatically transfer into the AHF?) (See screenshot). At that time, he also indicated that property tax increases and/or density bonuses would be necessary to fund AHF if ongoing senior government funding didn't materialize.	Using 2025 as baseline, approximately \$300,000 of OAP funds will be allocated to the affordable housing fund in 2026, to deliver the Lillooet Road project. Call Centres and AI Please see the report on "Supplemental Information on the 2026 Budget" included in the agenda materials for Council's March 9, 2026, Budget Deliberations meeting. Staff are in the early stages in adapting business practices to use AI where appropriate, including developing policies for its use. The budget reflects that, with minor efficiencies anticipated at this time. Within recreation and culture, customer service is a priority and call centre efficiencies will not be provided through AI. The centralized call centre is no longer needed as most customers are self-sufficient for program registration and there are customer service staff at all community recreation centres who can support those who need it. Impacted call centre staff have the opportunity to work in those roles. Staffing for housing Adjustments have been made in the staffing levels; however, no reductions to the service levels for advancing rental, social and supportive housing projects is anticipated based on forecasted workload.

ID	Theme	Question / Comment	Staff response
		Finally, while I recognize Council's direction to keep property taxes low in 2026, I was very concerned to hear of the proposed \$1.2M in staff cutbacks and my heart goes out to those staff members whose roles are in peril, including those "call centre" staff who may soon be replaced by AI. While I don't know *where* these cutbacks are anticipated, and while all of DNV professional staff are valued, I do caution that none of these cuts should be made to any members of the Development and Community Planning Staff. In 2020, the Rental, Affordable and Housing Task force recommended both the creation of a Housing Planner position and a General Manager of Housing (screenshot attached). I continue to feel strongly that these roles (and all of DNV's planning staff) are vital to our community's well-being as our city strives and struggles to deal with changing provincial housing legislation and the subsequent growth arising. It is only since the expansion of planning staff resources (and your direction, Council) that we have advanced vital social and supportive housing developments for our municipality. We must remain on this upward trajectory and the determined and focused work of DNV's dedicated staff will make these projects a reality. Thanks for hearing my thoughts and moreover, thank you all members of Council for your support of rental, social and affordable housing efforts this term of office.	

2026-2030 Draft Financial Plan Public Input Summary

Appendix A

ID	Theme	Question / Comment	Staff response
2	Increased costs	Clearly there are stated cost increases, I suspect much of this is staff costs and likely unavoidable. However, what is avoidable are the nice to haves, more bike lanes, EV charging stations (let people charge at home or the privately funded charging stations - such as Tesla), social housing (provincial responsibility - don't accept the downloading). Make the tough choices, keep costs down, cut the excess.	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.
3	Tax Rates / Affordability	3.25% increase is quite high, City of Vancouver has zero increase and DNV should follow this example. If the Vancouver is able to achieve it, DNV is no worse than City of Vancouver is and we should follow their lead.	During Council's term (2023–2026), the City of Vancouver increased property taxes by a total of 22.10% (10.70% in 2023, 7.50% in 2024, 3.90% in 2025, and 0.00% in 2026). Over the same period (2023–2026), and assuming the proposed 3.5% increase is approved, the District of North Vancouver will have increased property taxes by a total of 21.25% (5.25% in 2023, 7.0% in 2024, 5.5% in 2025, and 3.5% in 2026).
4	Tax Rates / Affordability	You always focus on increased costs when justifying the increase in taxes. What about all the revenue coming from the increase in housing development. Does that not offset the increase in base costs you are dealing with? I would like to see a reduction in staff and focus in reduction on costs to get property tax increase down to 2%. If we are going to put up with higher congestion from population increase, we should benefit from the increased property tax revenue from these new homes. Have you worked with the City of North Van to understand why their property taxes are much lower than ours. Perhaps there is some learnings there.	Each year, the District sets aside tax revenue generated from new growth in a separate reserve to ensure that "growth pays for growth." For example, in the draft 2026–2030 Financial Plan currently before Council, \$738k from this reserve is being used to fund the District's share of the increased operating costs for the new and expanded Harry Jerome Recreation Centre. Without this reserve, costs like these would need to be covered by existing taxpayers. The proposed 3.5% tax increase includes 2% for cost escalation and 1.5% to address the infrastructure deficit. To achieve this 3.5% target, the draft 2026–2030 plan

ID	Theme	Question / Comment	Staff response
			includes \$5 million in proposed reductions. Without these reductions, the tax increase would be approximately 7.5%. Some of the proposed reductions relate to staffing. During Council's term (2023–2026), the City of North Vancouver increased property taxes by a total of 21.01% (5.24% in 2023, 6.90% in 2024, 5.95% in 2025, and 2.90% in 2026). Over the same period (2023–2026), and assuming the proposed 3.5% increase is approved, the District of North Vancouver will have increased property taxes by a total of 21.25% (5.25% in 2023, 7.0% in 2024, 5.5% in 2025, and 3.5% in 2026).
5	Tax Rates / Affordability	Since our District of North Vancouver has one of the highest tax rates of the lower mainland and will in 2026 be HIGHER yet because of the metro mess {that our Mayor Mr. Little and Lisa Muri sat on the board and were paid very well for helping with } I would say that the District has also mismanaged the tax payers money and needs to do better and be more cautious with the over taxed residents hard earned money. Thank you	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026, will be included in the Council deliberations open to the public on March 9, 2026.
6	Services Reductions vs. Investments (RICK)	The District of North Vancouver's 2026-2030 Draft Financial Plan is a masterpiece of bureaucratic misdirection. While staff propose a 3.5% property tax increase, they explicitly admit this rate is only possible through "unavoidable" reductions in community services. Crucially, they have refused to specify exactly which services will be cut, promising that information only	Thank you for your message. We appreciate hearing from you. Service Cuts Please see the report on "Supplemental Information on the 2026 Budget" included in the agenda materials for Council's March 9, 2026, Budget Deliberations meeting.

ID	Theme	Question / Comment	Staff response
		"later in 2026," effectively well after the initial budget deliberations. At the same time, staff are aggressively expanding the internal bureaucracy, requesting nearly \$1 million for new lawyers and accountants while claiming the District is in a "constrained fiscal environment". Most alarming is the single biggest red flag: a massive fiscal gamble on a development boom that ignores current market realities, projecting that developer contributions will more than double starting in 2027. This plan masks a \$350 million long-term fiscal imbalance and uses reserve raiding to hide a 183% explosion in regional sewer costs driven by Metro Vancouver's mismanagement. SUGGESTED QUESTIONS TO STAFF: 1. You are projecting developer contributions to skyrocket from \$14.2M to nearly \$33M in 2027. Given the current economic climate and high interest rates, what specific, signed-off projects are you basing this 130% increase on? 2. The budget admits that initiatives not realized must be replaced by 'alternatives' to balance the plan. If this massive \$32.8 million windfall doesn't show up in 2027, how much will you have to hike property taxes or cut services to cover the gap? 3. You mention using a 'development stabilization reserve' to smooth out impacts. What is the current balance of that reserve, and how many months of a development standstill can it actually cover before the District goes into the red?	Page two of this report mentions that later in 2026 staff will provide Council with information related to service levels and potential sources of non-tax revenue to support decision making for the outer years. Details on the reductions to the operating budget can be found in Attachment 1. Developer contributions include both Development Cost Charges and Amenity Cost Charges. These are collected from new development to help pay for the infrastructure and amenities needed to support growth in our community. Once collected, these contributions are placed into reserve funds and are available to be used when the related infrastructure or amenities are built. Because the exact timing and pace of development is difficult to predict over the long term, the growth assumptions in this plan—both for infrastructure needs and the associated revenues—are based on our current Official Community Plan (OCP) build-out. These projections will be updated as part of the Fall 2026 Financial Plan Amendment, following the anticipated OCP amendment in June 2026. DAPR Initiative The DAPR initiative is intended to streamline the development application process, which means faster application decisions. Faster decisions can improve overall construction project viability by reducing certain holding costs that are based on time (example: financial fees and borrowing costs, insurance, site maintenance and security etc.)

ID	Theme	Question / Comment	Staff response
		4. Staff claims the Development Application Process Review (DAPR) will drive higher revenue. Isn't it true that DAPR only streamlines the process, but does nothing to lower actual construction costs or interest rates that are killing development across the region? THE 5 BIGGEST RED FLAGS: 1. The "Secret" Service Level Reductions Staff admit that maintaining existing service levels is "not sustainable". To hit the 3.5% tax target, they have built in \$5.09 million in operating budget reductions. The plan explicitly states that a "modest reduction in service levels will be required for each year of the five-year plan" to balance the budget. Not a single specific cut is listed in the documentation. Staff state they will provide this information "later in 2026". They are essentially deciding what to take away from us AFTER the budget is signed and sealed. 2. Internal Bureaucracy Expansion (Headcount Bloat) While community services face "unavoidable" cuts, the administrative "Governance and Admin" sector is growing?!? More Lawyers: Staff are requesting \$680,000 over 5 years to "strengthen the legal counsel team". WHY?!? More Accountants: They are asking for \$300,000 over 2 years for "time-limited resources within the Accounting team". AGAIN, WHY?!?	

ID	Theme	Question / Comment	Staff response
		They claim the District must pay more to maintain the same services, yet they are prioritizing high-priced internal administrative growth over residents' needs. 3. The \$16.8 Million "Regional Sewer" Shell Game Metro Vancouver's North Shore Wastewater Treatment Plant is a financial disaster, currently estimated to be \$3 billion over its original budget. the District's share of the liquid waste levy is projected to grow from \$28.8 million in 2025 to \$52.8 million by 2030—a 183% increase. Staff indicate that they intend to raid \$16.8 million from District reserves between 2026 and 2029 just to hide the full impact of this increase from residents for a few years. This is a temporary band-aid on a massive regional failure. 4. The "Capital Tail" Debt Trap Staff continue to pitch "Strategic Investments" in new amenities while admitting these projects lock in future tax increases. New capital projects "normally it will result in additional operating and maintenance costs". The Likely Permanent Bill: Operating and maintaining new park assets alone will cost taxpayers an additional \$455,000 per year. Staff refer to this as the "capital tail" admitting that every time they build a "New Capital" facility, they create a permanent new spending requirement. 5. The \$350 Million Fiscal Imbalance	

ID	Theme	Question / Comment	Staff response
		Despite proposed tax hikes, the District's financial health indicators are flashing "Caution" across the board. As of 2024, the 10-year fiscal imbalance was estimated to exceed \$350 million. UNDERFUNDING: Even with the 1.5% annual tax for "asset renewal," the District will only reach 85% of its target investment rate by 2035. It would appear that staff are using the Official Community Plan (OCP) updates as a reason for more spending, rather than finding structural efficiencies to manage growth within existing means. Is that what we want as a community?	
7	Services Reductions vs. Investments	The Draft 2026–2030 Financial Plan presents a logical contradiction. Residents are being told service reductions are unavoidable, yet the District is simultaneously advancing major internal investments such as digital transformation, corporate systems modernization, and staff capacity increases. Internal-facing initiatives should be frozen or strictly constrained until clear, quantified savings and payback are demonstrated. At the same time, the plan continues to expand parks, public realm assets, and community amenities while acknowledging reduced maintenance frequency and potential reductions to recreation programming and hours. Expanding what we build while shrinking our ability to maintain and operate existing assets is not sustainable. In an affordability crisis, amenity expansion	Thank you for your message. We appreciate hearing from you. Please see the report on “Supplemental Information on the 2026 Budget” included in the agenda materials for Council’s March 9, 2026, Budget Deliberations meeting. Page two of this report mentions that later in 2026 staff will provide Council with information related to service levels and potential sources of non-tax revenue to support decision making for the outer years. Details on the reductions to the operating budget can be found in Attachment 1.

ID	Theme	Question / Comment	Staff response
		should pause before frontline community services are reduced. The plan also avoids defining what constitutes core municipal services. Without a clear core-versus-non-core framework, reductions become reactive and across-the-board rather than strategic. Finally, while external cost pressures are real, the District must show stronger leadership in challenging escalating regional utility and infrastructure costs rather than defaulting to pass-throughs. In short, priorities are misaligned with financial reality. Internal systems and amenity expansion are being protected while frontline community services are being trimmed. That trade-off needs reconsideration.	
8	Services Reductions vs. Investments	Internal projects should be paused unless they clearly and immediately reduce costs.	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.
9	Revenue Generation	1) Could Staff share more regarding the financial strategy of "Alternative revenue sources, such as sponsorships, donations, gifts, and bequests?" Recall that 89% of respondents to the 2025 Pre-Budget Community Engagement of September 2024 "strongly or somewhat strongly" supported a full or partial sponsorship program for community assets.	Thank you for your message. We appreciate hearing from you. See below for responses to your questions. 1) The District has not yet developed a formal Public Asset Philanthropy Framework, however the concept aligns with ongoing efforts to responsibly diversify revenue sources. Any broader approach would first require careful consideration of equity impacts, governance safeguards, donor eligibility standards and existing naming rights policy to

ID	Theme	Question / Comment	Staff response
		Have finance staff considered exploring a structured Public Asset Philanthropy Framework that might responsibly encourage and govern private contributions as revenue for public parks, new community centres, or libraries etc? Perhaps the launch of a Community Foundation? In the meantime, perhaps DNV could launch a centralized "DONATE" landing page on DNV.org amalgamating the different opportunities residents can contribute to? These could include already established avenues such as NVDPL, DNV Fire Charity, Animal Shelter, Parks Donation Program and the Adopt-a-Street Program as a starting point and expand to include any new donor opportunities. 2) For the first time, to my knowledge, this Financial Plan includes a Reserve Fund Continuity Schedule. This is a welcomed step towards transparency and clarity on Reserve Funds for the public. Do the Reserve Fund accounts have established minimums? Could Finance Staff begin issuing quarterly reports on appropriations from the reserve funds? 3) Page 62 Service Highlights suggests "Introduce a municipal grant program for affordable housing, replacing the current practice of waiving charges and acting as the District's financial contribution towards increasing the supply of social and supportive housing." As this was a recommendation of the 2019-2021 Rental, Social and Affordable Housing Task Force's in their	ensure that private contributions appropriately supplement and do not influence municipal priorities. The District already accepts donations in certain areas, including support for the Animal Shelter, as well as through programs including the Library, DNV Fire Charity and Parks initiatives. A practical next step would be to improve visibility of these existing opportunities by consolidating them through a centralized "Donate" page on DNV.org. This work to review and enhance how the District coordinates and promotes donation opportunities is anticipated within current staff work plans. 2) Yes, the Reserve Fund Continuity Schedule is new this year and has been introduced to improve transparency around how reserve funds are used. The plan is constrained by available reserve fund balances and debt capacity, and the establishment of minimum and maximum levels will be part of the discussion through the 10-year Rolling Financial Plan. The District is also implementing new systems that will enhance reporting on this information. Over time, this may allow reserve activity and continuity information to be incorporated into a regular quarterly reporting framework. 3) Thank you for your comments, Staff are currently working on a report to Council which will be presented in the coming months. 4) The costs for affordable housing reflect waived charges, the number of units, and in some cases servicing costs, depending on the nature of the

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		preliminary report in 2020 and final report in 2021, I fully support this introduction of a grant program and look forward to seeing details laid out on DNV.ORG and incorporated into new development application processes for social and supportive housing. The recommendation was found in GOAL 2, #12: Create an application process by which the housing reserve fund can be used to increase affordability of non-market rental, social and affordable housing projects (by funding development cost charge waivers, tax exemptions, or other fee exemptions and measures). 4) With regards to Social and Supportive New Capital Initiatives, why is \$3.575M allocated to East Keith Road in 2026 and nothing thereafter whereas Lillooet Road has \$10.34M over several years? Are these for anticipated waivers, etc? Where are allocations for Lloyd Women-led housing rezoned in 2021? Has this faded into oblivion? 5) Has the new Delbrook Park been fully funded/ paid for or are further allocations reflected in the 5 year plan in the "outside centres" line item? 6) Was Roof replacement at LV Village not completed previously? What are the additional \$4.746M for? This public complex is not that old. It apparently has required extensive repairs. Thanks for receiving my input,	work. Larger projects, like Lillooet West, take more time to complete. The funding for West 16th (Lloyd Women-led housing) was included in prior years budgets. 5) The Delbrook Lands park capital project is fully funded from prior years budgets and is nearing completion. 6) Yes, the roof on the North Library building was replaced previously and does not require further work. This roof and some other building components did need attention earlier than expected, and those issues have been resolved. Now that this facility is approaching 20 years in age, the planned renewal work reflects the normal lifecycle of building systems reaching the end of their service life. The primary focus in this capital plan is the replacement of HVAC equipment, which represents the largest share of the investment. The rooftop equipment on all buildings has reached its typical lifespan and now require renewal. Additional work includes elevator upgrades, canopy glazing replacement, routine exterior maintenance, and targeted repairs to the plaza's membrane. Where possible, work has been coordinated and bundled to reduce cost, limit disruption, and ensure good value during each construction mobilization.

2026-2030 Draft Financial Plan Public Input Summary

Appendix A

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10	General - Supportive	Appreciate your efforts to keep property taxes lower. Keep up the good work.	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.
11	Policies & Supportive Metrics	I support the focus on infrastructure renewal and fiscal discipline. I encourage Council to publish a long-term infrastructure sufficiency metric, formalize a wastewater rate stabilization policy, ensure development fully funds incremental servicing costs, and adopt a self-imposed debt servicing ceiling. Predictability and transparency will strengthen affordability for long-term homeowners.	Thank you for your message. We appreciate hearing from you. Staff will be preparing updates to the 10-Year Rolling Financial Plan throughout 2026 to inform future discussions on service levels, funding, risk, and affordability.
12	Investment Priorities	Cates Park new artificial turf Delete in their entirety the following bullets that begin with Replace and New HARRY JEROME Increased Risk Assessment They should wait for better times They are not urgent and can wait until better times ADDITIONAL These above do not merit urgency although they are desirable in the much longer terms	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.
13	Dollarton Highway / Spirit Trail	I think that it would be important to address how dangerous is dollarton hwy for bikers now and build a lane that keeps people safe. It would be nice to see the spirit trail finished.	Thank you for your feedback on the draft 2026-2030 Draft Financial Plan. The proposed Transportation 5-year plan allocates budget toward active transportation

ID	Theme	Question / Comment	Staff response
			improvements along Dollarton Highway and the Spirit Trail. Dollarton Highway The District is exploring shoulder improvements to enhance pedestrian and cyclist safety on the 2400-2600 blocks of Dollarton Highway near the Tupper Yard. The proposed work includes asphalt repair, widening, and the installation of concrete barriers to contain gravel. However, drainage in this low-lying area is a challenge that will need to be further reviewed and addressed as we work through the designs. In the long term, extensive road improvements along Dollarton Highway are anticipated as part of the Tsleil-Waututh Nation Addition to Reserve (ATR) project. Additional information on the ATR process is available here: Tsleil-Waututh Application for an Addition to Reserve. Spirit Trail Council previously approved District funding for the eastern extension of the Spirit Trail as part of the 2025–2029 Financial Plan, contingent upon securing supplementary federal funding. The 2026–2030 Draft Financial Plan continues to include funding for this project. Additional information regarding the Spirit Trail and the segments identified for advancement in the coming years is available here: Spirit Trail Eastern Extension.
14	Tax Rates / Affordability	I struggle to understand how anyone outside of government continues to make less due to inflation and taxes and we are forced to live with what we have yet	Thank you for your message. We appreciate hearing from you.

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		once again we are looking at yet another property tax increase. So sad that DNV can't find savings like all of us and live with what you have rather than pushing for more income.	Please see the report on "Supplemental Information on the 2026 Budget" included in the agenda materials for Council's March 9, 2026, Budget Deliberations meeting. Page two of this report mentions that later in 2026 staff will provide Council with information related to service levels and potential sources of non-tax revenue to support decision making for the outer years. Details on the reductions to the operating budget can be found in Attachment 1.
15	ATF / Gravel Fields	From a community perspective, I think this year's financial plan and having the gravel field conversion for either delbrook or kilmer is a great adder for 2027. On the heels of the world cup, and the continued increase of soccer participation, north vancouver is bursting at the seams. This is due to the lack of facilities that have delayed over the years such as Inter River, but with the completion of Inter River, soon to be Handsworth, and a gravel field conversion, we will be closer to be caught up. The impact of packing so many kids at fields like william griffin or kirkstone causing massive overflow parking into the communities or users of the community centre. This is a weekly if not daily issue and it's impacting the quality of life. Users have to park on side streets, impacting quiet neighbourhoods and more foot traffic crossing busy streets during rainy winter nights. With Inter River online and Handsworth at the end of 2026, and then one more in 2027, allows the community to catch up to the demands of our community. We have vibrant hiking trails and mountains, and beachfront, but this last aspect to cater towards our	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.

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		outdoor focused community will really help solidfy ourselves as a destination for just outdoor sports, even traditional ones in soccer. The other element of this early works, is with costs down and avoiding inflation with delays, will help with mitigating rising costs. Also, using a facility with lights, minimizes costs. The handsworth and interrriver constructions are in the \$10M+ range, while a gravel conversion is less than half. This is a huge and logical win, and something we can take advantage of. Gravel is such a poor place and has negative health effects, and we need to be better. Looking forward to the execution of these projects, and seeing my tax money going to areas that will benefit my growing family.	
16	General - Supportive	Sound very reasonable , please keep the communication going and the community informed about the final financial budget plan.	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.
17	Tax Rates / Affordability	I don't understand if the 3.5% tax mandate is a tax increase of that amount??	The 2026 budget proposes to increase the District's revenue from property taxes by 3.5% over 2025. The 3.5% increase will be applied to the District average, per property class. Your actual year-over-year increase in property taxes will be relative to how your assessed value changed compared to the District average.

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18	Aging Infrastructure / Services Levels	Respected Mayor & Council Members, Hope this email finds you well. Background: I am the owner of [REDACTED] Wooddale Road. Since early 2024, I have invested significant time and resources into this property with zero result in housing. In a review letter following the rejection of my first proposal, dated May 29, 2025 (PRE2025-00003), planning staff encouraged a "triplex or fourplex" as a more appropriate housing form. In August 2025, staff presented three pathways: HRA, Non-HRA Rezoning (requiring 90-120 L/s), or a Subdivision, all while withholding a demolition permit to leverage these negotiations. The first I ever heard of a fire flow deficit was in a review letter dated January 22, 2026 after choosing the least complicated path suggested by planning of subdividing a 21,450 sq feet lot into 2 single residential lots (PRE2025-00016). It stated that mandated flows (60 L/s for RS3, or 90-120 L/s for a coach house) may not be "technically possible, financially reasonable, or supportable" and cited "inadequate fire flow capacity to support single-family development." Please see the attached photo of fireflow results in the mentioned neighbourhood that we recieved from DNV engineering after requesting. When I brought the delayed disclosure to the attention of planning and a senior officer the message were in sync that the fire flow was a "prerequisite consideration," yet admitted the previous application did not "progress far enough" for the fire flow to be reviewed. This raises many serious concerns; the District completed SSMUH Assessments while we were actively engaging with DNV re housing on this site for	Thank you for providing feedback on the Financial Plan, which voiced concerns about aging infrastructure and service levels in your neighbourhood (Carisbrooke) and on your road (your address [REDACTED] Wooddale Rd). These topics are responded to, below. Aging Infrastructure The recent bore hole drilling you refer to below was completed to assess asphalt thickness. The purpose of this assessment was to inform asphalt re-paving decisions. The District has a watermain replacement program that prioritises watermain replacement based on a risk based protocol with 17 weighted hazard and consequence criteria. As correctly pointed out, the watermain in Wooddale Rd was constructed in 1968. Further, that pipe is made from asbestos cement. The primary focus of the District watermain replacement program is the replacement of asbestos cement pipe, and as per the 2024-water-quality-report.pdf (dated June 2025), the DNV estimates that most - if not all - of the District's asbestos cement pipe will be replaced by 2035 (4-5km of water pipe are typically replaced each year). I understand that that the watermain on Wooddale Rd is not yet scheduled for replacement, and the District will schedule its replacement in accordance with its risk-based protocol and prior to asphalt replacement (the Districts typical practice).

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		past two years . Furthermore, I also spoke about many concerns related to transparency and code of conduct in the Council meeting on June 21, 2025 (Item 8.3). This fire-flow data should have been available for recommendations of SMUH exemptions, while staff encouraged me to pursue "technically impossible" density, this information was never shared. Main Purpose of this Email; Formal Budget Feedback for DNV Financial Plan 2026-2030 : Although I submitted feedback online for the budget but I did not receive a confirmation or way of follow up. Therefore, I am sending this email so a path to follow up and accountability is ensured regarding this very important issue that council has great responsibility towards. I would like to formally inform all elected members of the following fire flow risk the subject neighbourhood is being exposed to: 1. Extremely low minimum required fire-flow in a Wild-Fire Risk Area & Wild-Fire Interface Area The District's Bylaw requires 60 L/s fire flow for a single-family home. District data confirms our neighbourhood is served with fireflow at 24.91 L/s on the corner of ST Marys Avenue and Wooddale Road, which is at 58.5% deficit for a single family home or 79.2% deficit for the proposed RS2 zone. The fireflow results on St Georges Avenue and Wooddale are at 35.42 L/s, which is at 41.0% deficit for a single family home and 70.5% deficit for the proposed RS2 zone. (PLEASE SEE PHOTO ATTACHED IN THIS EMAIL OF FIRE FLOW TEST RESULTS FROM DNV). In a high-risk wildfire interface zone, this block requires urgent attention and priority allocation of funds in the new 2026 budget for infrastructure update that	Service Levels The District's water distribution network provides a robust and appropriate level of service for existing single family homes throughout the District, including within the Carisbrooke neighbourhood and more specifically Wooddale Rd. Please note that the information provided for the two hydrants close to your home reflects standards used for assessing new development that proposes additional density (e.g. a subdivision) opposed to applications that propose to re-develop existing homes. I can confirm that water modelling results indicate that the system is able to deliver 60 l/s of water, albeit with a pressure that does not meet standards for adding new density (additional homes cannot be added at this time, although existing homes may be replaced). District engineering standards for adding new single family density (subdividing existing lots) is 60 l/s of fireflow at a residual pressure of 20 PSI (the system can only deliver 35 l/s at a 20 PSI pressure residual). This means that the District is unable to permit additional density through a subdivision until such future time that the water distribution network receives capital upgrades to increase flow and pressure. Please be aware that the replacement of aging pipes in your neighbourhood will maintain current service levels, primarily by reducing the likelihood of future watermain breaks; however, it will not significantly increase flow or pressure. A significant water system upgrade would be required to increase flow and pressure sufficiently to support subdivision to

ID	Theme	Question / Comment	Staff response
		addresses the extreme low levels of fire flow (See attached photo of fire flow results) 2. The De Facto Building Ban Because the DNV infrastructure in this neighbourhood provides only 24-35 L/s fire flow, it is mathematically impossible for any resident here to meet these requirements. This creates a de facto building ban which should be looked at with urgency. If a family in this neighbourhood loses their home to fire or want to reconstruct given how old these homes are, they will be unable to rebuild, because the District's water main/infrastructure in this neighbourhood cannot support its own Bylaw. 3. Failing Infrastructure in a Wild-Fire Risk Area & Wild-Fire Interface Area Bore hole drilling was done on Wooddale Road on February 19, 2026, my follow-up confirmed that the crew tested the asphalt thickness specifically because this road is on the list for repavement. This presents a critical window for Council to demonstrate fiscal leadership. It would be a profound misuse of public funds to lay new asphalt over a failing 6-inch main from 1968 that currently operates at a 79.2% fire-flow deficit. I strongly urge Council to take advantage of this project by using the 1.5% Infrastructure Deficit Levy to upsize the water main and the related fire flow infrastructure ASAP, ensuring the District addresses this huge liability/risk and also doesn't waste money "cutting the road" twice while finally resolving a life-safety crisis in this high-risk wildfire zone. 4. Budget Re-Prioritization and Coordinated Infrastructure The 2026-2030 Draft allocates \$13.7M for turf fields,	add one or more new homes. Such upgrade is not currently envisioned in any District plans. Please note that all lot owners in your neighbourhood may apply for and will be granted building permits to rebuild their existing single family home, for which the existing water distribution system is adequate. In regards to communicating the availability of water supply for coach house and small-scale multi-unit housing, the District is in the process of preparing maps to indicate where there is and is not sufficient water flow and pressure to permit these additional forms of housing density. Maps will be made public and incorporated into District online information sources and the development review process as soon as is possible. Should you have any further queries relating to the re-development of your property you may send them in writing to the Development Engineering team by emailing DevEng@dnv.org.

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		\$30.1M for community spaces/art, and \$35M for cycling infrastructure. While these are valued community investments, this safety risk must take precedence as it compromises fundamental life-safety of the residents. I formally request that Council utilize the 1.5% Infrastructure Deficit Levy so fireflow on the hydrants on both corners of Wooddale road (See photo attached) are brought to DNV's own minimum bylaw standards. Correcting a documented 60% fire-flow deficiency is a matter of fiscal and safety priority. 5. SSMUH Exemptions and the Lessons of Kelowna Council recently exempted these lots from SSMUH mandates as a "hazardous area." The Risk: Most homes in this neighbourhood are early-1900s, highly combustible structures without sprinklers or fire safety standards. Prohibiting new, fire-safe construction ensures the area remains a "fire trap." I noticed how quickly the council agreed and voted for the exemption of these lots stating it to be hazardous area. I request the same swiftness drawn to the very low and dangerous fire flow levels in this area to be addressed as priority in the new budget that I have formally made each council member aware of through this email if they were already not aware of. The Kelowna Example: We must reflect on the 2023 McDougall Creek fire. In interface zones, if the water network lines are compromised, especially where most homes are almost a century or over old, catastrophe follows. We cannot accept a "Kelowna-style" outcome for this block by leaving fire flow at 24.91 L/s or 35.42L/s especially when council has the opportunity to prioritise this in the new budget. Further, as the spread nature of fire is, this also puts other neighbourhoods at risk as-well.	

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		6. Follow up Path ? I am representing few residents in the neighbourhood that have encouraged me take this issue forward on everyone's behalf. I did learn from the council meeting I spoke in on July 21/25 that 3 minutes do not allow one to share what you are truly experiencing within bureaucracy, and there was no follow up to ensure if actions changed course afterwards either. Thus, this systemic runaround has taught me that for this serious issue particularly, I cannot rely on a single mail or 3 minute council presentation. Can you please tell me how I will be informed if this matter has already been taken up as an urgency or will this be included as a priority of action in the new financial plan of 2026 ? Is there any opportunity where I can meet council members to discuss this. I have thought of booking 3 minutes in every council meeting moving forward and to ask one question each time so it is attended to rather than to be rushed as this requires substantial priority and accountability, if that is the only way to engage with the elected members effectively? I am looking forward for all of your support in this and how to best put these concerns forward for execution and resolution.	
19	Traffic & Affordability	Logical presentation. My concerns continue to be the growing traffic issues and affordability. I favour the notion of garbage pick up every two weeks, but recycling may need to remain weekly due to high volume.	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.
20	Unsupportive of Lower Tax Rates	As I understand the process started with a 7.5% increase and ended up with 3.5%, which means that some services	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026

ID	Theme	Question / Comment	Staff response
		or facilities would be eliminated or delayed. The 7.5% figure was drafted by staff so that they could continue to maintain the highest level of service. It is not an arbitrary figure. I understand that staff are to be reduced by attrition, meaning staff will not be replaced when they leave or retire. That can unduly strain some positions and cause delay of services, say for example Building Inspectors, meaning construction will take longer. In addition many departments are self - sustaining, but having unfilled positions will only cause delays and fees will not accrue to the treasury. For example, the Planning department takes in fees which more or less cover the operating costs (wages, mostly), so reducing staff doesn't necessarily save money. This is a relatively rich community and residents don't really have to belt-tighten. They expect an excellent level of service, not a cut-rate one. Finally, why the push to balance the budget THIS year? Could it be an election year? I'm voting for a high level of service.	to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.
21	Support for Core Services	keep core services	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.
22	General - Supportive	A well laid out and comprehensive budget addressing the six strategic goals. It is good to see that the possible impacts of climate change are being addressed with regard to water management and wildfire prevention.	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.

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		The investments in parks, trails and recreation facilities is something that is very important to me.	
23	Unsupportive of Lower Taxes	Thank you for providing this opportunity for input. My reading of the Budget is that the District is artificially lowering taxes, coincidentally in an election year, based largely on affordability. Why is affordability the driving issue when the average household income in the District is 45% higher than the Metro Vancouver average? Given this, maintaining one of the lowest average property tax increases over the last ten years in the Metro Vancouver Area is not something to commend yourselves for. Furthermore, why should we feel comfortable moving forward with a budget that includes bright yellow “caution” warnings on competitive tax rates, sustainable infrastructure funding, and ability to achieve the service vision? For a 90 page document, I found much of the text very vague. What does it actually mean, in real language, to leverage the changing work environment to find efficiencies, or to create more value out of services and assets (at page 11)? Is this code for using artificial intelligence and coming up with bandaid solutions to extend the lifetime of failing services. Whatever it means, it does not sound like "fostering a resilient organization." On page 62, the wording in the section on “Climate Action, Natural Systems and Biodiversity” is exactly the same as it has been for the past years. What is really being done? One can only hope that these measures are	Thank you for your message. We appreciate hearing from you. Please see the report on “Supplemental Information on the 2026 Budget” included in the agenda materials for Council’s March 9, 2026, Budget Deliberations meeting. Page two of this report mentions that later in 2026 staff will provide Council with information related to service levels and potential sources of non-tax revenue to support decision making for the outer years. Details on the reductions to the operating budget can be found in Attachment 1.

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		happening because there isn't readily available information to show a resident whether or not they are. There has been talk for some time about a dashboard showing status updates on District commitments, including greenhouse gas emissions reductions (note: New Westminster has a great snapshot), but nothing has been made available to date. Only through thorough sleuthing could I find anything about the District's emissions and the costs the District incurs as a result of climate change. See LGCAP 2024 . How the significant costs referenced in this document are allocated within the budget eludes me. We are in the last quarter of the District's 20-year Official Community Plan (OCP), but we are nowhere close to achieving the outcomes that the plan promised to deliver on important issues such as climate, mobility, housing, and social equity. Cleaner air, safe routes to school, sustainable mobility options and more are all possible when politicians choose positive, forward-looking action over short-term thinking, cancellations, and delays. The OCP Action Plan envisions a community that is sustainable, inclusive, resilient, and vibrant. Social equity and climate change lenses are intended to guide decision-making and how the District implements all actions. This was language unanimously supported by Council. The Budget put forward does not accomplish these goals.	
24	Services Reductions vs. Investments	Further to comments I submitted previously, I see that the link regarding climate change costs did not appear as a link. It is here and really is worth a review if you haven't	Thank you for your message. We appreciate hearing from you.

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		seen it: https://docs.dnv.org/documents/lgcap-survey-report-2024.pdf. I have the following additional comments: - The reduction of a 4 percentage increase in order to keep the District going may sound significant; however, do people realize that you're talking about the cost of three lattes/month (calculated as $\\$59 \times 4\% / 12 \text{ months} = < \\20)? Surely most residents would give up 3 coffees to maintain the level of services we currently have. If you feel like the measures you are suggesting for the reduction will keep things going at a satisfactory level, then what about using some of the extra tax savings to actually realize on the District's commitments under the OCP and OCP Action plan for a "sustainable, inclusive, resilient, and vibrant" community? - at page 4, the Budget refers to lowering the tax rate while maintaining the communities expectations of "necessary services"; in the financial health indicators table at page 6 - which shows numerous "cautions" - one of the so-called stable items is to "Continue to deliver the important services and infrastructure the community expects." I suggest that necessary and important are different. Necessary means essential; important means of significance or value. Residents want what they value, which is more than what would be considered essential. Given this, I'd say this box should not be categorized as stable, rather put under the same yellow caution. - keeping staff at or below current levels places an undue burden on staff remaining in place 17.3 million in "digital transformation"! Is this where you are eliminating staff by digitizing people's jobs?	Please see the report on "Supplemental Information on the 2026 Budget" included in the agenda materials for Council's March 9, 2026, Budget Deliberations meeting. Page two of this report mentions that later in 2026 staff will provide Council with information related to service levels and potential sources of non-tax revenue to support decision making for the outer years. Details on the reductions to the operating budget can be found in Attachment 1.

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		• \$680,000 to bolster the District's legal team? Why not steer clear of preventable lawsuits or Make Polluters Pay by Suing Big Oil (less than \$100,000)? If the legal team is being put into place for specific advocacy work, such as lobbying the Province for legislative changes, please say so. • Difficult to reconcile thousands on public art and zero dollars on child care (yet implementing the Child Care Action Plan, at p. 44) and zero dollars on seniors?	
25	Climate Adaptation	I appreciate the District's effort to stabilize long-term infrastructure funding through a predictable multi-year tax approach. As the municipality plans for infrastructure renewal and service resilience, I encourage Council to explicitly prioritize planetary health and low-carbon municipal operations as core service imperatives. Climate-related pressures — including extreme heat, wildfire smoke, and flooding — directly impact public health, infrastructure durability, and emergency response capacity. Embedding climate mitigation and adaptation into baseline financial planning is fiscally prudent, not optional. I encourage the District to accelerate the transition away from internal combustion equipment and vehicles where lifecycle cost savings are achievable. This includes lawn and parks equipment, municipal fleet vehicles, and waste collection trucks. Many electric alternatives now offer lower fuel and maintenance costs over time while reducing operational emissions and noise. Positioning the District as a regional leader in low-carbon	Thank you for your message. We appreciate hearing from you. All input received between February 13, 2026 to March 2, 2026 will be included in the Council deliberations open to the public on March 9, 2026.

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		municipal operations would strengthen long-term financial resilience, protect community health, and align infrastructure investment with future risk realities. Proactive transition planning now helps avoid more disruptive and costly adjustments later. Thank you for the opportunity to provide input.	
26	Investment Priorities	I understand the need for parks and protective services but the biggest issues confronting the District is housing costs and transportation. This is even supported by the Districts' stated strategic goals. When looking at the draft budget, I see that we are spending significantly more on parks and protective services - both operating and capital - compared to what is proposed for transportation. I don't agree with this approach and feel that more needs to be spent on transportation and less on parks (esp sports fields) and protective services. I also saw that two vehicle bridges are listed for renewal - Edgemont and Mackay Cr. These should not be replaced in kind but should be upgraded to include sidewalks and cycling lanes. We should not be short-sighted when rebuilding these structures that will be around for a long time.	Thank you for your message. We appreciate hearing from you. Please see the report on "Supplemental Information on the 2026 Budget" included in the agenda materials for Council's March 9, 2026, Budget Deliberations meeting. Page two of this report mentions that later in 2026 staff will provide Council with information related to service levels and potential sources of non-tax revenue to support decision making for the outer years.
27	Investment Priorities	Overall looks good. I do wonder about the amount allocated for parks and open spaces when housing and transportation are two of your top strategic goals. Transit too seems low compared to roads and bridges. Also, isn't turf bad for the environment and bad for our health?	Thank you for your message. We appreciate hearing from you. Please see the report on "Supplemental Information on the 2026 Budget" included in the agenda materials for Council's March 9, 2026, Budget Deliberations meeting.

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			Page two of this report mentions that later in 2026 staff will provide Council with information related to service levels and potential sources of non-tax revenue to support decision making for the outer years. Details on the reductions to the operating budget can be found in Attachment 1.
28	ChatGPT Review of Plan	Your Worship and Members of Council, I hope the attached ChatGPT sessions are useful in your deliberations on this matter. Link 1 Link 2	Thank you for continued interest in the annual plan and the financial health of the District. We appreciate the lens that you apply when running our plan through AI tools. Staff are also just beginning to explore how we can leverage AI in a responsible way.
29	Tax Rates / Affordability	Question received during the March 2 public input period: “Welcome knowing what the effective tax increase is, not the stated 3.5%, but is taking into account from transfer of District of North Vancouver reserves and any increase in our debt. I sort of like to see, you know when you’ve got lumps of money here and there, but if you’re taking public money, that really counts towards a tax in a way. And what would be effective, I’m sure is well above 3.5%”.	Thank you for your message. We appreciate hearing from you. During the budget outlook workshop held last November, staff advised that a 7.5% tax increase would be required to maintain existing service levels. This outlook includes planned transfers to reserves to support maintaining infrastructure in a state of good repair and providing operational stability. While reserves may be drawn upon over time, these funds are not intended to offset or reduce the underlying tax increase. The tax increase is reduced to 3.5% through the \$5 million in reductions to the 2026 Operating Budget.

2026 Budget Deliberations

March 9, 2026

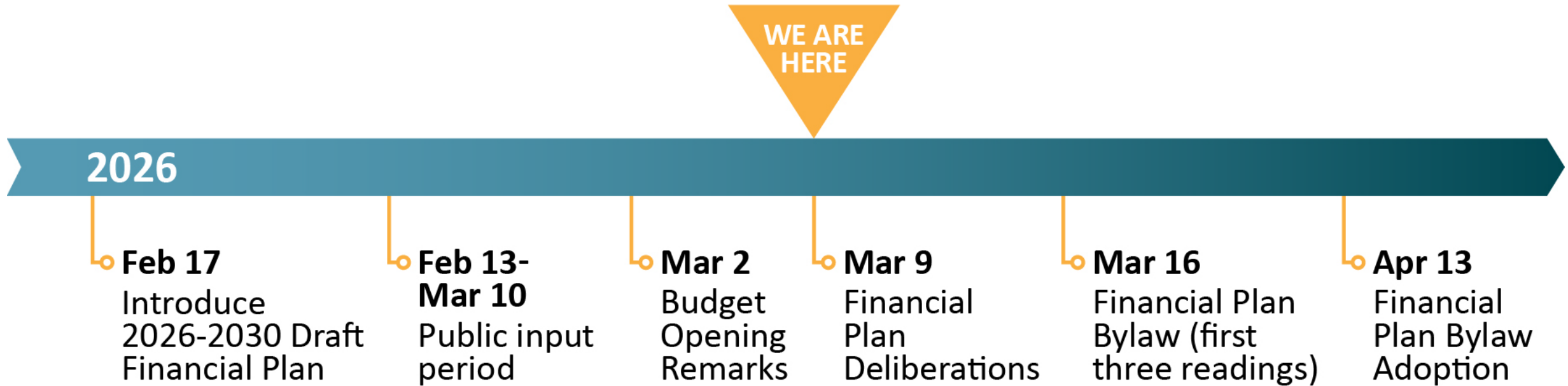
Outline

- Summary and timeline
- Supplemental information
- Public input
- Property tax outlook
- Financial health indicators
- Direction

Summary

- A balanced budget through modest service level reductions while increasing investment in infrastructure – to stay on current path, more reductions required over next five years
 - Staff will bring forward information this year to aid Council in decision-making regarding service level reductions
- New strategies and actions required to address the long-term fiscal imbalance, emphasizing innovation, value creation, fairness, and risk management
- In 2026 and 2027, the budget process will be improved to enhance transparency and understanding

Timeline



Supplemental Information Operating Budget

TABLE 1: 2026 Operating Budget Changes (thousands of dollars)

	A	B	C	D [A + B +C]	E
	Reductions	Additions	Transfers (in/out)	Net Ongoing Changes	One-Time Initiatives
Total	-5,009	2,165	81	-2,763	2,150

Public Input Summary

- Captured throughout budget process, and regular feedback channels
- Unique visits to budget webpage
825 (*452 last year*), inquiries received 29 (*149 last year*)

Top 3 themes:

- Tax Rates / Affordability
- Services Reductions vs. Investments
- General (Supportive)

Property Tax Outlook 2026 – 2030

	2025	2026	2027	2028-2030
Operations	8.0%	6.0%	4.1%	3.1%
Infrastructure deficit	1.0%	1.5%	1.5%	1.5%
Starting point to maintain services	9.0%	7.5%	5.6%	4.6%
Adjustments to achieve mandate	-3.5%	-4.0%	-2.1%	-1.1%
Property Tax Increase	5.5%	3.5%	3.5%	3.5%

*More service reductions required to stay on current path for next five years,
new information is still coming in (impacts from senior government, etc.)*

Financial Health Indicators

- Maintain competitive tax rates to support economic development
- Manage municipal tax increases to protect affordability
- Preserve financial flexibility to manage capital demand and debt
- Ensure sustainable infrastructure funding to responsibly steward public assets
- Deliver on the community service vision by maximizing public value



Direction

1. THAT staff prepare the financial plan bylaw in line with the Draft Financial Plan that was introduced on February 17, 2026 (status quo, 3.5% property tax increase).

OR

2. Alternative direction is provided (changes and funding sources).

**355 West Queens Road
North Vancouver, BC
V7N 4N5**

604-990-2311

