

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 5:02 p.m. on Tuesday, February 3, 2026 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back (5:06 p.m.)
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
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Brett Dwyer, Acting General Manager – Planning, Properties and Permits
Caroline Jackson, General Manager – Climate Action and Parks
Saira Walker, General Manager – Corporate Services
Tina Atva, Director – Community Planning and Housing
Carolyn Grafton, Director – Strategic Communications and Community Relations
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Mike Gamble, Manager – Civic Facilities
Richard Burberry, Section Manager – Project Delivery
Sandra Corbeil, Section Manager – Parks Capital Projects
Naizam Jaffer, Section Manager – Parks Operations
Adam Vasilevich, Section Manager – Parks Planning
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. February 3, 2026 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor MAH

THAT the agenda for the February 3, 2026 Council Workshop is adopted as circulated.

CARRIED

Absent for Vote: Councillor BACK

2. ADOPTION OF MINUTES

2.1. November 10, 2025 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor POPE

THAT the minutes of the November 10, 2025 Council Workshop are adopted.

CARRIED

Absent for Vote: Councillor BACK

2.2. November 25, 2025 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor POPE

THAT the minutes of the November 25, 2025 Council Workshop are adopted.

CARRIED

Absent for Vote: Councillor BACK

2.3. December 2, 2025 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor POPE

THAT the minutes of the December 2, 2025 Council Workshop are adopted.

CARRIED

Absent for Vote: Councillor BACK

Councillor BACK arrived at this point in the proceedings (5:06 p.m.)

3. REPORTS FROM COUNCIL OR STAFF

3.1. Council Priorities and Budget

File No. 2026 Budget

Rick Danyluk, Chief Financial Officer and General Manager – Finance, provided an introduction to the Council Workshop, noting that the 2026 Budget workbook will be introduced to Council and the public on February 17, 2026. Mr. Danyluk provided an update on strategies and adjustments required to balance the 2026 budget and reviewed the budget scenarios for Council consideration with a focus on Scenario 1 including a property tax increase of two percent plus 1.5 percent for asset renewal, for a total recommended property tax increase of 3.5 percent for 2026. Mr. Danyluk provided dates for next steps in the budget process, including opportunities for public input.

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

- Expressed concern regarding long-term debt and the cost of infrastructure asset renewal;
- Commented on funding for affordable housing projects;
- Noted that the strategy acknowledges economic uncertainty and affordability concerns for both businesses and residents;
- Expressed support for the proposed 3.5 percent increase to the tax levy;
- Commented on the impacts from the cost the North Shore Wastewater Treatment Plant (NSWWTP) on affordability, noting reserve funds are being used in the current year to reduce impacts;
- Stated that increases to utility fees are primarily due to issues with Metro Vancouver;
- Opined that the NSWWTP project has been mismanaged by Metro Vancouver and expressed concern that they have not agreed to an independent inquiry into the project;
- Expressed concern regarding funds that a youth centre has still not been opened in Lynn Valley despite funds allocated in reserve funds for many years and suggested allocating funds to open a temporary facility;
- Suggested taking additional measures to reduce costs and improve efficiency;
- Suggested exploring options to improve housing affordability without cost to the municipality;
- Commented on opportunities to lobby for changes to legislation;
- Commented on services residents have asked for and defining service levels;
- Suggested exploring additional revenue sources;
- Expressed concern that services are proposed to be reduced while property taxes and fees are increasing;
- Commented on long-term return on investment for District facilities;
- Expressed concern regarding continued downloading from the Province to local government, noting local governments are having powers taken away while being required to do more;
- Discussed the potential sale of District land;
- Expressed concern regarding increased density without sufficient recreational facilities;
- Expressed concern regarding the deferral of projects to later years, including potential cost increases;
- Expressed concern regarding the future replacement costs of amenities originally funded by developers;
- Expressed concern regarding the uncertainty of future Metro Vancouver decisions that will impact the District;
- Noted that the plan takes a balanced and reasoned approach regarding maintaining service levels and keeping the tax increase reasonable;
- Commented on the need to focus on the broader goals of the community;
- Noted that if Council identifies additional projects for the Financial Plan, either projects or the tax rate will require revision;

- Commented on the need for Council and staff to make hard choices;
- Expressed concern regarding reductions in parks funding as greenspace is very visible and highly valued;
- Commented on revenue from DCCs and amenity contributions and how development will impact revenues in the future;
- Commented on the return on investment for various District assets, including properties;
- Expressed support for pay parking in high volume locations, noting that the costs are to visitors and not residents;
- Discussed biweekly garbage collection and continuing to have organics collection weekly;
- Commented on District costs associated with developer-funded amenities;
- Commented on the cost of living in other municipalities, noting many are as expensive as the District;
- Commented on the impact of federal decisions on international students and immigration on housing availability;
- Requested staff provide a tool similar to that used by a previous Chief Financial Officer to show how any changes proposed by Council would affect the property classes;
- Expressed concern that Council does not have real-time information;
- Commented on unintended consequences of measures intended to reduce housing costs, such as large numbers of strata units being purchased by investors when the District implemented regulations preventing rental restrictions;
- Commented on the disparity between increases in the cost of living and wages;
- Expressed concern regarding public engagement for the budget and suggested more information is posted to the District website and promoted via social media;
- Requested earlier publication of the Draft Financial Plan Workbook to allow Council and the public time to review;
- Commented on other jurisdictions that divert mental health calls away from police to other programs;
- Expressed concern that supportive housing could increase mental health calls;
- Commented on factors that increase overtime costs to the North Vancouver RCMP;
- Commented on the impact of decriminalization of illegal drugs on policing and drug users; and,
- Expressed concern regarding pressures on local businesses and commented on the positive impact of small businesses on the community.

In response to a question from Council, staff advised that they normally address funding gaps mid-year with the Finance and Audit Committee and they are working to include this information earlier than in previous years. Staff noted weather events have had a significant impact on District infrastructure and the Stormwater Management Plan.

In response to a question from Council, staff advised that a small group including approximately five municipalities works with the Province on long-term asset planning and has accomplished significant work to date. Staff noted that they need to extend financial planning from ten to 20-years due to provincial housing legislation and that longer-term planning is good practice.

In response to a question from Council, staff advised that they are working with other municipalities and the regional district regarding reporting on asset management as a measure of the financial health of a municipality and are optimistic that the Province will follow through on setting up province-wide reporting by 2030.

In response to a question from Council, staff advised that planning for affordable housing projects includes infrastructure servicing and charges, averaging 45,000 per unit for infrastructure and up to 10,000 dollars per unit for servicing.

In response to a question from Council, staff advised that the infrastructure funding deficit is approximately 24 million dollars per year and the proposed 1.5 percent levy for infrastructure renewal is intended to reduce it. Staff noted that they review infrastructure funding annually and hope to include information in the Draft Financial Plan Workbook.

In response to a question from Council, staff advised that quarterly reviews include services and consideration of adjustments and new and innovative practices to reduce costs and manage risk, noting challenging economic conditions have increased the need to do so.

In response to a question from Council, staff advised that the review of outdoor sport and recreational facilities was to assess the portion of costs that are recovered, noting that sports fields currently recover less than ten percent of costs and Council has considered a cost recovery rate closer to 25 percent in the past. Staff noted that increasing cost recovery would require funding for a new booking system to improve utilization and revenue.

In response to a question from Council, staff advised that there is pressure to reduce development cost charges (DCCs) from senior levels of government. Staff will continue to monitor developments and report back as new information becomes available. Staff noted that actual replacement costs for the District's infrastructure and amenities is approximately 100,000 dollars per home. Staff further noted that DCCs are less than five percent of development costs per project and that they would review again following updates to the Official Community Plan (OCP) in June 2026;

In response to a question from Council, staff advised that there has been discussion at the Union of BC Municipalities (UBCM) regarding land development and housing

corporations, noting several municipalities in the province have been successful and may be able to share their models.

In response to a question from Council, staff advised that work on the Strategic Facilities Plan has included reviewing lease rates for District-owned properties and considering where some should be leased at commercial rates or, if not providing a public benefit, divested.

In response to a question from Council, staff advised that a sponsorship policy and the current donation policy are being reviewed and information will be brought forward to Council.

In response to a question from Council, staff advised that on the operating side, staff have identified ongoing savings of five million dollars, which will be challenging to implement. Staff further advised that infrastructure requires longer-term strategy. Staff noted that Council has been supportive of measures to address the growing infrastructure deficit and that they are making progress.

In response to a question from Council, staff provided some examples of service level tracking and benchmarks such as parkland to population and emergency response times that show where more services are needed for a growing population. Staff noted that additional discussion is needed over the longer-term regarding service levels and risk reduction.

In response to a question from Council, staff advised that there are capital reserves set aside for the ongoing replacement of infrastructure and operating and risk management reserves that include funds to stabilize rates and to address emerging issues.

In response to a question from Council, staff advised that the reserves are healthy, but targets are set higher. Staff noted that they are capable of addressing risks and adjusting the Financial Plan to achieve objectives with Council direction.

In response to a question from Council, staff advised that they are committed to making the required adjustments to reduce costs and if one is not achievable, they will find a substitute.

In response to a question from Council, staff advised that they have been tracking social and supportive housing and have recently reached a milestone of five percent of units in the District. Staff noted that they believe this is above the regional average and will confirm this. Staff advised that social and supportive housing is an example of a service level that is subject to discussion of whether it is appropriate, too high, or too low, as is the number of RCMP members, which was recently discussed with

the detachment's Officer in Charge. Staff advised that more members are needed for the local RCMP; however, recruiting and retaining staff remains challenging.

In response to a question from Council, staff advised that there is provision for additional investment in parks in the Facilities Plan, including park bathrooms, which will be reflected in the Financial Plan amendment later in the year. Staff advised that the reduction in parks funding will be primarily noticed in smaller neighbourhood parks as staff will focus on the maintenance of higher profile parks. Staff noted that some park improvements have been deferred.

In response to a question from Council, staff advised that reductions under climate action are proactive risk reduction, forest resilience, and deferral of some investments in charging infrastructure in the outer years of the plan.

In response to a question from Council, staff advised that some financial policies may make it more difficult to reduce costs and increase reserves. Staff advised that balancing goals, including intergenerational fairness, may require changes to current practices such as how much is set aside for future replacement of a new major asset at the time of construction. Staff noted they could provide different scenarios for Council consideration and that there is some flexibility in this area.

In response to a question from Council, staff advised that they will bring forward a debt policy including amortization periods and limits, noting that the District's debt is relatively low and will remain so over the period of this Financial Plan;

In response to a question from Council, staff clarified that demographic changes associated with an ageing population may influence the demand for municipal services over time. Staff noted that this factor is considered to be outside the District's direct control. Staff advised that an explanatory note can be added to the Draft Financial Plan Workbook to clarify this context.

In response to a question from Council, staff advised that the Communications Department promotes the Financial Plan process once materials are available, including web, print and social media, noting that they have found that a shorter timeline encourages more response. Staff advised that they can add the information to the website to receive input sooner.

In response to a question from Council, staff clarified that the public safety category includes Fire and Rescue Services, Police, Bylaws, and Emergency Management. Staff advised that the 6.1 million dollar reduction in this category of the capital plan relates to the deferral of work on Fire Halls.

In response to a question from Council, staff advised that the North Vancouver RCMP have been working to reduce overtime costs. Staff noted that the objective is to keep

policing cost increases to inflation and that the detachment also needs to increase staffing levels.

In response to a question from Council, staff advised that they are preparing materials and there may be changes prior to Council deliberations on the Financial Plan on March 9, 2026.

In response to a question from Council, staff advised that funds are allocated for scoping studies for renewal of Ron Andrews Community Recreation Centre (RACRC) and expansion of the Karen Magnussen Community Recreations Centre (KMCRC). Staff noted that there is no funding in the Financial Plan for the detailed design phase for Ron Andrews Community Recreation Centre (RACRC) and this means that the project is outside of the five-year plan. Staff further noted that they are reviewing the timeframe, feasibility and options regarding the Karen Magnussen Community Recreation Centre (KMCRC) to bring forward in the near future.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT Budget Scenario 1, including a property tax increase of 3.5% (2.0% + 1.5% for asset renewal), based on the key budget strategies and adjustments shared, is supported;

AND THAT Staff prepare the Draft Financial Plan Workbook for introduction to Council and the public on February 17, 2026.

CARRIED

4. PUBLIC INPUT:

Nil

5. ADJOURNMENT

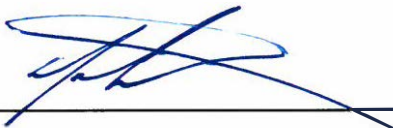
MOVED by Councillor BACK

SECONDED by Mayor LITTLE

THAT the February 3, 2026 Council Workshop is adjourned.

CARRIED

(6:40 p.m.)



Mayor



Corporate Officer