

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 7:01 p.m. on Monday, May 11, 2026 in the Council Chambers 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 (via Zoom)
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Staff: Mike Fox, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Caroline Jackson, General Manager – Climate Action and Parks
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Michael Gamble, Manager – Civic Facilities
Janine Ryder, Manager – Real Estate and Properties
Rhonda Schell, Deputy Corporate Officer
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. May 11, 2026 Council Workshop Agenda

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the agenda for the May 11, 2026 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. December 8, 2025 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MAH

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

CARRIED

2.2. February 10, 2026 Council Workshop

MOVED by Councillor MURI

SECONDED by Councillor MAH

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

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

3.1. Strategic Facilities Plan Update

File No.

Nicola Chevallier, General Manager, Engineering Public Works, provided an introduction to the Council Workshop, noting that the purpose is to provide an opportunity for Council to discuss the Strategic Facilities Plan (SFP).

Michael Gamble, Manager, Civic Facilities, provided an overview of the current state of the facilities portfolio, introduced the service and risk-based framework, and outlined what is underway and what is next to come.

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

- Referred to the matrix report prepared for the school commission and suggested a similar approach be taken for this matter;
- Stated additional factors must also be considered, including what is important to the community and how public consultation will be undertaken;
- Highlighted the need for complete information in order to make informed decisions;
- Expressed concerns regarding pressures from facility users to rebuild a structurally sound building;
- Highlighted the distinction between current demand, future growth needs, and the physical condition of facilities;
- Expressed support for extending the lifespan of existing facilities where possible;
- Noted the District has many aging facilities;
- Commented on population growth and continued densification of town centres;
- Suggested a creative and proactive approach to replacing infrastructure while remaining financially sustainable;
- Suggested exploring alternative partnerships and funding opportunities;
- Opined the current model is not sustainable long term;
- Suggested prioritizing facilities that are currently well used, such as recreation centres;
- Suggested considering opportunities for a new art and performing arts centre;
- Requested a better understanding of risk levels in relation to prioritizing facilities;

- Commented that the cost and standards associated with building washrooms and parks have changed significantly over time;
- Requested that staff return with a list of priority items, a broader community vision, and information on projects currently underway, potentially using colour coding to identify staff focus areas;
- Noted that substantial information is required to properly understand the issues;
- Queried how risk is being assessed and determined;
- Queried how leased properties affect responsibility and whether some obligations could be transferred to leaseholders; and,
- Requested information regarding existing building-related policies and the associated costs of those policies.

In response to a question from Council, staff advised that the physical condition rating is based on the Facility Condition Index (FCI) score which measures the amount of maintenance or deferred maintenance relative to the building's replacement value. Staff stated as a result, facilities of different ages can receive the same rating depending on how that ratio compares at a given point in time.

In response to a question from Council, staff advised that the Strategic Facilities Plan (SFP) considers the eventual closure of buildings reaching the end of their useful life. Staff further advised that the analysis is service based and includes collaboration with service providers to assess utilization and community value, which is reflected in the overall scoring process.

In response to a question from Council, staff advised that the framework is intended to provide Council with a series of evaluation tools to support decision making, including identifying how dependent specific services are on individual facilities and the risks associated with service levels falling below established targets.

In response to a question from Council, staff advised that factors such as functional performance and demand capacity ratings are incorporated into the grading framework, including consideration of user dissatisfaction and how well facilities are meeting community needs.

In response to a question from Council, staff advised that discussions regarding major capital projects are brought forward to Council for consideration and direction.

In response to a question from Council, staff advised that functional and demand capacity assessment reflect feedback and concerns raised by facility users and are evaluated separately from the physical condition of the building.

In response to a question from Council, staff advised that Council has not historically had a policy of intentionally deferring maintenance on recreation facilities, aside from planned deferred maintenance initiatives, and staff could not recall a situation where deferred maintenance was pursued as a deliberate strategy for a recreation facility.

In response to a question from Council, staff advised that physical condition ratings are based on the proportion of building systems that are at or near the end of their service life relative to the overall replacement value of the building.

In response to a question from Council, staff advised that a low demand capacity score may reflect either underutilization of a facility or that the facility is not adequately meeting current demand levels.

In response to a question from Council, staff advised that the Deep Cove Cultural Centre does not have sufficient parking or space to support performances, and that portions of the facility are undersized relative to current programming needs.

In response to a question from Council, staff advised that the assessment framework considers more than physical condition alone, including service value, community use, historical context, and other qualitative factors where relevant. Staff stated that when a building is deficient across multiple conditions, it triggers a more detailed review and prioritization discussion, particularly given limited resources and the need to determine how to best allocate funding.

Staff further advised that for facilities requiring significant investment, Council is engaged in the process to ensure decisions are made before options become limited. Staff stated there is a recognized funding gap and work is ongoing to maintain planning efforts while developing additional information on affordability, potential revenue options, and opportunities for consolidation, which will be brought forward as part of the next phase of discussions.

In response to a question from Council, staff advised that information on facilities is gathered through a combination of internal staff input and engagement with tenants operating within each facility whose feedback contributes to the assessment of facility conditions and needs.

Staff further advised that, for example, at the Deep Cove Cultural Centre, the primary service it supports is Recreation and Culture led by the North Vancouver Recreation Commission (NVRC), and condition and operational information is collected through regular quarterly meetings with staff involved with the tenants and buildings on a day-to-day basis.

In response to a question from Council, staff advised that the intent of the presentation was to provide a high-level overview of the current state of the District's facilities.

In response to a question from Council, staff advised that the most recent asset management report was completed in Summer 2025.

Staff further noted that the intent of going to the Finance and Audit Standing Committee in July 2025 was to consider funding strategies with a subsequent report back to Council. Staff stated that next steps will depend on the range of funding scenarios that are developed and assessed.

In response to a question from Council, staff advised that the Lynn Valley Plaza asset is currently rated in poor condition and there is scheduled work underway to help improve its condition.

In response to a question from Council, staff advised that there is ongoing work which may result in changes to the condition ratings of certain structures as these assessments are subject to updates as new information becomes available.

MOVED by Councillor BACK

SECONDED by Councillor MAH

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

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

CARRIED

4. PUBLIC INPUT:

4.1 Corrie Kost:

- Noted that this issue has been discussed on multiple occasions;
- Commented on the Capital Plan and the need for additional funding;
- Raised questions regarding the status and availability of existing funds;
- Expressed concern that current staff may not be fully aware of past decades of work undertaken to renew infrastructure in a sustainable manner; and,
- Expressed concern that progress is not translating into tangible outcome needed by the community.

5. **ADJOURNMENT**

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the May 11, 2026 Council Workshop is adjourned.

CARRIED
(8:27 p.m.)

Mayor

Corporate Officer