

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:05 p.m. on Tuesday, January 13, 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: Dan Milburn, Acting Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Tina Atva, Director, Community Planning and Housing
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Yan Zeng, Manager – Development Planning
Jason Smith, Senior Community Planner
Cheryl Archer, Confidential Council Clerk
Jillian Holden, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. January 13, 2026 Council Workshop Agenda

MOVED by Councillor BACK

SECONDED by Councillor FORBES

THAT the agenda for the January 13, 2026 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. October 27, 2025 Council Workshop

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the minutes of the October 27, 2025 Council Workshop are adopted.

CARRIED

2.2. November 24, 2025 Council Workshop

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the minutes of the November 24, 2025 Council Workshop are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. 2026 Strategic Planning Priorities for Community and Development Planning

File No.

Jason Smith, Senior Community Planner, reviewed the 2026 Community and Development Planning priorities and their timelines, including Small-Scale Multi-Family Housing (SSMUH) and updates to the Zoning Bylaw, noting there are legislative deadlines for some key projects. Mr. Smith advised that staff are seeking direction regarding Town and Village Centre Implementation Plans.

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

- Expressed support for reviewing area plans where significant change has occurred and commented on the progress of implementation of existing plans;
- Requested more business and economic data to inform planning decisions;
- Expressed concern regarding the loss of businesses and the economic and community impacts;
- Commented on transit and transportation planning;
- Commented on changes in the housing market and demand for specific unit types;
- Commented on the impacts of legislation changes eliminating Community Amenity Contributions and implementing Amenity Cost Charges;
- Commented on the District's different planning documents and the need for departments to work together and communicate effectively internally and externally;
- Discussed community engagement;
- Provided an update on transit approvals and funding, noting that additional funding is required to fulfill transit goals;
- Commented on increased need for infrastructure and services to accommodate population growth, including schools, transportation, transit services, parks, and recreation facilities;
- Noted that funding from the provincial and federal government is required for investments in most of these areas;
- Commented on potential updates to local area plans;
- Discussed the protection of economic development and employment lands and current challenges;

- Expressed support for the protection of existing older residential rental buildings and businesses that support areas outside of Town Centres;
- Noted that Parkgate has many businesses and services in place;
- Commented on the impact of additional housing on District roads;
- Commented on competing priorities;
- Expressed concern regarding the impact of speculation on property values and property taxes;
- Expressed support for prioritizing the Lynn Creek and Lions Gate centres, noting the District does not own many properties in the western portion of the municipality;
- Commented on potential development south of Marine Drive and Pemberton Avenue to 1st Street and discussed the impacts of incorporating housing into light industrial zones and the current practice of allowing daycares in all zones;
- Discussed the time required to complete larger projects, noting they would not be completed prior to the Local Government Elections in October 2026; and,
- Commented on the potential to more narrowly restrict some property uses.

In response to a question from Council, staff advised that each community plan is approached differently and involves approximately one year of community consultation prior to bringing a draft plan forward for Council consideration. Staff noted that a full update prior to the October 2026 Local Government Elections is not feasible.

In response to a question from Council, staff advised that the highlighted priorities do not include planning processes for other departments. Staff noted that an update will be provided in the future on the recreational facilities review.

In response to a question from Council, staff advised that the Official Community Plan will be updated in 2030 and will be informed by the most recent census data.

In response to a question from Council, staff advised that smaller centres that do not have implementation plans such as Parkgate and Queensdale have not seen as much growth as in larger centres. Staff noted that significant growth in the City of North Vancouver on Lonsdale Avenue near the District's Queensdale neighbourhood shows potential for the redevelopment of larger lots in that area of the District if there is interest from Council to do so.

In response to a question from Council, staff advised that they do not recommend introducing residential uses into industrial lands due to the scarcity of industrial lands in the District.

In response to a question from Council, staff advised that a public hearing will be held for the Zoning Bylaw update, which will include Small-scale Multi-unit Housing (SSMUH) and that public engagement prior to bringing the bylaw forward will be

presented to Council. Staff noted that provincial deadlines preclude more extended outreach.

In response to a question from Council, staff advised that public engagement regarding the Zoning Bylaw continues work from the engagement on the Official Community Plan engagement in 2025 and will involve outreach to the business community through the Economic Development office. Staff noted there will be a webpage on the District website that will provide draft language on key changes in plain language and staff will use social media and other tools to direct people to the page.

Councillor POPE left the meeting at 8:20 p.m. and returned at 8:23 p.m.

In response to a question from Council, staff advised that there will be future conversations regarding the current practice of allowing childcare in all zones and protecting light industrial lands.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT the December 18, 2025 report of the Senior Community Planner entitled 2026 Strategic Planning Priorities for Community and Development Planning is received for information.

CARRIED

4. PUBLIC INPUT:

5. ADJOURNMENT

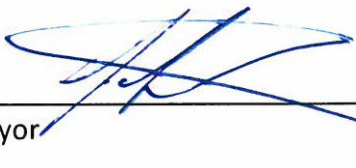
MOVED by Councillor POPE

SECONDED by Mayor LITTLE

THAT the January 13, 2026 Council Workshop is adjourned.

CARRIED

(8:27 p.m.)



Mayor



Corporate Officer