

**DISTRICT OF NORTH VANCOUVER  
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:03 p.m. on Tuesday, April 7, 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 Jim Hanson  
Councillor Herman Mah  
Councillor Lisa Muri

**Absent:** Councillor Betty Forbes  
Councillor Catherine Pope

**Staff:** Mike Fox, Chief Administrative Officer  
Nicola Chevallier, General Manager – Engineering Public Works  
Rick Danytluk, General Manager – Finance and Chief Financial Officer  
Dan Milburn, General Manager – Planning, Properties and Permits  
Tina Atva, Director, Community Planning and Housing  
Neonila Lilova, Manager – Business and Economic Development  
Rhonda Schell, Deputy Corporate Officer  
Zeralynne Te, Manager – Community Planning  
Kevin Zhang, Manager – Development Planning (Acting)  
Tamsin Guppy, Senior Development Planner  
Kaitlin Hebron, Confidential Council Clerk  
Jillian Holden, Administration Clerk

**Also in**

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

**1. ADOPTION OF THE AGENDA**

**1.1. April 7, 2026 Council Workshop Agenda**

**MOVED by Councillor MURI**

**SECONDED by Councillor MAH**

THAT the agenda for the April 7, 2026 Council Workshop is adopted as circulated.

**CARRIED**

## **2. ADOPTION OF MINUTES**

### **2.1. February 9, 2026 Council Workshop**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the minutes of the February 9, 2026 Council Workshop are adopted.

**CARRIED**

## **3. REPORTS FROM COUNCIL OR STAFF**

### **3.1. Zoning Bylaw Rewrite – Commercial Zoning Options**

File No. 09.3900.30/003.001

Neonila Lilova, Manager, Business and Economic Development, and Tamsin Guppy, Senior Development Planner, provided an introduction to the third installment of the zoning bylaw rewrite series, noting the workshop will provide an overview of the District's employment and commercial zones.

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

- Commented on limited municipal involvement in the direct curation of businesses;
- Discussed ground floor commercial uses in new developments;
- Raised concerns regarding changes to the Capilano Road/Lions Gate Plaza, including screening and commercial rental unit consolidation;
- Commented on the success of Burnaby Heights municipal investment in parking;
- Commented on land acquisition for parking;
- Discussed zoning as a potential tool to support vibrancy in town centres;
- Highlighted the importance of public realm improvements and placemaking;
- Commented on challenges related to patios and outdoor dining;
- Expressed concern regarding business closures and the need for further analysis and assessment;
- Commented on the complexity of balancing competing interest and risks to commercial vitality;
- Commented on the presence of daycares along main streets;
- Commented on the diversity of communities within the District;
- Commented on tourism in the District;
- Emphasized the need for further work to define and support successful community outcomes;
- Expressed general support for Options One and Two, subject to broader Council alignment;
- Noted the proposed process changes will impact all businesses;

- Recommended minimizing changes and focusing on modernization of the bylaw;
- Commented on incorporating historical context into decision making; and,
- Stated additional work is required and timelines will be extended beyond June 2026.

In response to a question from Council, staff advised that the Burnaby Heights area has been supported by their municipality through providing a significant number of parking spaces (approximately 1,200). Staff noted the District does not typically provide parking at a similar scale in most areas.

In response to a question from Council, staff advised that zoning is one tool that can help create vibrancy in town centres, particularly in new or emerging areas, it is most successful where there is little existing development, such as Port Moody.

In response to a question from Council, staff advised that while specific dollar comparisons are not available, some municipalities, such as the City of North Vancouver, are investing at a higher level in placemaking initiatives than the District. The District has taken initial steps through the placemaking task force, and staff noted that many municipalities leverage partnerships with business associations to share costs and collaborate on implementation.

Staff further advised that Amenity Cost Charges (ACCs) are intended to provide clarity and transparency for businesses, Council, and the public, and are generally treated similarly to Development Cost Charges (DCCs). Staff noted that historically, off-site improvements were sometimes deprioritized in favour of broader objectives such as housing, however, ACCs can no longer be used to fund housing.

In response to a question from Council, staff advised that with respect to parking, some communities have implemented local area service models where property owners contribute financially in lieu of meeting on-site parking requirements. These funds are used for the capital construction and ongoing maintenance of shared parking facilities, ensuring that those who benefit from the service contribute to its cost.

In response to a question from Council, staff advised that key barriers for outdoor dining include competing demands for limited public space between users , as well as ongoing pressure to maintain adequate parking supply. Staff noted they are prepared to fine tune the existing outdoor patio regulations and return with an updated policy for further discussion with Council.

In response to a question from Council, staff advised that retail vacancy rates are currently low.

In response to a question from Council, staff advised that findings from a restaurant and food study in November 2025 indicate the primary challenge facing businesses is reduced consumer spending with fewer people dining out or purchasing alcohol, additional pressures include rising labour costs. Staff noted that these broader economic factors are significantly impacting the vibrancy of commercial spaces.

In response to a question from Council, staff advised that some communities are relatively new and were not historically commercial areas, meaning they are still in early stages of development. Staff noted that it typically takes a sufficient population base, approximately 10,000 residents, to support a full range of commercial services. As a result, emerging areas such as Lions Gate, require time to establish and sustain retail and service offerings.

In response to a question from Council, staff advised that there may be an option to identify specific streets where more restrictive zoning could be applied.

Councillor MURI left the meeting at 8:13 p.m. and returned at 8:15 p.m.

In response to a question from Council, staff advised that there are approximately 20 daycare facilities located within commercial sites.

In response to a question from Council, staff advised that there is strong demand for housing with continued interest from people wanting to live in the District. Staff noted that there is a need to create additional space to accommodate growth, while recognizing the constraints of a finite land supply.

In response to a question from Council, staff advised that there is an opportunity to streamline and consolidate regulations in order to simplify processes and make them easier to navigate for applicants and businesses. Staff noted that other jurisdictions, such as the City of North Vancouver, are also undertaking similar efforts to modernize regulatory frameworks.

In response to a question from Council, staff advised that caution is warranted as an overly curated approach could potentially be inconsistent with the broader intent of the zoning bylaw rewrite.

In response to a question from Council, staff advised that zoning could restrict or prevent certain uses or occupants from establishing in an area, however, it cannot on its own guarantee the opening of a specific type of retail store or restaurant once permitted uses are in place.

In response to a question from Council, staff advised that where a business may fit into multiple use categories, there is no formal arbitration process in most cases as overlap is expected. Staff noted that distinctions are typically addressed through definitions such as principal use versus accessory use and may also consider factors such as square footage allocation. Staff further advised that if both uses are permitted within a zone, this is generally acceptable as many businesses operate as a combination of uses rather than a single defined category.

In response to a question from Council, staff advised that applied and implied exclusion rules are used to interpret permitted uses, and that accessory uses are regulated to ensure they remain limited and secondary to the principal use. Staff further noted that there is an application review process, supported by a committee that can assess use interpretations and seek legal advice where necessary to ensure consistency. If an applicant disagrees with staff interpretation or decision, they also have the option to bring the matter forward to Council for consideration.

In response to a question from Council, staff advised that the various inputs and considerations are brought together through the zoning bylaw process to help guide decision making. Staff noted that additional work is expected as part of the upcoming zoning bylaw update, with further information and recommendations to be brought forward over time. This process helps staff determine how best to address identified issues and opportunities. Staff further noted that Council will have additional opportunities to provide input.

In response to a question from Council, staff advised that engagement has included a range of stakeholders across the business and development community, including individuals involved in commercial real estate, development, permitting, and those with interest in commercial space. Staff noted outreach to the Chamber of Commerce, developers, real estate professionals, and business organizations with an interest in commercial and retail space, in order to gather a broad range of perspectives.

In response to a question from Council, staff advised that the District receives approximately 12,000 inquiries annually and process approximately 5,000 business licence applications.

In response to a question from Council, staff advised that proposed changes in use are being brought forward through the bylaw and that if Council requires additional time to fully consider the implications, the projected timeline may need to be adjusted.

#### 4. PUBLIC INPUT:

##### 4.1 Paolo Puccini:

- Expressed support for mixed-use buildings with retail units at grade, rental housing, and office uses above;
- Expressed support for three-storey and four-storey buildings;
- Raised concerns regarding high property taxes;
- Expressed support for increased building height in appropriate locations;
- Expressed support for local businesses and neighbourhood retail; and,
- Stated increased density would bring more people into the area and support local activity and vibrancy.

##### 4.2 Corrie Kost:

- Opined additional time is needed to fully consider the subject;
- Expressed concern regarding a lack of refinement in the current approach;
- Discussed the potential for both upzoning and downzoning of properties;
- Expressed support for maintaining flexibility in the planning framework;
- Queried whether artificial intelligence could be used to explore ways to enhance vibrancy in Edgemont Village; and;
- Queried if artificial intelligence tools have been used in staff's work.

##### 4.3 Robert Delany:

- Stated Edgemont Village was previously described as the “crown jewel” of the North Shore;
- Raised concerns that the area has long faced challenges, including an overconcentration of banks and the loss of key services;
- Commented on ongoing structural challenges within the commercial mix;
- Commented on planning opportunities regarding Lynn Valley; and,
- Emphasized the importance of achieving the right mix of uses and spaces to support a healthy and vibrant community.

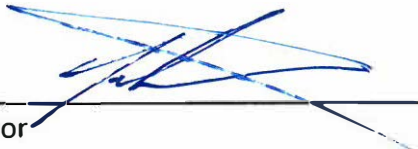
#### 5. ADJOURNMENT

**MOVED by Councillor MURI**

**SECONDED by Mayor LITTLE**

THAT the April 7, 2026 Council Workshop is adjourned.

**CARRIED**  
(9:20 p.m.)

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Corporate Officer